



# THE WESTLAKE BUILDING

*Best in Class Jackson Square Office Space For Lease*

909 MONTGOMERY ST,  
SAN FRANCISCO, CA 94133

→ [VIEW WEBSITE](#)

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### PROPERTY HIGHLIGHTS

Six (6) story multi-tenant office building

Valet parking in building

24/7 lobby security

Full floor creative suites

Dedicated private decks facing San Francisco skyline

Located in Jackson Square

Blue Bottle Coffee located on ground floor

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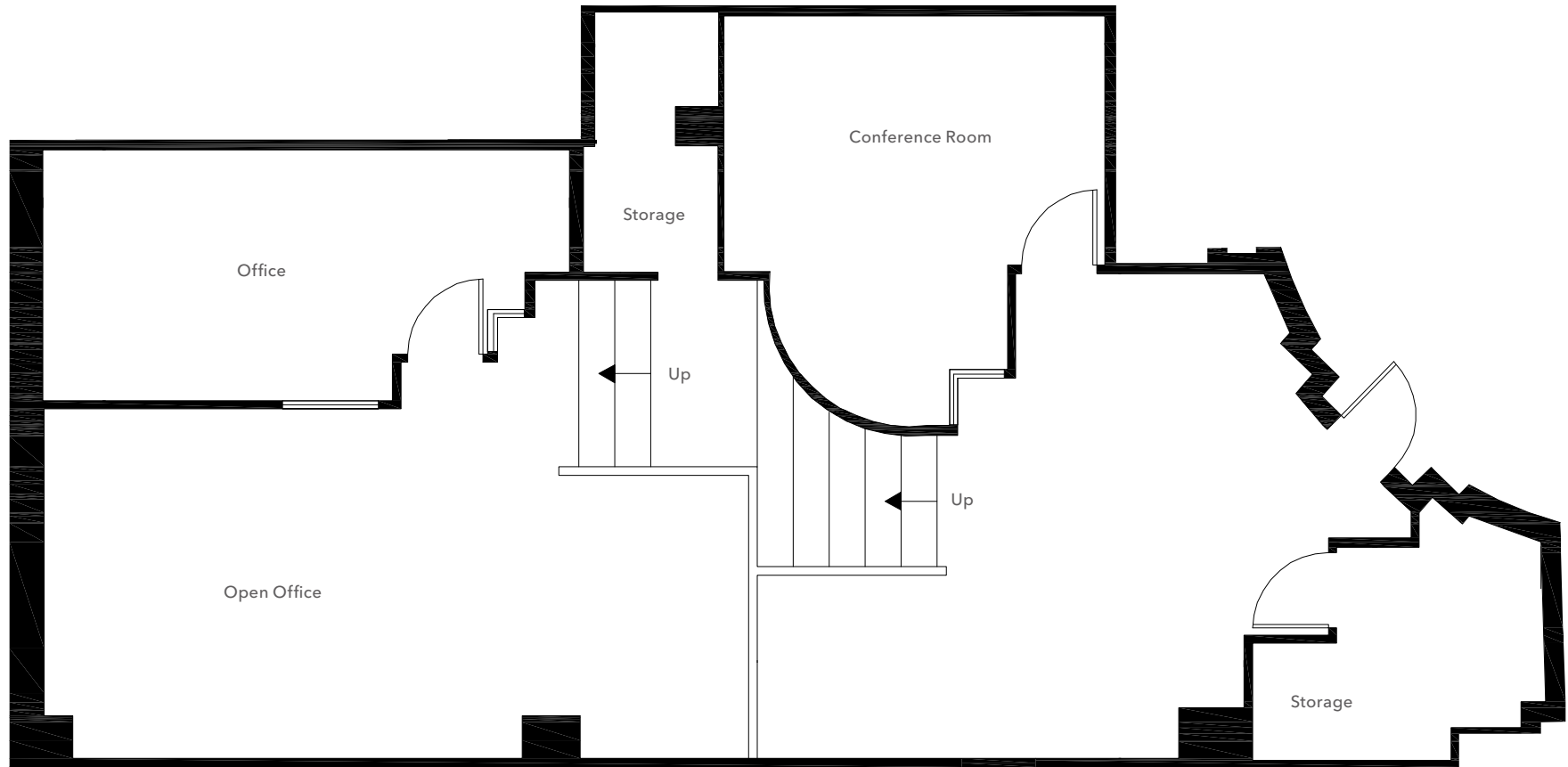
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FOR LEASE | THE WESTLAKE BUILDING





