



ONE FORTY
NEW MONTGOMERY

100 Years

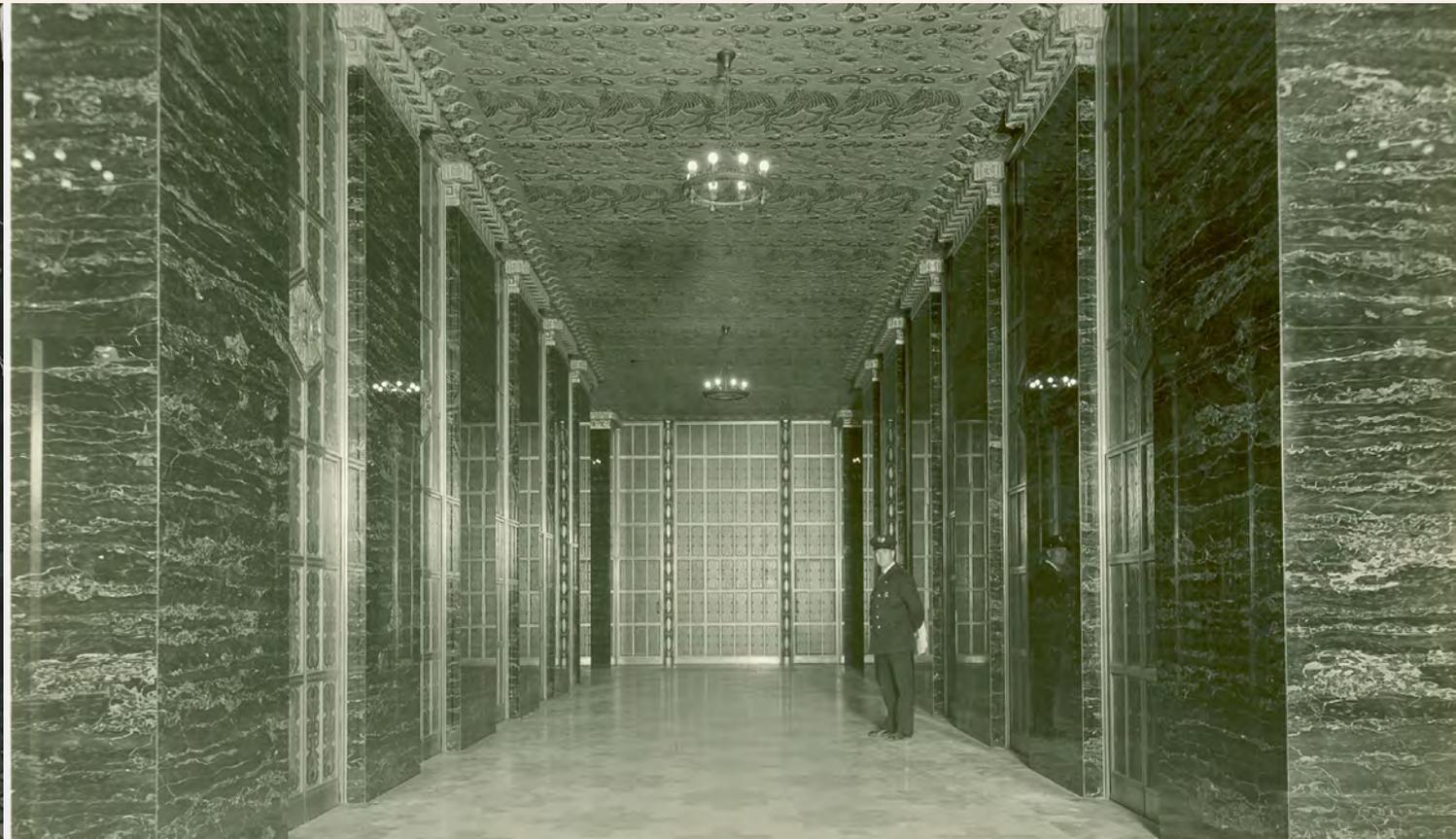
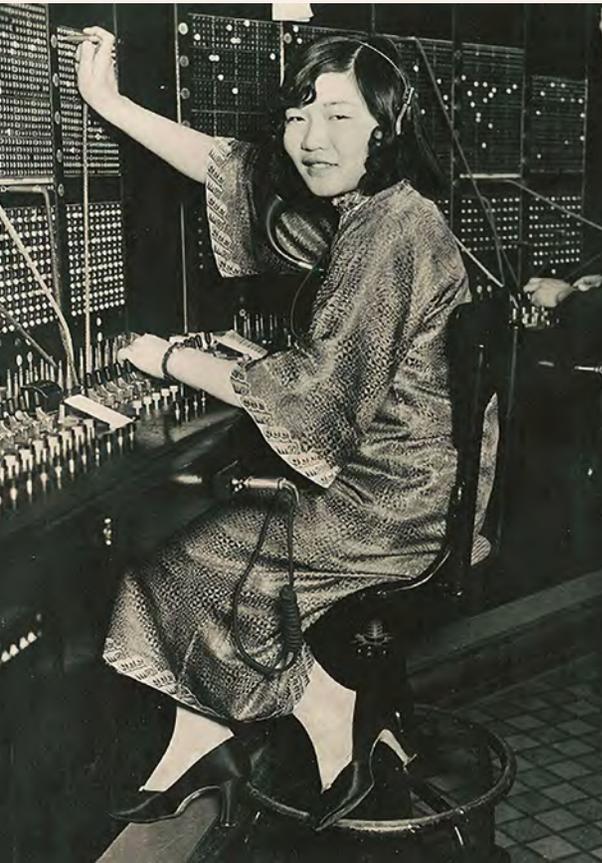
A PEMBROKE PROPERTY

