



# 250 MONTGOMERY

STREET





## Building Highlights

Lobby Virtual Tour

- Prime Financial District Location
- 16 Story Class A Office Tower
- +/- 7,650 RSF Flexible and Efficient Side-Core Floor Plates
- Significant Window-line with Great Natural Light
- Recent Elevator Modernization & Destination Dispatch Added
- Floors are Virtually Column-Free
- Excellent Access to Public Transportation, Hotels and Restaurants
- Retail includes World-renowned Flagship CrossFit

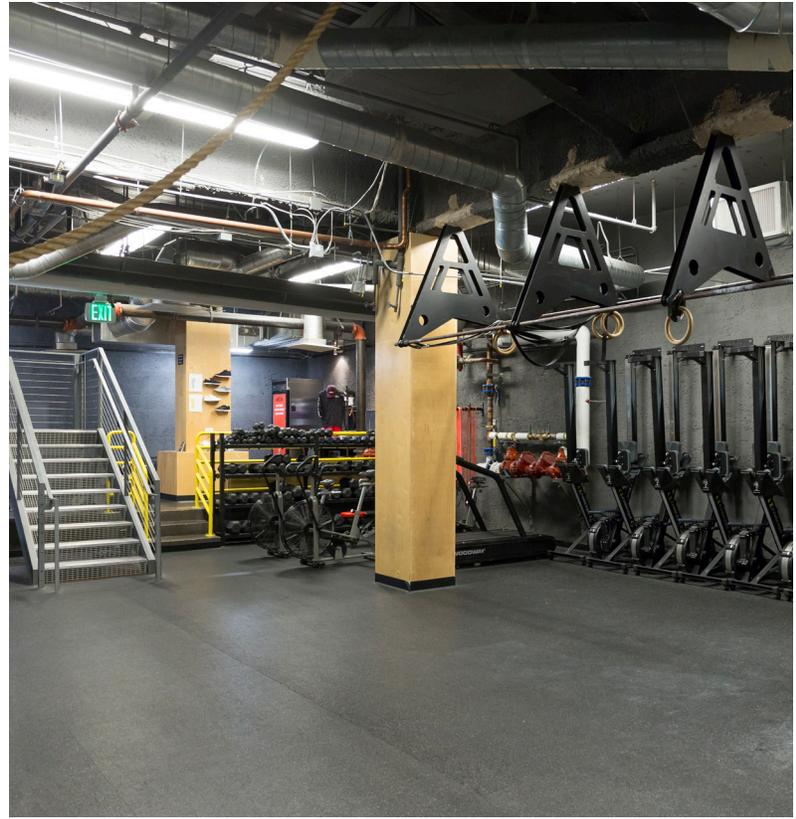
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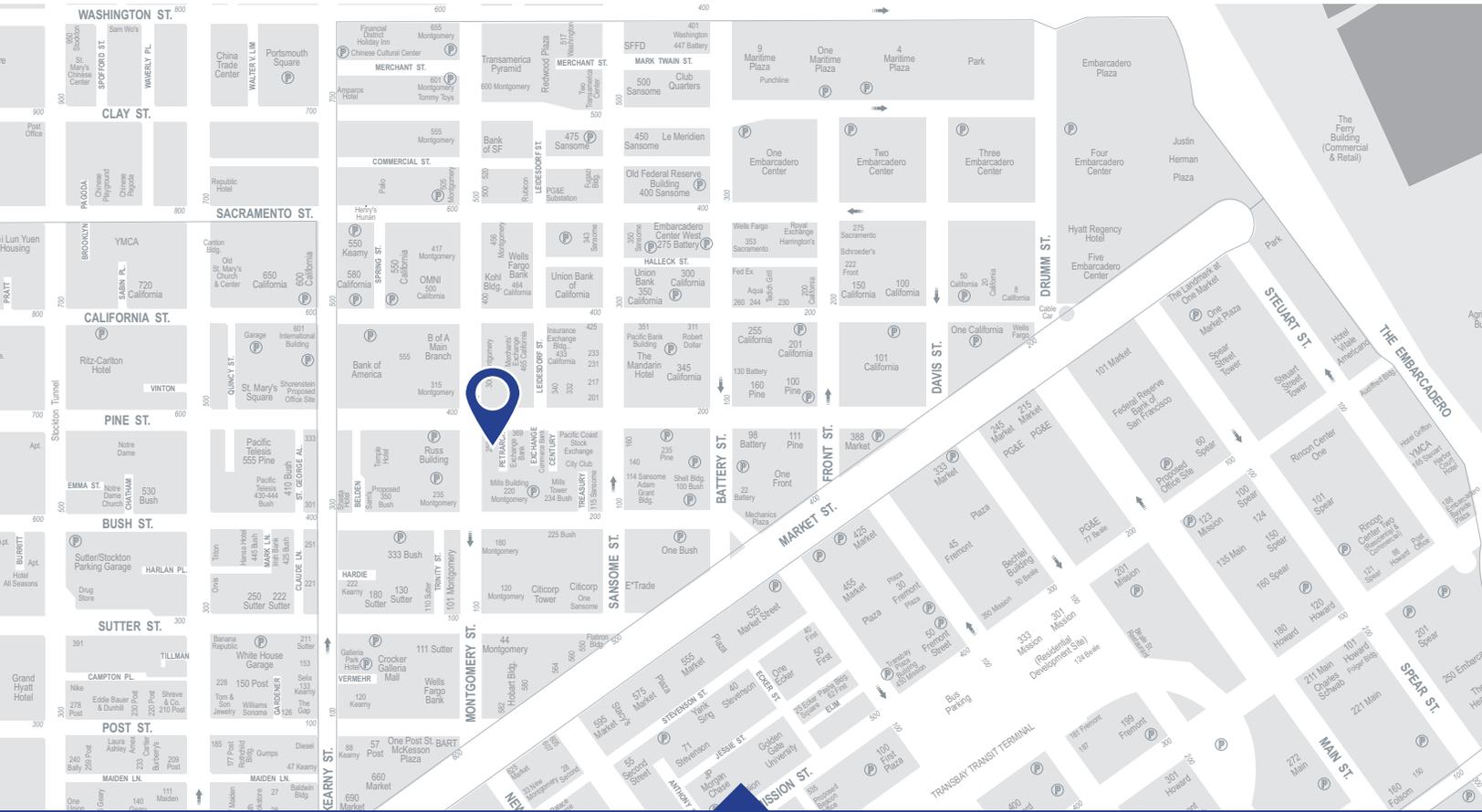








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## AREA AMENITIES

### Restaurants/Cafe

Aji Kiji  
 Blue Bottle Coffee  
 Boichik Bagels  
 Café Tiramisu  
 Cafe Venue  
 Coffee Bar-Kearny  
 Earth Bar  
 El Faro's Mexican Food  
 Escape from New York Pizza  
 Foundation Cafe  
 Freshroll  
 Hi City  
 Holbrook House  
 illy Caffè  
 Joe & The Juice  
 Ladle & Leaf  
 L&L Hawaiian Barbecue  
 Local Roots  
 Mendocino Farms  
 Mixt Green

Muracci's Japanese Grill  
 Noah's Bagels  
 Peet's Coffee & Tea  
 Proper Food  
 Ramen Hiroshi San Francisco  
 Sam's Grill & Seafood Restaurant  
 Starbucks  
 Subway  
 Thainery  
 The Treasury  
 The Vault Garden  
 Tin on Kearny  
 Turtle Tower  
 Wayfare Tavern  
 Working Girls Cafe

