

ONE FORTY NEW MONTGOMERY

HOME TO INNOVATORS AND ENTREPRENEURS

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A PEMBROKE PROPERTY



HOME TO INNOVATORS AND ENTREPRENEURS

140 New Montgomery attracts creative entrepreneurs and companies, and provides them with state-of-the-art technology, infrastructure and innovative and elegantly designed workspace, all within the beautiful terra-cotta wrapper of the restored historic high-rise building.





A TIMELESS DESTINATION

140's lobby evokes art deco design while providing a place to meet and relax.



TECHNOLOGICALLY SUPERIOR

MAXIMIZED FLOOR PLAN UTILITY & AESTHETICS

- Emphasizes perimeter area for abundant views and daylighting

OUTRIGGER AND SHEARWALL SEISMIC RETROFIT

- Steel outrigger frames inserted vertically through the building, and steel outrigger trusses with buckling restrain braces added
- Over two million pounds of rebar installed

NEW BIKE STORAGE, SHOWERS, LOCKERS & PARKING

- New private, secure bike parking, and locker rooms with showers
- The "bike spa" includes a tune-up station and features re-purposed wood paneling from 140's historic executive board room



REHABILITATED EXTERIOR CLADDING & WINDOWS

- Over 1,300 operable windows replaced
- Fully refurbished terracotta and granite skin

CONSOLIDATED BUILDING CORE

- Minimal columns allow flexible layouts and daylit stairwells provide convenient vertical connections