# SUITE 102 FLOOR PLAN

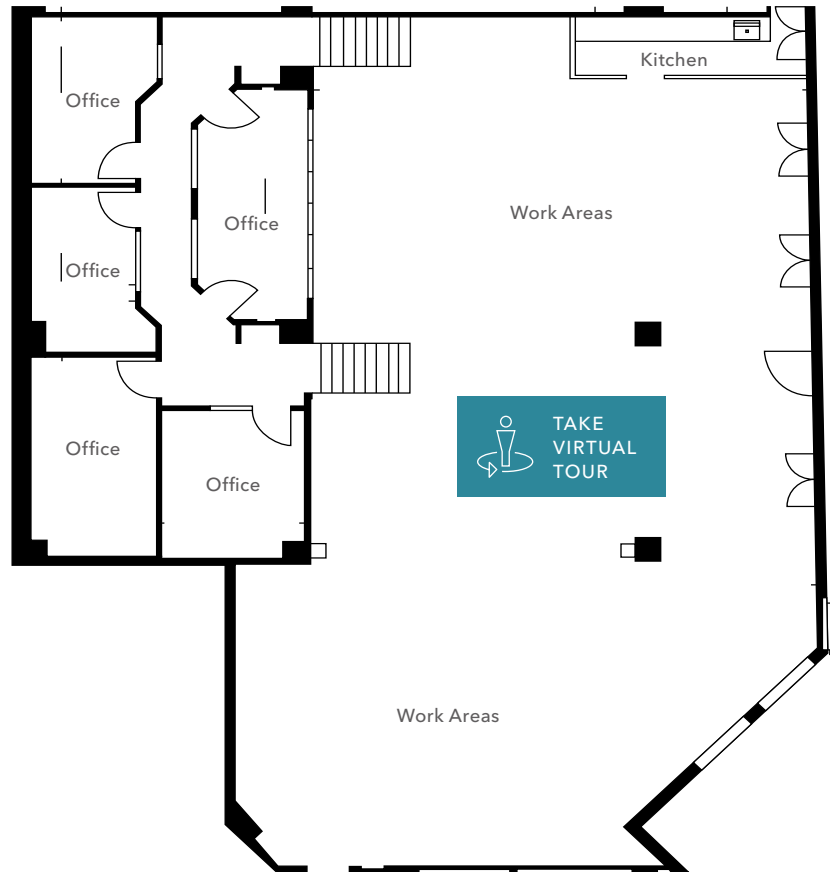


FLOOR PLAN NOT TO SCALE

Suite	Size	Offices	Kitchenette	Conference Rooms	Features
Suite 102	±1,565 SF	1	1	1	<ul style="list-style-type: none"> <li>• Ground floor suite</li> <li>• Interior space (no natural light)</li> <li>• Small kitchenette</li> <li>• Split level (50/50 of space on upper &amp; lower levels)</li> <li>• Combination of open area &amp; meeting rooms</li> </ul>



# SUITE 104 FLOOR PLAN



FLOOR PLAN NOT TO SCALE

Suite	Size	Offices	Kitchenette	Conference Rooms	Features
Suite 104	±4,082 SF	5	Yes	1	<ul style="list-style-type: none"> <li>• High ceilings</li> <li>• Meeting rooms</li> <li>• Large open area</li> <li>• Interior ground floor office suite</li> <li>• Offices on mezzanine</li> </ul>

