

# 456

montgomery

**\$4.56 PSF  
COMMISSIONS  
AT  
456 MONTGOMERY!**  
*FOR THE FIRST TWO YEARS  
FOR ANY DEAL COMMENCING  
THROUGH 06/30/26*

COME SEE OUR NEW  
TENANT LOUNGE WITH

- PRIVATE CONFERENCE ROOM
- ESPRESSO BAR
- 100" TV

An unbeatable location and superior flexibility define the offices at 456 Montgomery Plaza. Located in San Francisco's Financial District, the building offers the open, light-filled spaces that modern tenants are looking for, coupled with easy access via multiple modes of transportation.

### 178,014 SF side core design

efficient and open floor plans

### 26-stories of column free floor plates

offer maximum flexibility

### Retail Services

Haircuts By Leo

San Francisco Golf Performance Center

Ross Lai DDS

Additional New Retail Coming Soon

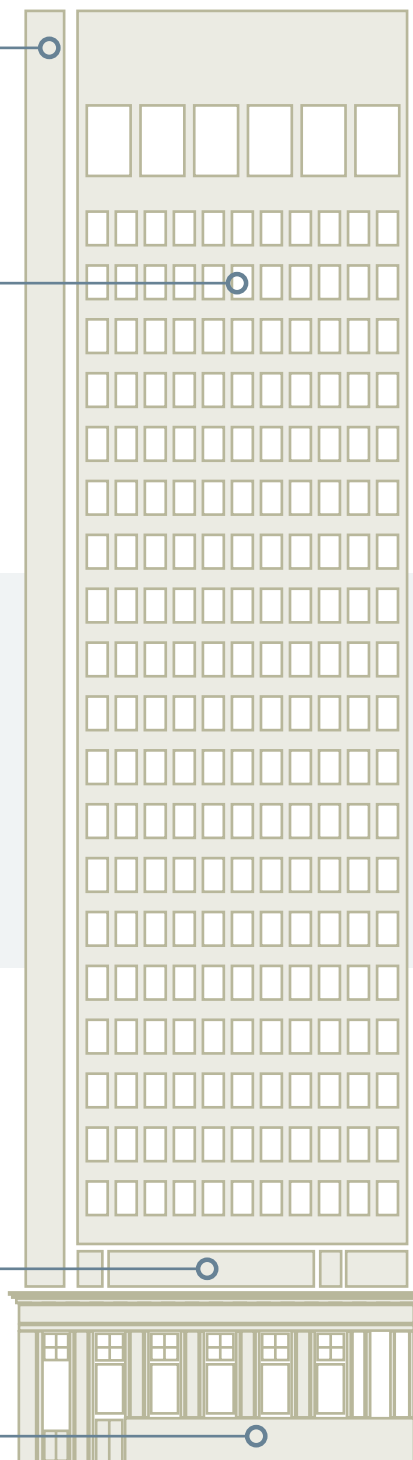
Excellent view corridors and setbacks from historic low-rise neighborhoods

### Modernist design

on top of a classic facade at street level

### Elegant lobby

with 24/7 security, new elevator cabs, state-of-the-art elevator security system, and new state-of-the-art escalators



# BUILDING FEATURES



REACH BEYOND

**Suite 200**  
Available Now 7,606 RSF

**Suite 400**  
Available Now 4,058 RSF

**Suite 488**  
Available Now 2,380 RSF

**Suite 600**  
Available Now 7,783 RSF

**Suite 700**  
Available Now 3,951 RSF

**Suite 750**  
New Tenant Lounge 3,627 RSF

**Suite 800**  
Available Now 7,783 RSF

**Suite 900**  
Available Now 4,887 RSF

**Suite 950**  
Available Now 2,692 RSF

**Suite 1200**  
Available Now 4,930 RSF

**Suite 1410**  
Available Now 3,039 RSF

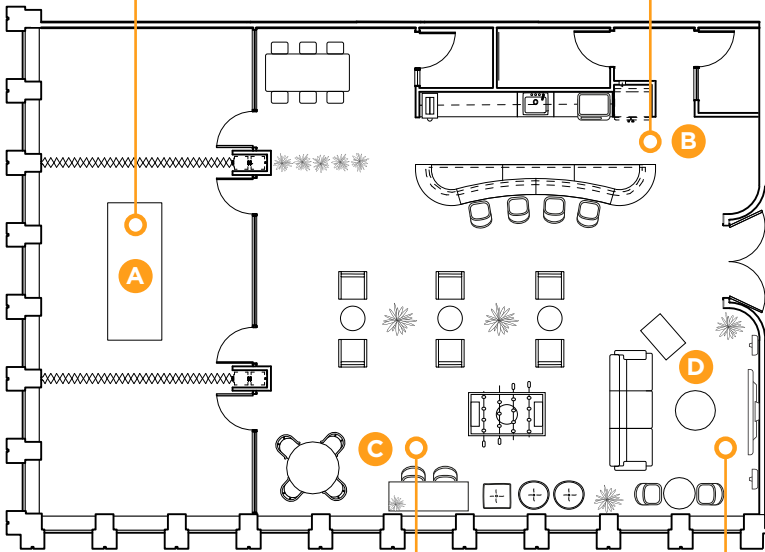
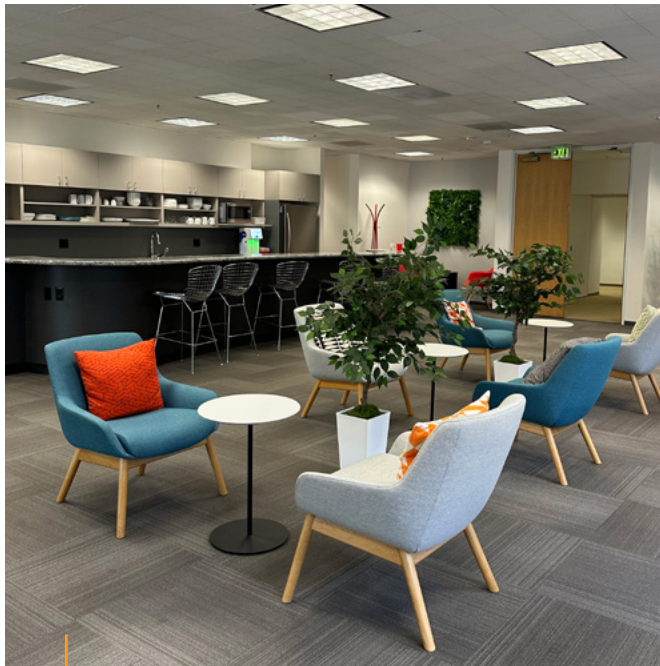
**Suite 1800**  
Available Now 7,905 RSF

