

315 MONTGOMERY STREET

WATCH THE VIDEO

VORNADO
REALTY TRUST



315 MONTGOMERY STREET

A QUINTESSENTIAL SAN FRANCISCO BUILDING

BUILT IN 1922, 315 MONTGOMERY STREET IS A THOUGHTFUL CONTRAST TO THE MONOLITHIC STRUCTURE OF THE 555 CALIFORNIA STREET TOWER BEHIND IT. 315 MONTGOMERY STREET MAINTAINS A STRONG ARCHITECTURAL CACHE BEFITTING THOSE SEEKING UNIQUE ARCHITECTURE WITH FLOORPLATES THAT ALLOW FOR OPEN SEATING AND A HEADQUARTERS OPPORTUNITY.

LOCATION	MONTGOMERY STREET, BETWEEN CALIFORNIA & PINE STREETS
BUILDING SIZE	235,000 RSF
BUILT	1922 REDEVELOPED 2018
FLOORS	16 OFFICE FLOORS
CEILING HEIGHT	RANGING FROM 12' TO 20'
NOTABLE TENANTS	BANK OF AMERICA BLUE SHIELD RIPPLE LABS

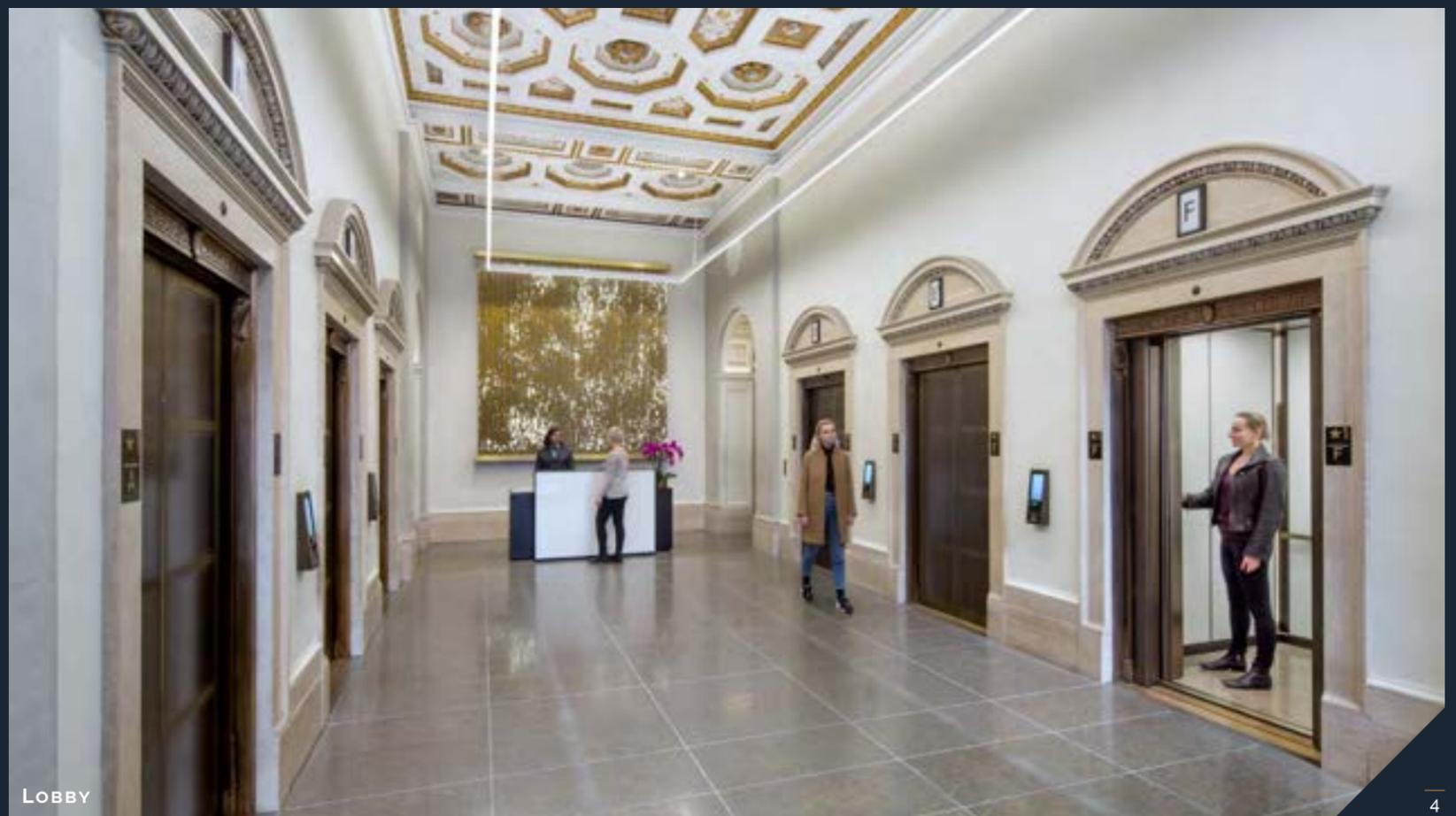




315 MONTGOMERY STREET



ENTRANCE



LOBBY



IN THE CENTER OF IT ALL

THE CENTRAL PLACEMENT OF THE 555 CALIFORNIA STREET CAMPUS - ON THE CABLE CAR LINE, BLOCKS FROM UNION SQUARE, SOMA, THE EMBARCADERO, AND THE BART/MUNI - OFFERS AN UNRIVALED LOCATION FOR EMPLOYEES. WITH ON-SITE PARKING AND EASY ACCESSIBILITY FROM THE HIGHWAY, THE CAMPUS TRULY HAS IT ALL.

HOTELS

- 1 HOTEL
- CLIFT HOTEL
- FAIRMONT
- FOUR SEASONS
- HYATT REGENCY
- OMNI HOTEL
- PALACE HOTEL
- RITZ CARLTON

COFFEE SHOPS

- BLUE BOTTLE
- COFFEE BAR KEARNEY
- PEETS COFFEE
- PHILZ COFFEE
- LAUNCH PAD

GYMS

- BARRY'S FIDI
- BAY CLUB
- EQUINOX
- FLAGSHIP CROSSFIT
- ORANGETHEORY FITNESS

RESTAURANTS

- BATTERY
- HOUSE OF SHIELDS
- KOKKARI ESTIATORIO
- LEO'S OYSTER BAR
- PABU
- PALIO D'ASTI
- PRESS CLUB
- TADICH GRILL
- VAULT GARDEN
- VAULT STEAKHOUSE
- TROPISUENO
- WAYFARE TAVERN

CONVENIENCE

- A SHOE SHINE
- FED EX
- POKE BAR
- PROPER FOOD
- WALGREENS



SAN FRANCISCO BAY FERRY
1.9 MILLION ANNUAL PASSENGERS

CABLE CAR
7 MILLION ANNUAL RIDERS & MAJOR TOURIST ATTRACTION

BART (BAY AREA RAPID TRANSIT)
455,000 DAILY RIDERS

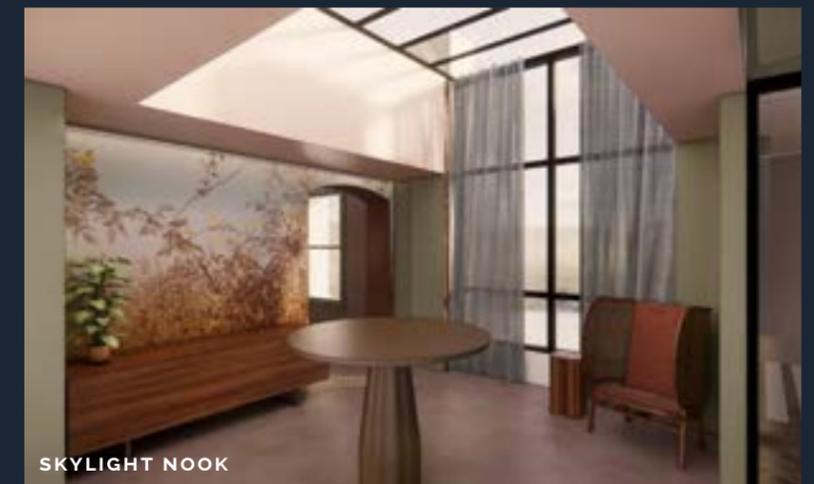
INTERSTATE 80
MAJOR HIGHWAY RUNNING FROM CALIFORNIA TO NEW YORK ORIGINATING IN SAN FRANCISCO



315 MONTGOMERY STREET

THE MONTGOMERY ROOM

THIS EXCLUSIVE TENANT AMENITY LOUNGE ON THE 17TH FLOOR OFFERS A SOPHISTICATED RETREAT WITH CONFERENCE ROOMS, PHONE BOOTHS, AND A SLEEK LOUNGE AREA COMPLETE WITH A CURATED BAR, KITCHEN, AND TWO BEAUTIFULLY APPOINTED OUTDOOR TERRACES.

