

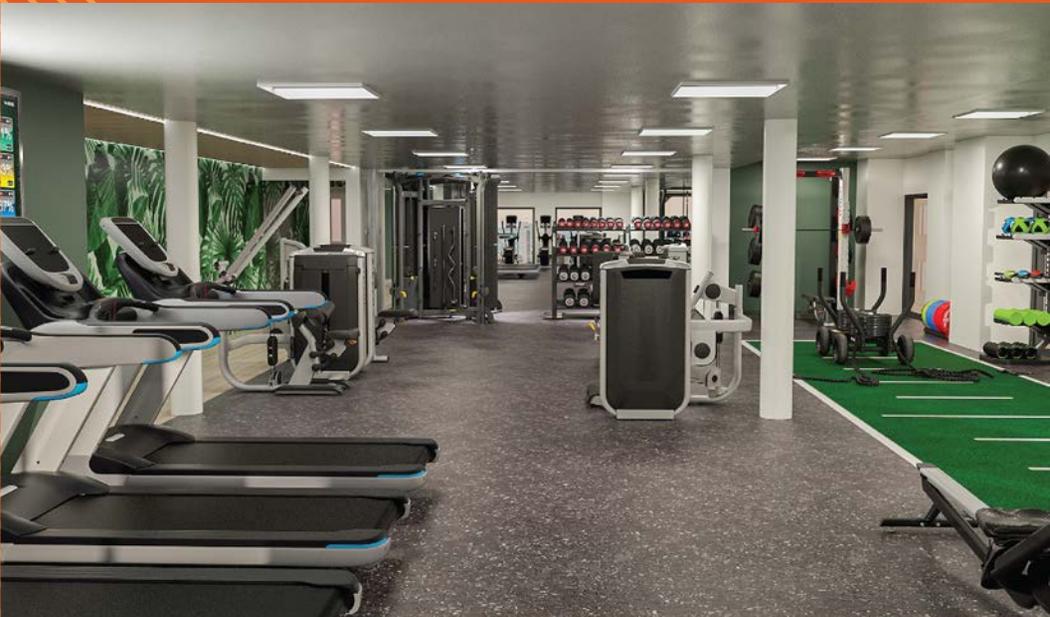
**BEACON** **CBRE**  
CAPITAL PARTNERS

**655**  
**MONTGOMERY**

# ON SITE AMENITIES

To take a virtual tour of the new tenant lounge, please click the link below:

[Virtual Tour](#)



