



NOW AVAILABLE

PREMIER RETAIL SPACE

A NEIGHBORHOOD ON THE GO

44 Montgomery is located in the heart of San Francisco's financial district, a neighborhood bustling with the business world's brightest minds, celebrated chef-owned restaurants and innovative amenities.

A MYRIAD OF SAN FRANCISCO'S POPULAR RESTAURANTS, CAFÉS AND BISTROS NEARBY

CONVENIENT ACCESS TO SHOPS AND SERVICES

DIRECT BART/MUNI METRO STATION VIA UNDERGROUND TUNNEL

MULTIPLE BUS, BIKE, AND RIDE SHARE OPTIONS

THRIVING ENTERTAINMENT AND NIGHTLIFE SCENE

2018 NEIGHBORHOOD DEMOGRAPHIC PROFILE

Daytime Population (5 min walk)	95,184
Total Office SF in North Fidi	28,000,000
Average Hourly Pedestrian Counts	2,400
Average Daily Traffic Counts	23,556
Montgomery BART Entrance Weekly Pedestrian Counts	150 - 160,000
Montgomery BART Building Tunnel Weekly Pedestrian Counts	50 - 60,000



VIEW OF MARKET STREET FROM FOURTH FLOOR ROOF DECK

THRIVING NEXUS



100
WALK SCORE



BLUE BOTTLE COFFEE



JOE & THE JUICE



EQUINOX

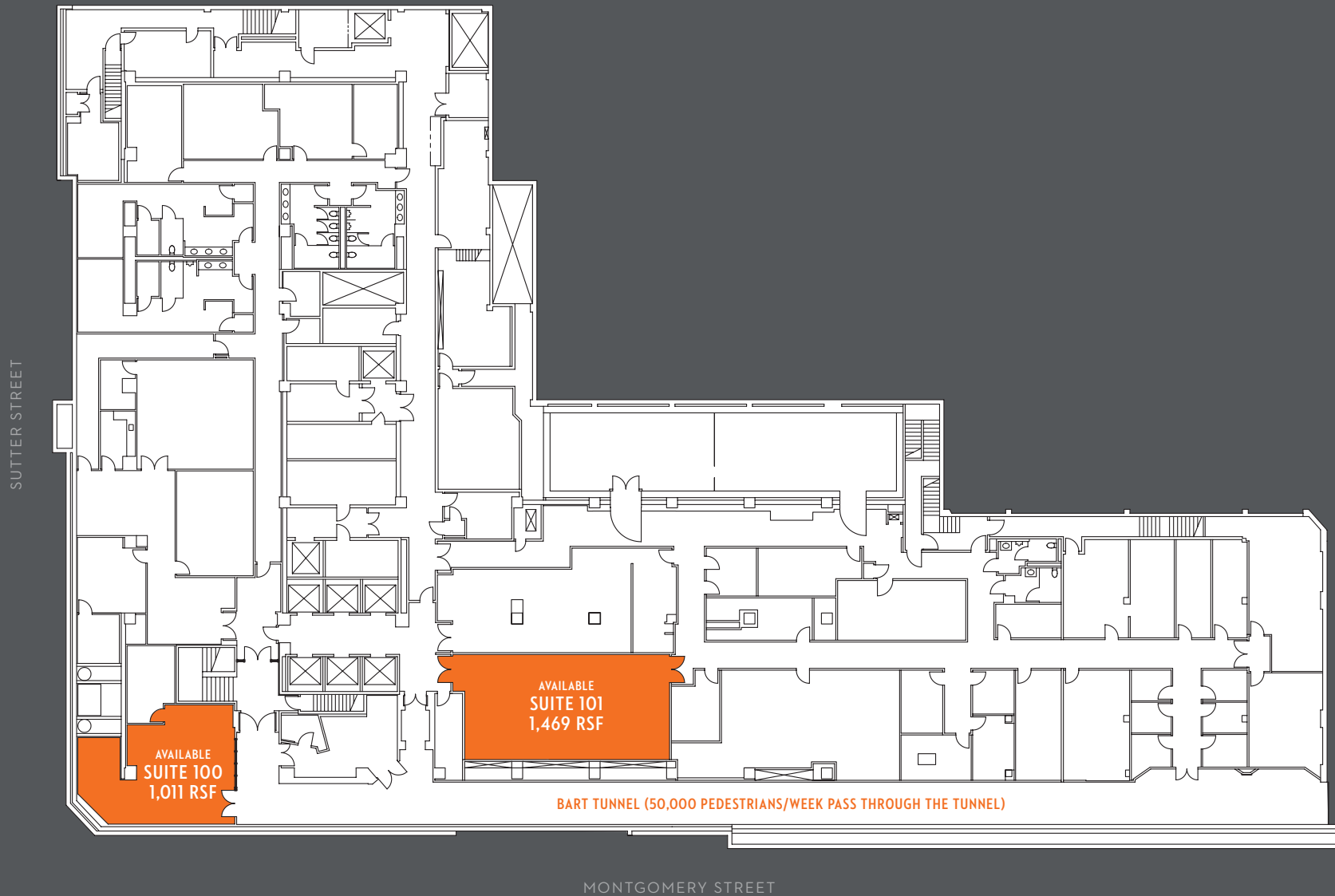


100
TRANSIT SCORE



GROUND FLOOR RETAIL

- Prime Montgomery Street frontage adjacent to building entrance.
- Nearby retailers: Proper Food, SF Fitness, Joe & the Juice, Iku and The Treasury.
- Internal building connections with Montgomery Street BART/Muni station provide superior visibility and foot traffic for retail tenants.



LOWER LEVEL RETAIL

44

MONTGOMERY

BEACON
CAPITAL PARTNERS
DISTINCTIVE WORKPLACES
DISTINCTLY SAN FRANCISCO

CBRE

FOR RETAIL LEASING INQUIRIES

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