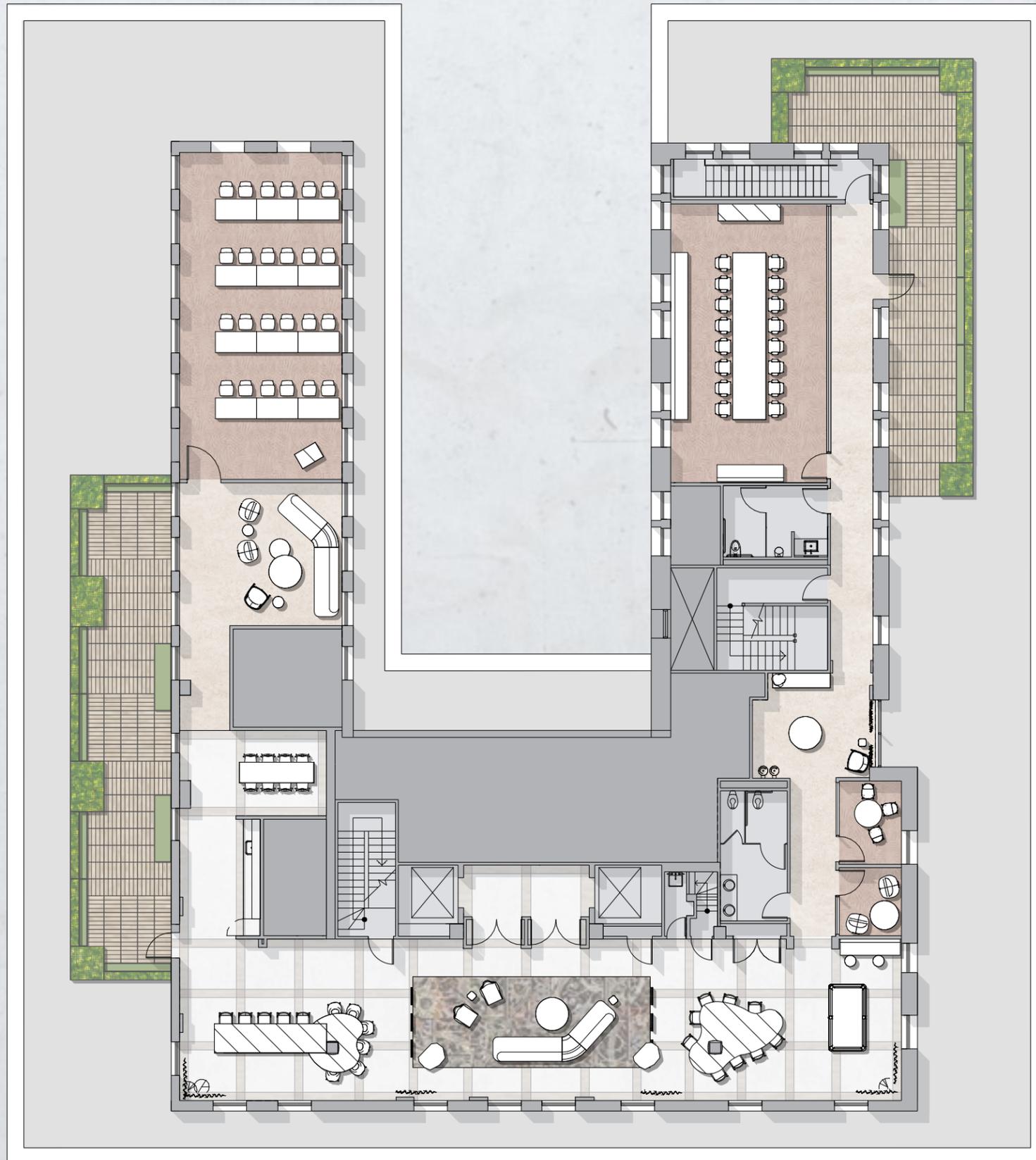


SKYLIGHT NOOK



BAR

PINE STREET



MONTGOMERY STREET



17TH FLOOR TENANT AMENITY LOUNGE



SOUTH TERRACE LOOKING EAST



NORTH TERRACE LOOKING NORTHWEST



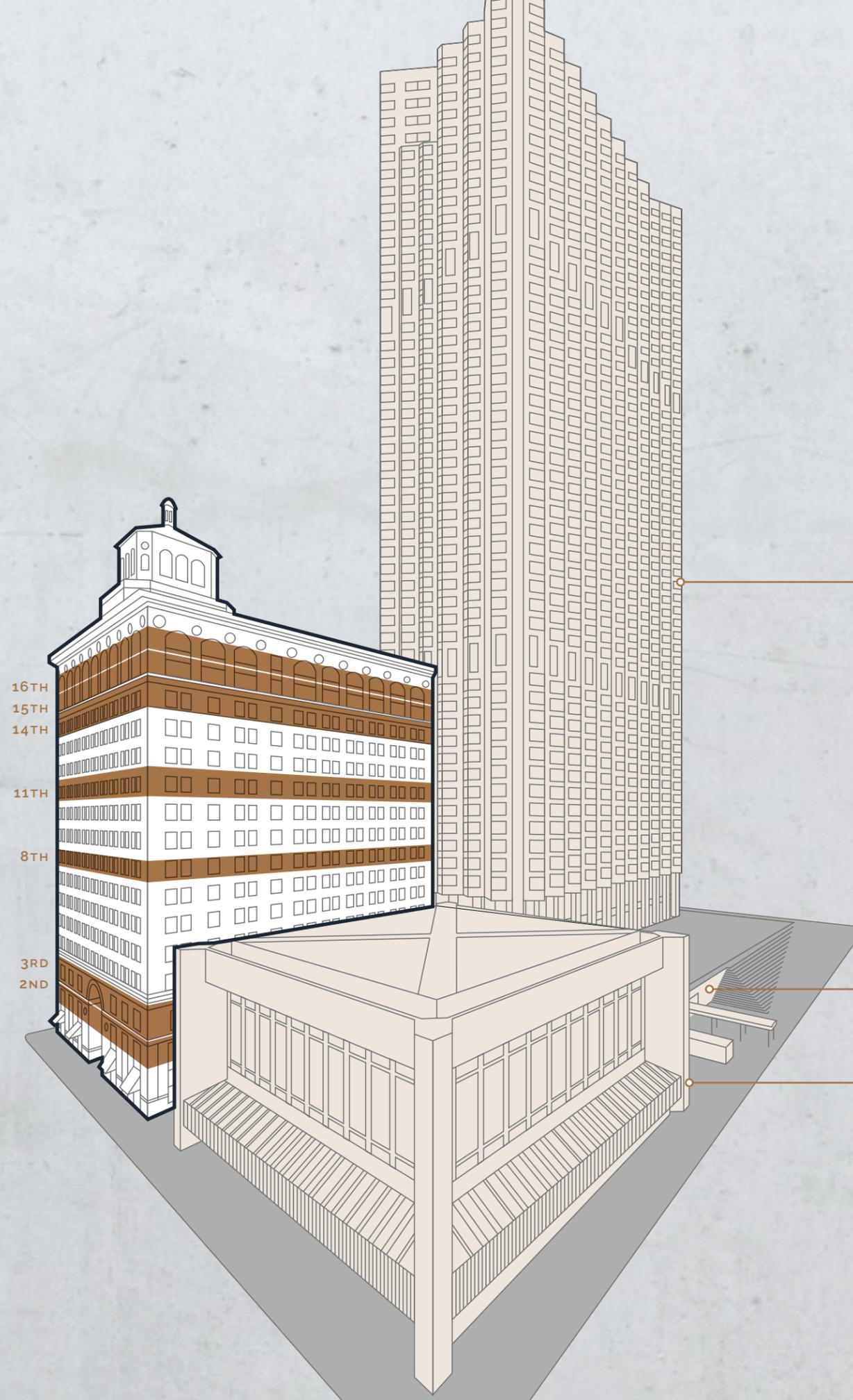
NORTH TERRACE LOOKING EAST



315 MONTGOMERY STREET

AVAILABILITIES

FLOOR	RSF	AVAILABILITY DATE
16TH FLOOR	13,316	Q4 2025
15TH FLOOR	13,838	Q4 2025
14TH FLOOR	14,763	Q4 2025
11TH FLOOR	14,710	IMMEDIATE
8TH FLOOR	14,759	Q1 2027
3RD FLOOR	13,860	Q1 2027
2ND FLOOR	16,195	Q1 2027



315 555 345

SAN FRANCISCO'S PREMIER OFFICE COMPLEX

FULL **3** **1.8**
CITY BLOCK BUILDINGS MILLION SF

555 CALIFORNIA STREET

THIS ICONIC SKYSCRAPER HOUSES MANY GLOBALLY RECOGNIZED FINANCIAL SERVICES TENANTS AND HOSTS THE STAR-STUDED ANNUAL HOLIDAY TREE LIGHTING EVENT.