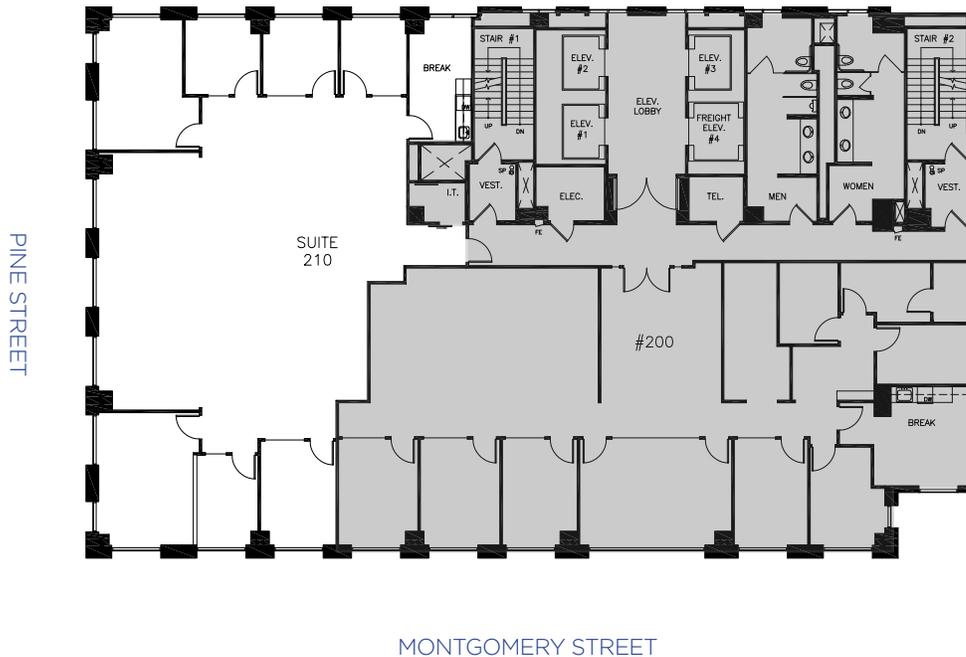
### Services/Retail

Bank of America  
 Bank of the Orient  
 Bank of the West  
 Barry's FiDi

Cable Car Clothiers  
 Chase Bank  
 Equinox  
 FedEx  
 Flagship Crossfit  
 Flower Cart  
 Four Seasons Hotel  
 Omni Hotel  
 Shanghai Commercial Bank  
 US Bank  
 Walgreens  
 Wells Fargo Bank

### Parking Garages

Ace Parking (580 California)  
 Ampco System Parking (220 Bush)  
 Ampco System Parking (333 Bush)  
 LAZ Parking (345 California)  
 Mills Building (220 Montgomery)  
 ProPark (225 Bush Garage)  
 Russ Building Garage (235 Montgomery)  
 235 Pine Street Parking Garage



## Floor Information

[Click Here for Additional Photos](#)

- 3,704 RSF
- Available now
- Can be fully furnished
- 5 Private offices
- 2 Conference rooms
- Kitchenette area

