

High-End CREATIVE Plug-&-Play Sublease Opportunity

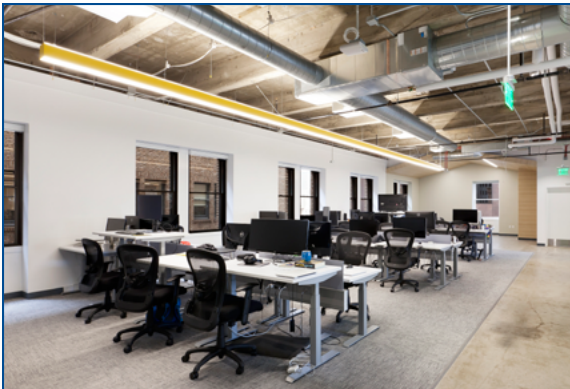
315 MONTGOMERY STREET Financial District Sub-Market

[15TH FLOOR VIRTUAL TOUR LINK](#)

[16TH FLOOR VIRTUAL TOUR LINK](#)



16th Floor High-End Reception Area



High-end Creative Space



Presented By:

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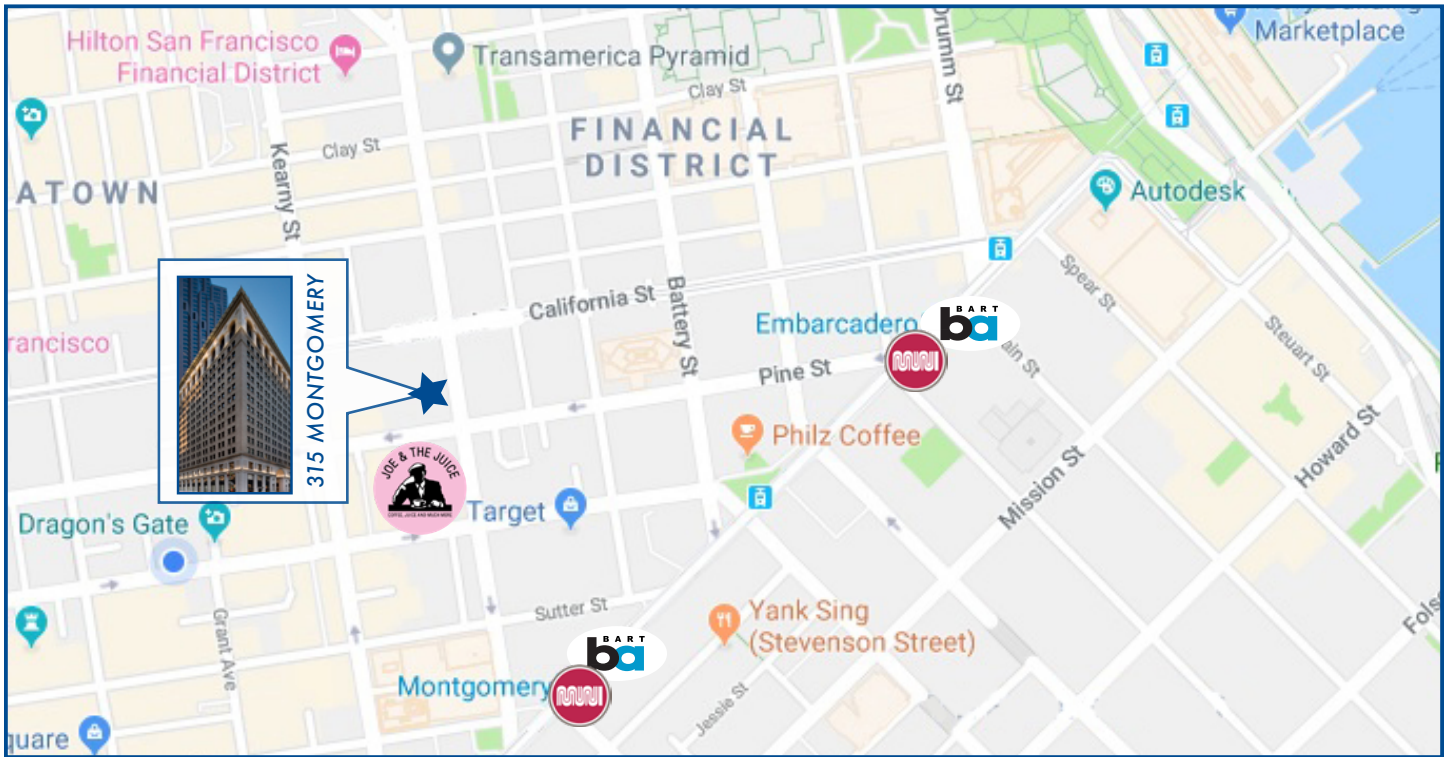