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## SUITE 200 FLOOR PLAN

*±8,398 SF*

AVAILABLE

*JAN 1, 2027*

AVAILABLE



Excellent cityscape view

Large open area bullpen with a mix of perimeter offices and conference rooms

1 conference room

16 private offices or meeting rooms

Large production and storage area

Kitchen

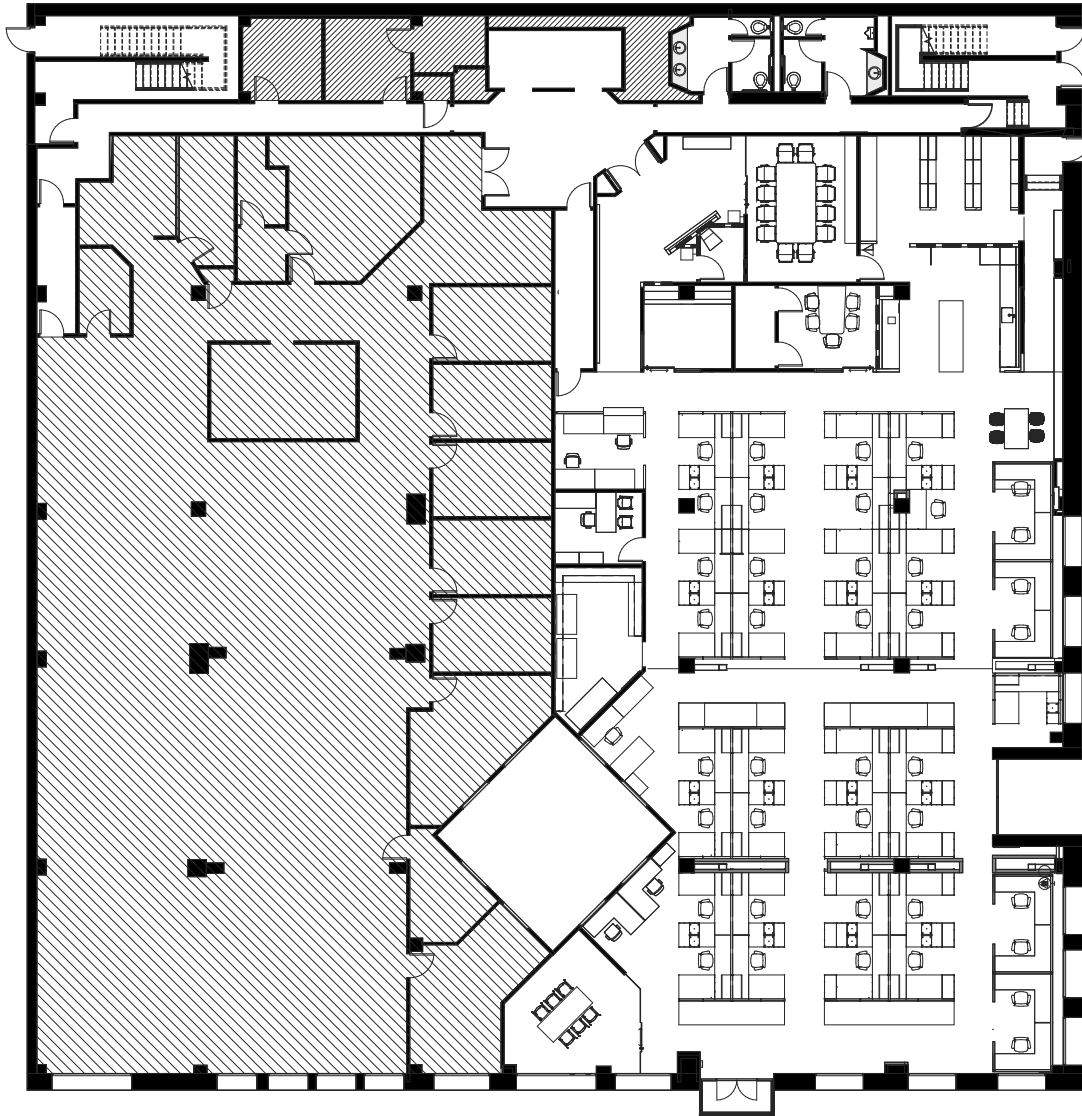
Shower