THE CONCOURSE

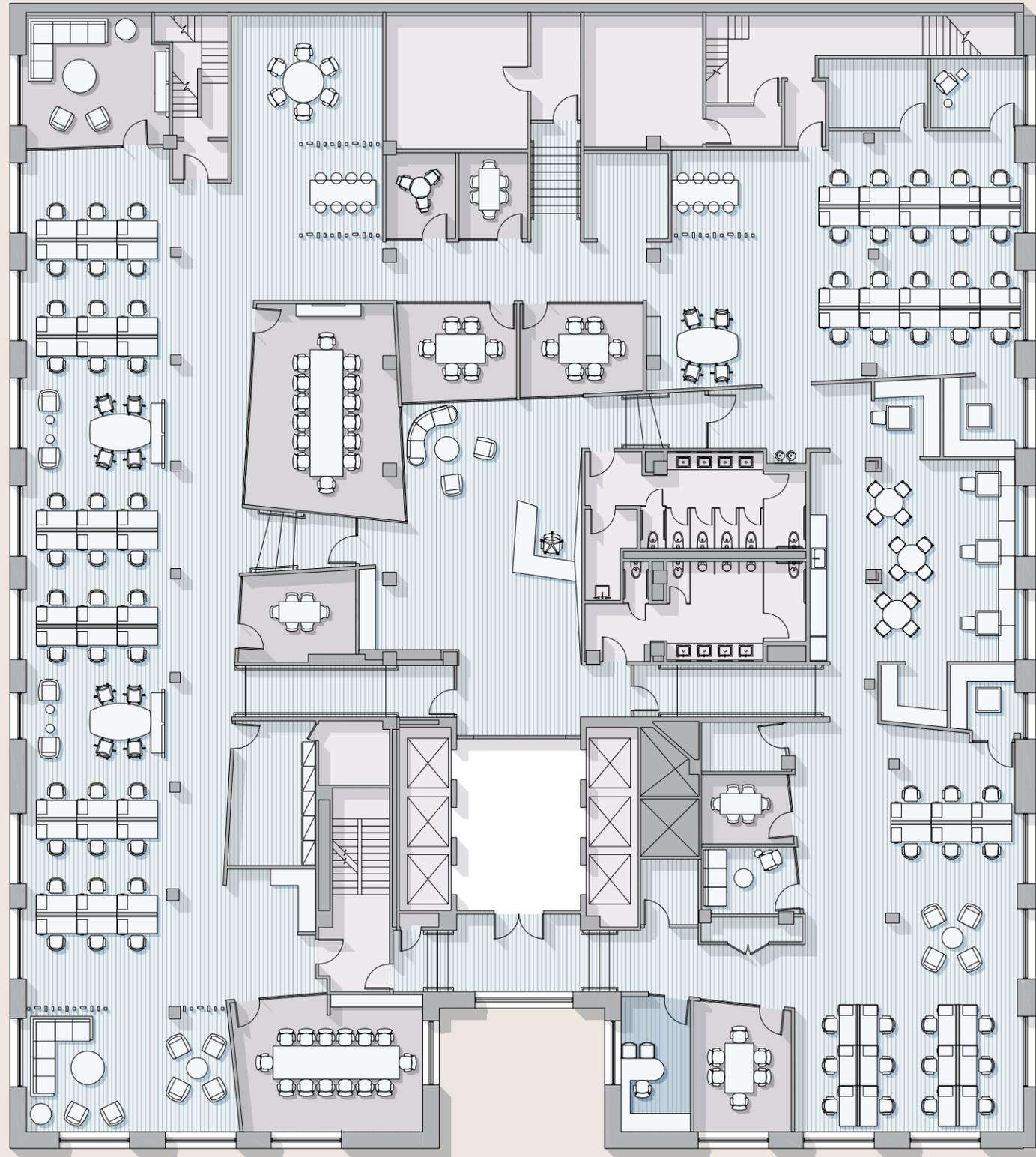
LINKED ABOVE AND BELOW GROUND, THE NEWLY MODERNIZED INTERCONNECTION OF 555, 315 AND 345 PROVIDES PRIME ACCESS TO RETAIL AND BAY CLUB FITNESS CENTER, OVER 700 PARKING SPACES, PRIVATE TOWN HALL, AND OUTDOOR SPACE ON THE PUBLIC PLAZA.

345 MONTGOMERY STREET

THE SIMPLICITY AND TRANSPARENCY FOUND IN THE 5-STORY ATRIUM CAN BE LEVERAGED TO SUPPORT YOUR COMMUNITY, PAVING THE WAY FOR THE FUTURE OF YOUR COMPANY THROUGH A BUILDING RICH IN HISTORY.

