



# 456 MONT GOMERY

## UNIQUE

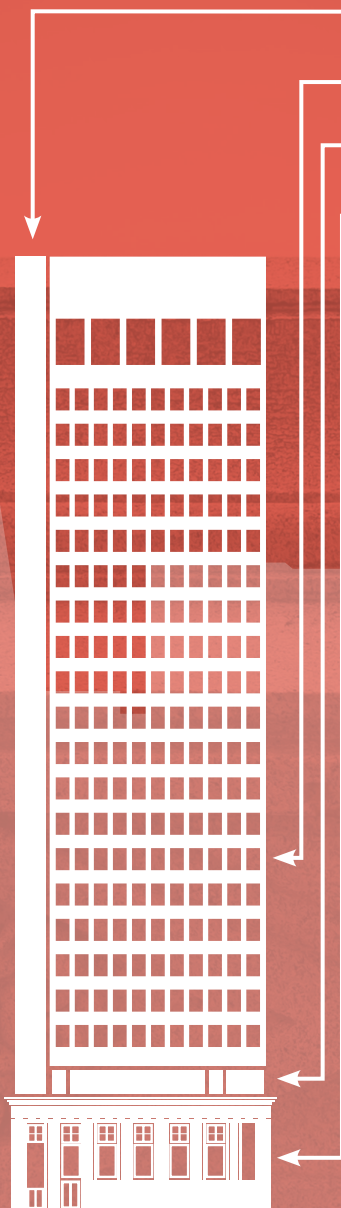
FROM TOP TO BOTTOM

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**Colliers**  
INTERNATIONAL





SIDE CORE DESIGN - EFFICIENT OPEN FLOOR PLANS

BOUTIQUE COLUMN FREE FLOOR PLATES OFFERING TREMENDOUS IDENTITY TO 7,000 FT TENANTS

UNIQUE MODERNIST DESIGN ON TOP OF A CLASSIC TEMPLE FACADE AT STREET LEVEL

ELEGANT LOBBY WITH 24/7 SECURITY, NEW ELEVATOR CABS, AND  
STATE-OF-THE-ART ELEVATOR SECURITY SYSTEM

# THE BUILDING FEATURES

## > PRESTIGIOUS TENANTS

FIRST BANK, ICON CLINICAL RESEARCH, CALIFORNIA BANK & TRUST  
BEVERIDGE & DIAMOND, P.C., KWAN HENMI, VOGL & MEREDITH LLP,  
CONSULATE GENERAL OF ISRAEL, EQUITY RISK PARTNERS, HERSH FAMILY LAW

## > RETAIL SERVICES

FIRST BANK, GRACE IMAGE PHOTOGRAPHY STUDIO, MOZA, F.D. HAIRCUTS  
BY LEO, SAN FRANCISCO GOLF PERFORMANCE CENTER, ROSS LAI DDS,  
ADDITIONAL NEW RETAIL COMING SOON