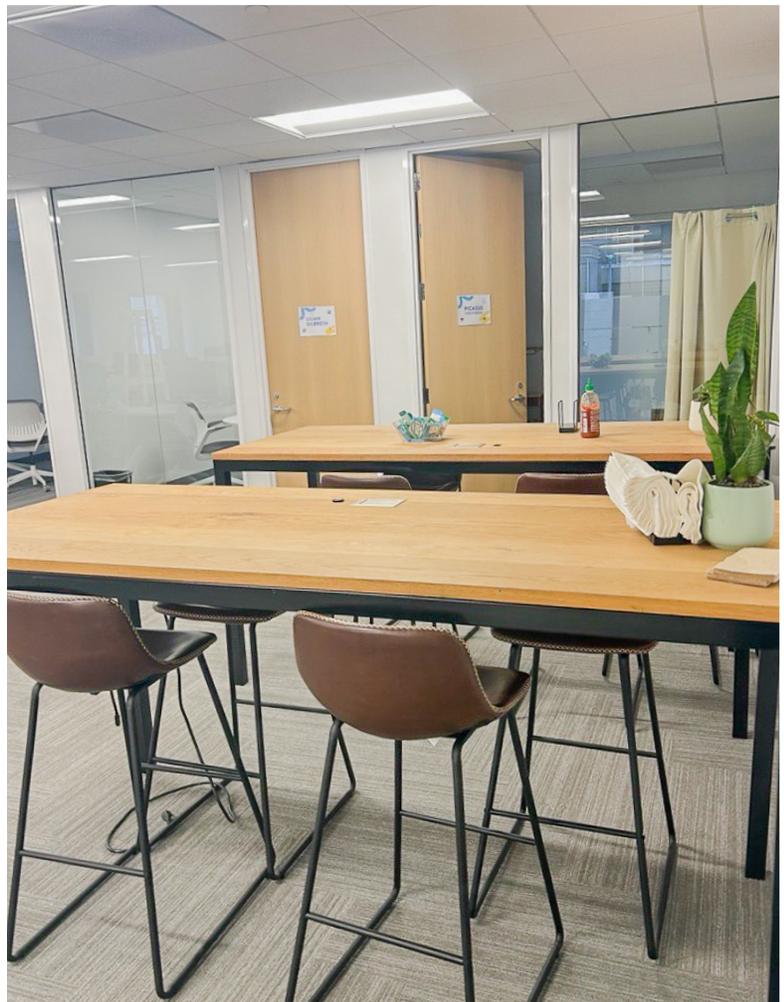
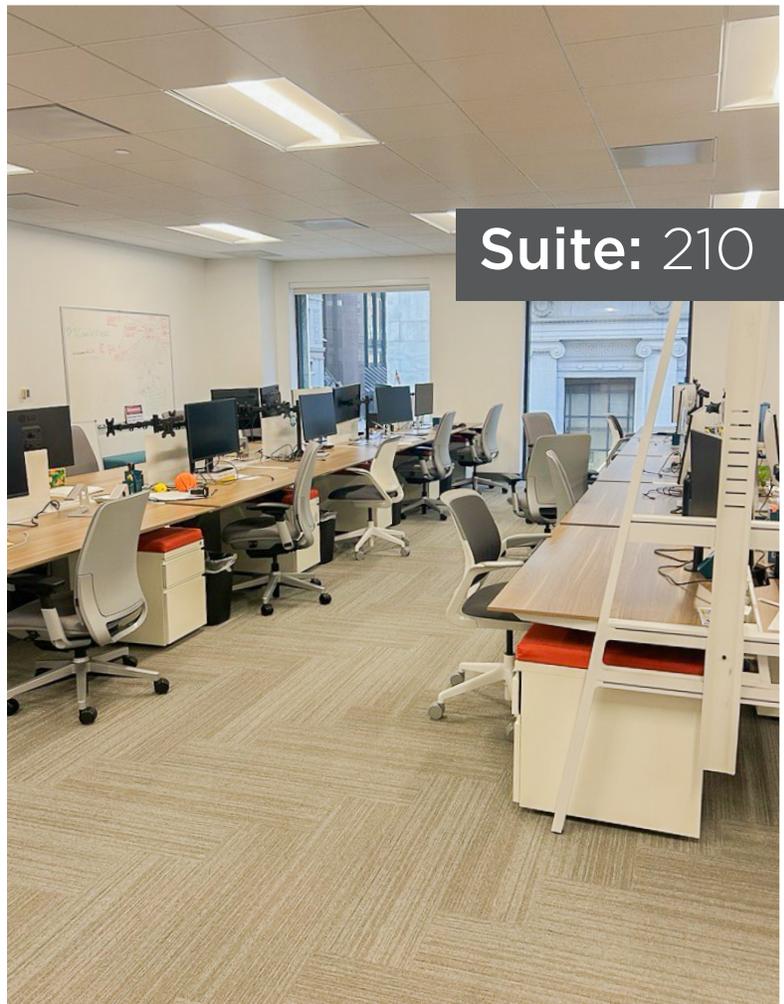
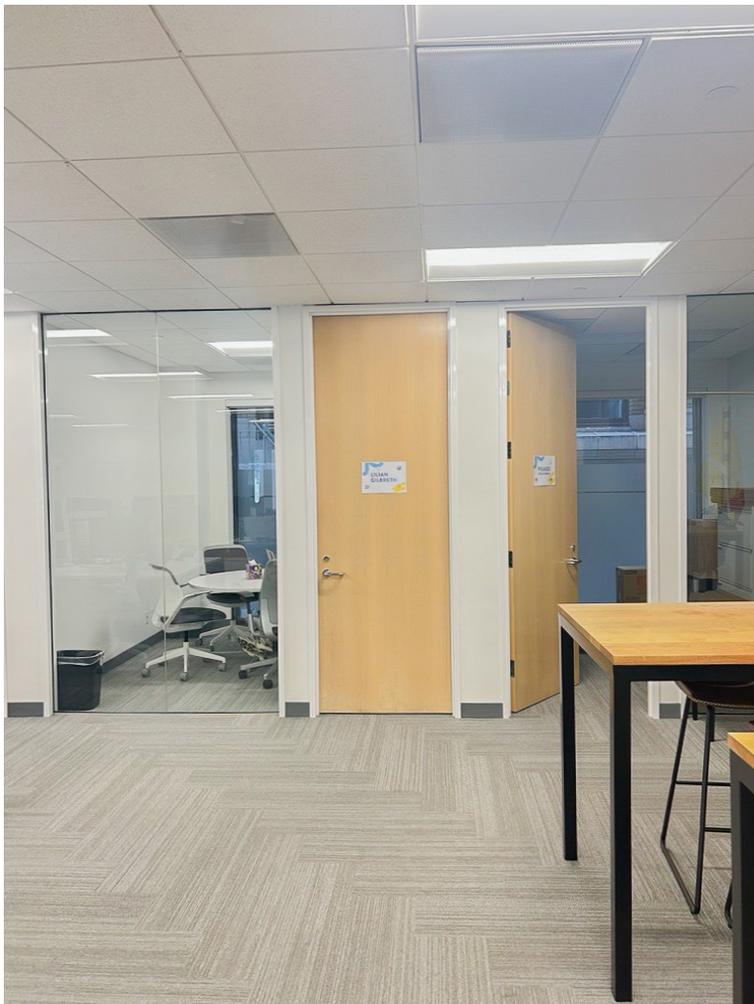
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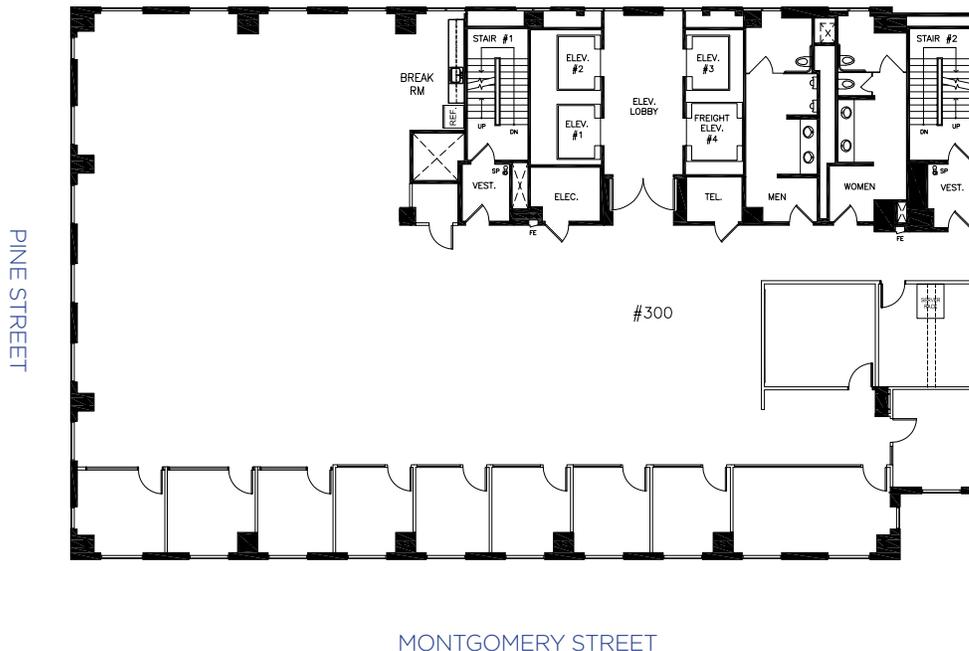
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## Floor Information

[Click Here for Additional Photos](#)

- 7,666 RSF
- Available now
- Full floor 2nd-gen creative suite
- Exposed ceilings
- 1 Conference room
- 10 Private offices/meeting rooms
- IT/Storage room
- Open space
- Full kitchen

