

199 NEW MONTGOMERY STREET SAN FRANCISCO CA 94105

± 2,056 SQ FT RETAIL/OFFICE SPACE FOR LEASE

#### **EXCLUSIVELY LISTED BY:**

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## **EXECUTIVE SUMMARY**

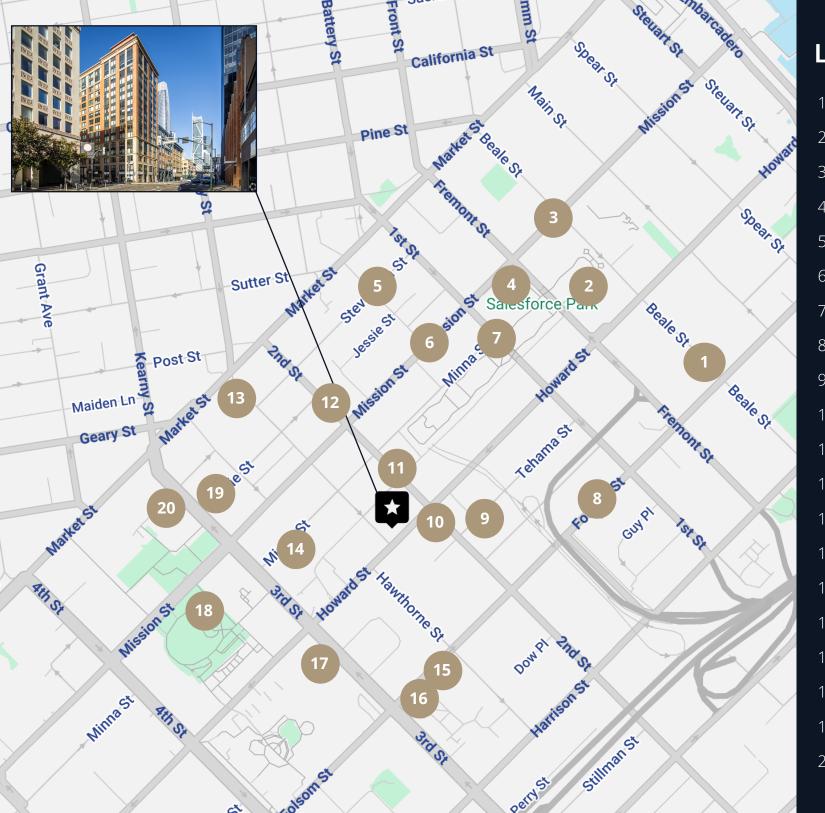


Compass Commercial, as the exclusive advisor, is pleased to offer for lease a ground-floor retail/ office space at the corner of New Montgomery Street and Howard Street.

This  $\pm 2,056$  square foot space includes private offices, a conference room, reception area, kitchen, and two restrooms. The layout currently supports a high number of workstations and offers a modern, bright environment. Floor-to-ceiling windows provide excellent natural light, and the corner frontage offers strong visibility and signage potential along two highly trafficked streets.

This premier corner location provides immediate access to public transit, major freeways, and a vibrant mix of nearby amenities. Surrounded by industry-leading companies and in close proximity to San Francisco's Financial District, this space is ideally positioned for businesses looking to establish themselves in a highly sought-after, strategic location.

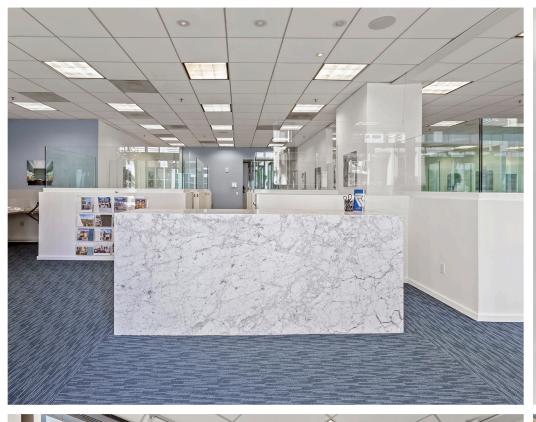




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# **LOCATION MAP**

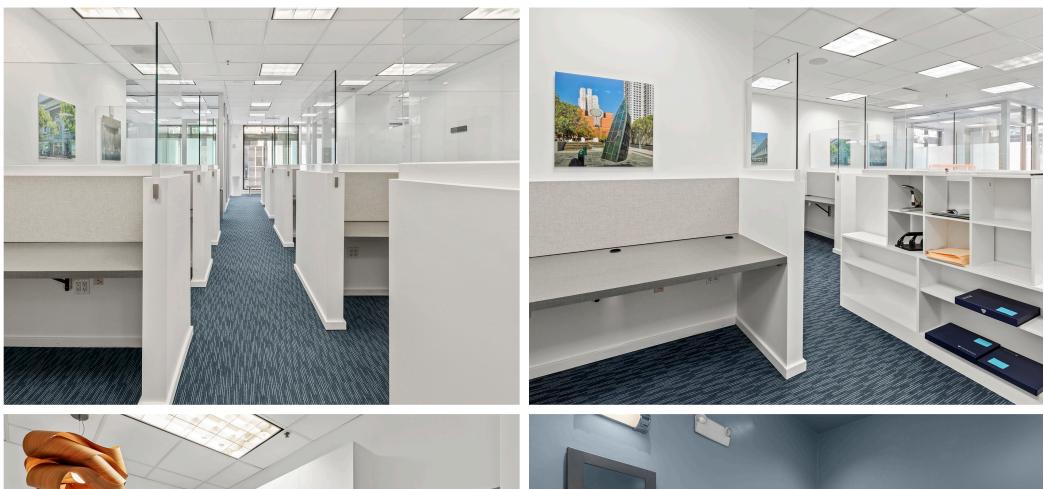
- 1. Philz Coffee
- 2. Andytown Coffee Roaster
- 3. International Smoke
- 4. Salesforce Tower
- 5. Yank Sing
- 6. WeWork
- 7. Fitness SF
- 8. Socola Chocolatier
- 9. Apple Inc.
- 10. LinkedIn
- 11. Blue Bottle Coffee
- 12. Luke's Lobster SoMa
- 13. Palace Hotel
- 14. SF MOMA
- 15. Wine Down SF
- 16. Golden Eye Social
- 17. Moscone Center
- 18. Yerba Buena Gardens
- 19. Oren's Hummus
- 20. Hyatt Regency SF





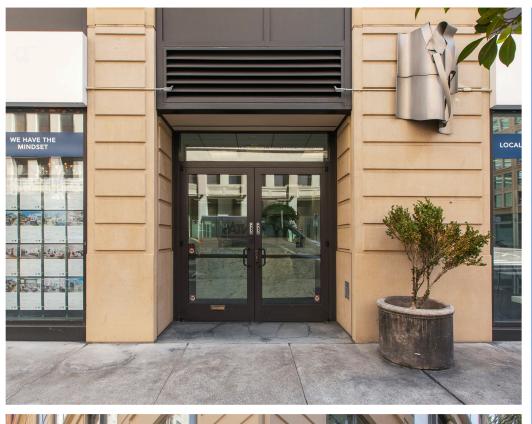
















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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Compass Commercial - San Francisco & Los Angeles in compliance with all applicable fair housing and equal opportunity laws.



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