

RETAIL AND OFFICE OPPORTUNITIES FOR LEASE

# ONE

## MONTGOMERY



CUSHMAN &  
WAKEFIELD

CBRE

WARE



WHERE  
**CHARACTER**  
MEETS *Location*

One Montgomery holds the unique position of being at the western edge of the Financial District, the eastern edge of Union Square's retail heart, and the northern edge of the rapidly developing SoMa tech core. The site, being at the center of the city, will serve as a destination for three vibrant populations: San Francisco's workforce, tourists, and the many residents flocking to SoMa, the fastest developing residential district in the city.

Maintaining over 275 feet of street frontage with highly visible entrances on Post and Montgomery Streets, One Montgomery is ideally positioned to take advantage of both the area's strong consumer appeal and the surrounding commercial center. Additionally, irreplaceable Market Street visibility further increases the value of the potential retail aspect of the property.



*Unique,*  
**ALLURING**  
SPACE

The unique features include 29-foot ceilings, a rooftop garden, marble interiors, and the classically detailed exterior with shapes columns and rotunda.

In addition to the extensive retail offerings connected to the property at Crocker Galleria, One Montgomery is located within walking distance to the outstanding retail, hospitality, entertainment, and service amenities of the Financial District, Union Square, and SoMa.





21.9 MILLION

Annual Visitors

\$7.4 BILLION

in Tourism Spending

20,000+  
EMPLOYEES

Within a 1 Block Radius

PROJECTED FOR 2023

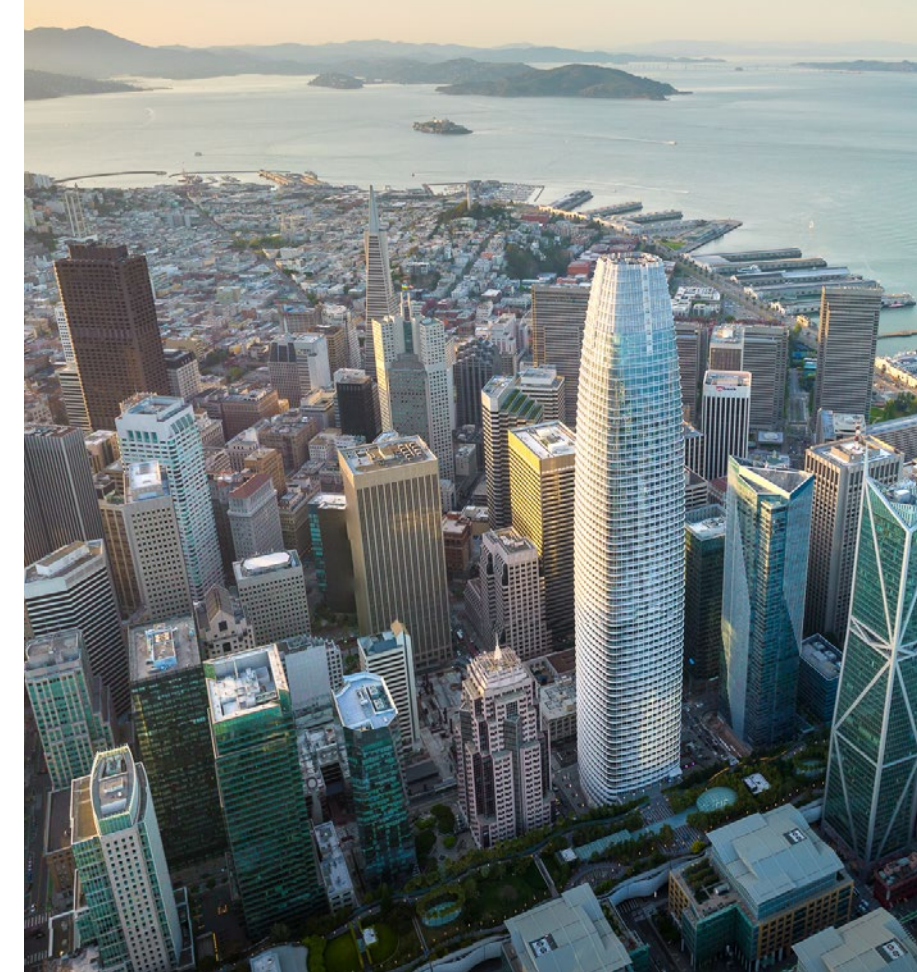
35 EVENTS

673,000  
HOTEL STAYS

Moscone Convention Center

TRANSIT HUB

Close proximity to Bart and Muni  
Montgomery Street Station



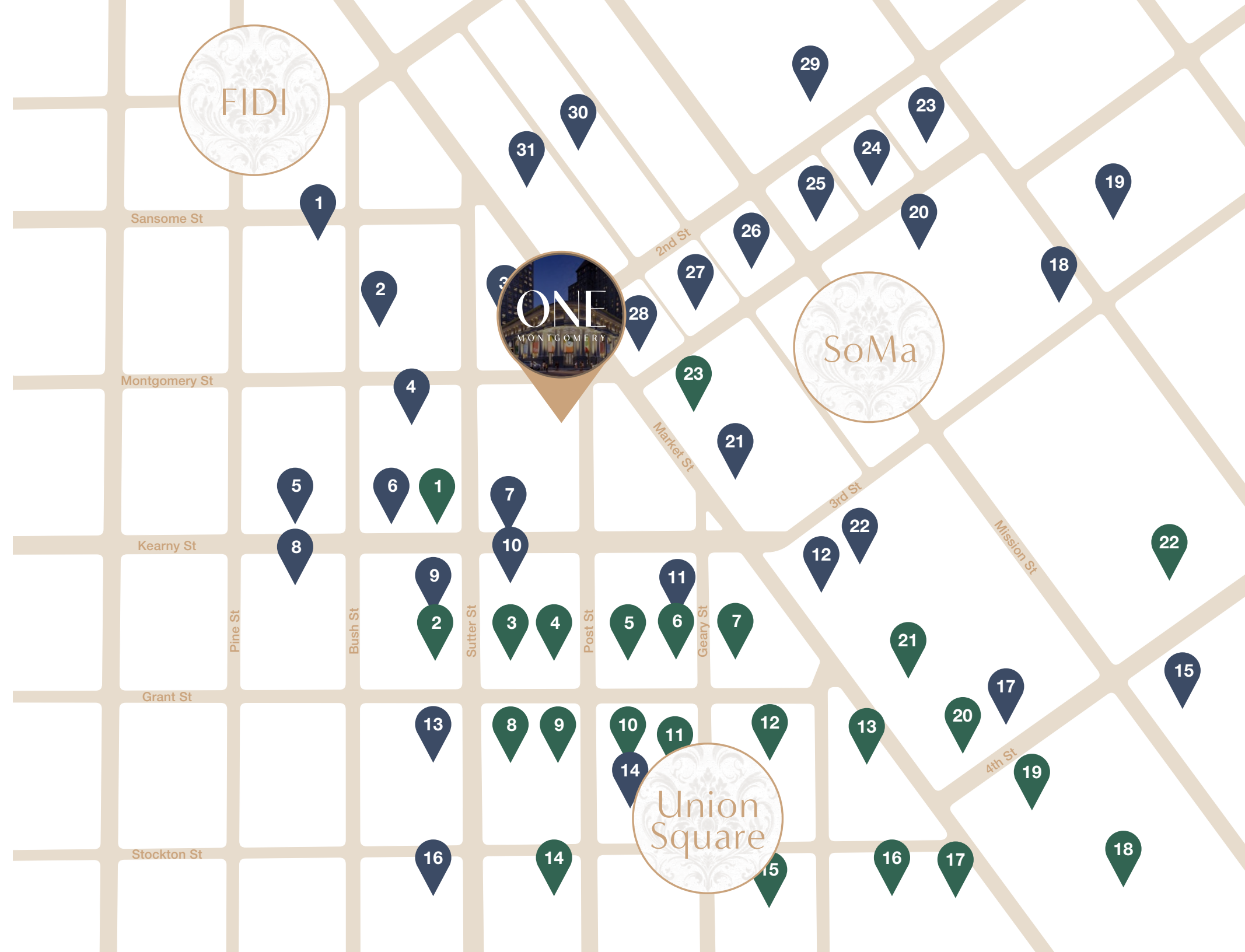
# The Neighborhood

## SHOPPING

- The Escape Game
- Benefit Cosmetics  
Brilliant Earth
- Athleta  
Banana Republic  
Shreve & Co.  
The North Face
- Dior  
MaxMara  
Britex Fabrics  
Giorgio Armani  
Oliver Peoples  
MontBlanc  
Goyard  
Alexander McQueen  
Vince  
Golden Goose  
Acne Studios  
Paul Smith
- Anne Fontaine  
Theory  
Diptyque
- John Fluevog Shoes  
Harry Winston  
Salvatore Ferragamo  
Zara  
Nike
- Cartier  
Fendi  
Burberry  
Graff
- Gucci  
ISAI  
Maison Margiela  
Hermès  
Suitsupply  
Valentino  
Bottega Veneta  
Van Cleef & Arpels  
Chanel  
Lacoste  
Moncler  
Bulgari  
Tory Burch  
Rolex  
Patek Philippe
- Neiman Marcus  
Omega  
DITA
- Apple  
Williams-Sonoma  
Tiffany & Co.  
Saks Fifth Avenue
- Macy's  
Louis Vuitton  
Loro Piana Swarovski  
Dyson
- T-Mobile  
Swatch
- Urban Outfitters  
Anthropologie  
Dr. Martens
- Westfield San Francisco Centre  
Aritzia  
Adidas  
Michael Kors  
Old Navy  
Levi's  
Container Store  
Trader Joe's
- Ross  
Men's Warehouse
- Equinox  
The Metreon
- Ghirardelli's  
LAMY  
SEE  
