

# 400

MONTGOMERY



**CBRE** | **REDCO**  
DEVELOPMENT



## What's New?

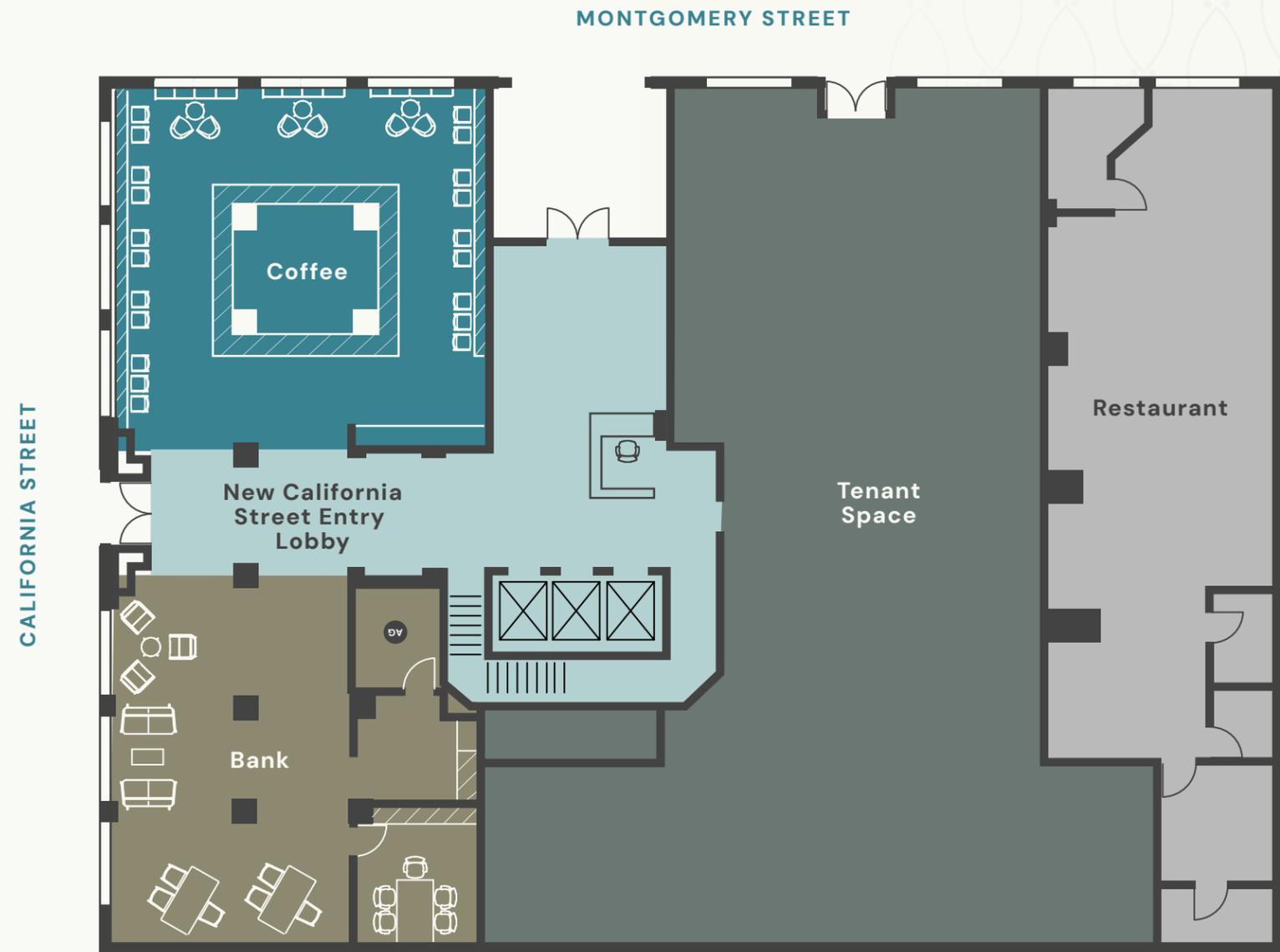
- 🔗 New Lobby & Entrance COMING SOON
- 🔗 Retail Amenities COMING SOON
- 🔗 New Coffee Spot COMING SOON
- 🔗 New Spec Suites
- 🔗 Big Identity for Smaller Tenants
- 🔗 Close to Food & Transit
- 🔗 Agile Ownership, Making Deals Simple & Seamless

## Future High-End Coffee Amenity

An exciting new retail experience is coming to 400 Montgomery, designed to enhance convenience for tenants and visitors alike.



## Reimagined Ground Floor for a Modern Experience



 **Expansive Workspaces  
Designed for Flexibility**

With 7,000 SF floor plates, 400 Montgomery offers adaptable layouts that maximize natural light and foster collaboration.



 **Renovations &  
Modern Upgrades**

400 Montgomery has undergone thoughtful renovations, including upgraded breakrooms, refreshed common areas, and contemporary finishes that elevate the tenant experience.