KEARNY STREET

PINE STREET



CALIFORNIA STREET

MONTGOMERY STREET



315 MONTGOMERY STREET

2ND FLOOR

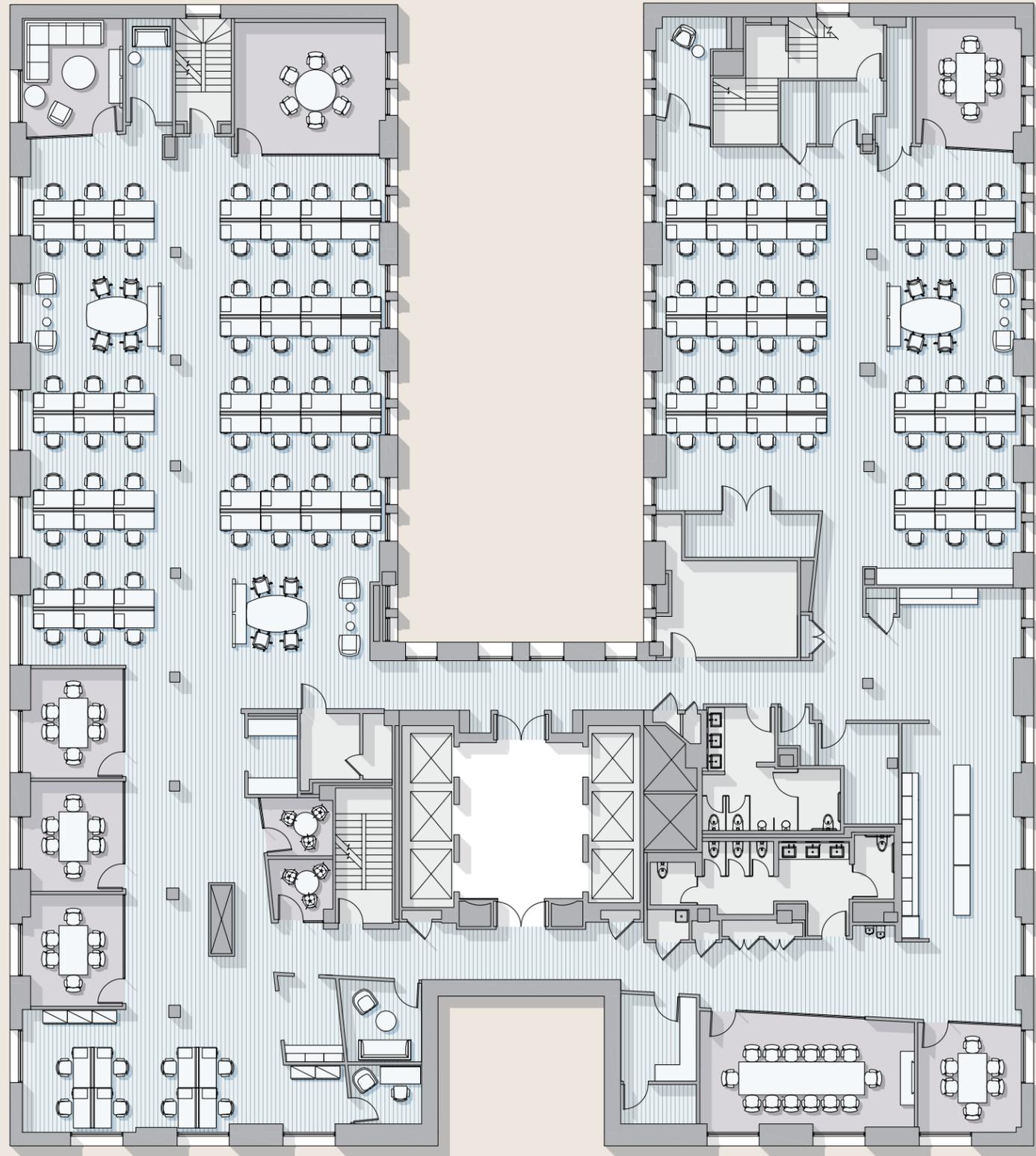
16,195 RSF

PROGRAMMING

WORKSTATIONS	74
LARGE CONFERENCE	2
MEDIUM CONFERENCE	8
OFFICES	1

KEARNY STREET

PINE STREET



CALIFORNIA STREET

MONTGOMERY STREET



315 MONTGOMERY STREET

3RD FLOOR

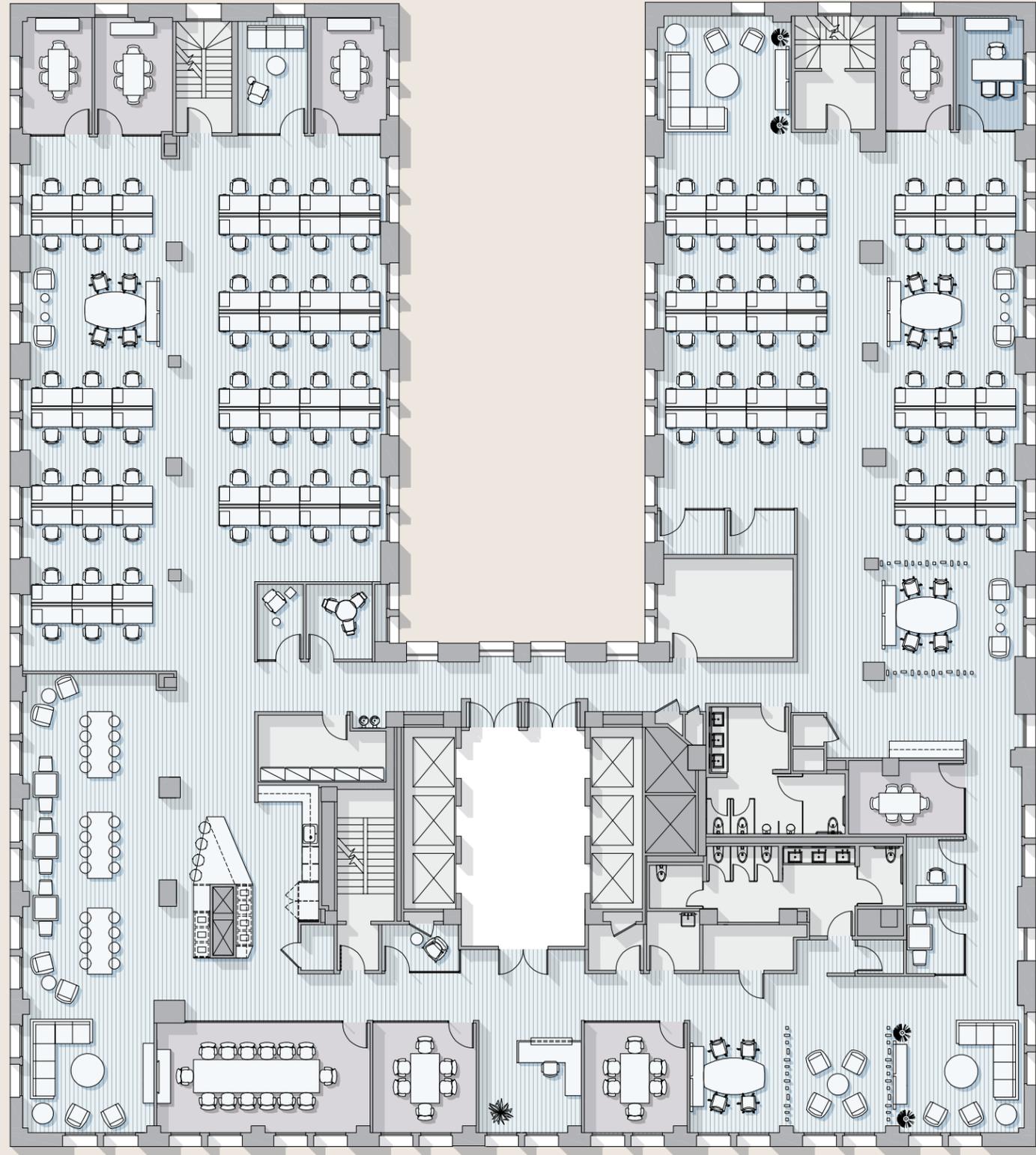
13,860 RSF

PROGRAMMING

WORKSTATIONS	106
LARGE CONFERENCE	1
MEDIUM CONFERENCE	9
PHONE ROOM	4

KEARNY STREET

PINE STREET



MONTGOMERY STREET

CALIFORNIA STREET



315 MONTGOMERY STREET

8TH FLOOR

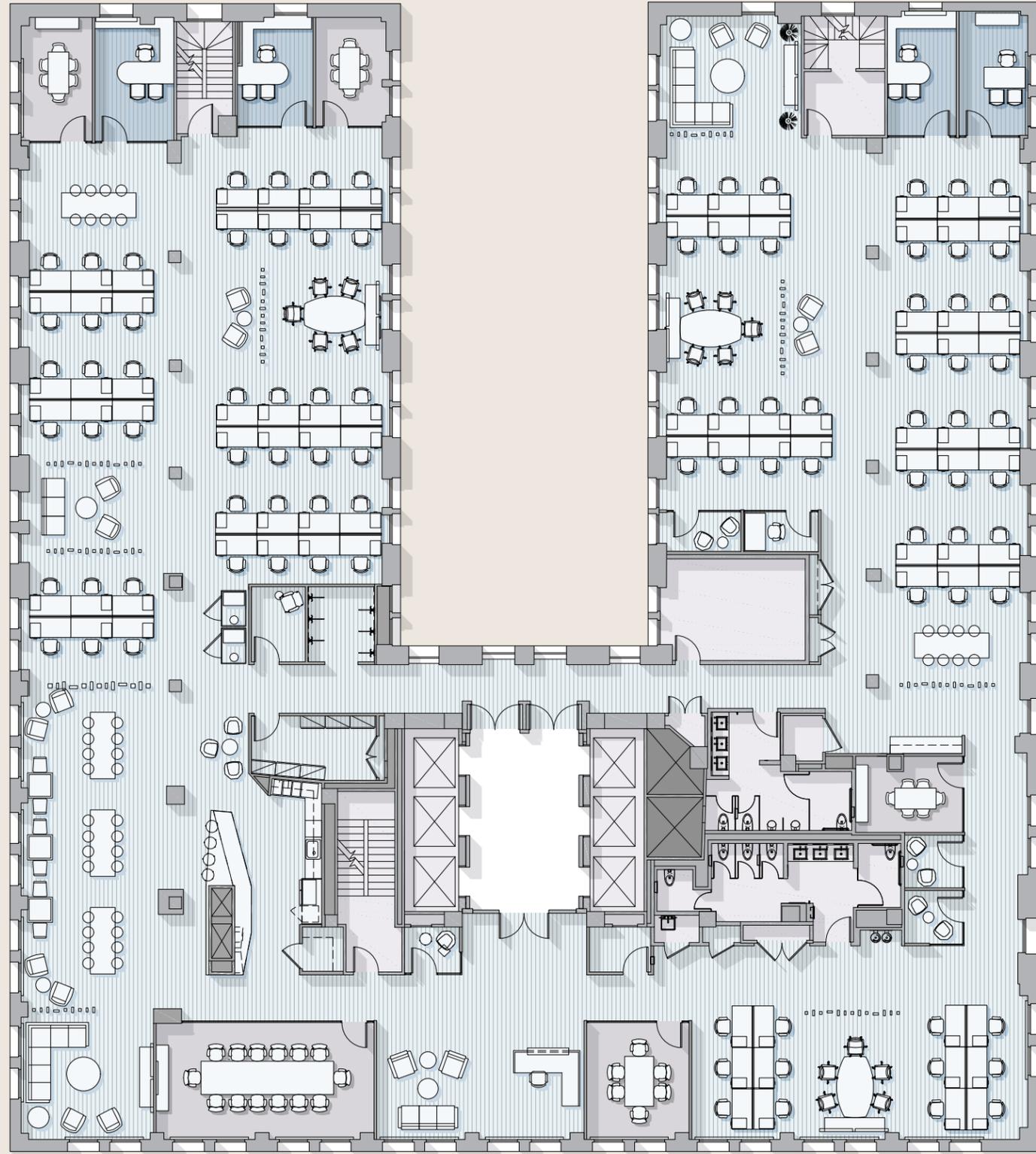
14,759 RSF

PROGRAMMING

