

ONE FORTY NEW MONTGOMERY

EXTRAORDINARY
SAN FRANCISCO
RESTAURANT
FOR LEASE

maven
RETAIL



A PEMBROKE PROPERTY



PEERLESSLY DESIGNED, INNOVATIVELY RESTORED

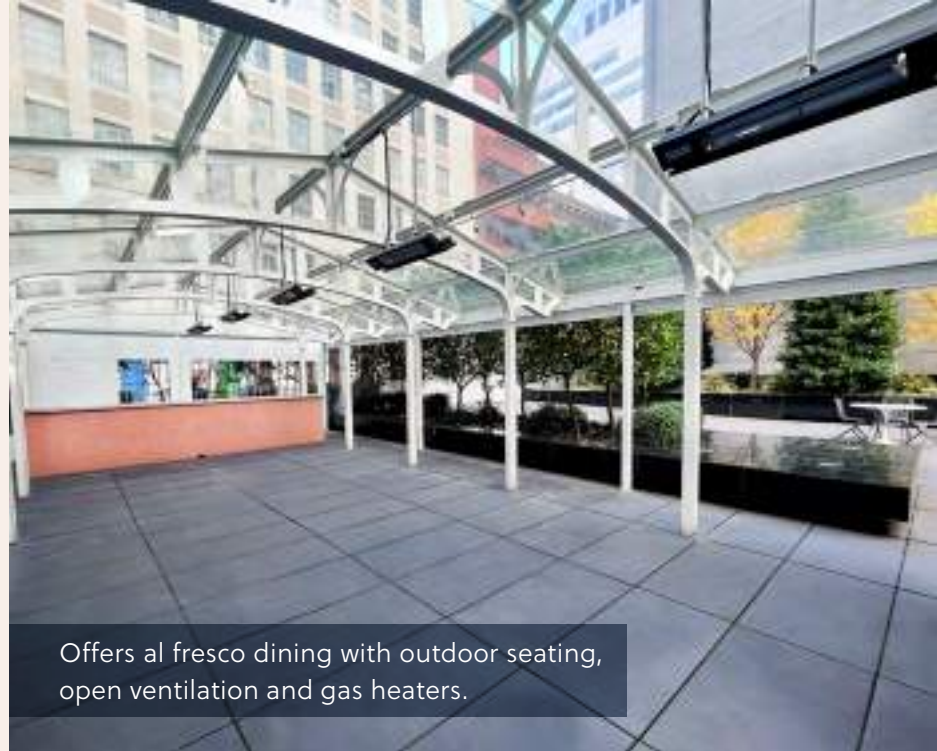
140 New Montgomery, one of San Francisco's most celebrated landmark properties, built in 1925 and designed by Bay Area architect Timothy Pflueger, features a historic façade with fully modernized interiors renovated in 2012. A stunning custom built lobby, a destination unto itself, is surrounded by elegant retail occupancy and 26 stories of premier office space, leased to an array of influential corporate brands. Strategically located between two business districts and San Francisco's convention center, 140 New Montgomery boasts extraordinary pedestrian traffic, easy access to multiple transit lines, amongst a hub of locals and visitors alike.



Now available for its next generation occupancy, this ground floor restaurant venue features 2,430 square feet of interior space, including private dining, connected to a spacious 720 square foot covered outdoor veranda for tenant's exclusive use. Soaring ceilings, and abundant natural light provide destination value for one of the nation's most sought-after customer bases.



Dining room with natural light and high end finishes creates a boutique, high-end atmosphere.



Offers al fresco dining with outdoor seating, open ventilation and gas heaters.



Make events part of your plan in a quaint atmosphere surrounded by 140's landscaped courtyard.

Conveniently located in a core SOMA/South Financial District location close to BART, MUNI, CalTrans, and all freeways



2,430 SF modern ground floor restaurant in a 26 story, landmark building



Collaborate with a supportive ownership team under a direct lease



Noteworthy neighbors like Benu, Mourad, Initsu, Spin, Flat Iron Wines, and world class hotels including: The Four Seasons, St. Regis, The W Hotel and the historic Palace Hotel