## > NEARBY PARKING:

550 KEARNY  
550 CALIFORNIA  
475 SANSOME





## AVAILABILITIES

SUITE 500 - 7,133  
AVAILABLE 7/1/2018

SUITE 800 - 7,133  
AVAILABLE 3/1/2018

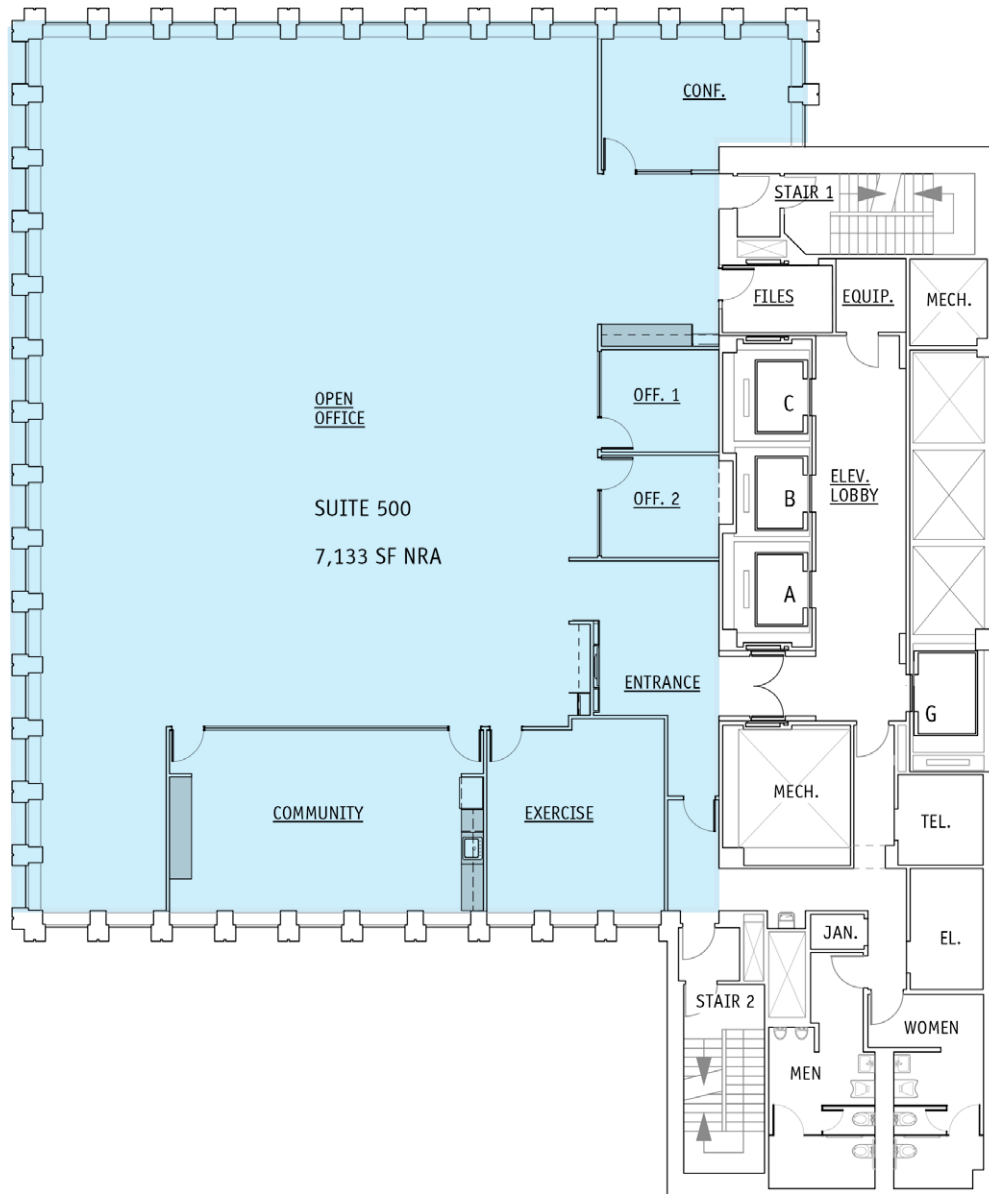
SUITE 950 - 2,541  
AVAILABLE NOW

SUITE 1100 - 7,134  
AVAILABLE NOW





# SUITE 500. 5TH FLOOR. 7,133 SQUARE FEET.



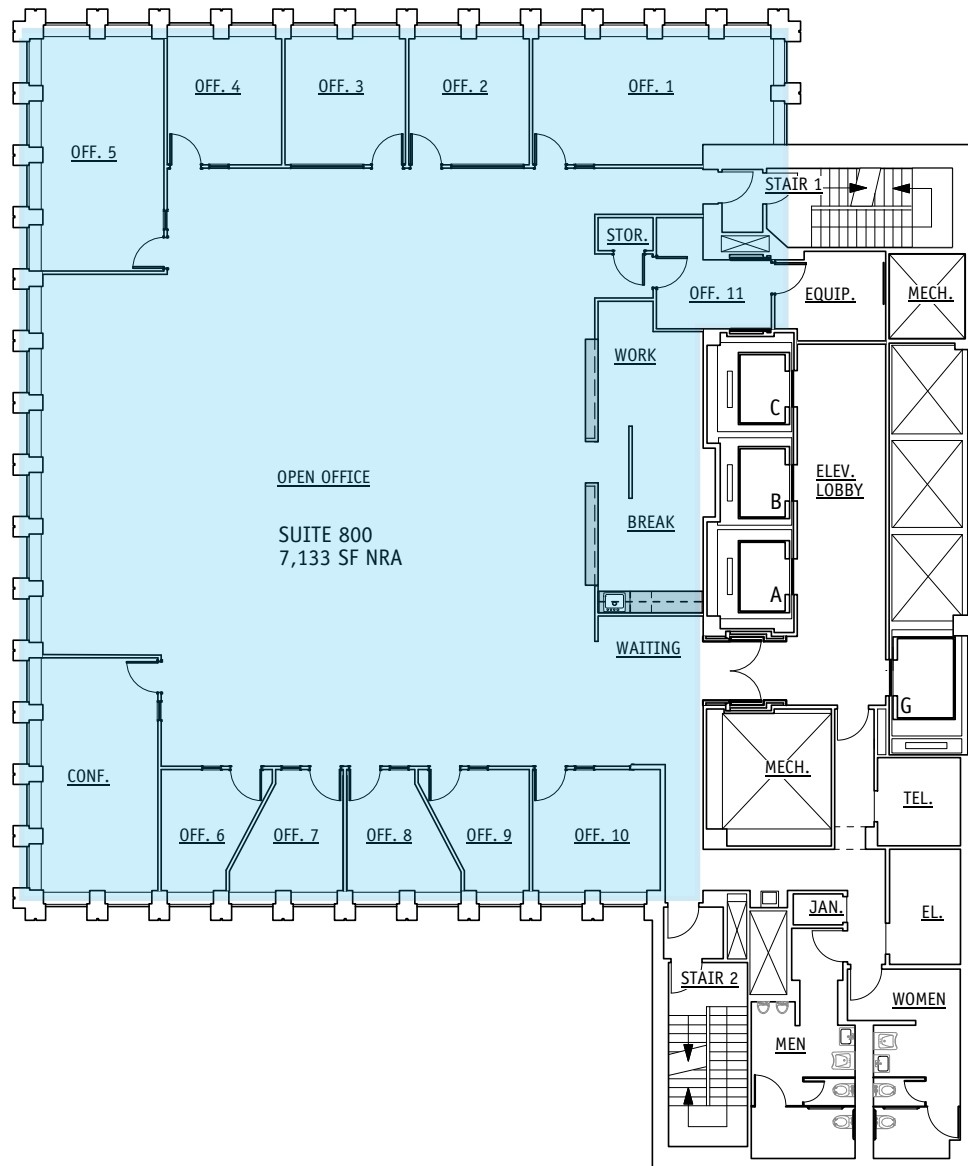
- › Full 5th Floor
- › 1 large conference room
- › 2 small conference rooms
- › Large kitchen & break area
- › Gym/utility room
- › Large column free, efficient open area
- › Available 7/1/2018

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# SUITE 800. 8TH FLOOR. 7,133 SQUARE FEET.