Moleskin

## FOOD & BEVERAGE

- Blue Bottle Coffee  
The Treasury  
Coffee Stop  
Paris Baguette  
Sutter Station Tavern  
SEE's Candies  
Peet's Coffee & Tea  
Coffee Bar Montgomery  
Escape from New York Pizza  
B44 Catalan Bistro  
Sam's Grill & Seafood  
Tenmatsu  
Cafe Bastille
- Pagan Idol  
Starbucks  
Rickhouse  
Mixt  
Sushiritto
- Jamba Juice
- Pasilla Mexican Grill  
Onigilly  
Plentea  
Foundation Cafe  
Sababa  
Murracci's Japanese Curry & Grill
- Working Girls Cafe  
i-Tea Kearny  
Murphy's Pub  
China Fun Express  
Posh Bagel  
Chipotle
- Asha Tea House  
Iron Horse Coffee Bar
- Oasis Grill
- Starbucks  
E&O Kitchen & Bar  
Soul Bar and Lounge  
Teuscher Chocolate
- Lemonade  
Super Duper Burgers  
Tunnel Top Lounge & Bar  
Boba Guys  
Mystic Room & Tavern  
Peet's Coffee & Tea  
Amber India  
Ippudo
- Press Club  
Tropisueño  
Mixt  
Delarosa  
Trace  
Fang
- Starbucks  
Fogo de Chão  
John Collins  
The Pink Elephant Alibi  
Mourad
- Jamba Juice  
Novela
- Local Edition  
The Lark  
Joyride Pizza
- Blue Bottle Coffee  
Henry's Hunan  
Soma Eats  
The Bird  
Tequila Mockingbird  
Archive Bar & Kitchen
- House of Shields  
The Sentinel
- Mehfil Indian  
Luke's Lobster  
Pie Punks  
Sweetgreen  
Natoma Cabana  
Lao Table  
North India  
Whole Cakes  
Proper Food  
Oasis Grill  
HEYDAY  
Split  
Mixt
- Louie's Bar  
Yank Sing
- Uno Dos Tacos  
Joe & The Juice  
Proper Food  
Chipotle