MODERNIZED BUILDING SYSTEMS & EFFICIENCY

- All new electrical, fire, plumbing, HVAC, and roofing systems

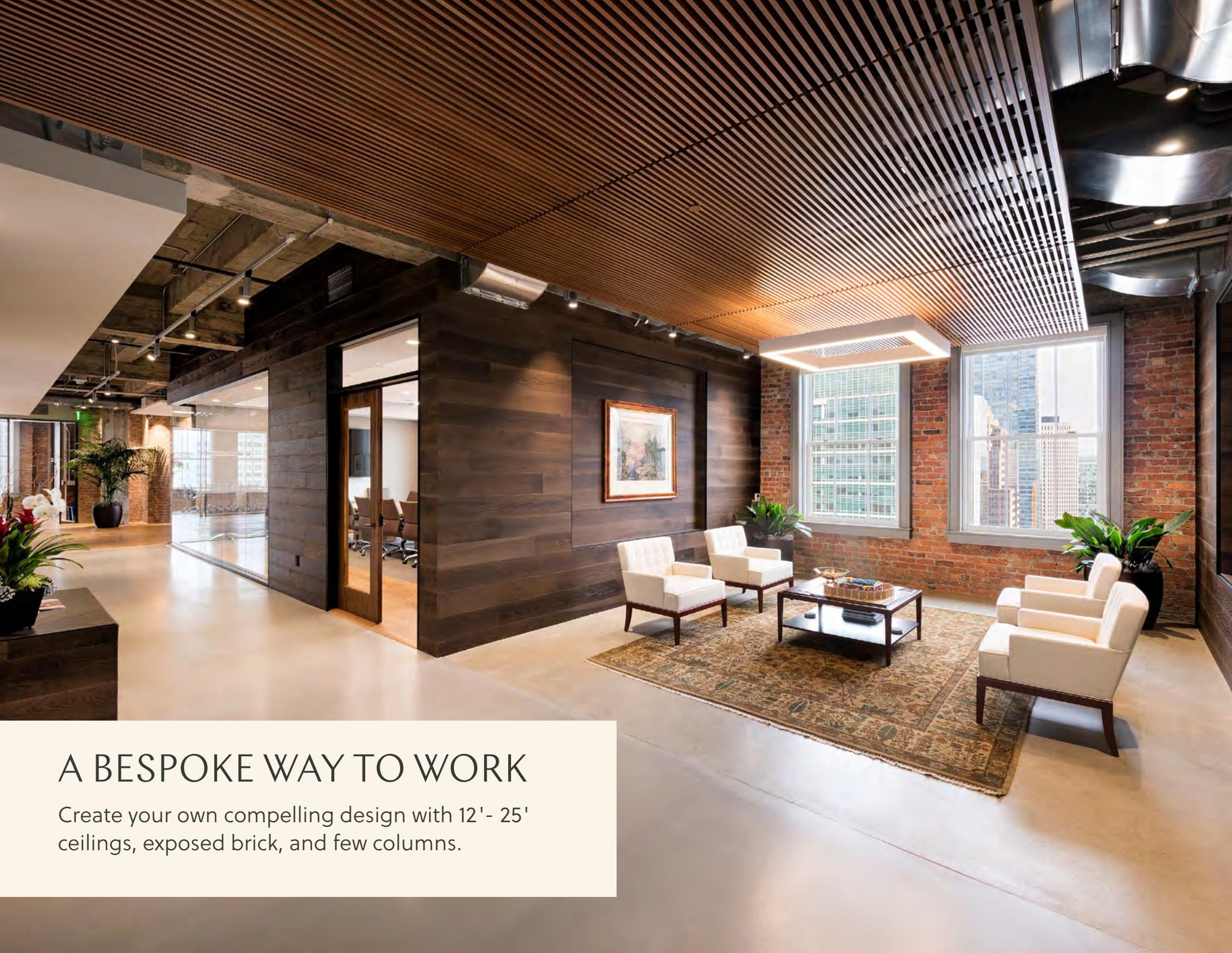
PRIVATE PARK & OUTDOOR RESTAURANT SPACE

- 140's historic service yard converted to a private tenant-only courtyard with year-round sunshine