## 🔍 Current Leasing Opportunities:

Level 10      Suite #1000      6,775 RSF      *Full Floor Creative Suite*

Level 9      Suite #900      3,337 RSF

Suite #950      3,052 RSF

Level 5      Suite #500      3,642 RSF

Suite #550      3,178 RSF

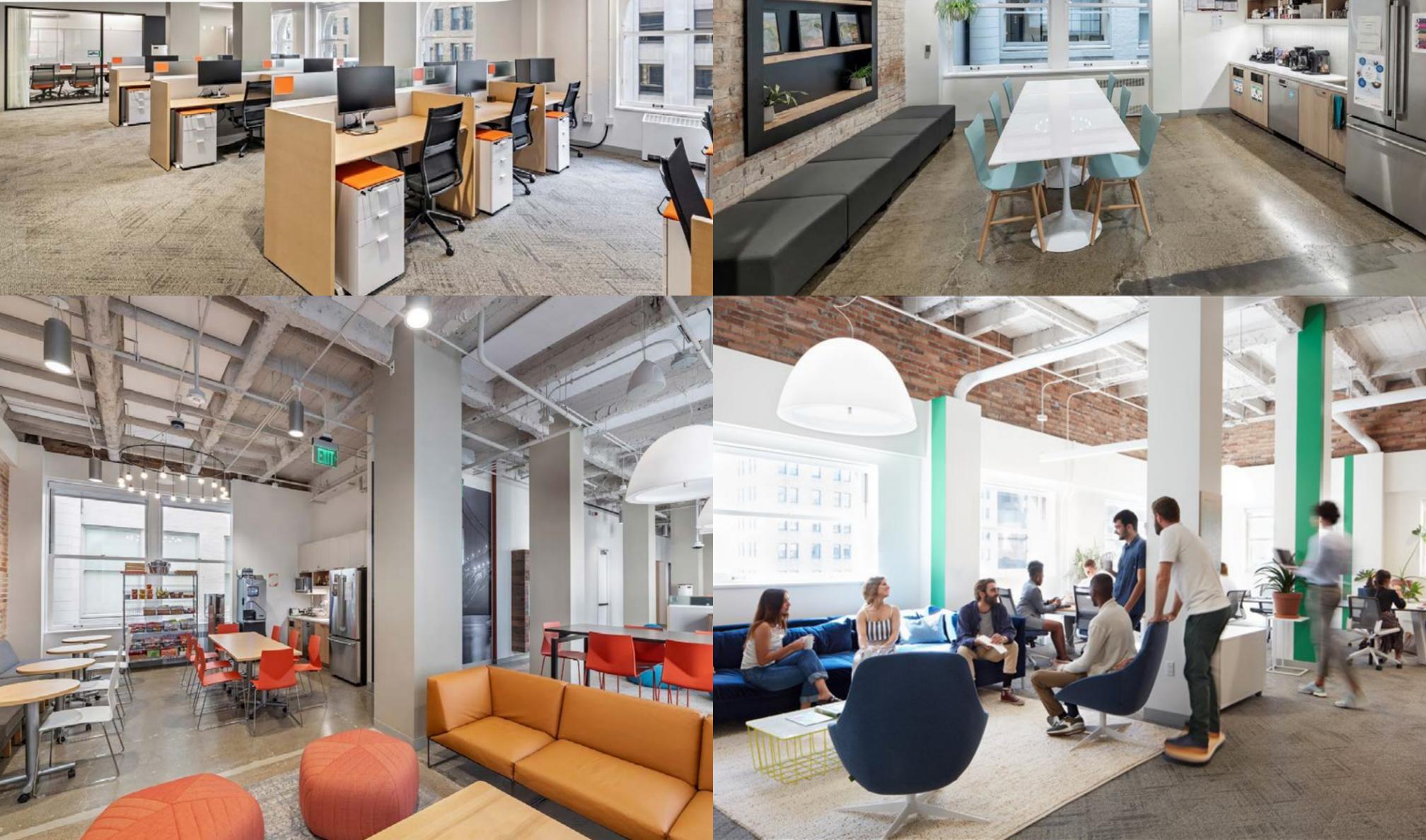
Level 4      Suite #400      6,775 RSF      *Full Floor Creative Suite*

