



# 655

MONTGOMERY

SAN FRANCISCO  
AT YOUR FINGERTIPS

# MAKE YOUR NEXT MOVE

A striking 26-story Class A tower, 655 Montgomery sits at the confluence of Jackson Square, the Financial District, North Beach, and Chinatown. Indulge in the best of San Francisco's dining, shopping, and array of cultural treasures in one of the city's most coveted and upscale destinations.

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**CORNER LOCATION OFFERING ICONIC  
SAN FRANCISCO VIEWS**

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**BEST-IN-CLASS ONSITE AMENITIES**

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**SECURE ONSITE PARKING**

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**BESPOKE READY-TO-OCCUPY WORKSPACE**

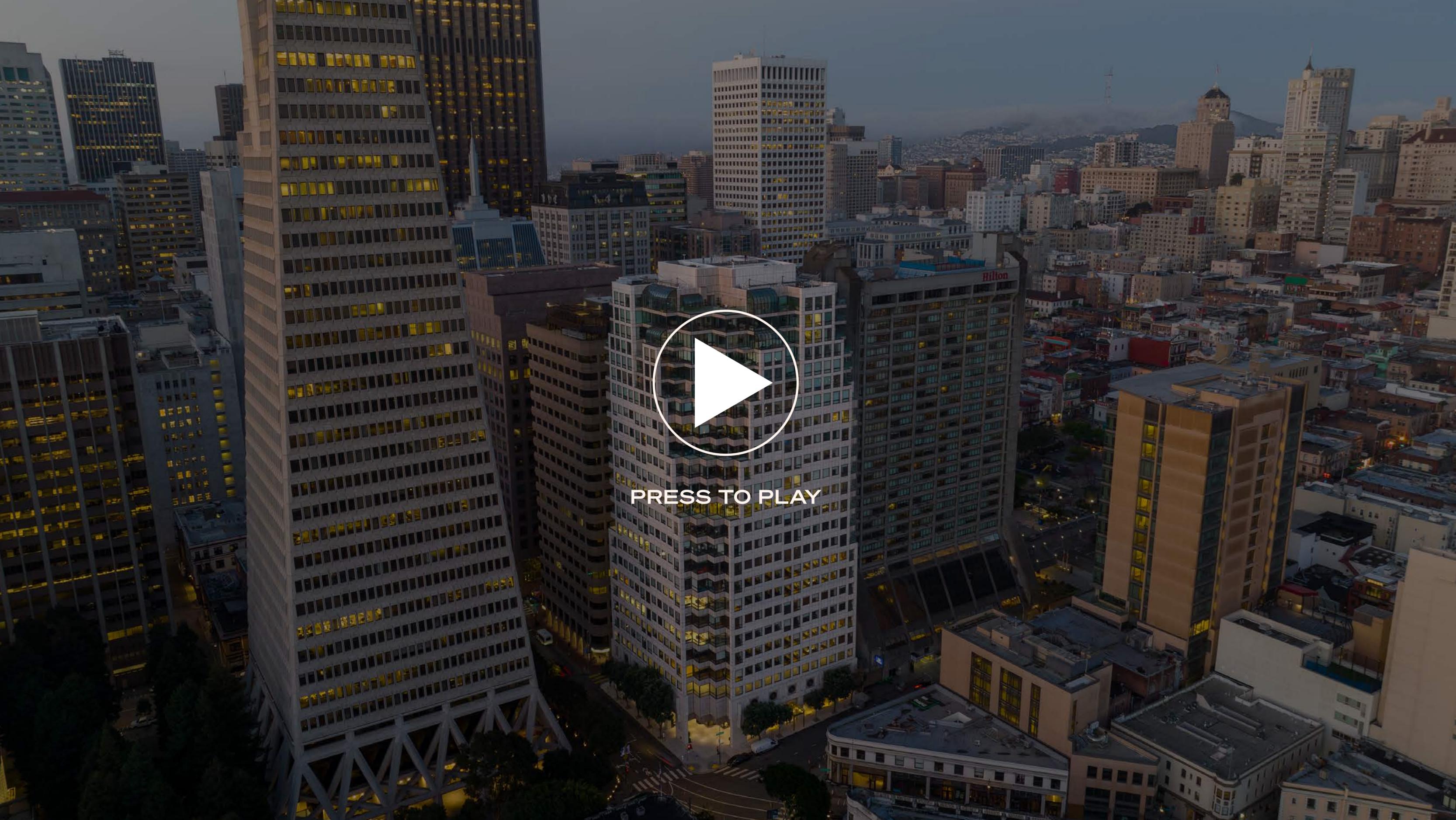
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**NUMEROUS TRANSPORTATION OPTIONS NEARBY**

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**LARGE BLOCK OPPORTUNITY UP TO 68,000 SF**





PRESS TO PLAY

# BEST-IN-CLASS AMENITIES

Featuring elegant design and modern conveniences, 655 Montgomery creates an all-encompassing environment for a seamless everyday experience.

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CONFERENCE CENTER WITH TENANT LOUNGE AND CAFÉ KITCHEN

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NEW GYM AND YOGA STUDIO WITH SPA-INSPIRED LOCKER ROOMS, SHOWERS, AND TOWEL SERVICE

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ONSITE PARKING WITH EV CHARGING STATIONS AND VALET SERVICE

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SECURE BIKE STORAGE + REPAIR STATION

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ONSITE RETAIL INCLUDES PROPER FOOD, FEATURING A COLLABORATIVE OUTDOOR SEATING AREA

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SHIFT BY BEACON TENANT ENGAGEMENT PROGRAM





# SHIFT

BY BEACON

A tenant amenity program operated by Beacon Capital Partners, Shift offers a range of classes, events, and perks available onsite and online. Shift's programs empower employees to take a moment to recharge. Whether it's joining a yoga or cardio blast class, taking part in culinary experiences, or enjoying live music performances, these moments of mindful rejuvenation lead to more focused productivity throughout the workday.

Learn more at [shiftbeyondwork.com](https://shiftbeyondwork.com)