ANNIVERSARY
CELEBRATION



A CENTURY OF INNOVATION, A TIMELESS DESIGN

When 140 New Montgomery opened in 1925, at 435 feet high It was the tallest skyscraper in San Francisco. Dubbed the “Telephone Building” by locals, it quickly became an icon, with both the local and national press recognizing the building as an architectural gem.



HOME TO INNOVATORS AND ENTREPRENEURS

140 New Montgomery attracts creative entrepreneurs and companies and provides them with state-of-the-art technology and infrastructure.

An innovative and elegantly designed workspace all within the beautiful terra-cotta wrapper of the restored historic high-rise building.

[WATCH THE VIDEO](#)





A TIMELESS DESTINATION

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







A BESPOKE WAY TO WORK

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



A HEALTHY WAY TO WORK

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



A FRESH PERSPECTIVE

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



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.

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

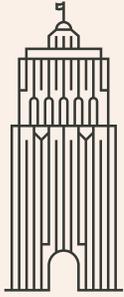
- Minimal columns allow flexible layouts and daylit stairwells provide convenient vertical connections

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



SPACE AVAILABLE

- AVAILABLE
- LEASED

TOTAL AVAILABLE: 12,620 SQ FT

MAKE IT YOURS

26	LEASED
25	LEASED
24	LEASED
23	LEASED
22	LEASED
21	LEASED
20	LEASED
19	LEASED
18	LEASED
17	LEASED
16	LEASED
15	LEASED
14	LEASED
13	LEASED
12	LEASED
11	LEASED
10	LEASED
9	LEASED
8	12,620 SQ FT AVAILABLE
7	LEASED
6	LEASED
5	LEASED
4	LEASED
3	LEASED
2	LEASED
1	SHOJI RETAIL

