



ONE MONTGOMERY
TOWER



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

AN OUTSTANDING
PRESENCE
IN THE CENTER
OF IT ALL.





ONE MONTGOMERY TOWER HIGHLIGHTS



MAJOR LOBBY RENOVATION
Starting Q4 2026



PANORAMIC VIEWS
of the city and North Bay, capturing
the Golden Gate Bridge



MAXIMUM DESIGN FLEXIBILITY
12' Exterior column span, 40' north and
south core depths, 20k SF floorplates and
12' ceiling heights



CROCKER GALLERIA
90,000 SF of retail on 3 levels, roof
gardens, free Wi-Fi, and renovations
coming soon



PUBLIC TRANSPORTATION
Steps from all major public transportation
including BART/MUNI



BUILDING AMENITIES



CLIENT LOUNGE



CONFERENCE CENTER



GYM



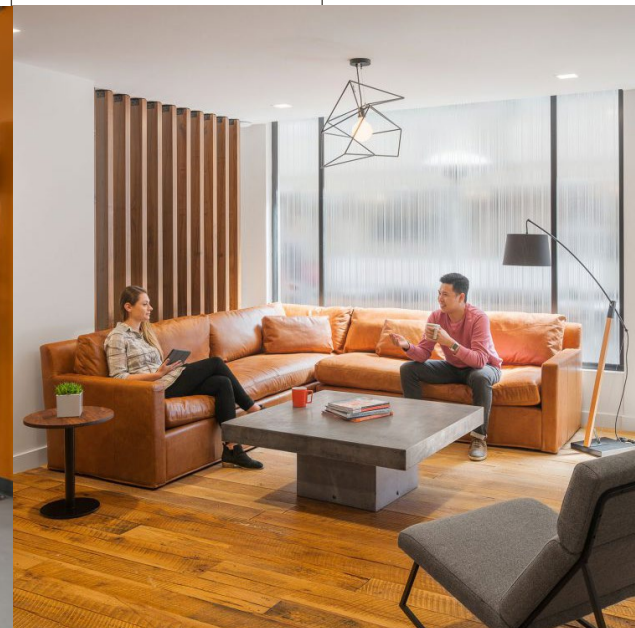
EXPANSIVE BIKE PARKING



PARKING GARAGE



SHOWERS & LOCKERS



ONE MONTGOMERY TOWER IS A 38-STORY, CERTIFIED LEED PLATINUM, CLASS A OFFICE BUILDING



Certified
LEED Platinum



Energy Star
Rating of 85



Fitwel Star
Rating of 1



IREM Certified
Sustainable Property



Wired Score
Certified Gold



SF Outstanding
Building of the Year
(‘22, ‘23, ‘24)



Pac Southwest
Outstanding Building
of the Year (‘22, ‘24)



International
Outstanding Building
of the Year (‘24)





IDEALLY LOCATED ON THE BORDER OF THE NORTH & SOUTH FINANCIAL DISTRICTS



DINING

Rooster & Rice
Ladle & Leaf
Jamba
Per Diem - Financial District
Holbrook House
Holy Nata
Blue Bottle Coffee
Flywheel Coffee
Noah's NY Bagels
Katsu-ya
The Treasury
Blue Bottle Coffee
Hi City
Red Bay Coffee

Peet's Coffee
Coffee Bar Montgomery
La Fromagerie Cheese Shop
Proper Food
Bamboo Asia
Asha Tea House
E&O Kitchen and Bar
Chipotle Mexican Grill
Iron Horse Cocktails
Joyride Pizza, Market St
Local Edition
Blue Bottle Coffee
Chotto Matte SF
Wayfare Tavern

hed verythai
MIXT Salads
Bombay Brasserie
Starbucks
Posh Bagel
Super Duper Burgers
Poke Bowl
Yank Sing (Stevenson St.)
Uno Dos Tacos
Peet's Coffee
CoCo Bubble Tea- DT SF
Bin's Kitchen LLC
Bun Mee



HOTELS

Kimpton Hotels & Restaurants
Galleria Park Hotel
The Ritz-Carlton Club, SF
Palace Hotel, a Luxury Collection Hotel, SF
Omni San Francisco Hotel
The Ritz-Carlton, San Francisco
Four Seasons Hotel SF at Embarcadero
Grand Hyatt San Francisco



SHOPPING

Flower Cart
Crocker Galleria
K Minamoto | SF
Apple Union Square
Ghirardelli Ice Cream & Chocolate Shop
Cartier

Nike SF
Suitsupply SF
Rolex
Moleskine - Market Street
Cask
John Varvatos



OUTDOORS

One Montgomery Terrace
McKesson Plaza
One Bush Plaza
Market Street Plaza
560 Mission Street Plaza
Union Square



FITNESS

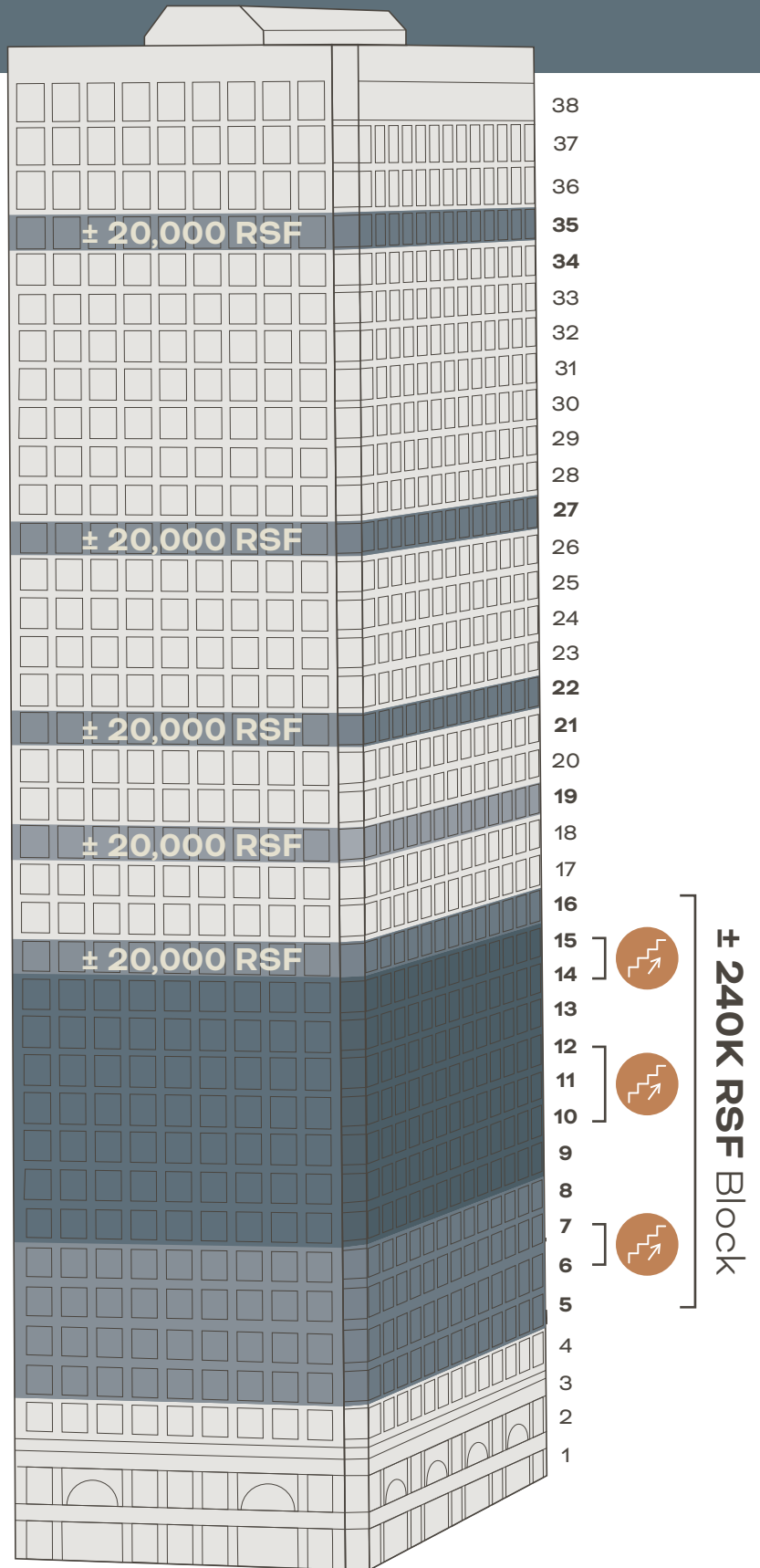
Equinox Sports Club SF
24 Hour Fitness
Barry's FiDi
Equinox Pine Street
XCore