# AMENITIES

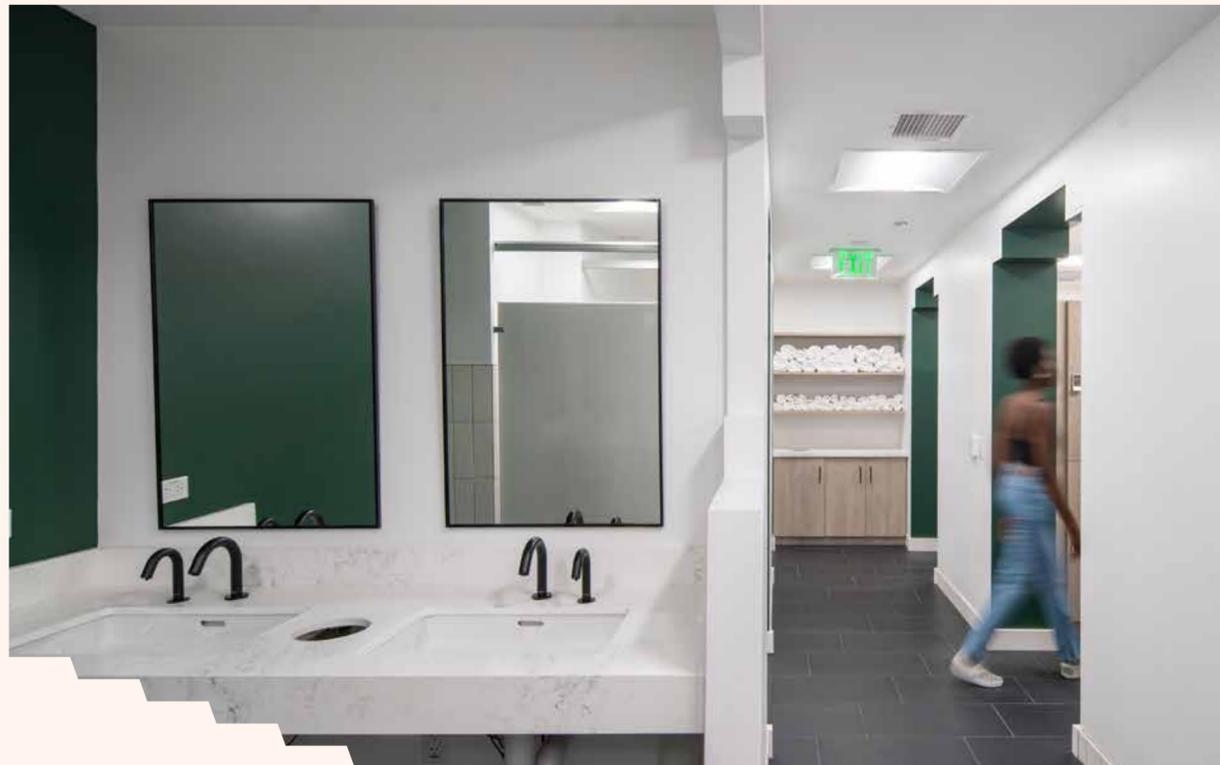
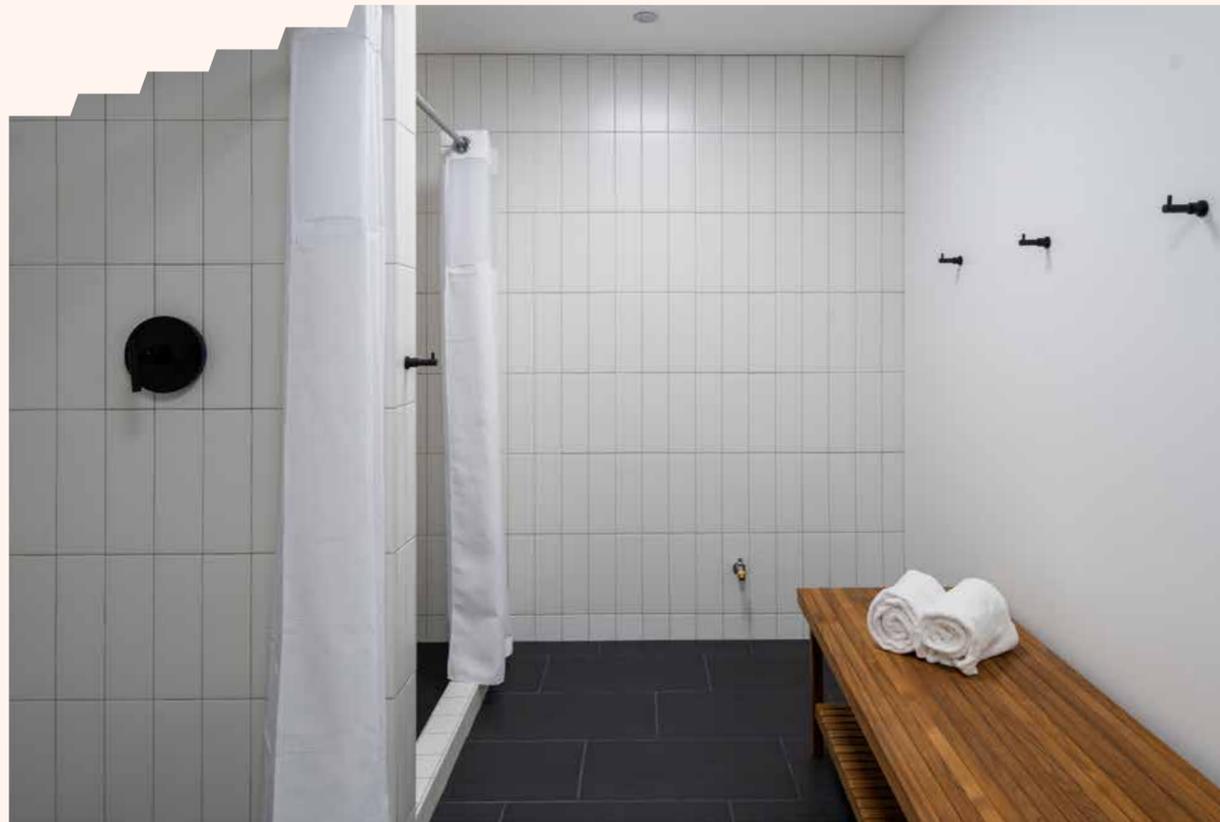
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**TENANT LOUNGE WITH CONFERENCE CENTER AND CAFÉ KITCHEN**



**ELEVATE YOUR WORKOUT WITH BREATHTAKING VIEWS**



MODERN YOGA STUDIO AND SPA-INSPIRED LOCKER ROOMS

# NEIGHBORHOODS

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# JACKSON SQUARE

Jackson Square is the city's original downtown core and a storied place for business and bohemian musings alike. The neighborhood's classically-adorned commercial buildings – many of which survived the great earthquake and fire of 1906 – are today home to restaurants, bars, galleries, and lifestyle retailers from the upscale to the everyday. Wander its narrow streets and alleys and you're certain to find something suiting your taste, day or night.

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**DISTRICT FEATURED ON THE NATIONAL REGISTER OF HISTORIC PLACES**

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**HISTORIC ARCHITECTURE EVOKES UNIQUE CHARACTER**

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**VARIETY OF FOOD, DRINK AND RETAIL OPTIONS ACCOMMODATE EVERY TASTE**

# SUPERIOR ACCESS

655 Montgomery offers top-notch access to public transportation options, including the nearby Montgomery Street BART/Muni Metro station and an abundance of bus, bike, and rideshare options.

9-MINUTE WALK TO BART/MUNI METRO STATION AND FERRY BUILDING, WHICH CONNECT TO DOZENS OF REGIONAL ROUTES

5-MINUTE WALK TO CHINATOWN AND ITS NEW ROSE PAK CENTRAL SUBWAY STATION

ONSITE PARKING WITH VALET SERVICE AND UPGRADED EV CHARGING

CYCLISTS ENJOY EASY ACCESS VIA DESIGNATED BIKE ROUTES

THE SALESFORCE TRANSIT TERMINAL IS ONLY A 15-MINUTE WALK AWAY

	TRANSIT SCORE	100
	BIKE SCORE	89



MAP LEGEND	
BUS STOPS	
BIKE ROUTE	
BART	
MUNI	
CENTRAL SUBWAY	
WALKING	
F STREETCAR & T LINE	

NEIGHBORHOODS	
CHINATOWN	
JACKSON SQUARE	
NORTH BEACH	
FIDI	
FERRY BUILDING	

# AREA OFFERINGS

## DINING

PROPER FOOD*	1
COTOGNA	2
MANGIA TUTTI RISTORANTE	3
KUSUKABE	4
ROKA AKOR	5
SAI'S VIETNAMESE	6
NOODLE TIME	7
KINGBOB	8
PALIO CAFÉ	9
QUINCE	10
KOKKARI ESTIARIO	11
HOUSE OF NANKING	12
BRANDY HO'S HUNAN FOOD	13
BEGONI BISTRO DIM SUM	14
MAISON NICO	15
YILAN BENTO	16
TRIESTE	17

## DRINK & NIGHTLIFE

THE CIGAR BAR & GRILL	1
THE BARREL ROOM	2
HEARTWOOD	3
THE BATTERY	4
WAYFARE TAVERN	5
BARBAROSSA LOUNGE	6
750 RESTAURANT & BAR	7
THE OLD SHIP SALOON	8
SAN FRANCISCO WINE SOCIETY	9
EZ5	10
MR. BING'S	11

## COFFEE

VIVA CAFE	1
JACKSON PLACE CAFÉ	2
RED BAY COFFEE	3
CAFE ME	4
STARBUCKS	5
MORNING BREW COFFEE & TEA	6
REVEILLE COFFEE CO.	7