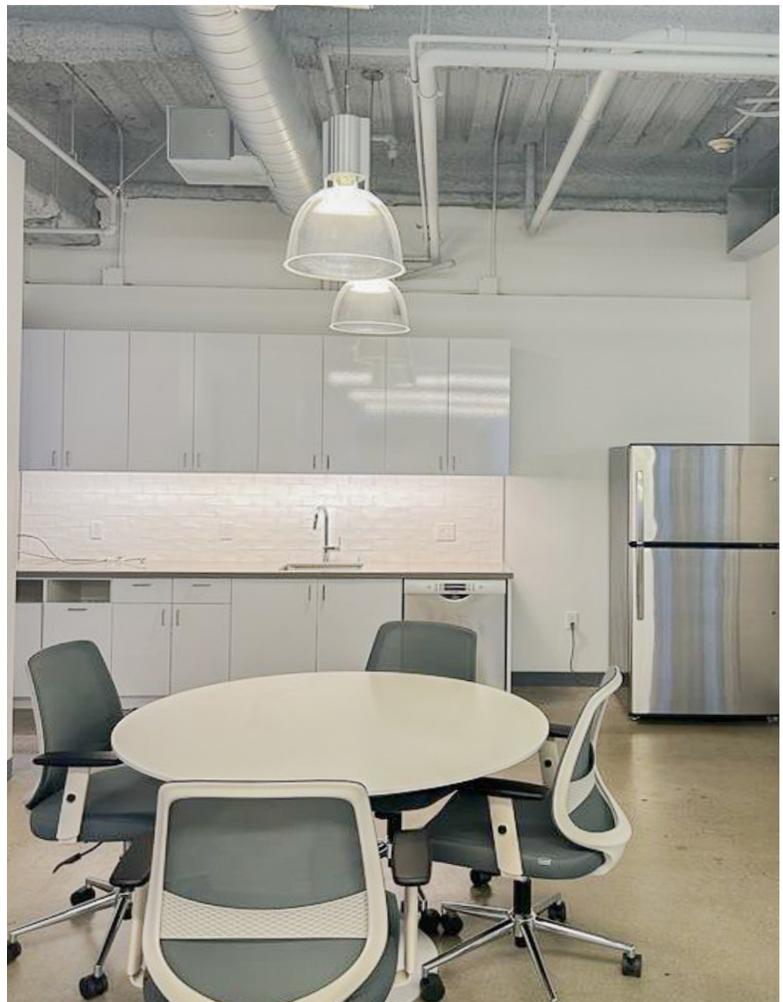
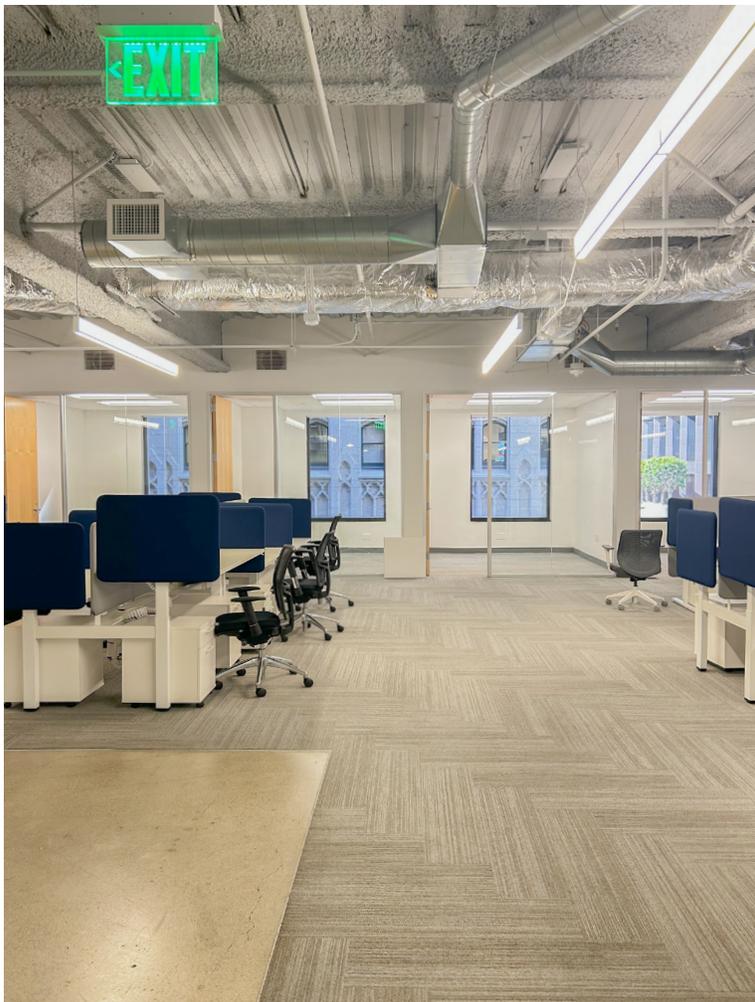
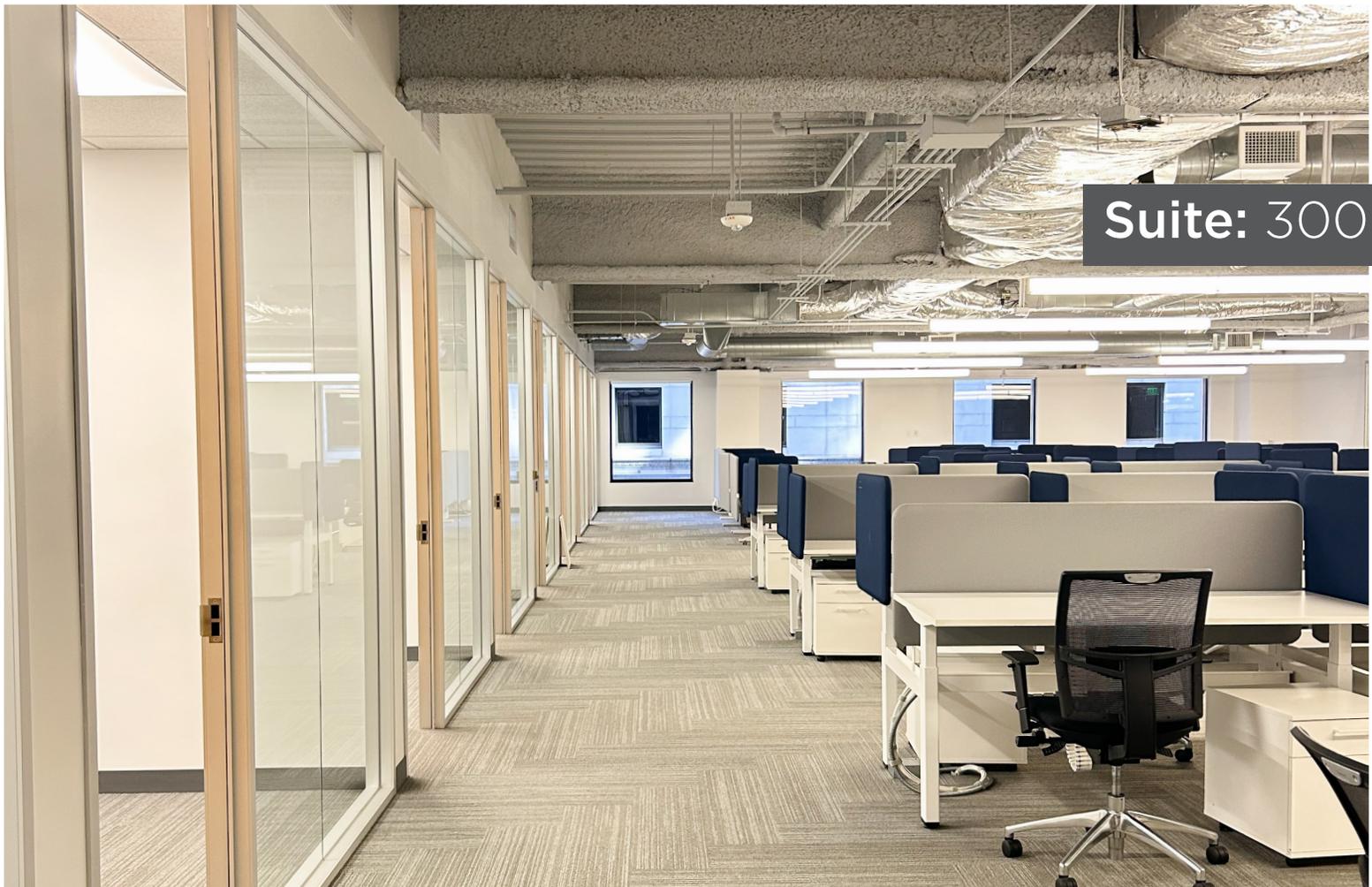
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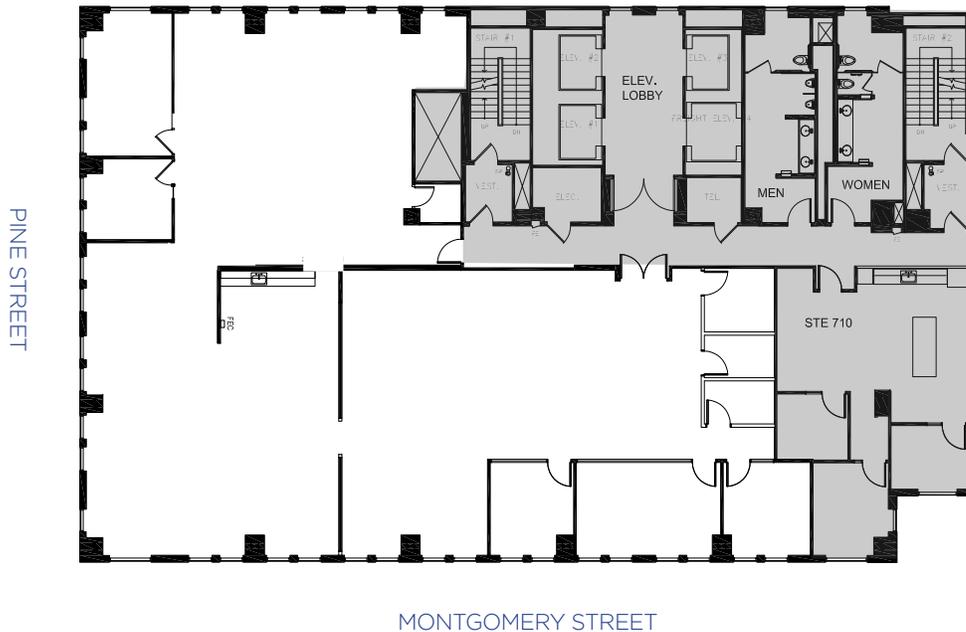
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## Floor Information

