

33 NM

33 NEW MONTGOMERY
SAN FRANCISCO, CA

BEYOND A WORKPLACE.

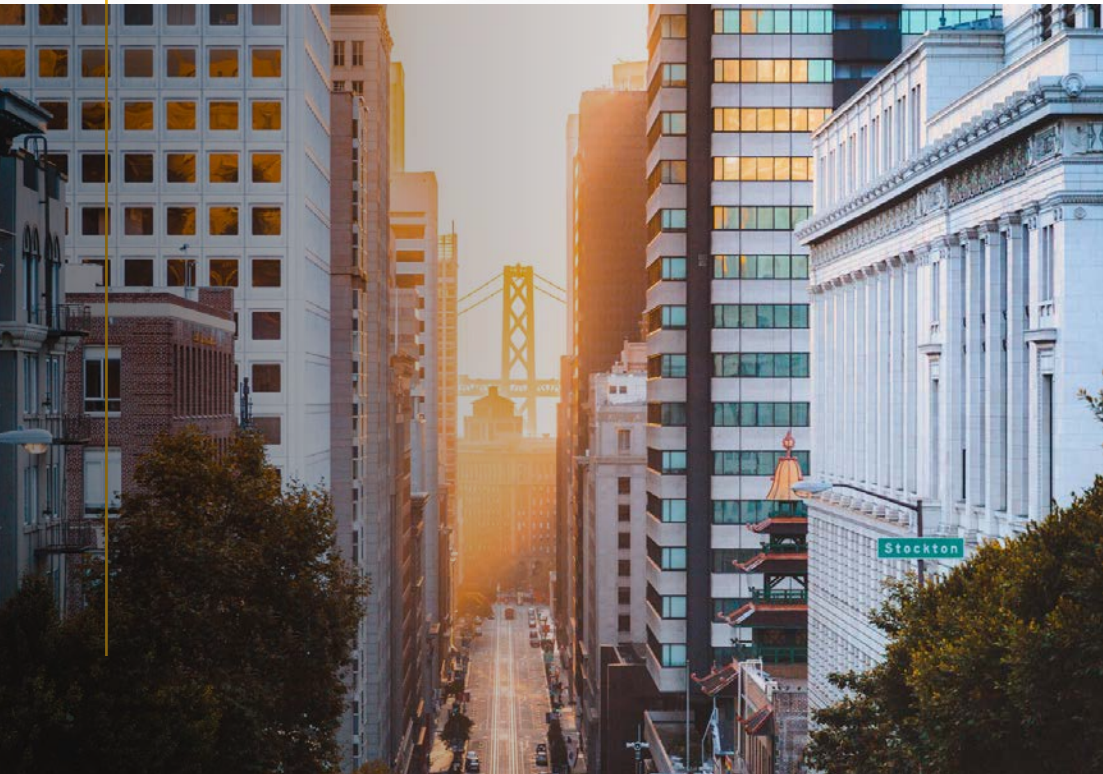
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MONTGOMERY
SF | CA

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.