# Location

**FINANCIAL DISTRICT** 💰

FIDI

54.7M sf office  
338,936 daily workers

**UNION SQUARE** 🏢

25.8M annual visitors  
70,829 daily visitors



**SOUTH OF MARKET** 📍

SoMa

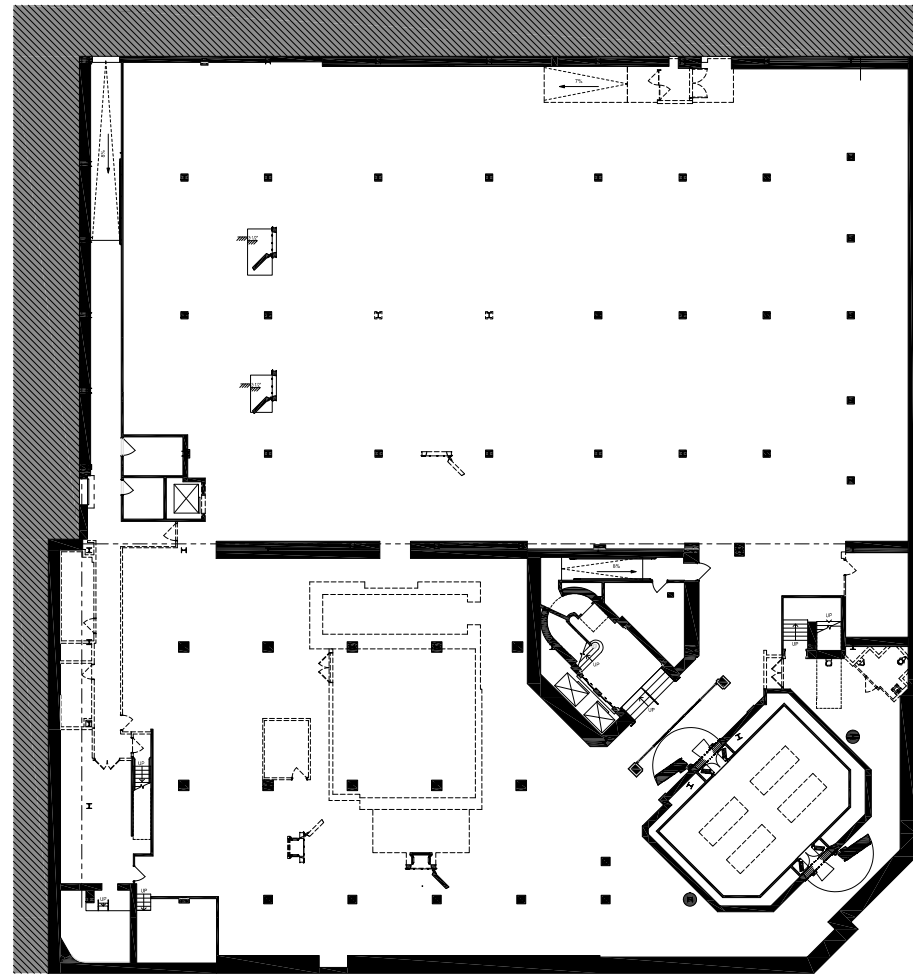
8.2M sf office  
54,000 daily workers

# Transportation



# Floor Plan

Concourse | 27,235 SF

