

# 33 NM

**33 NEW MONTGOMERY**  
SAN FRANCISCO, CA

BEYOND A WORKPLACE.

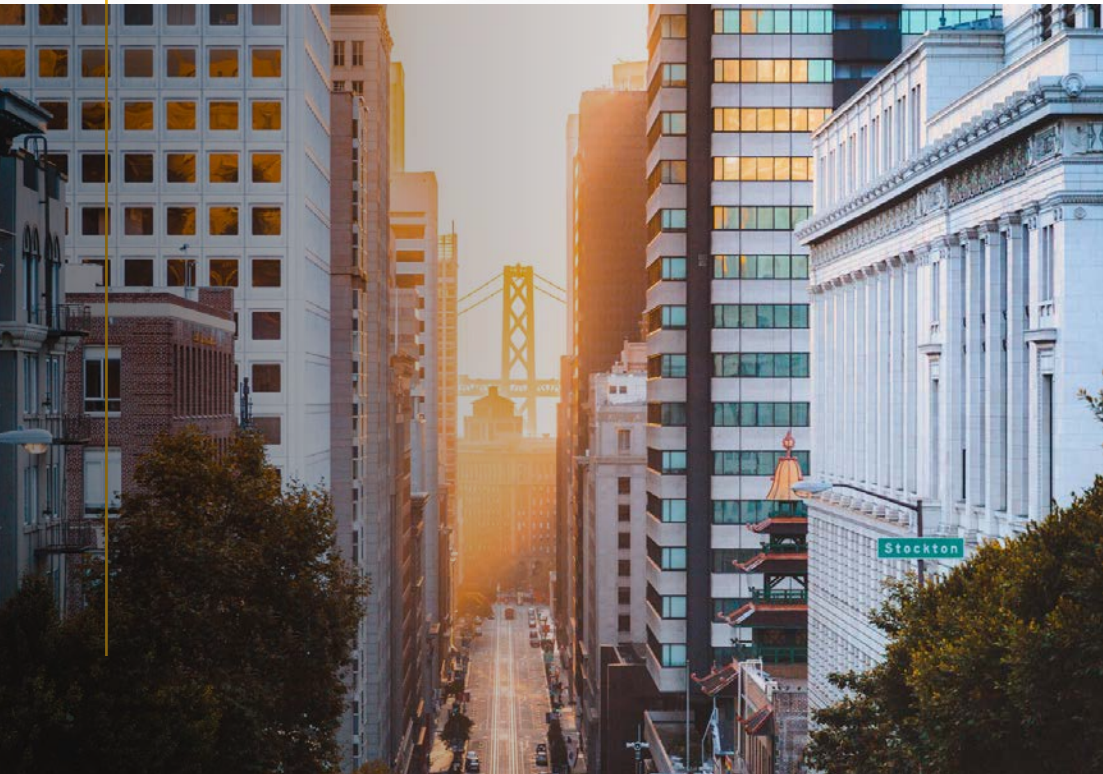
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MONTGOMERY  
SF | CA