Can be combined with Suite 260 to create a +/-16,755 Sq. FT. full floor

FLOOR PLAN NOT TO SCALE



## SUITE 260 FLOOR PLAN



*±8,357 SF*

AVAILABLE

*CONTACT*

FOR LEASE RATE

*MAR 1, 2026*

AVAILABLE

Corner suite with  
excellent natural light

High end open kitchen

2 conference rooms

1 meeting room

2 private offices

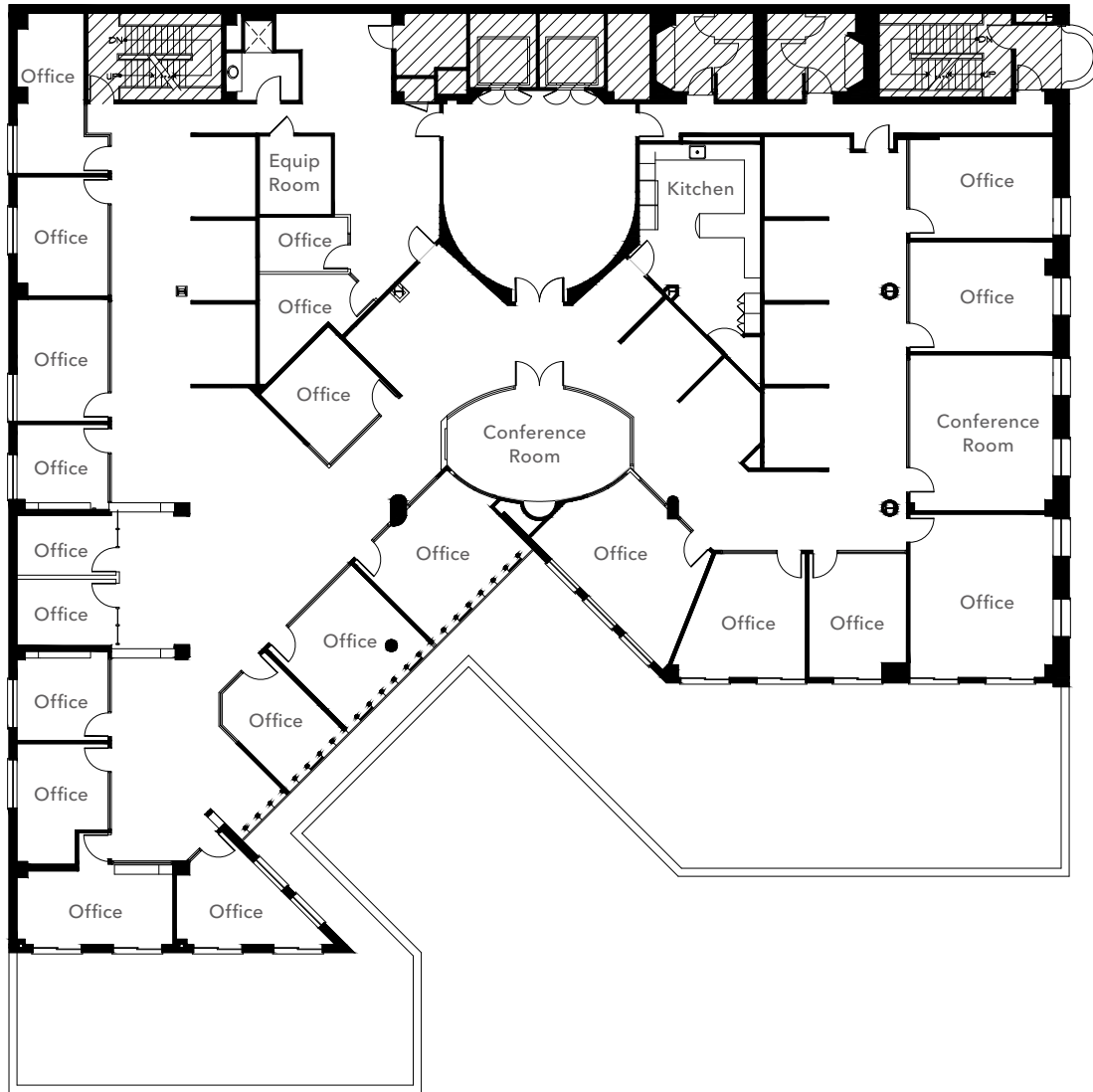
Large open area

Partial exposed ceiling  
(predominantly drop ceiling)