**Suite 1900**  
Available Now 7,905 RSF

**Suite 2000**  
Available Now 7,905 RSF

AVAILABLE SPACE

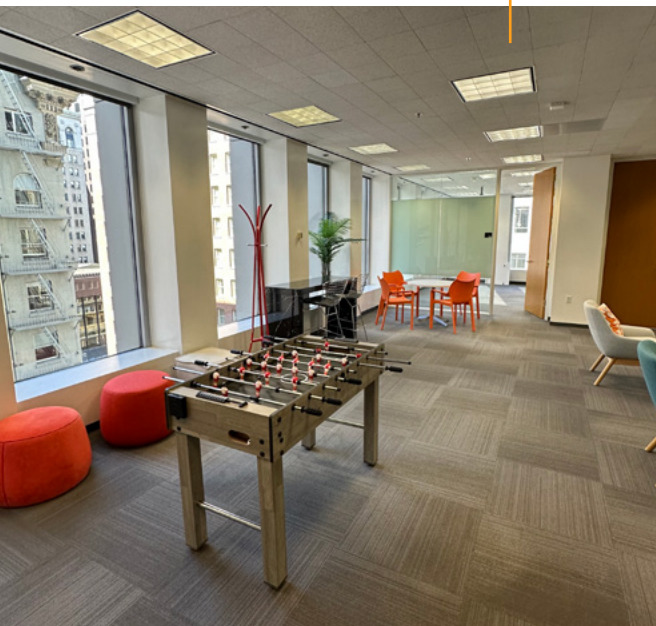
456  
MONTGOMERY



## NEW TENANT LOUNGE!

SUITE 750 | 3,627 RSF

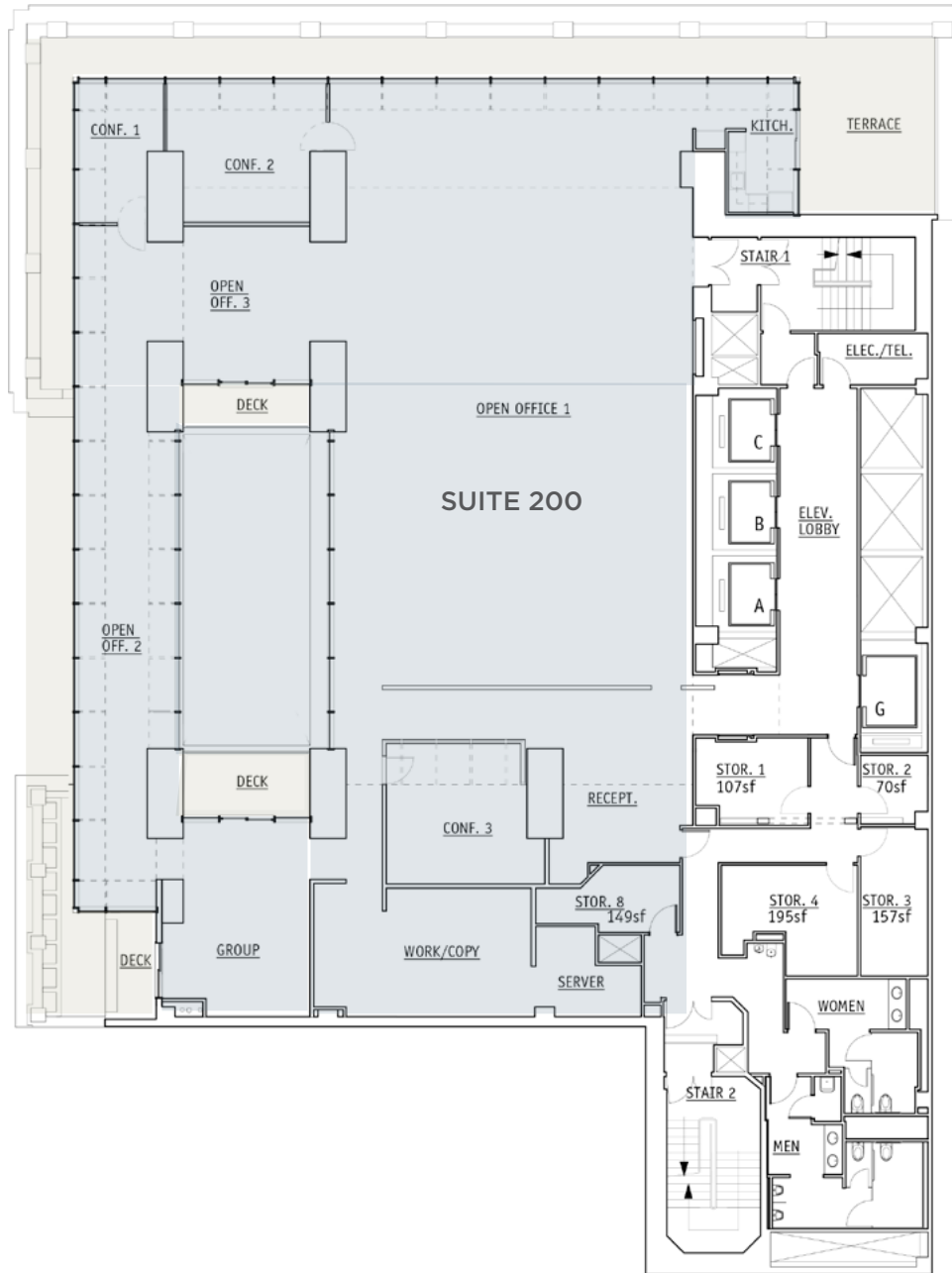
- A** Large conference room with full-scale AV system
- B** Espresso Bar
- C** Collaboration / Entertainment Space
- C** Rentable space for corporate company events
- D** 100" TV





**Available Now**  
Full floor elevator identity

- Exceptionally high ceilings
- Private outdoor terraces
- Unique identity space
- 2 conference rooms
- Extensive window-line
- Kitchen and open space



