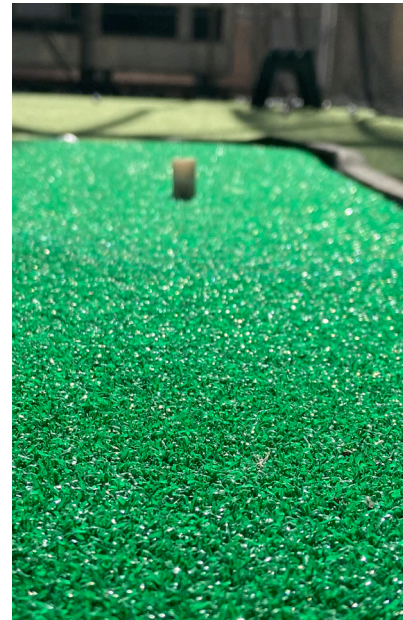




OFFERING TERMS OF 1 - 5 YEARS



601
MONTGOMERY
San Francisco



CLASSIC SAN FRANCISCO

601 Montgomery Street offers tenants a wide range of amenities coupled with a transit centric financial district location. Efficient, low load suites (15% average on multi-tenant, 3% full) and virtually column free floorplate design well for open plan and office intensive users. The rooftop Health Club offers showers, lockers, a running track, outdoor dining and unique driving range. The complimentary Conference Center gives tenants flexibility with their space needs. 601 Montgomery Street's CBD location also provides direct access to some of the city's best restaurants in Jackson Square, North Beach and Chinatown.



BUILDING HIGHLIGHTS



Conference Center



On-site Property Management



24 hr. Lobby Attendant



Efficient, Low Load Suites



Showers & Lockers



Rooftop Health Club



Onsite Deli



On-site Parking



Secure Bike Parking



Public Transportation Accessible



BART Accessible



Long Term Ownership



In the Heart of the Financial District





Floor	Suite	RSF	Available	Suite Description
4	400A	3,473	Now	Landlord will provide turnkey. 5 private offices, open area for approx. 11 workstations, conference room, kitchen, IT storage.
4	400B	2,687	Now	Landlord will provide turnkey. 1 private office, open area for approx. 20 workstations, kitchen.
7	700	3,167	Now	7 private offices, conference room, and kitchen.
8	810	1,426	Now	3 private offices, conference room, and production room. Corner suite.
8	820	960	01/01/2021	4 private offices, open office area.
8	840	2,547	11/1/2020	6 private offices, conference room, kitchen, and production room.
8	888	1,739	Now	Ready for occupancy. New paint and carpet. 4 private offices. Identity off elevator.
9	900	13,197	02/02/2021	Ideal for law firm. Full floor. 37 private offices, conference room, and kitchen.
10	1000	4,275	Now	9 private offices, conference room, and large kitchen.
10	1088	1,960	Now	New spec suite. Ready for occupancy. 5 private offices, kitchen.
11	1112	900	12/15/2020	3 private offices.
12	1210	2,842	11/01/2020	8 private offices, kitchen. Bright corner suite.
15*	1500	13,303	Now	Full floor opportunity. 3 large conference rooms, 10 private offices, large kitchen. Additional restrooms. Low load. Good natural light and outlooks. Modern construction.
16*	1600	13,357	Now	Recently improved. 2 large conference rooms, 13 private offices, kitchen, 2 phone rooms, additional restroom, server room. Bay and City views.
17*	1700	5,795	Now	Landlord will provide turnkey. 10 private offices, 3 conference rooms, kitchen. Water and City views.
17*	1725	4,172	Now	Landlord will provide turnkey. 4 private offices, 2 conference rooms, approx. 26 workstations, and kitchen.
17*	1750	3,398	Now	Landlord will provide turnkey. 5 private offices, 2 conference rooms, 12 workstations, and kitchen.
18*	1825	1,647	Now	3 private offices, conference room, and conference area.
18*	1850	7,283	Now	5 private offices, 2 large conference rooms, kitchen, production room and large open area. North Waterfront and Nob Hill views.
19	1950	2,215	Now	5 private offices, conference rooms, kitchen. Bright corner suite.
20	2030	2,462	Now	Top floor of the building. 3 glass front private offices, conference room, kitchen, efficient open area.

Floors *15, 16, 1700, 1725, 1750, 1800 & 1825 and at the bottom edit to say Floors 15-18 can be combined for a total of approx. 50,000 RSF



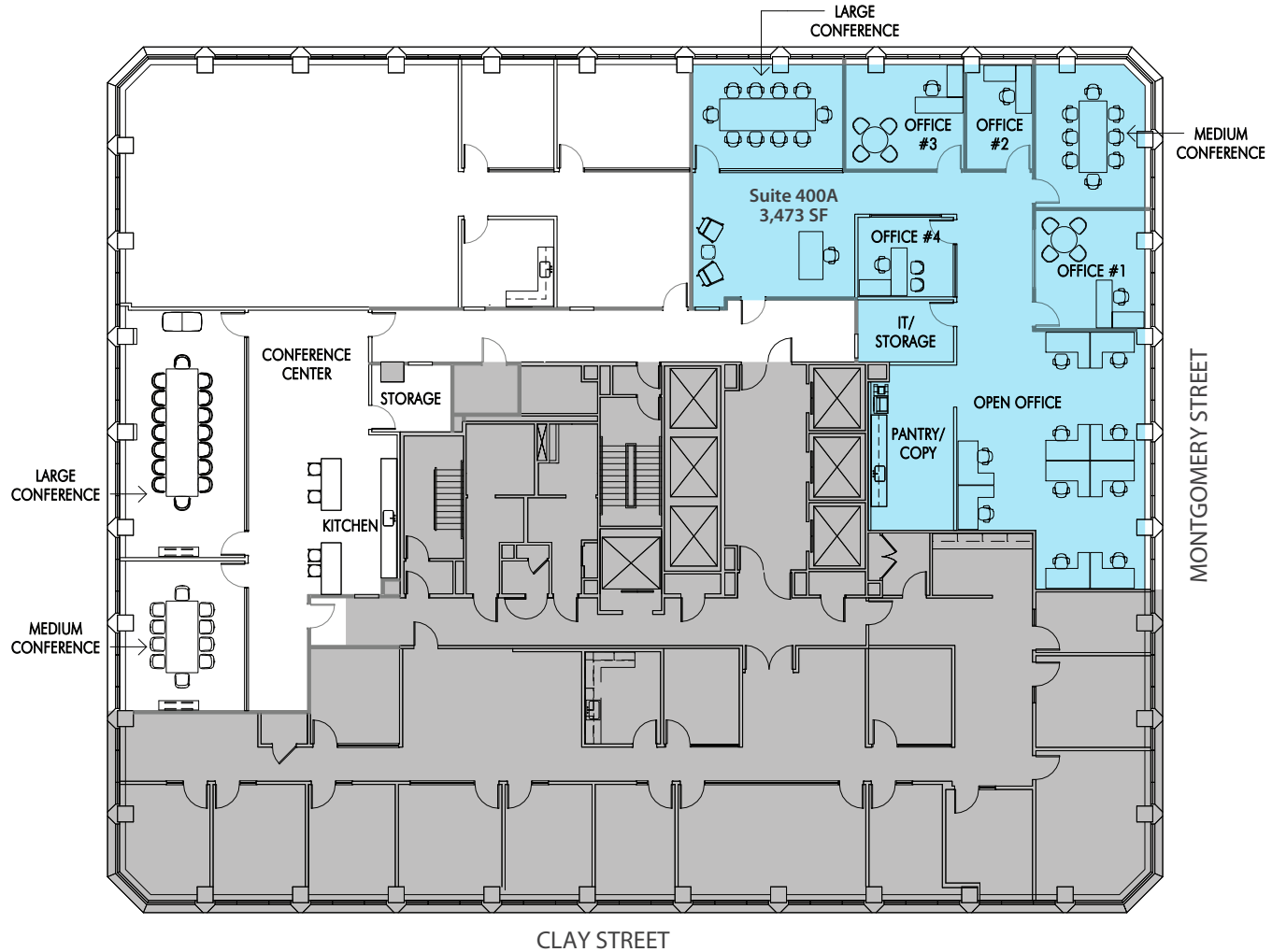
Kelly Glass
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Phil Fletcher
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**AVISON
YOUNG**

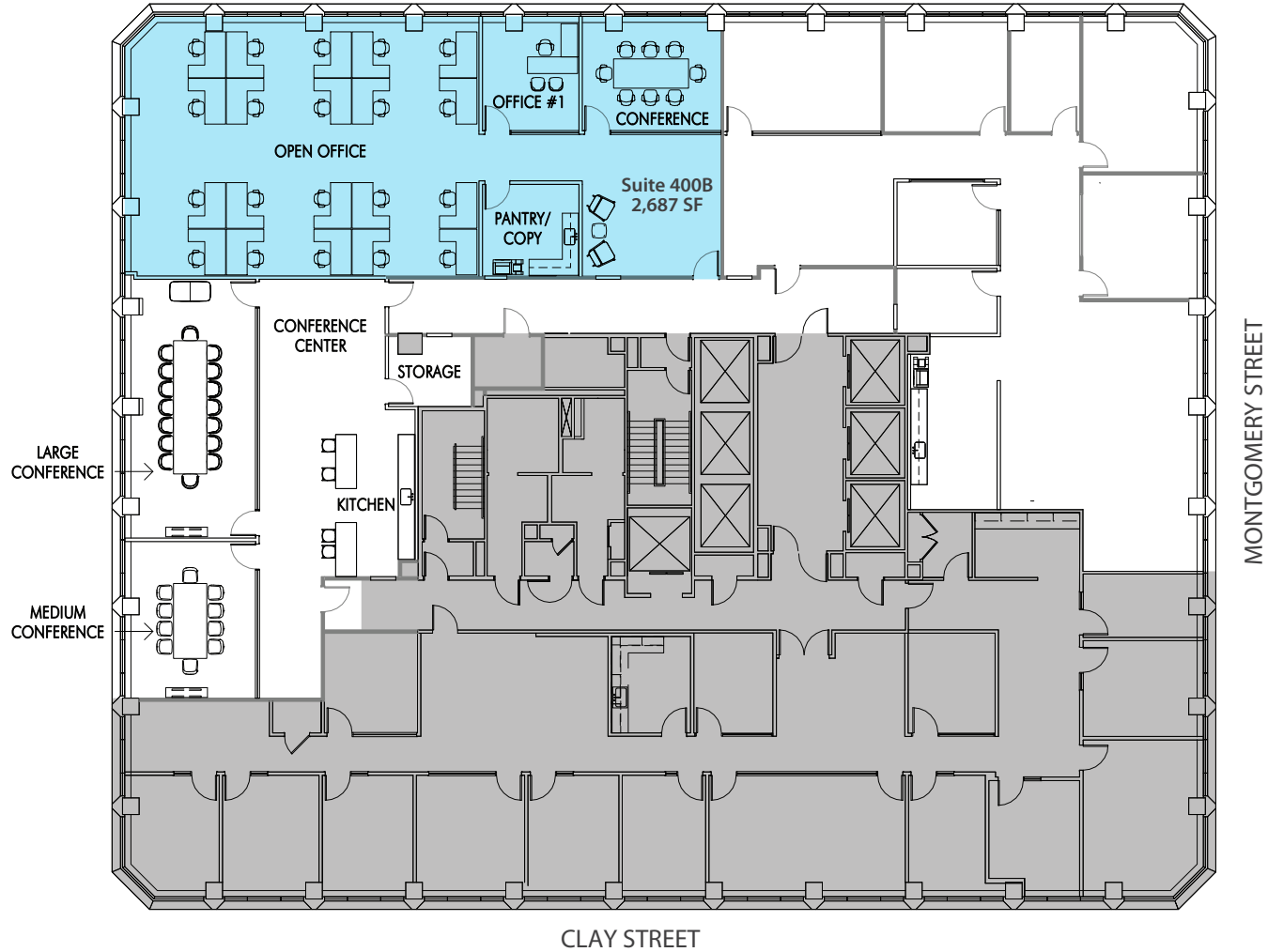
SUITE 400A - 3,473 RSF

- Landlord will provide turnkey
- Open area for approx. 11 workstations
- Conference room
- Kitchen
- IT/storage
- Available now



