

RARE FULL BUILDING HEADQUARTERS OPPORTUNITY

# ONE

MONTGOMERY

CBRE

WARE

# INSPIRED

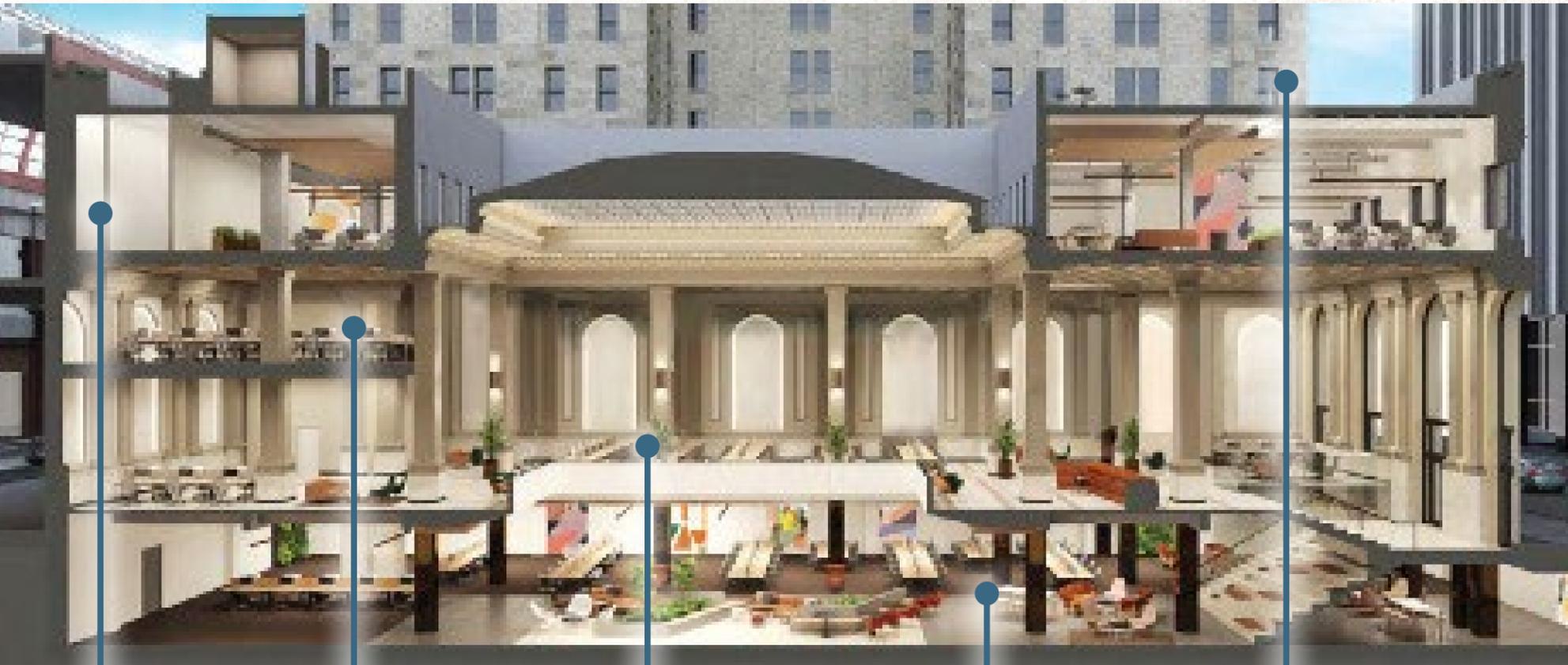
## Opportunity

CBRE is pleased to announce the full building availability of One Montgomery Street, a historic cornerstone of the Central Business District.

Featuring large and efficient floorplates, classically detailed exterior, and marble clad interior, this unique offering is ideal for an organization seeking a landmark home on the most bustling corner in Downtown San Francisco. Abundant natural light, 30+ foot ceilings on the main level, and a full roof deck make it one of the city's most inspiring creative work environments.