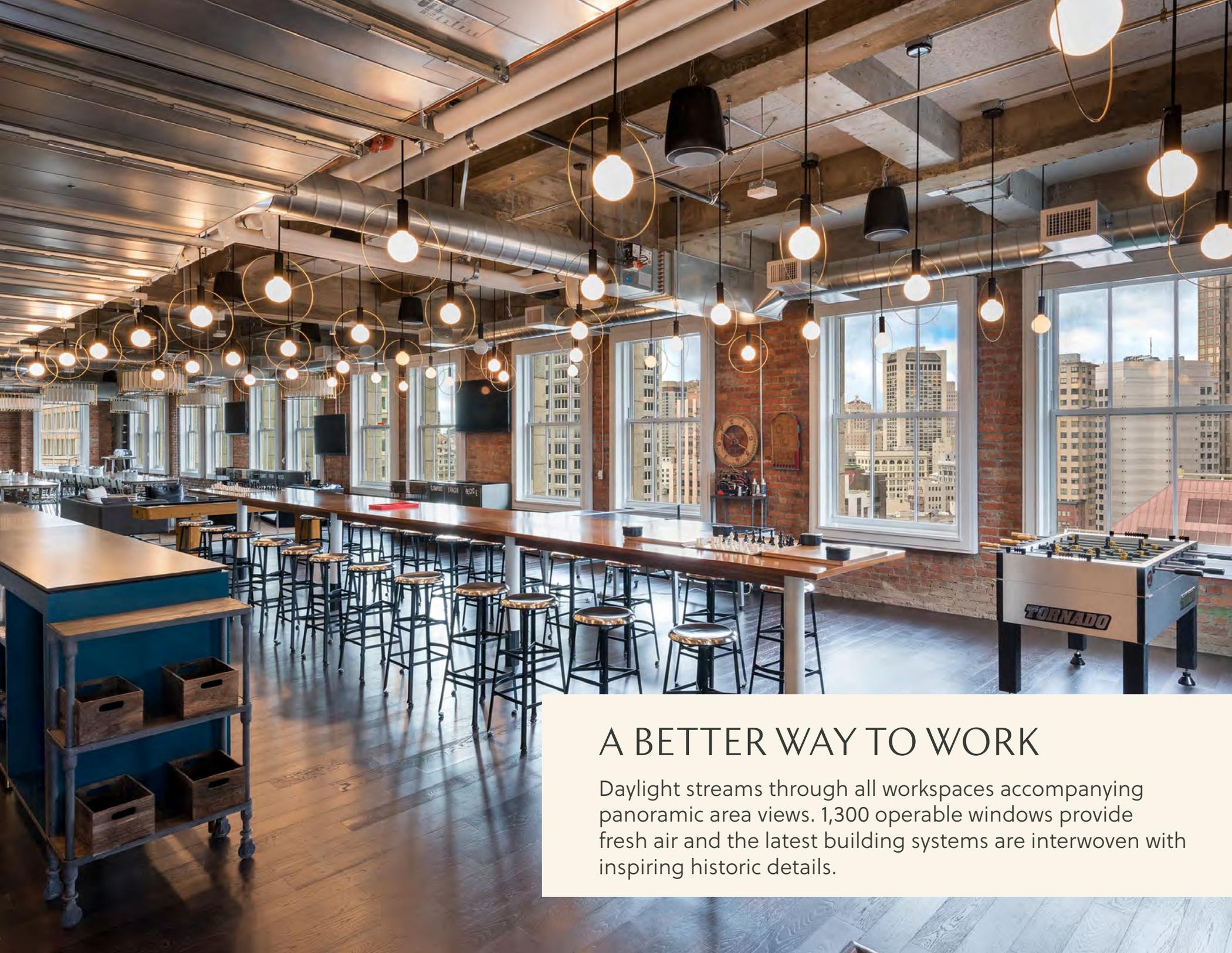
A HEALTHY WAY TO WORK

With 60 operable windows per floor, everyone gets a seat with abundant sunlight, fresh air and a view.



A BESPOKE WAY TO WORK

Create your own compelling design with 12' - 25' ceilings, exposed brick, and few columns.



A BETTER WAY TO WORK

Daylight streams through all workspaces accompanying panoramic area views. 1,300 operable windows provide fresh air and the latest building systems are interwoven with inspiring historic details.



A NEW WAY TO WORK

Encourage collaboration and movement with open, flexible floor plates proximate to sunlight and fresh air.



