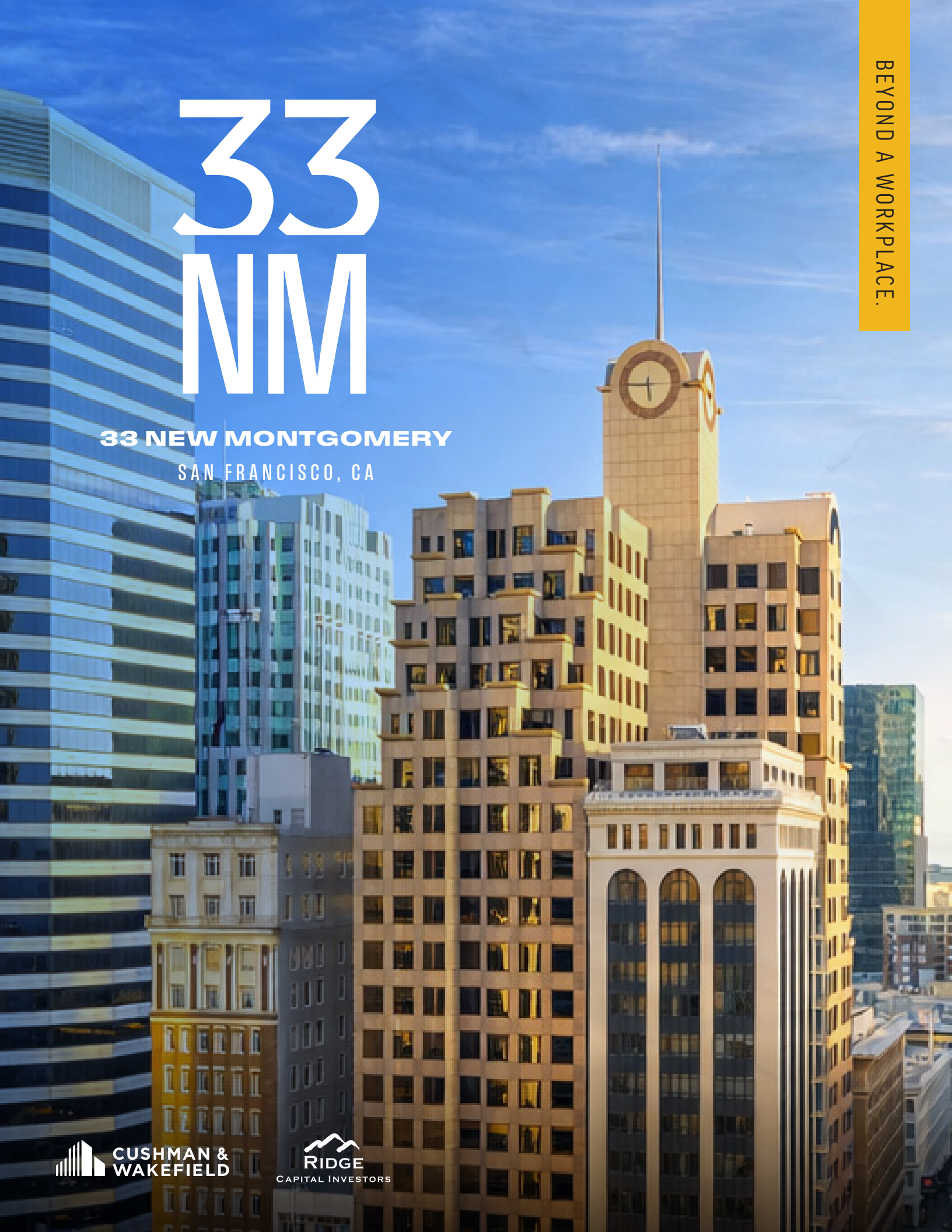

33
NM
33 NEW MONTGOMERY
SAN FRANCISCO, CA
BEYOND A WORKPLACE.
CUSHMAN & WAKEFIELD
RIDGE
CAPITAL INVESTORS

33 NM

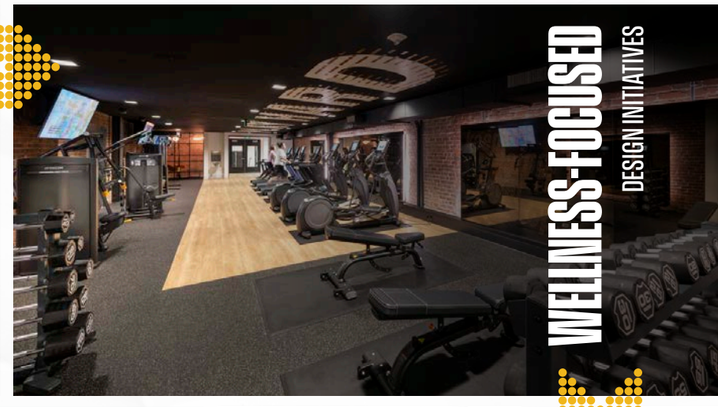
33 NEW MONTGOMERY
SF | CA

DESIGNED TO DO MORE

33 New Montgomery delivers a flexible, amenity-rich workplace designed to support how teams work today. Positioned at the intersection of the Financial District and SoMa, the building offers adaptable office environments complemented by shared spaces that enhance the workplace experience.