Level 2      Suite #200      6,775 RSF      *Full Floor Creative Suite*



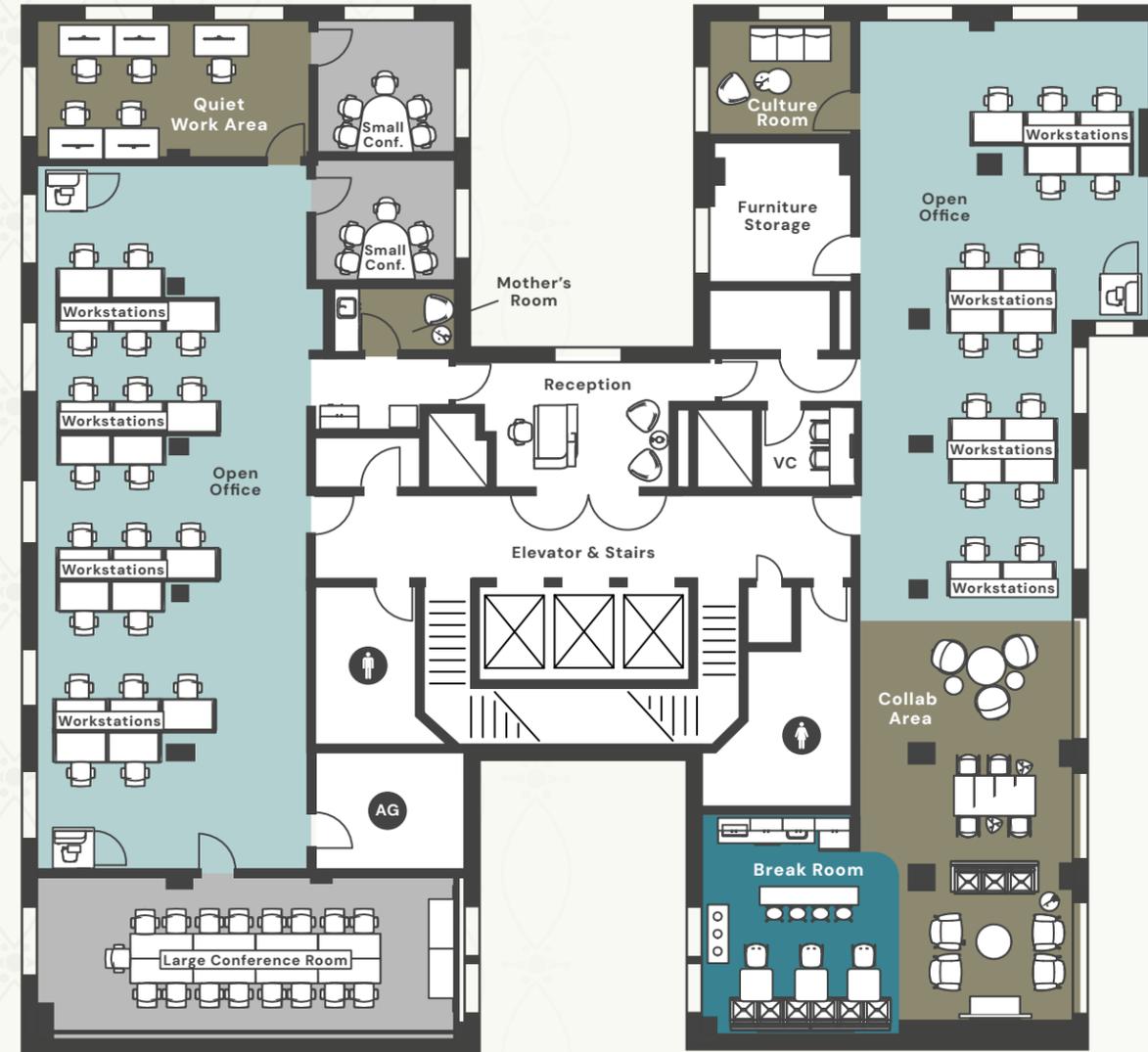
## Flexible Office Spaces Designed For Success