SUITE 200 | 7,606 RSF

## Available Now Partial floor

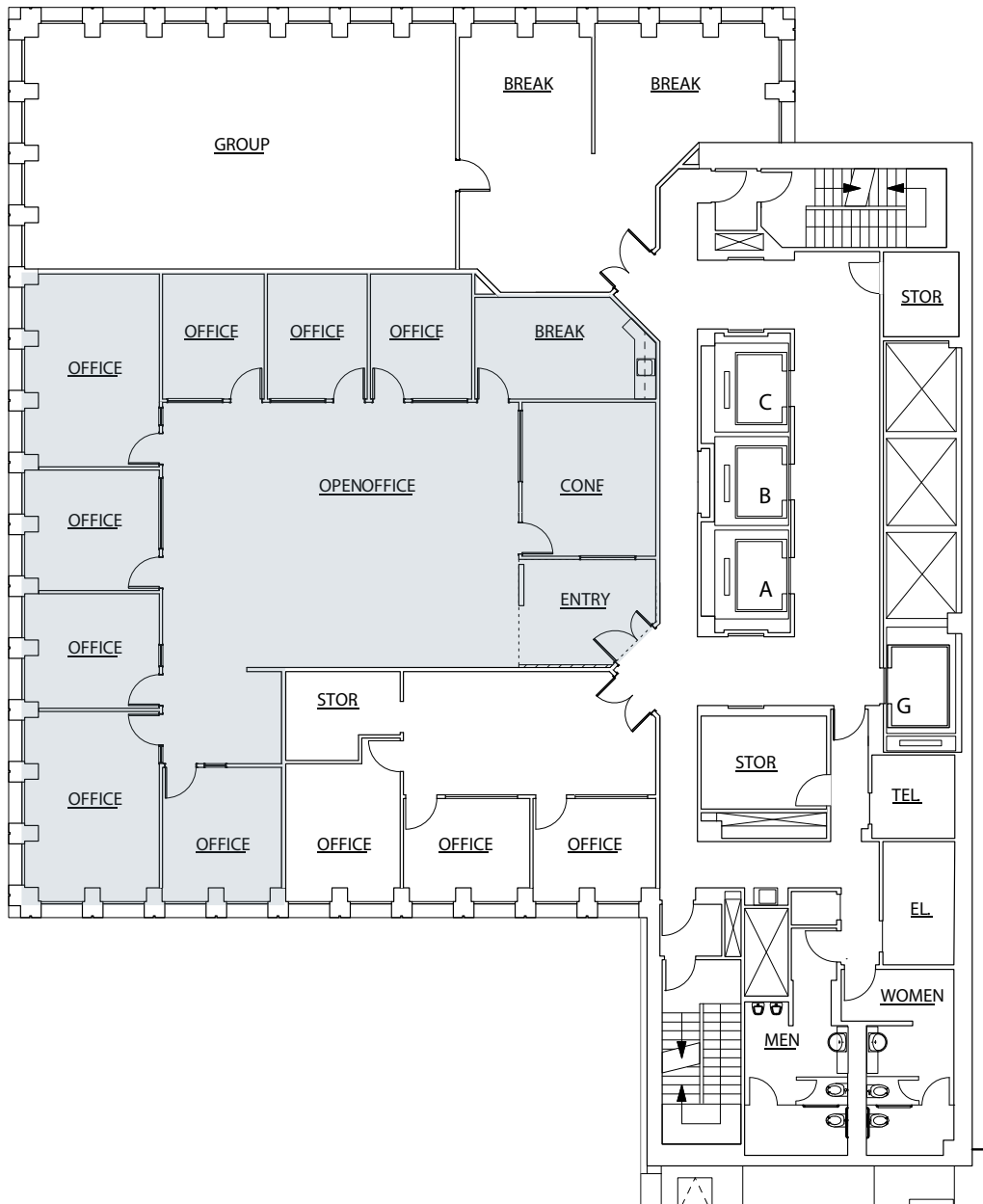
8 private offices

1 conference room

Break room

Reception

Central open area

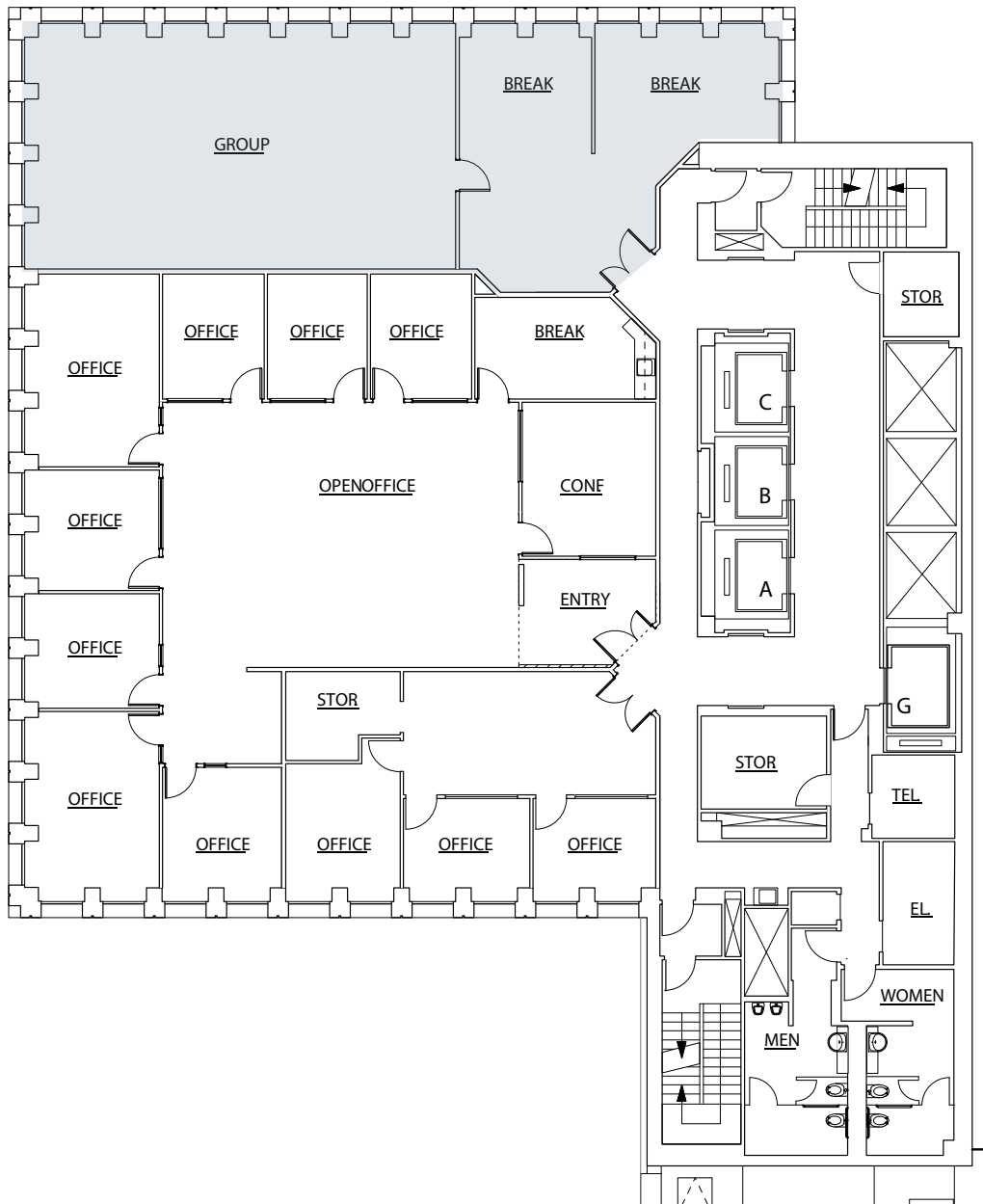


# SUITE 400 | 4,058 RSF

## Available Now Partial floor

Built-out 24x40ft classroom / training space with reception and lounge area

Extensive window-line corner suite.