ONE MONTGOMERY TOWER AVAILABILITY:

TOTAL
AVAILABLE
± 320,000

± 140,000 RSF
Available 6/2028

± 80,000 RSF
Available 2026



SUITE 500

± 20,000 RSF
AVAILABLE 8/1/26

CREATIVE FULL FLOOR

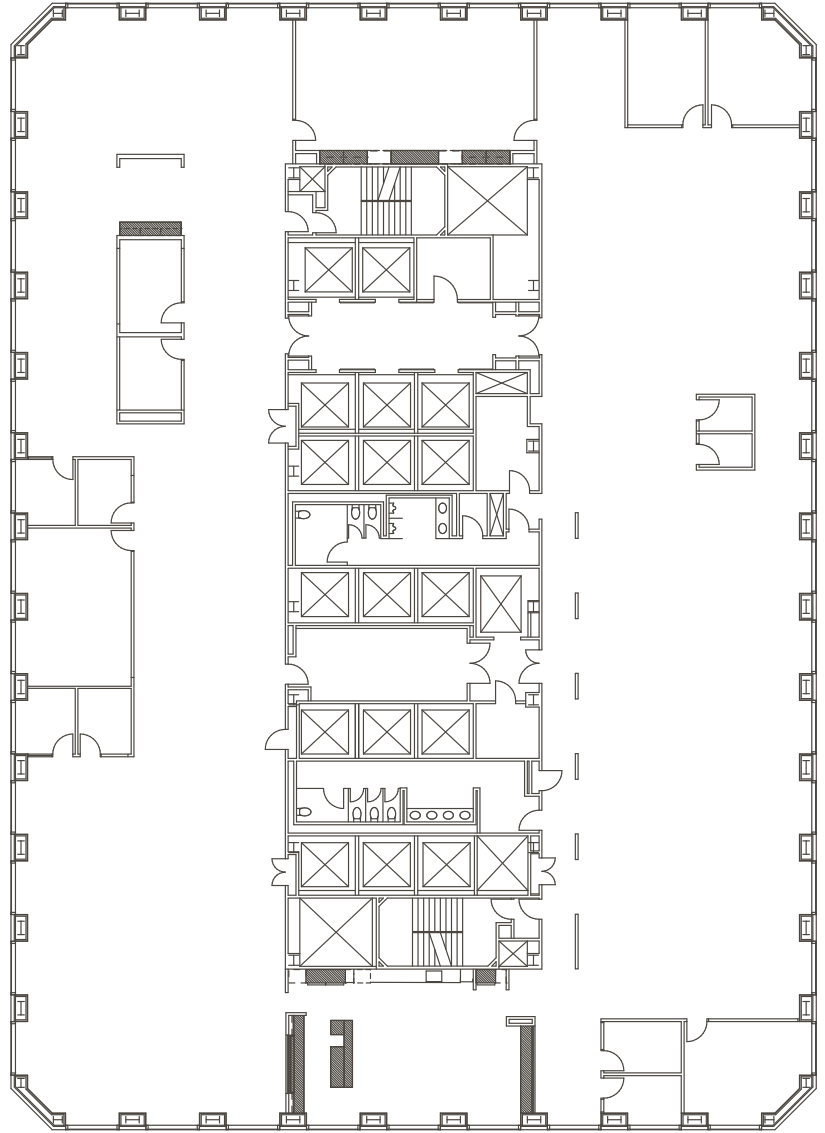
1 LARGE CONFERENCE
ROOM

5 MEDIUM MEETING
ROOMS

8 SMALL MEETING
ROOMS

2 PHONE ROOMS

OPEN AREA FOR
WORKSTATIONS



MATTHEW SHEWEY

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TED DAVIES

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SUITE 600

± 20,000 RSF
AVAILABLE 8/1/26

INTERNAL STAIRCASE TO
7TH FLOOR

CREATIVE FULL FLOOR

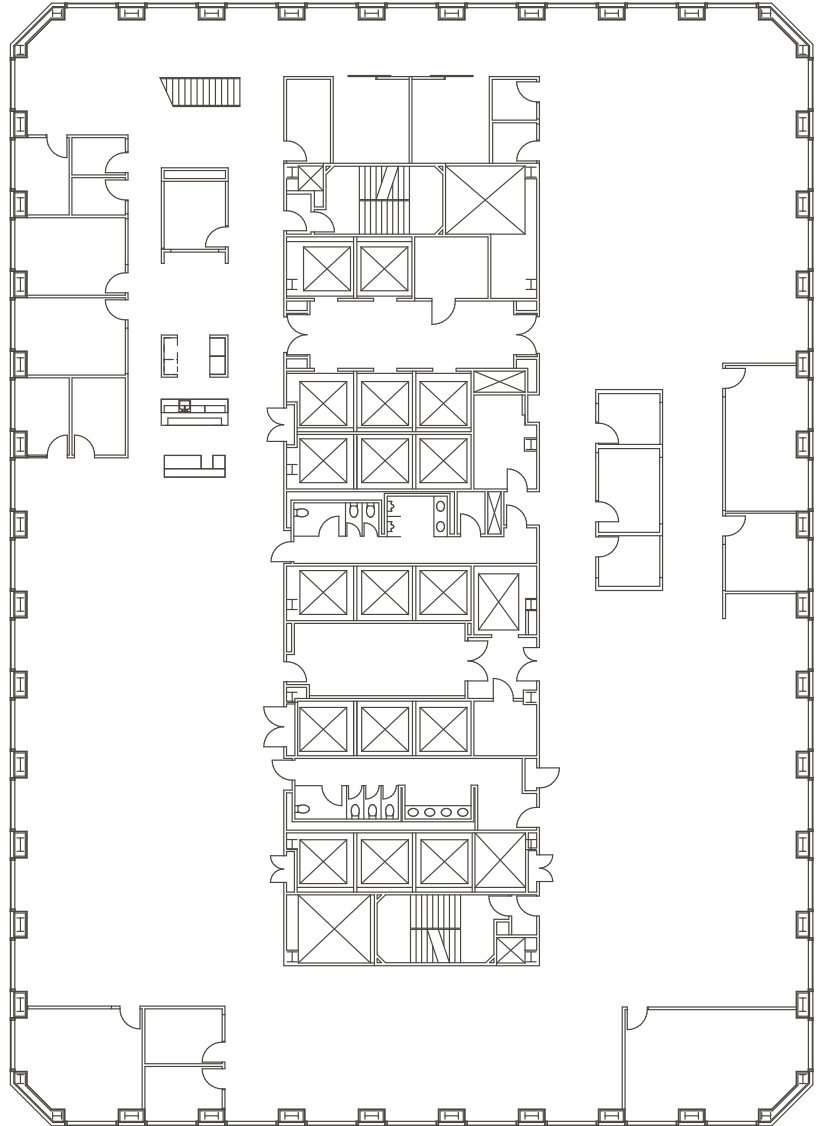
4 MEDIUM MEETING
ROOMS

8 PRIVATE OFFICES

4 SMALL MEETING
ROOMS

2 PHONE ROOMS

OPEN AREA



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SUITE 700

