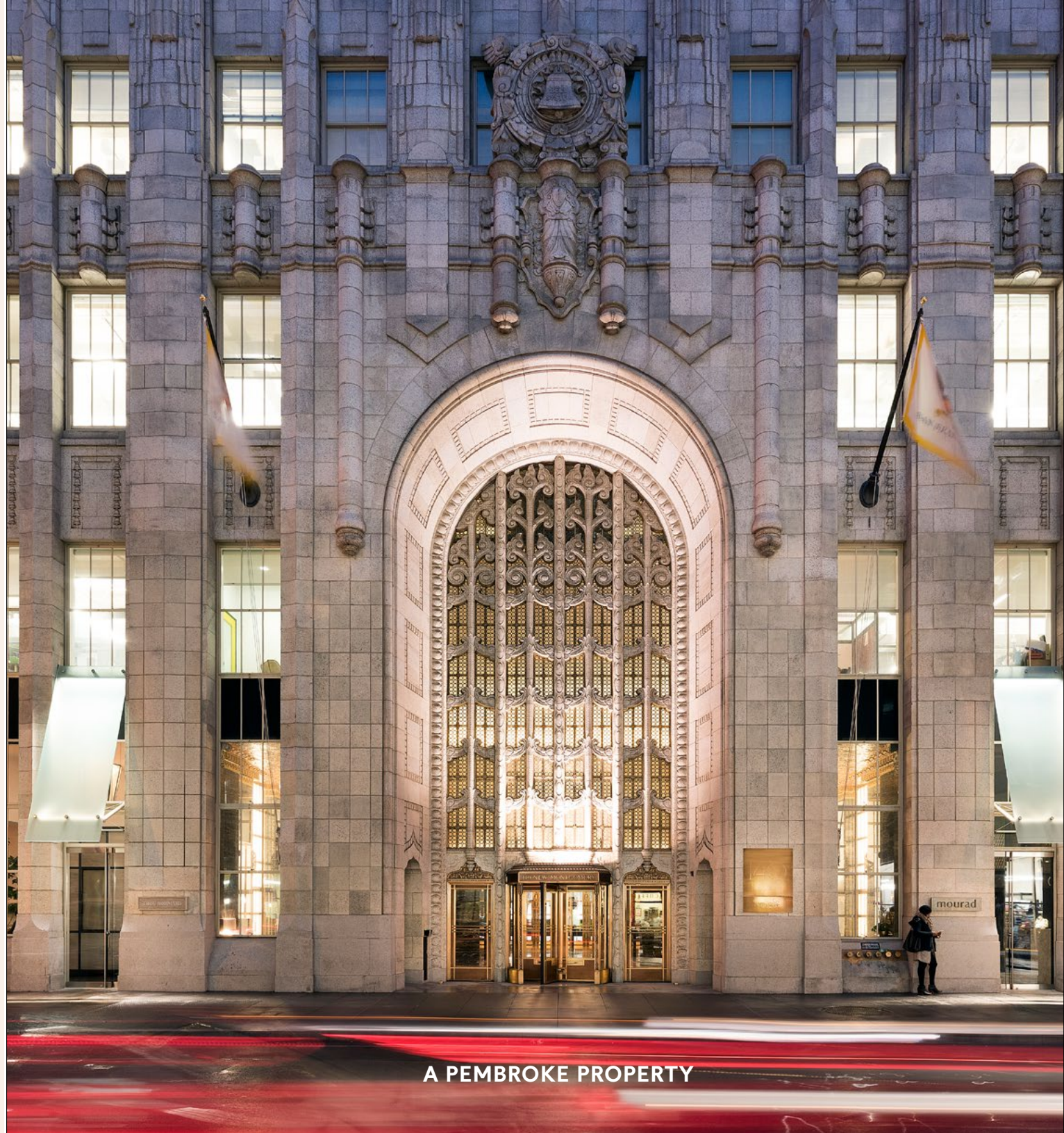


ONE FORTY  
NEW MONTGOMERY

EXTRAORDINARY  
SAN FRANCISCO  
RESTAURANT  
FOR LEASE

maven  
RETAIL



A PEMBROKE PROPERTY





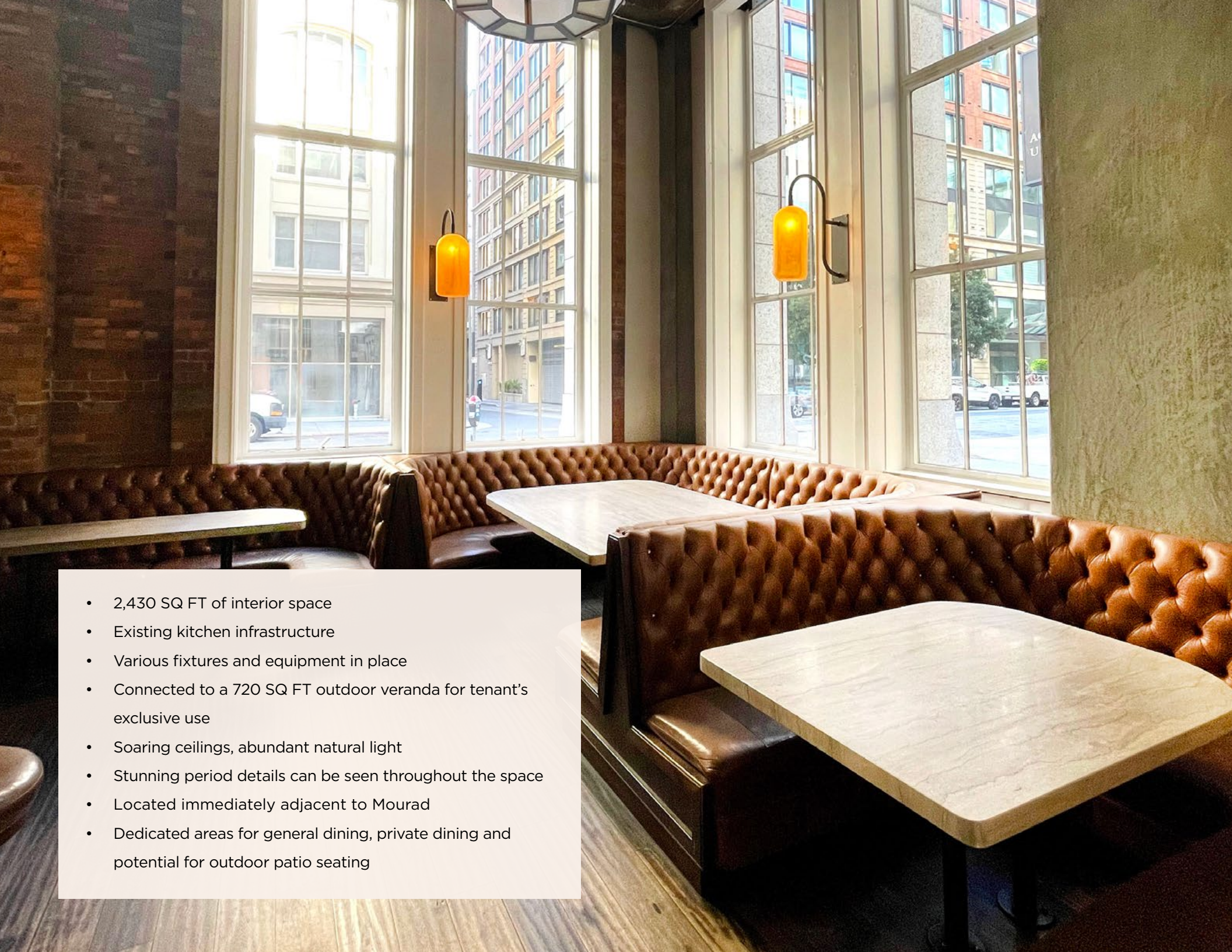
## PEERLESSLY DESIGNED, INNOVATIVELY RESTORED

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140 New Montgomery is one of San Francisco's most celebrated landmark properties. Built in 1925 and designed by Bay Area architect Timothy Pflueger, it features a historic terracotta façade with fully modernized interiors renovated in 2013. A stunning, exceptionally ornate art deco lobby, a destination unto itself, is surrounded by elegant retail occupancy and premier office space, leased to an array of the world's highest caliber brands.

- 26 Stories of Class A office space
- Easy access to multiple transit lines including MUNI and BART
- Strategically located between two business districts, at the center of the city's growing arts neighborhood
- Adjacent to a major new residential development and San Francisco's convention center
- Excellent pedestrian and vehicle traffic
- Parking garages nearby



- 
- The image shows a restaurant interior with a classic, sophisticated design. Large, multi-paned windows line the back wall, offering a view of a city street with brick buildings. The seating consists of long, tufted leather booths in a warm brown color. In front of the booths are several square tables with light-colored, veined marble tops. Two modern, curved pendant lights with amber-colored glass shades hang from the ceiling. The floor is made of dark wood planks. A white text box is overlaid on the lower-left portion of the image, containing a bulleted list of features.
- 2,430 SQ FT of interior space
  - Existing kitchen infrastructure
  - Various fixtures and equipment in place
  - Connected to a 720 SQ FT outdoor veranda for tenant's exclusive use
  - Soaring ceilings, abundant natural light
  - Stunning period details can be seen throughout the space
  - Located immediately adjacent to Mourad
  - Dedicated areas for general dining, private dining and potential for outdoor patio seating

