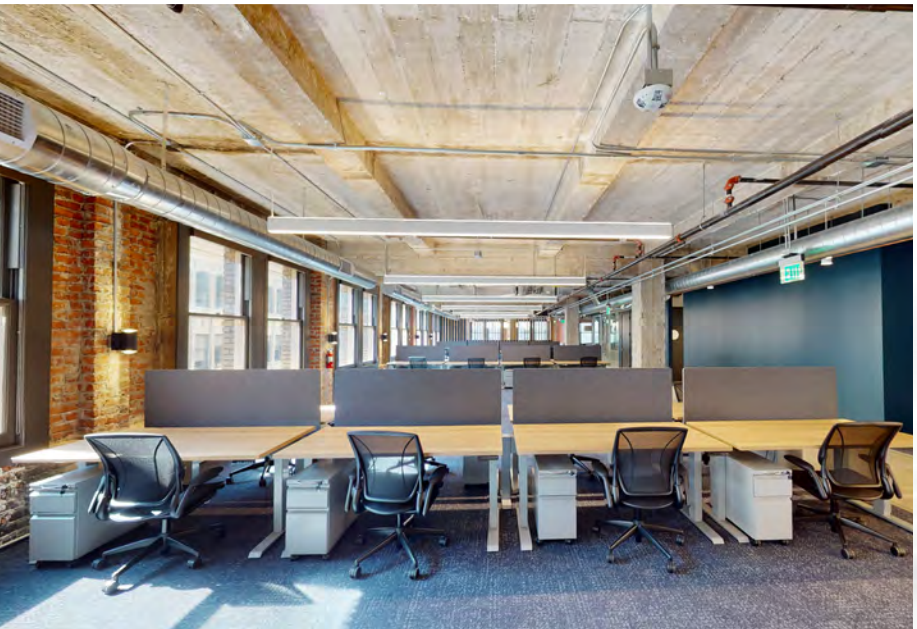


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A Historic Gem with a Modern Touch

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 complete
- Building amenities underway including gym, showers & speakeasy
- Operable windows
- Brand new HVAC system
- Unique central staircase
- Boutique, historic building with exposed brick throughout