± 20,000 RSF
AVAILABLE 8/1/26

INTERNAL STAIRCASE TO
6TH FLOOR

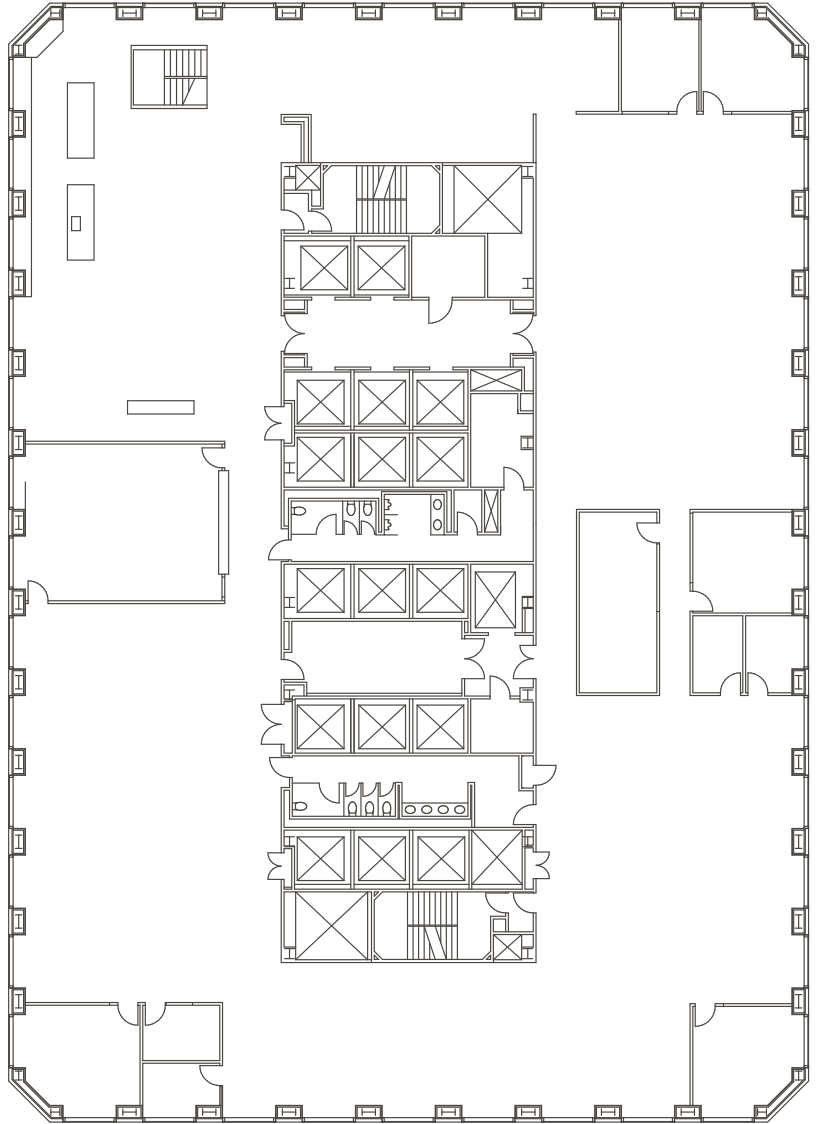
1 BOARDROOM

5 LARGE MEETING
ROOMS

4 PRIVATE OFFICES

MAIN RECEPTION AREA
WITH LARGE OPEN
KITCHEN

OPEN AREA



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SUITE 800

± 20,000 RSF
AVAILABLE 11/1/26

LARGE BOARDROOM

4 MEDIUM CONFERENCE
ROOMS

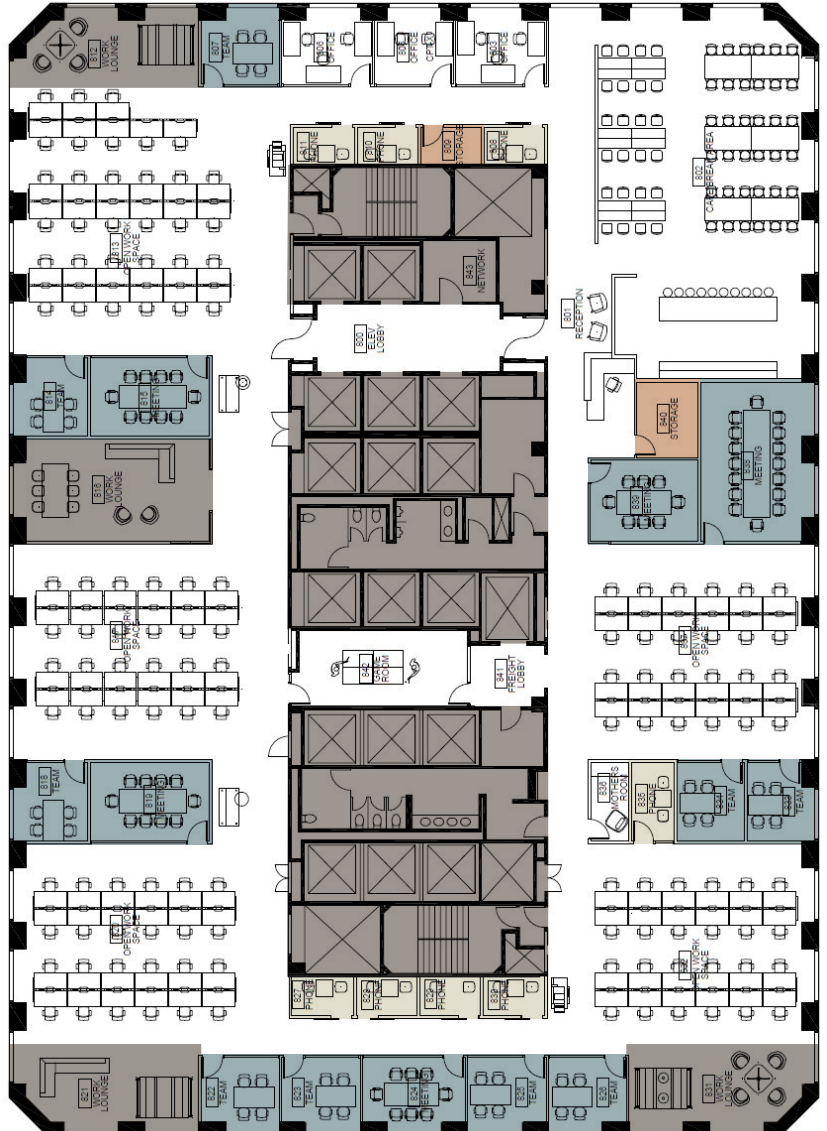
9 SMALL MEETING
ROOMS

3 PRIVATE OFFICES

8 PHONE ROOMS

LARGE KITCHEN WITH
CAFETERIA SEATING

±128 WORKSTATIONS



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SUITE 900

± 20,000 RSF
AVAILABLE 6/1/28

1 LARGE CONFERENCE
ROOM

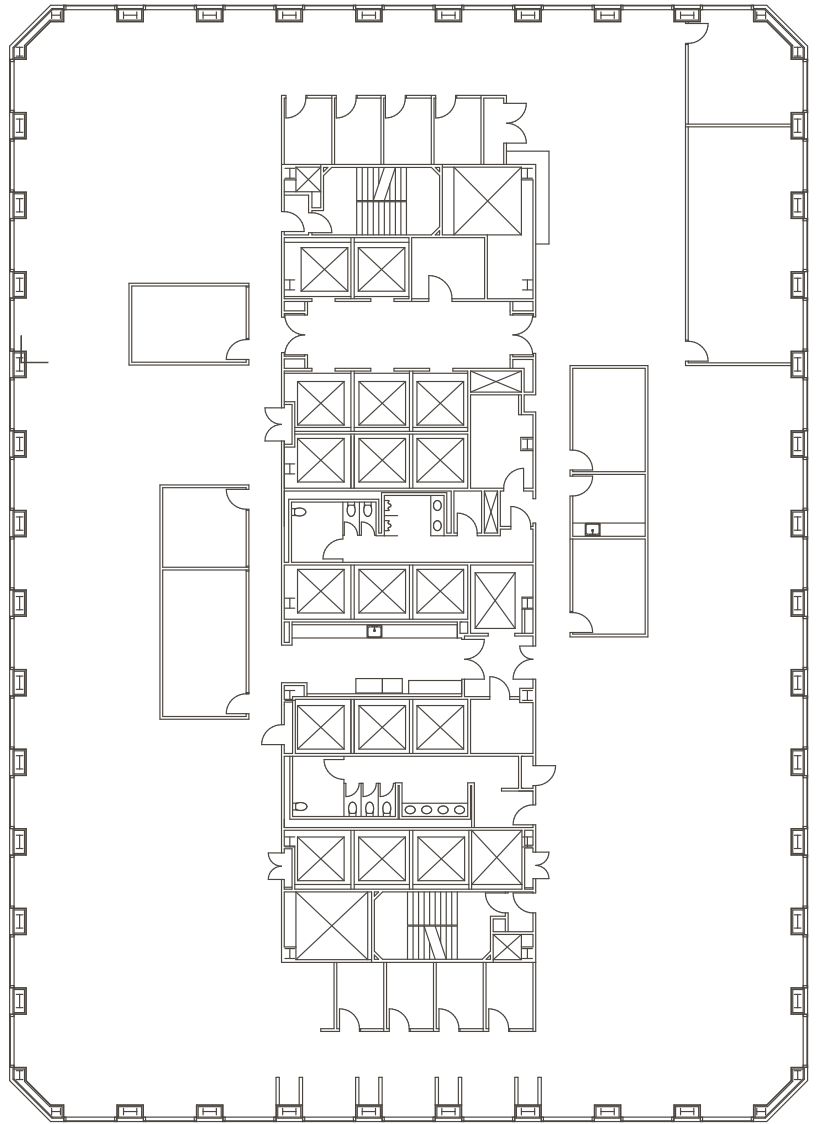
6 MEETING ROOMS

LARGE ALL-HANDS/CAFE
SPACE

LARGE KITCHEN

9 PHONE ROOMS

±126 DESKS