IMMEDIATE ACCESS
TO MONTGOMERY STREET BART & MUNI



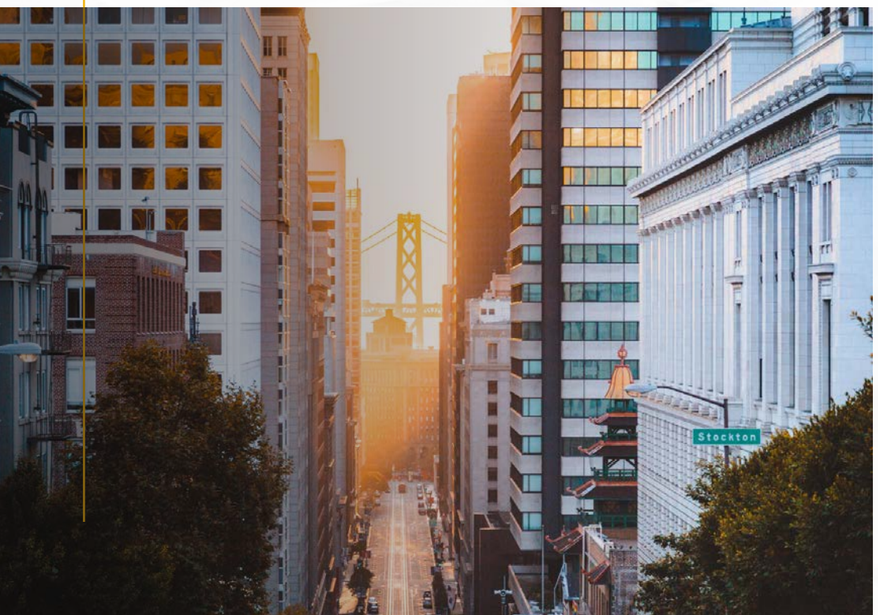
WELLNESS-FOCUSED
DESIGN INITIATIVES

PROPERTY HIGHLIGHTS



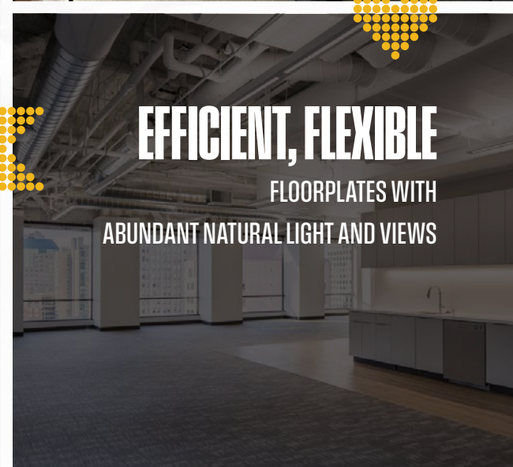


HIGH-END
ON-SITE AMENITIES SUPPORTING WELLNESS AND CONNECTION





CENTRAL MARKET STREET
LOCATION NEAR DINING, RETAIL, AND SERVICES



EFFICIENT, FLEXIBLE
FLOORPLATES WITH ABUNDANT NATURAL LIGHT AND VIEWS

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TAKE A TOUR

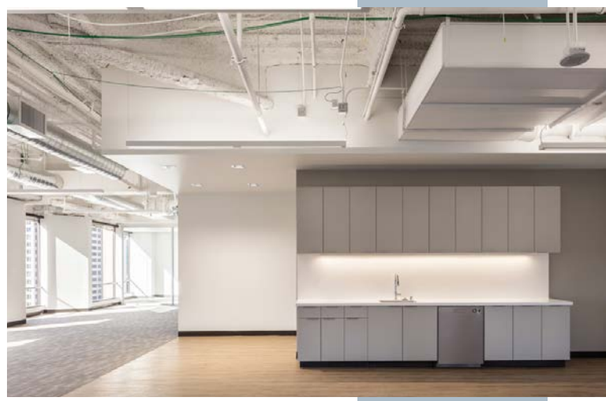
CLICK SUITE NUMBER FOR FLOOR PLAN



AVAILABILITIES

SUITE 1800	5,984 RSF	AVAILABLE 11.01.2026	plug & play high-end spec suite, double door identity, 3 offices/meeting rooms, 2 medium conference rooms, large conference room, open kitchen/break area, large open area for 24 desks
SUITE 1700	11,302 RSF	AVAILABLE 01.01.2027	full floor identity, primarily open with three meeting rooms and open kitchen
SUITE 1530	7,591 RSF	AVAILABLE 01.01.2027	partial floor planned spec suite with three conference rooms, 3 offices, kitchen and open space for 50 workstations
SUITE 850	7,276 RSF	AVAILABLE NOW	6 offices/meeting rooms, 3 conference rooms, kitchen, large open area
SUITE 800	3,420 RSF	AVAILABLE NOW	plug and play office intensive spec suite, 4 offices/meeting rooms, 3 conference rooms, kitchen/break area, large open area
SUITE 750	5,653 RSF	AVAILABLE NOW	creative suite with exposed ceilings throughout, 3 perimeter offices/meeting rooms, kitchen, open area
SUITE 600	13,522 RSF	AVAILABLE NOW	full floor, private office intensive, formal reception area, kitchen
SUITE 520	4,511 RSF	AVAILABLE NOW	plug & play creative suite with exposed ceiling, double door identity, 3 perimeter offices/meeting rooms, open kitchen, large open area for 30 desks
SUITE 450	10,280 RSF	AVAILABLE NOW	5 offices/meeting rooms, 2 conference rooms, kitchen, large open area
SUITE 300	10,373 RSF	AVAILABLE NOW	ready for improvements, double door identity, warm shell condition, landlord to provide a turnkey allowance deal
SUITE 200	7,704 RSF	AVAILABLE NOW	creative suite withe exposed ceiling, 6 offices/meeting rooms, large conference room, kitchen, large open area for 45 desks











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AMENITIES THAT CONNECT

33 New Montgomery offers a thoughtfully curated collection of shared amenities that enhance the daily work experience and encourage connection beyond the office.

TENANT LOUNGE

CONFERENCE CENTER

FITNESS CENTER

SECURE BIKE PARKING

*TENANT LOUNGE & CONFERENCE CENTER ARE RESERVABLE



NEW GOLF & F1 SIMULATOR ON 3RD FLOOR

DELIVERING OCTOBER 2026



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WELLNESS AT THE CORE

33 New Montgomery prioritizes wellbeing through a thoughtful approach to building performance, tenant health, and overall workplace experience.