WORKSTATIONS	98
LARGE CONFERENCE	1
MEDIUM CONFERENCE	7
OFFICES	1
PHONE ROOM	3

KEARNY STREET

PINE STREET



MONTGOMERY STREET

CALIFORNIA STREET



315 MONTGOMERY STREET

11TH FLOOR

14,710 RSF

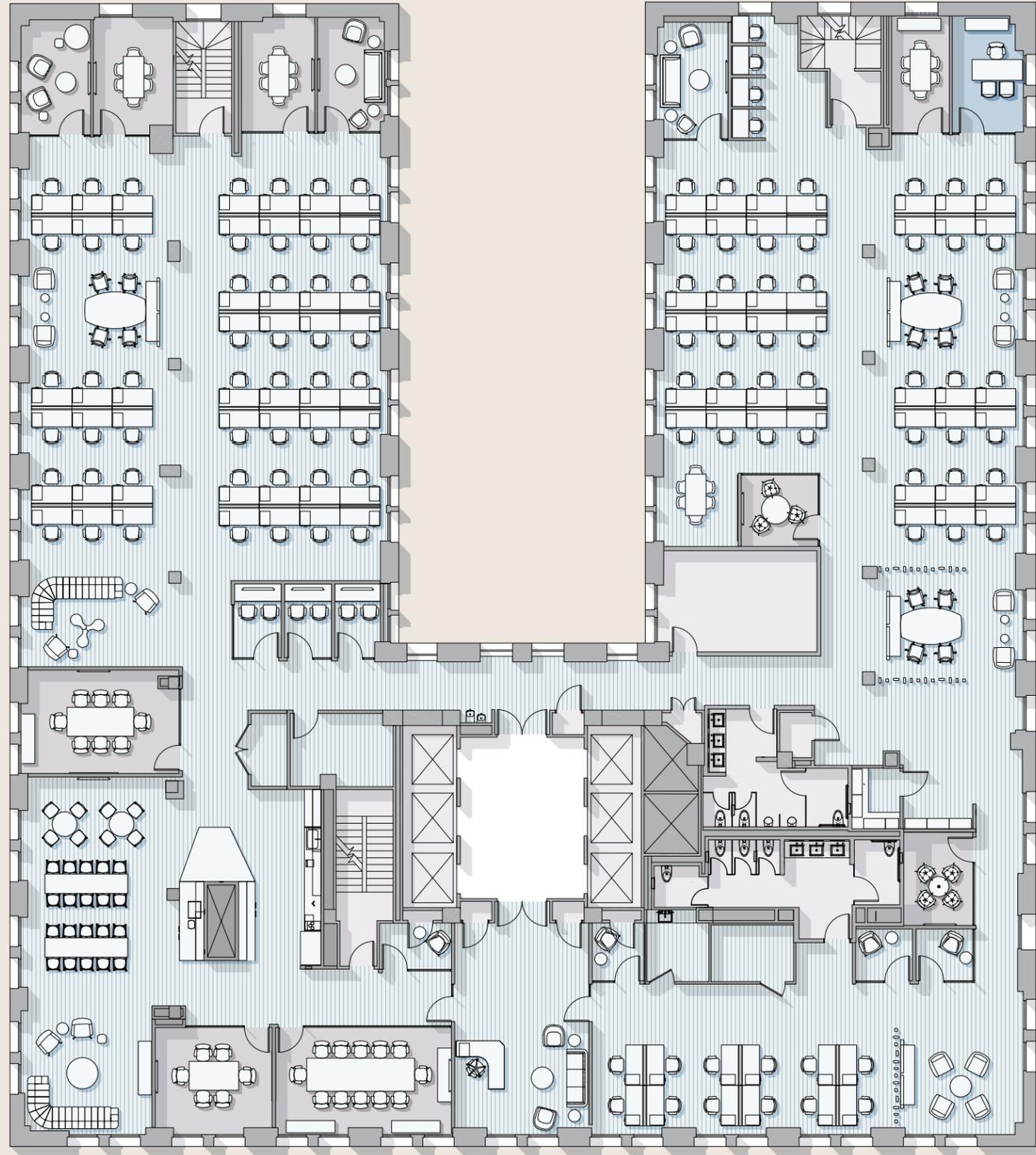
PROGRAMMING

WORKSTATIONS	94
LARGE CONFERENCE	1
MEDIUM CONFERENCE	4
OFFICES	4
PHONE ROOM	5

VIRTUAL TOUR

KEARNY STREET

PINE STREET



MONTGOMERY STREET



CALIFORNIA STREET



315 MONTGOMERY STREET

14TH FLOOR

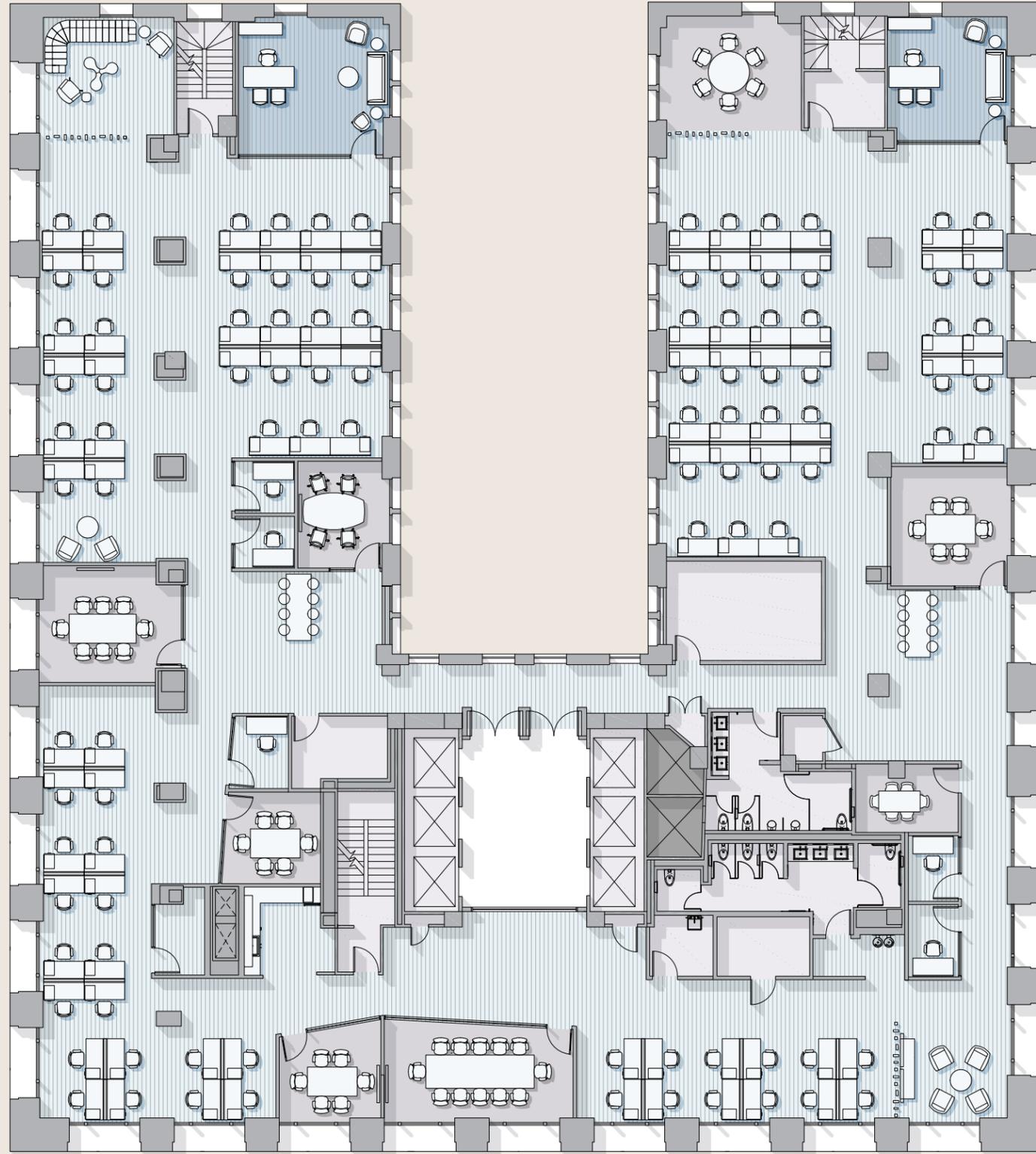
14,763 RSF

PROGRAMMING

WORKSTATIONS	104
LARGE CONFERENCE	1
MEDIUM CONFERENCE	5
OFFICES	1
PHONE ROOM	5

KEARNY STREET

PINE STREET