SPACE AVAILABLE

- AVAILABLE NOW
- LEASED

TOTAL AVAILABLE: 83,161 SQ FT

MAKE IT YOURS

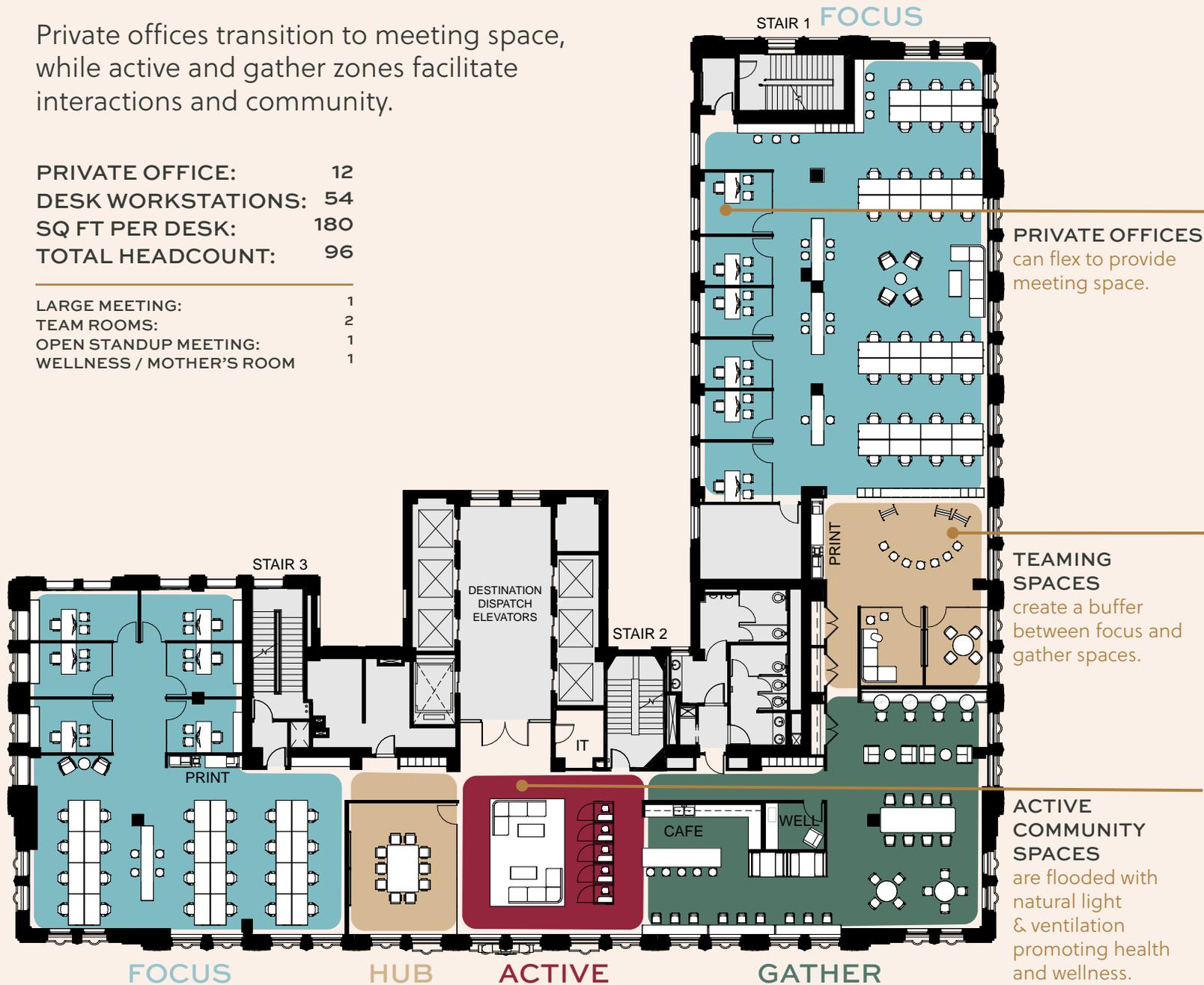
26	LEASED	
25	LEASED	
24	LEASED	
23	LEASED	
22	LEASED	
21	LEASED	
20	LEASED	
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18	LEASED	
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16	LEASED	
15	LEASED	
14	LEASED	
13	LEASED	
12	LEASED	
11	LEASED	
10	LEASED	
9	AVAILABLE: 12,453 SQ FT	
8	AVAILABLE: 12,453 SQ FT	
7	AVAILABLE: 12,453 SQ FT	
6	AVAILABLE: 12,453 SQ FT	
5	AVAILABLE: 12,453 SQ FT	
4	AVAILABLE: 12,453 SQ FT	
3	LEASED	
2	AVAILABLE: 8,443 SQ FT	LEASED
1	RETAIL AVAILABLE	MOURAD