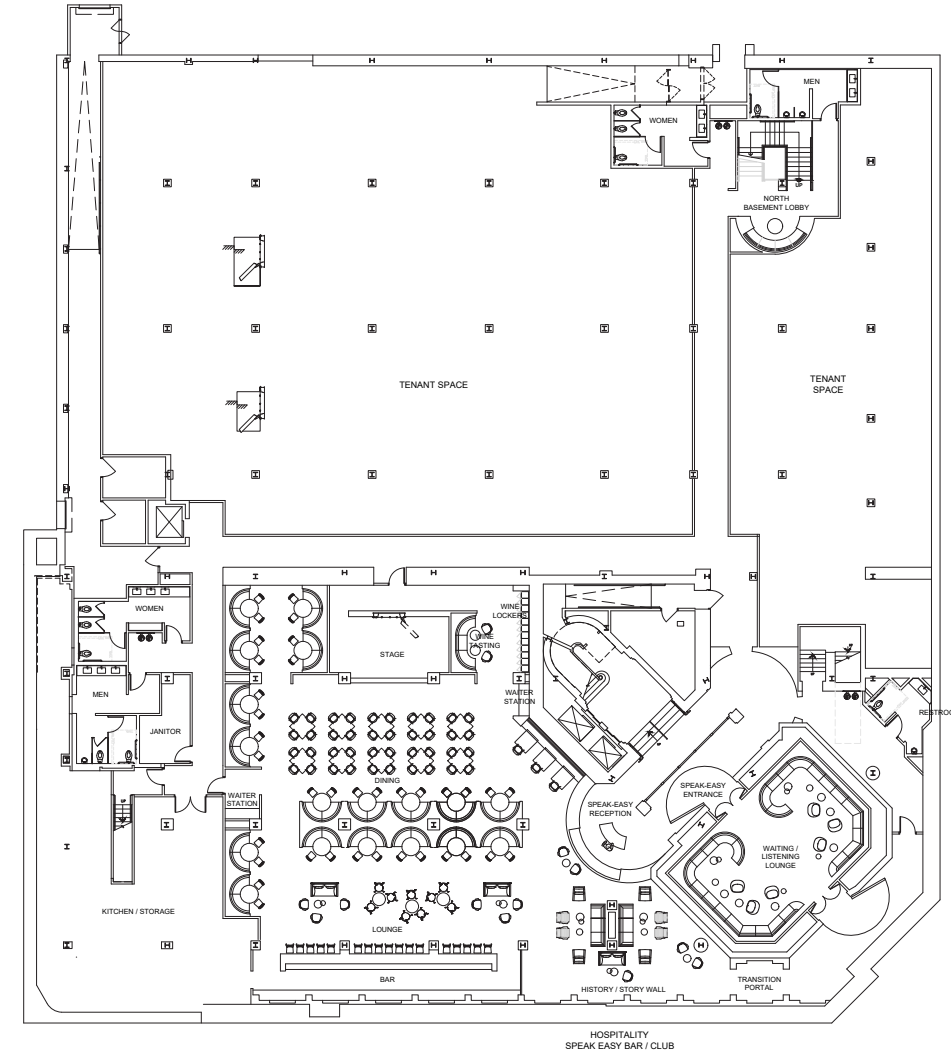


Montgomery St

Post St

# Floor Plan

Concourse | HYPOTHETICAL

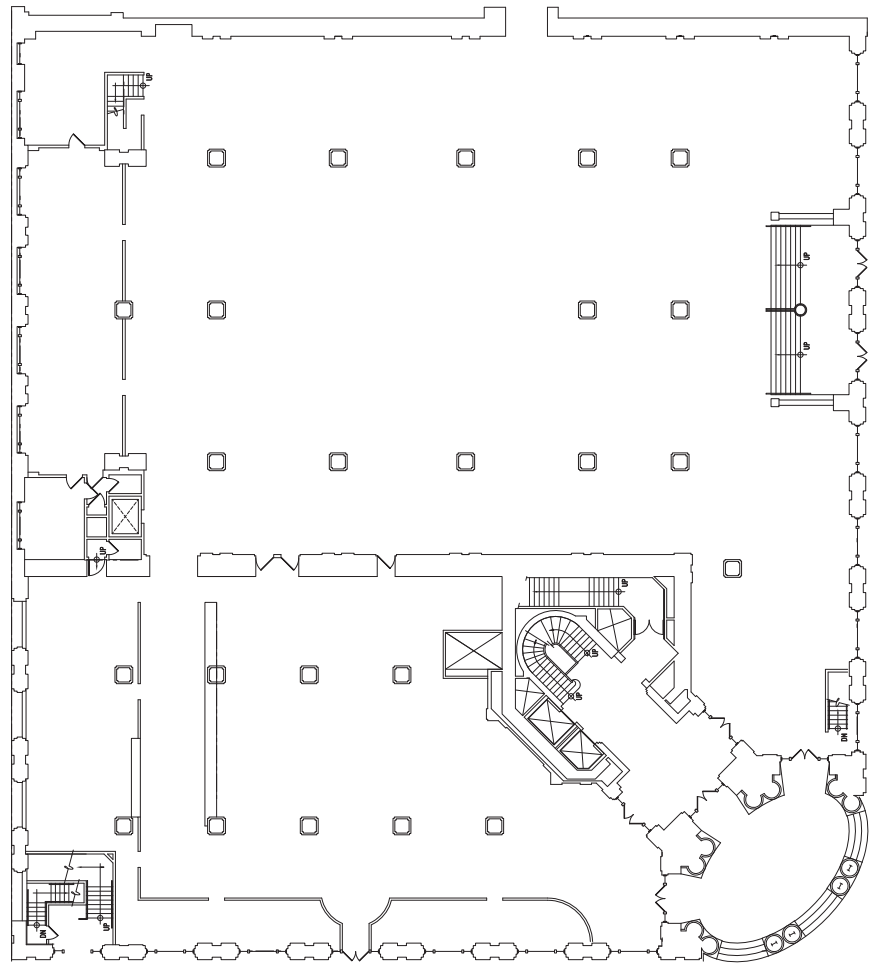


Montgomery St

Post St

# Floor Plan

Ground | 24,879 SF

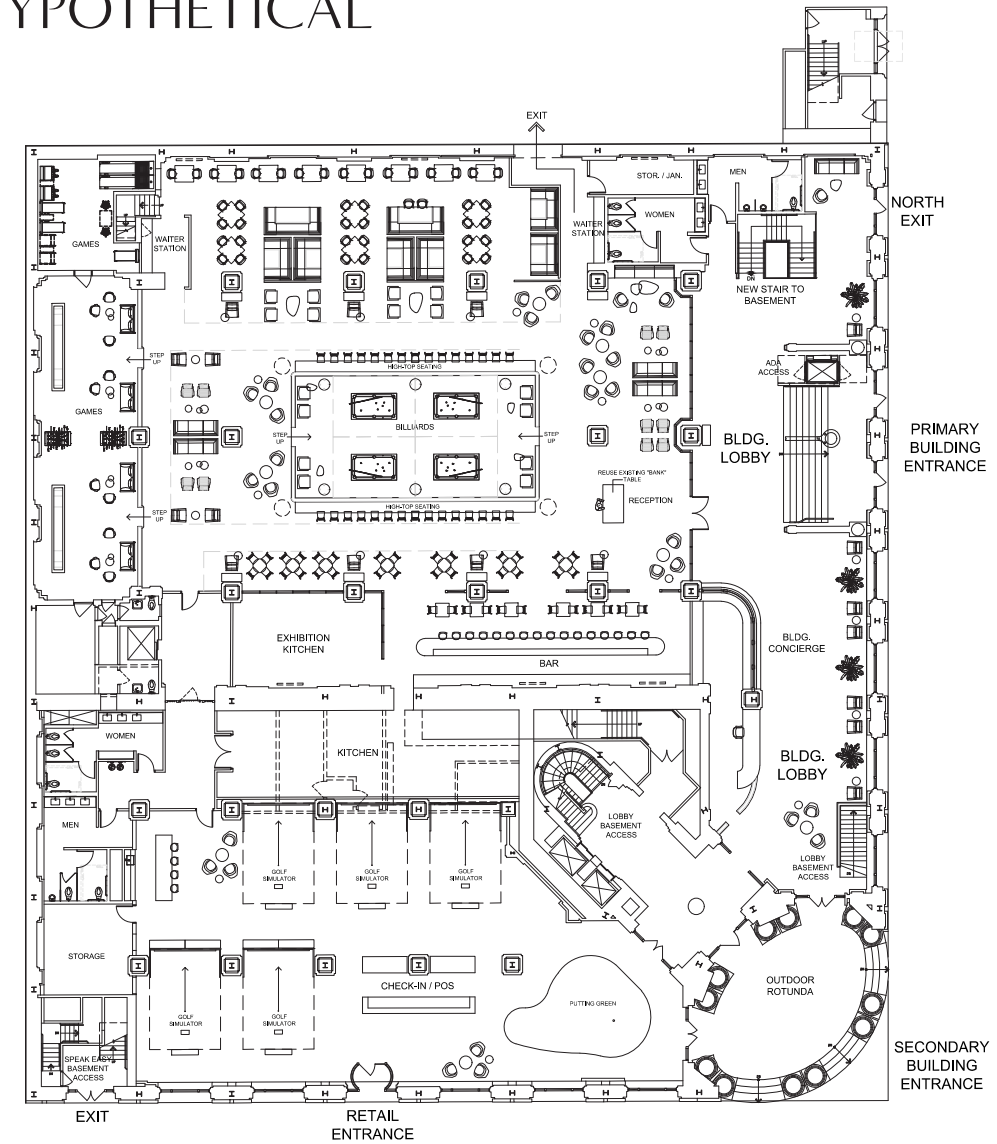


Post St

Montgomery St

# Floor Plan

Ground | HYPOTHETICAL



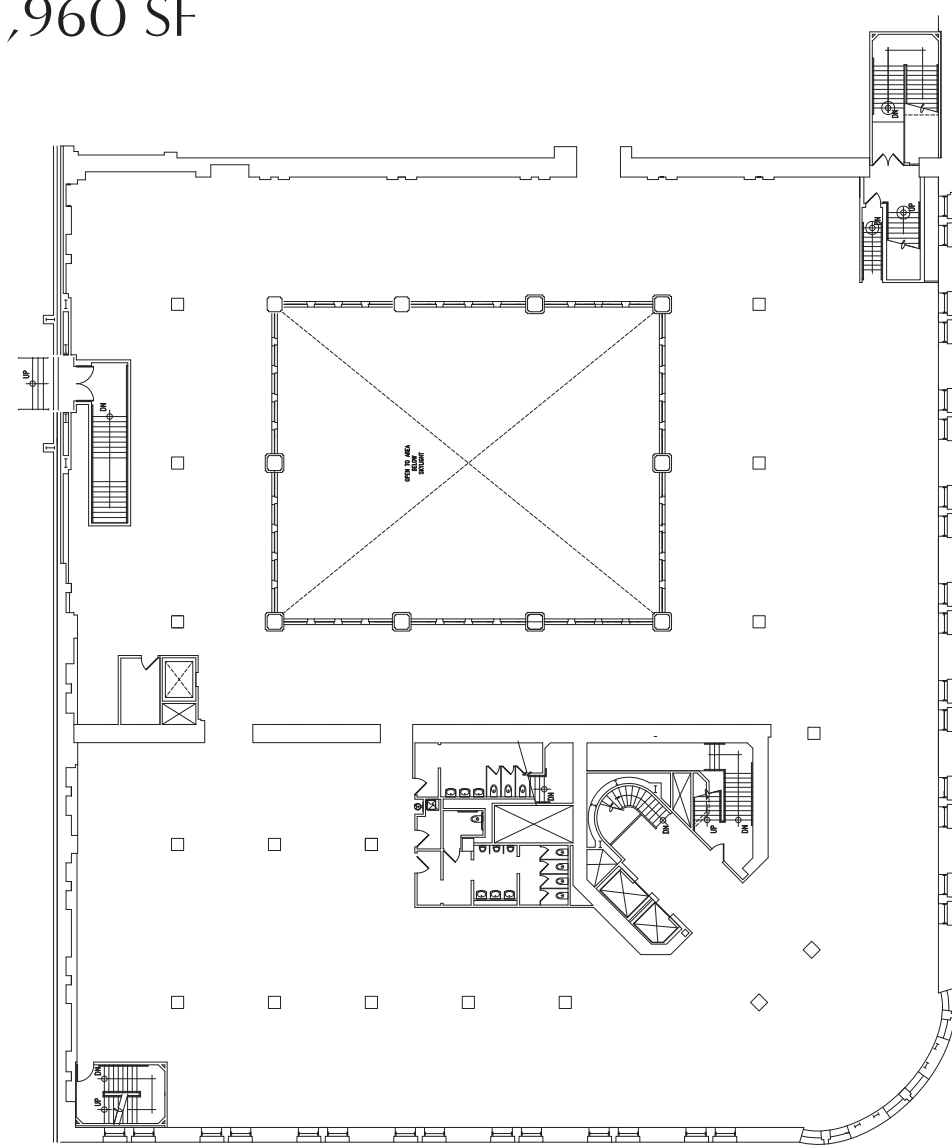