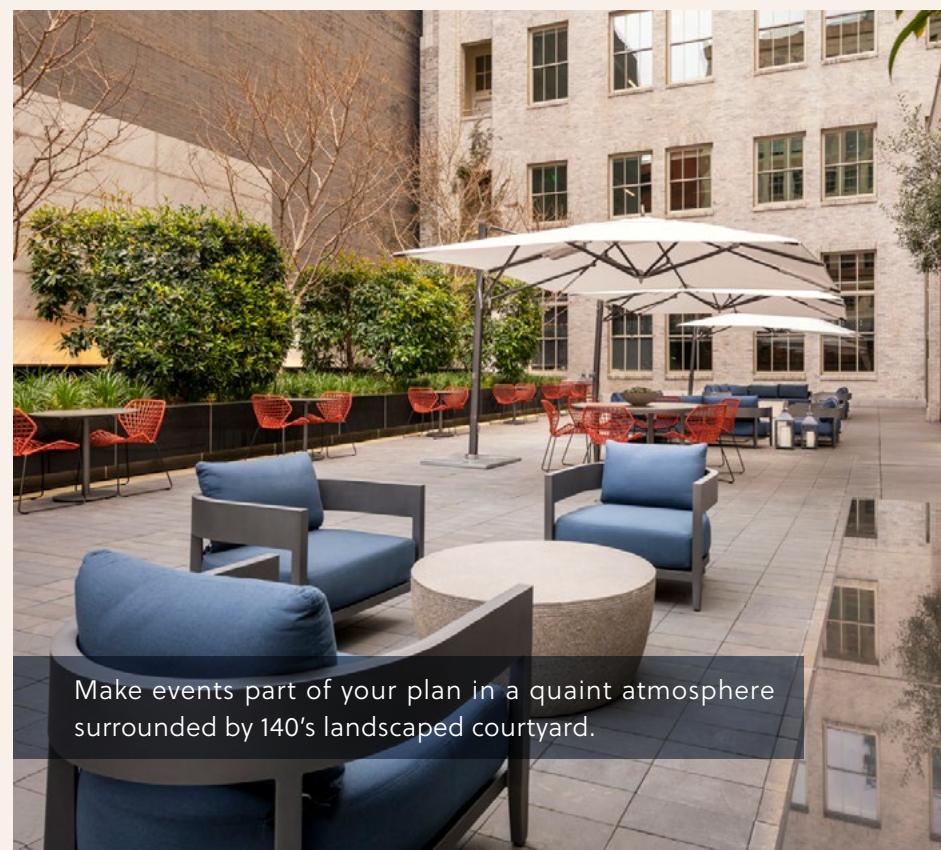




Dining room with natural light and high end finishes creates a boutique, elevated atmosphere.



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.