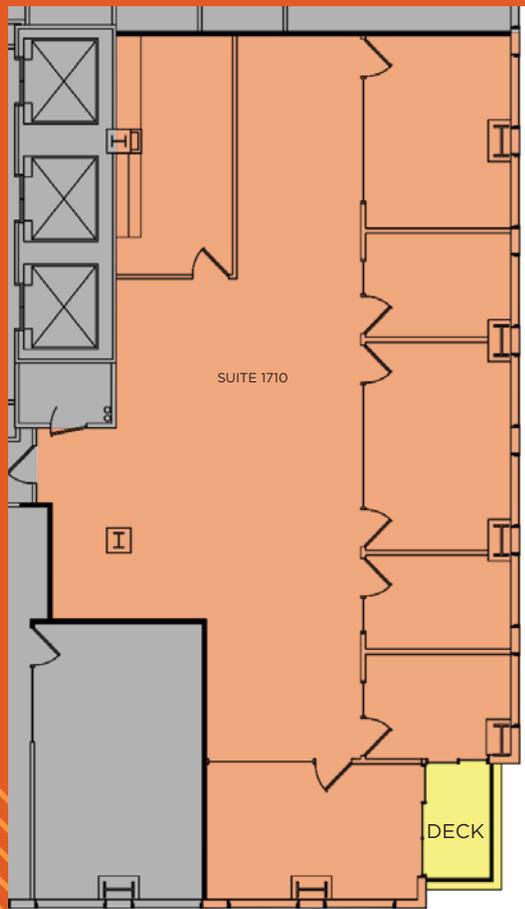


# SPACE AVAILABLE

SUITE	SQUARE FEET	DATE AVAILABLE	COMMENTS
1710	2,941	NOW	5 private offices, conference room, kitchen and a private deck. <a href="#">Click Here for Virtual Tour</a>
1450	4,838	8/1/22	New spec suite with double door identity off the elevator, 3 offices, 1 breakout room, 1 conference room, open kitchen, a private deck, and the ability to accommodate up to 24 workstations
1430	1,945	NOW	Efficient small suite with good natural light, 2 breakout rooms, kitchenette, server room, large conference room and shared deck. <a href="#">Click Here for Virtual Tour</a>
1170	2,493	NOW	Open floor plan with 2 breakout rooms, open kitchen, great natural light, nice views and private deck. <a href="#">Click Here for Virtual Tour</a>
940	5,234	NOW*	Elevator identity and private deck. Suite is in shell condition and ready for Tenant Improvements.
800	17,734**	NOW*	21 exterior offices, 5 interior offices, 4 conference rooms, 1 wellness room, 2 IT/storage rooms, copy area, reception, kitchen and 3 private decks.
700	17,734**	NOW*	21 exterior offices, 20 interior offices, 5 conference rooms, 1 wellness room, 4 IT/storage rooms, reception area, kitchen and 2 private decks. Interconnecting staircase between the 6th and 7th floors.
600	17,733**	NOW*	31 exterior offices, 29 interior offices, 5 conference rooms, 3 IT/storage rooms, reception area, copy area, kitchen and 2 private decks. Interconnecting staircase between the 6th and 7th floors.
500	17,734**	NOW*	31 exterior offices, 29 interior offices, 5 conference rooms, 3 IT/storage rooms, reception area, copy area, kitchen and 1 private deck.
400	14,693**	NOW*	Suite is in shell condition and ready for Tenant Improvements.

**\*\*Floors 4-8 can be combined for a total large block of 85,628 RSF**

\*Upon completion of tenant improvements



## 17TH FLOOR | SUITE 1710 | NOW

2,941 RSF

Double-door identity off of the elevator.

5 private offices, 1 conference room, kitchen and a private deck.

To take a virtual tour of the space, please click the link below:

[Virtual Tour](#)

Plan as-built

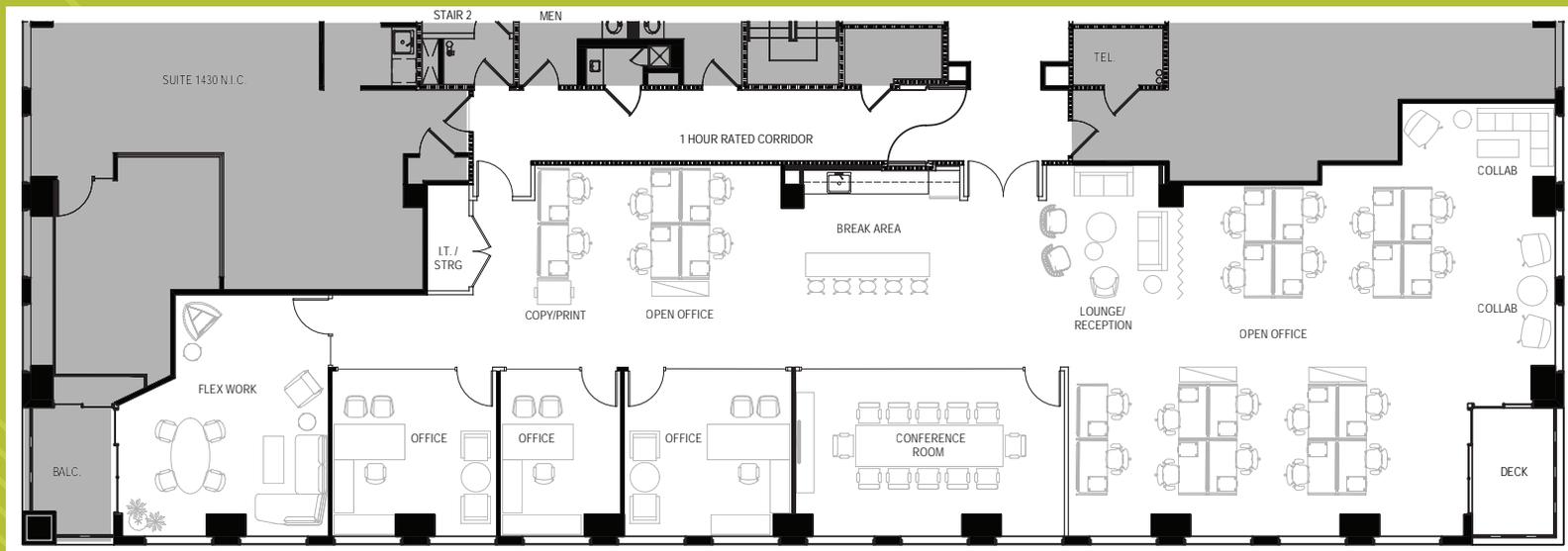
WASHINGTON STREET



MONTGOMERY STREET

MERCHANT STREET

OFFICES	5
CONF. ROOM	1
BREAK AREA	1
PRIVATE DECK	1



**14TH FLOOR | SUITE 1450 | 8/1/22**

4,838 RSF

New spec suite with double door identity off the elevator, 3 offices, 1 breakout room, 1 conference room, open kitchen, a private deck, and the ability to accommodate up to 24 workstations