SUITE 400B - 2,687 RSF

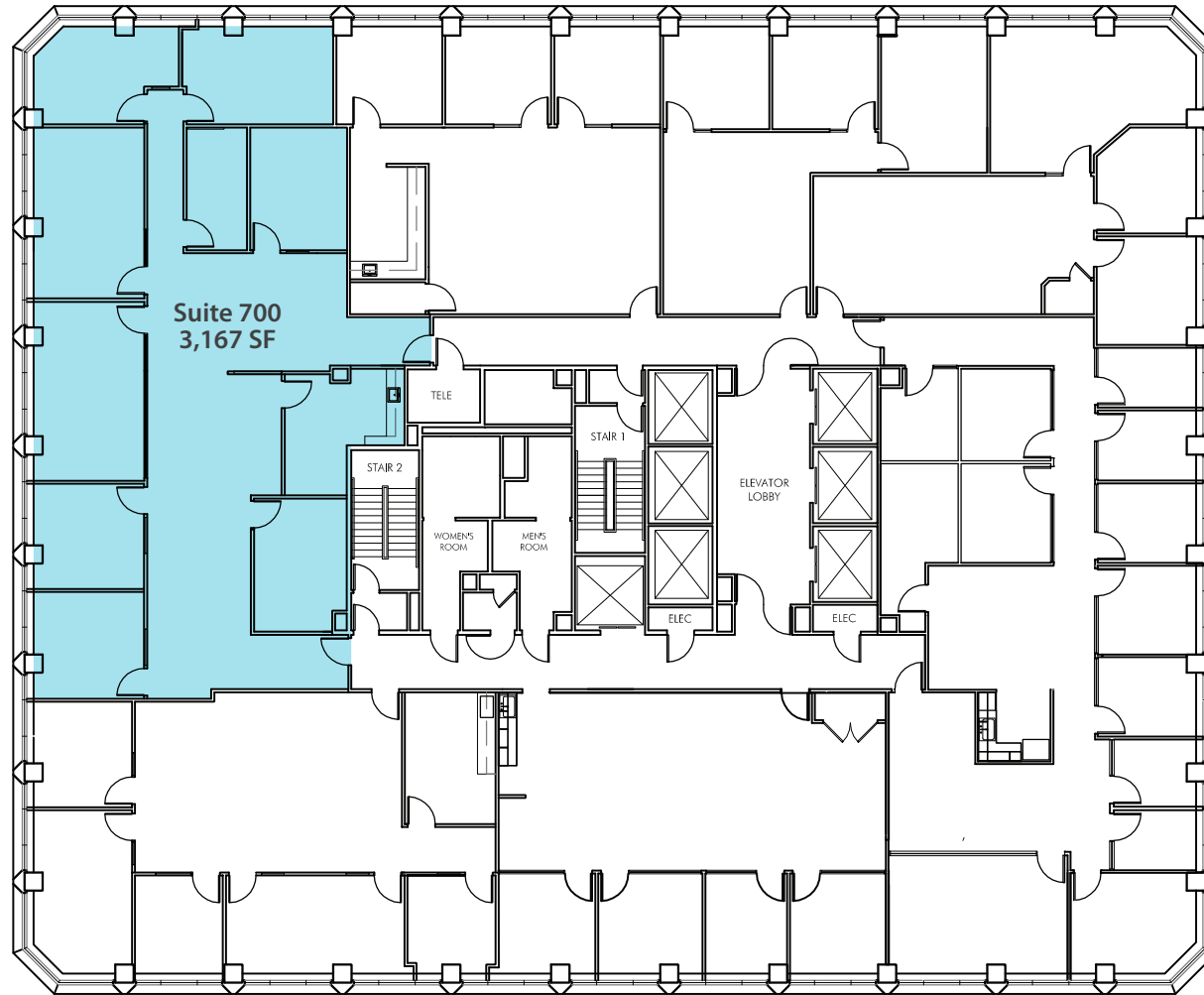
- Landlord will provide turnkey
- 1 private office
- Open area for approx 20 workstations
- Kitchen
- Available now



SUITE 700 - 3,167 RSF



- 7 private offices
- Conference room
- Kitchen
- Available now



MONTGOMERY STREET

CLAY STREET



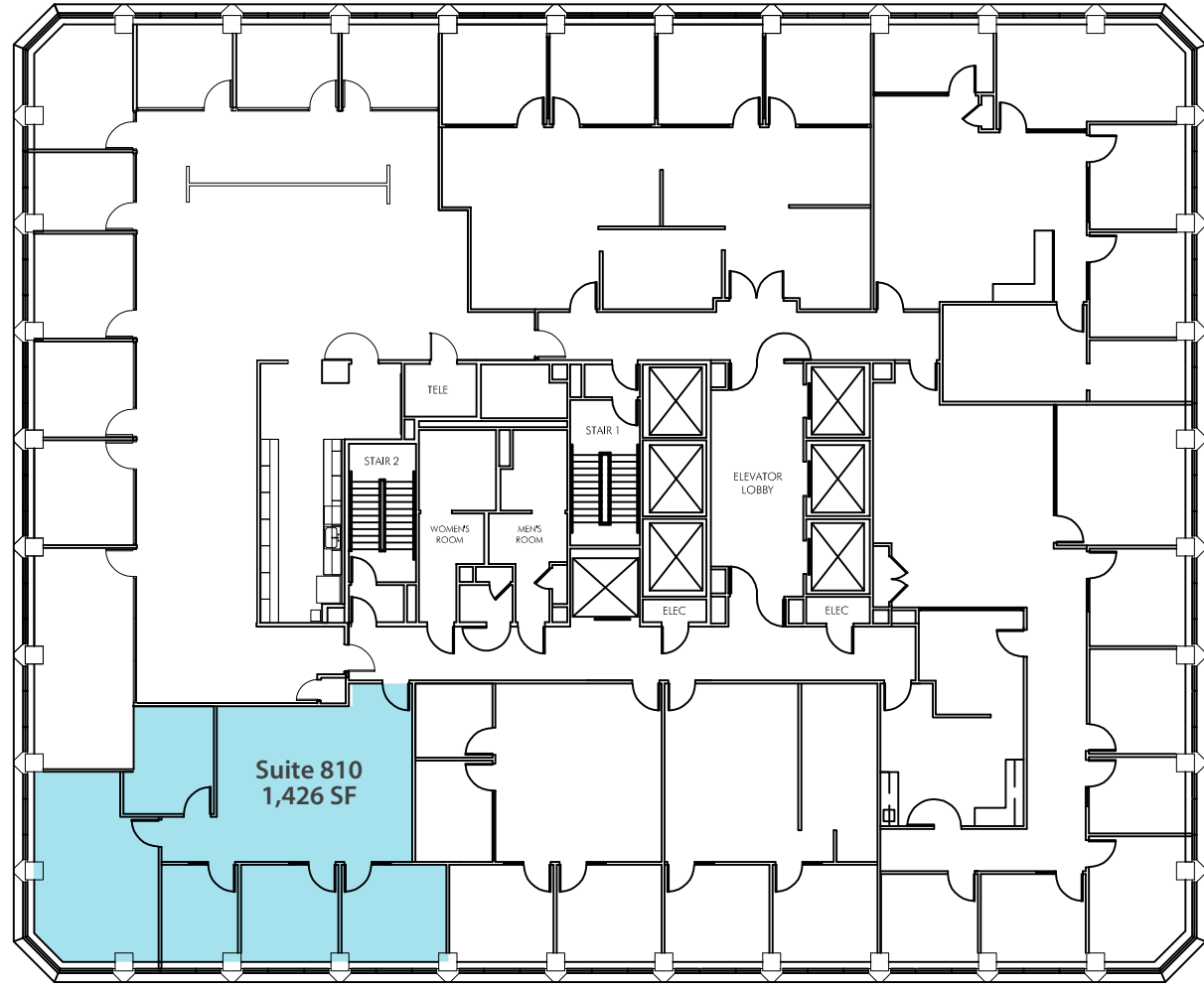
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SUITE 810 - 1,426 RSF

- 3 private offices
- Conference room
- Production room
- Corner suite
- Available now



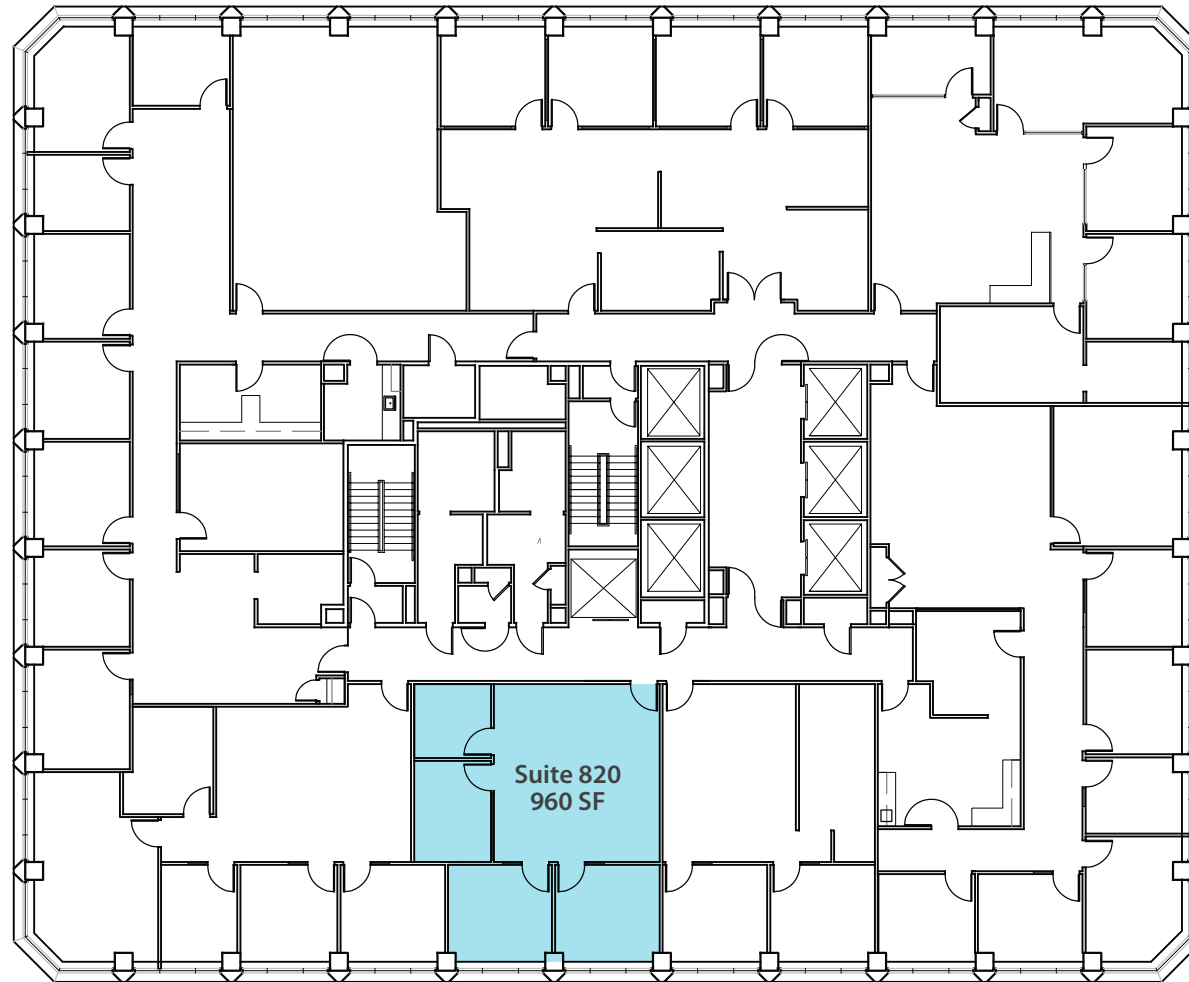
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SUITE 820 - 960 RSF