# 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.

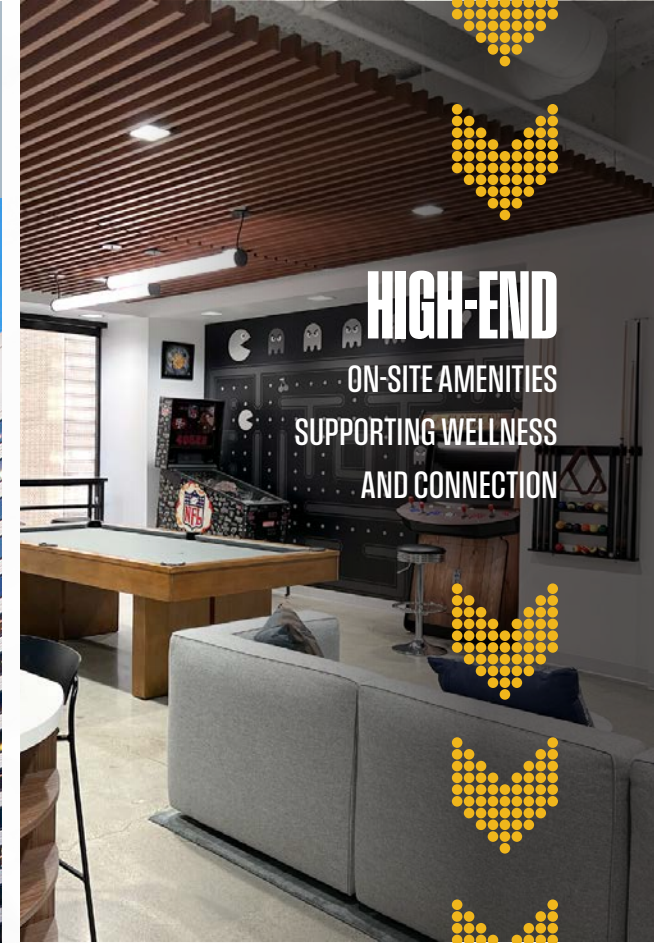


IMMEDIATE ACCESS  
TO MONTGOMERY STREET BART & MUNI



WELLNESS-FOCUSED  
DESIGN INITIATIVES

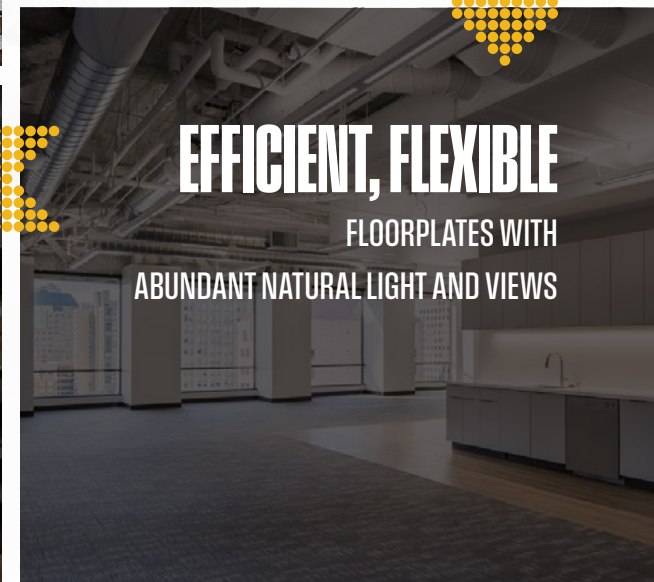
## PROPERTY HIGHLIGHTS



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



|                            |            |                   |  |
|----------------------------|------------|-------------------|--|
| <a href="#">SUITE 1800</a> | 5,984 RSF  | AVAILABLE 09.2026 | plug & play, spec suite underway, double door identity, 3 offices/meeting rooms, 2 medium conference rooms, large conference room, open kitchen/break area, large open area for 24 desks |
| <a href="#">SUITE 850</a>  | 7,276 RSF  | AVAILABLE NOW     | 6 offices/meeting rooms, 3 conference rooms, kitchen, large open area  |
| <a href="#">SUITE 800</a>  | 3,420 RSF  | AVAILABLE 05.2026 | spec suite underway, 4 offices/meeting rooms, 3 conference rooms, kitchen/break area, large open area  |
| <a href="#">SUITE 750</a>  | 5,653 RSF  | AVAILABLE NOW     | creative suite with exposed ceilings throughout, 3 perimeter offices/meeting rooms, kitchen, open area   |
| <a href="#">SUITE 600</a>  | 13,522 RSF | AVAILABLE NOW     | full floor, private office intensive, formal reception area, kitchen   |
| <a href="#">SUITE 520</a>  | 4,511 RSF  | AVAILABLE NOW     | creative suite with exposed ceiling, double door identity, 3 perimeter offices/meeting rooms, open kitchen, large open area for 30 desks   |
| <a href="#">SUITE 450</a>  | 10,280 RSF | AVAILABLE NOW     | 5 offices/meeting rooms, 2 conference rooms, kitchen, large open area  |
| <a href="#">SUITE 300</a>  | 10,373 RSF | AVAILABLE NOW     | ready for improvements, double door identity, warm shell condition, landlord to provide a turnkey allowance deal   |
| <a href="#">SUITE 200</a>  | 7,704 RSF  | AVAILABLE 07.2026 | creative suite with exposed ceiling, 6 offices/meeting rooms, large conference room, kitchen, large open area for 45 desks   |



SPEC SUITES UNDERWAY





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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

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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