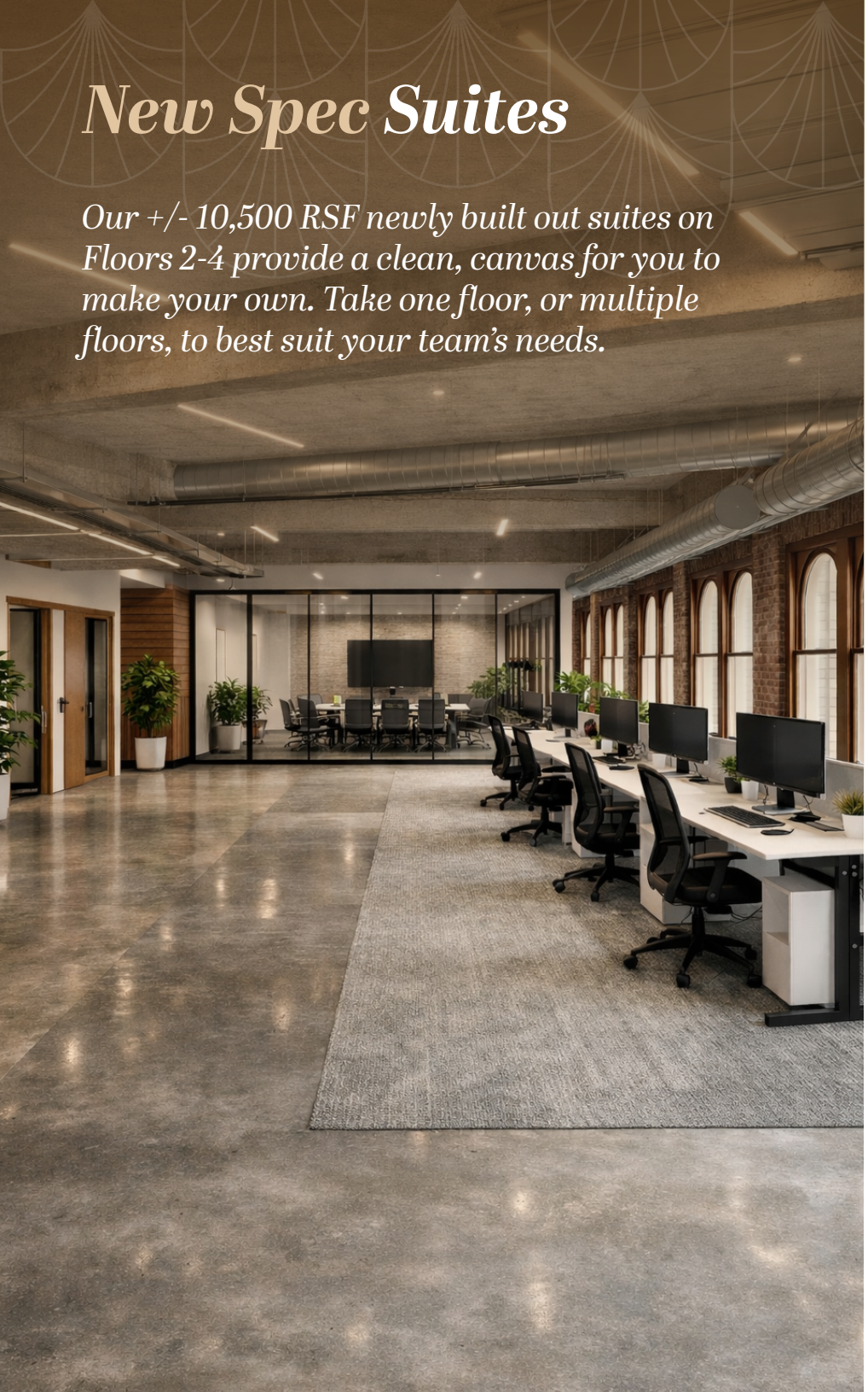
Discover Exceptional Space in the Heart of Downtown

Experience renovated full floors flooded with abundant natural light, offering move-in ready buildouts designed to let your team settle in and start performing from day one.



New Spec **Suites**

Our +/- 10,500 RSF newly built out suites on Floors 2-4 provide a clean, canvas for you to make your own. Take one floor, or multiple floors, to best suit your team's needs.