- 4 private offices
- Open office area
- Available 01/01/2021



CLAY STREET

MONTGOMERY STREET

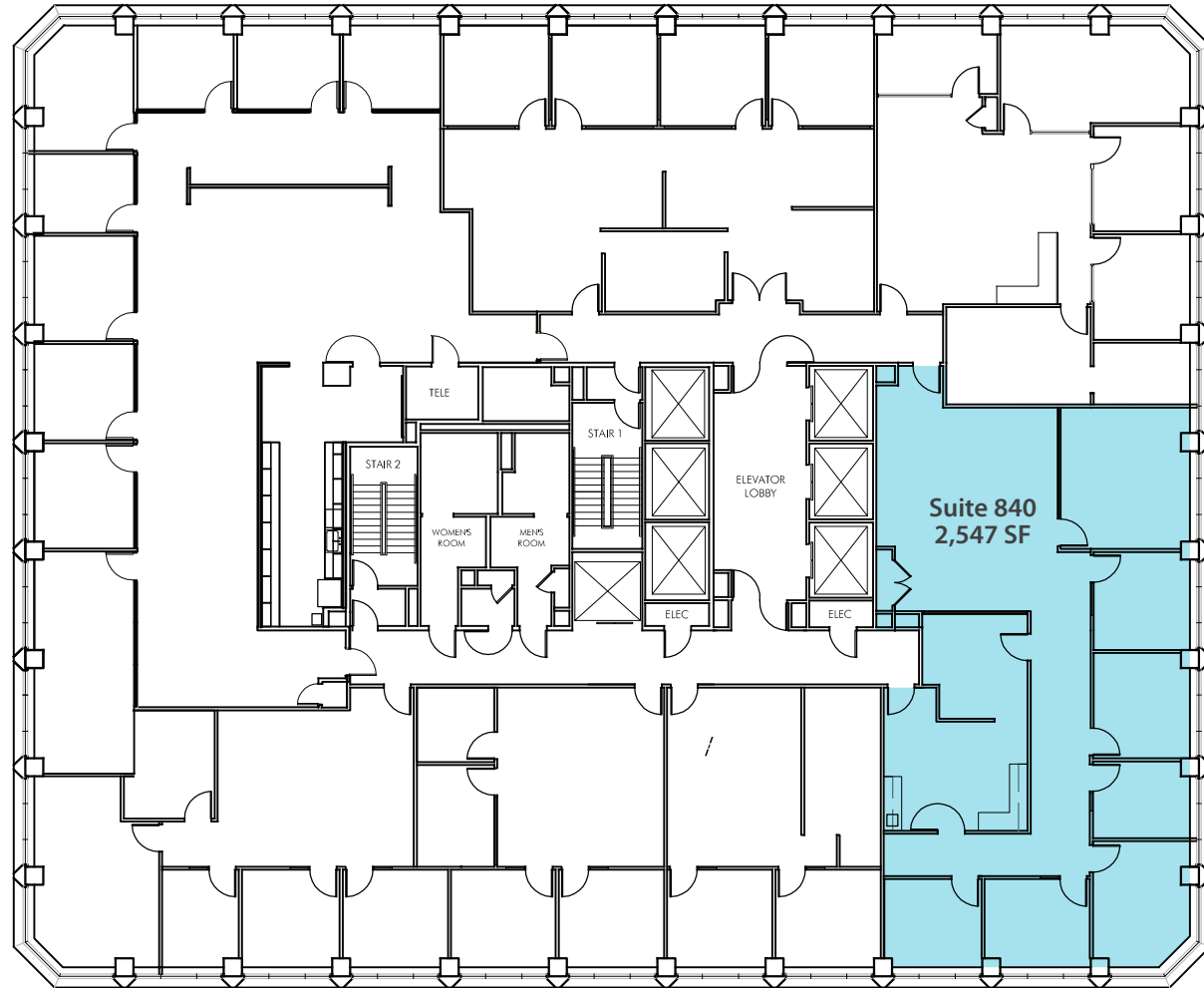
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SUITE 840 - 2,547 RSF

- 6 private offices
- Conference room
- Kitchen
- Production room
- Available 11/01/2020

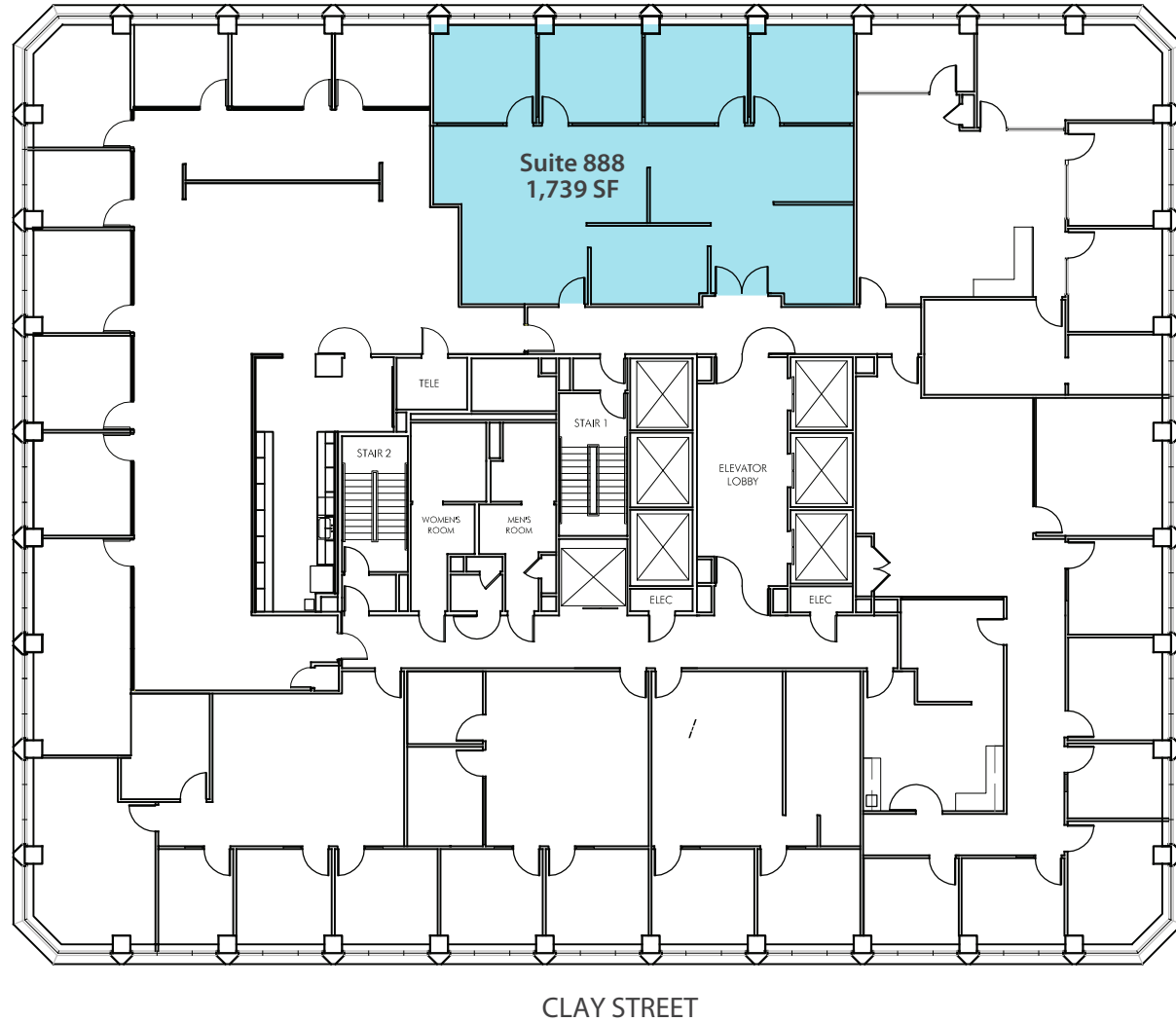


MONTGOMERY STREET

CLAY STREET

SUITE 888 - 1,739 RSF

- Ready for occupancy
- New paint & carpet
- 4 private offices
- Identity off elevator
- Available now