FLOOR PLAN NOT TO SCALE



## FOURTH FLOOR PLAN



*±11,433 SF*

AVAILABLE

*LEASE RATE*

NEGOTIABLE

*AUG 1, 2025*

AVAILABLE

Full floor identity

2 large private decks with  
bridge views

17 private offices

3 conference rooms

TI allowance available

FLOOR PLAN NOT TO SCALE

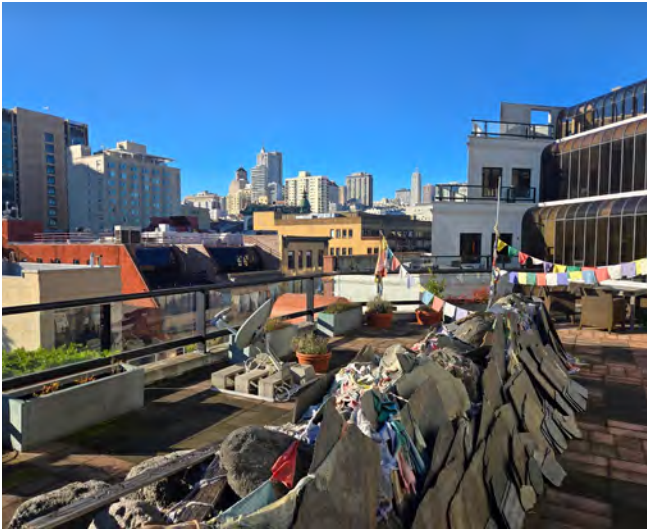
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AVAILABLE FOR LEASE