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SUITE 1000

± 20,000 RSF
AVAILABLE 6/1/28

INTERNAL STAIRWELL
CONNECTING THE 10TH,
11TH & 12TH FLOORS

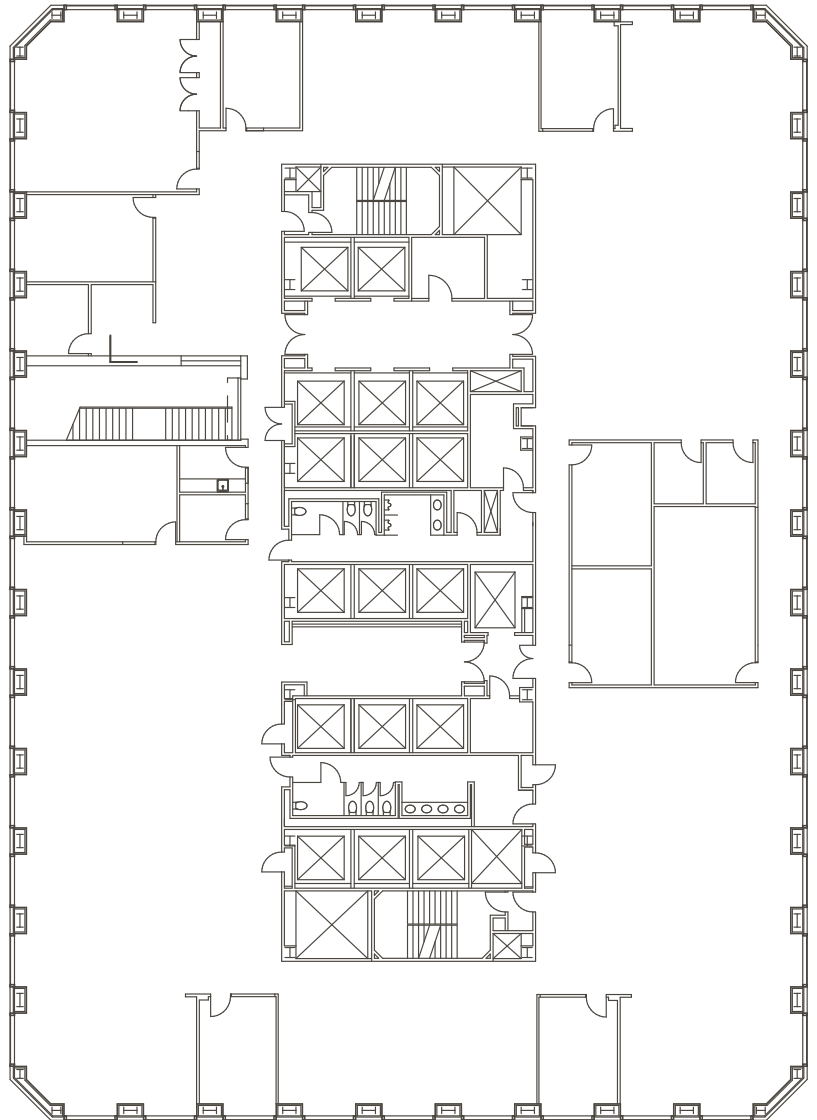
1 BOARDROOM

1 LARGE CONFERENCE
ROOM

4 SMALL CONFERENCE
ROOMS

3 PHONE BOOTHS

±132 WORKSTATIONS



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SUITE 1100

± 20,000 RSF
AVAILABLE 6/1/28

INTERNAL STAIRWELL
CONNECTING THE 10TH,
11TH & 12TH FLOORS

2 LARGE CONFERENCE
ROOMS

4 SMALL CONFERENCE
ROOMS

3 PHONE BOOTHS

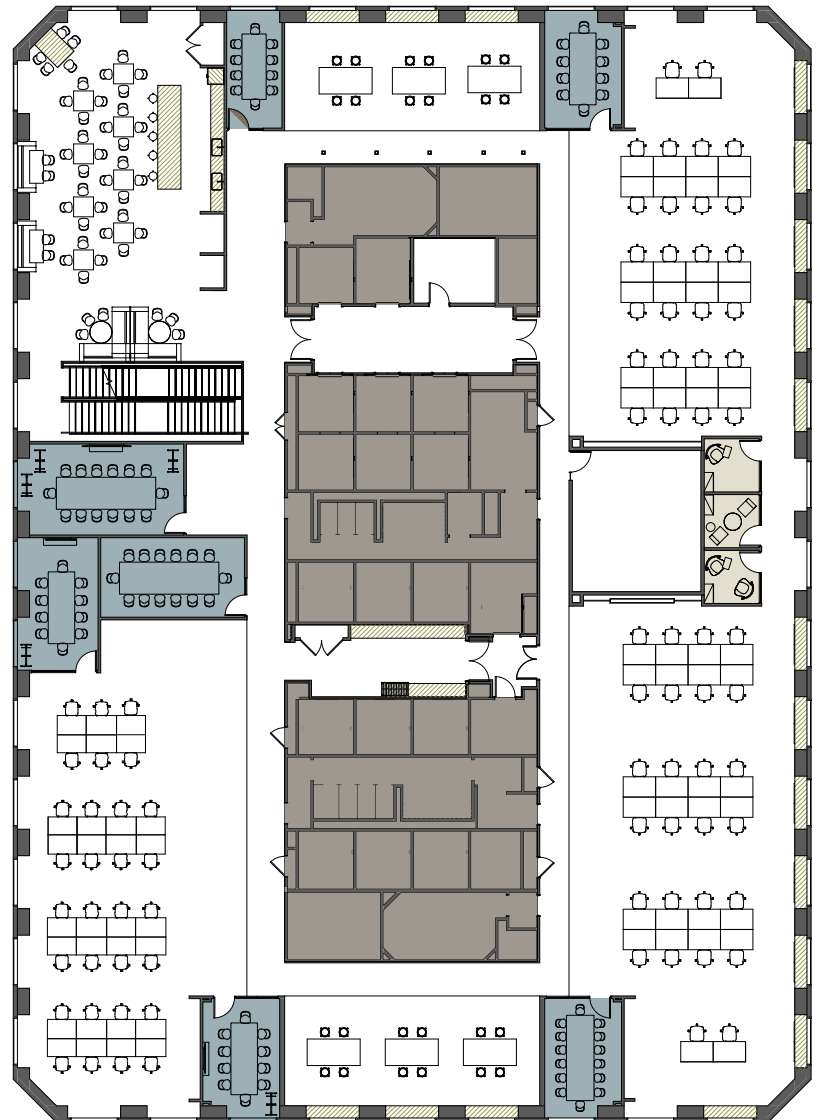
1 HUDDLE ROOM

LARGE SERVER ROOM

LARGE KITCHEN AREA

LARGE CO-WORKING
AREA

82 WORKSTATIONS



- Conference/Meeting Rooms
- Lounge Spaces
- Phone Rooms



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SUITE 1200