400 Montgomery offers a range of modern, light-filled office spaces tailored to meet the unique needs of your business.



CALIFORNIA STREET

MONTGOMERY STREET



Suite #1000



## Suite #1000

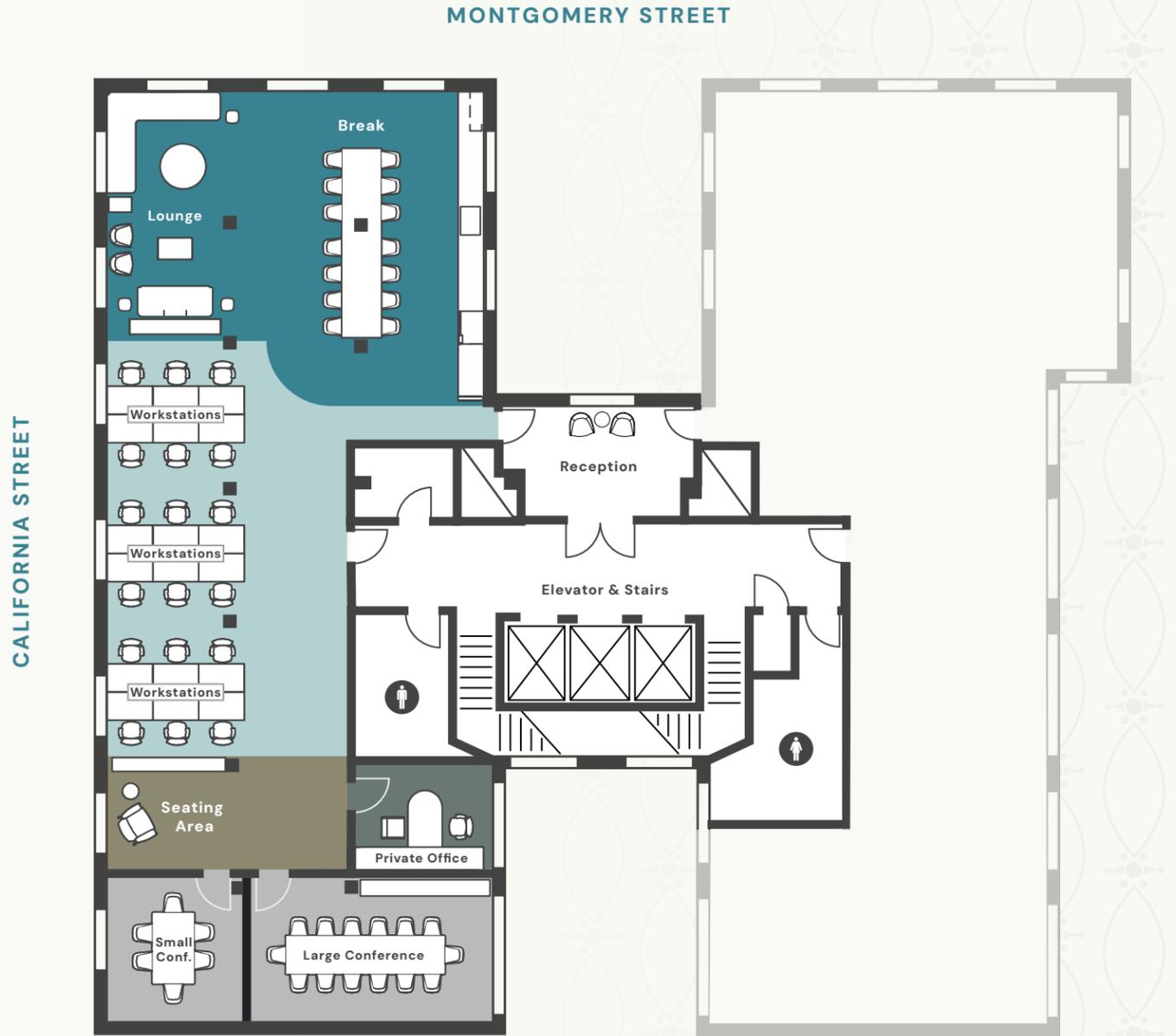
### Full Floor Creative Suite

- 2 Small Conference Rooms
- 1 Large Conference Room
- 1 Break Room
- 1 Collab Area
- 2 Open Office Spaces
- 1 Mother's Room
- 1 Quiet Work Area
- 1 Culture Room
- 35 Workstations

# Suite #900

## Flexible Spec Suite

- 1 Small Conference Room
- 1 Large Conference Room
- 1 Private Office
- 1 Break & Lounge
- 1 Seating Area
- 18 Workstations