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- 6,556 RSF
- Available now
- Creative suite
- Open plan
- 6 Various sized meeting rooms
- 2 Conference rooms
- Open kitchen/break area
- Mostly exposed ceilings

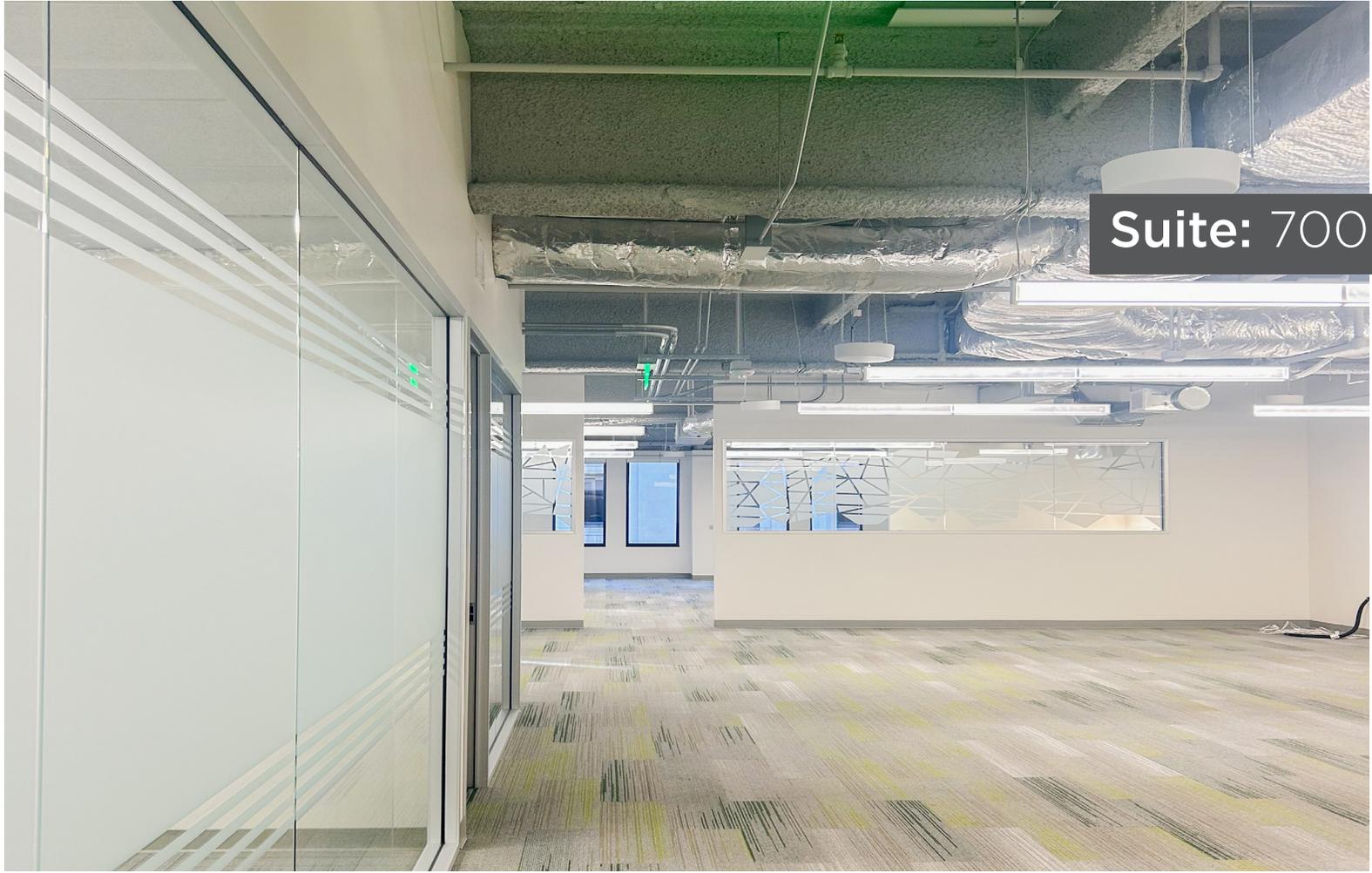
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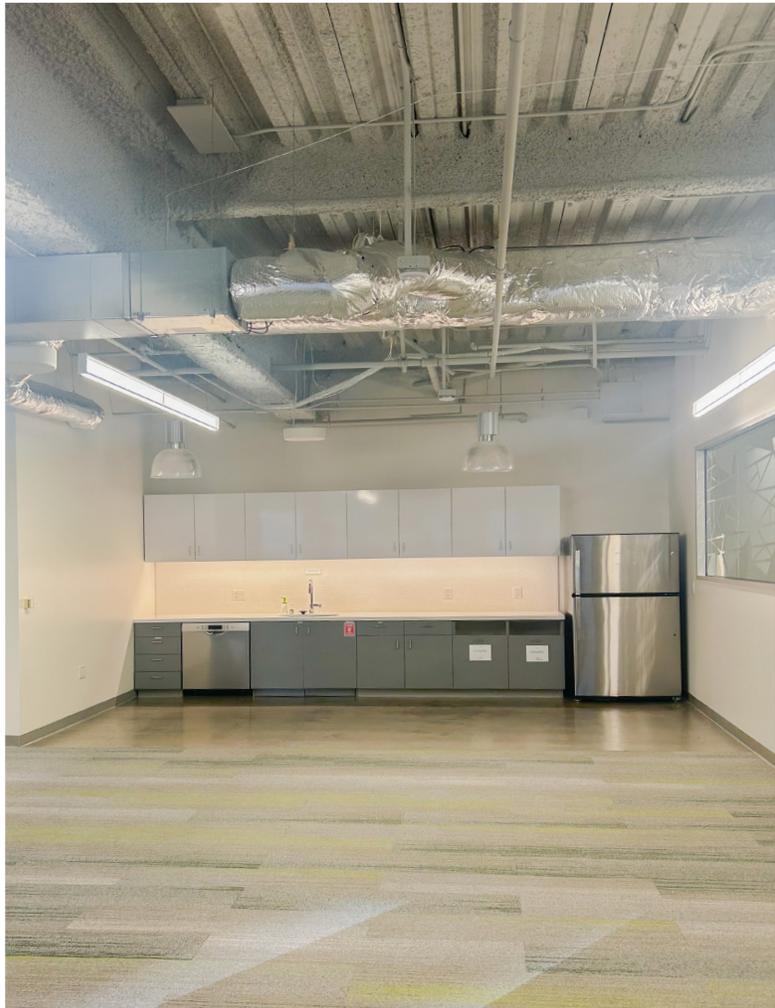
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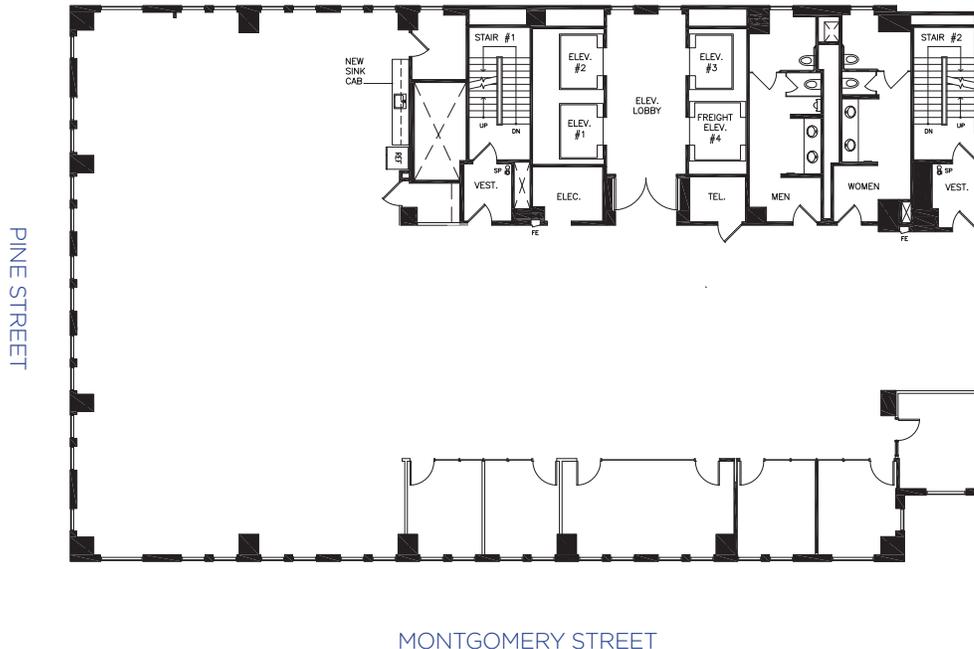
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Suite: 700