# The Building



**SECOND**  
± 23,074 RSF

**MEZZANINE**  
± 2,047 RSF

**GROUND**  
± 26,091 RSF

**CONCOURSE**  
± 32,584 RSF

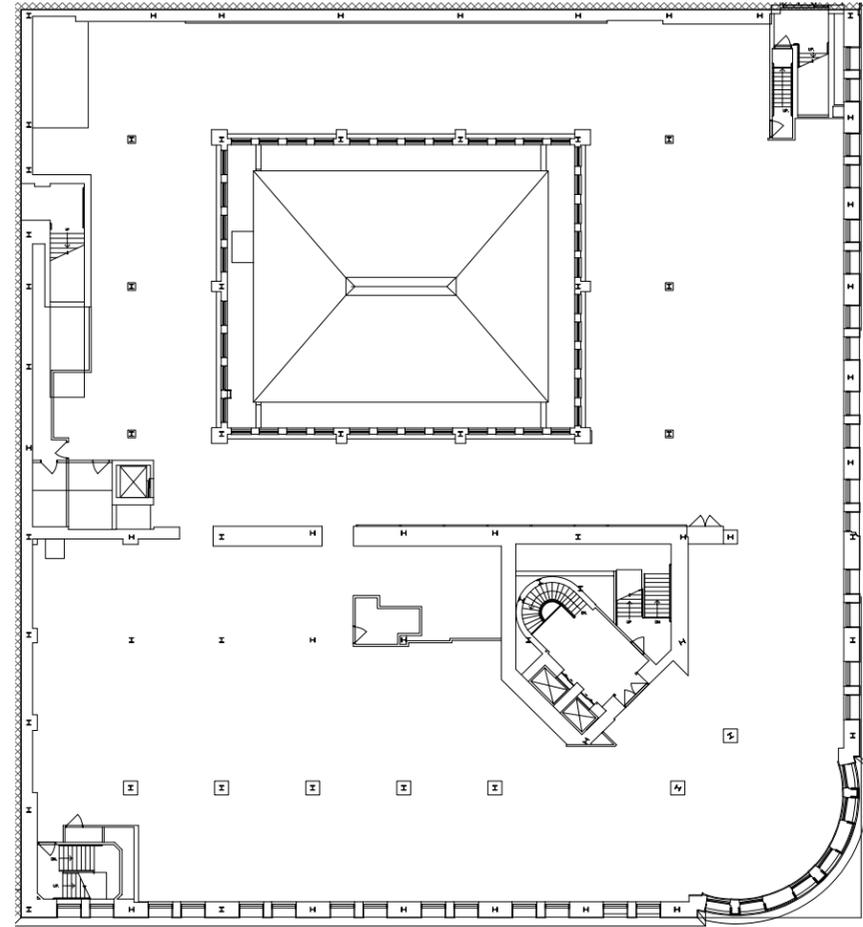
**ROOFTOP**  
± 13,557 RSF



View from Mezzanine

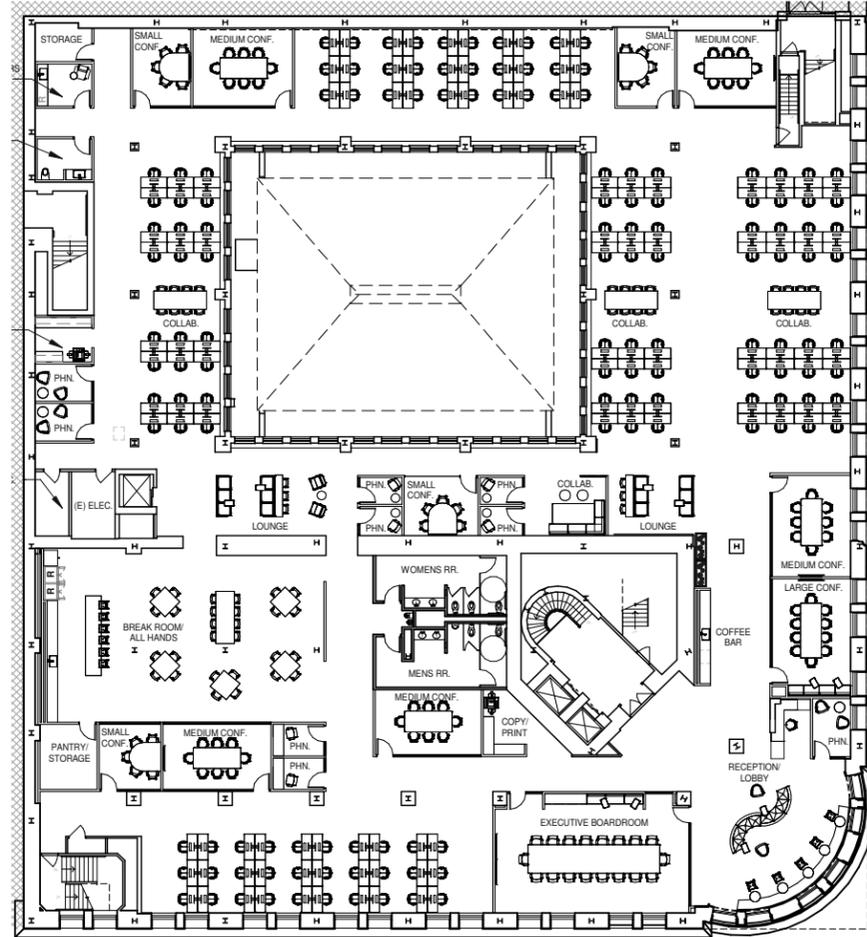
# Floor Plan

SECOND | ± 23,074 RSF