# SUITE 488 | 2,380 RSF



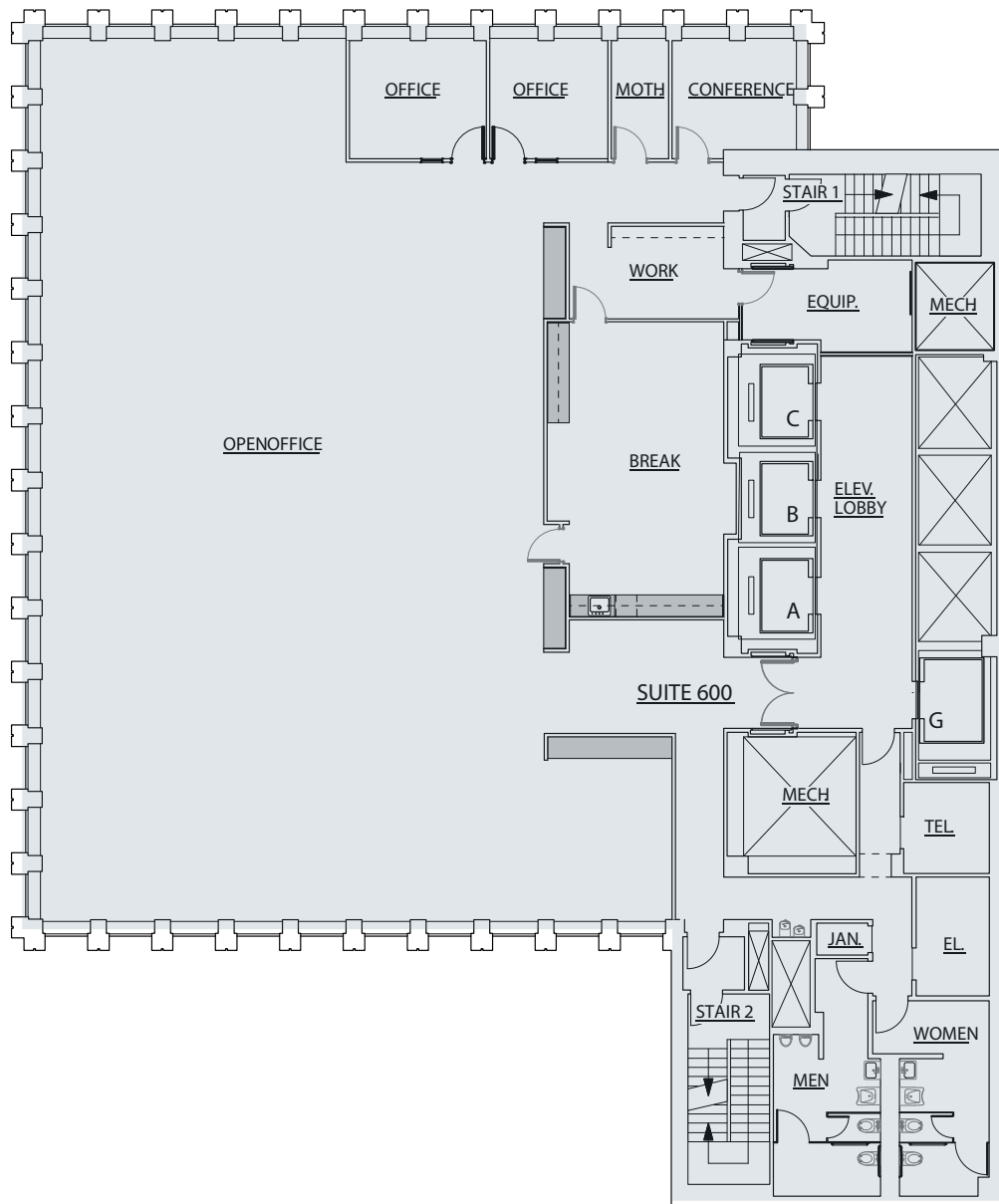
**Available Now**  
Full floor

Full floor open plan space with elevator identity

3 private office / conference rooms

Large kitchen & break area

Extensive column free open area



SUITE 600 | 7,783 RSF

## Available Now Partial floor

2nd gen law firm buildout with  
TI's available

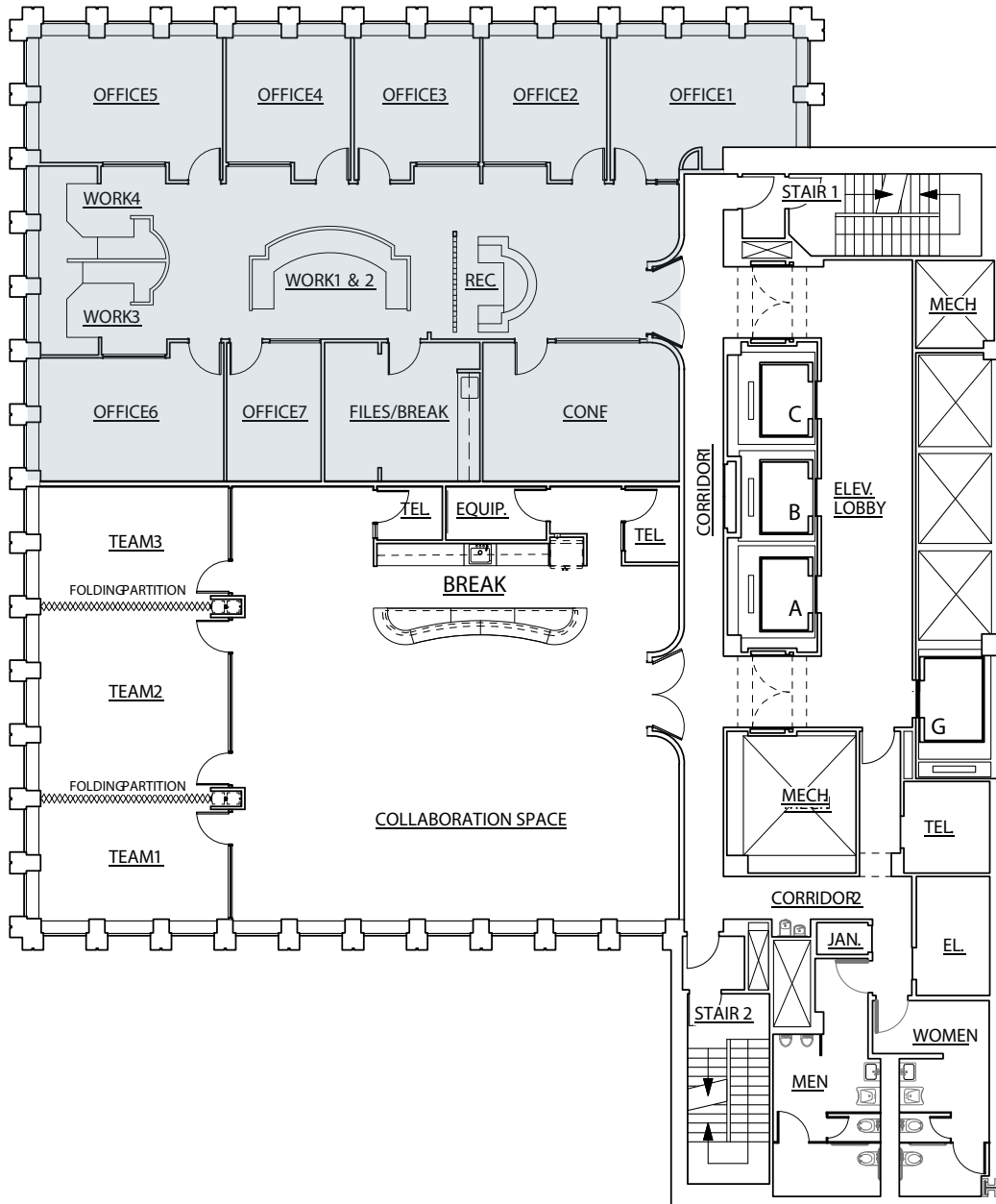
Northern city views

6 private offices

2 conference rooms