Plan to be built

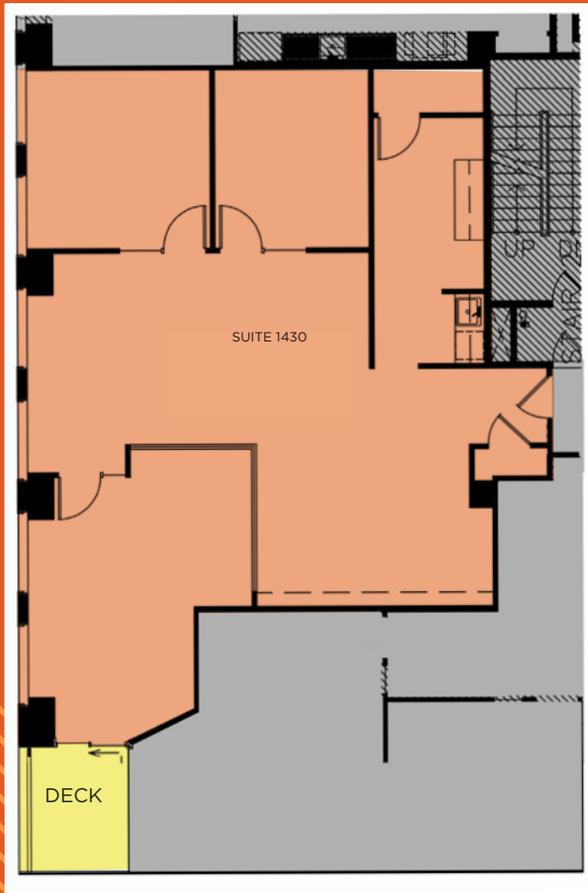
WASHINGTON STREET



MERCHANT STREET

MONTGOMERY STREET

PRIVATE OFFICES	3
WORKSTATIONS	24
OPEN KITCHEN	1
CONFERENCE	1
COLLABORATION	2
LOUNGE/RECEPTION	1
COPY AREA	1
IT/STORAGE ROOM	1
FLEX	1
PRIVATE DECK	1



## 14TH FLOOR | SUITE 1430 | NOW

1,945 RSF

Efficient small suite with good natural light, 2 breakout rooms, kitchenette, server room, large conference room and shared deck.

To take a virtual tour of the space, please click the link below:

[Virtual Tour](#)

Plan as-built

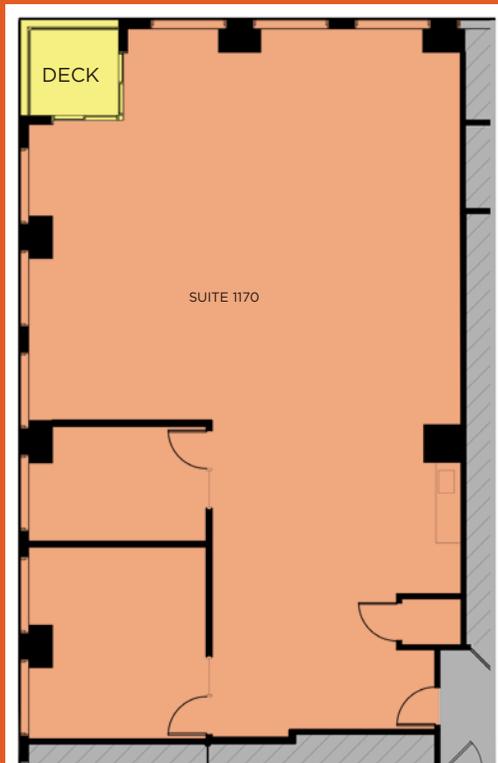
WASHINGTON STREET



MERCHANT STREET

MONTGOMERY STREET

BREAKOUT ROOMS	2
CONF. ROOM	1
KITCHENETTE	1
SERVER ROOM	1
SHARED DECK	1



## 11TH FLOOR | SUITE 1170 | NOW

2,493 RSF

Open floor plan with 2 breakout rooms, open kitchen, great natural light, nice views and a private deck.

