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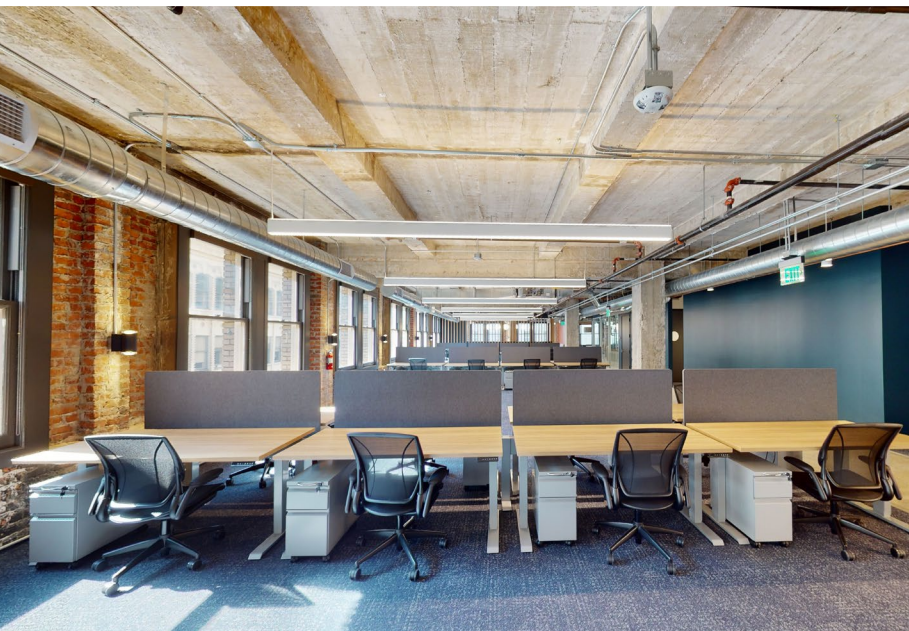
NEW MONTGOMERY

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# A Historic Gem with a Modern Touch

*More than just your typical downtown office - 55 New Montgomery is a unique piece of San Francisco history. Built in 1921 by renowned architect, George Applegarth, the building has housed some of San Francisco's most distinguished businesses. Recent upgrades have transformed the building, giving tenants the prestige of a historic landmark with the performance of a best-in-class workplace.*

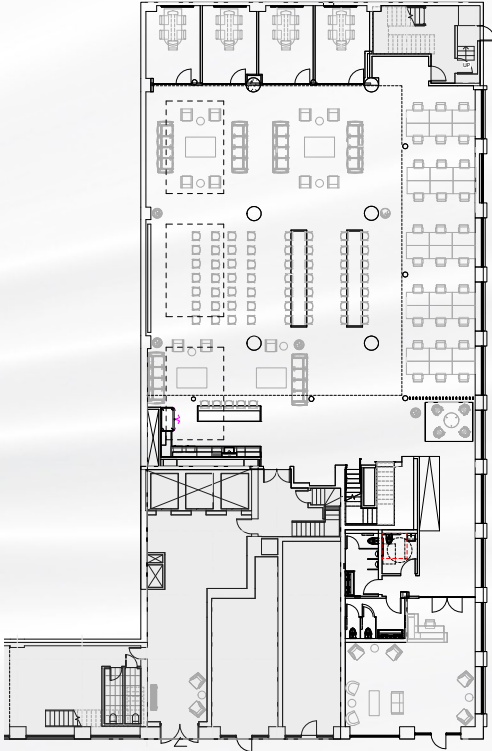


- 🌻 Full building renovation underway
- 🌻 Fully furnished stand alone spec floors delivering Q3 2026
- 🌻 Building amenities underway including gym, showers & speakeasy
- 🌻 Operable windows
- 🌻 Brand new HVAC system
- 🌻 Unique central staircase
- 🌻 Boutique, historic building with exposed brick throughout

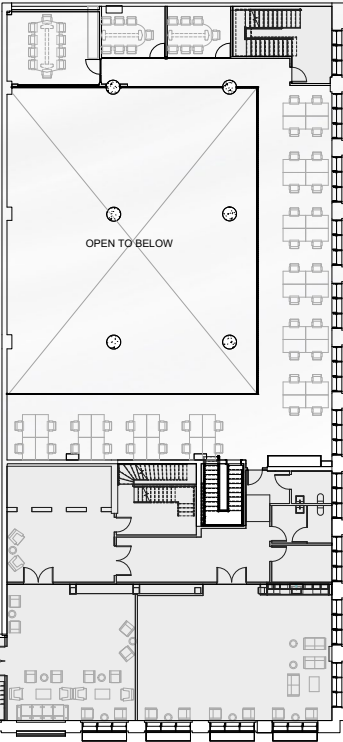
# Ground Floor + Mezzanine

*A light and airy, ground floor office space, built out with everything you need from day one, including a bold presence on New Montgomery Street.*