Kitchen / Break area

Central open area



# SUITE 700 | 3,951 RSF

## New Tenant Lounge!

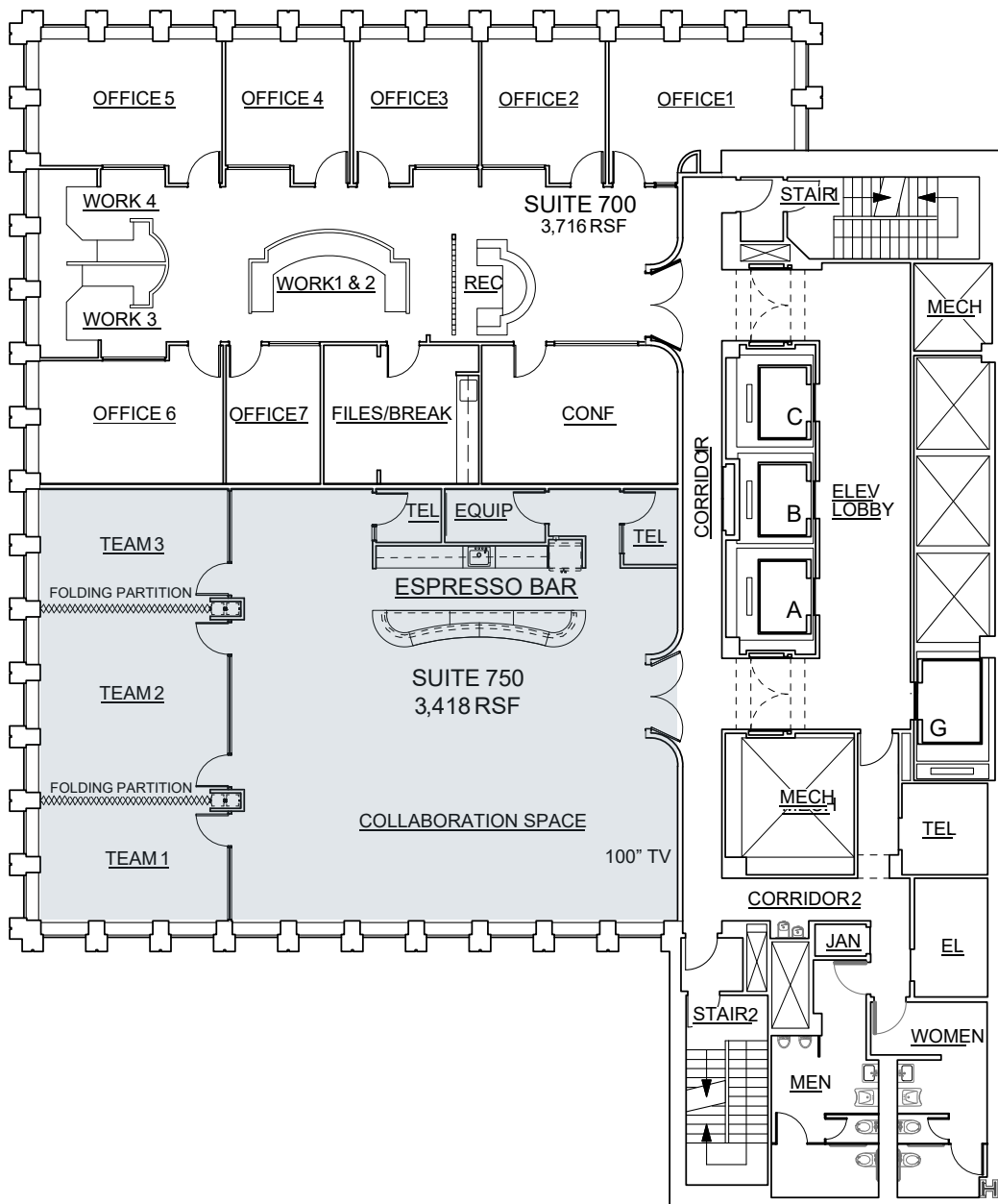
100" TV

Espresso Bar

Collaboration /  
Entertainment Space

Large conference room  
with full-scale AV system

Rentable space for  
corporate company events



# SUITE 750 | 3,627 RSF



## Available Now Full floor

Column free full floor

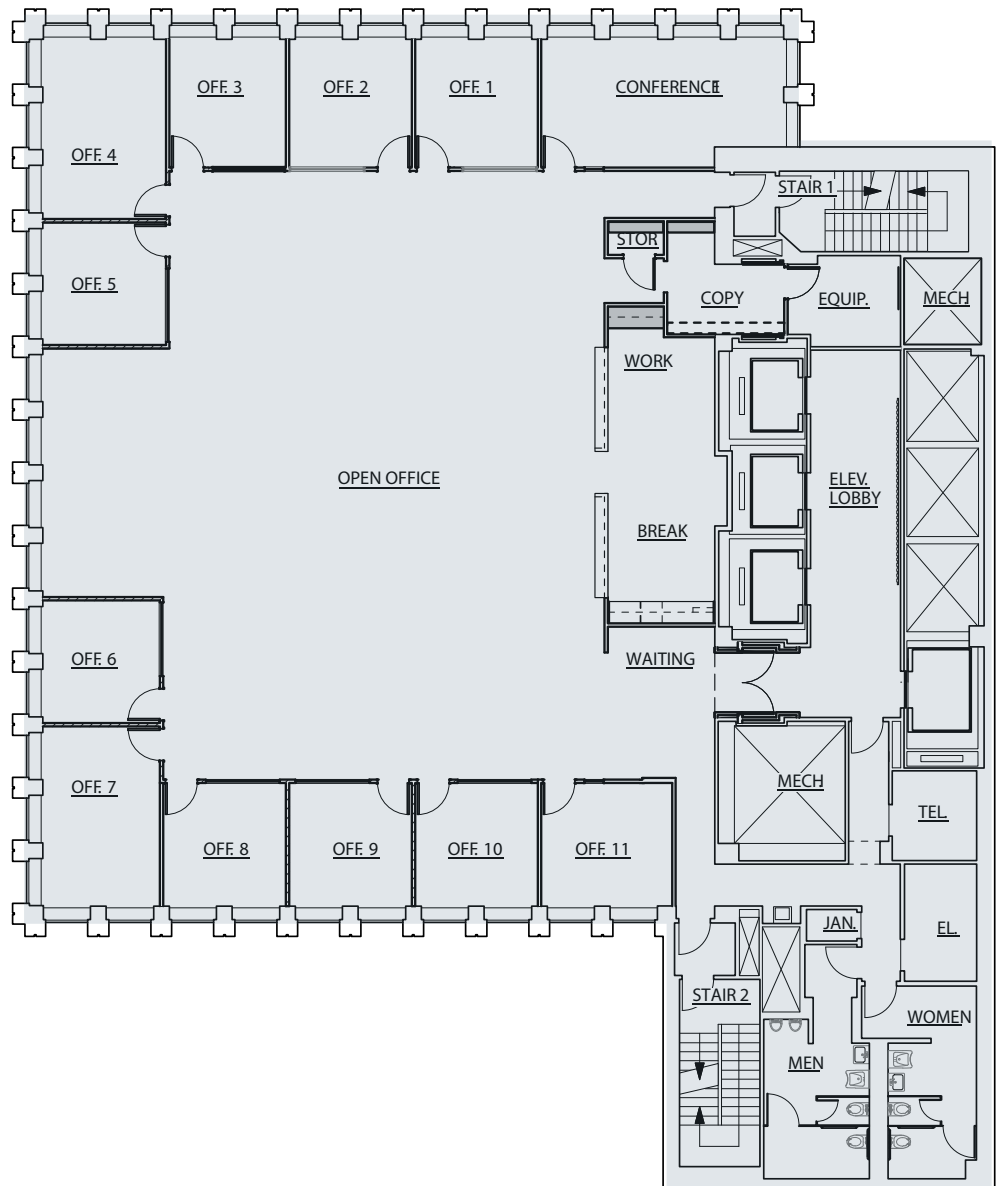
Large open layout

11 private offices  
(2 large/9 standard)