## ARTS & CULTURE

FOSTER GWIN GALLERY	1
SCOTT RICHARDS CONTEMPORARY	2
GALLERY WENDI NORRIS	3
THE SPACE BETWEEN GALLERY	4
WELLS FARGO MUSEUM	5
CANNESSA GALLERY	6
THE GATEWAY THEATRE	7
CHINESE CULTURE CENTER OF SAN FRANCISCO	8
THE SAN FRANCISCO GALLERY	9

## HOTELS

HILTON SAN FRANCISCO	1
CLUB QUARTERS HOTEL	2
BALMORAL HOTEL SF	3
HOTEL NORTH BEACH	4
COLUMBUS RESIDENCE	5

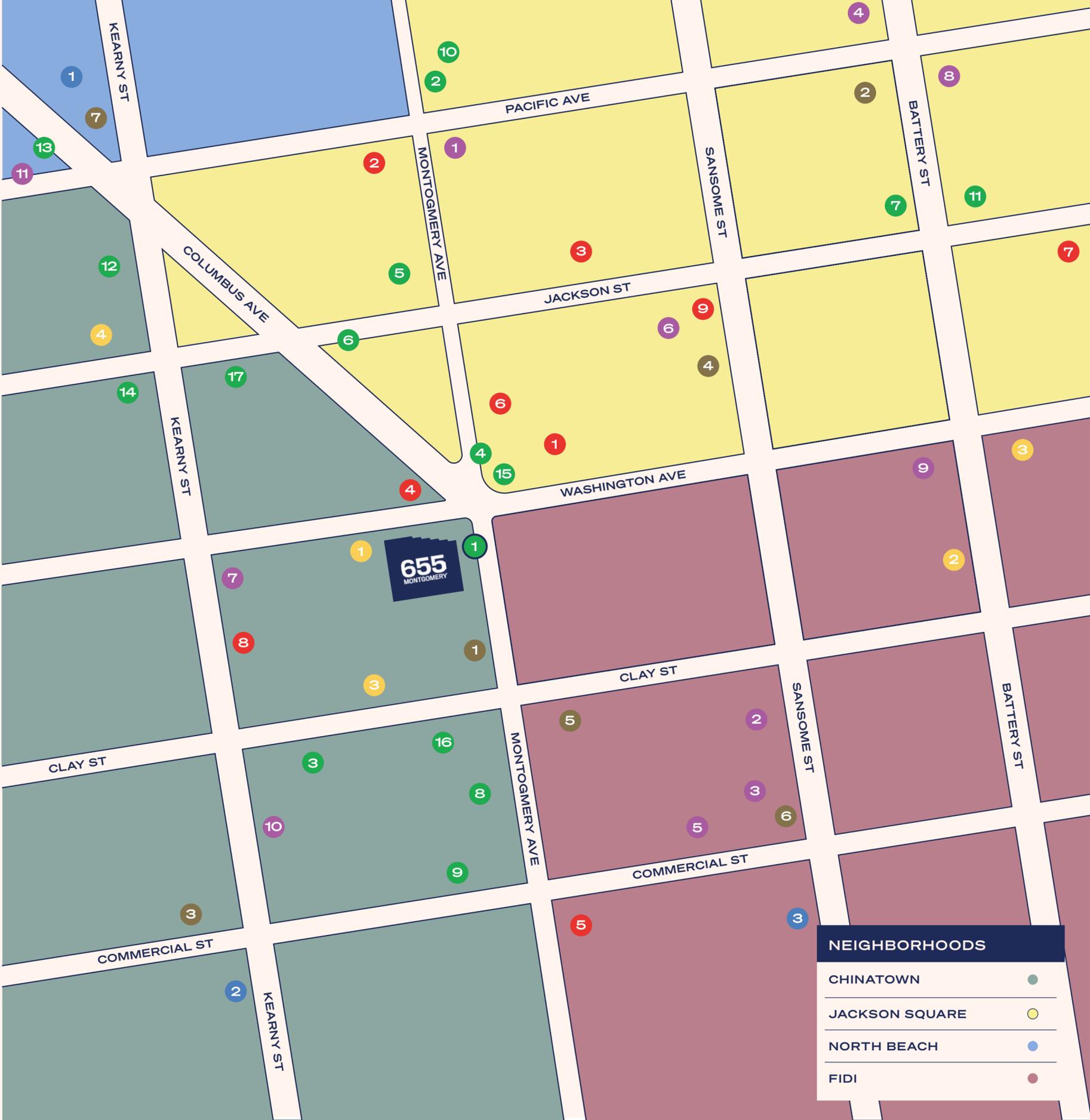
## FITNESS

TRIBE FITNESS	1
PLANET FITNESS	2
ORANGETHEORY	3

## NEIGHBORHOODS

CHINATOWN	●
JACKSON SQUARE	●
NORTH BEACH	●
FIDI	●

\*AT 655 MONTGOMERY



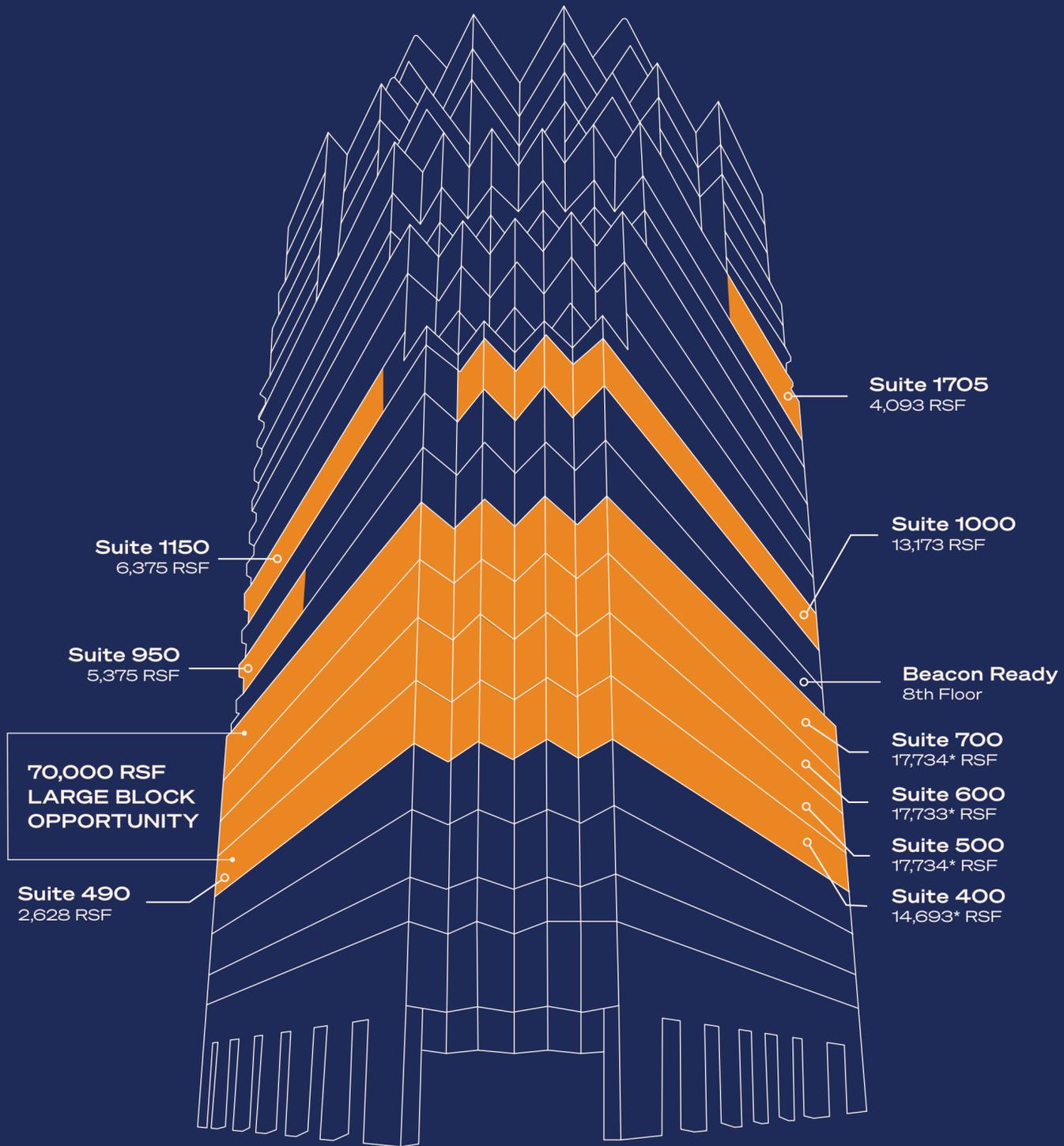
## NEIGHBORHOODS

CHINATOWN	●
JACKSON SQUARE	●
NORTH BEACH	●
FIDI	●

**AVAILABILITY**

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# SPACE AVAILABLE



SUITE	RSF	AVAILABLE	COMMENTS
1705	4,093	12/1/2025	Brand new spec suite with North facing view of Coit Tower and the Bay, 1 large conference room, 4 private offices/meeting rooms, breakroom, IT closet
1150	6,375	NOW	1 reception/lounge, 3 conference rooms, 10 open workstations, 9 private offices, 1 breakroom, 1 wellness room, 1 copy aea, 1 storage, 1 private deck <a href="#">VIRTUAL TOUR</a>
1000	13,173	NOW	Glass double door identity off of the elevator, 7 private offices, large open kitchen, 1 large boardroom, copy room and server room, and 2 private decks <a href="#">VIRTUAL TOUR</a>
950	5,375	NOW	Elevator identity. Suite is in shell condition and ready for tenant improvements, and Features 1 private deck <a href="#">VIRTUAL TOUR</a>
700	17,734*	NOW	21 exterior offices, 20 interior offices, 5 conference rooms, 1 wellness room, 4 IT/storage rooms, reception area, kitchen, interconnecting staircase between the 6th and 7th floors, and 2 private decks <a href="#">VIRTUAL TOUR</a>