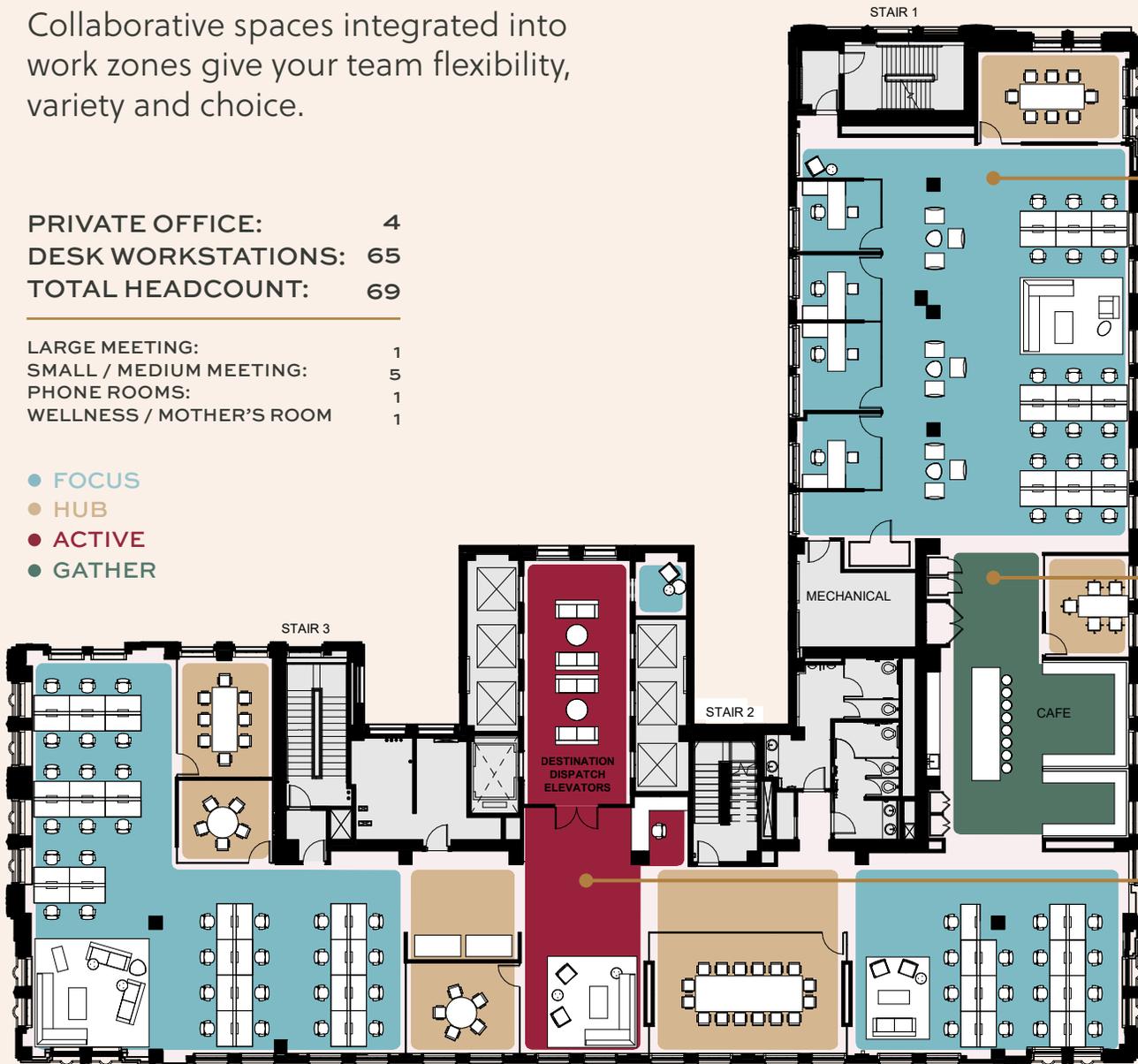
HOW DOES IT WORK? | Creative

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

PRIVATE OFFICE: 4
DESK WORKSTATIONS: 65
TOTAL HEADCOUNT: 69

LARGE MEETING: 1
SMALL / MEDIUM MEETING: 5
PHONE ROOMS: 1
WELLNESS / MOTHER'S ROOM: 1

- FOCUS
- HUB
- ACTIVE
- GATHER



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.