Large conference room

City views

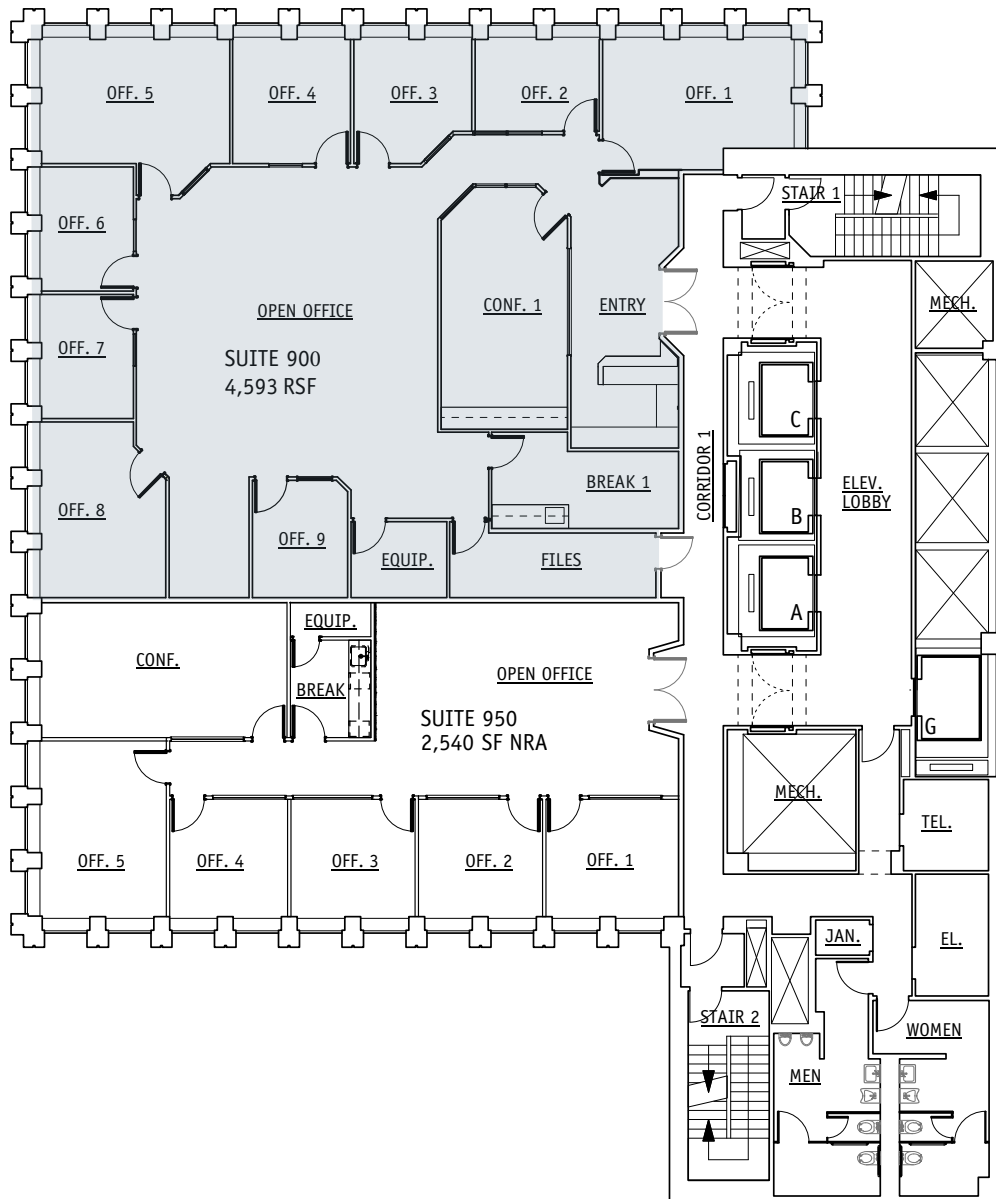
Great natural light



# SUITE 800 | 7,783 RSF

Available Now  
Full floor

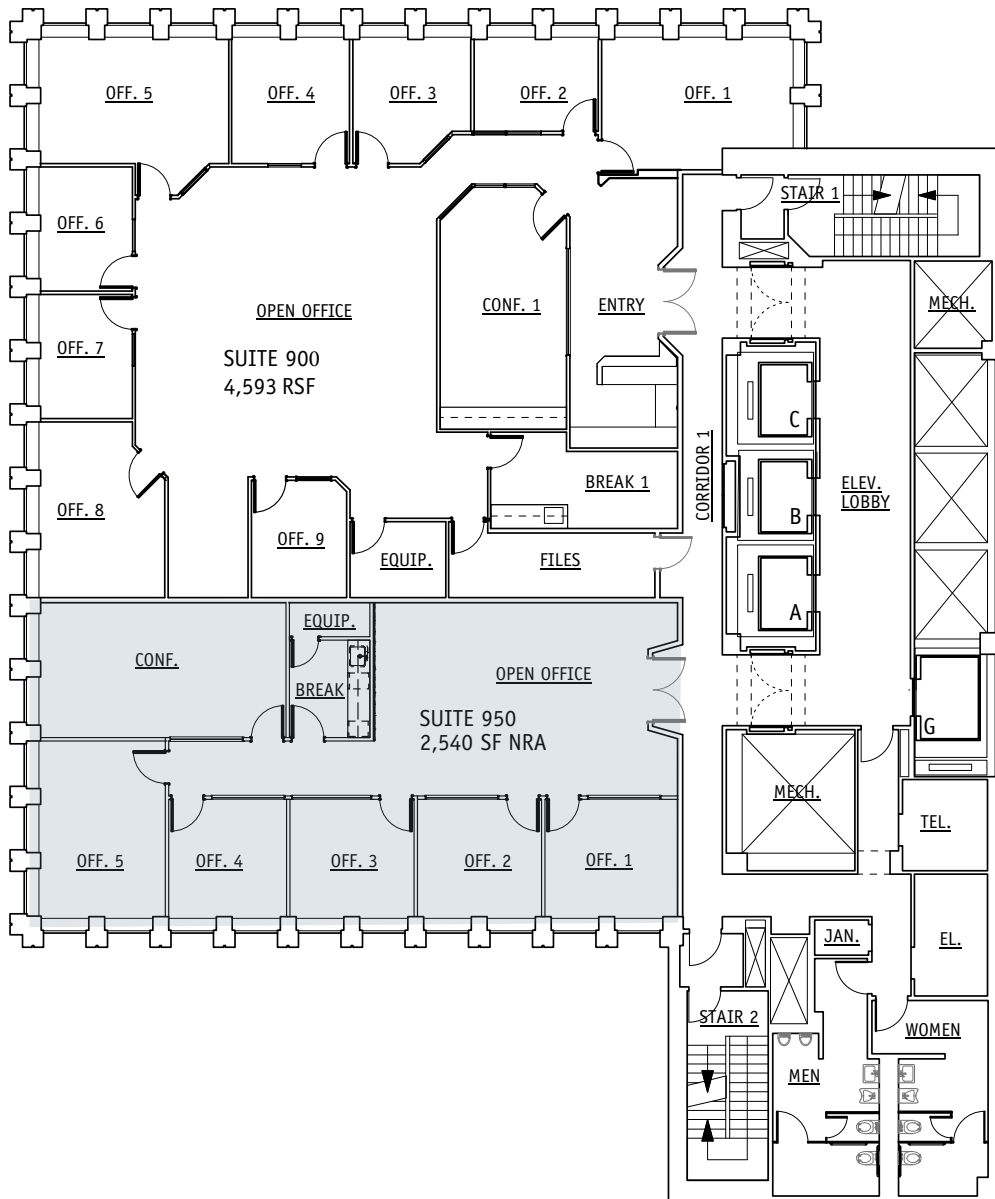
- Professional Services layout
- 8 windowline offices
- 2 interior conference rooms
- Double door elevator lobby identity



SUITE 900 | 4,887 RSF

Available Now  
Full floor

- 1 conference room
- 5 windowline offices
- Break room
- Equipment room
- Open office

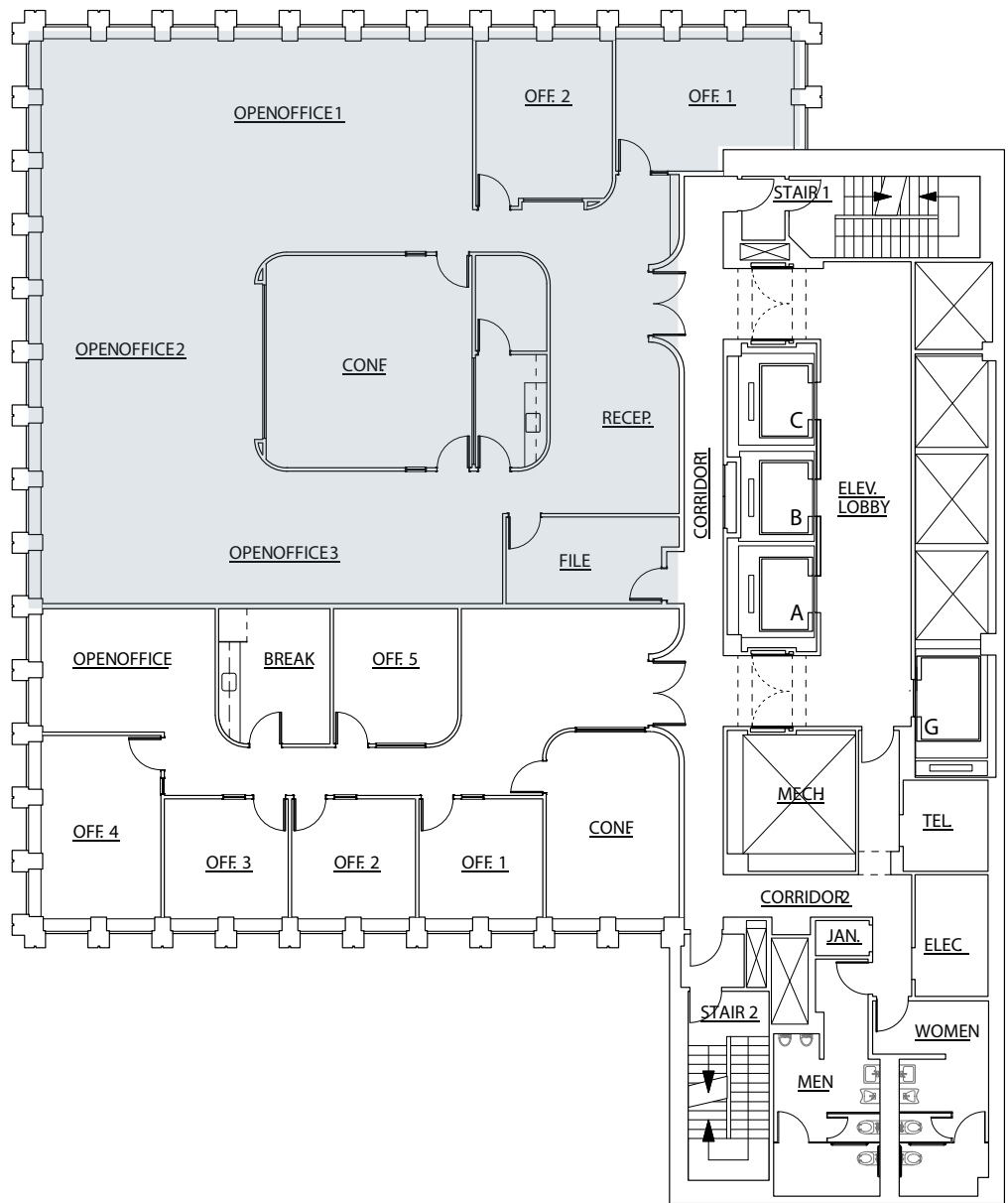


SUITE 950 | 2,692 RSF



**Available Now**  
Partial floor

- 1 Large conference room      Kitchenette
- 2 window-line private offices      Large, column free corner space for workstations
- Production