MONTGOMERY STREET

CLAY STREET

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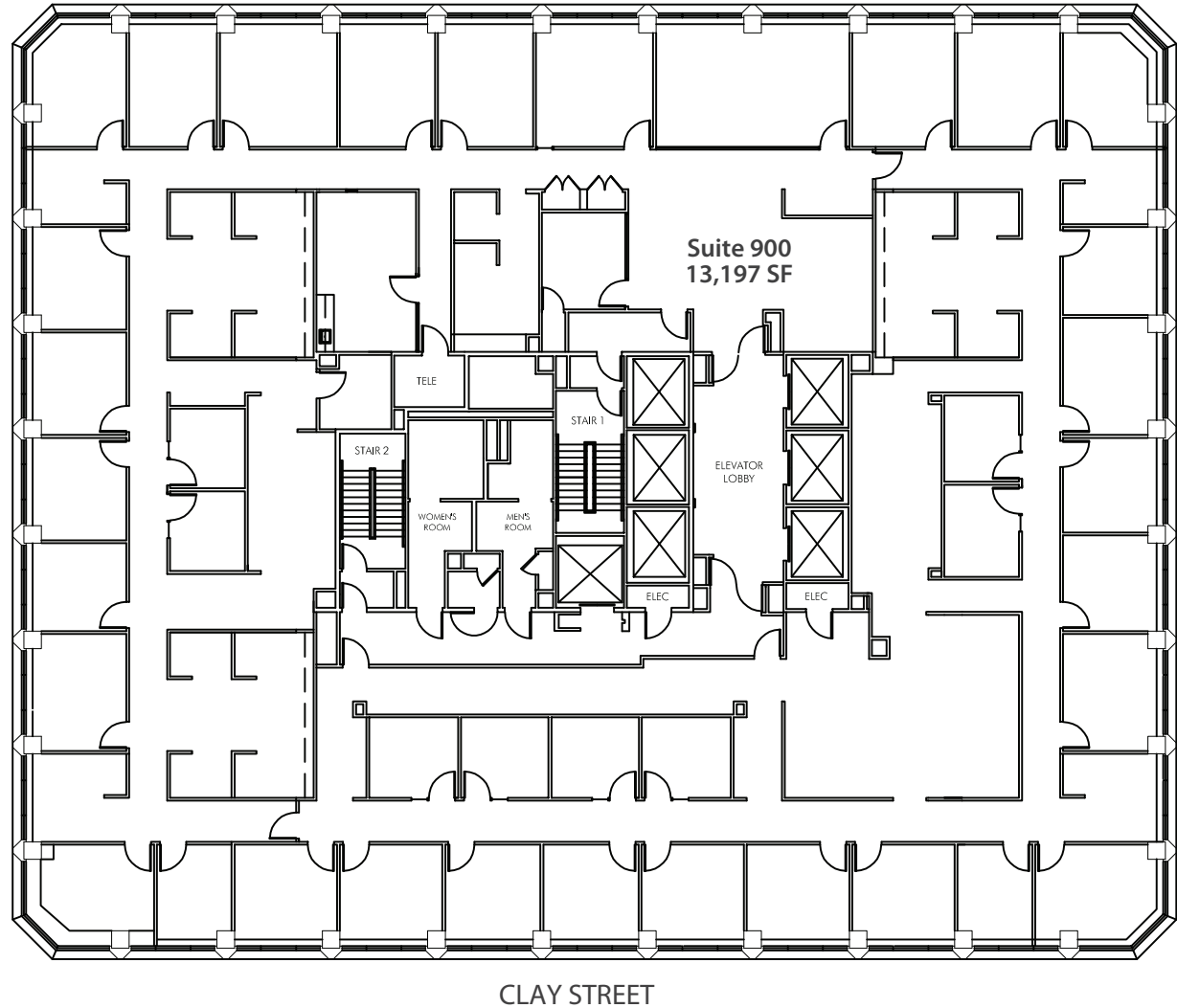
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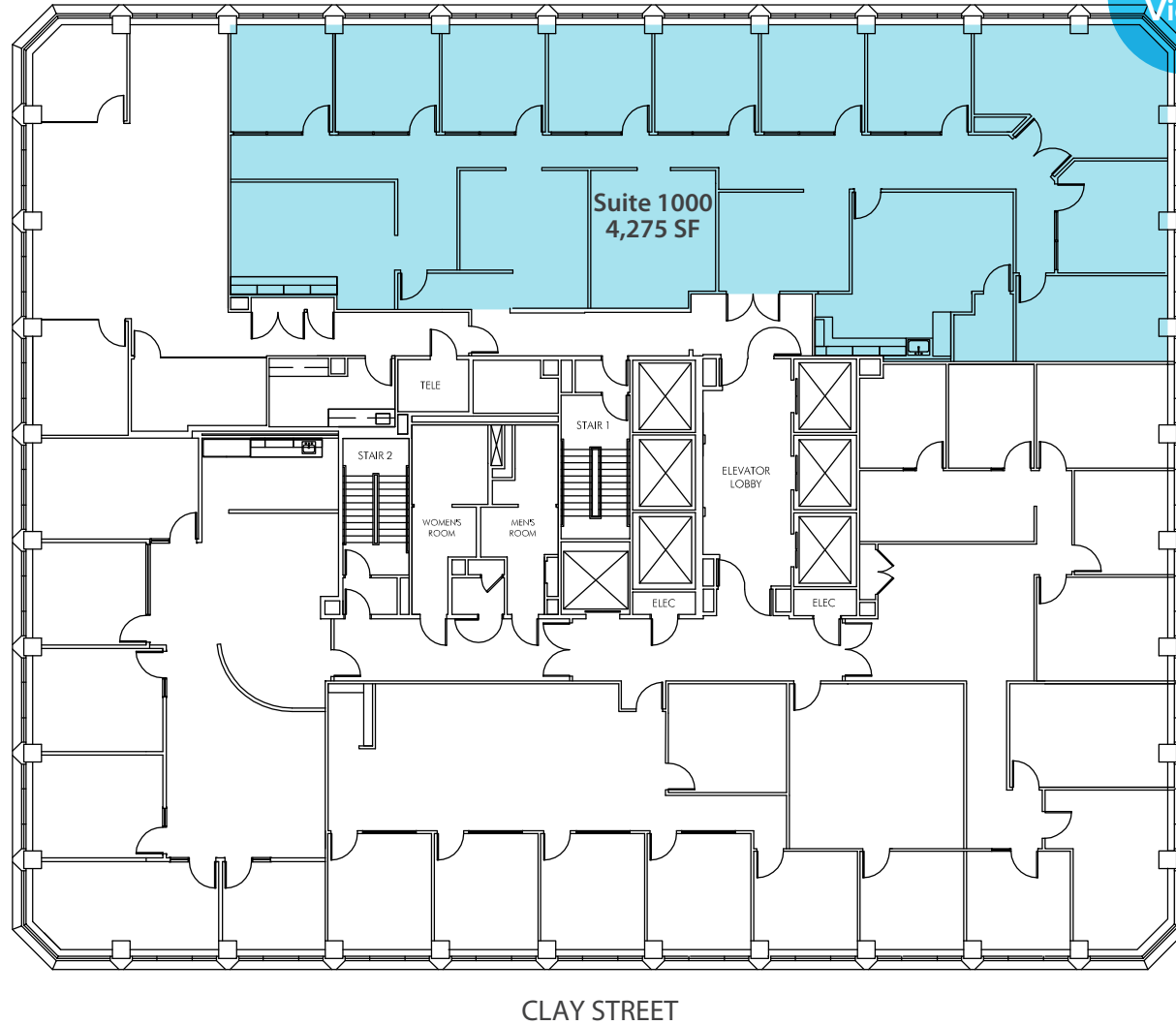
SUITE 900 - 13,197 RSF

- Ideal for law firm
- Entire floor
- 37 private offices
- Conference room
- Kitchen
- Available 02/01/2021



SUITE 1000 - 4,275 RSF

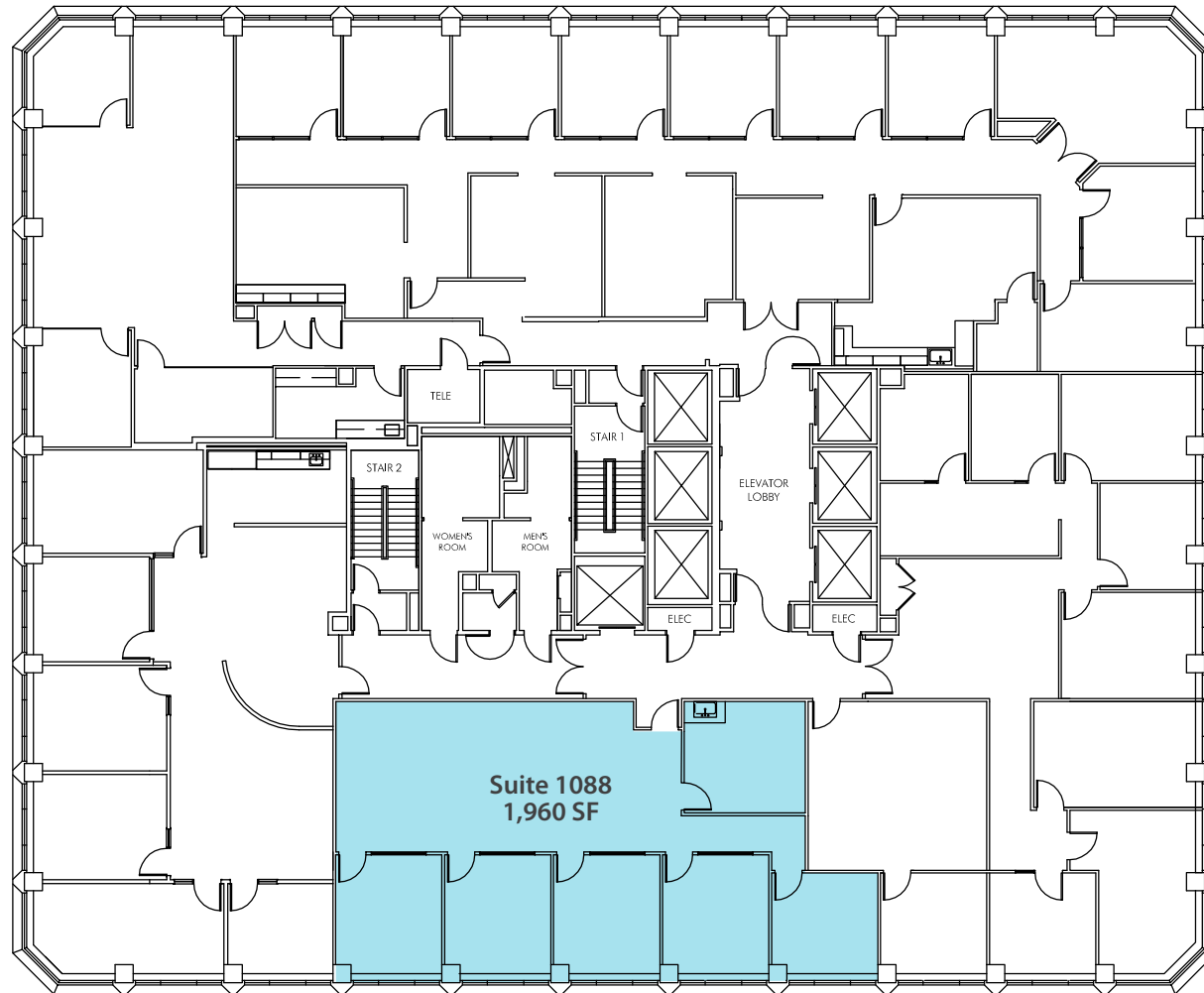
- 9 window-line private offices
- Conference room
- Large kitchen
- Identity off elevator
- North Waterfront views
- Available now



SUITE 1088 - 1,960 RSF



- New spec suite
- Ready for occupancy
- 5 private offices
- Kitchen
- Available now