600	17,733*	NOW	31 exterior offices, 29 interior offices, 5 conference rooms, 3 IT/storage rooms, reception area, copy area, kitchen, interconnecting staircase between the 6th and 7th floors, and 2 private decks <a href="#">VIRTUAL TOUR</a>
500	17,734*	NOW	Brand new fully furnished spec suite consisting of a reception area, 3 conference rooms, 5 meeting rooms, 2 lounge/ break areas, 8 private offices, copy area, kitchen, 104 open workstations, and 1 private deck <a href="#">VIRTUAL TOUR</a>
490	2,628*	NOW	4 private offices, 1 conference room, breakroom, storage/ copy room
400	14,693*	NOW	Suite is in shell condition and ready for tenant improvements, and 1 private deck <a href="#">VIRTUAL TOUR</a>

\* FLOORS 4-7 CAN BE COMBINED FOR A TOTAL LARGE BLOCK OF 70,000 RSF

# BEACON READY 8TH FLOOR



# READY WHEN YOU ARE

655 Montgomery's entire 8th floor has been transformed into a brand new collection of ready-to-occupy suites. The perfect mix of private space and common areas, this ready-to-go suite program is an unbeatable value in the heart of San Francisco.

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FLEXIBLE LEASE TERMS

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ZOOM/TEAMS-ENABLED CONFERENCE ROOMS

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PRIVATE, INDIVIDUAL SUITES RANGING FROM 2,200-6,660 SF

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QUICK, SHORT-FORM LICENSE AGREEMENTS

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FULLY FURNISHED WITH WI-FI

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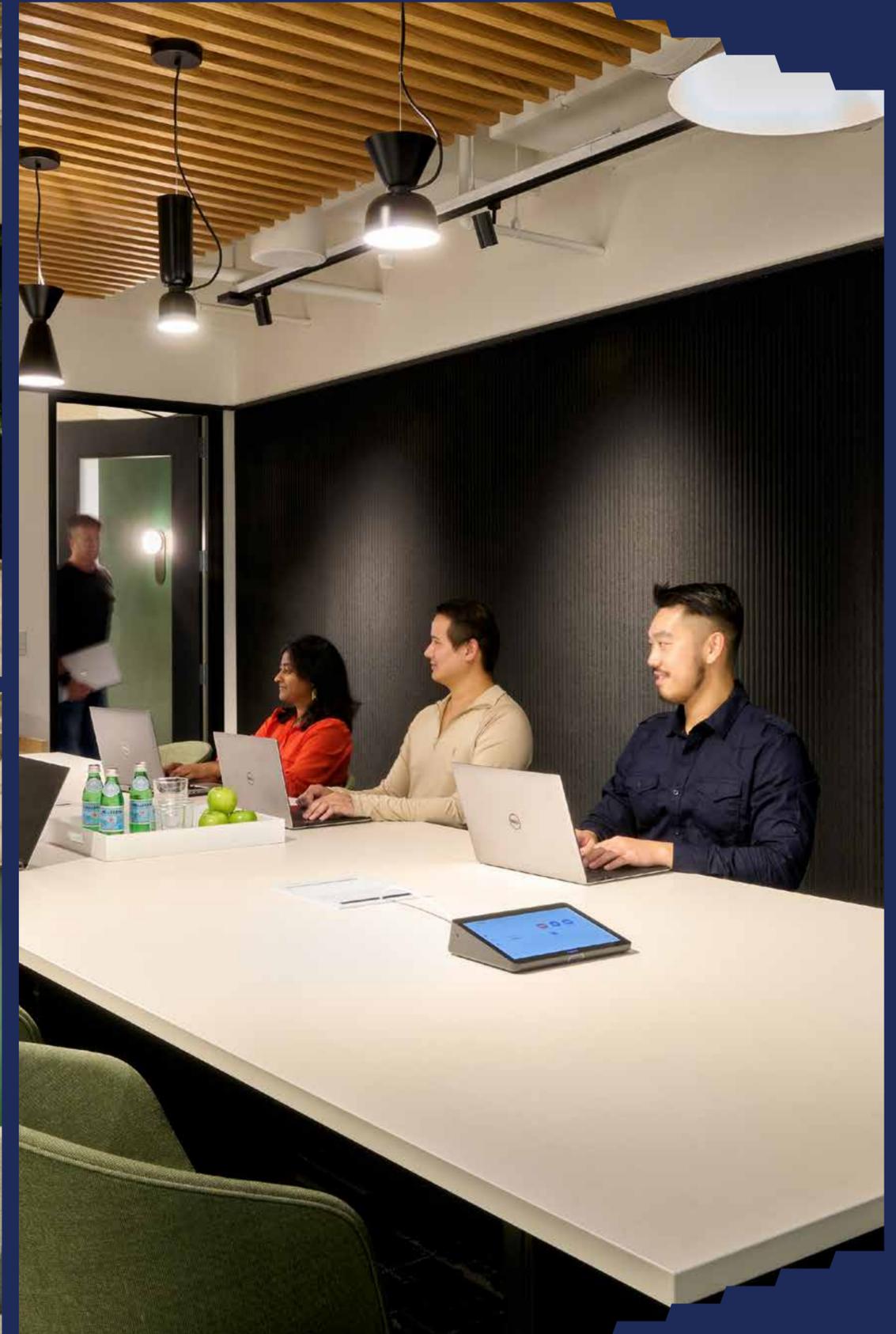
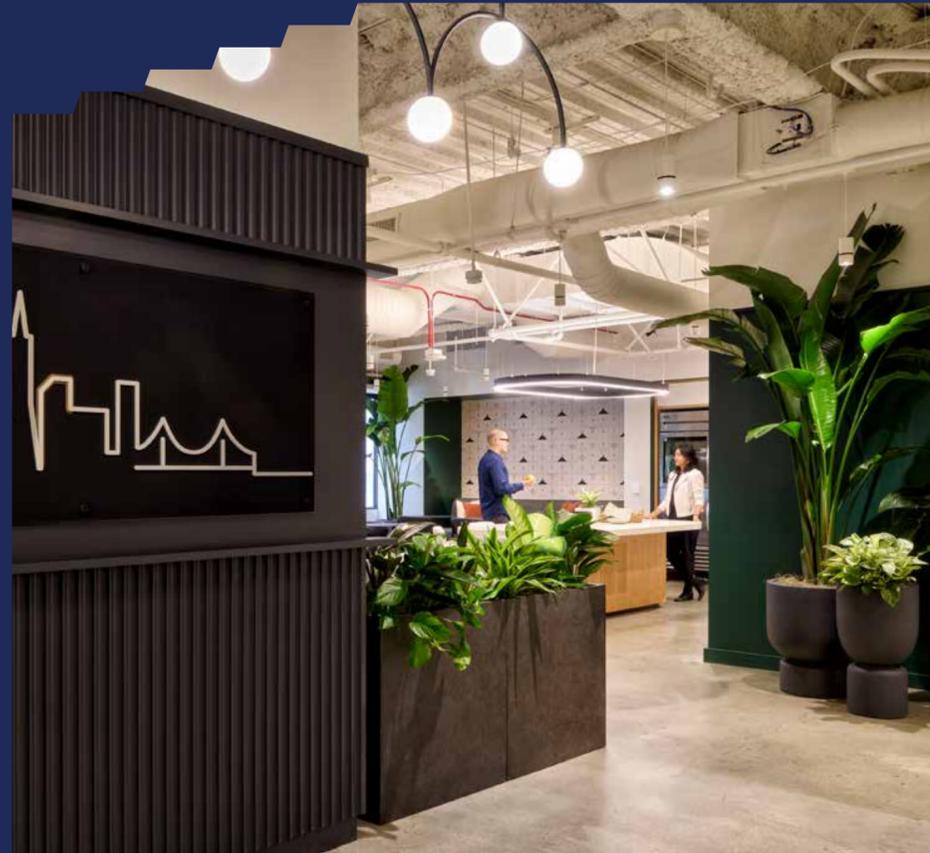
NO HASSLE MOVE-IN