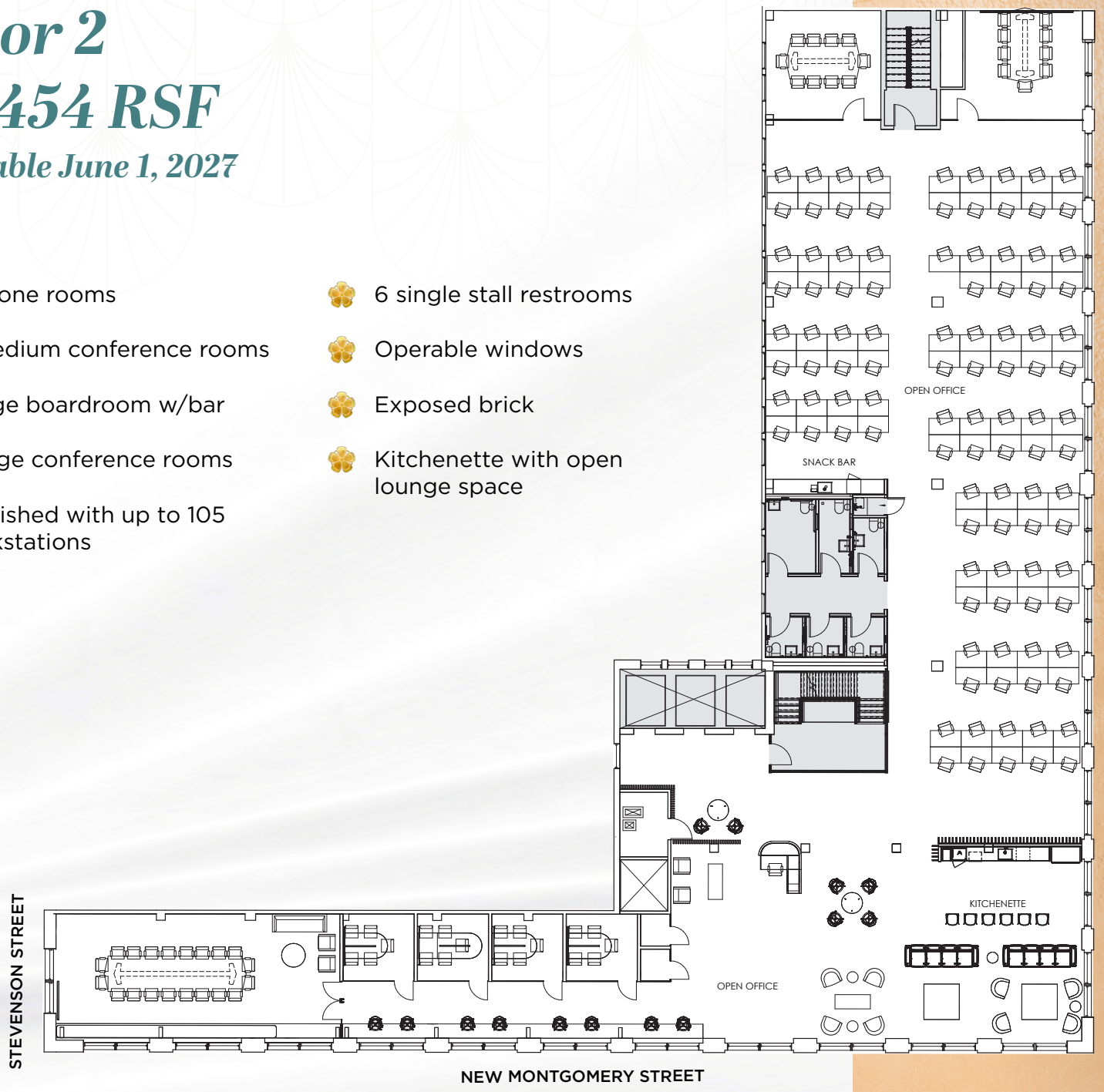






Floor 2
10,454 RSF
Available June 1, 2027

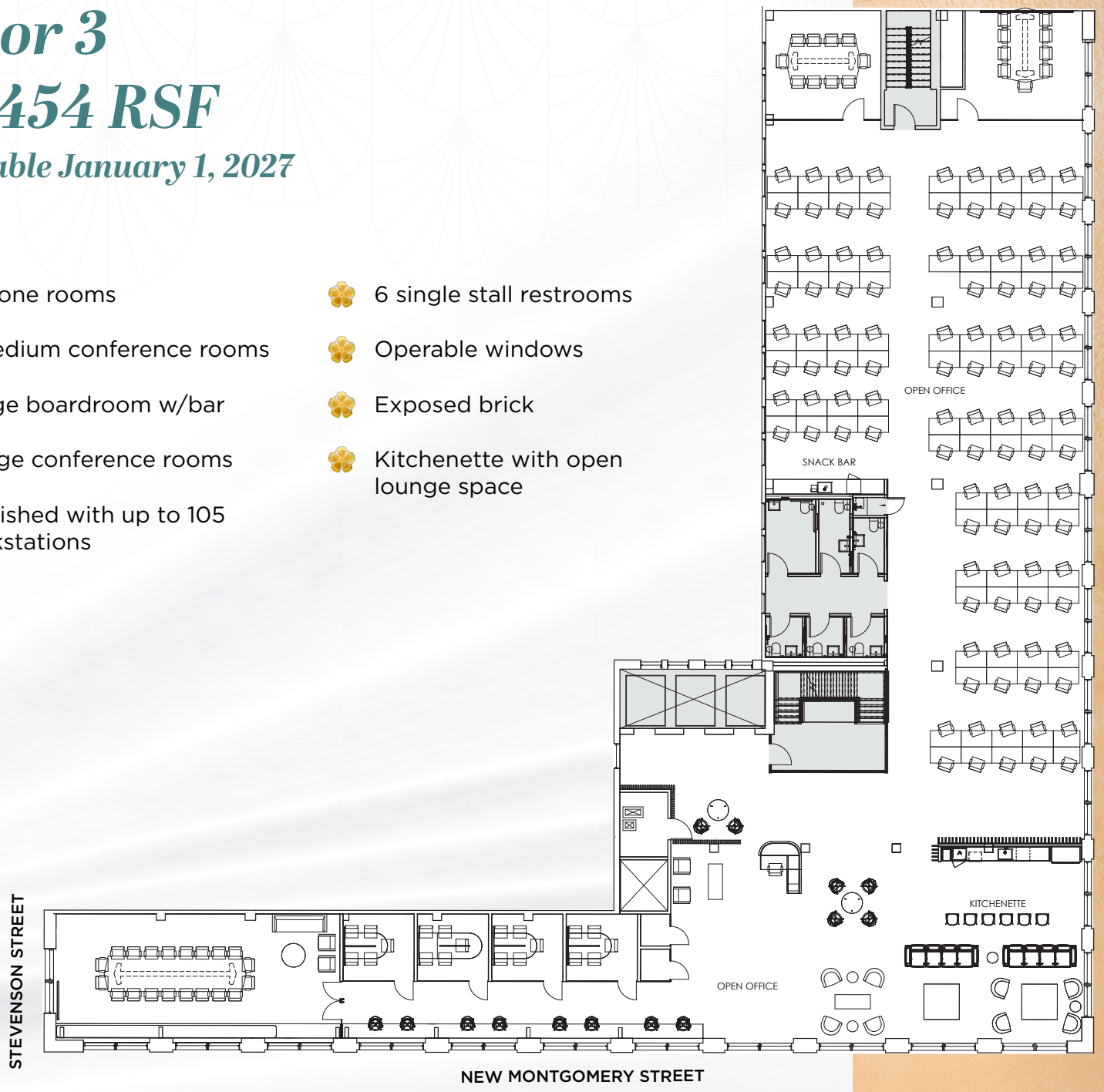
- 2 phone rooms
- 4 medium conference rooms
- 1 large boardroom w/bar
- 2 large conference rooms
- Furnished with up to 105 workstations
- 6 single stall restrooms
- Operable windows
- Exposed brick
- Kitchenette with open lounge space