## Floor Information

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- 7,629 RSF
- Available now
- 2nd-gen creative spec suite
- Full floor opportunity
- Fully furnished/plug-and-play space
- 1 Large conference room
- 5 Private offices/meeting rooms
- Nice outlooks and natural light

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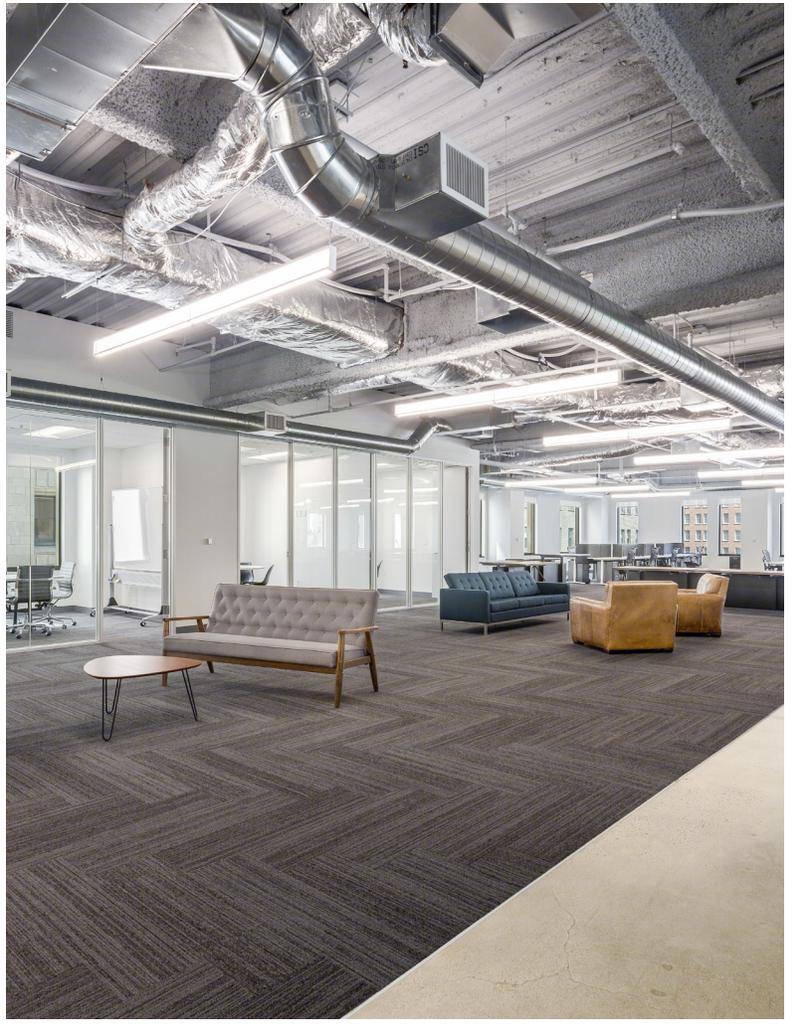
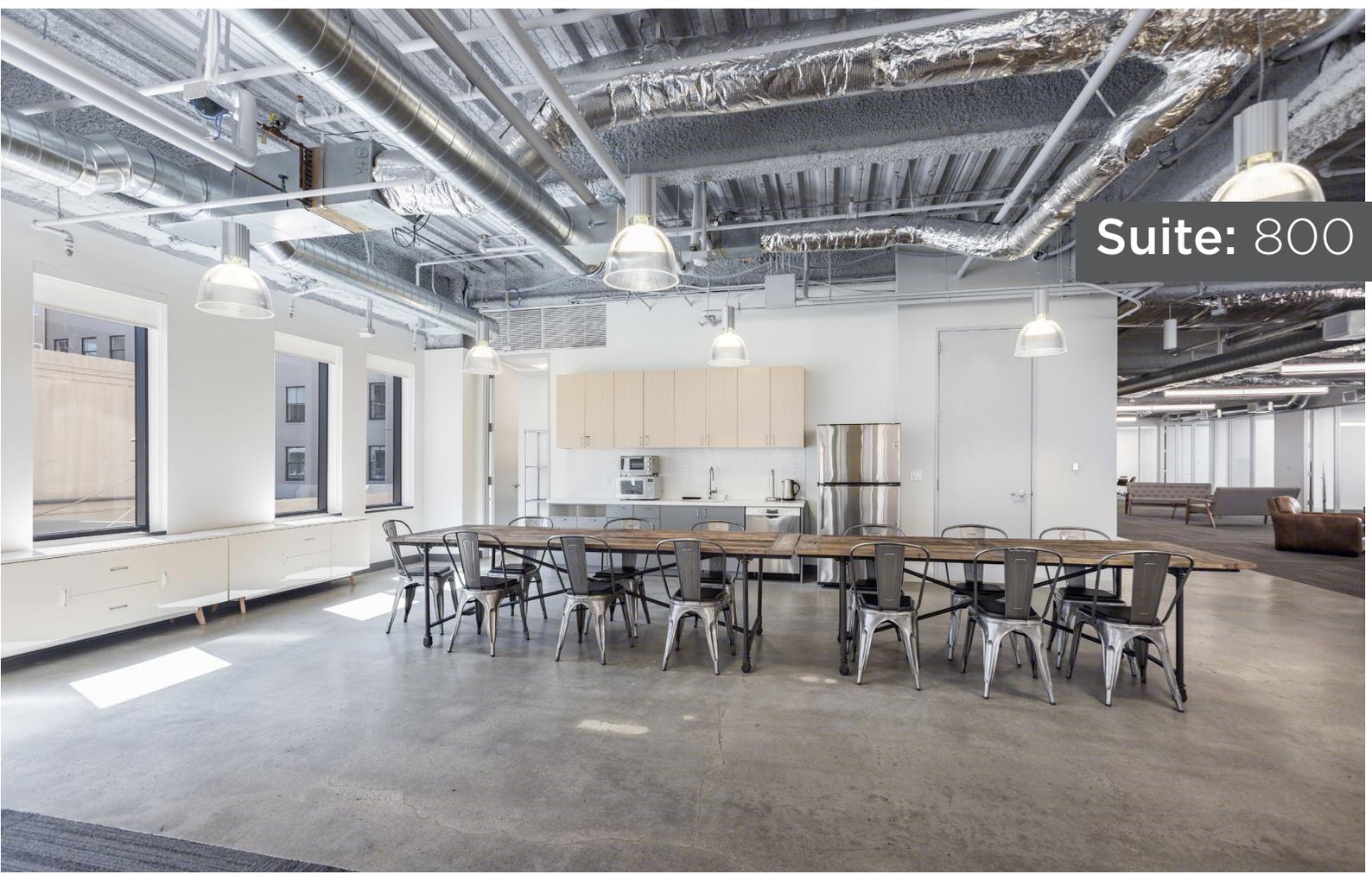
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Suite: 800