MONTGOMERY STREET

CLAY STREET

**Density shall not exceed 1/125 rsf*



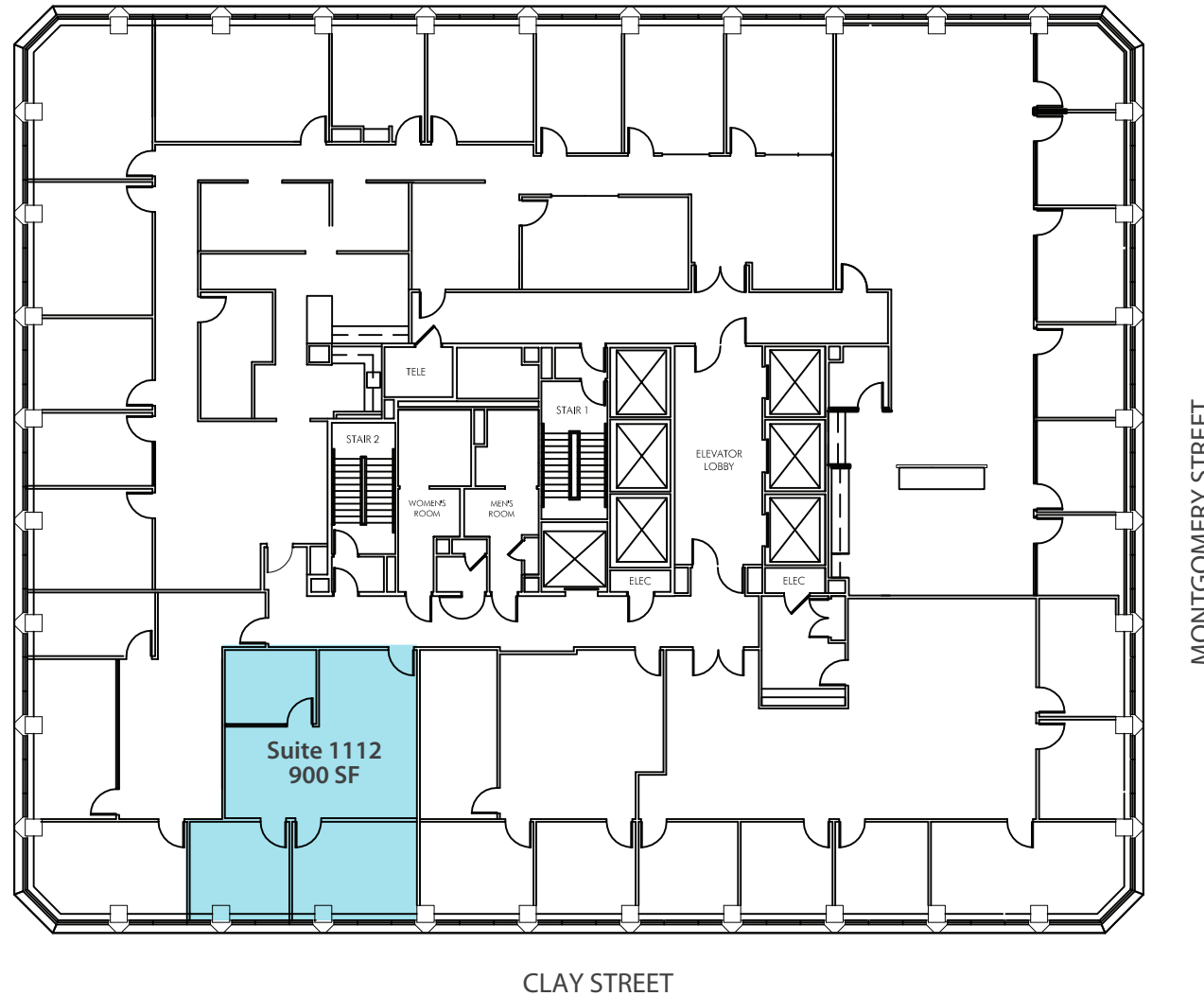
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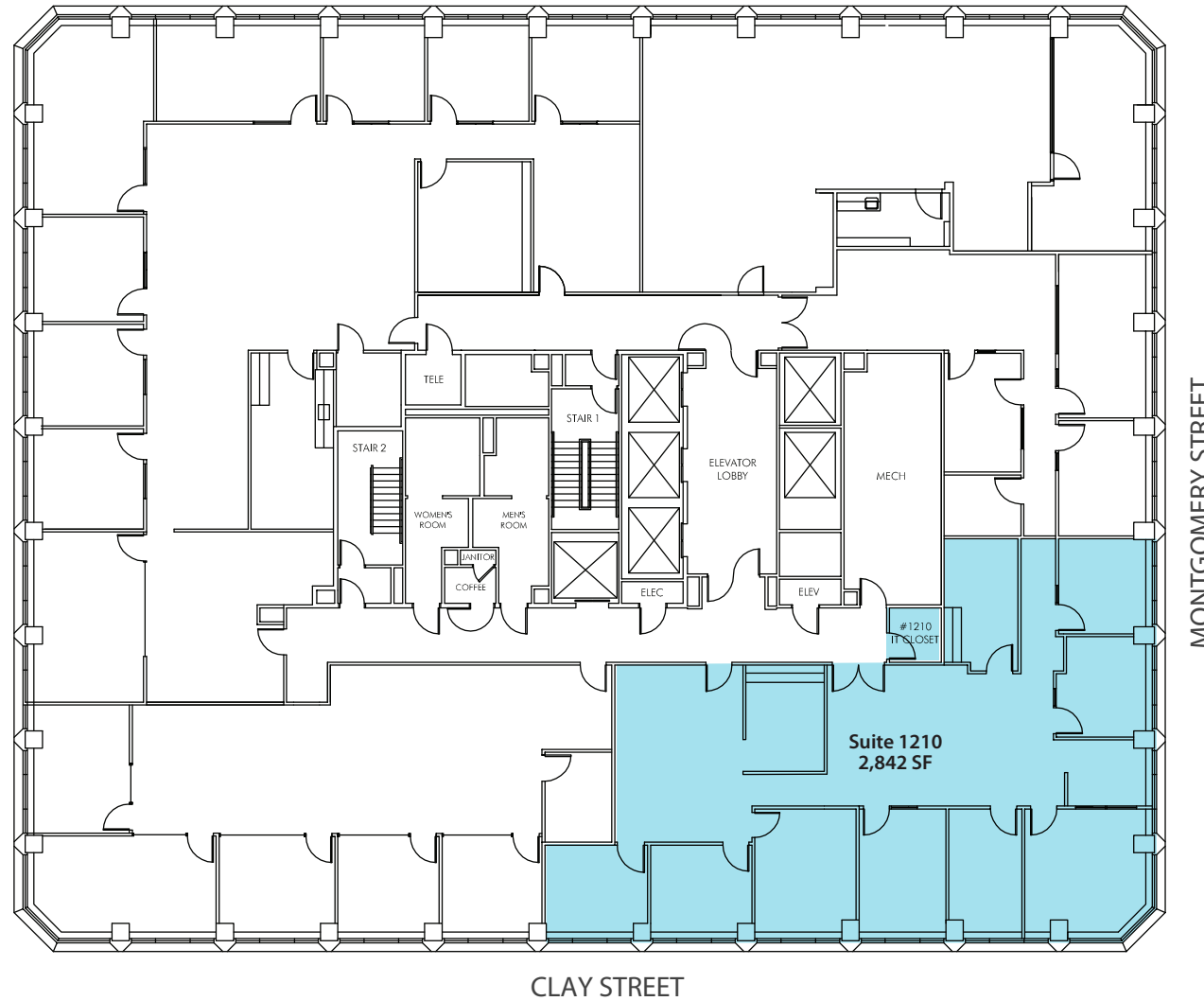
SUITE 1112 - 900 RSF