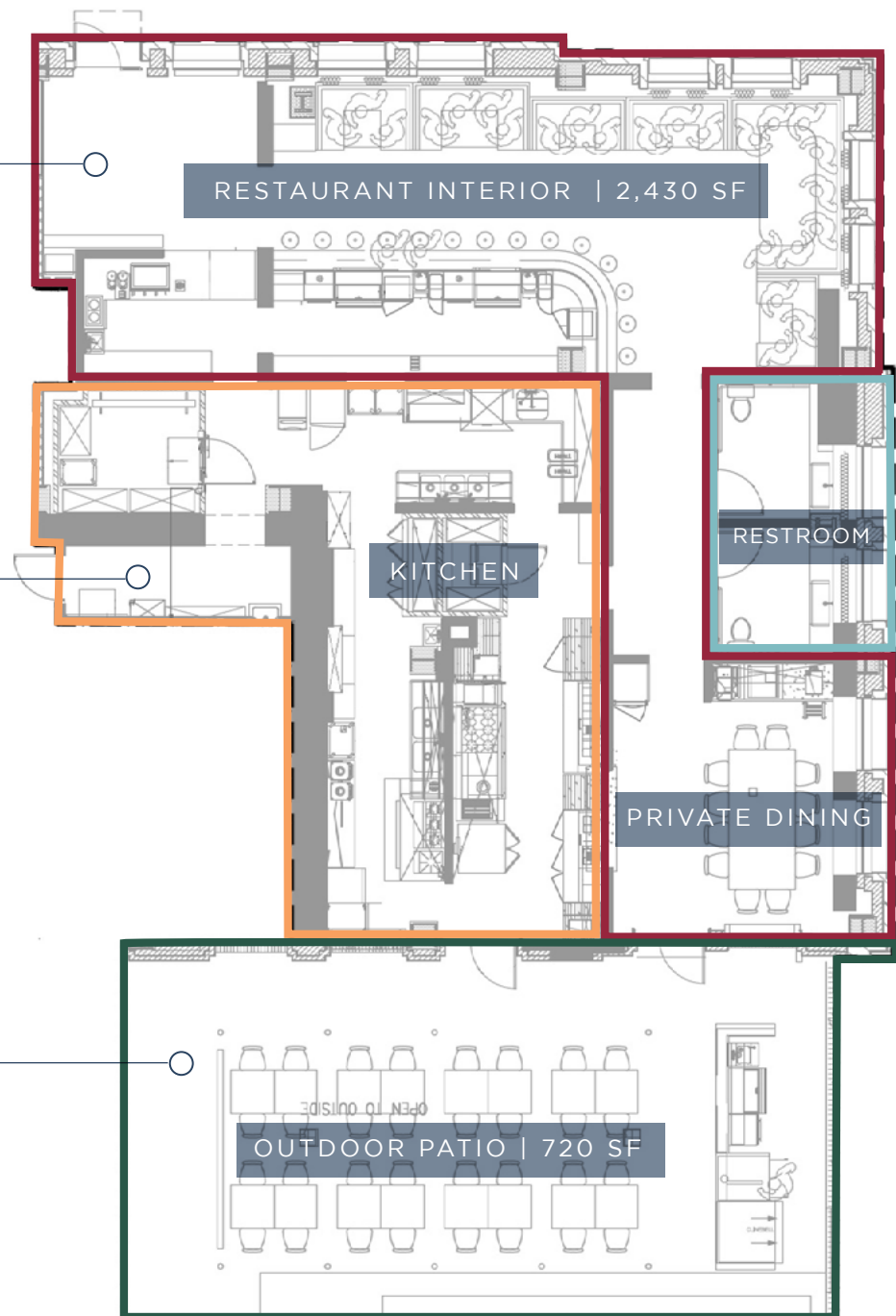


Provide al fresco dining or program events in a 720 SF outdoor veranda





FLOOR PLAN





EMBARCADERO STREET

Ferry Building

San Francisco Bay Ferry

Bay Bridge

80



Embarcadero Station

Salesforce Tower



YANK SING

Montgomery Station



80

2ND STREET

NEW MONTGOMERY STREET



mourad

benu

HAWTHORNE STREET



Powell Street Station



SF MO MA



3RD STREET



CONTEMPORARY JEWISH MUSEUM

MISSION STREET

Yerba Buena Gardens



METREON



HOWARD STREET

FOLSOM STREET

Union Square

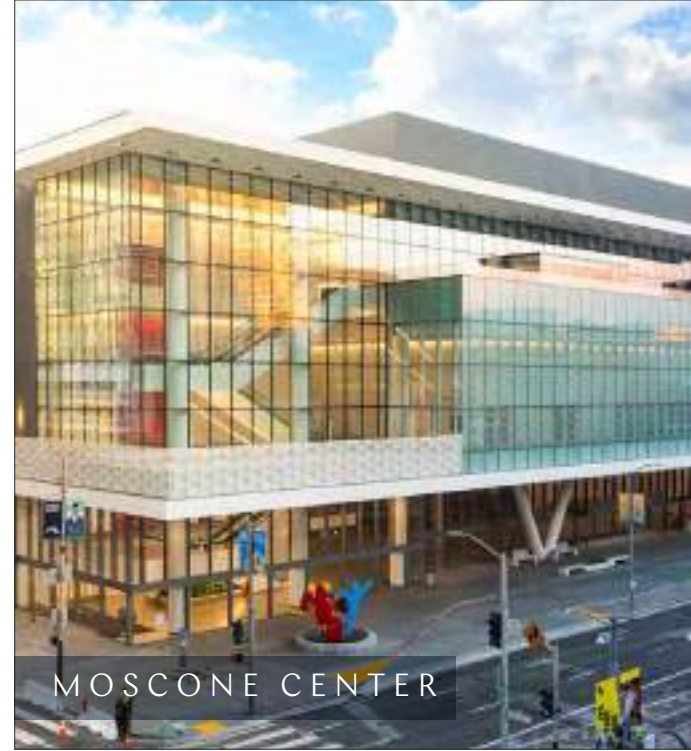
O'FARRELL STREET



SF MOMA



mourad



MOSCONE CENTER



W HOTELS



TRANSBAY CENTER



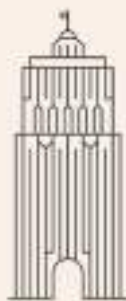
benu



in situ



YANK SING



SCHEDULE A TOUR TODAY

FOR MORE INFORMATION CONTACT

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