MONTGOMERY STREET



CALIFORNIA STREET



315 MONTGOMERY STREET

15TH FLOOR

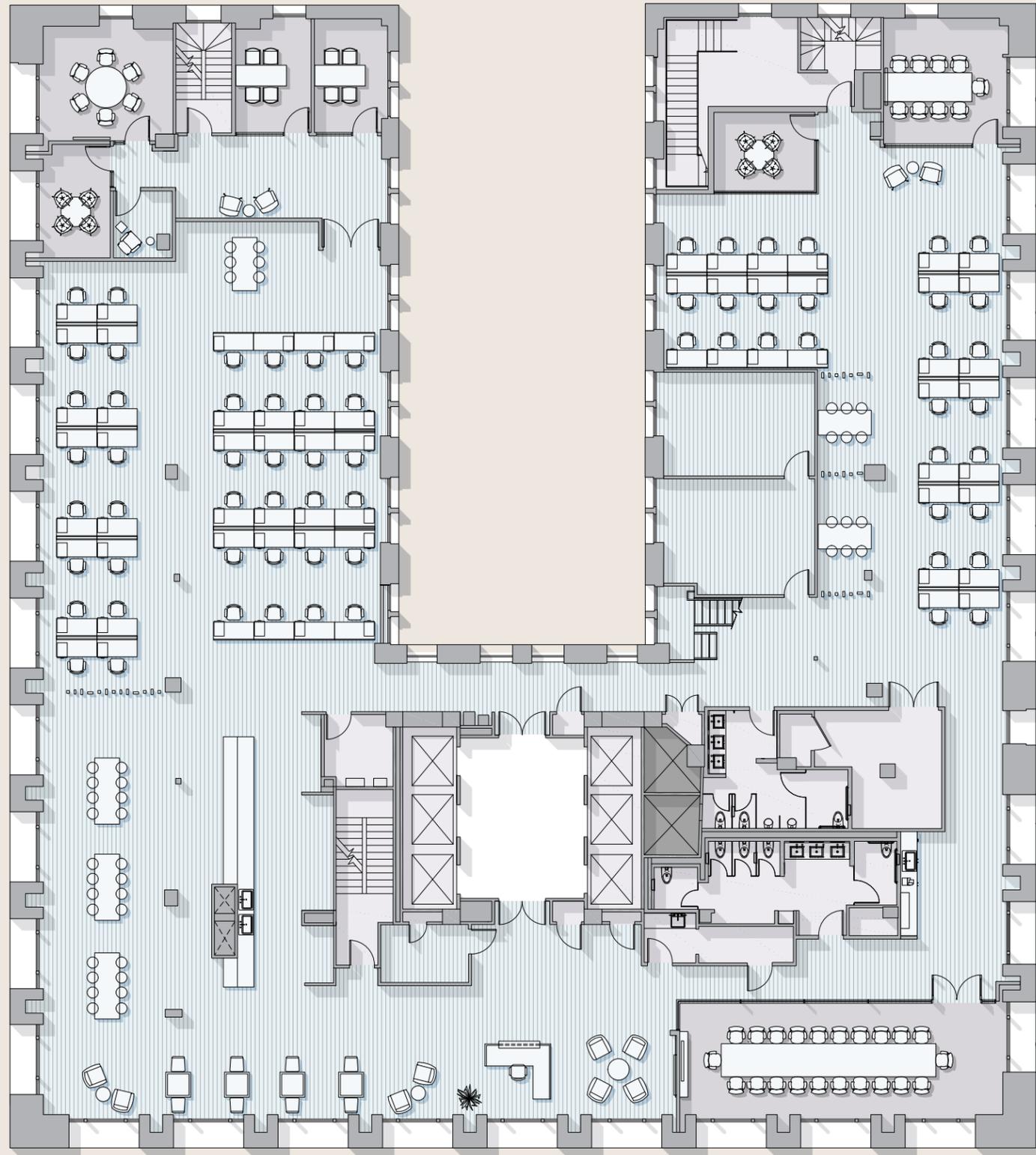
13,838 RSF

PROGRAMMING

WORKSTATIONS	100
LARGE CONFERENCE	1
MEDIUM CONFERENCE	7
OFFICES	2
PHONE ROOM	5

KEARNY STREET

PINE STREET



CALIFORNIA STREET

MONTGOMERY STREET



315 MONTGOMERY STREET

16TH FLOOR

13,316 RSF

PROGRAMMING

WORKSTATIONS	68
LARGE CONFERENCE	1
MEDIUM CONFERENCE	2

VIRTUAL TOUR

NEXT GENERATION URBAN CAMPUS



315 555 345

AN INTERCONNECTED COMPLEX OF
DISTINCT BUILDINGS 555 CALIFORNIA STREET,
315 AND 345 MONTGOMERY STREET SEAMLESSLY
JOINED BY A NEWLY MODERNIZED CONCOURSE
AND VAST OUTDOOR SPACE.