± 20,000 RSF
AVAILABLE 6/1/28

INTERNAL STAIRWELL
CONNECTING THE 10TH,
11TH & 12TH FLOORS

1 BOARDROOM

5 PHONE ROOMS

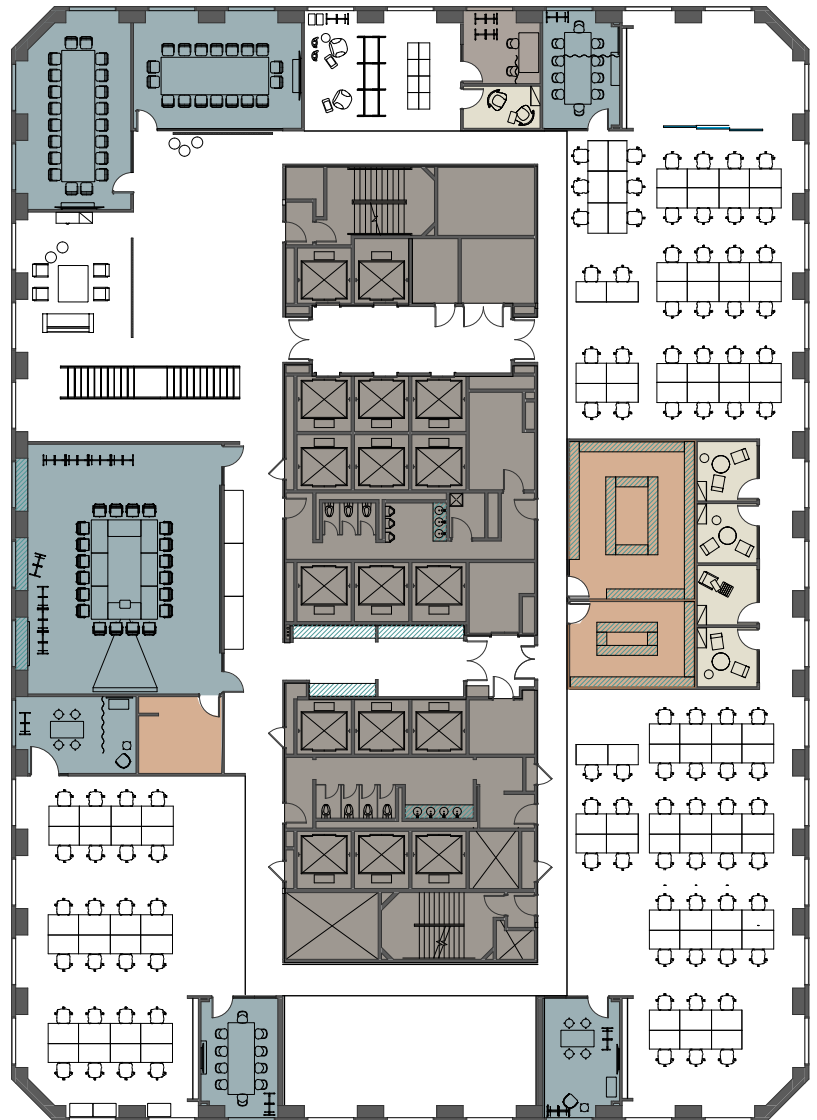
2 LARGE CONFERENCE
ROOMS

3 SMALL CONFERENCE
ROOMS

4 HUDDLE ROOMS

3 STORAGE ROOMS

98 WORKSTATIONS



- Conference/Meeting Rooms
- Lounge Spaces
- Phone Rooms
- Storage Rooms

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SUITE 1300

± 20,000 RSF
AVAILABLE 6/1/28

1 BOARDROOM

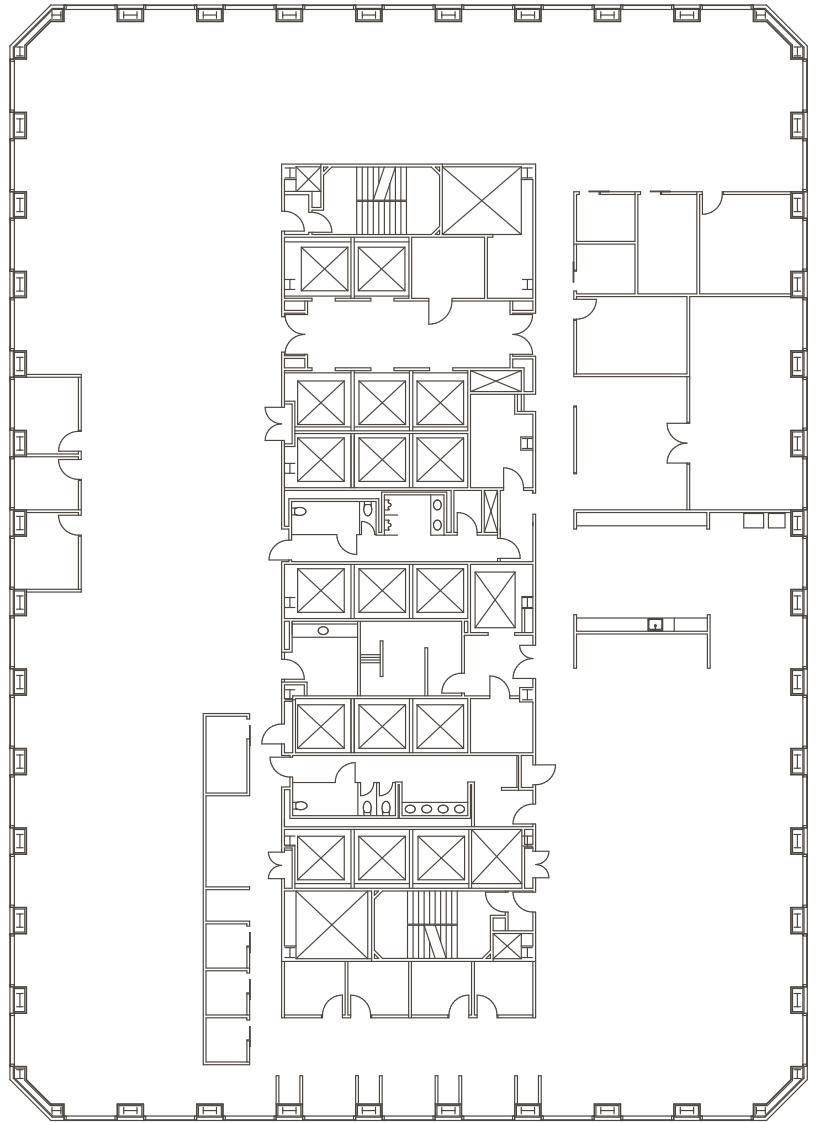
LARGE KITCHEN

10 SMALL/MEDIUM
CONFERENCE ROOMS

COLLABORATIVE
MEETING SPACES

COPY ROOM

±124 WORKSTATIONS



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SUITE 1400

± 20,000 RSF
AVAILABLE 6/1/28

INTERNAL STAIRWELL
CONNECTING TO THE
15TH FLOOR

TRAINING/ALL-HANDS