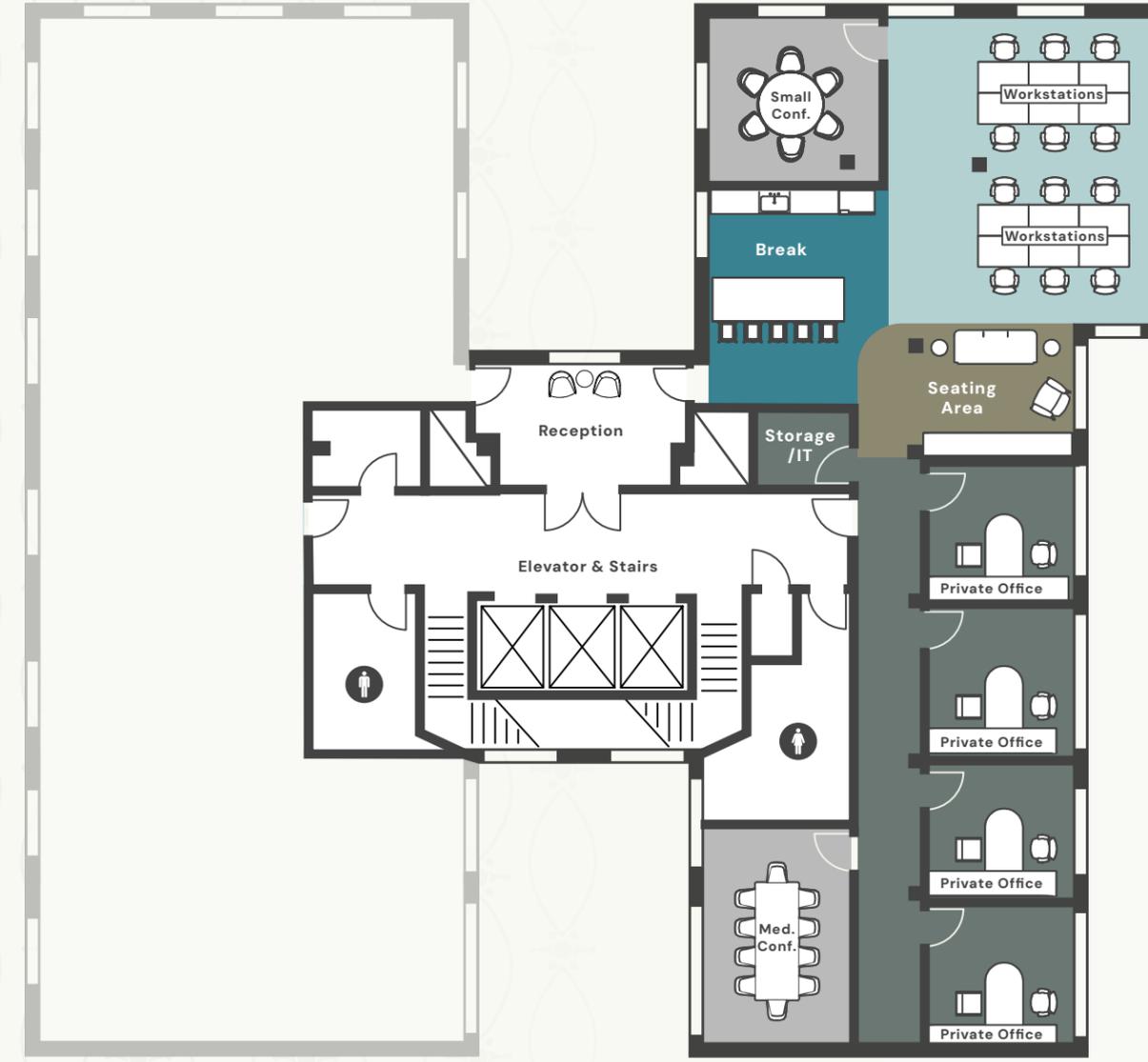


Suite #900



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Suite #950



# Suite #950

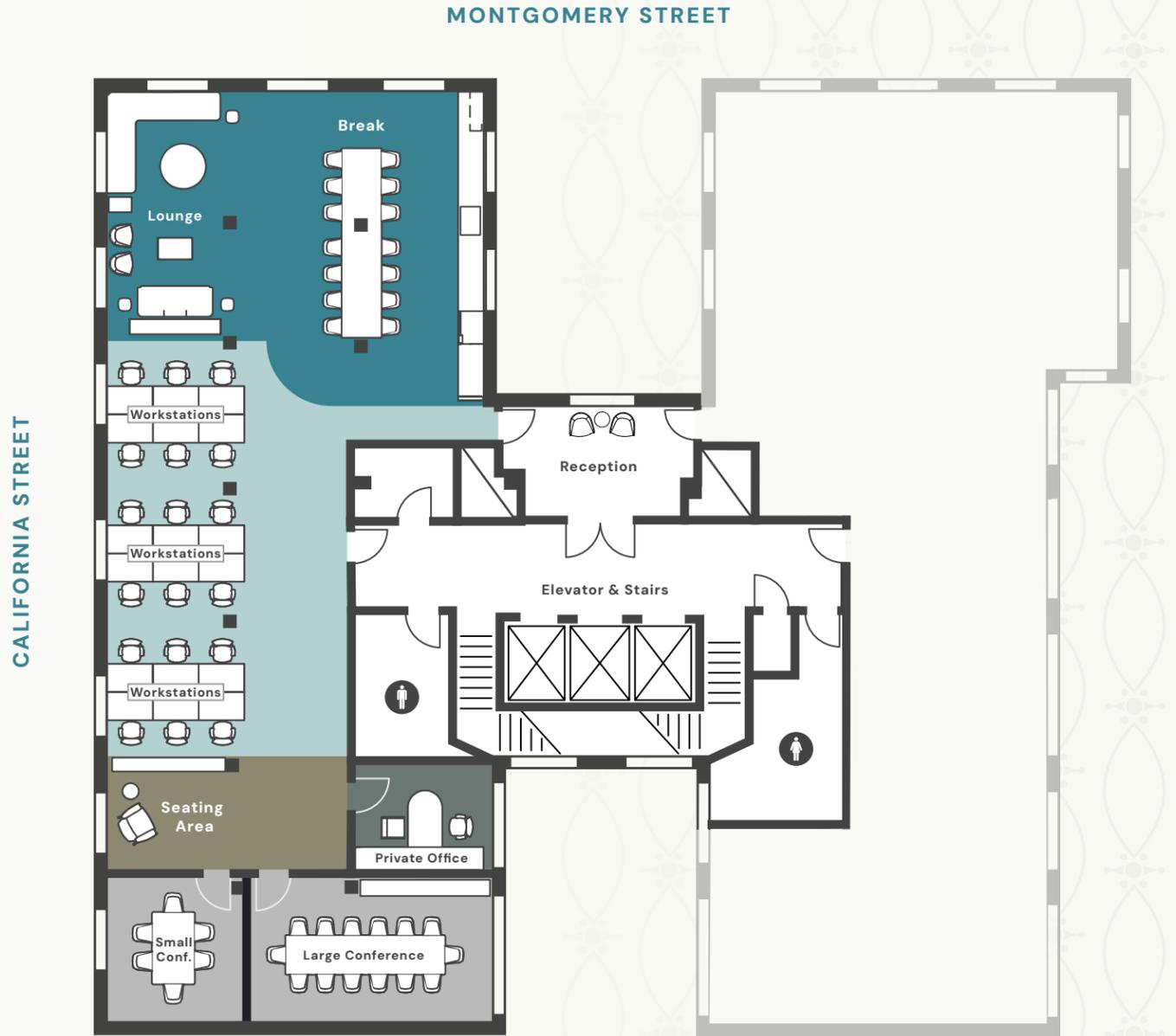
## Flexible Spec Suite

- 1 Small Conference Room
- 1 Medium Conference Room
- 4 Private Offices
- 1 Break
- 1 Seating Area
- 12 Workstations
- 1 Storage Room

# Suite #500

## Flexible Spec Suite

- 1 Small Conference Room
- 1 Large Conference Room
- 1 Private Office
- 1 Break & Lounge
- 1 Seating Area
- 18 Workstations