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



Collaborate with a  
supportive ownership  
team under a direct  
lease



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



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



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









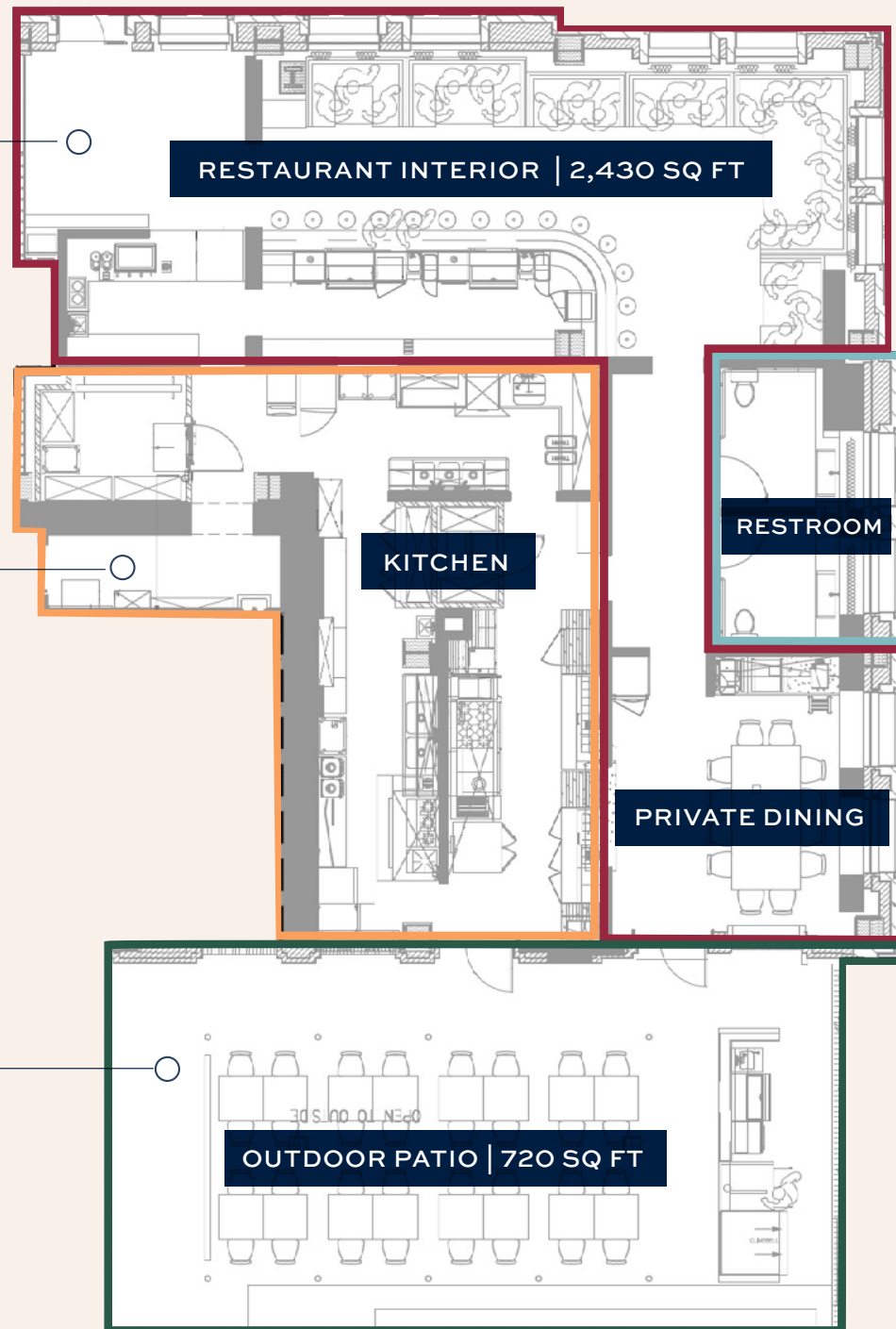
RESTAURANT INTERIOR



KITCHEN



OUTDOOR PATIO







San Francisco Bay Ferry

Bay Bridge

80

80

Ferry Building

EMBARCADERO STREET

Embarcadero Station

Salesforce Tower

Salesforce Park

YANK SING

Montgomery Station

ONE FORTY  
NEW MONTGOMERY

2ND STREET

NEW MONTGOMERY STREET

PALACE HOTEL  
SAN FRANCISCO

Powell Street Station

ST REGIS  
RESIDENCES

mourad  
SAN FRANCISCO

benu

HAWTHORNE STREET

3RD STREET

Union Square

MARKET STREET

CONTEMPORARY  
JEWISH MUSEUM

Yerba Buena Gardens

MISSION STREET

FOUR SEASONS  
Hotels and Resorts

METREON

HOWARD STREET

MOSCONE CENTER  
SAN FRANCISCO

TAKSIM

### ABOUT THE LOCATION

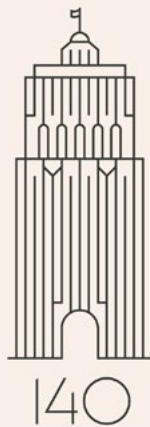
- 1.5 blocks to BART & MUNI
- 1.5 blocks to Transbay Terminal & Park
- .5 block to SF MOMA
- 1 block to Yerba Buena Center for the Arts
- Convenient freeway proximity
- Walking distance to upscale shopping at Union Square
- Surrounded by ample dining opportunities

LUCE





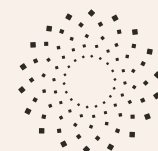




# Thoughtful property. Global retail.

Known for our office environments, Pembroke understands how vital retail is to the people who work, live, shop, and play in our urban environments. We know our assets and the neighborhoods they sit within—and take care to ensure retail works together holistically with the existing local offer.

At 140 New Montgomery, we believe the right retail partner can contribute to an inspiring experience for our tenants, local professionals—and a food attraction for tourists.

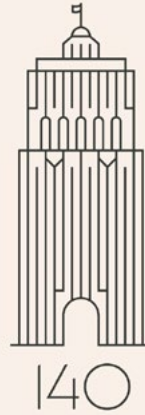


**PEMBROKE**





**PEMBROKE**



**maven**  
RETAIL

# SCHEDULE A TOUR TODAY

FOR MORE INFORMATION CONTACT

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