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SUITE	SPACE AVAILABLE	DATE AVAILABLE	RATE PER SF/YEAR	TERM	COMMENTS
15th Floor	13,168 RSF +/-	60 - 90 Days	Mid-\$80's \$79.00 Net of Electric	Through Nov. 2025* * 5 +/- Years Remaining	High-end Plug & Play Opportunity. Floors Must be Leased Together. Full floor opportunity with high density layout. +/- 149 sit-stand desks, multiple conference rooms, kitchenette and more. See floor plan for details.
16th Floor	13,085 RSF +/-	60 - 90 Days	Mid-\$80's \$79.00 Net of Electric	Through Nov. 2025* * 5 +/- Years Remaining	High-end Plug & Play Opportunity. Floors Must be Leased Together. Partial Bay Water Views. Main reception floor with soaring high ceilings, arched windows, all-hands area, café style modern kitchen and seating, multiple conference rooms and high-end benching system furniture. See floor plan for details.

Total: 26,253 RSF +/-

For Further Information, please contact:

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The foregoing is based upon information provided by others which we believe is accurate, however, no guarantee, warranty or representation is made. We recommend that all interested parties independently verify its accuracy and completeness. As well, any projections, assumptions, opinions, or estimates are used for example only and do not represent the current or future performance of the identified property. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including land use limitations. The property is subject to prior lease, sale, change in price, or withdrawal from the market without notice.

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High End Creative Space



Open Meeting Space



Full Floor Identity & Excellent Signage Options

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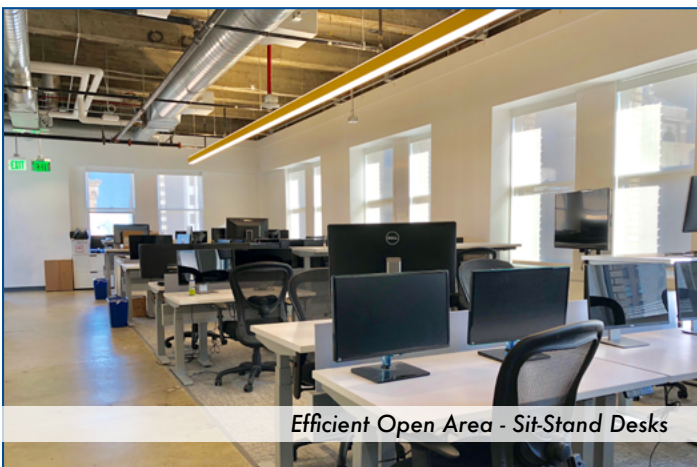
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16th Floor Open Space