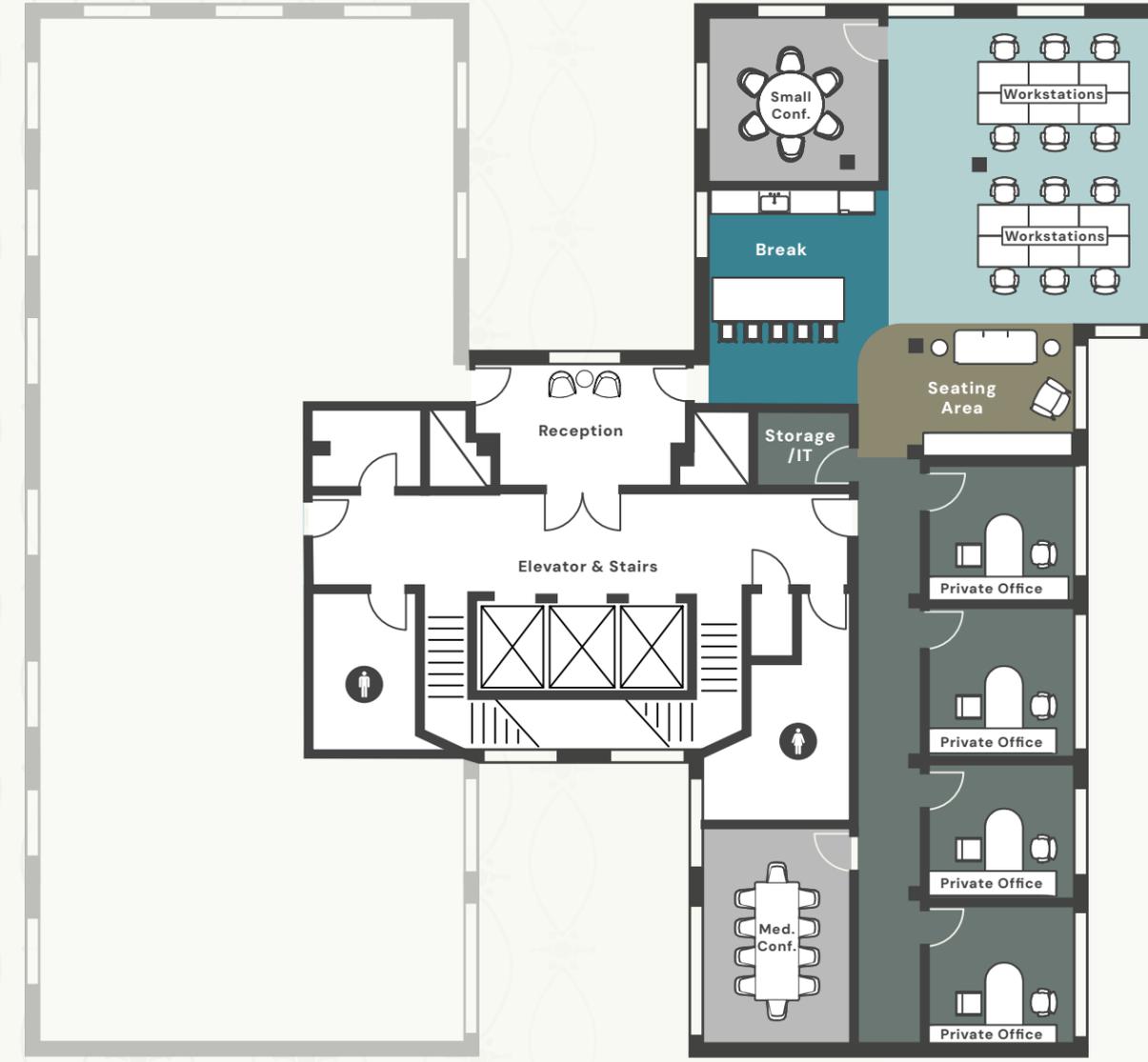


Suite #500



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Suite #550



# Suite #550

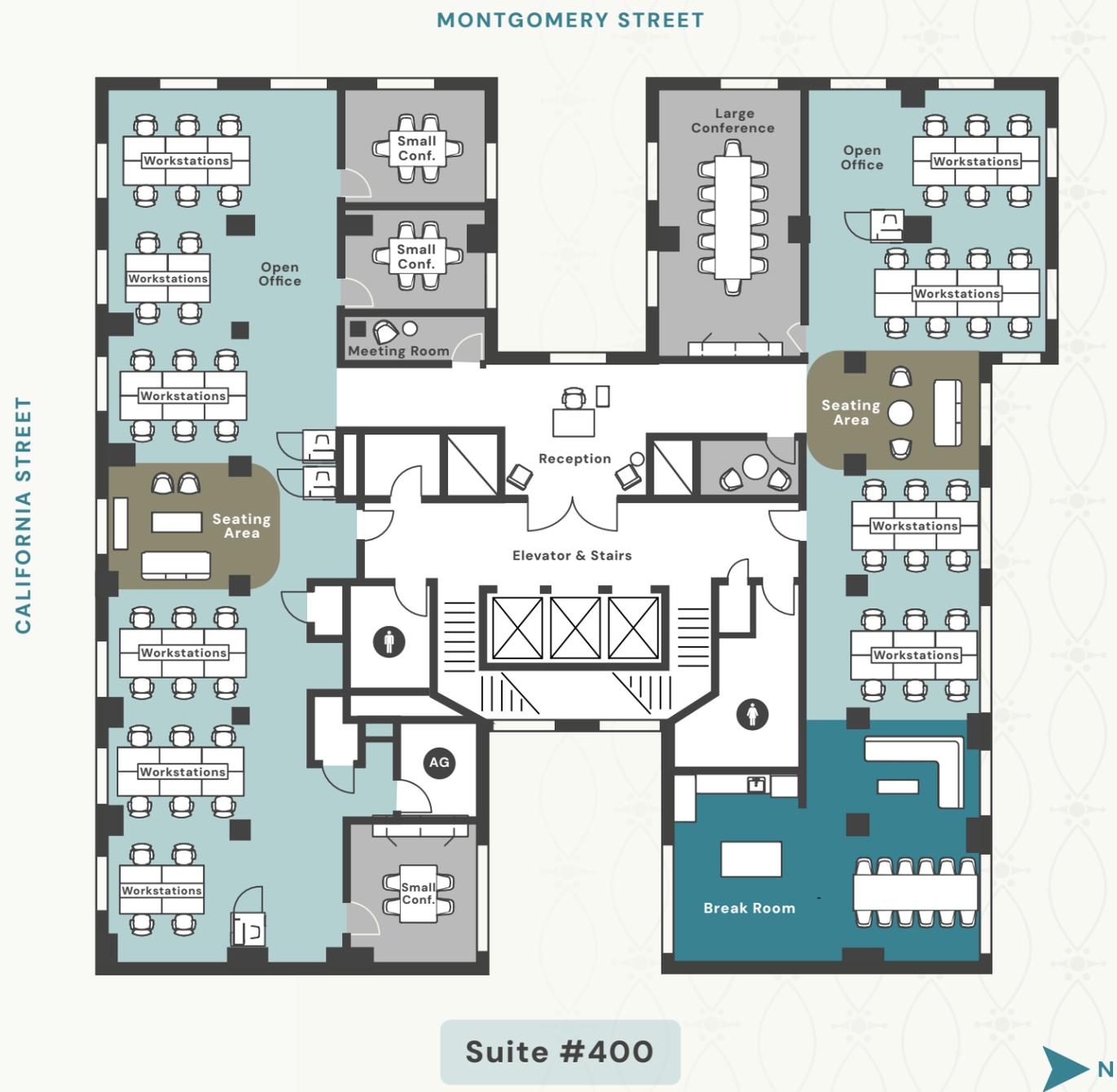
## Flexible Spec Suite

- 1 Small Conference Room
- 1 Medium Conference Room
- 4 Private Offices
- 1 Break
- 1 Seating Area
- 12 Workstations
- 1 Storage Room