Post Street

HYPOTHETICAL



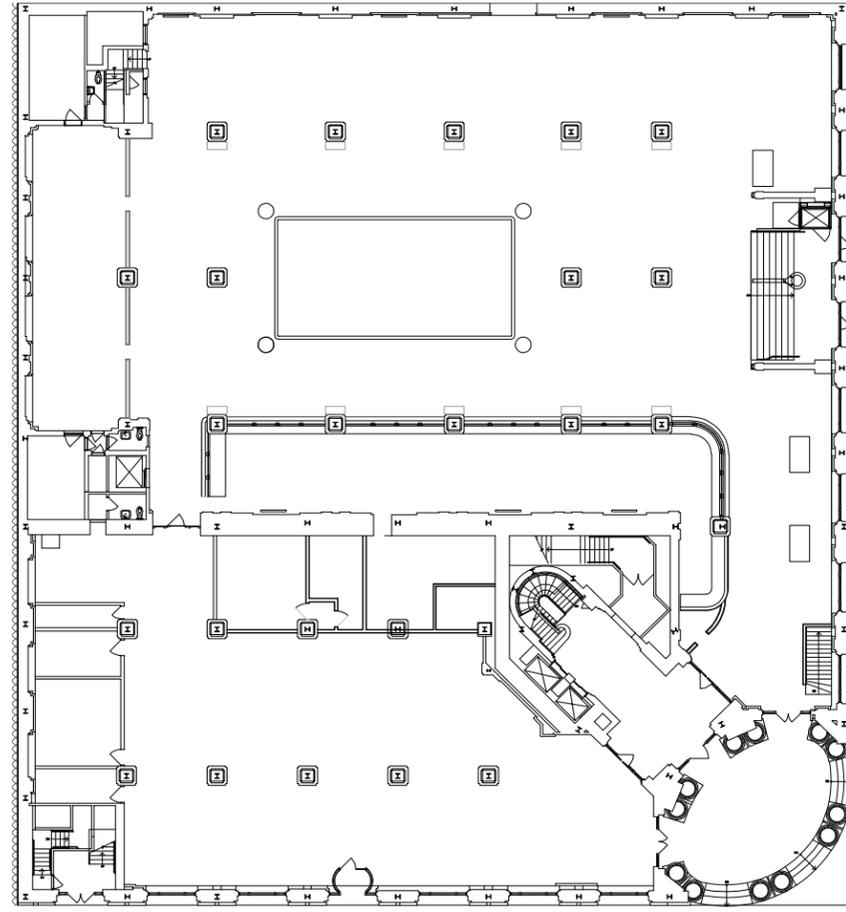
Post Street



Second Floor

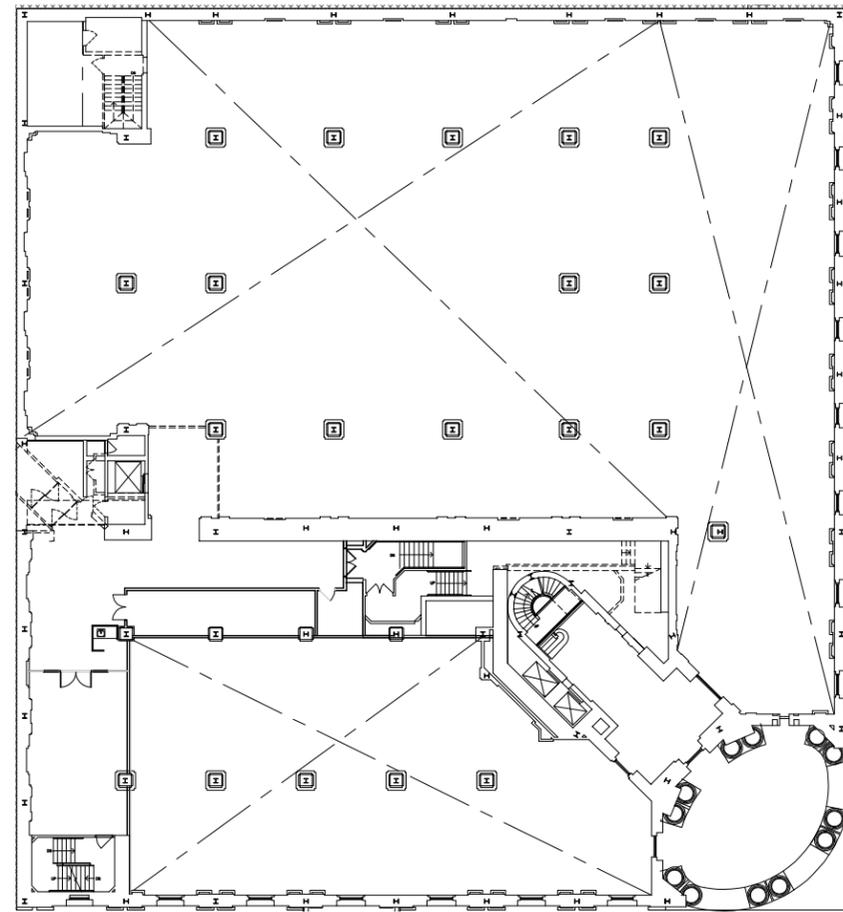
# Floor Plan

GROUND | ± 26,091 RSF



Post Street

MEZZANINE | ± 2,047 RSF



Post Street

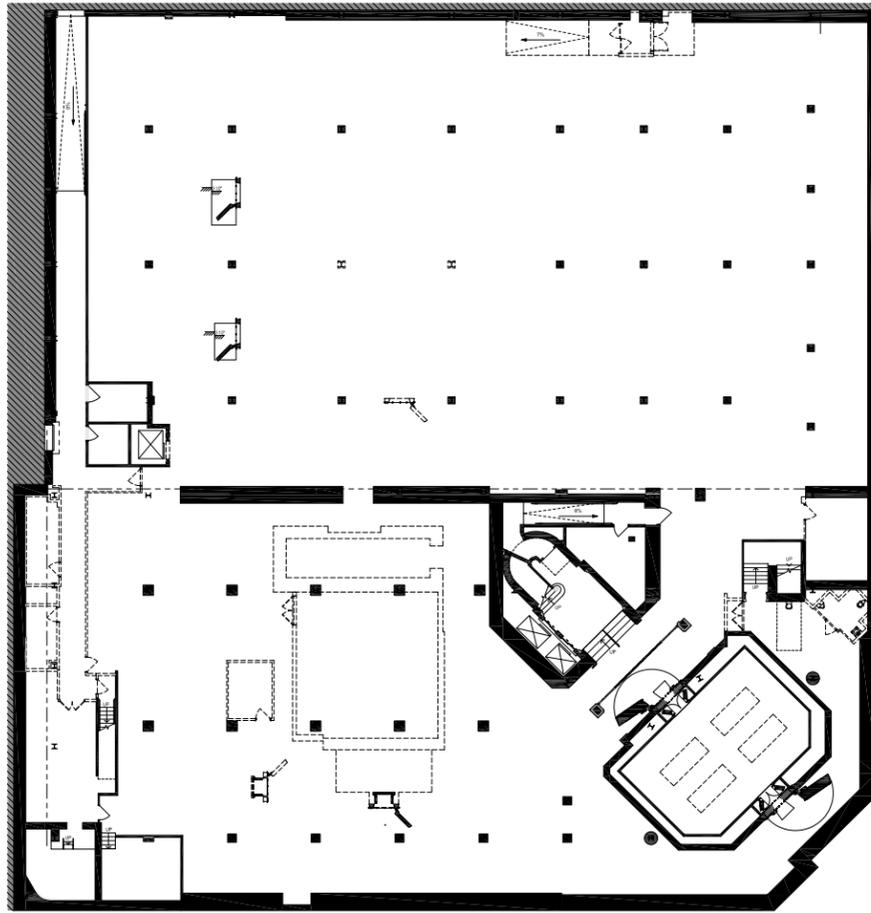


Ground