Modern Kitchenette



Efficient Open Area - Sit-Stand Desks

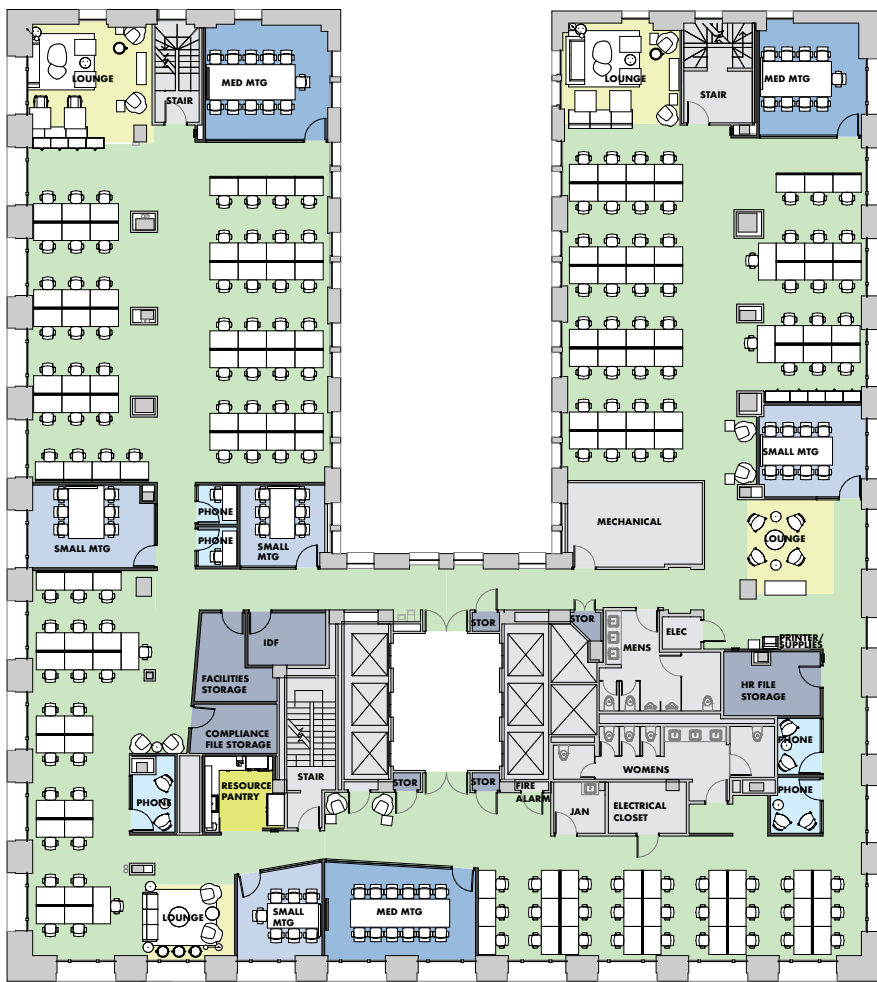


16th Floor

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315 MONTGOMERY STREET Financial District Sub-Market

15TH FLOOR FLOORPLAN VIRTUAL TOUR LINK



PROGRAM	FLOOR 15
FUNCTIONS TYPE	
● large meeting room	0
● medium meeting room	3
● small meeting room	4
● phone room	4
● team office	0
● open office workstations	149
● main pantry / cafe / lounge	0
● resource pantry kitchen	1
● hospitality serving area	0
● open office lounge	4
● exterior deck	0
● main reception	0
● it storage room	0
● marketing storage	0
● hr files storage room	1
● compliance file storage room	1
● storage / supplies / mail / packaging	0
● facilities storage	1
● pantry storage	0
● mother's room	1
● server room	1
● idf room	0

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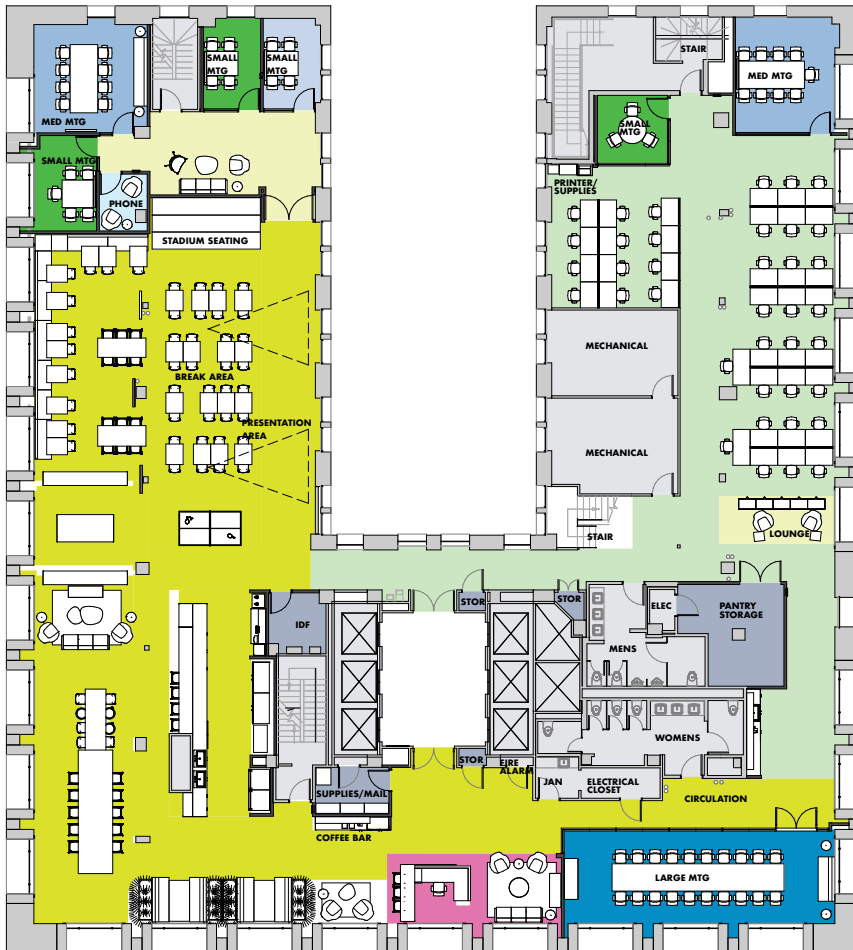
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16TH FLOOR FLOORPLAN VIRTUAL TOUR LINK



PROGRAM	FLOOR 16
FUNCTIONS TYPE	
● large meeting room	1
● medium meeting room	2
● small meeting room	1
● phone room	1
● team office	3
● open office workstations	38
● main pantry / cafe / lounge	1
● resource pantry kitchen	0
● hospitality serving area	1
● open office lounge	1
● exterior deck	0
● main reception	1
● it storage room	0
● marketing storage	0
● hr files storage room	0
● compliance file storage room	0
● storage / supplies / mail / packaging	1
● facilities storage	0
● pantry storage	1
● mother's room	0
● server room	0
● idf room	1

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