## Floor Information

- 7,605 RSF
- Available now
- 2nd-gen creative spec suite
- Can be fully furnished
- 1 Large & 6 medium meeting rooms
- Good outlooks & natural light

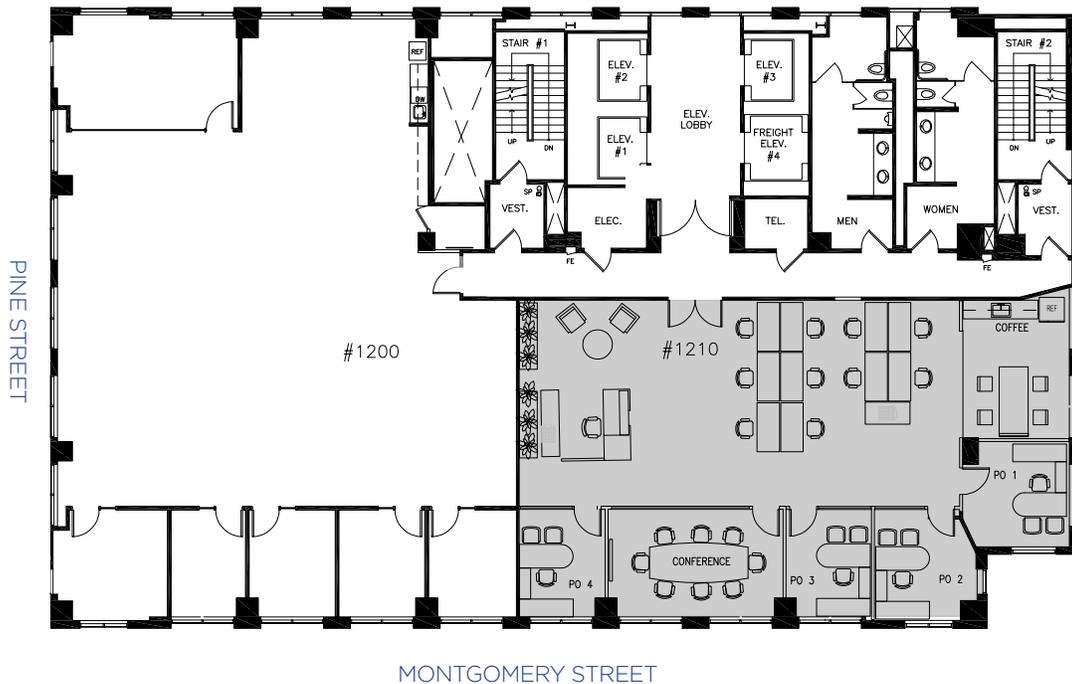
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## Floor Information

- 4,584 RSF
- Available now
- 5 Private offices
- 1 Conference room
- Partially furnished
- Updated kitchen