55 NEW MONTGOMERY

Floor 3
10,454 RSF
Available January 1, 2027

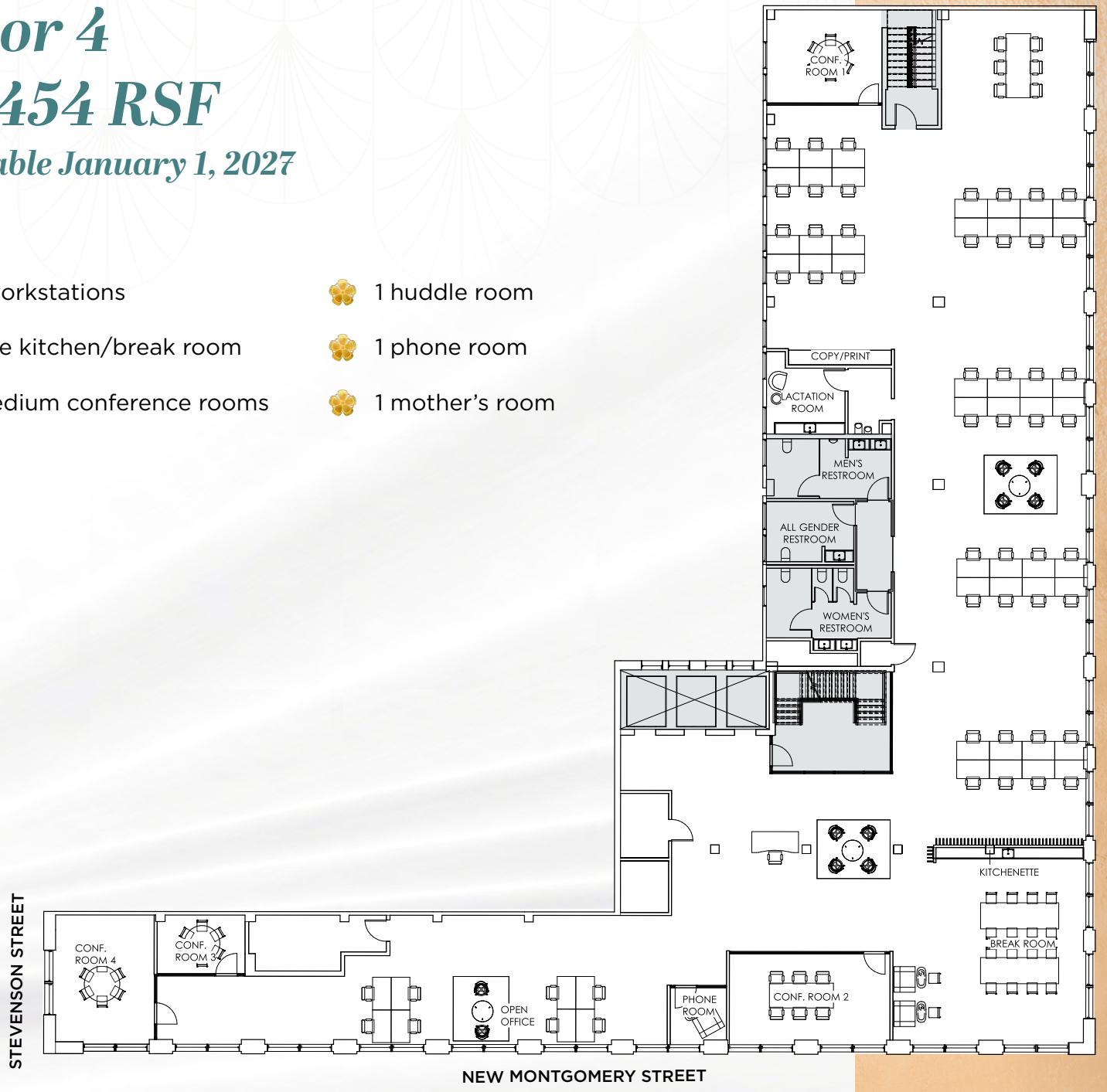
- 2 phone rooms
- 4 medium conference rooms
- 1 large boardroom w/bar
- 2 large conference rooms
- Furnished with up to 105 workstations
- 6 single stall restrooms
- Operable windows
- Exposed brick
- Kitchenette with open lounge space



55 NEW MONTGOMERY

Floor 4
10,454 RSF
Available January 1, 2027

- 52 workstations
- Large kitchen/break room
- 3 medium conference rooms
- 1 huddle room
- 1 phone room
- 1 mother's room



55 NEW MONTGOMERY

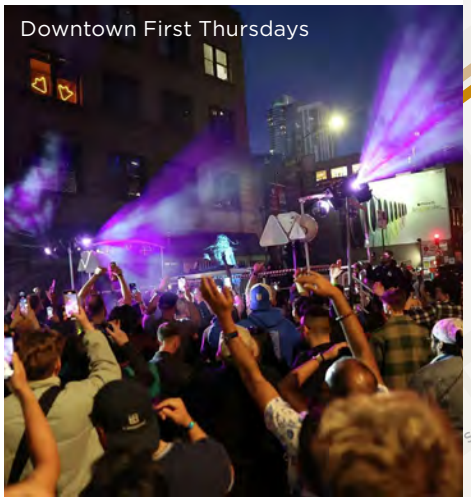
Virtual Tour

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.


House of Shields


Market Street


Downtown First Thursdays





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