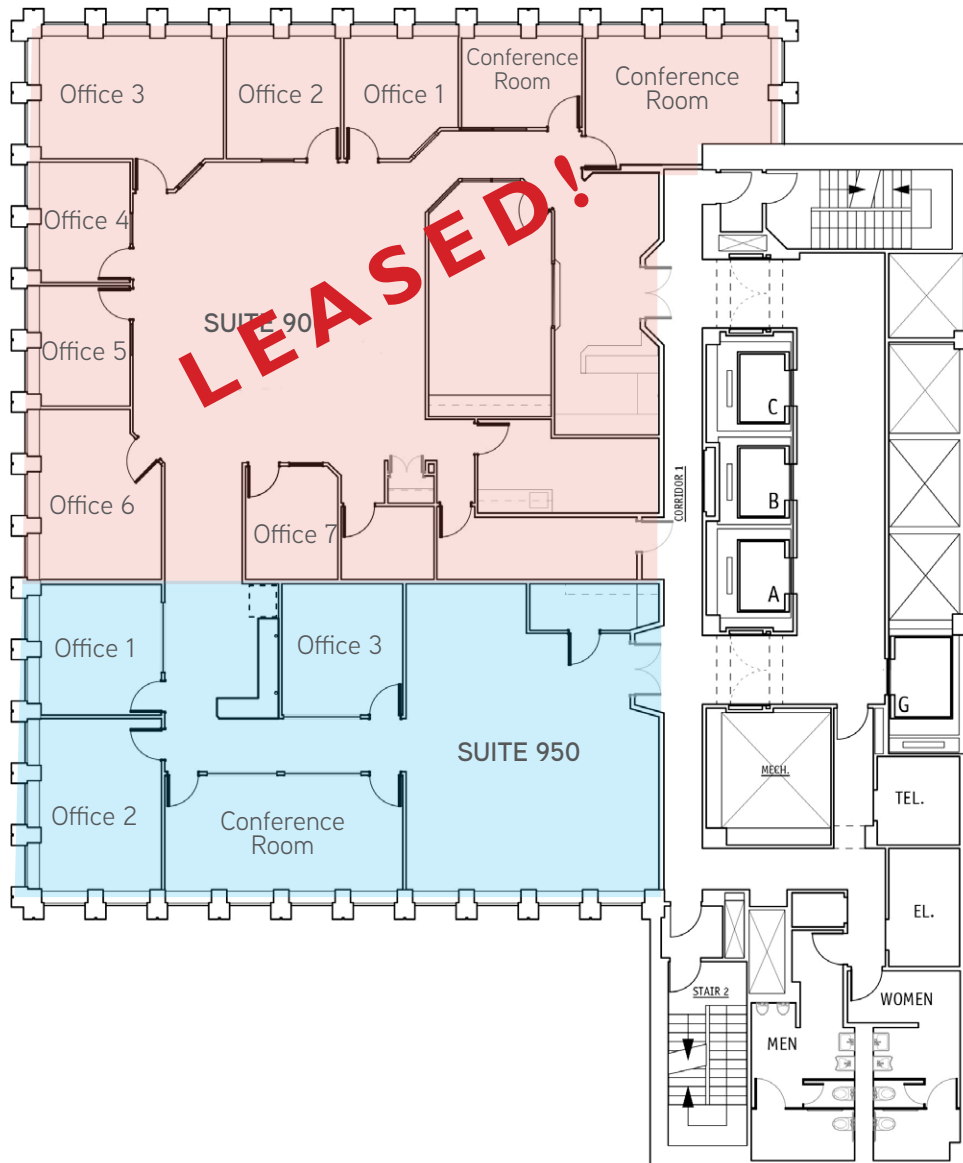
- › Full 8th Floor
- › Recently renovated column free efficient floorplan
- › 4 small offices
- › 2 medium offices
- › 1 large conference room
- › 11 total enclosures
- › Open area powered for up to 40 workstations
- › Server room with dedicated cooling
- › Open collaborative kitchen area
- › 3 sides of window-line
- › Available 3/1/2018

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# SUITE 900. 9TH FLOOR. 4,592 SQUARE FEET. SUITE 950. 9TH FLOOR. 2,541 SQUARE FEET.