To take a virtual tour of the space, please click the link below:

[Virtual Tour](#)

Plan as-built

WASHINGTON STREET



MERCHANT STREET

MONTGOMERY STREET

BREAKOUT ROOMS	2
OPEN KITCHEN	1
PRIVATE DECK	1



**9TH FLOOR | SUITE 940 | NOW\***

5,234 RSF

Elevator identity and private deck. Suite is in shell condition and ready for Tenant Improvements.

\*Upon substantial completion of Tenant Improvements.



WASHINGTON STREET



MONTGOMERY STREET

MERCHANT STREET



## 8TH FLOOR | SUITE 800 | NOW\*

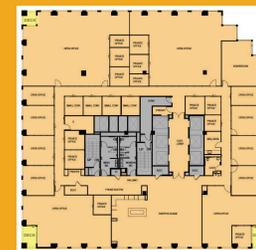
17,734 RSF

21 exterior offices, 5 interior offices, 4 conference rooms, 1 wellness room, 2 IT/storage rooms, copy area, reception, kitchen and 3 private decks.

\*Upon substantial completion of Tenant Improvements.

Plan as-built

WASHINGTON STREET



MONTGOMERY STREET

MERCHANT STREET

EXTERIOR OFFICES	21
INTERIOR OFFICES	5
CONF. ROOM	4
WELLNESS ROOM	1
IT/STORAGE ROOM	2
COPY AREA	1
RECEPTION	1
KITCHENETTE	1
PRIVATE DECK	3



## 7TH FLOOR | SUITE 700 | NOW\*

17,734 RSF

21 exterior offices, 20 interior offices, 5 conference rooms, 1 wellness room, 4 IT/storage rooms, reception area, kitchen and 2 private decks. Interconnecting staircase between the 6th and 7th floors.

\*Upon substantial completion of Tenant Improvements.

Plan as-built

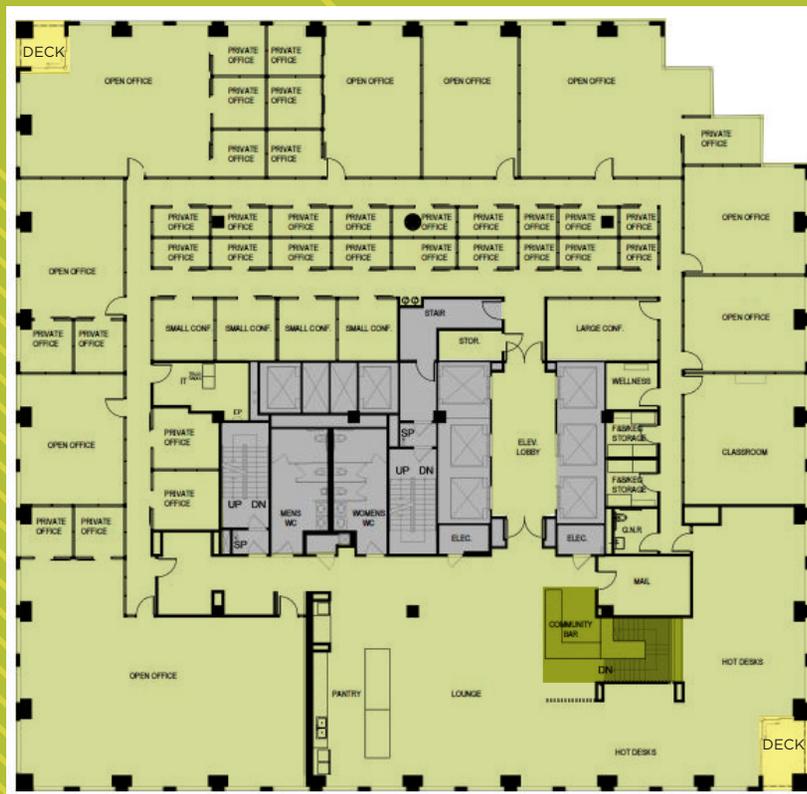
WASHINGTON STREET



MERCHANT STREET

MONTGOMERY STREET

EXTERIOR OFFICES	21
INTERIOR OFFICES	20
CONF. ROOM	5
WELLNESS ROOM	1
IT/STORAGE ROOM	4
RECEPTION	1
KITCHENETTE	1
PRIVATE DECK	2