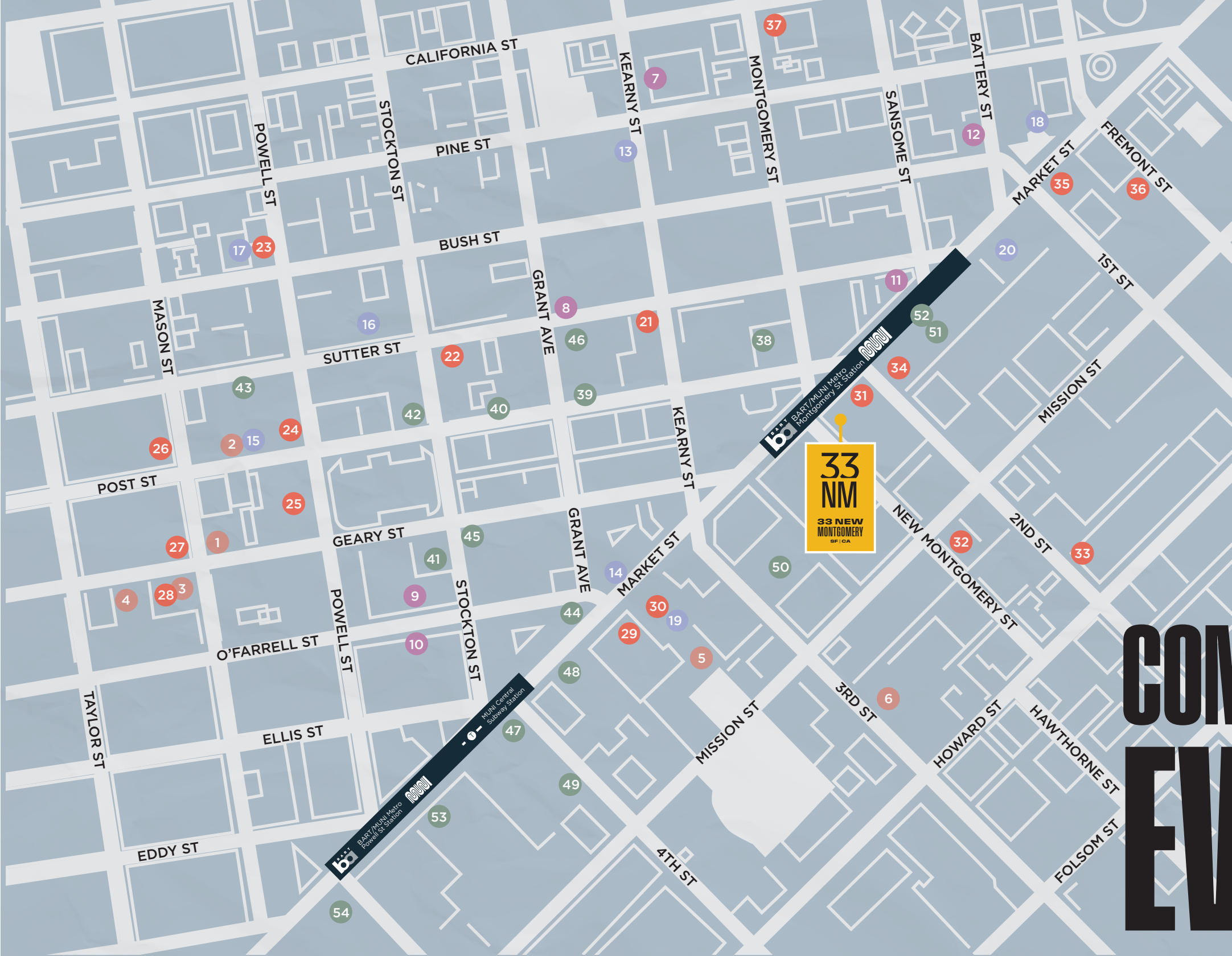


**WiredScore  
GOLD**

**WIREScore GOLD**

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





Mendocino Farms



EQUINOX  
SHOJI



TRADER JOE'S  
sweetgreen

THE  
HOLBROOK  
HOUSE



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# CONNECTED AT EVERY TURN

## ARTS & ENTERTAINMENT

1. Phoenix Theatre
2. San Francisco Playhouse
3. American Conservatory Theatre
4. Curran Theatre
5. The Contemporary Jewish Museum
6. San Francisco 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 Republic
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

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.

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