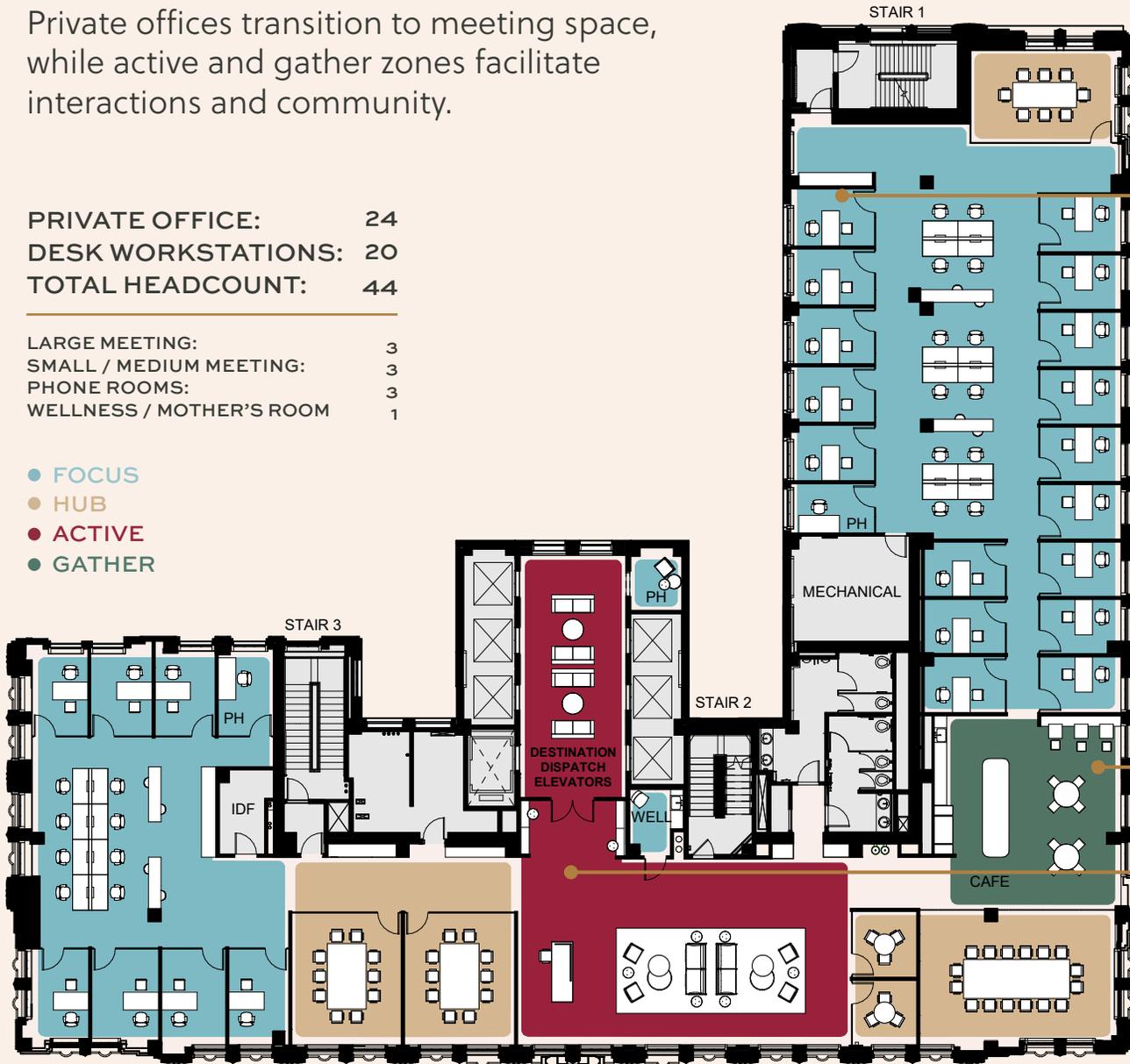
HOW DOES IT WORK? | Office

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

PRIVATE OFFICE: 24
 DESK WORKSTATIONS: 20
 TOTAL HEADCOUNT: 44

LARGE MEETING: 3
 SMALL / MEDIUM MEETING: 3
 PHONE ROOMS: 3
 WELLNESS / MOTHER'S ROOM: 1

- FOCUS
- HUB
- ACTIVE
- GATHER



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.



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.



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.

BUILDING EXPERIENCE MANAGER

Dedicated experience manager building community with regular programming and events, including partnerships with neighboring businesses like the nearby St. Regis Hotel.