KIDDER MATHEWS

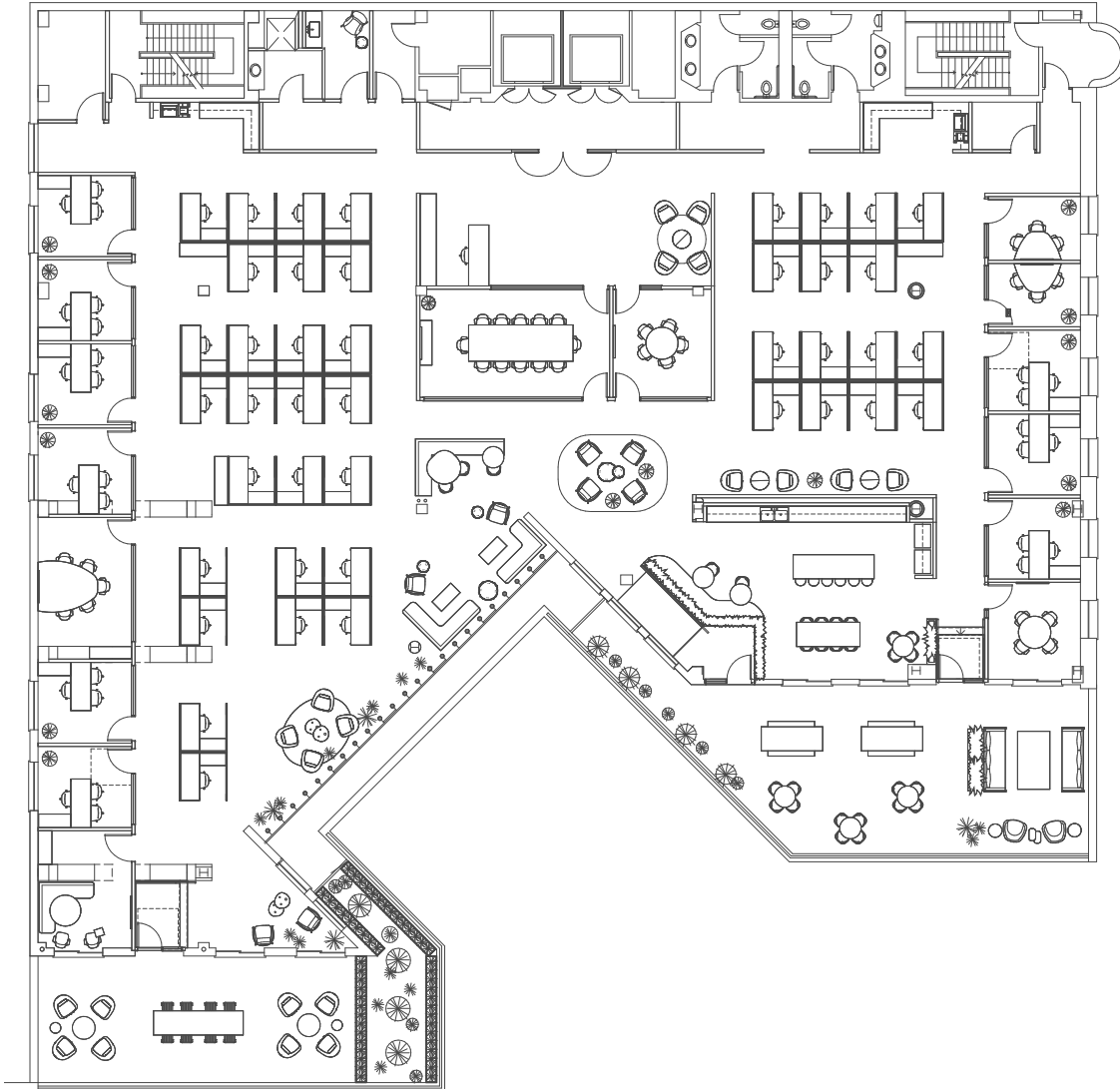
FOR LEASE | THE WESTLAKE BUILDING



# FOURTH FLOOR - PROFESSIONAL SPACE PLAN

*+11,433 SF*

AVAILABLE



HYPOTHETICAL FLOOR PLAN

FOR LEASE | THE WESTLAKE BUILDING

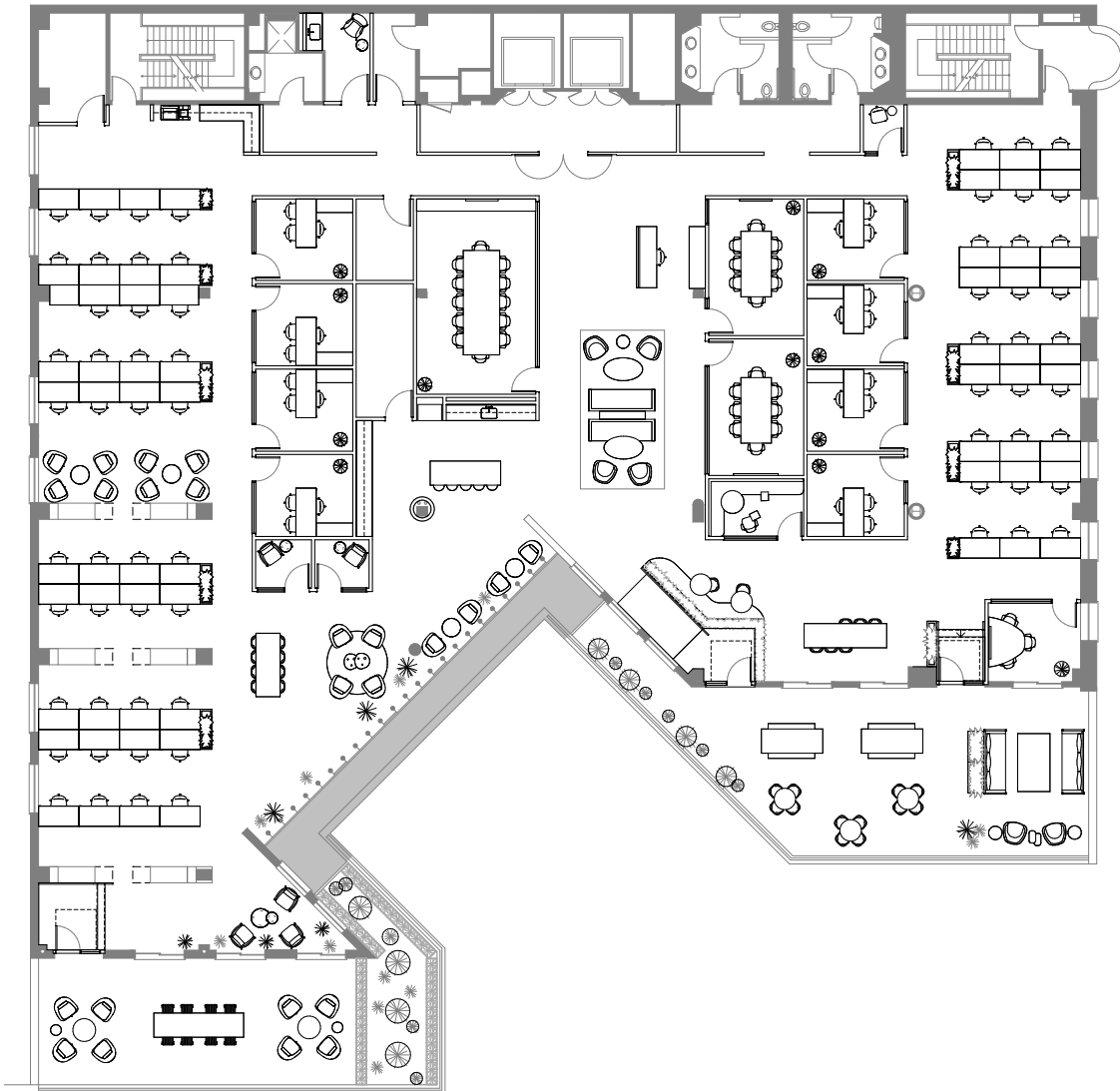


# PROFESSIONAL RENDERING

# FOURTH FLOOR - CREATIVE SPACE PLAN

*+11,433 SF*

AVAILABLE



HYPOTHETICAL FLOOR PLAN

FOR LEASE | THE WESTLAKE BUILDING

# CREATIVE RENDERING

AVAILABLE FOR LEASE

KIDDER MATHEWS



## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Peets Coffee
- 02 Starbucks
- 03 Morton's
- 04 Subway
- 05 Noah's Bagels
- 06 Chipotle
- 07 Jamba Juice
- 08 Cheesecake Factory
- 09 California Pizza Kitchen
- 10 McDonald's
- 11 Shake Shack
- 12 In-N-Out Burger
- 13 Dicky's BBQ
- 14 Wayfare Tavern

### LIFESTYLE & FITNESS

- 01 24 Hour Fitness
- 02 Fitness SF Embarcadero
- 03 Orangetheory Fitness
- 04 Planet Fitness
- 05 Equinox
- 06 Fitness SF Transbay
- 07 SF Museum of Modern Art
- 08 Yerba Buena Center for the Arts
- 09 San Francisco City Hall
- 10 Asian Art Museum
- 11 Orpheum Theatre
- 12 Union Square
- 13 Coit Tower

### RECREATION & PARKS

- 01 Salesforce Park
- 02 Yerba Buena Gardens
- 03 St Mary's Square
- 04 Rincon Park
- 05 Sue Bierman Park
- 06 Sydney G Walton Square
- 07 Civic Center Plaza

### SCHOOLS

- 01 John Yehall Chin Elementary
- 02 Jean Parker Elementary
- 03 Redding Elementary
- 04 Stuart Hall High School
- 05 Gordon J. Lau Elementary
- 06 City College of San Francisco



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