315 555 345

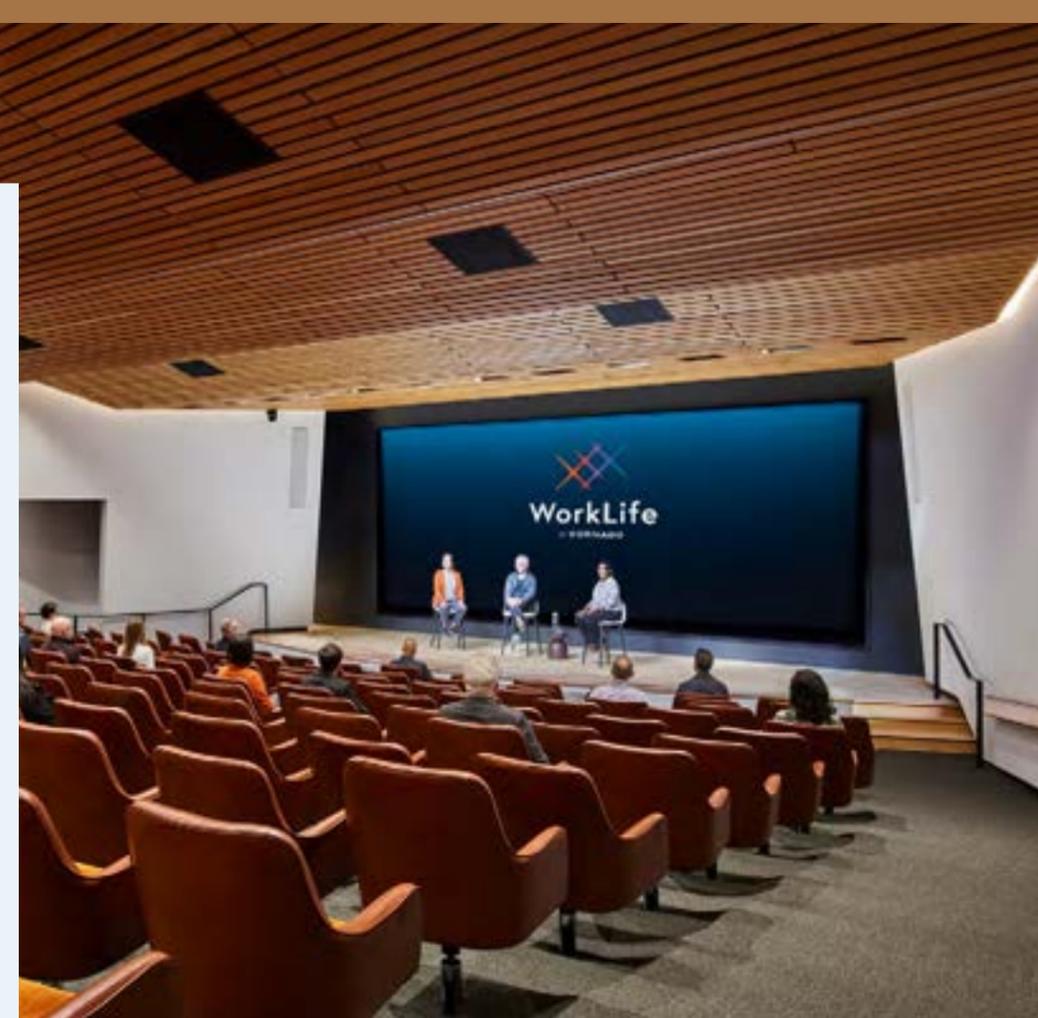
WorkLife

BY VORNADO

WorkLife is an amenity ecosystem for Vornado tenants that allows you to focus on both work and self-care, driven by the convenience of the LIVE. WORK. DO. app.

WorkLife:
Solving For Your Day.

worklifebyvornado.com



WorkLife

BY VORNADO

THE CONCOURSE CONNECTS ALL THREE BUILDINGS AND PROVIDES TENANTS WITH A PLACE TO WORK, GRAB A COFFEE, HOST A CASUAL MEETING OR A BUSINESS LUNCH.

WorkLife STATE-OF-THE-ART
TOWN HALL 150+ SEAT TOWN HALL

dock 713 PARKING SPACES
 68 BIKE PARKING SPACES

Bay Club 20,500 SF MODERN FITNESS
 AND WELLNESS CENTER

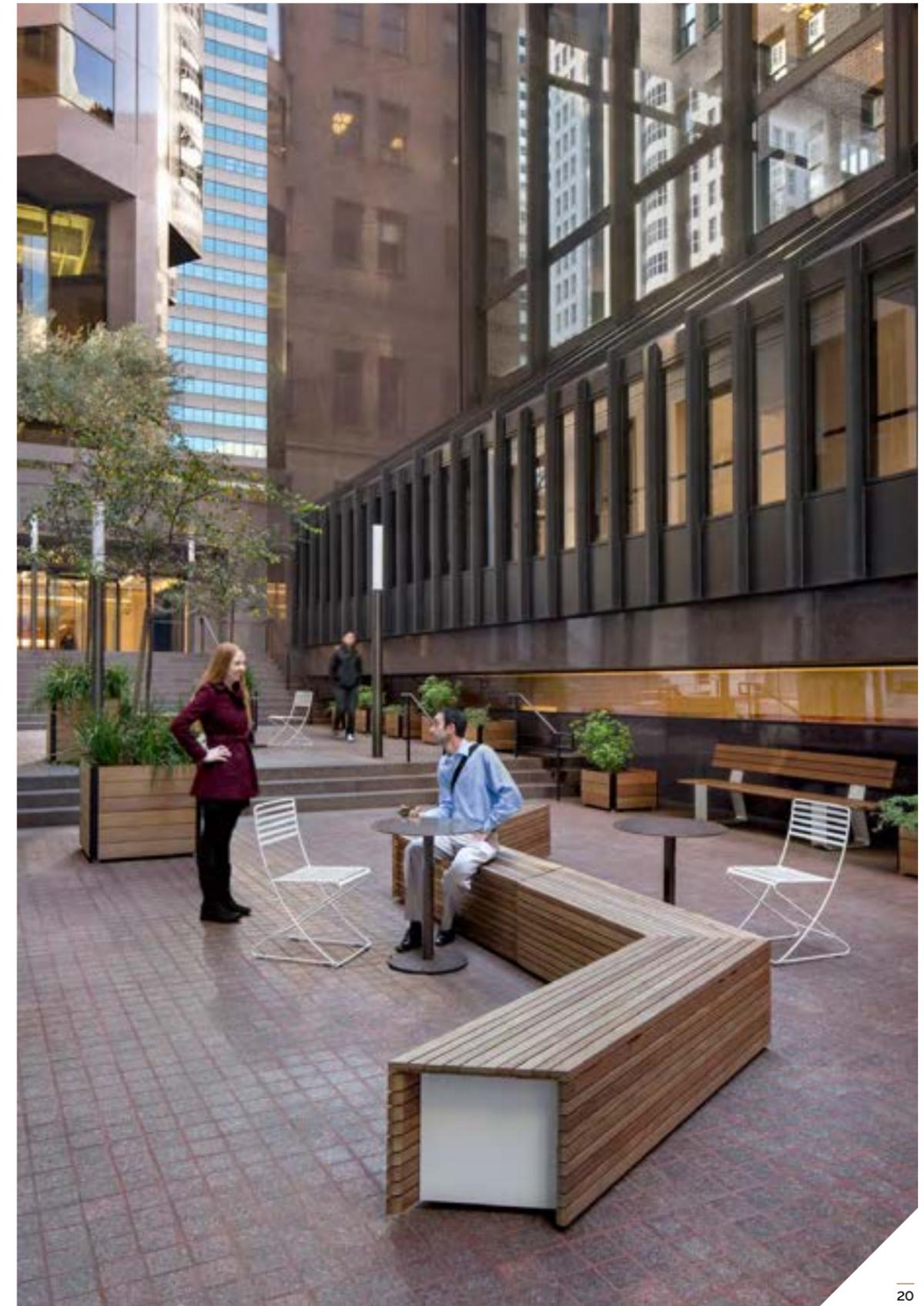
Bright Horizons A TRUSTED EDUCATIONAL
 CHILDCARE PROGRAM

THE VAULT A MODERN STEAKHOUSE WITH
 NIGHTLY LIVE PIANO MUSIC

THE VAULT garden A YEAR-ROUND OUTDOOR
 DINING OASIS ON THE UPPER
 555 CALIFORNIA PLAZA

POKÉ BAR **PROPER FOOD** GRAB-N-GO OPTIONS
 PERFECT FOR A QUICK
 LUNCH OR COFFEE BREAK

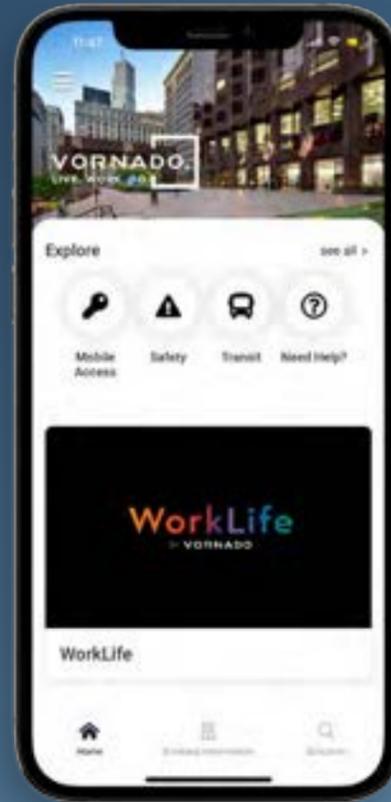




LIVE. WORK. DO.

THE LIVE. WORK. DO. APP BRINGS THE 555 CALIFORNIA STREET COMMUNITY RIGHT TO YOUR FINGERTIPS. DOWNLOAD FOR ACCESS TO EXCLUSIVE TENANT AMENITIES, OFFERS AND MORE.