- 3 private offices
- Available 12/15/2020



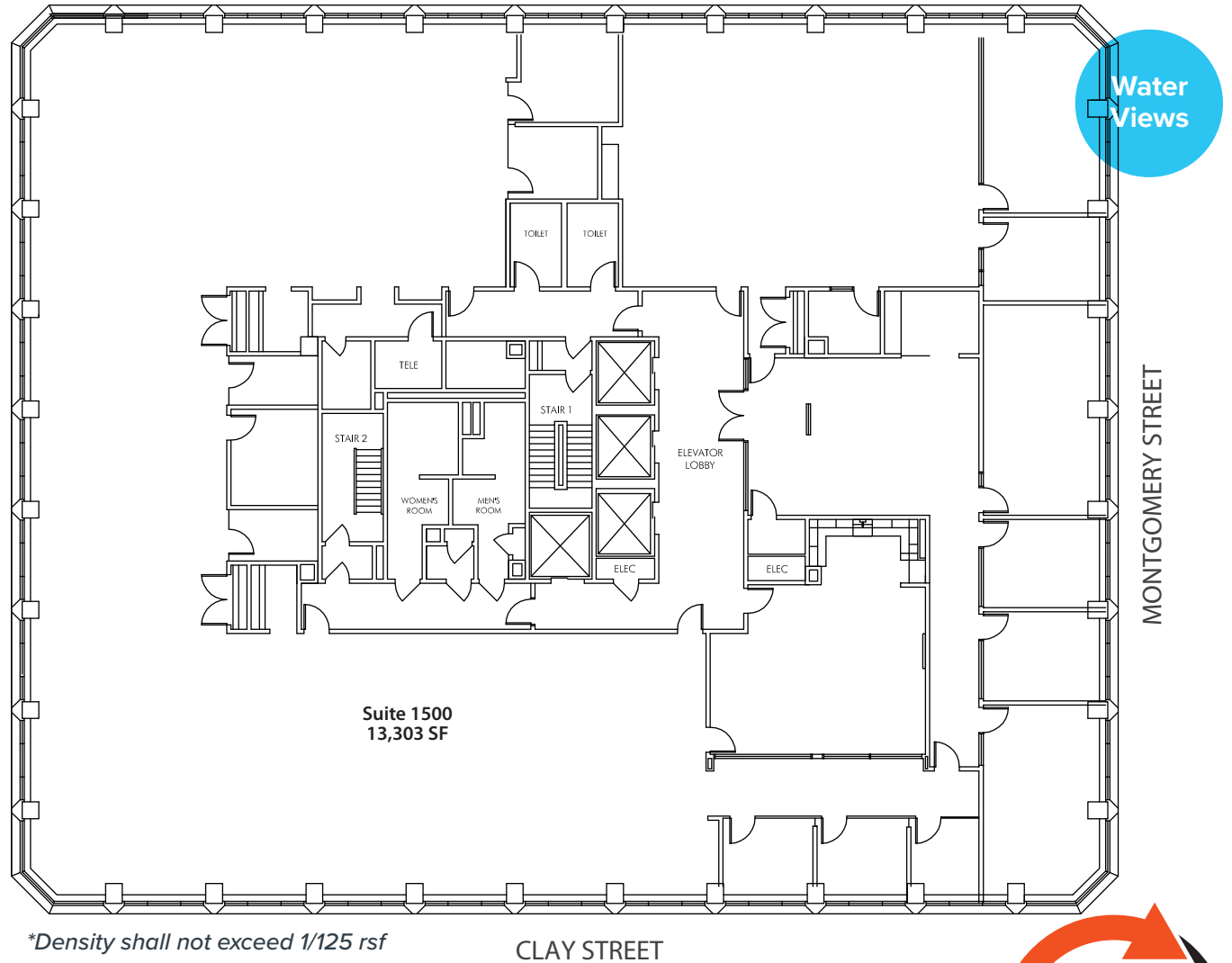
SUITE 1210 - 2,842 RSF

- Bright corner suite
- 8 private offices
- Kitchen
- Available 11/01/2020



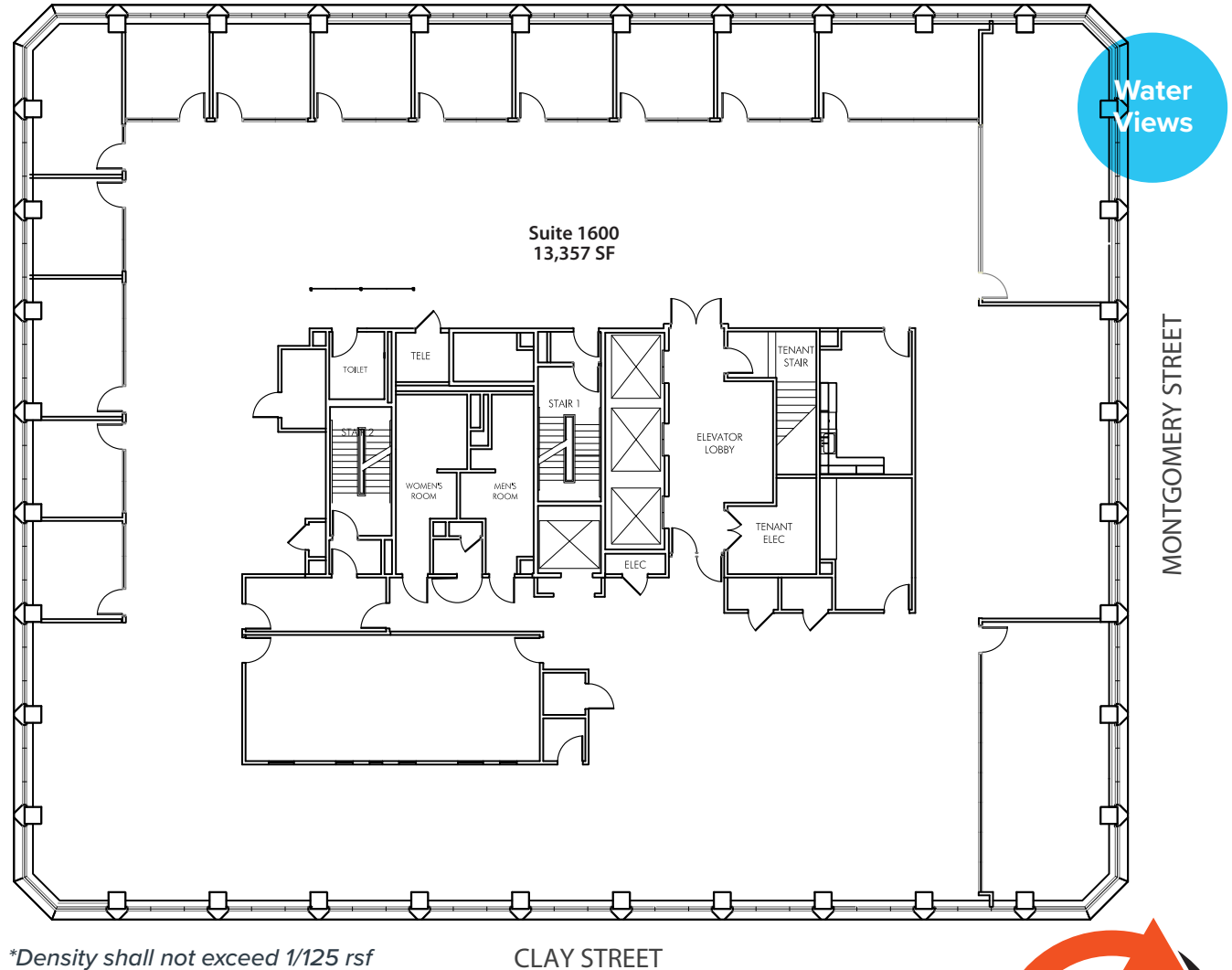
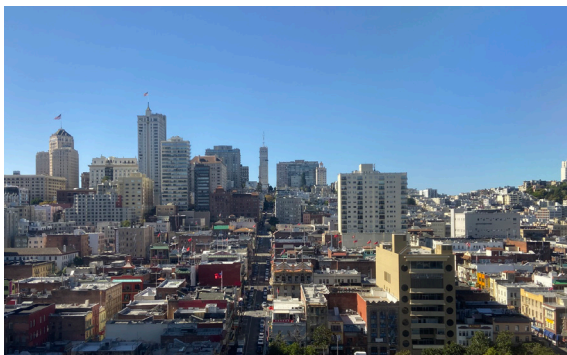
ENTIRE 15TH FLOOR - 13,303 RSF

- 3 large conference rooms
- 11 private office/flex rooms
- Kitchen/lounge
- Efficient open area
- 2 bonus restrooms
- Bright modern space with Bay & City views
- Available now



ENTIRE 16TH FLOOR - 13,357 RSF

- Full floor identity
- Recently improved
- 2 large conference rooms
- 13 glass front offices
- Kitchen
- 2 phone rooms
- Additional restroom
- Server room
- Bay and City views
- Available now



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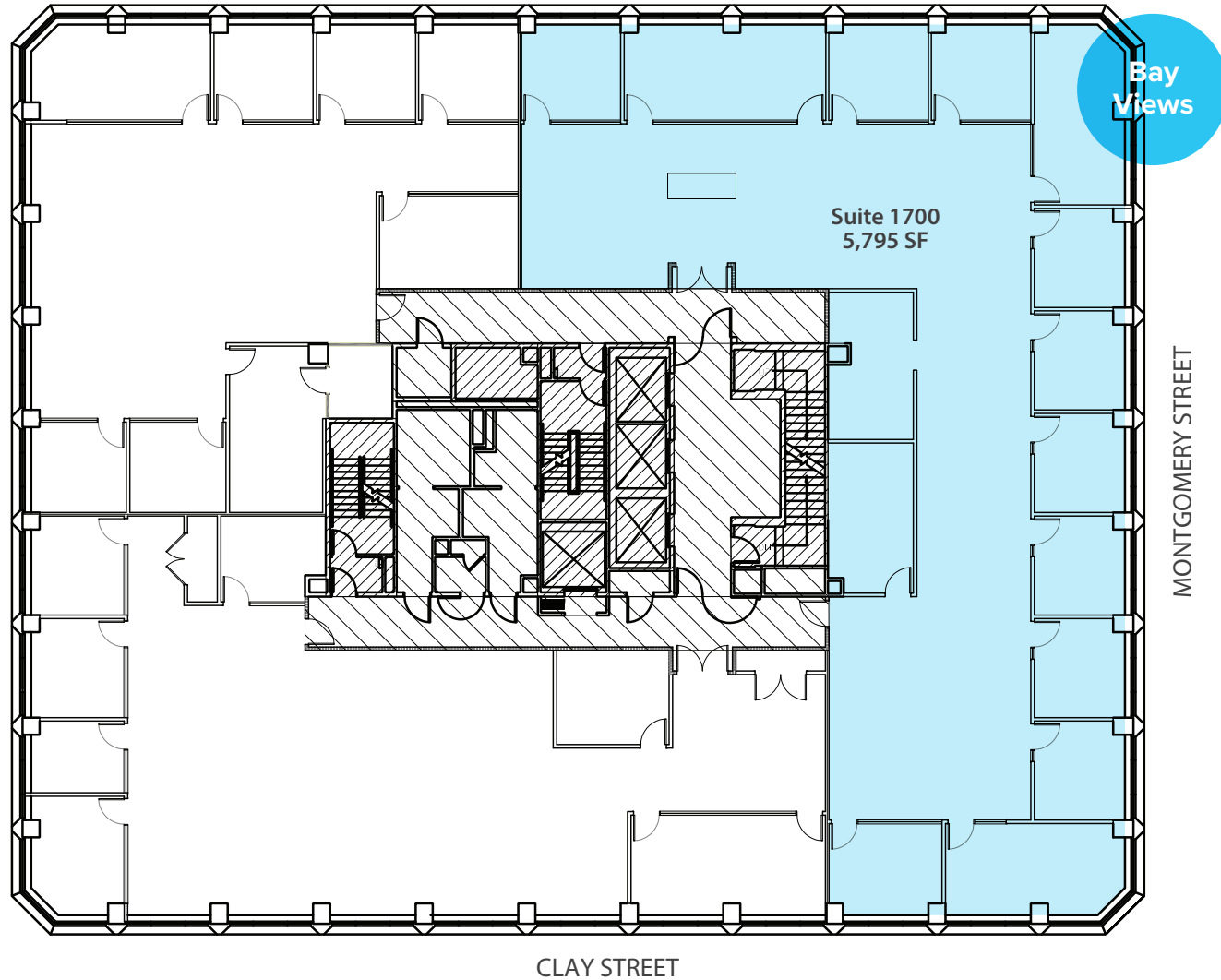
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SUITE 1700 - 5,975 RSF

- Landlord will provide turnkey
- 10 private offices
- 3 conference rooms
- Kitchen
- Water and City views
- Available now