HOW DOES IT WORK? | Office

Private offices transition to meeting space, while active and gather zones facilitate interactions and community.

PRIVATE OFFICE: 12
 DESK WORKSTATIONS: 54
 SQ FT PER DESK: 180
 TOTAL HEADCOUNT: 96

LARGE MEETING: 1
 TEAM ROOMS: 2
 OPEN STANDUP MEETING: 1
 WELLNESS / MOTHER'S ROOM: 1



PRIVATE OFFICES
 can flex to provide meeting space.

TEAMING SPACES
 create a buffer between focus and gather spaces.

ACTIVE COMMUNITY SPACES
 are flooded with natural light & ventilation promoting health and wellness.

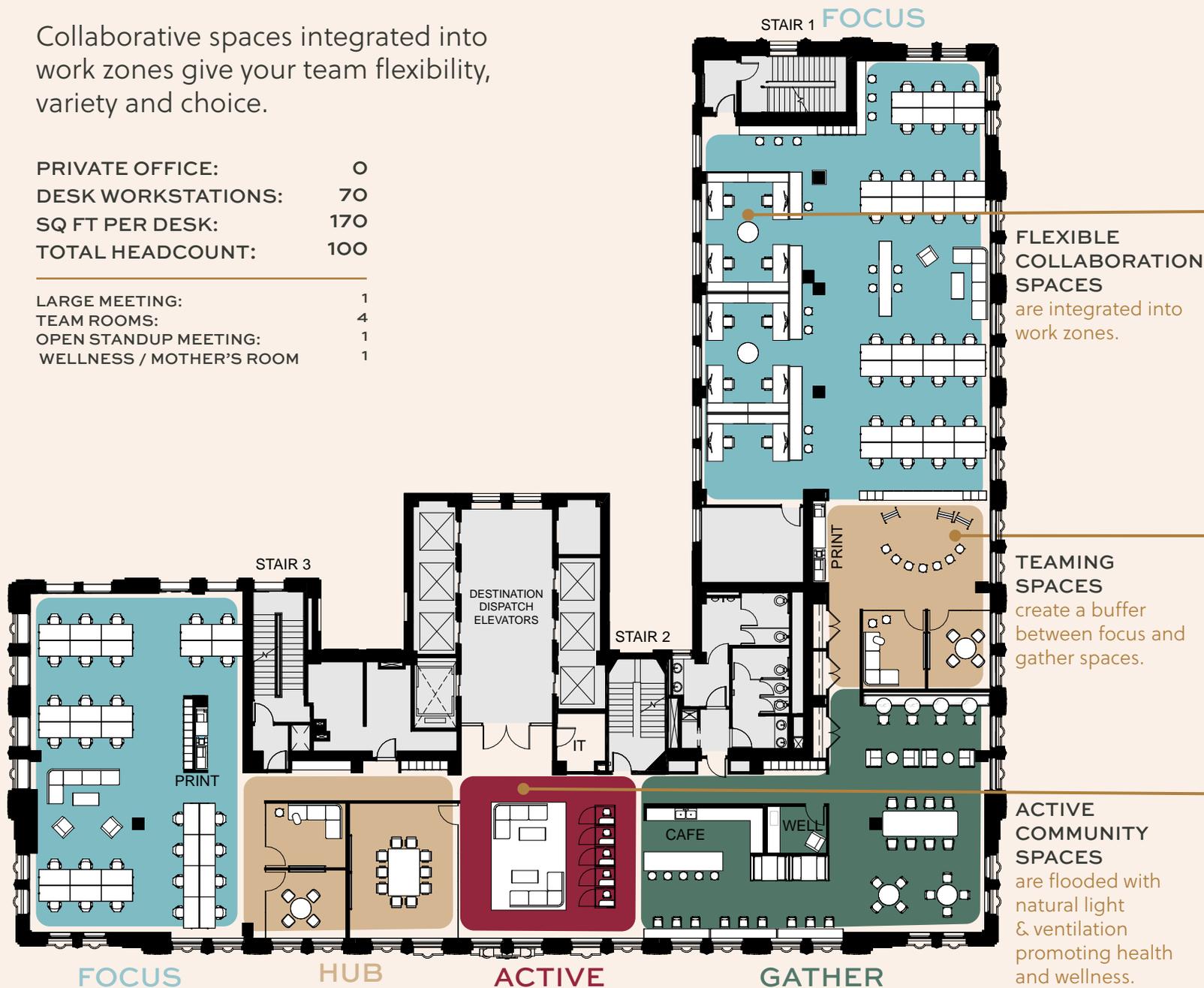


HOW DOES IT WORK? | Creative

Collaborative spaces integrated into work zones give your team flexibility, variety and choice.

PRIVATE OFFICE:	0
DESK WORKSTATIONS:	70
SQ FT PER DESK:	170
TOTAL HEADCOUNT:	100

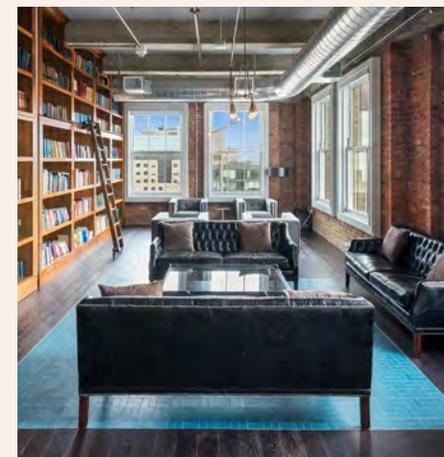
LARGE MEETING:	1
TEAM ROOMS:	4
OPEN STANDUP MEETING:	1
WELLNESS / MOTHER'S ROOM	1



FLEXIBLE COLLABORATION SPACES are integrated into work zones.

TEAMING SPACES create a buffer between focus and gather spaces.

ACTIVE COMMUNITY SPACES are flooded with natural light & ventilation promoting health and wellness.





A reverent renovation led to system upgrades throughout, yet 140's character was meticulously preserved. State-of-the-art technology and infrastructure gracefully intertwine with the building's iconic terra-cotta architecture; the revitalization honors 140 New Montgomery's original spirit as a modern communications hub and an engaged center of innovation, business and creativity.

A PRIVATE COURTYARD

140's outdoor space is a place for tenants to gather informally, work remotely and for diners to linger over a meal.



ELEVATED DINING EXPERIENCE

Enjoy the convenience of onsite dining at Mourad, located on the ground floor.



MEET THE CHEF

As one of the most inventive chefs in the country, Mourad Lahlou serves up a modern and sophisticated Moroccan-inspired dining experience. His eponymous restaurant is critically acclaimed.