LAYOUT WITH DIVISIBLE
WALLS

LARGE KITCHEN WITH
ALL-HANDS/CAFE

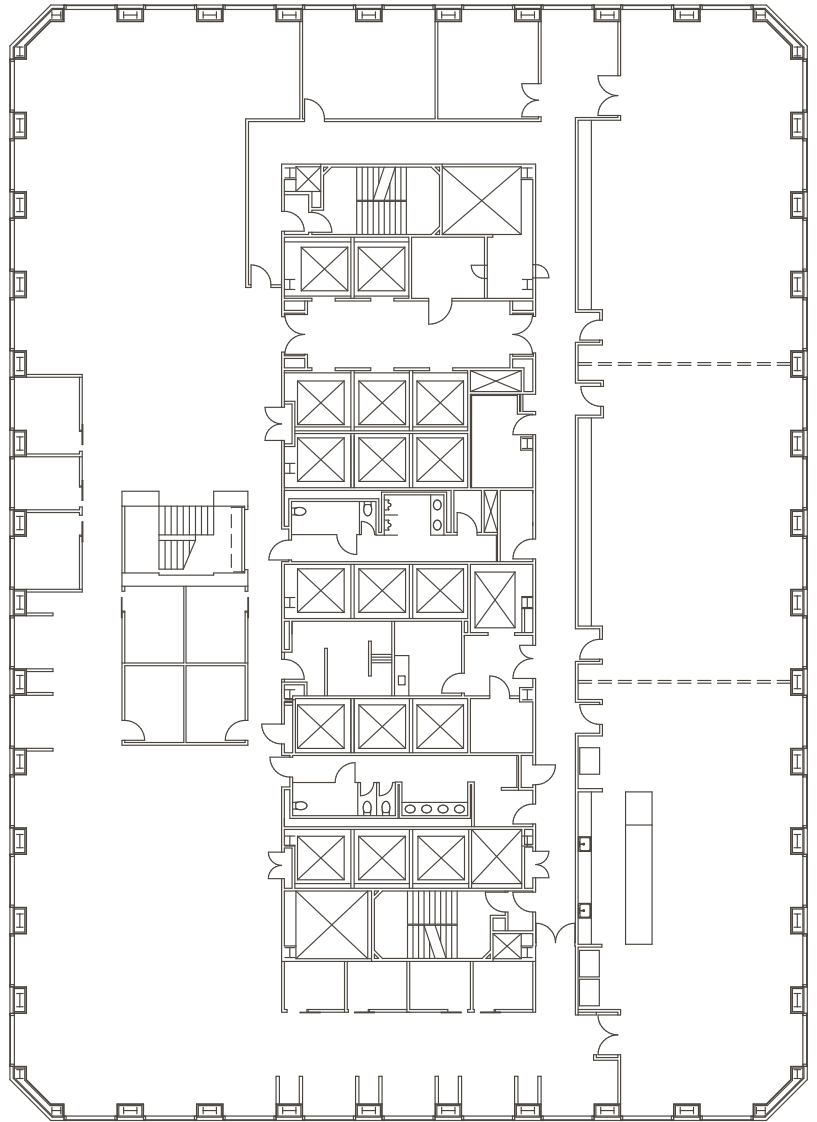
8 SMALL CONFERENCE
ROOMS

1 MEDIUM
CONFERENCE ROOM

±48 DESKS IN PLACE

ROOM FOR ±100
WORKSTATIONS

FURNITURE AVAILABLE



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SUITE 1500

± 20,000 RSF
AVAILABLE 6/1/28

INTERNAL STAIRWELL
CONNECTING TO THE
14TH FLOOR

FORMAL RECEPTION OFF
ELEVATORS

ONE 20-PERSON LARGE
BOARDROOM

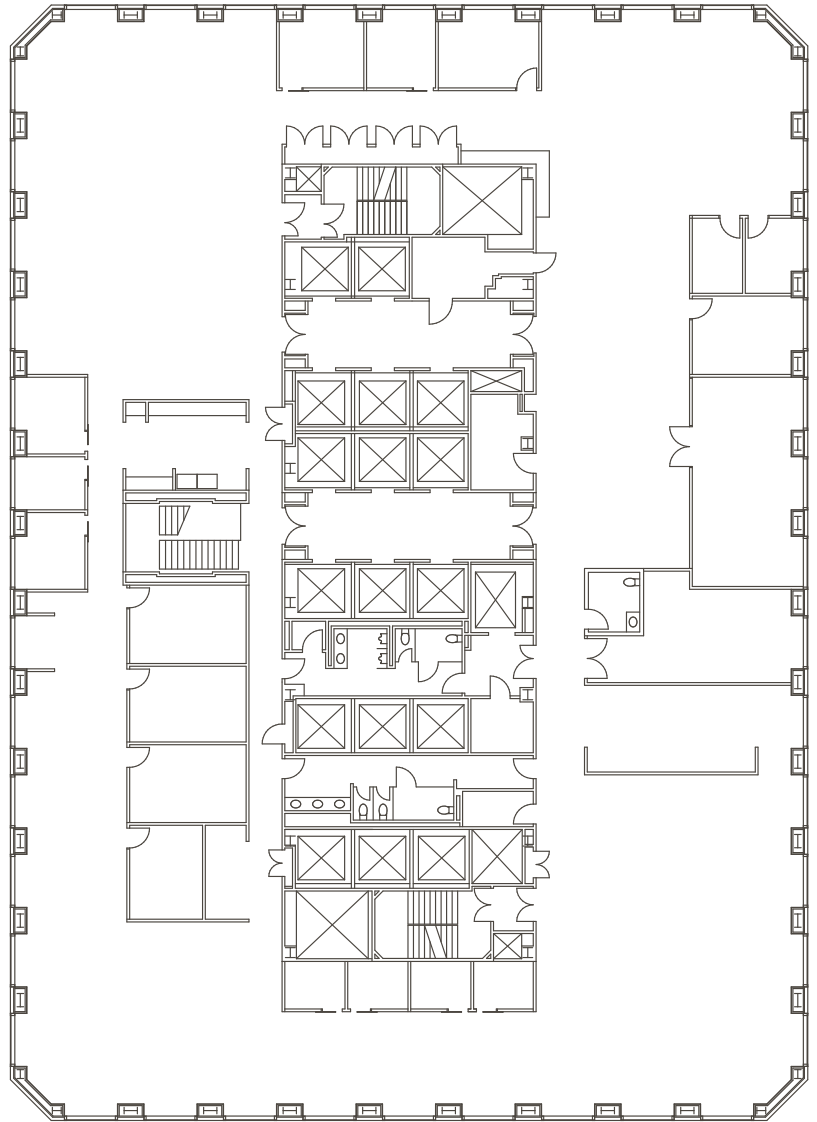
TWO 4-10-PERSON
CONFERENCE ROOMS

LARGE GALLERY KITCHEN

MULTIPLE
COLLABORATION AREAS

±104 DESKS IN PLACE

FURNITURE AVAILABLE



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SUITE 1600

± 20,000 RSF
AVAILABLE NOW

1 LARGE TRAINING ROOM

2 LARGE CONFERENCE
ROOMS

15 SMALL CONFERENCE
ROOMS