## Suite 900

- > 4,592 RSF
- > 7 private offices
- > 2 conference rooms
- > Production and storage areas
- > Large open area
- > Northern & western outlooks
- > Available Now

## Suite 950

- > 2,541 RSF
- > 3 private offices
- > 1 conference room
- > Break area & storage
- > Large open area
- > Available Now

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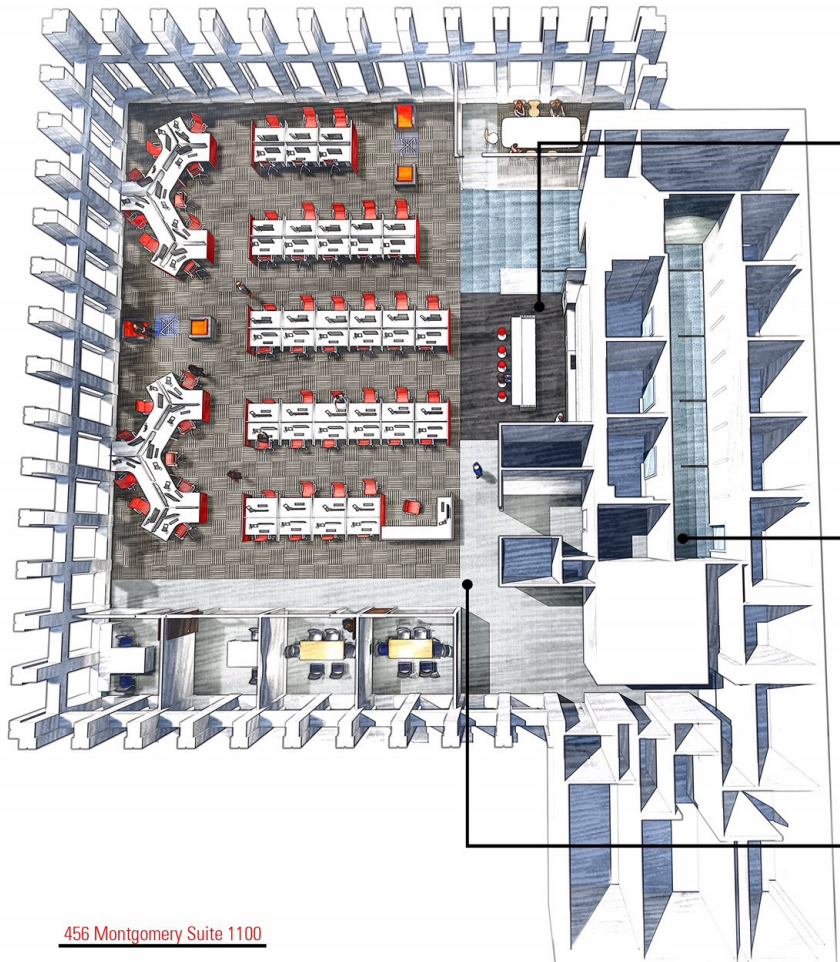
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# SUITE 1100. 11TH FLOOR. 7,134 SQUARE FEET. (As-Built)



- › Full floor identity
- › Space for 60+ workstations
- › 2 private offices
- › 1 large conference room
- › 2 small conference rooms
- › 1 copy room
- › Open, high end break area
- › Spec Suite in process
- › Available Now