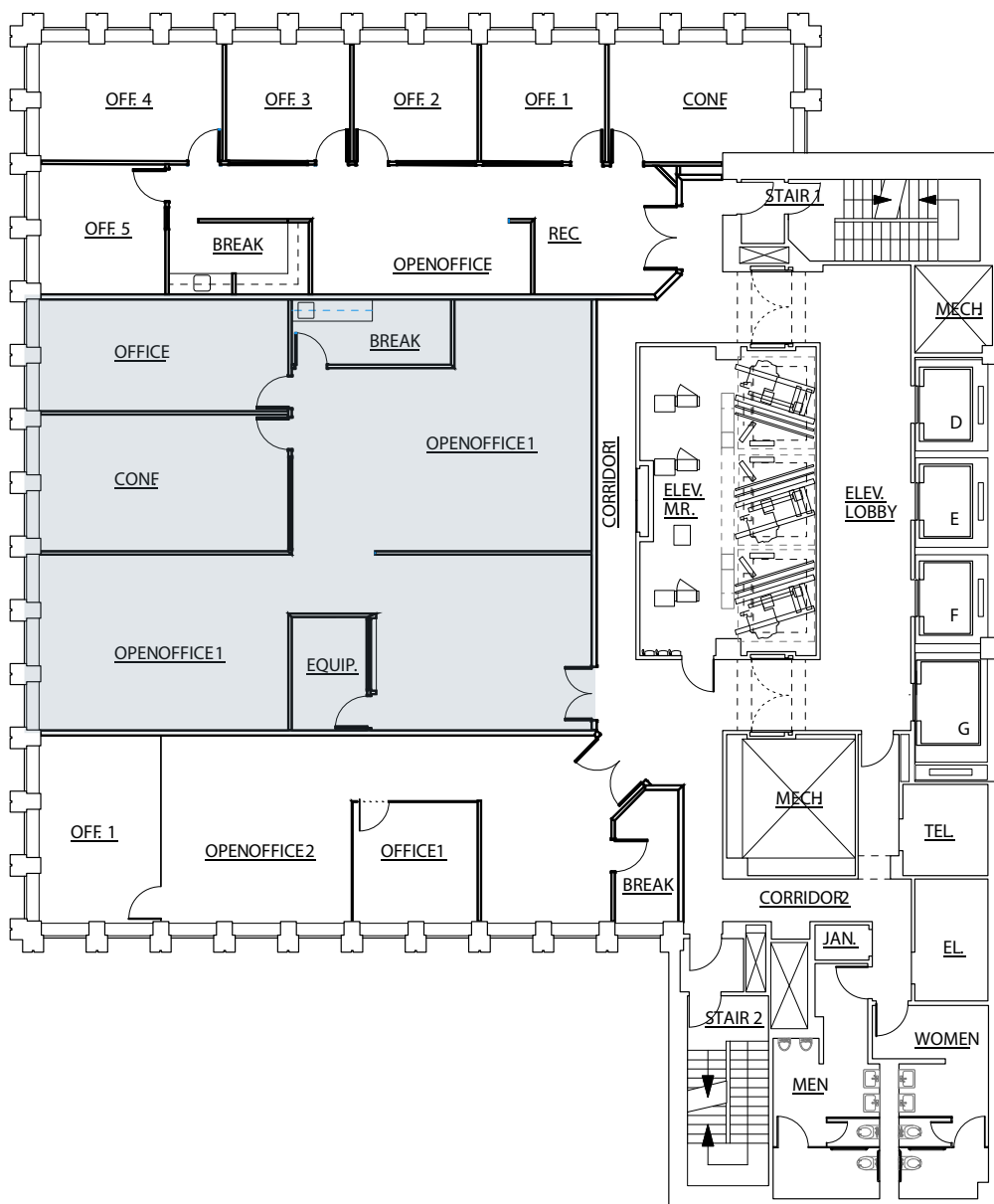


SUITE 1200 | 4,930 RSF



## Available Now Partial floor

- 2 Large conference rooms
- 1 phone booth
- Kitchenette
- Reception
- Open areas for workstations
- Western outlooks



