

601

| montgomery

Wide Range of Available Suites

1,000 - 50,000 RSF

Flexible Terms

AVISON
YOUNG

USL
GROUP

601

Rooted in San Francisco. Designed for modern work.

601 Montgomery Street offers efficient, virtually column-free floor plates designed for flexible, open configurations and office-intensive use. A complimentary, on-site conference center supports collaboration without compromising dedicated workspace.

Located in the core of San Francisco's Financial District, the building provides exceptional transit access and immediate proximity to Jackson Square, North Beach, and Chinatown.

Building features and amenities

 <p>Building Conference center</p>	 <p>On-site Property Management</p>	 <p>24 hour lobby attendant</p>	 <p>On-site deli</p>
 <p>On-site parking</p>	 <p>Secure bike parking</p>	 <p>Efficient suites</p>	 <p>Showers and lockers</p>
 <p>Rooftop lounge</p>	 <p>Public transportation access</p>	 <p>Montgomery BART access</p>	 <p>Long term ownership</p>



Current availabilities

Suite	RSF available	Date Available	Space comments
400	5,556	Now	Ideal for law firm. 14 offices, conference room, kitchen
425	2,887	Now	Currently in shell condition, will require construction (5 year term)
460	3,731	August	4 team rooms, conference room, open kitchen. Corner suite views of Pyramid
518	2,198	Now	6 private offices and conference room
535	1,430	Now	3 private offices and open area
650	5,594	Now	6 team rooms, 1 conference room, large open area, kitchen. Double door identity
655	2,028	Now	Corner suite. 7 enclosed rooms
665	1,618	Now	Facing Montgomery St. 4 large rooms, kitchen, small open area
675	3,295	Now	2 conference rooms, 1 huddle room, open area for approx. 24 workstations, kitchen. Corner suite
750	3,128	PENDING	10 offices, conference room, kitchen. Facing Montgomery Street
810	1,532	Now	3 offices, small conference room, production/storage room. Bright corner suite
888	1,868	Now	4 private offices, open area. Double door identity off elevator
900	14,178	Now	Full floor with 38 offices, kitchen and open areas for support
1088	2,106	Now	5 offices, open area and enclosed kitchen
1200	4,956	Now	8 private offices, conference room, kitchen and open area.
1475	4,211	Now	7 enclosed room, kitchen, training / board room. Modern finishes
1500	14,291	Now	Full floor. 11 offices, 3 conference rooms, kitchen/lounge, bonus restroom. Water views
1600	14,349	Now	Full floor. 13 offices, 2 conference rooms, kitchen, 2 phone rooms, bonus restroom. Water views
1700	14,324	Now	Full floor. 6 offices, 3 conference rooms, kitchen. Water views
1800	2,053	December	3 private offices, small conference room, kitchen, production/IT room. Montgomery Street outlooks
1830	2,659	Now	2 conference rooms, open area and open kitchen
1850	7,824	Now	5 offices, board room, conference room, 2 kitchens. North waterfront and city views
1900	10,164	Now	17 private offices, board room, kitchen. City/Bay views