# Floor Plan

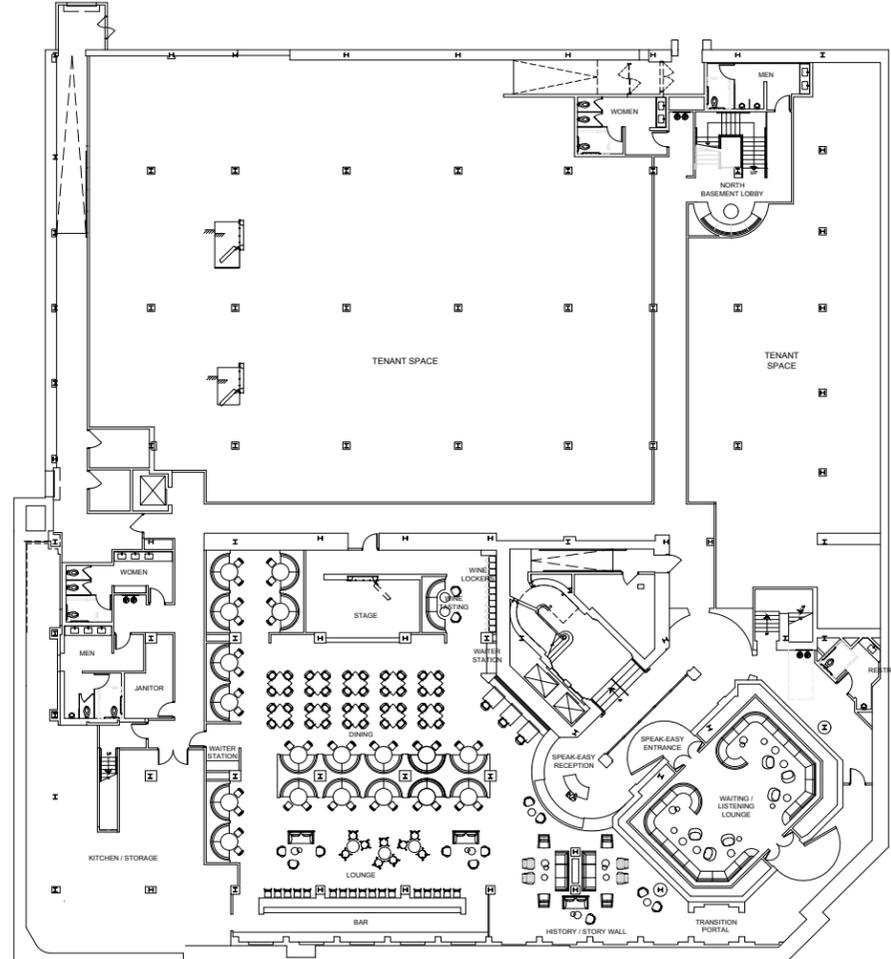
CONCOURSE | ± 32,584 RSF

HYPOTHETICAL



Post Street

Montgomery Street



Post Street

Montgomery Street



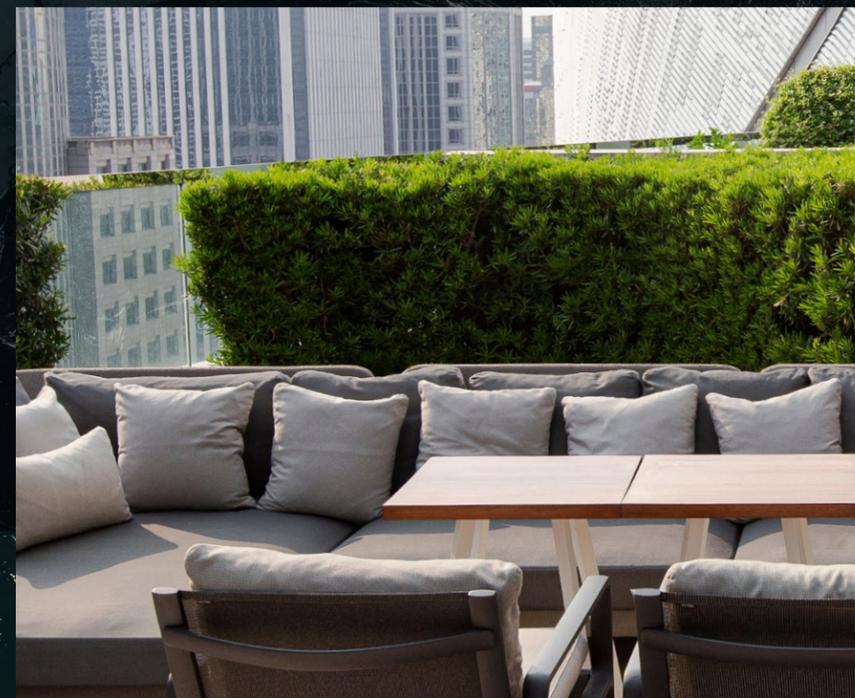
Concourse



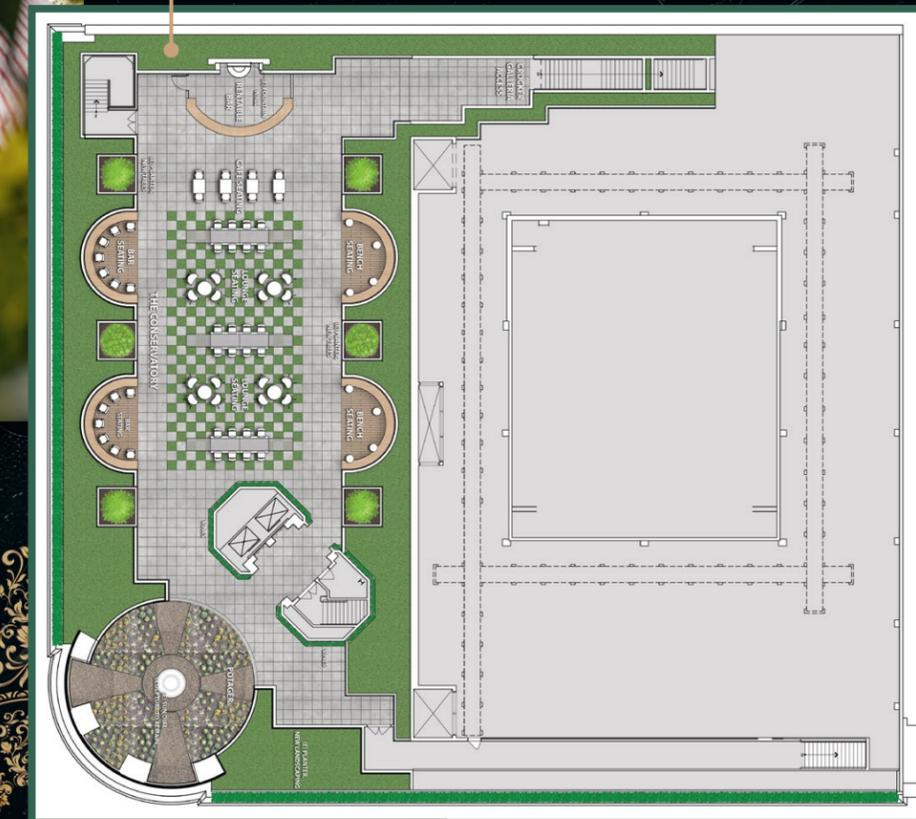
# ROOFTOP *Garden*

Creating a park-like setting, One Montgomery's rooftop garden is landscaped with flowers, trees, and shrubs. Flowers are regularly planted to show constant color and reflect the changing seasons. The garden also includes a bronze sundial, wall-mounted fountain, a sculptured pedestal, and Tuscan column-supported trellis.

The property rooftop garden is a great contributing amenity to the properties. It can be used as a public space—a great escape for the business professionals in the area—or to host private events.



## ROOFTOP RENDERING





# ONE

## MONTGOMERY

### OFFICE OPPORTUNITIES:

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