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ALL-INCLUSIVE PRICING

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EASY PAYMENT OPTIONS INCLUDING CREDIT CARD



8TH FLOOR BEACON READY  
FLOOR PLAN



**655 MONTGOMERY**  
**AVAILABLE SUITES**





# SUITE 1705

4,093 RSF | 17TH FLOOR | AVAILABLE 12/1/2025

BRAND NEW SPEC SUITE



## INCLUDES:

RECEPTION	1
PRIVATE OFFICES/ MEETING ROOMS	4
CONFERENCE ROOMS	1
BREAK ROOM	1
IT CLOSET	1
PRIVATE DECK	3
NORTH FACING VIEWS OF COIT TOWER AND THE BAY	



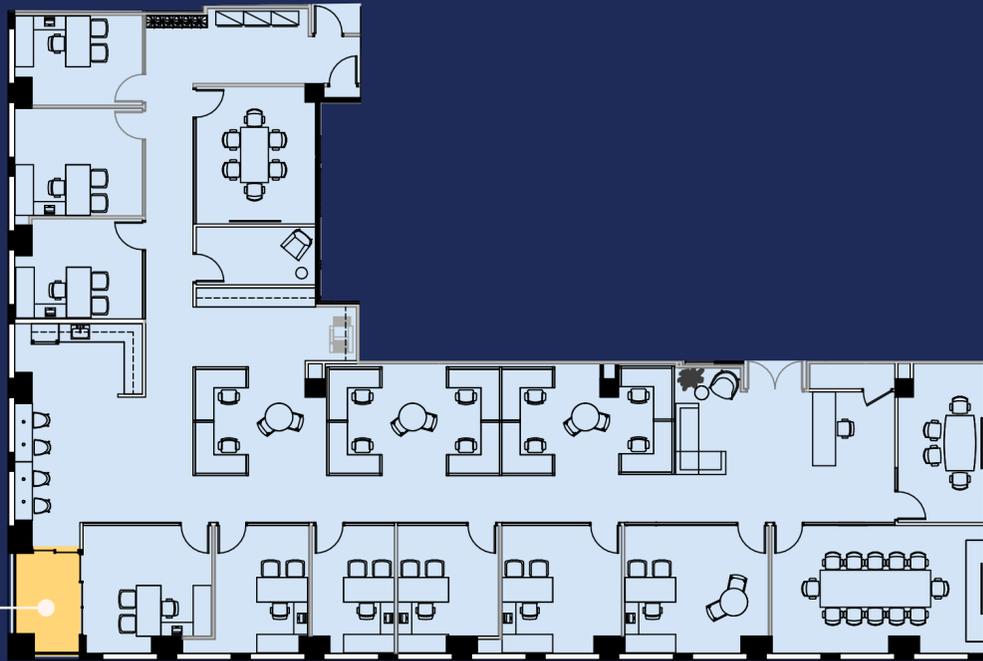
# SUITE 1150

6,375 RSF | 11TH FLOOR | AVAILABLE NOW

\*FLOOR PLAN IS HYPOTHETICAL

VIRTUAL TOUR

← WASHINGTON ST →



Balcony



← MERCHANT ST →

**INCLUDES:**

RECEPTION/LOUNGE	1
CONFERENCE ROOMS	3
OPEN WORKSTATIONS	10
PRIVATE OFFICES	9
BREAKROOM	1
WELLNESS ROOM	1
COPY AREA	1
STORAGE	1
PRIVATE DECK	1