LEED PLATINUM

LEED PLATINUM ENSURES ELECTRICITY COST SAVINGS, LOWER CARBON EMISSIONS AND HEALTHIER ENVIRONMENTS



fitwel

FITWEL VIRAL RESPONSE CERTIFIED

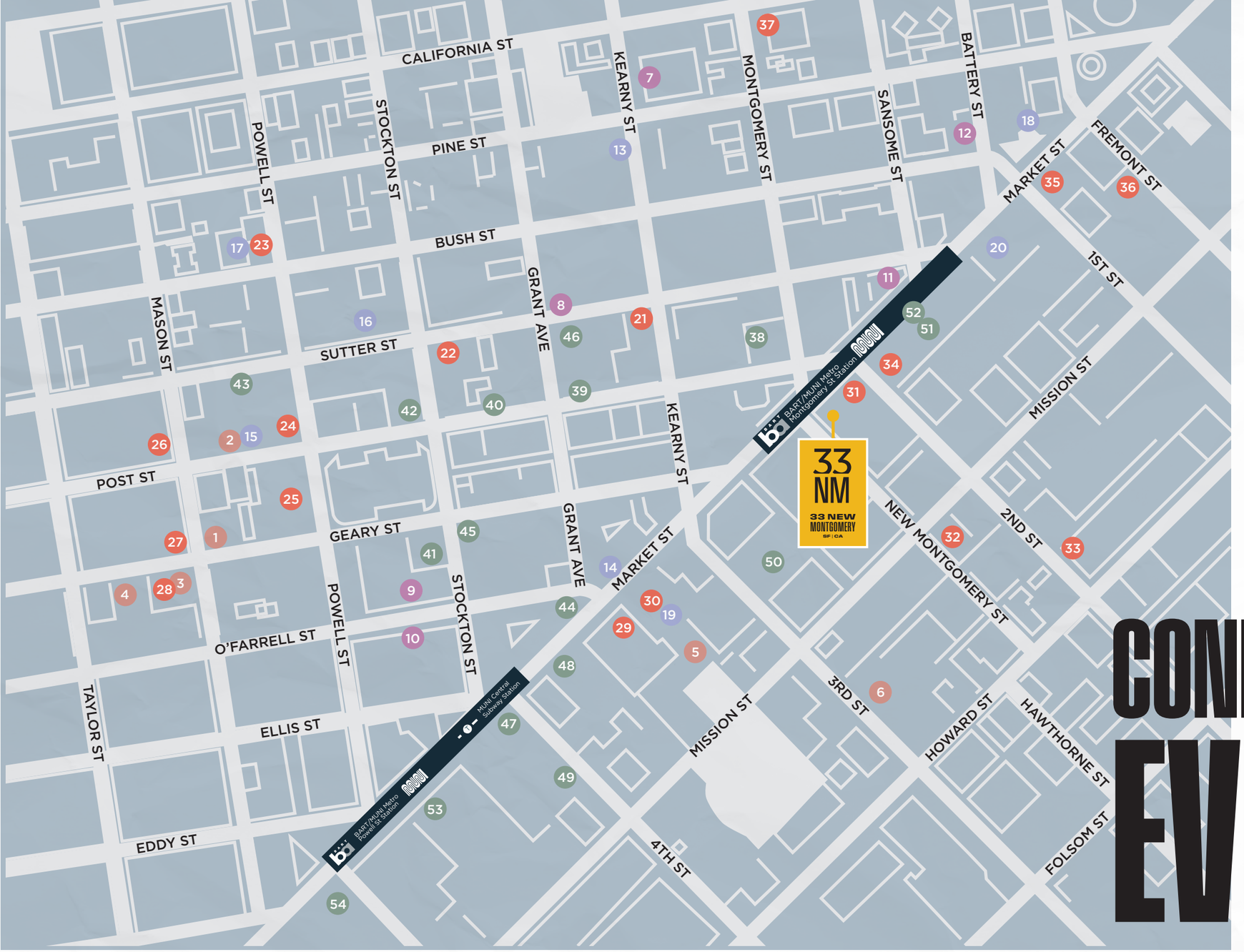
- CERTIFICATION OF THE POLICIES AND PRACTICES PUT INTO PLACE TO MITIGATE THE SPREAD OF CONTAGIOUS DISEASES WITHIN BUILDINGS
- FITWEL 1 STAR RATING 33 NEW MONTGOMERY IS COMMITTED TO BUILDING HEALTH FOR ALL



WiredScore GOLD

WIREDSCORE GOLD

33 NEW MONTGOMERY OFFERS DARK FIBER SERVICES VIA ZAYO, AT&T SMALL BUSINESS, AND CENTURY LINK



Mendocino Farms · Blue Bottle Coffee · Equinox · Shoji · Proper Food · Trader Joe's · sweetgreen · The Holbrook House · Palace Hotel San Francisco · Pied Piper · SFMOMA

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CONNECTED AT EVERY TURN

With walkable amenities in every direction and immediate access to BART & Muni, 33 New Montgomery makes getting to work—and stepping away from it—effortless.

ARTS & ENTERTAINMENT
1. Phoenix Theatre
2. San Fransisco Playhouse
3. American Conservatory Theatre
4. Curran Theatre
5. The Contemporary Jewish Museum
6. San Fransisco Museum for Modern Art