PROMOTING A HEALTHY WORK-LIFE BALANCE



LOCKER ROOMS & BIKE SPA



Well-appointed locker and shower suites, as well as a “bike spa” with a tune-up station, encourage healthy commuting practices.

FRESH AIR



Over 1,300 operable windows have been replaced at the building in recent years, facilitating the flow of outside air. Natural light flows through all spaces, boosting physical health, mood, and well-being.

AMPLE PARKING



Parking is available right next door, at the SF MOMA Garage, or around the block at the Salesforce transit center. Both are utilized by many tenants and visitors.

OUTDOOR SPACES



A private, tenant-only courtyard provides a respite for getting fresh air, enjoying a meal al fresco, or simply taking a break.

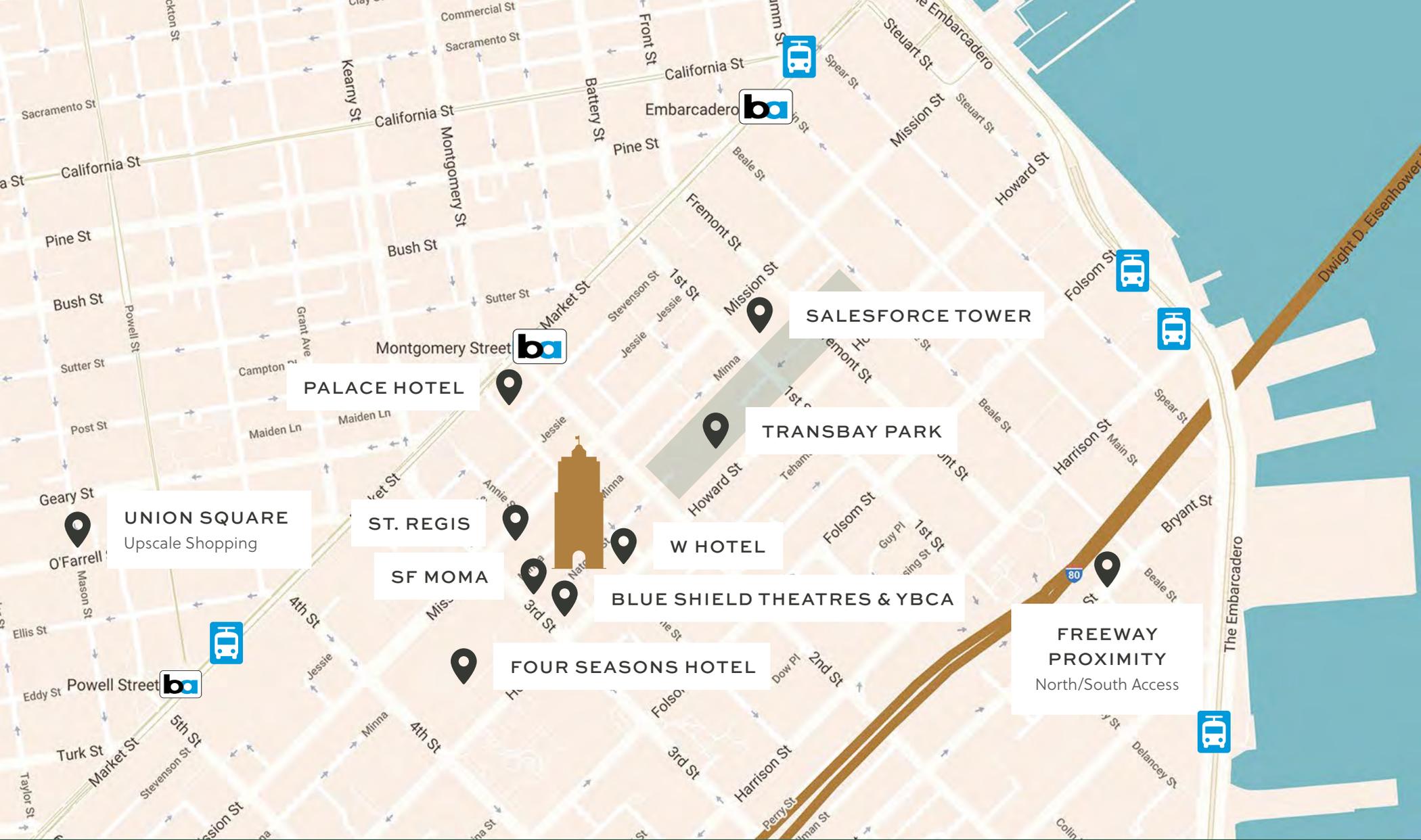
BUILDING HVAC SYSTEMS



The building’s HVAC is equipped with MERV 13 and MERV 8 filters allowing for 100% fresh air intake.