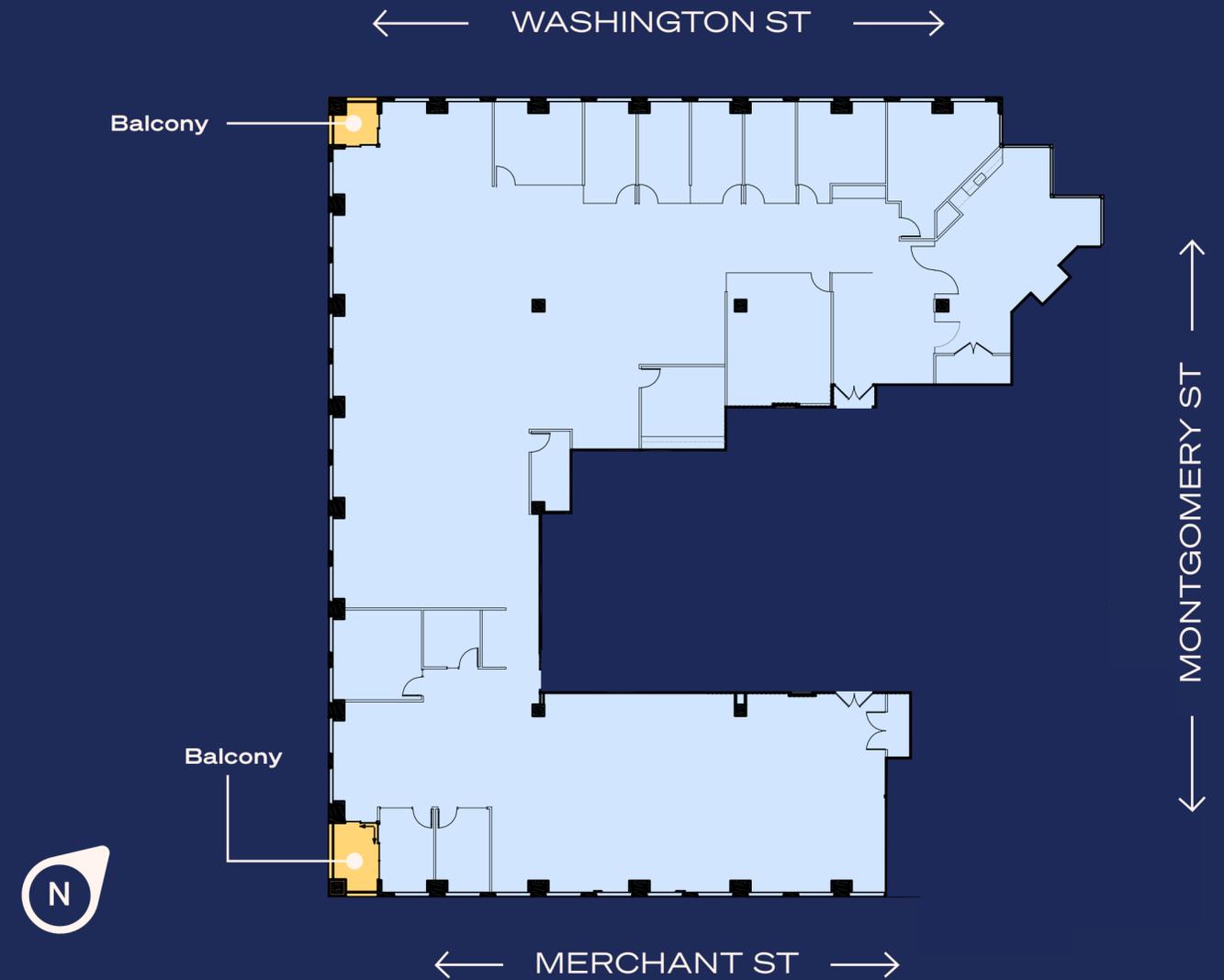


# SUITE 1000

13,173 RSF | 10TH FLOOR | AVAILABLE NOW

\*PLAN SHOWS AS-BUILT CONDITIONS

[VIRTUAL TOUR](#)



## INCLUDES:

PRIVATE OFFICE	7
LARGE OPEN KITCHEN	1
LARGE BOARDROOM	1
COPY ROOM AND SERVER ROOM	1
PRIVATE DECKS	2
GLASS DOUBLE DOOR IDENTITY OFF OF THE ELEVATOR	
VIEWS OF COIT TOWER AND THE BAY	