SUITE 1410 | 3,039 RSF

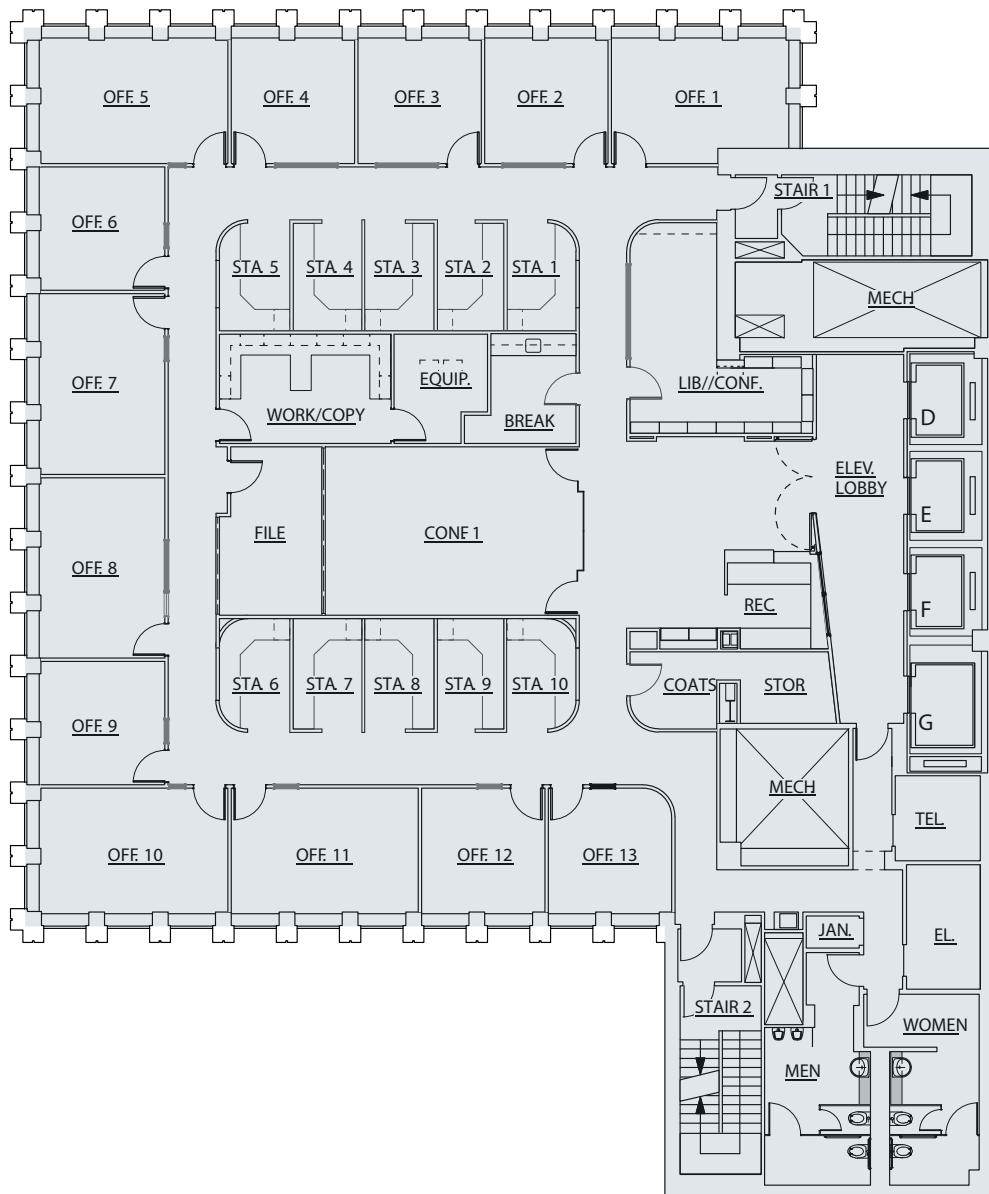
**Available Now**  
Full floor

Full floor elevator identity

Sweeping city and north bay views

13 perimeter private offices

Large conference and support areas



SUITE 1800 | 7,905 RSF

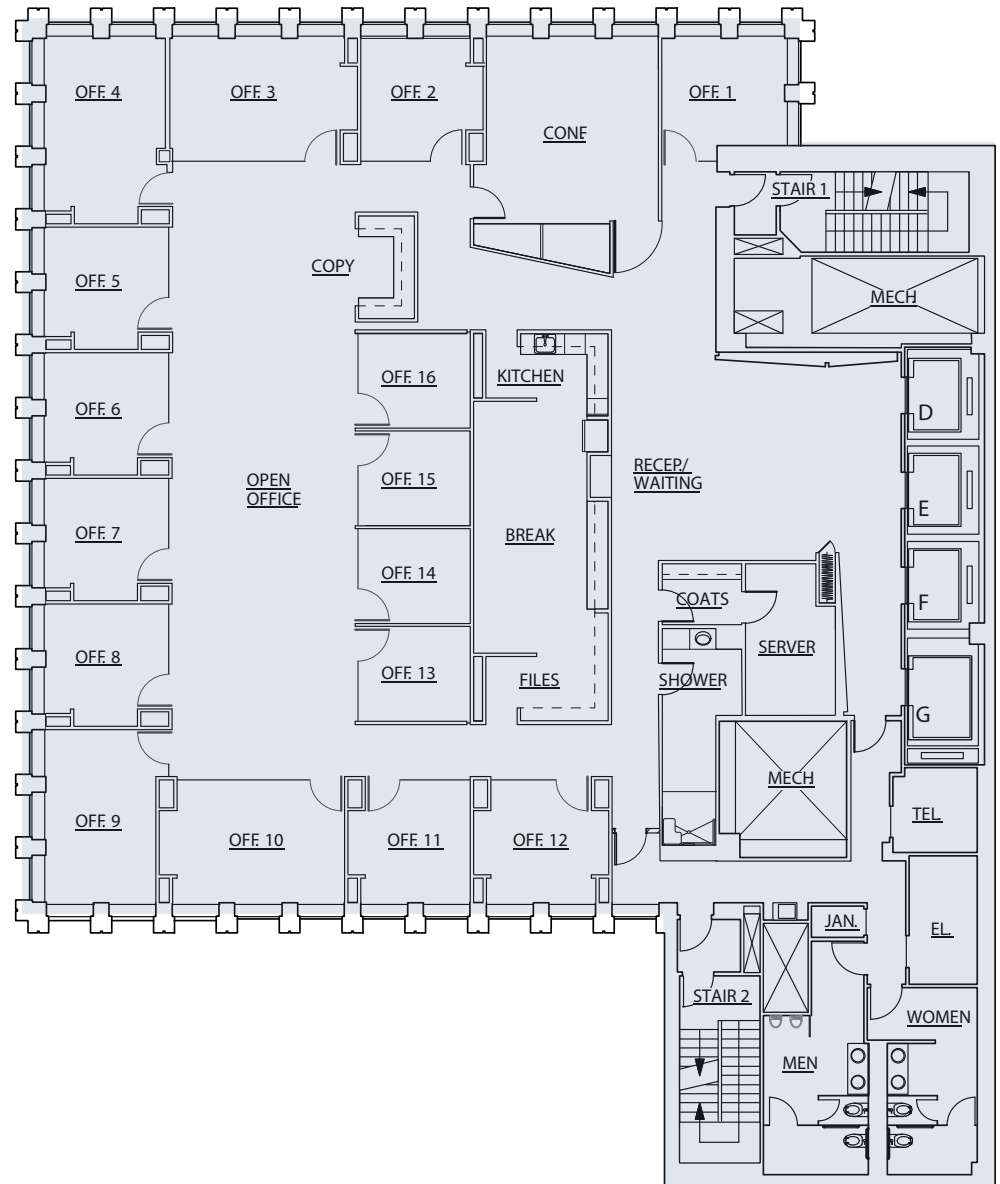


### Available Now Full floor

High end law firm view space

Full floor identity

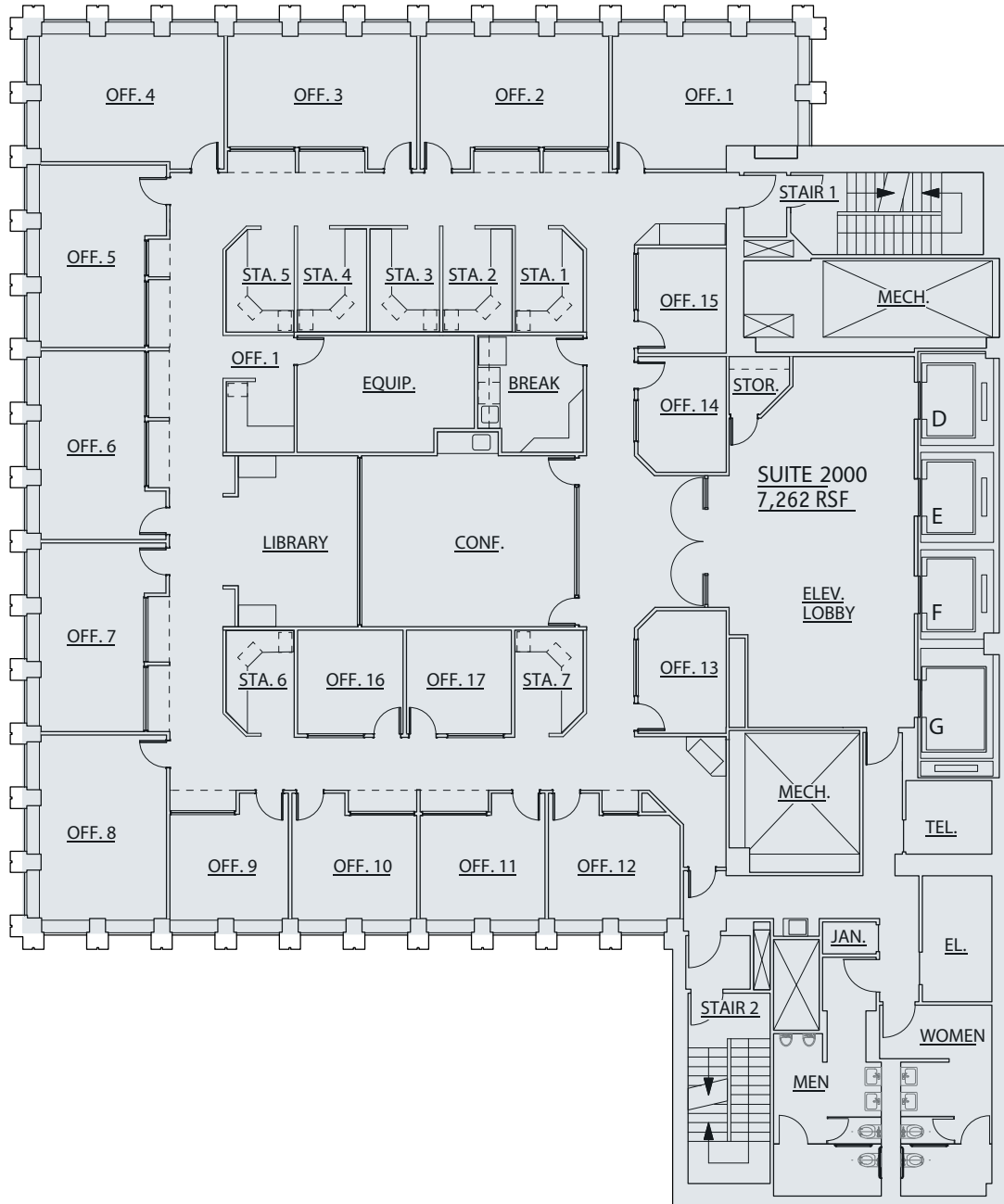
16 Private offices and large conference room



# SUITE 1900 | 7,905 RSF

**Available Now**  
Full floor

- Full floor law firm view space
- 9 associate offices
- 8 large window-line partner offices
- Improvement allowance available
- Elevator identity, excellent outlooks



SUITE 2000 | 7,905 RSF

The Financial District has been the heart of San Francisco since its inception. Today it remains the premier destination for companies and visitors looking for an abundance of service and entertainment amenities.



10

minute walk to the Ferry Terminal



13

minute walk to the Salesforce Transit Center



8

minute walk to BART



- Food
- Hotels
- Retail
- Fitness

# LOCATION AMENITIES

# 456

## MONTGOMERY

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