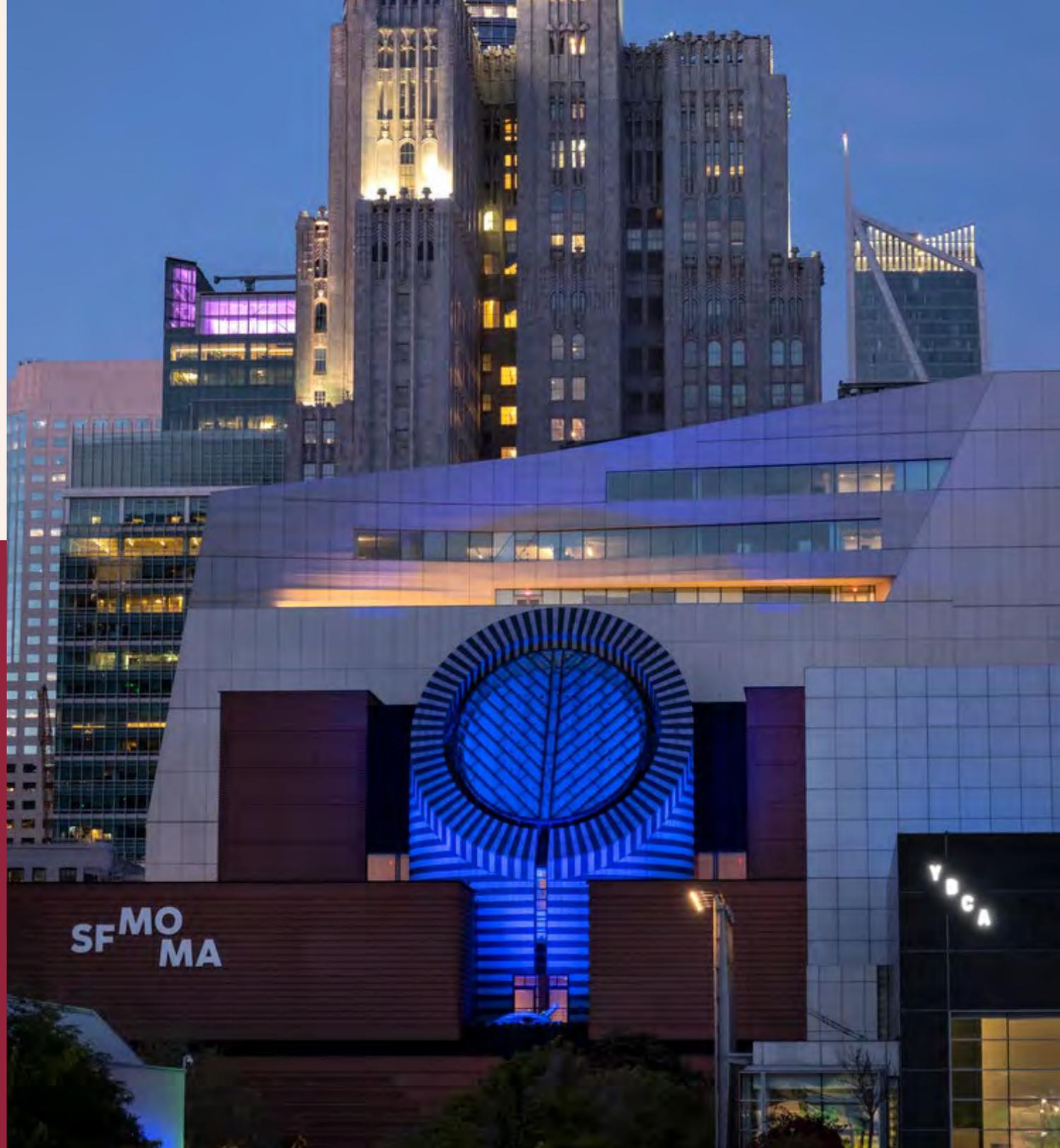
OVERLOOKING
TRANSBAY PARK





STEPS FROM EVERYTHING

SF MOMA
JUST AROUND
THE CORNER



View of the five-acre Transbay
Park from 140 New Montgomery



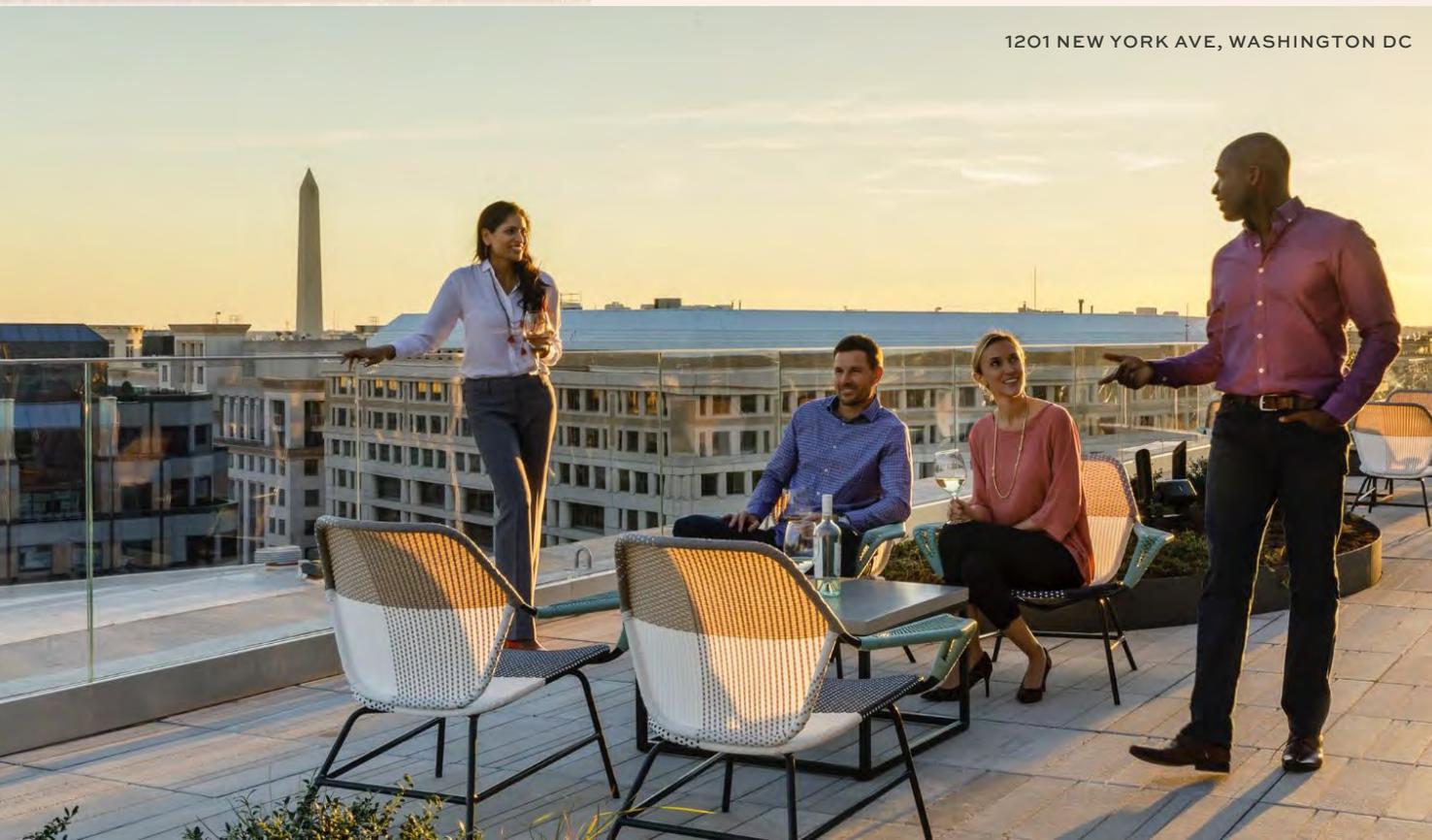


THE T&G BUILDING, MELBOURNE AUSTRALIA



PEMBROKE

We don't believe one size fits all. We build lasting relationships that give us time to understand your challenges, and then develop answers that precisely match your needs. Our long-term stewardship —of relationships and buildings — is summed up easily as "people first".



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