SHOJI AT 140 NEW MONTGOMERY

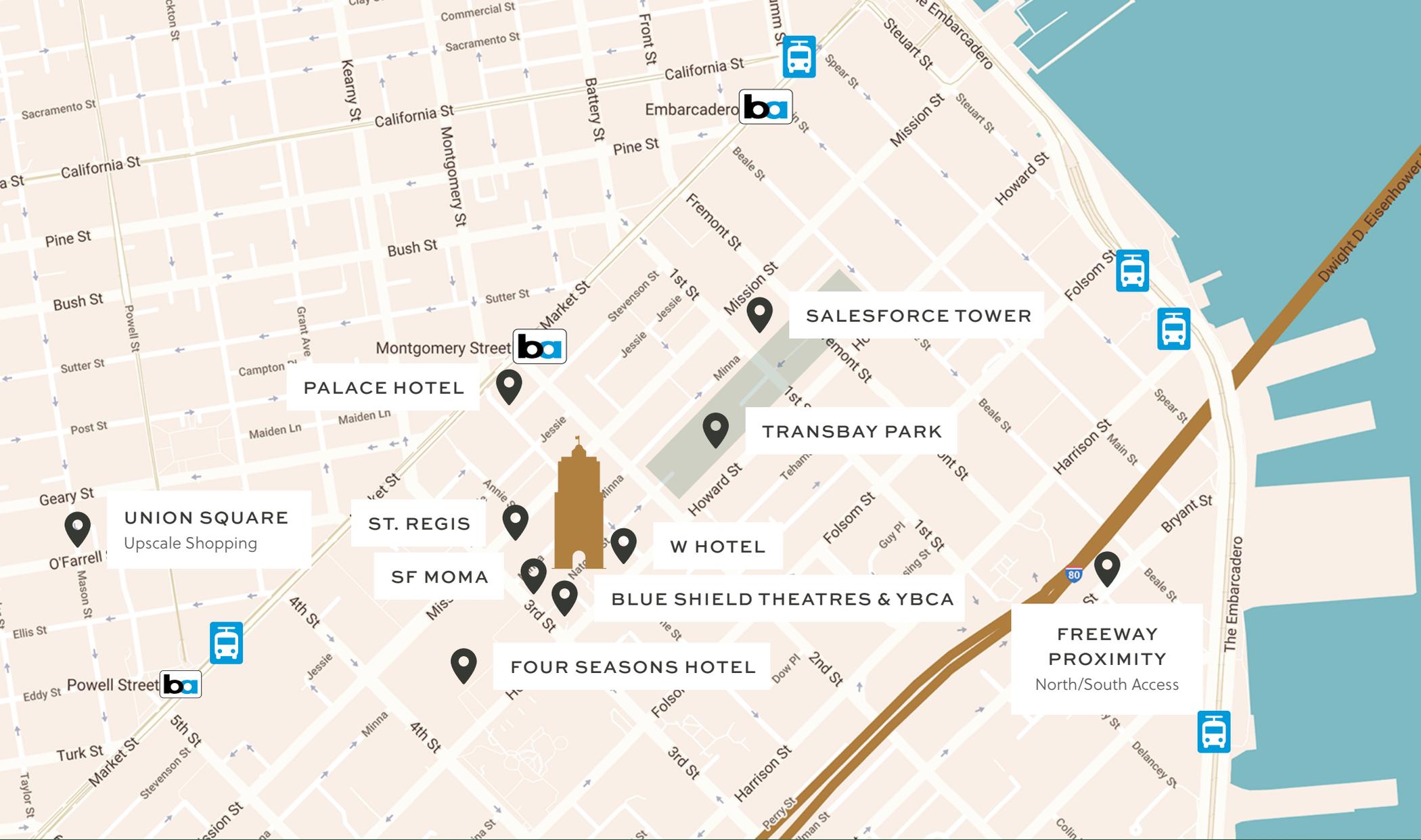


ELEVATED DINING EXPERIENCE

Shoji offering an intimate dining experience with a focus on traditional Japanese cuisine. Its elegant ambiance, accentuated by a hand-painted mural and private courtyard dining, along with its serene atmosphere, is located on the ground floor.