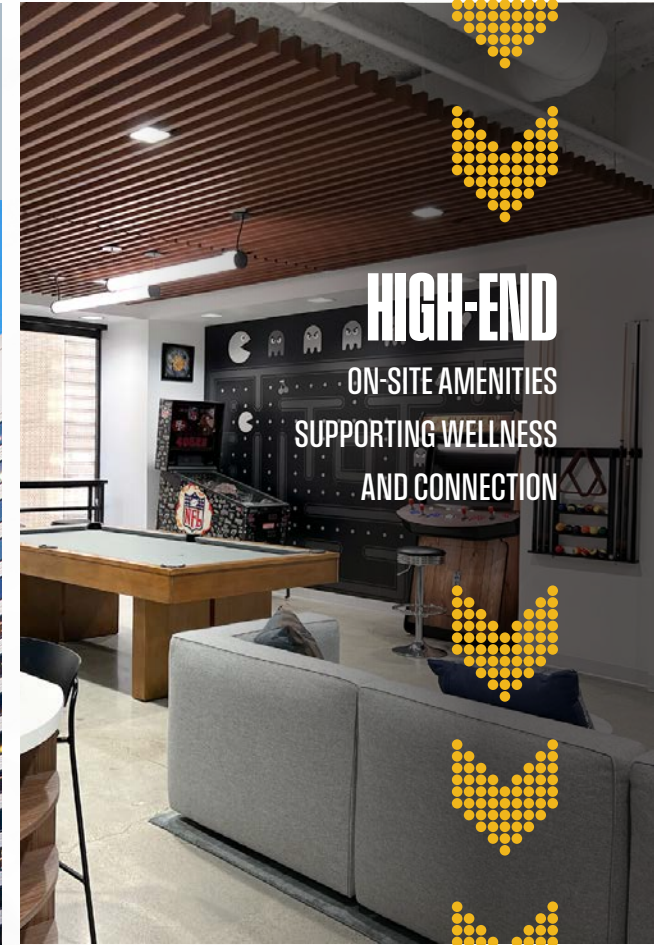


IMMEDIATE ACCESS
TO MONTGOMERY STREET BART & MUNI



WELLNESS-FOCUSED
DESIGN INITIATIVES

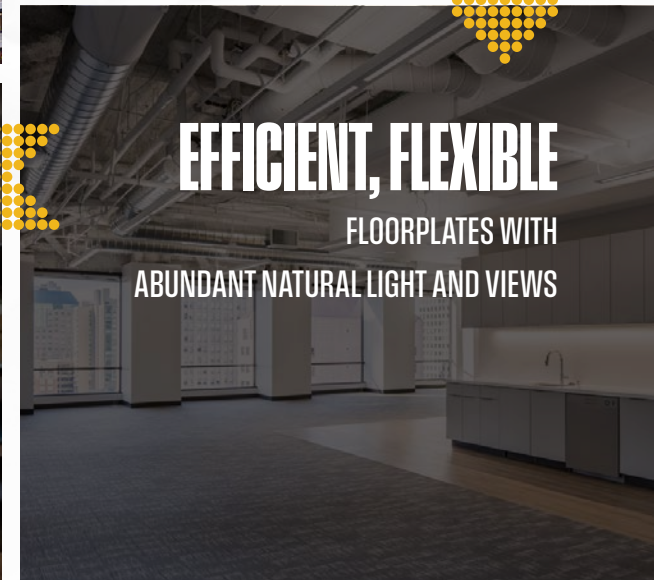
PROPERTY HIGHLIGHTS



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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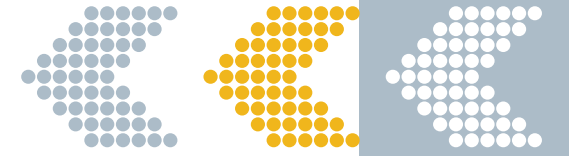


TAKE A TOUR

CLICK SUITE NUMBER FOR FLOOR PLAN



AVAILABILITIES



SUITE 1800	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
SUITE 1000	8,143 RSF	AVAILABLE NOW	fully furnished, creative spec suite with exposed ceiling, double door identity, 6 offices/meeting rooms, large conference room, open kitchen, large open area for 50+ desks
SUITE 850	7,276 RSF	AVAILABLE NOW	6 offices/meeting rooms, 3 conference rooms, kitchen, large open area
SUITE 800	3,420 RSF	AVAILABLE 05.2026	spec suite underway, 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	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 400	3,367 RSF	AVAILABLE NOW	creative suite with exposed ceiling, double door identity, 4 perimeter offices/meeting rooms, large conference room, storage room, open kitchen, open area for 16 desks
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 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