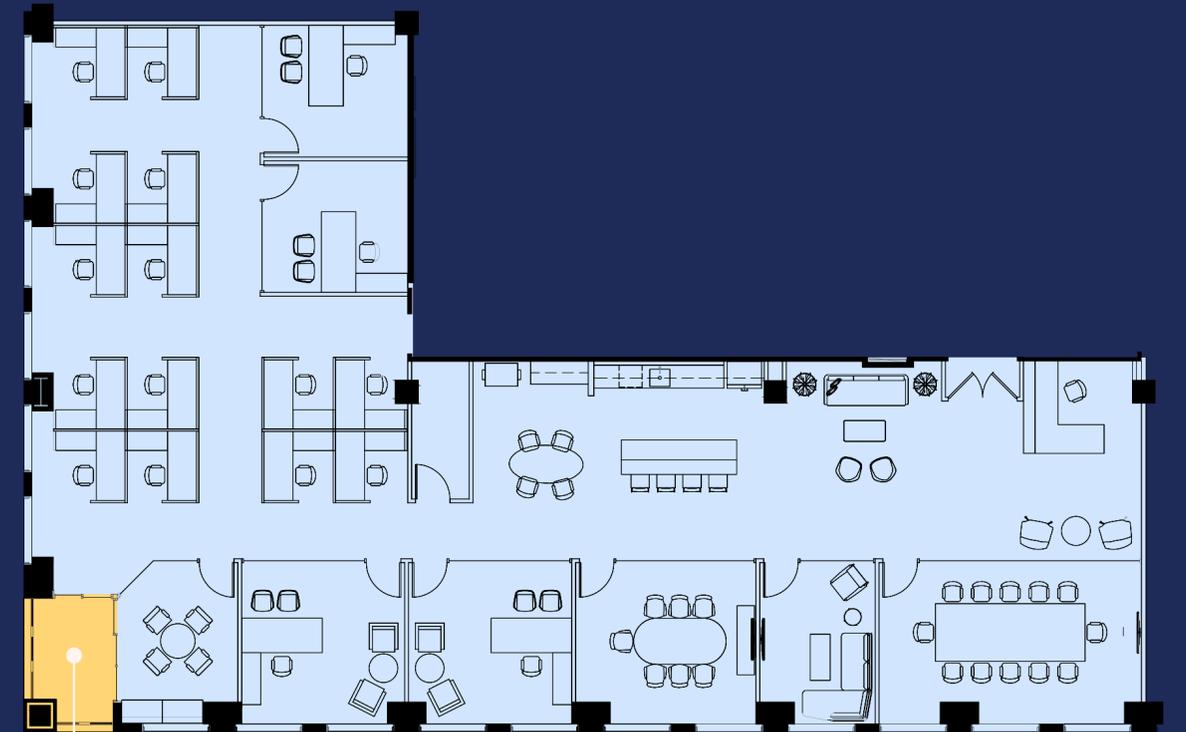
# SUITE 950

5,375 RSF | 9TH FLOOR | AVAILABLE NOW

\*FLOOR PLAN IS HYPOTHETICAL

VIRTUAL TOUR

← WASHINGTON ST →



↑ MONTGOMERY ST ↓



Balcony

← MERCHANT ST →

## INCLUDES:

PRIVATE DECK

1

DOUBLE DOOR ELEVATOR IDENTITY

SUITE IS IN SHELL CONDITION AND READY FOR TENANT IMPROVEMENTS

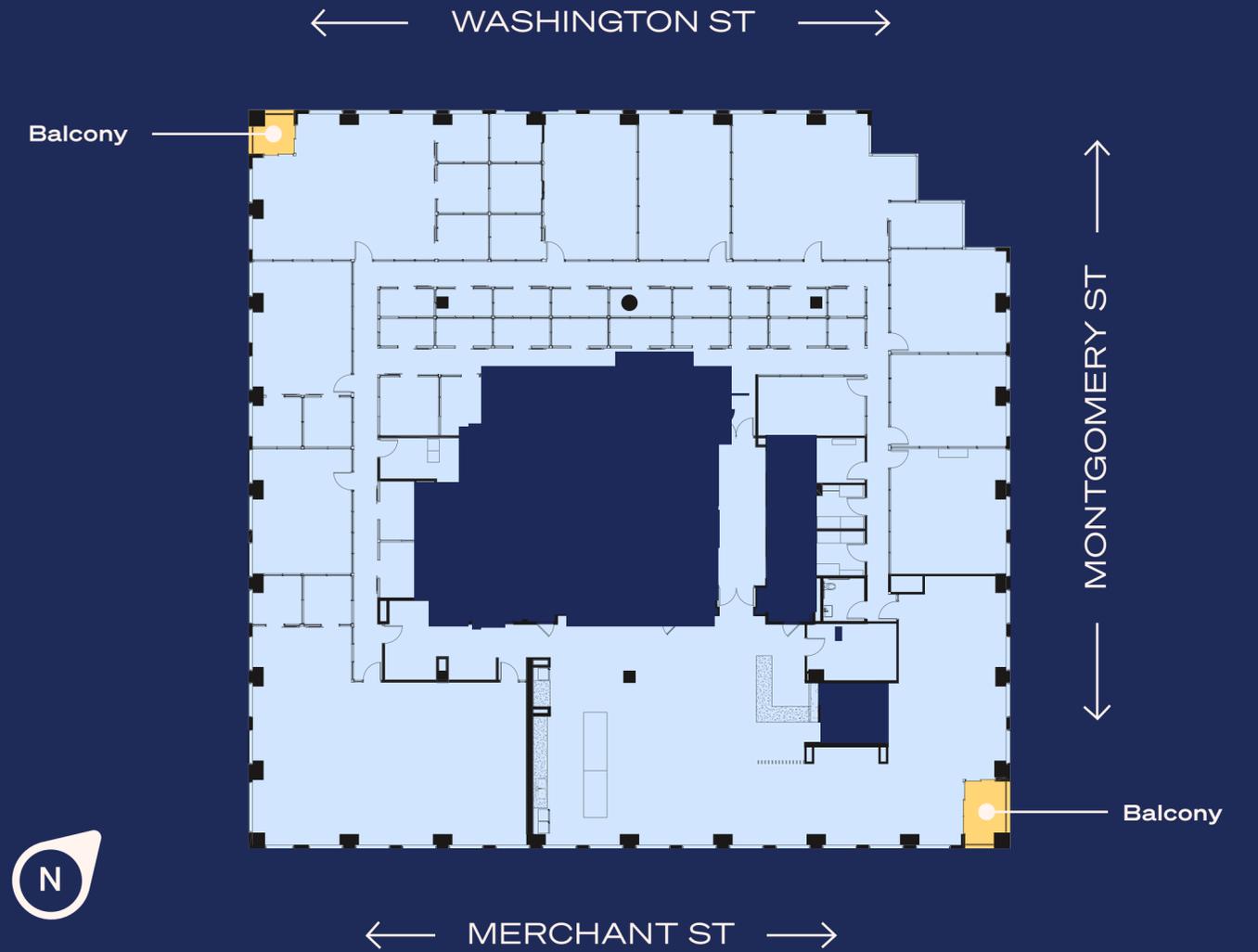


# SUITE 700

17,734 RSF | 7TH FLOOR | AVAILABLE NOW

\*PLAN SHOWS AS-BUILT CONDITIONS

VIRTUAL TOUR



## INCLUDES:

EXTERIOR OFFICES	21
INTERIOR OFFICES	20
IT/STORAGE ROOMS	4
RECEPTION AREA	1
WELLNESS ROOM	1
KITCHEN	1
PRIVATE DECKS	2
INTERCONNECTING STAIRCASE BETWEEN THE 6TH AND 7TH FLOORS	

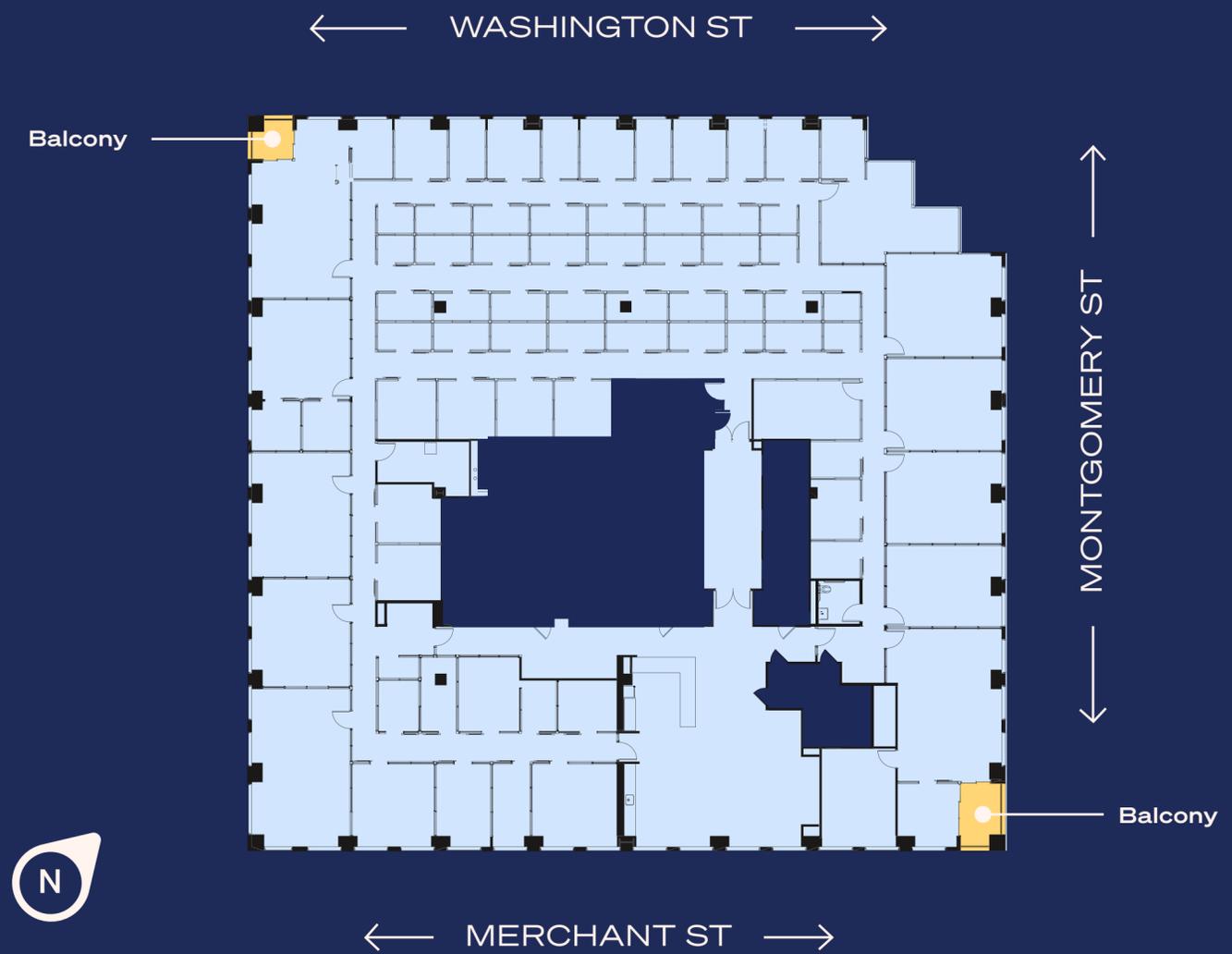


# SUITE 600

17,733 RSF | 6TH FLOOR | AVAILABLE NOW

\*PLAN SHOWS AS-BUILT CONDITIONS

VIRTUAL TOUR



## INCLUDES:

EXTERIOR OFFICES	31
INTERIOR OFFICES	29
IT/STORAGE ROOMS	3
RECEPTION AREA	1
COPY AREA	1
KITCHEN	1
PRIVATE DECKS	2
INTERCONNECTING STAIRCASE BETWEEN THE 6TH AND 7TH FLOORS	