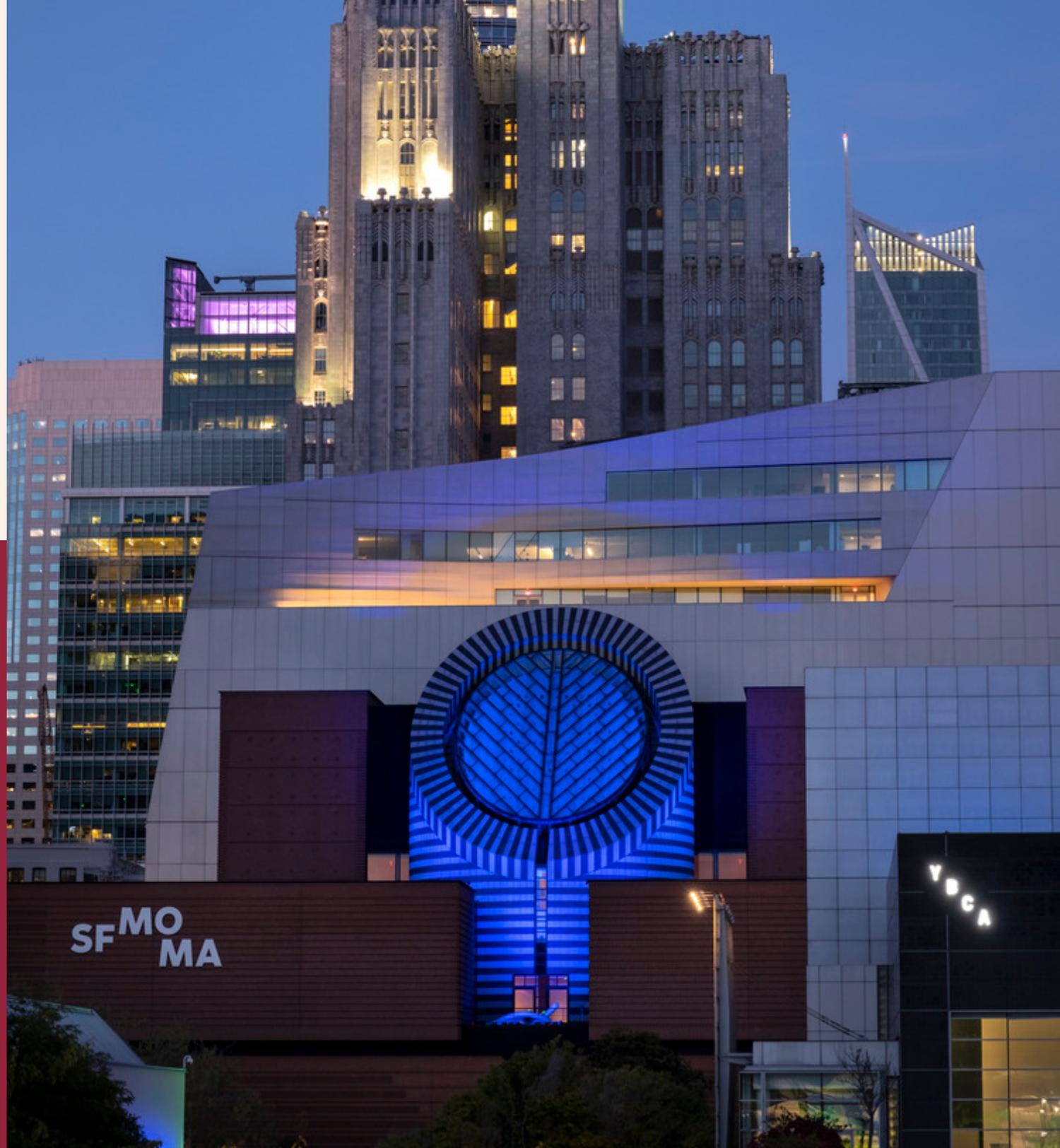
STEPS AWAY FROM
TRANSBAY PARK





LEISURE, CONVENIENCE, TRANSIT

SF MOMA
JUST AROUND
THE CORNER





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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SCHEDULE A TOUR TODAY

WWW.140NM.COM

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