**6TH FLOOR | SUITE 600 | NOW\***

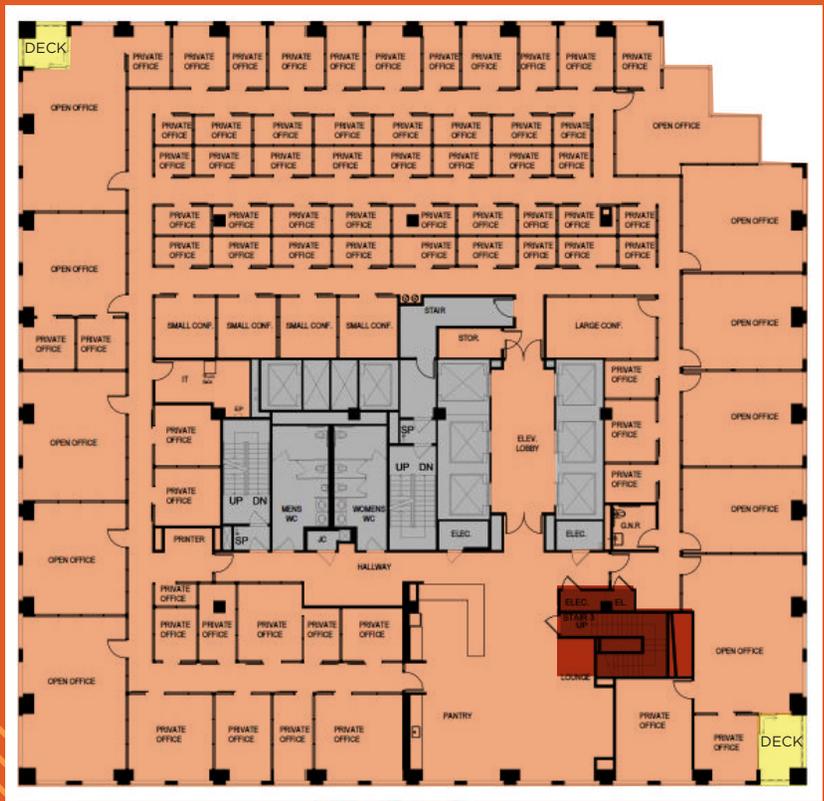
17,773 RSF

31 exterior offices, 29 interior offices, 5 conference rooms, 3 IT/storage rooms, reception area, copy area, kitchen and 2 private decks. Interconnecting staircase between the 6th and 7th floors.

\*Upon substantial completion of Tenant Improvements.

Plan as-built

WASHINGTON STREET



MERCHANT STREET

MONTGOMERY STREET

EXTERIOR OFFICES	31
INTERIOR OFFICES	29
CONF. ROOM	5
IT/STORAGE ROOM	3
COPY AREA	1
RECEPTION	1
KITCHENETTE	1
PRIVATE DECK	2



## 5TH FLOOR | SUITE 500 | NOW\*

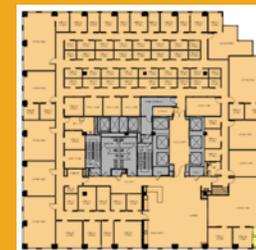
17,734 RSF

31 exterior offices, 29 interior offices, 5 conference rooms, 3 IT/storage rooms, reception area, copy area, kitchen and 1 private deck.

\*Upon substantial completion of Tenant Improvements.

Plan as-built

WASHINGTON STREET



MONTGOMERY STREET

MERCHANT STREET

EXTERIOR OFFICES	31
INTERIOR OFFICES	29
CONF. ROOM	5
IT/STORAGE ROOM	3
COPY AREA	1
RECEPTION	1
KITCHENETTE	1
PRIVATE DECK	1



**4TH FLOOR | SUITE 400 | NOW\***

14,693 RSF

Suite is in shell condition and ready for Tenant Improvements.

\*Upon substantial completion of Tenant Improvements.

WASHINGTON STREET



MONTGOMERY STREET

MERCHANT STREET



# CONTACT US

## KEN CHURICH

Senior Vice President

Lic. 00887925

+1 415 291 1728

[ken.churich@cbre.com](mailto:ken.churich@cbre.com)

## ALEXIS WALSH MONSEES

Vice President

Lic. 01900395

+1 415 291 8464

[alexis.walsh@cbre.com](mailto:alexis.walsh@cbre.com)

[www.655montgomery.com](http://www.655montgomery.com)

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio\_October2019