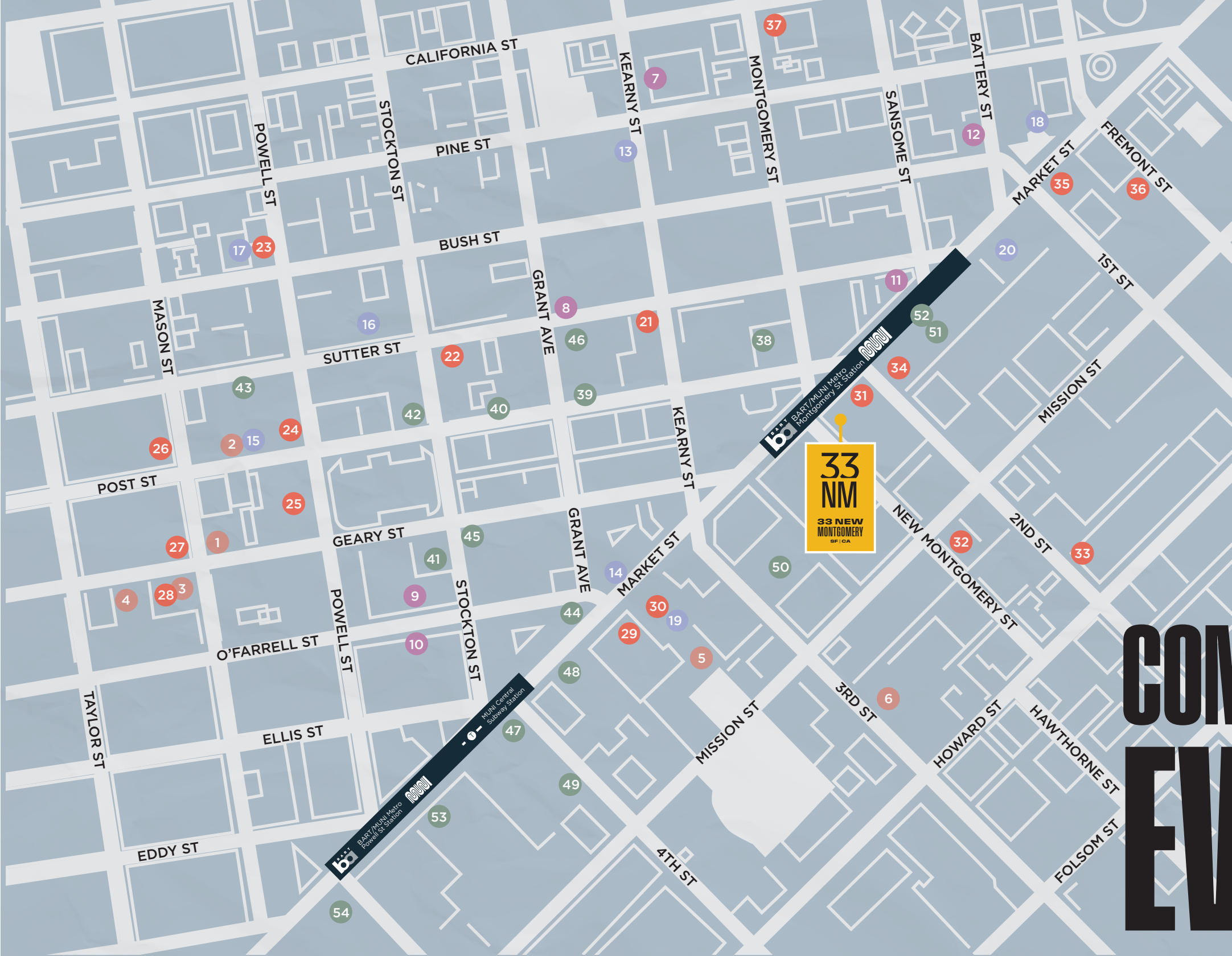
FITWEL VIRAL RESPONSE CERTIFIED

- 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



WIREScore GOLD

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



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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