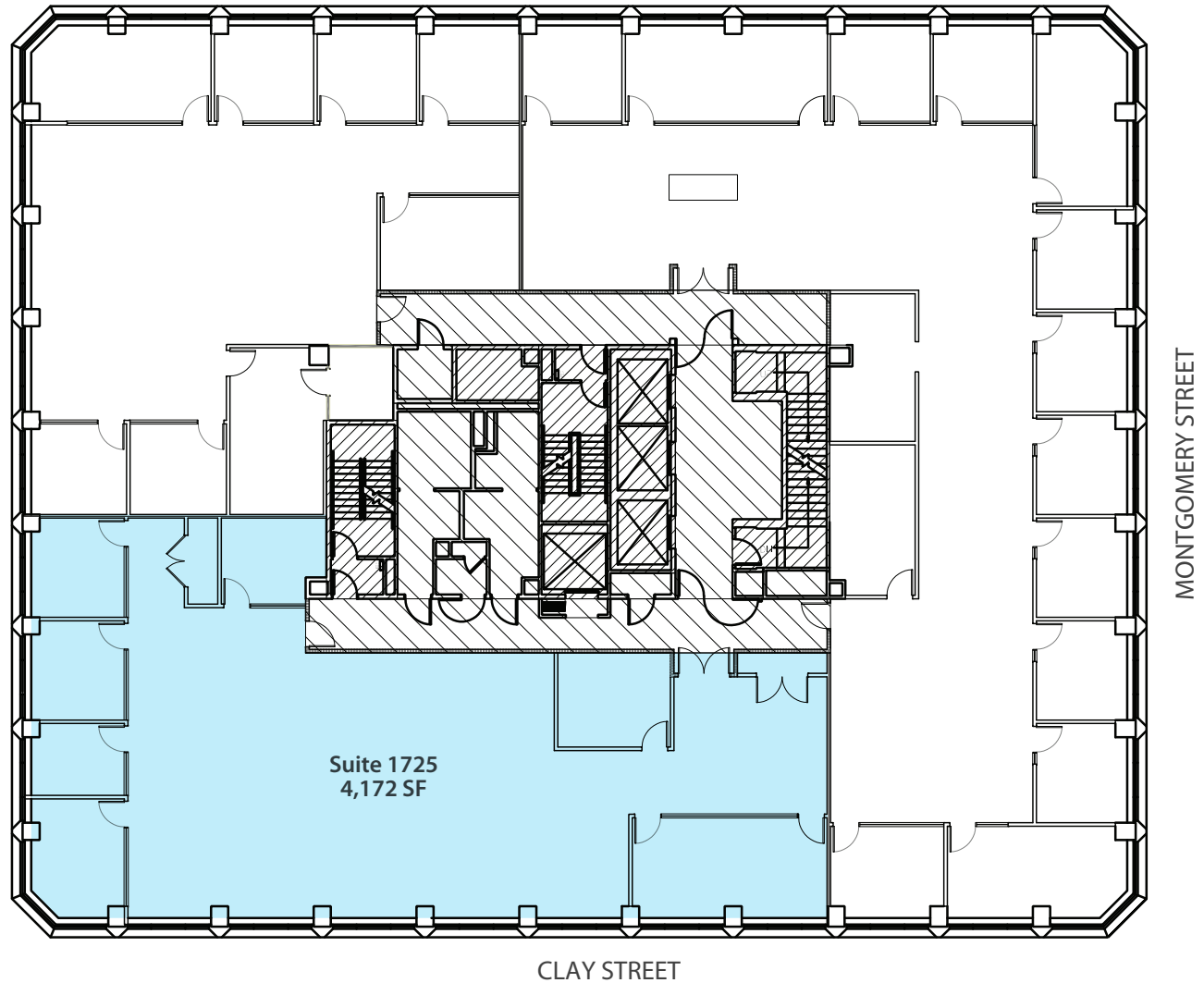


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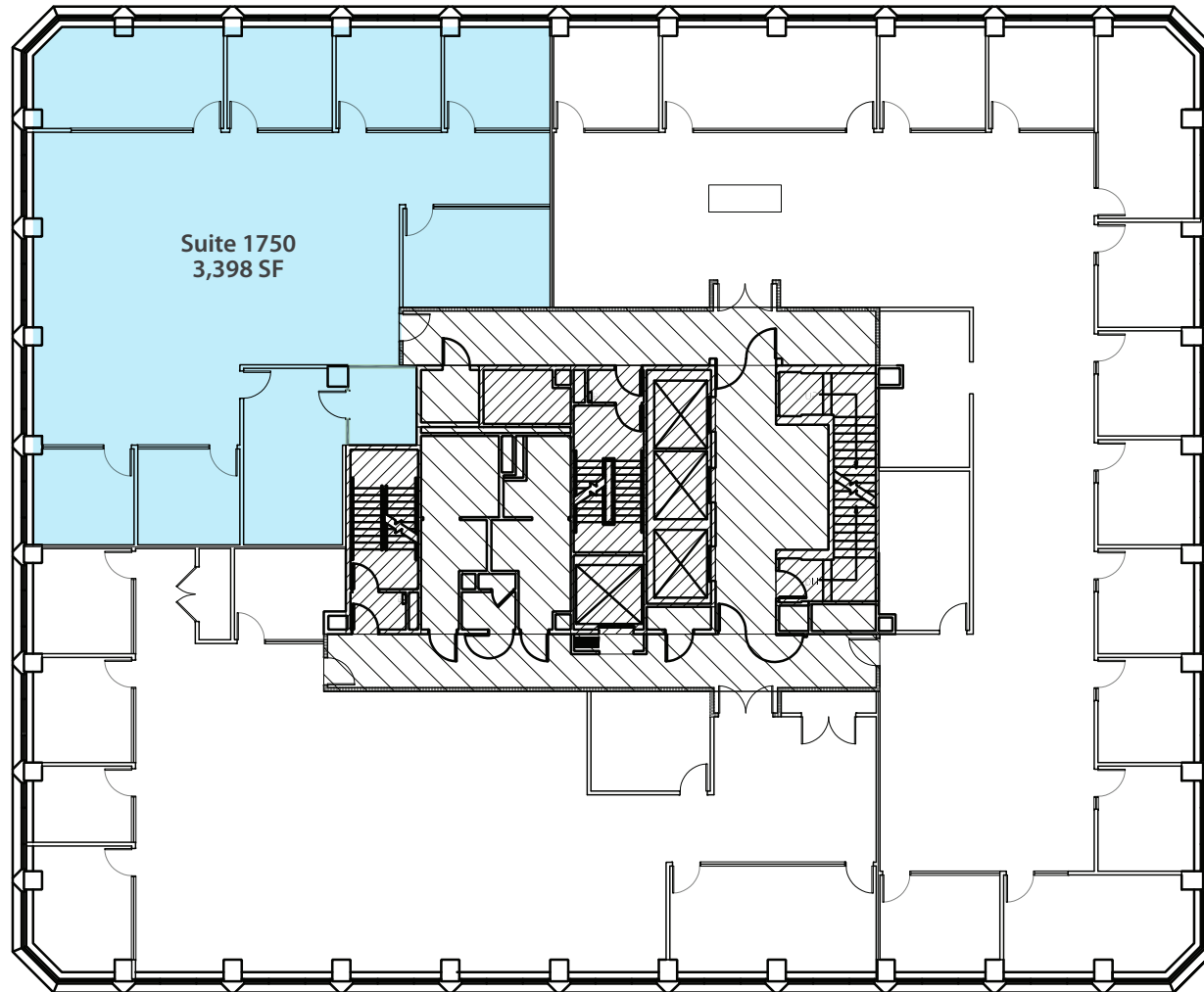
SUITE 1725 - 4,172 RSF

- Landlord will provide turnkey
- 4 private offices
- 2 conference rooms
- Approx. 26 workstations
- Kitchen
- Available now



SUITE 1750 - 3,398 RSF

- Landlord will provide turnkey
- 5 private offices
- 2 conference rooms
- 12 workstations
- Kitchen
- Available now