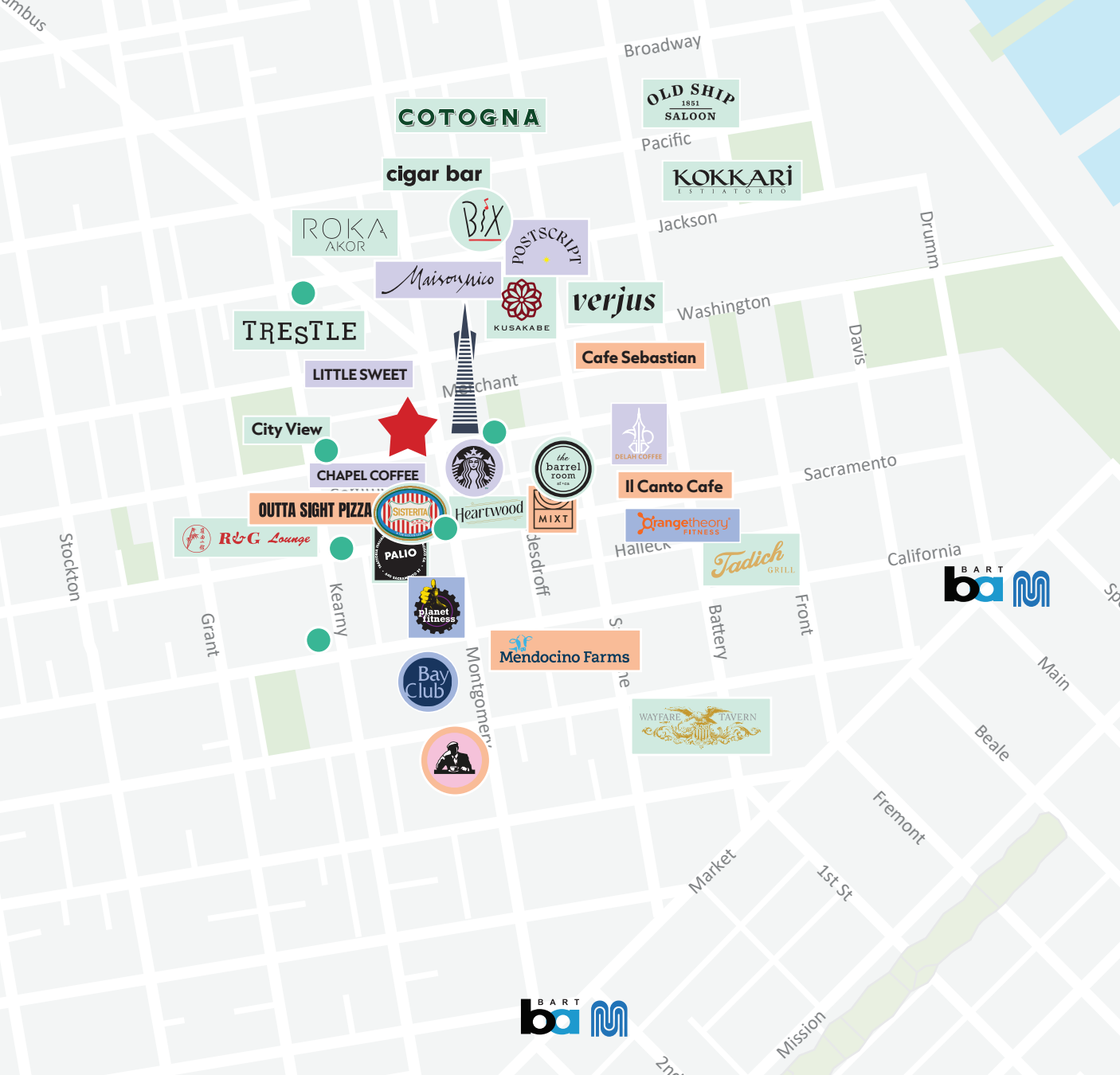
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Central to neighborhood perks

Notable Restaurants & Bars

- | | |
|-------------------|--------------------|
| BIX | Cotogna |
| City View Dim Sum | Kokkari Estiatorio |
| Tadich Grill | Sisterita |
| Cigar Bar | Old Ship Saloon |
| The Barrel Room | Wayfare Tavern |
| Kusakabe | Palio |
| R&G Lounge | Trestle |
| Heartwood SF | Verjus |
| Roka Akor | |

Hustle Fuels & Sweets

- | | |
|---------------|-------------------|
| CHAPEL COFFEE | Starbucks |
| Delah Coffee | Maison Nico |
| Little Sweet | Postscript Coffee |

Grab & Go

- | | |
|------------------|-----------------|
| Otta Sight Pizza | Mendocino Farms |
| Il Canto Cafe | Joe the Juice |
| MIXT Salads | |

Fitness / Gyms

- Planet Fitness
- Orangetheory
- Bay Club

Bus Stops

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