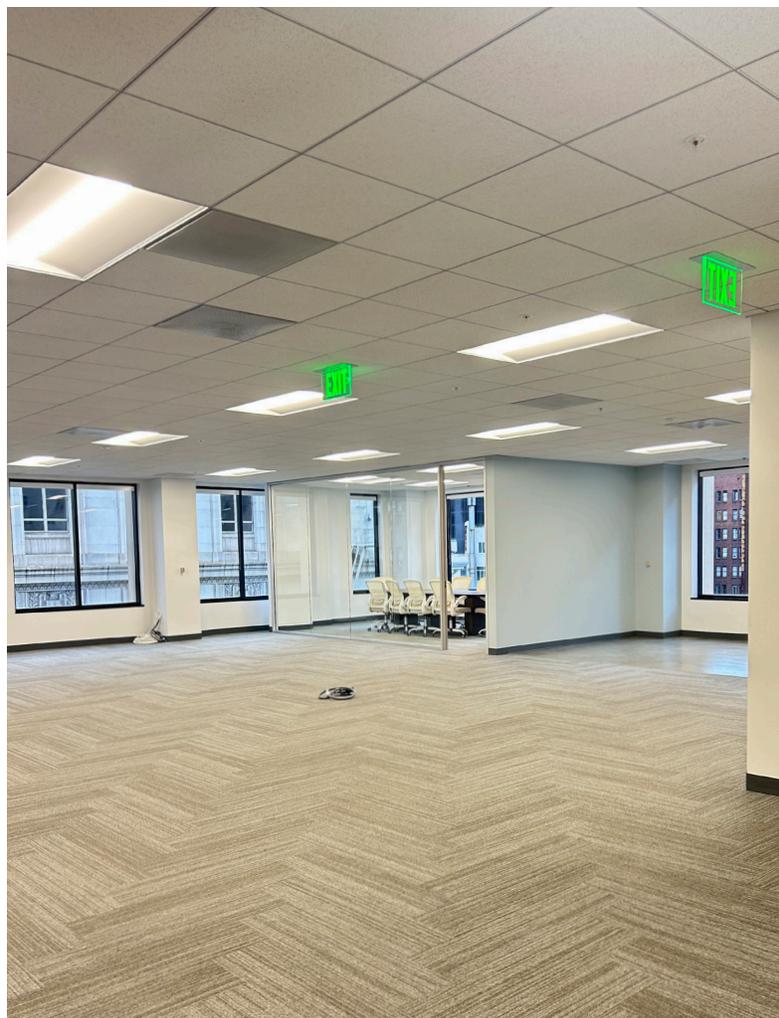
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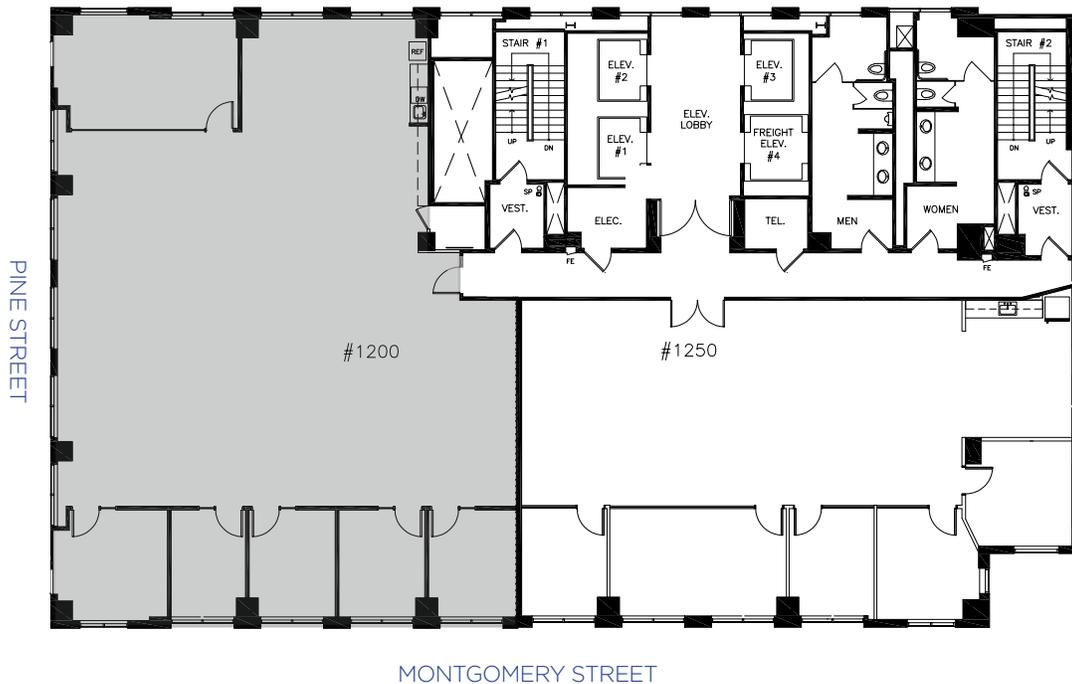
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## Floor Information

- 2,978 RSF
- Available 4/1/2026
- Creative Ceilings
- Fully Furnished
- 4 Private offices
- 1 Conference room
- Kitchenette

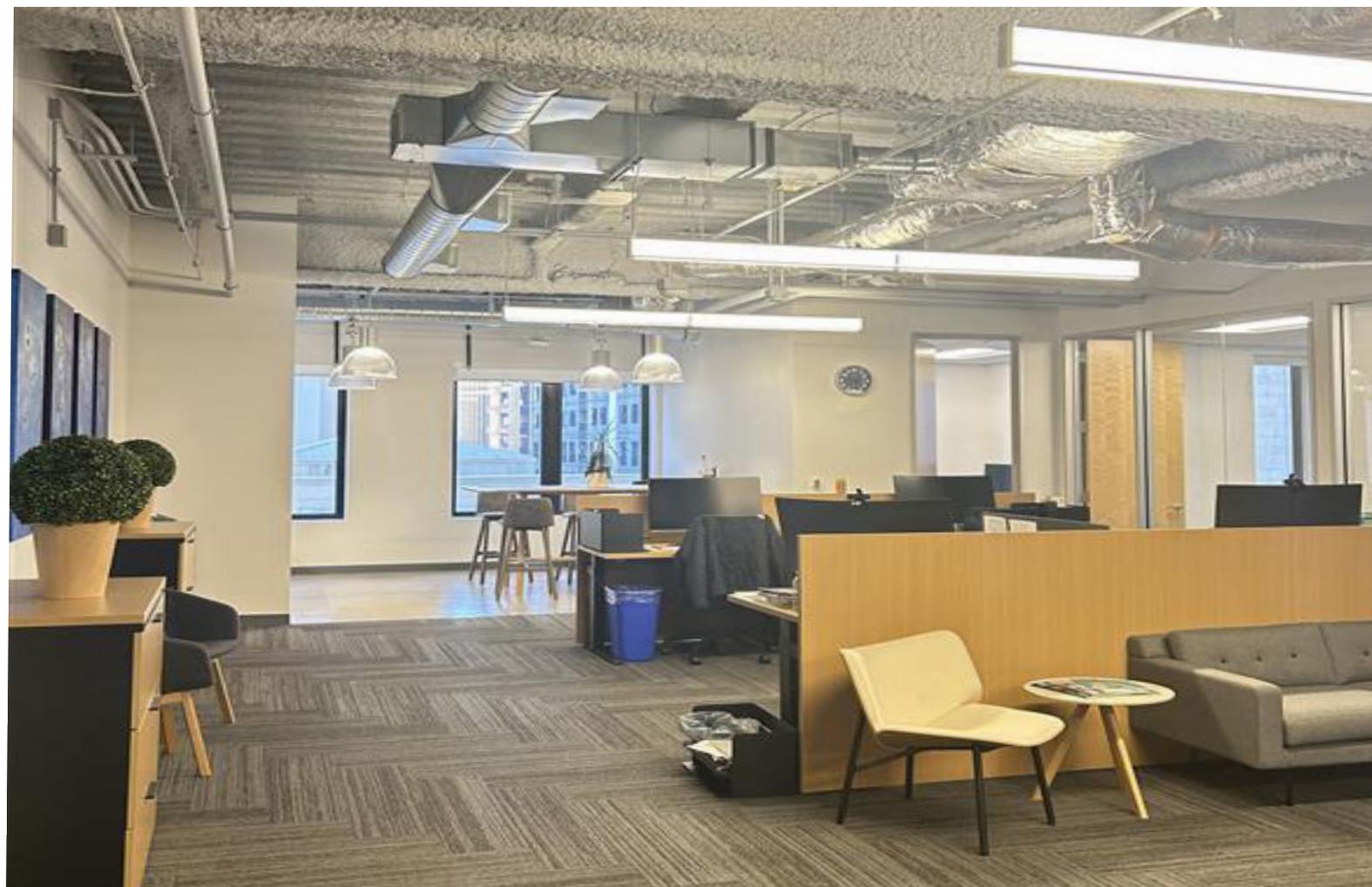
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## [Take Virtual Tour](#)

## Floor Information

- 7,372 RSF
- Available now
- Open plan
- Kitchen
- Large double-height boardroom
- 8 Various sized private offices / meeting rooms
- 3 Exclusive balconies / decks

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