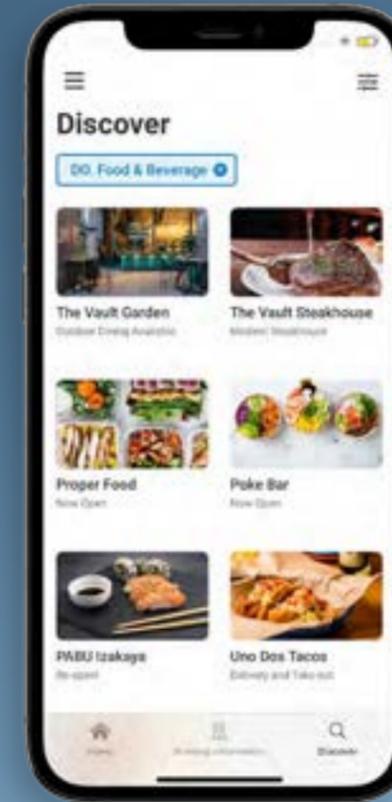
MOBILE ACCESS FOR VISITORS AND GUESTS — 2,322 ONSITE, ACTIVE USERS



EXCLUSIVE PERKS



WELLNESS OFFERS



LOCAL DINING OPTIONS



MOBILE ACCESS & VISITOR REGISTRATION



SCAN THE CODE WITH YOUR PHONE OR

WorkLife TOWN HALL

STATE-OF-THE-ART 150+ SEAT TOWN HALL WITH CAPACITY FOR 250, AND A 550 SQUARE FOOT EXHIBITION SPACE



TOWN HALL



EXHIBITION SPACE



BACKSTAGE GREEN ROOM



20,500 SQUARE FOOT MODERN FITNESS AND WELLNESS CENTER



MAIN ENTRANCE



FITNESS FLOOR



LOCKER ROOMS



LAUNCH
COFFEE & ICE CREAM *pad*

GRAB-N-GO OPTIONS PERFECT FOR A QUICK LUNCH OR COFFEE BREAK



PROPER FOOD



POKE BAR



LAUNCH PAD COFFEE AND ICE CREAM



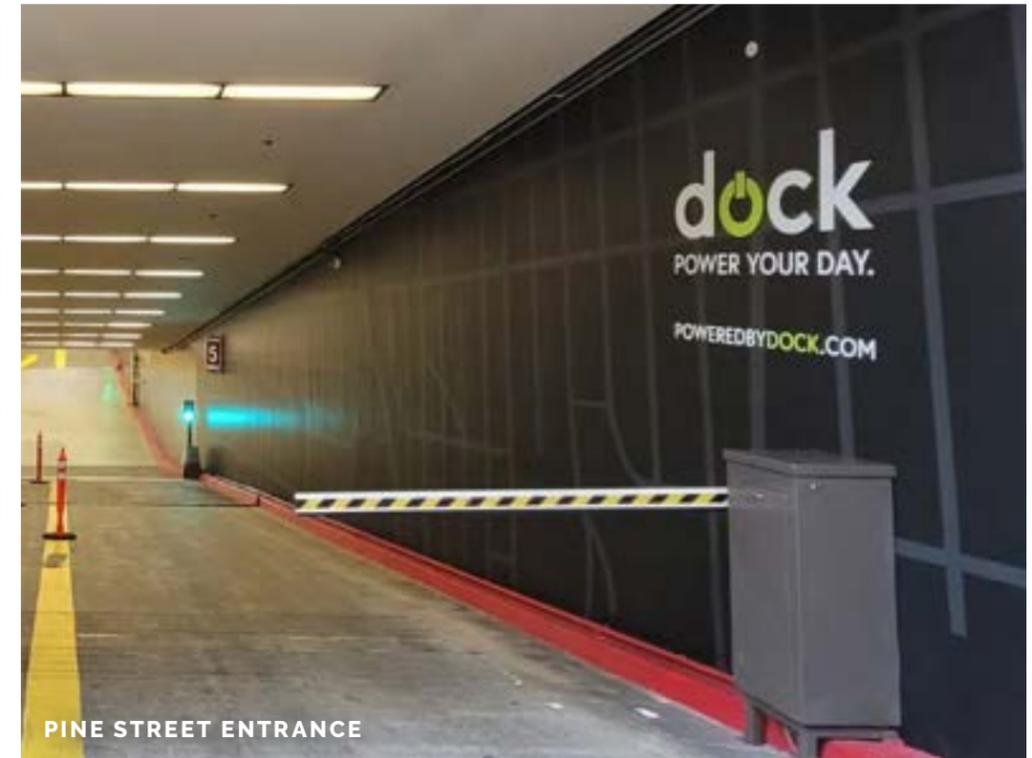
THE VAULT MAIN DINING ROOM



THE VAULT GARDEN SEATING

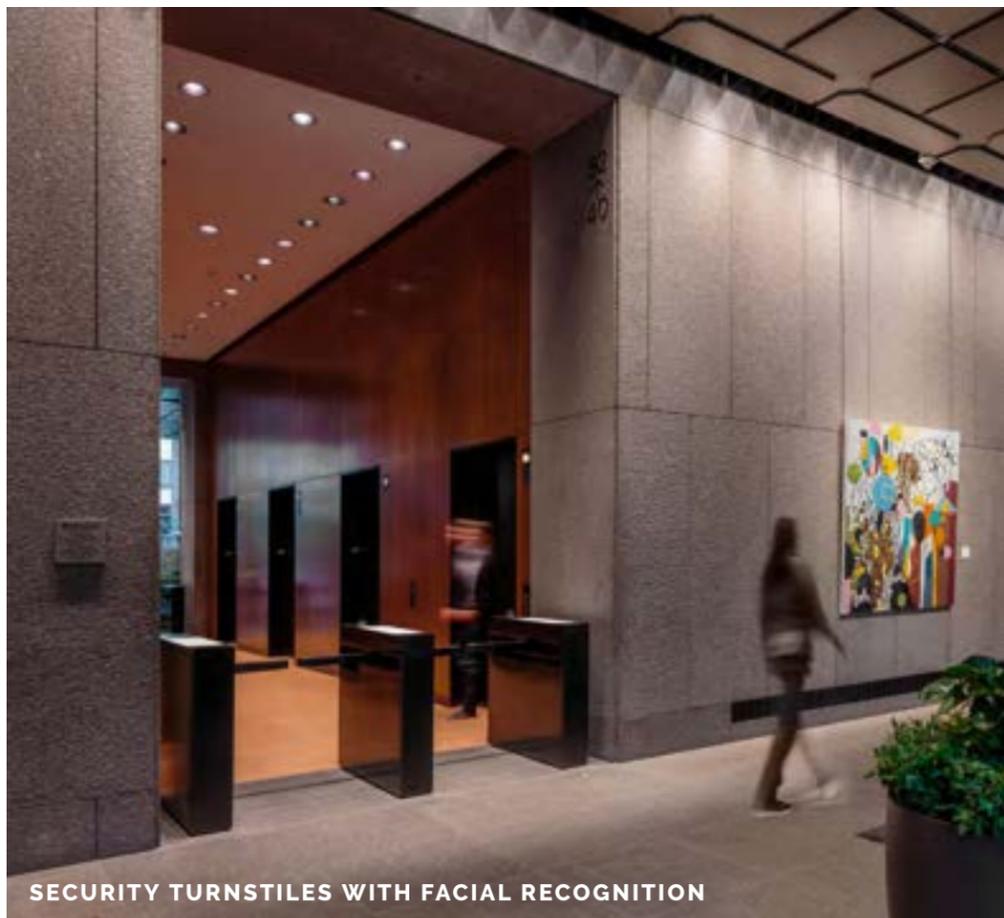


THE VAULT PRIVATE DINING ROOM





HOSPITALITY TRAINED SECURITY STAFF



SECURITY TURNSTILES WITH FACIAL RECOGNITION



INDOOR AND OUTDOOR HOSPITALITY INSPIRED LOBBY SEATING



VORNADO REALTY TRUST

VORNADO REALTY TRUST HAS BEEN THE PROUD OWNER OF THE ICONIC 555 CALIFORNIA STREET CAMPUS IN SAN FRANCISCO SINCE 2007. AS A FULLY INTEGRATED REAL ESTATE INVESTMENT TRUST ("REIT"), VORNADO MAINTAINS A PORTFOLIO OF PREMIER OFFICE AND RETAIL ASSETS IN MAJOR U.S. CITIES, WITH SAN FRANCISCO REPRESENTING A KEY MARKET ALONGSIDE NEW YORK AND CHICAGO. VORNADO IS A REAL ESTATE INDUSTRY LEADER IN SUSTAINABILITY, WITH 100% OF OUR IN-SERVICE OFFICES BUILDINGS LEED CERTIFIED AND OVER 95% CERTIFIED LEED GOLD OR PLATINUM.



315 MONTGOMERY STREET

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