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**SUP  
ERC  
ELL**

**456 MONTGOMERY**

**Bank of America**

salesforce

**WELLS FARGO**

**DODGE  
AND COX**

**YAHOO!**  
**amazon**

**ORACLE**

**UnionBank**

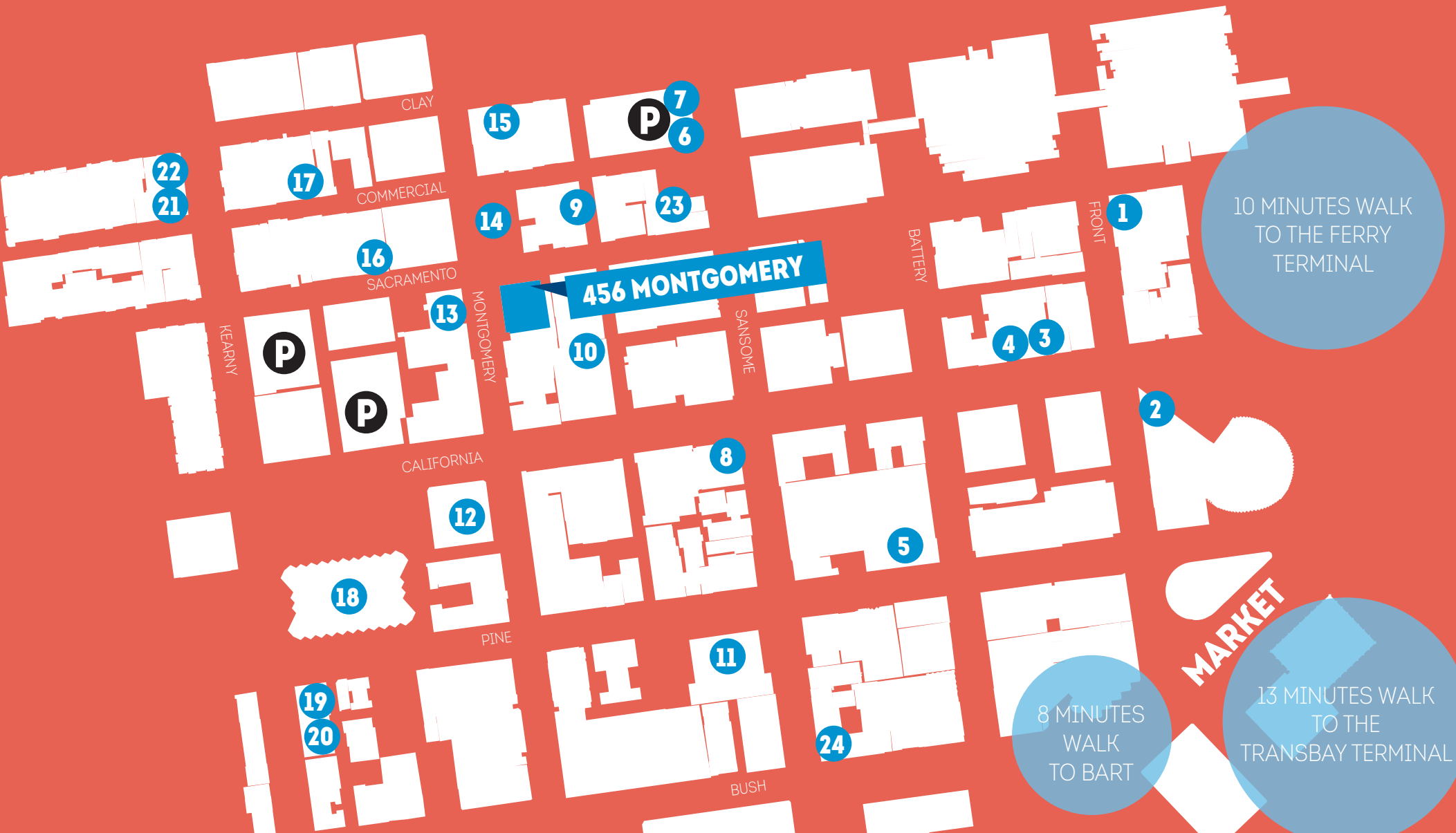


**MORRISON  
FOERSTER**

**MCKESSON**



- |                |               |                    |                 |                      |                       |
|----------------|---------------|--------------------|-----------------|----------------------|-----------------------|
| 1 WALGREENS    | 5 CHEZ FAYALA | 9 WAYFARE TAVERN   | 13 CITIBANK     | 17 CITY VIEW         | 21 R&G LOUNGE         |
| 2 PABU IZAKAYA | 6 MIXT GREENS | 10 WELLS FARGO     | 14 WEXLERS      | 18 FEDEX SHIP CENTER | 22 SUBWAY             |
| 3 TADICH GRILL | 7 SUSHIRITTO  | 11 EQUINOX         | 15 STARBUCKS    | 19 RAMEN UNDERGROUND | 23 IRISH TIMES        |
| 4 PERBACCO     | 8 CHASE BANK  | 12 BANK OF AMERICA | 16 PALIO D'ASTI | 20 SUPER DUPER       | 24 BLUE BOTTLE COFFEE |





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