BAKERIES
7. Batter Bakery - Kiosk
8. Posh Bagel
9. Boudin Bakery Cafe
10. ONE65 Patisserie & Boutique
11. Paris Baguette
12. Noah's NY Bagels

CAFES
13. Foundation Cafe
14. Cafe Dolci
15. Cafe la Tazita
16. Sutter Street Cafe
17. BeanStalk Cafe
18. Philz Coffee
19. Peets Coffee
20. Joe & The Juice

RESTAURANTS
21. Chipotle
22. Compton Place Bar and Bistro
23. Uncle Vito's Pizza
24. Morton's The Steakhouse
25. The Oak Room Restaurant
26. Level III Restaurant
27. Jack in the Box
28. Pinecrest Diner
29. MKT Restaurant and Bar
30. Super Duper Burgers
31. McDonald's
32. The Bird
33. sweetgreen
34. Uno Dos Tacos
35. The Melt
36. Barcha
37. Mendicino Farms

SHOPPING
38. Crocker Galleria
39. The North Face
40. Zara
41. Macy's
42. Apple
43. 7-Eleven
44. Marshalls
45. Neiman Marcus
46. Banana Reublic
47. Old Navy
48. Mens Warehouse
49. The Container Store
50. Office Depot
51. Amazon Go
52. Market Street Plaza
53. Adidas Store
54. Nordstrom Rack

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SAN FRANCISCO, CA

CUSHMAN & WAKEFIELD

RIDGE
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COE-PM-West-10.8.2026