LARGE KITCHEN/
ALL-HANDS SPACE

4 PHONE ROOMS

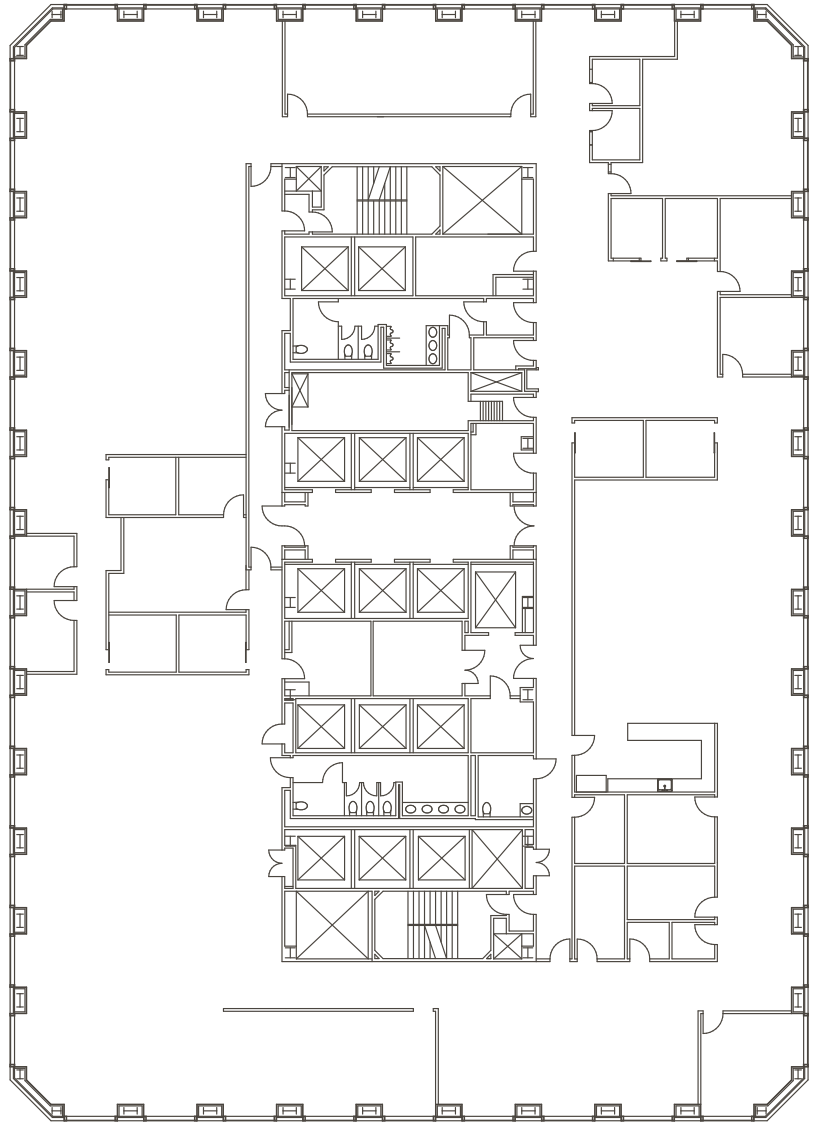
1 MOTHER'S ROOM

1 UNISEX RESTROOM

IT/SERVER ROOM

PARTIALLY EXPOSED
CEILINGS

ROOM FOR ±60
WORKSTATIONS



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SUITE 1900

± 20,000 RSF
AVAILABLE 1/1/27

1 LARGE MEETING
ROOM

12 SMALLER MEETING
ROOMS/PRIVATE
OFFICES

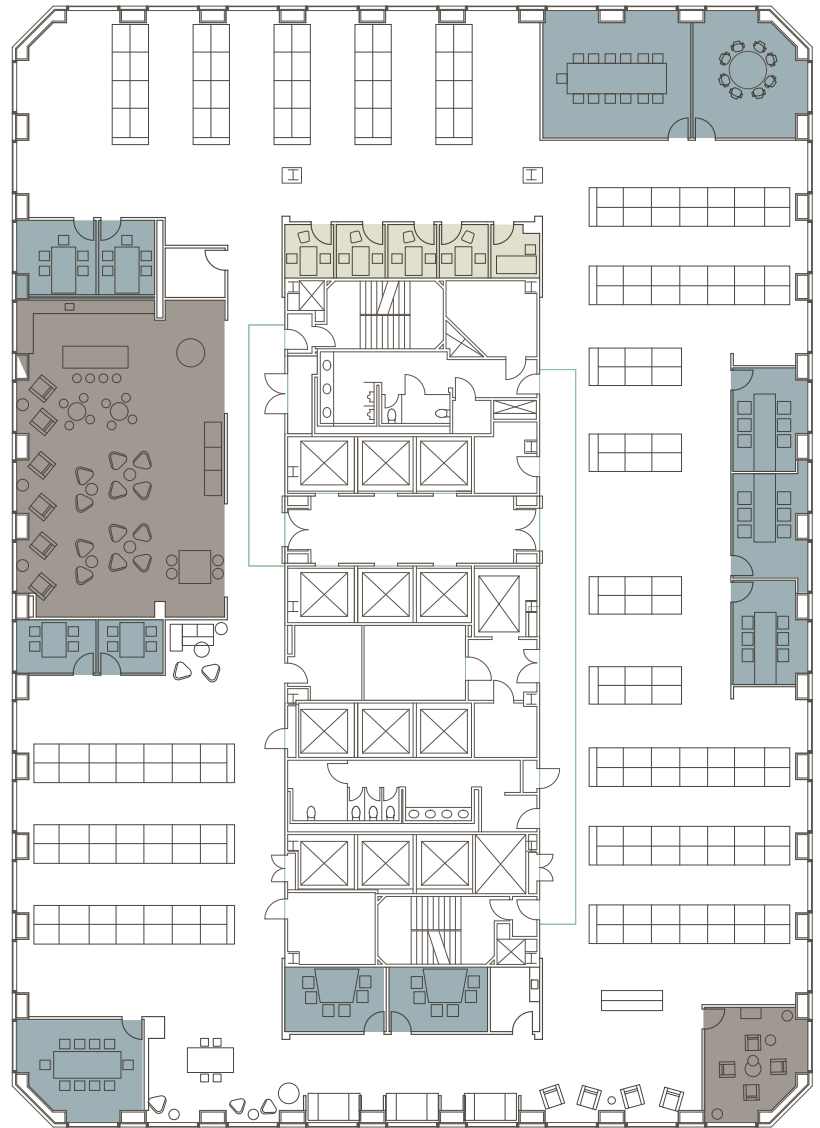
5 PHONE ROOMS

LARGE LOUNGE/
KITCHEN/RECEPTION
AREA

6 MEDIUM
MEETING ROOMS

6 SMALL MEETING
ROOMS

OPEN AREA FOR ±176
WORKSTATIONS



- Conference/Meeting Rooms
- Lounge Spaces
- Phone Rooms



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3D VIRTUAL TOUR

SUITE 2200

± 20,000 RSF
AVAILABLE NOW

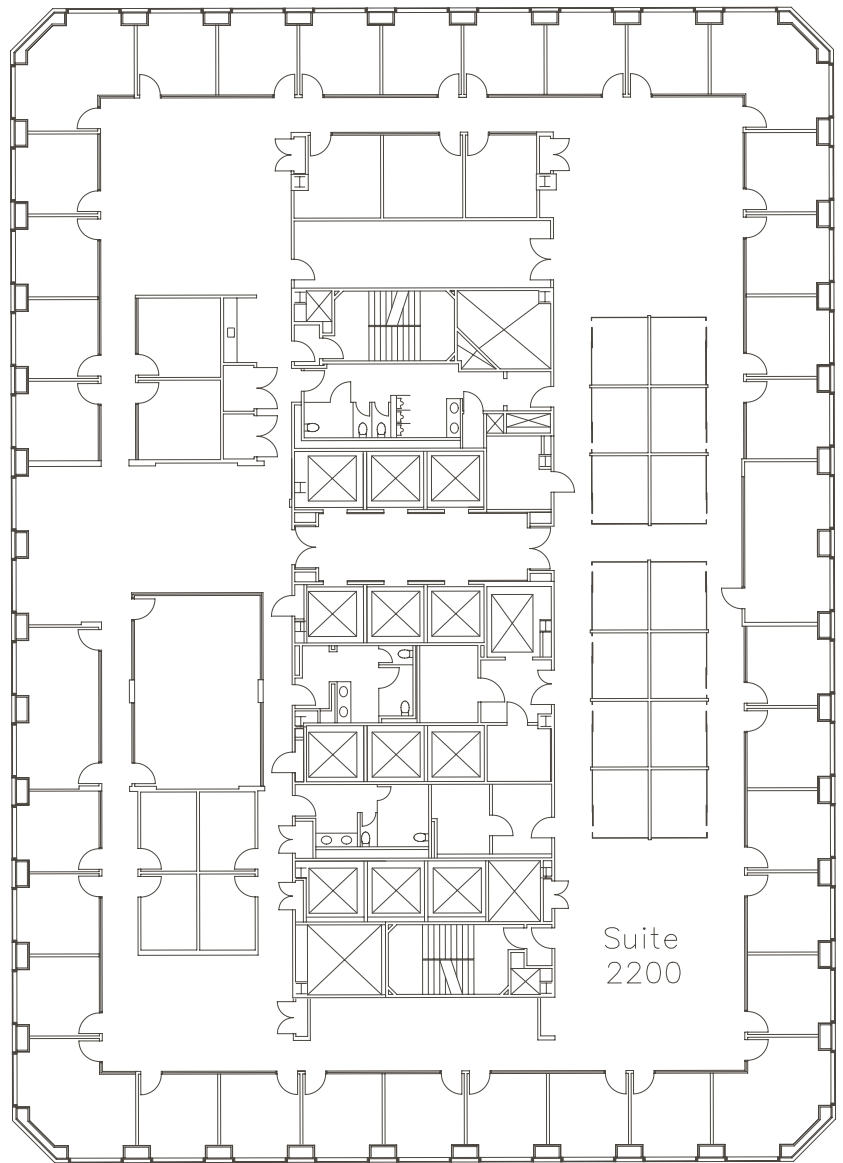
34 PERIMETER OFFICES
WITH GLASS FRONTS