- 🌻 +/-13,641 RSF, combined
- 🌻 Brand new build out
- 🌻 Double-height ceilings
- 🌻 Exclusive entrance
- 🌻 Signage opportunities
- 🌻 Central all-hands space
- 🌻 4 private offices
- 🌻 Kitchenette
- 🌻 Operable windows



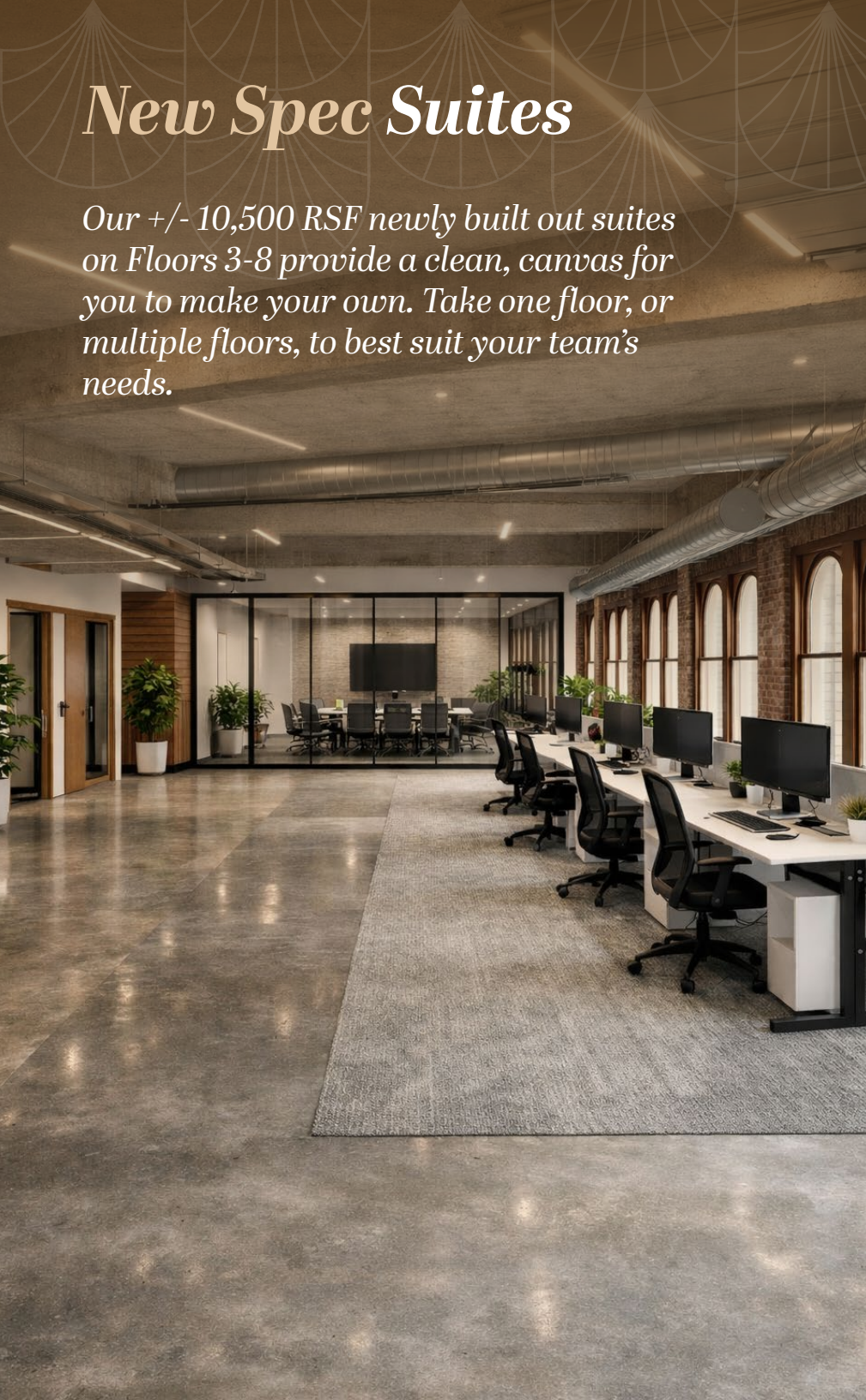
Ground Floor



Mezzanine

# *New Spec Suites*

*Our +/- 10,500 RSF newly built out suites on Floors 3-8 provide a clean, canvas for you to make your own. Take one floor, or multiple floors, to best suit your team's needs.*