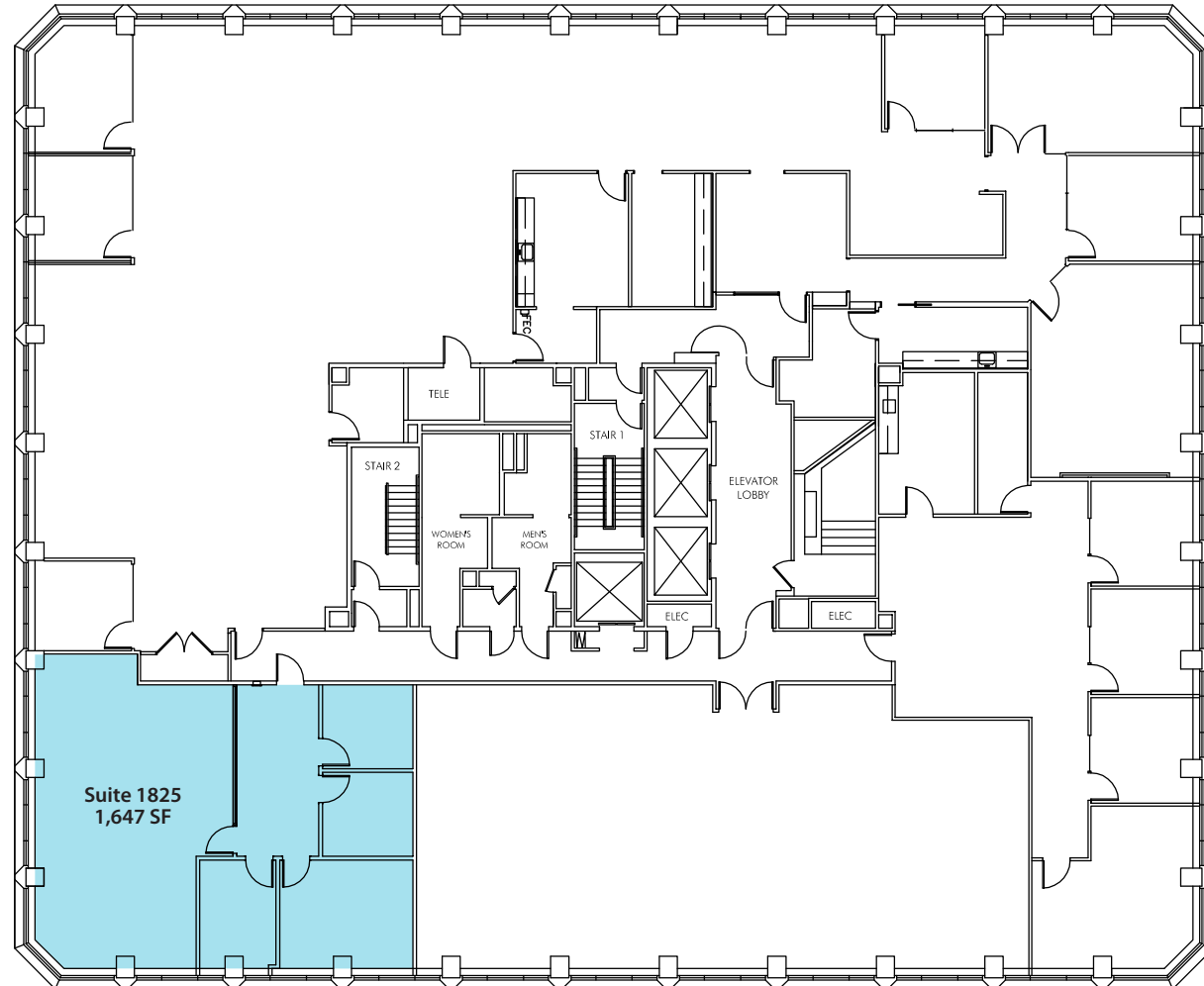


CLAY STREET

MONTGOMERY STREET

SUITE 1825 - 1,647 RSF

- 3 private offices
- Conference room
- Conference area
- Available now



MONTGOMERY STREET

CLAY STREET

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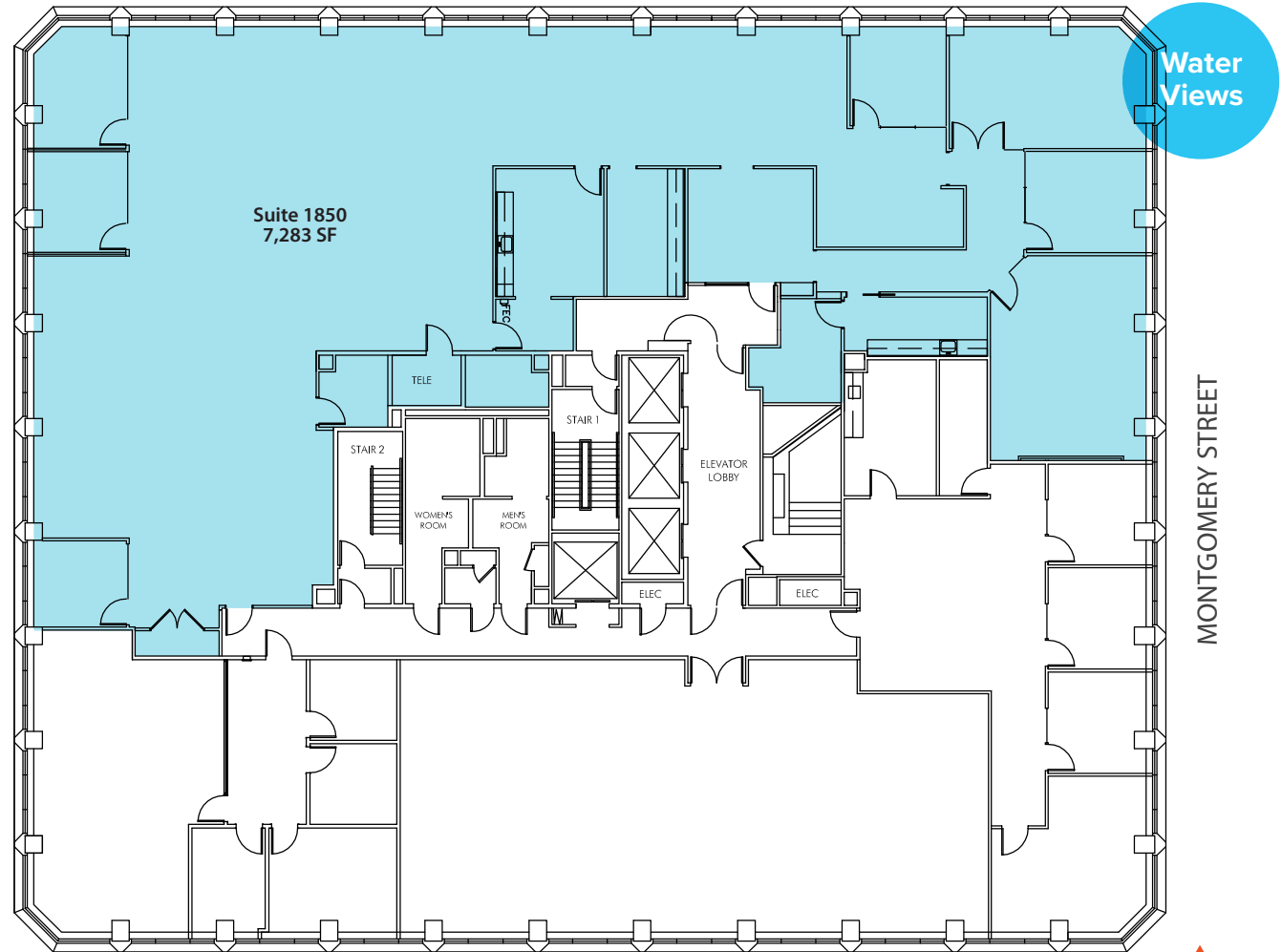
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SUITE 1850 - 7,283 RSF

- Board room with water views
- Large conference room
- 5 offices, conference rooms
- Efficient open area
- 2 kitchens
- Production room
- Reception
- Available now



*Density shall not exceed 1/125 rsf

CLAY STREET

MONTGOMERY STREET

Water Views

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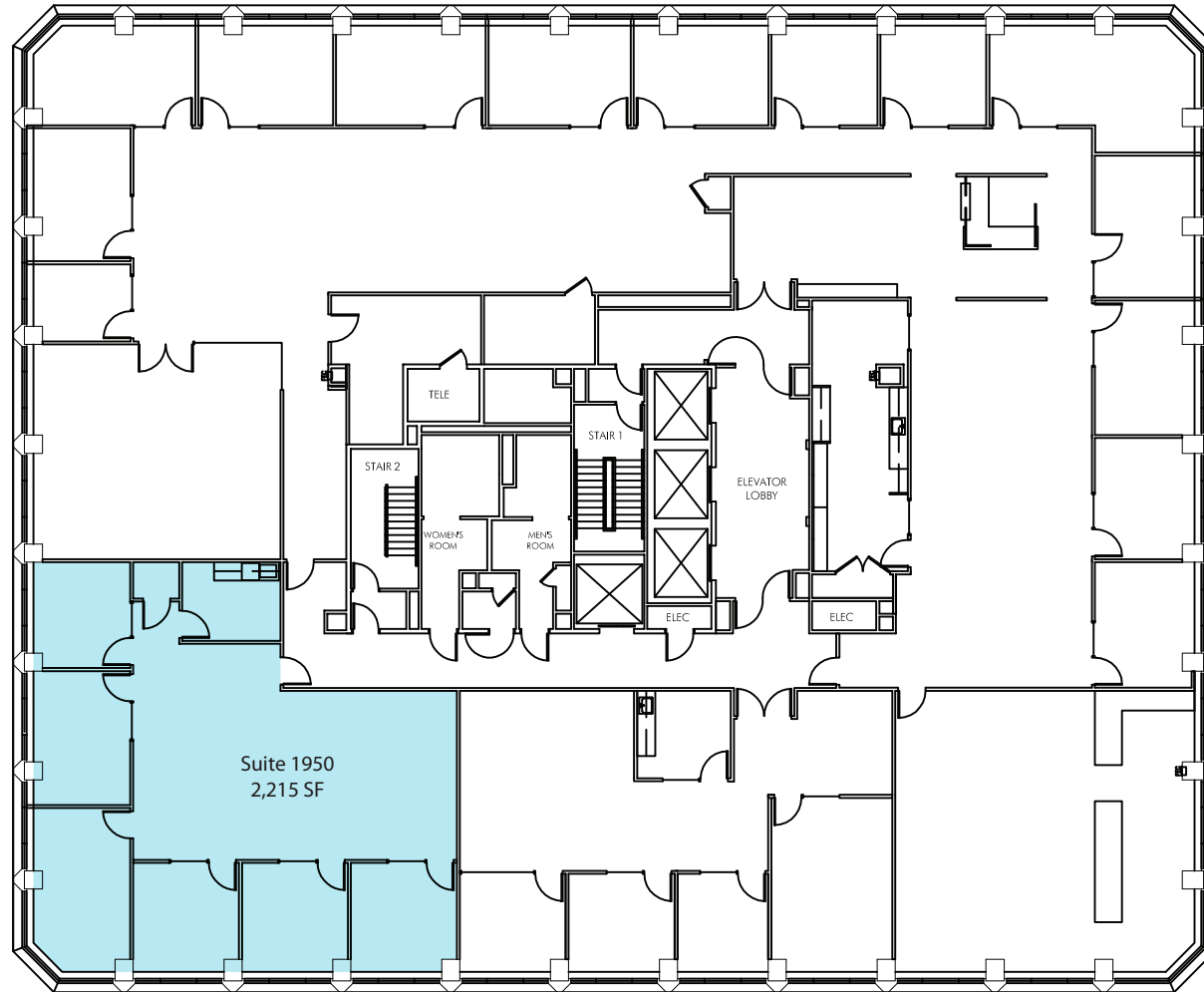
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SUITE 1950 - 2,215 RSF

- Bright, corner suite
- 5 private offices
- Conference room
- Kitchen
- IT
- Available 12/01/2020

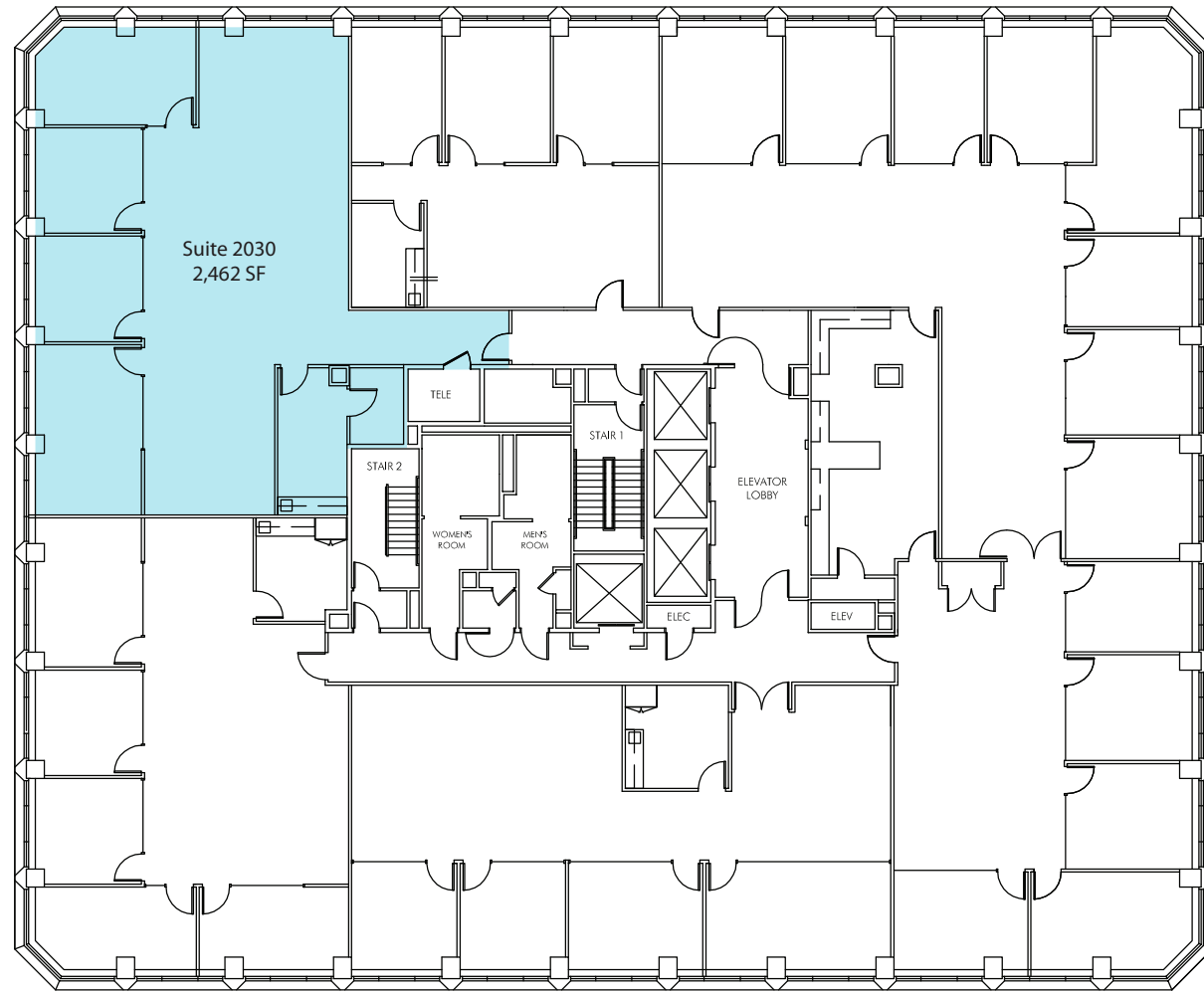


MONTGOMERY STREET

CLAY STREET

SUITE 2030 - 2,462 RSF

- Top floor of building
- 3 glass front private offices
- Conference room
- Kitchen
- Efficient open area
- Available now



MONTGOMERY STREET

CLAY STREET