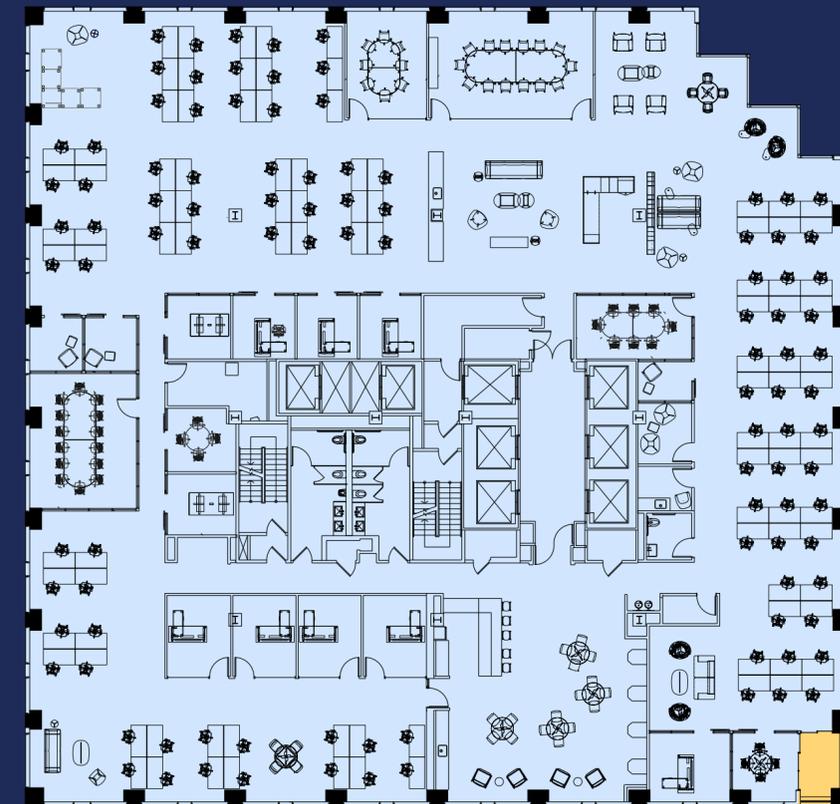
# SUITE 500

17,734 RSF | 5TH FLOOR | AVAILABLE NOW

BRAND NEW FULL FLOOR SPEC SUITE

VIRTUAL TOUR

← WASHINGTON ST →



↑ MONTGOMERY ST ↓

← MERCHANT ST →

## INCLUDES:

CONFERENCE ROOMS	3
PRIVATE OFFICES	8
LOUNGE/BREAK AREAS	2
WORKSTATIONS	104
MEETING ROOMS	5
COPY AREA	1
PRIVATE DECK	1
FULLY FURNISHED	



# SUITE 490

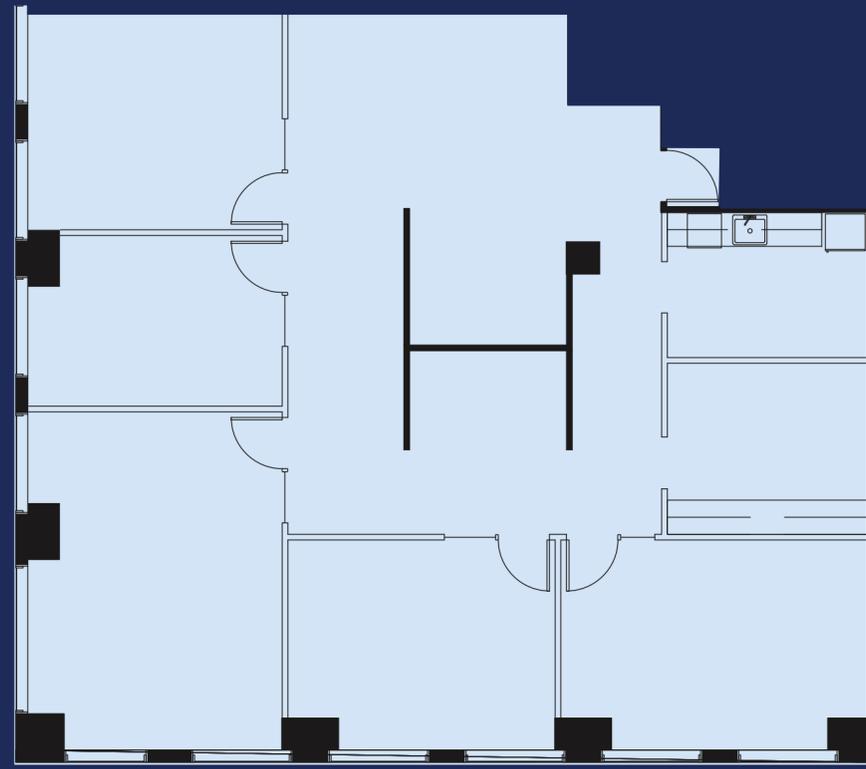
2,628 RSF | 4TH FLOOR | AVAILABLE NOW

VIRTUAL TOUR

← WASHINGTON ST →



← MERCHANT ST →



↑ MONTGOMERY ST ↓

## INCLUDES:

PRIVATE OFFICES	4
CONFERENCE ROOM	1
BREAKROOM	1
STORAGE/COPY ROOM	1

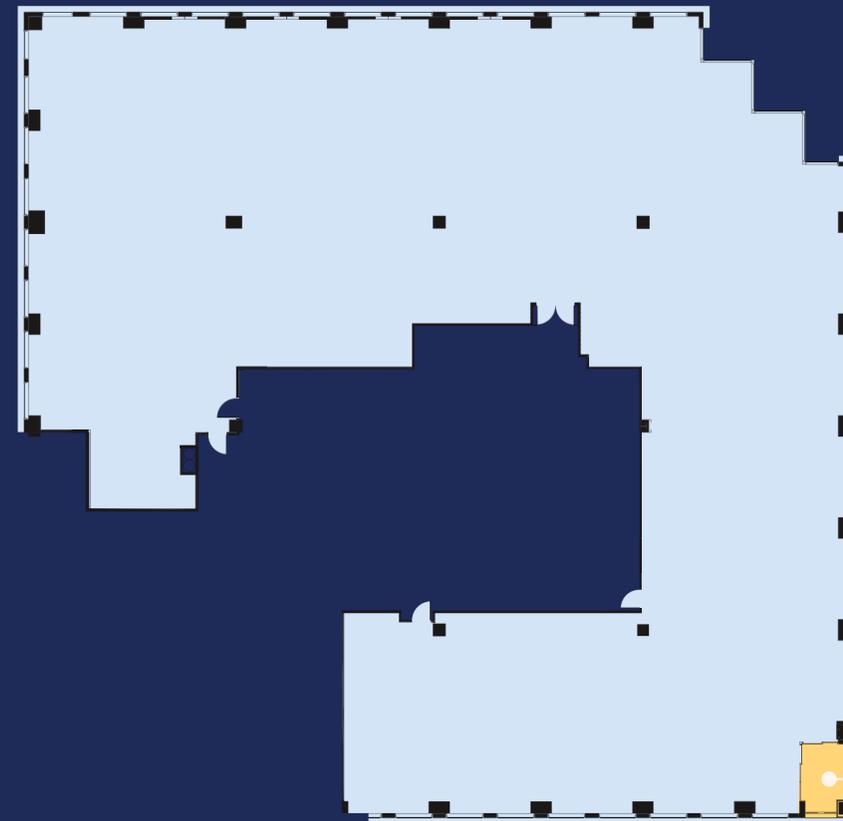


# SUITE 400

14,693 RSF | 4TH FLOOR | AVAILABLE NOW

VIRTUAL TOUR

← WASHINGTON ST →



← MERCHANT ST →

MONTGOMERY ST

Balcony

## INCLUDES:

- PRIVATE DECK
- SUITE IS IN SHELL CONDITION AND READY FOR TENANT IMPROVEMENTS

# BEST-IN-CLASS OPERATIONS

Tenants benefit from a better indoor environment as a result of sustainable cleaning programs, building-standard low-volatile organic compound (VOC) products, and increased natural daylight.

Learn more at [beaconcapital.com](https://beaconcapital.com)

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## LEED® PLATINUM CERTIFIED

655 Montgomery is a LEED® Platinum certified high-performance building. Beacon strives to operate all of its properties in a resource-efficient manner and seeks LEED certification at every property it owns. To date, Beacon has obtained LEED certification for over 42 million square feet of property.



## 2022 ENERGY STAR PARTNER OF THE YEAR

655 Montgomery, along with the majority of Beacon's properties, is ENERGY STAR certified. Beacon's commitment to sustainability has been recognized by the EPA, who has awarded Beacon the ENERGY STAR Partner of the Year award for the past eleven years, receiving Sustained Excellence recognition for the past nine years.



## FITWEL CERTIFIED

Fitwel is a nationwide building certification program to support healthier workplace environments and improve occupant health and well-being.

# BEACON

CAPITAL PARTNERS

## 75 years

of successful real estate development, ownership, and management



## 100+

real estate professionals



## \$19B+

raised in equity since 1998 from a diverse investor group



## 55M

square feet of LEED certifications since 2009





# 655 MONTGOMERY

## CBRE

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FOR MORE INFORMATION  
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All materials herein are subject to change.

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