20 INTERNAL OFFICES

1 LARGE CONFERENCE
ROOM

1 LARGE TRAINING
ROOM

LARGE KITCHEN



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3D VIRTUAL TOUR

SUITE 2700

± 20,000 RSF
AVAILABLE NOW

OFFICE-INTENSIVE
± 20,000 RSF
OPPORTUNITY

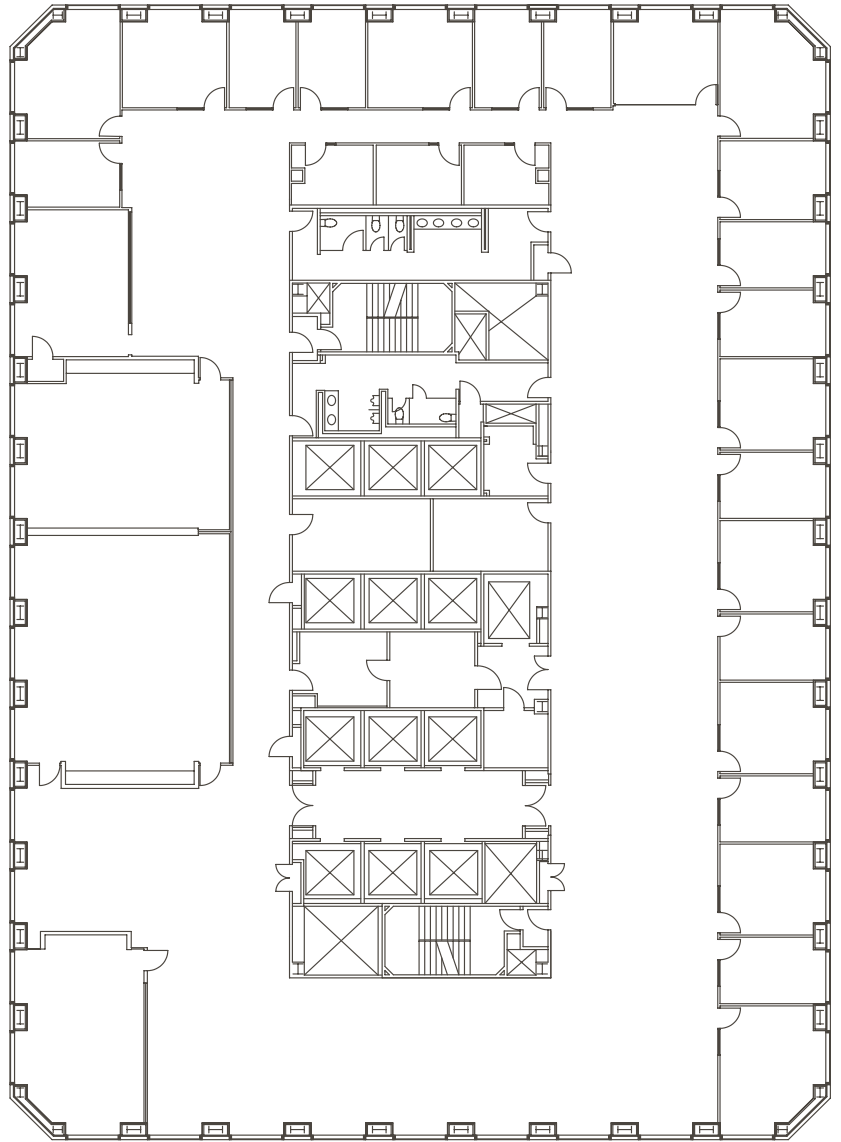
22 PERIMETER PRIVATE
OFFICES

3 INTERIOR PRIVATE
OFFICES

2 LARGE CONFERENCE
ROOMS

1 MEDIUM
CONFERENCE ROOM

NORTHERN BAY VIEWS



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3D VIRTUAL TOUR

SUITE 3500

± 20,000 RSF
AVAILABLE NOW

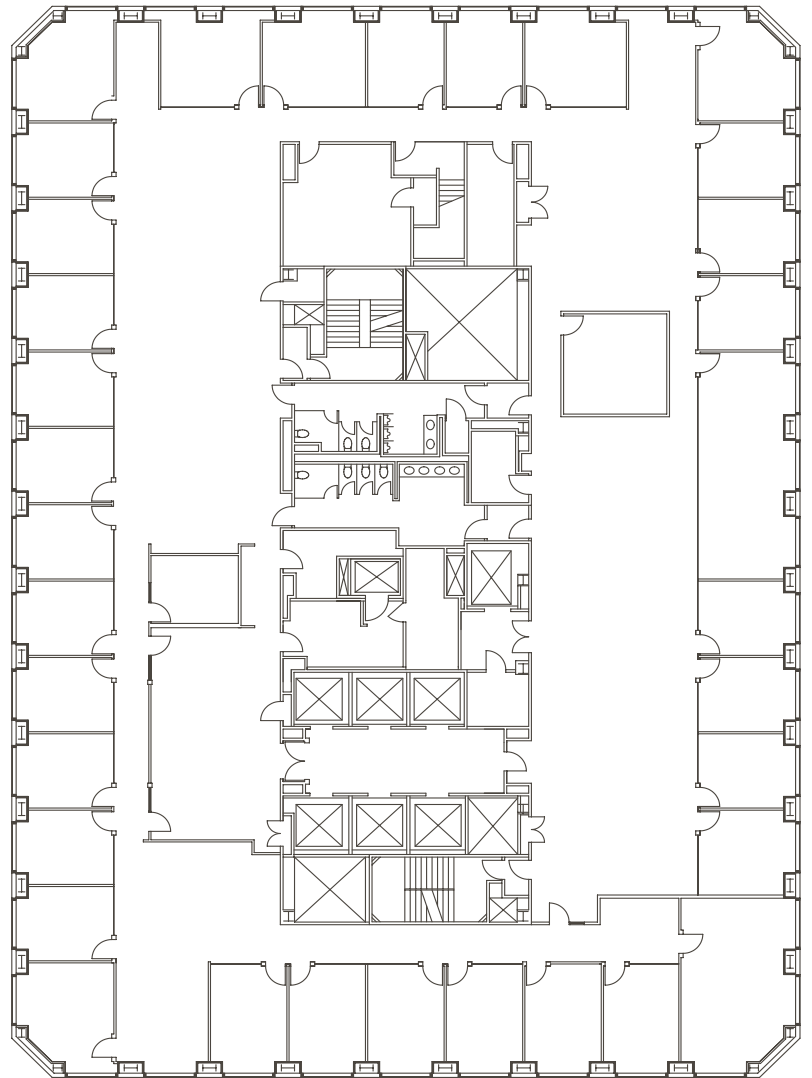
EXCELLENT NORTHERN,
SOUTHERN, & EASTERN
BAY VIEWS

32 PERIMETER PRIVATE
OFFICES WITH GLASS
FRONTS

2 LARGE CONFERENCE
ROOMS

KITCHEN

LARGE STORAGE ROOM



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