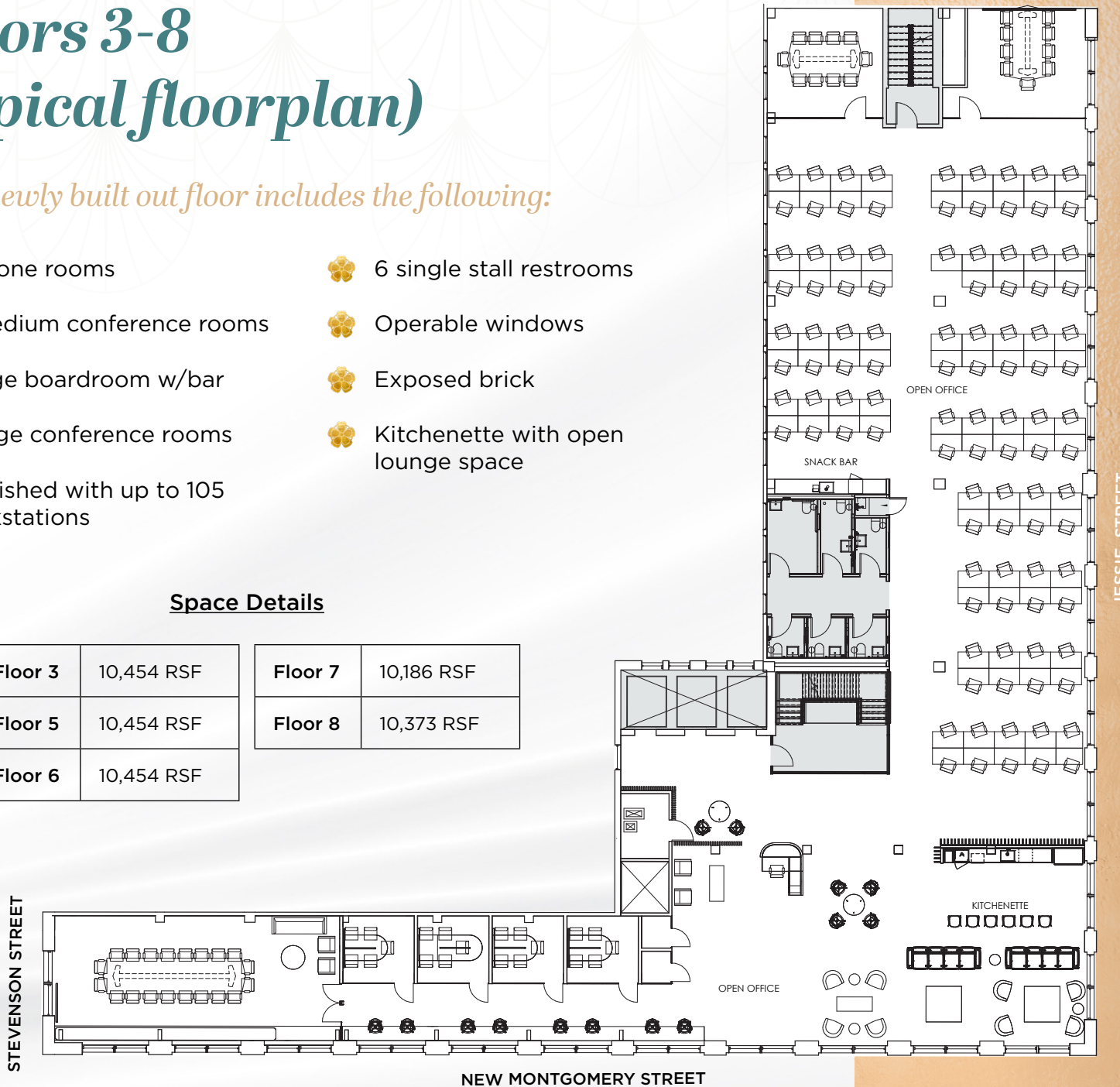
# Floors 3-8 (typical floorplan)

Each newly built out floor includes the following:

- 🌻 2 phone rooms
- 🌻 4 medium conference rooms
- 🌻 1 large boardroom w/bar
- 🌻 2 large conference rooms
- 🌻 Furnished with up to 105 workstations
- 🌻 6 single stall restrooms
- 🌻 Operable windows
- 🌻 Exposed brick
- 🌻 Kitchenette with open lounge space

## Space Details

|                |            |                |            |
|----------------|------------|----------------|------------|
| <b>Floor 3</b> | 10,454 RSF | <b>Floor 7</b> | 10,186 RSF |
| <b>Floor 5</b> | 10,454 RSF | <b>Floor 8</b> | 10,373 RSF |
| <b>Floor 6</b> | 10,454 RSF |                |            |



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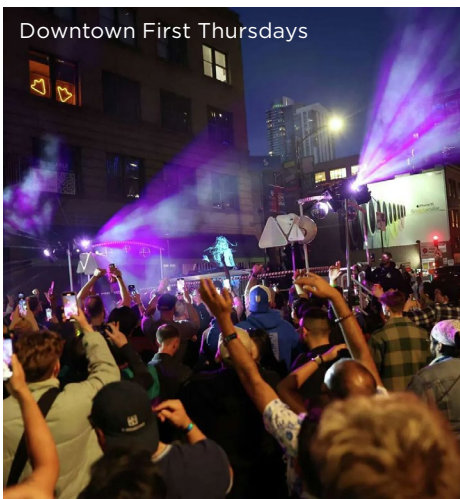
JESSIE STREET

STEVENSON STREET

NEW MONTGOMERY STREET

# Prime Connectivity in the Heart of Downtown San Francisco

*Anchored on one of the city's most connected corridors, you are located at the heart of it all.*





## NEW MONTGOMERY

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