Post St

Montgomery St



# Floor Plan

Second | 21,960 SF

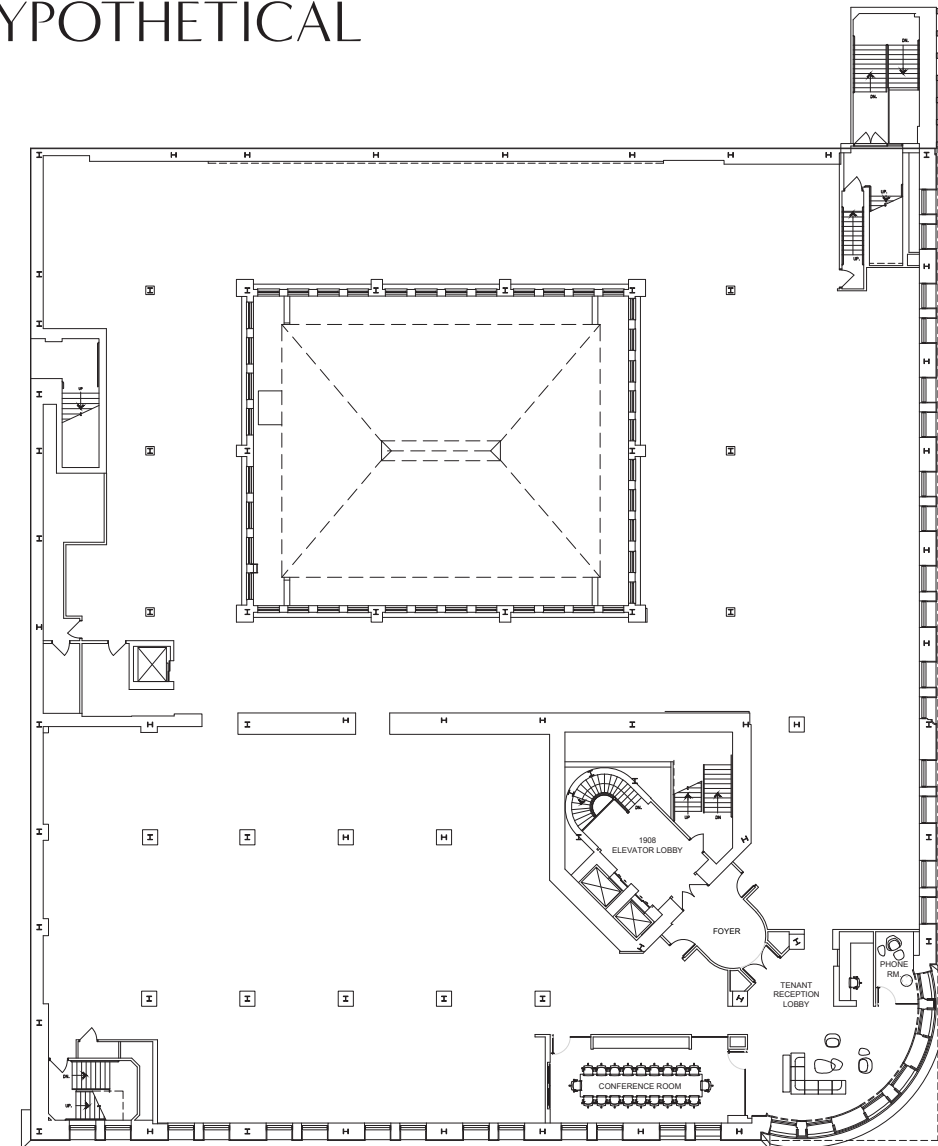


Montgomery St

Post St

# Floor Plan

Second | HYPOTHETICAL



Montgomery St

Post St



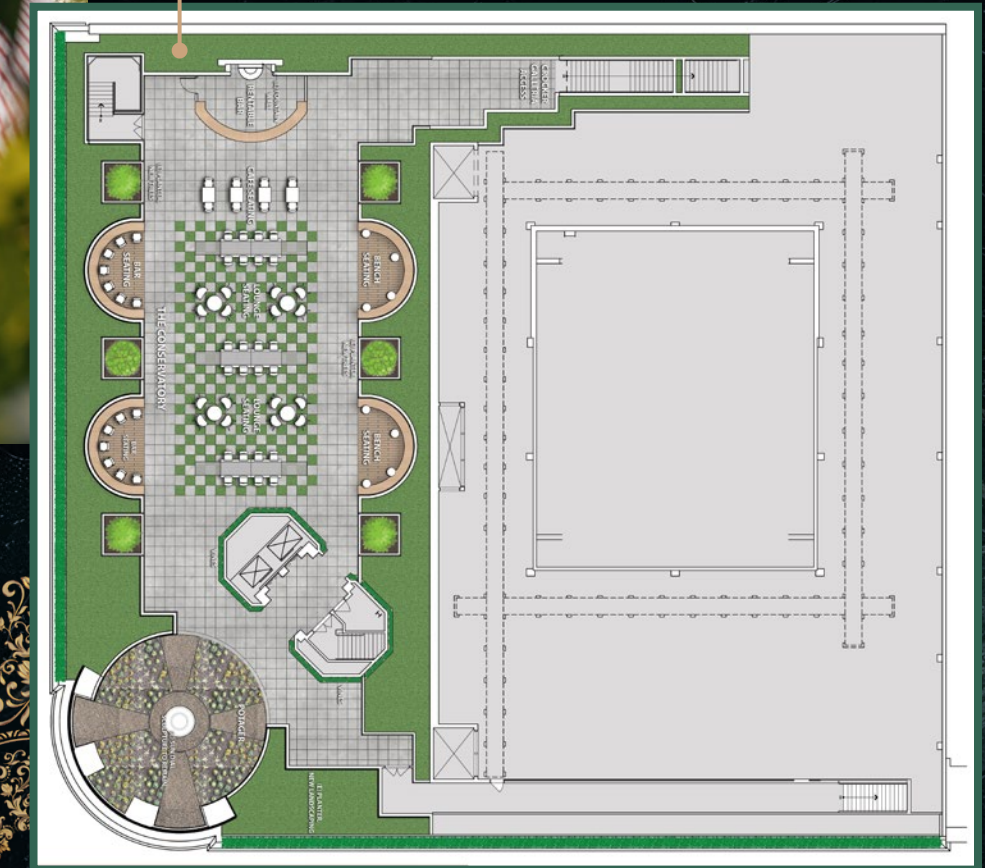
# ROOFTOP *Garden*

Creating a park-like setting, One Montgomery's roof top garden is landscaped with flowers, trees, and shrubs. Flowers are regularly planted to show constant color and reflect the changing seasons. The garden also includes a bronze sundial, wall-mounted fountain, a sculptured pedestal, and Tuscan column supported trellis.

The property rooftop garden is a great contributing amenity to the properties. It can be used as a public space—a great escape for the business professionals in the area—or to host private events.



## ROOFTOP RENDERING



# ONE

MONTGOMERY

## RETAIL OPPORTUNITIES:

**KAZUKO Y. MORGAN**

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## OFFICE OPPORTUNITIES:

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