# Suite #400

## Full Floor Creative Suite

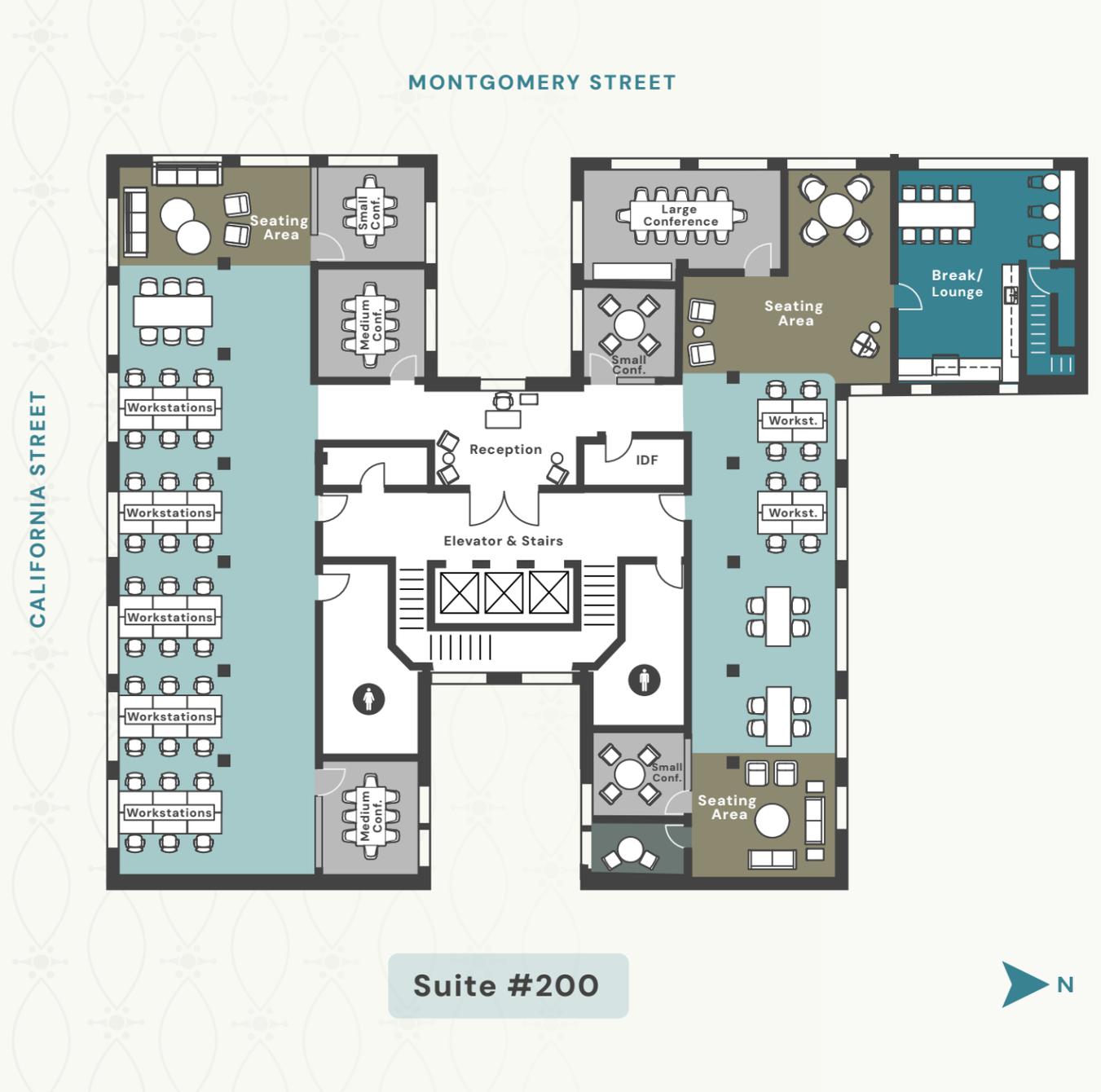
- 2 Meeting Rooms
- 3 Small Conference Rooms
- 1 Large Conference Room
- 2 Open Office Spaces
- 1 Break Room
- 2 Seating Areas
- 58 Workstations



# Suite #200

## Full Floor Creative Suite

- 3 Small Conference Rooms
- 2 Medium Conference Rooms
- 1 Large Conference Room
- 1 Break & Lounge
- 3 Seating Areas
- 38 Workstations



## Secure your Space at 400 Montgomery

Don't miss the opportunity to elevate your work space in one of San Francisco's most vibrant business hubs.



## Connected to the Heart of the City

Located in the Financial District, 400 Montgomery places you steps away from everything downtown San Francisco has to offer. From seamless transit options to world-class dining and services, your team and clients will enjoy both convenience and vibrancy.

### Transit Access

Just blocks from Montgomery BART and Muni stations, with easy access to major bus lines.

### Dining & Cafe's

Surrounded by popular lunch spots, coffee shops, and fine dining, including Leo's Oyster Bar, Philz Coffee, and Tadich Grill.

### Retail & Services

Quick access to banks, fitness centers, and convenience stores.

### Cultural Landmarks

Close to the Embarcadero, Salesforce Park, and the Ferry Building.

Walk Score: 99 – A pedestrian's paradise

Transit Score: 100 – Excellent public transportation

Bike Score: 85 – Convenient for cyclists



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