

THE WESTLAKE BUILDING

*Best in Class Jackson Square
Office Space For Lease*

909 MONTGOMERY ST,
SAN FRANCISCO, CA 94133

→ [VIEW WEBSITE](#)

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PROPERTY HIGHLIGHTS

Six (6) story multi-tenant office building

Valet parking in building

24/7 lobby security

Full floor creative suites

Dedicated private decks facing San Francisco skyline

Located in Jackson Square

Blue Bottle Coffee located on ground floor

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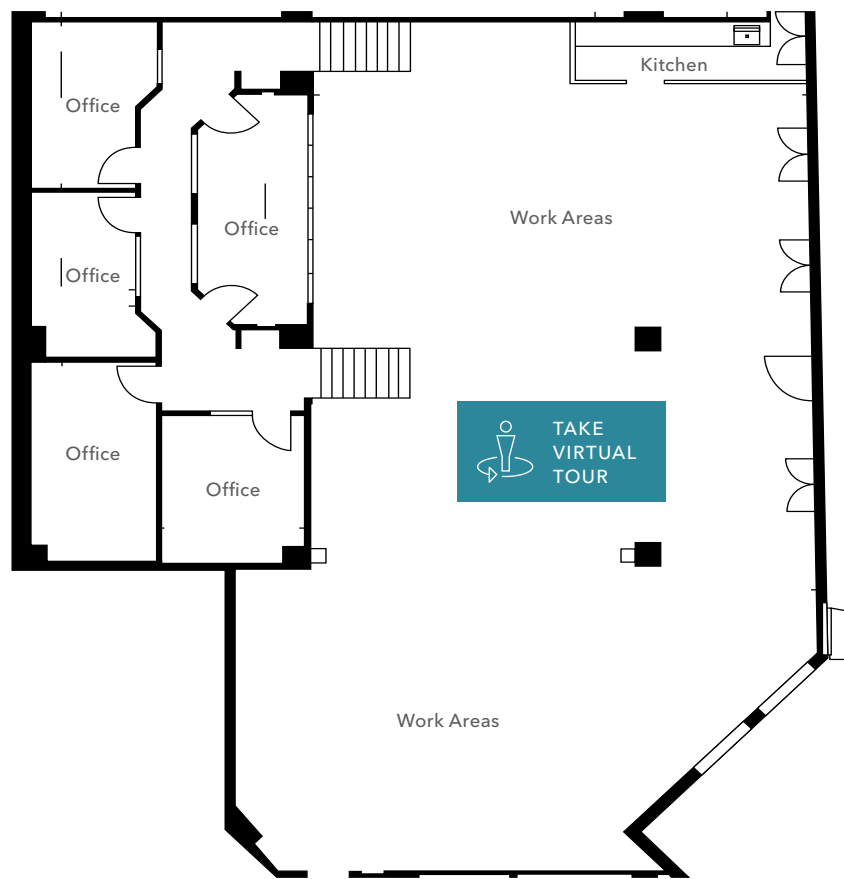
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SUITE 104 FLOOR PLAN



FLOOR PLAN NOT TO SCALE

Suite	Size	Offices	Kitchenette	Conference Rooms	Features	
Suite 104	±4,082 SF	5	Yes	1	• High ceilings • Meeting rooms • Large open area	• Interior ground floor office suite • Offices on mezzanine







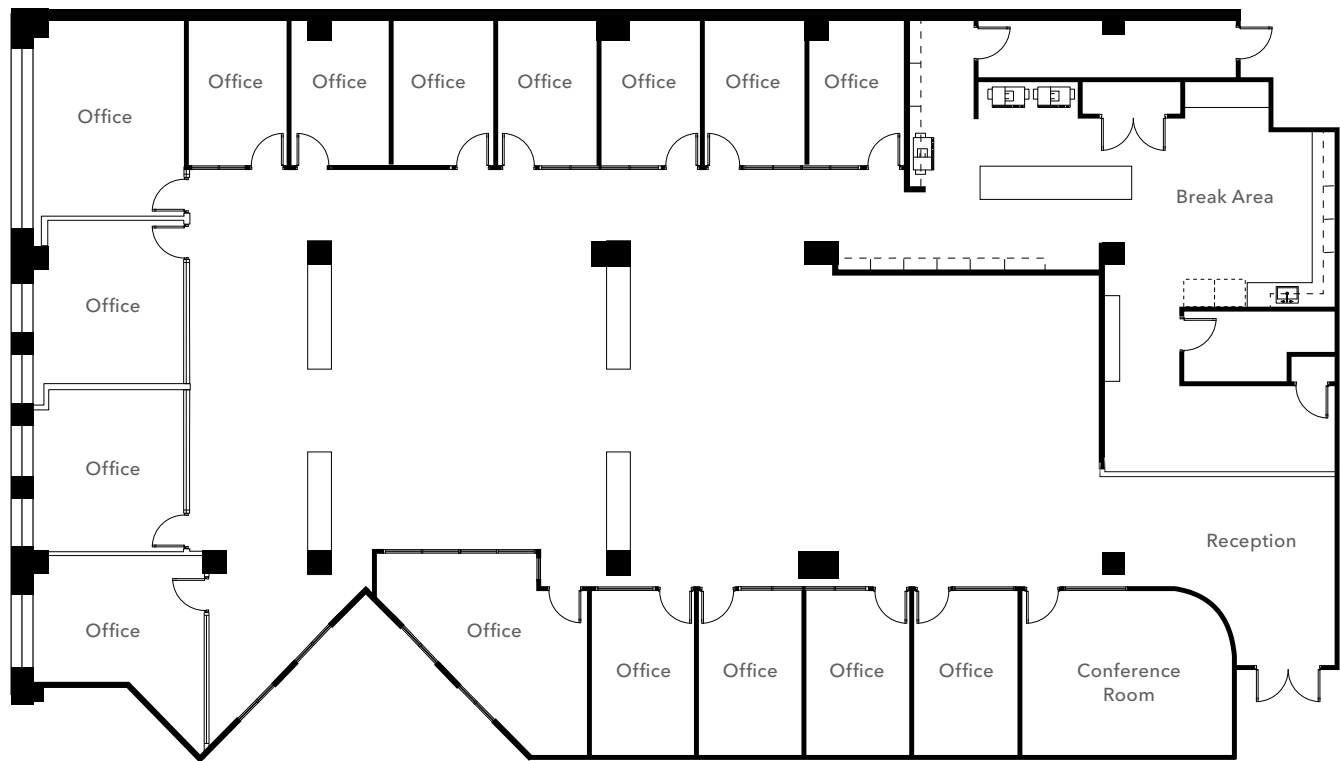
SUITE 200 FLOOR PLAN

±8,398 SF

AVAILABLE

JAN 1, 2027

AVAILABLE



Excellent cityscape view

Large open area bullpen with a mix of perimeter offices and conference rooms

1 conference room

16 private offices or meeting rooms

Large production and storage area

Kitchen

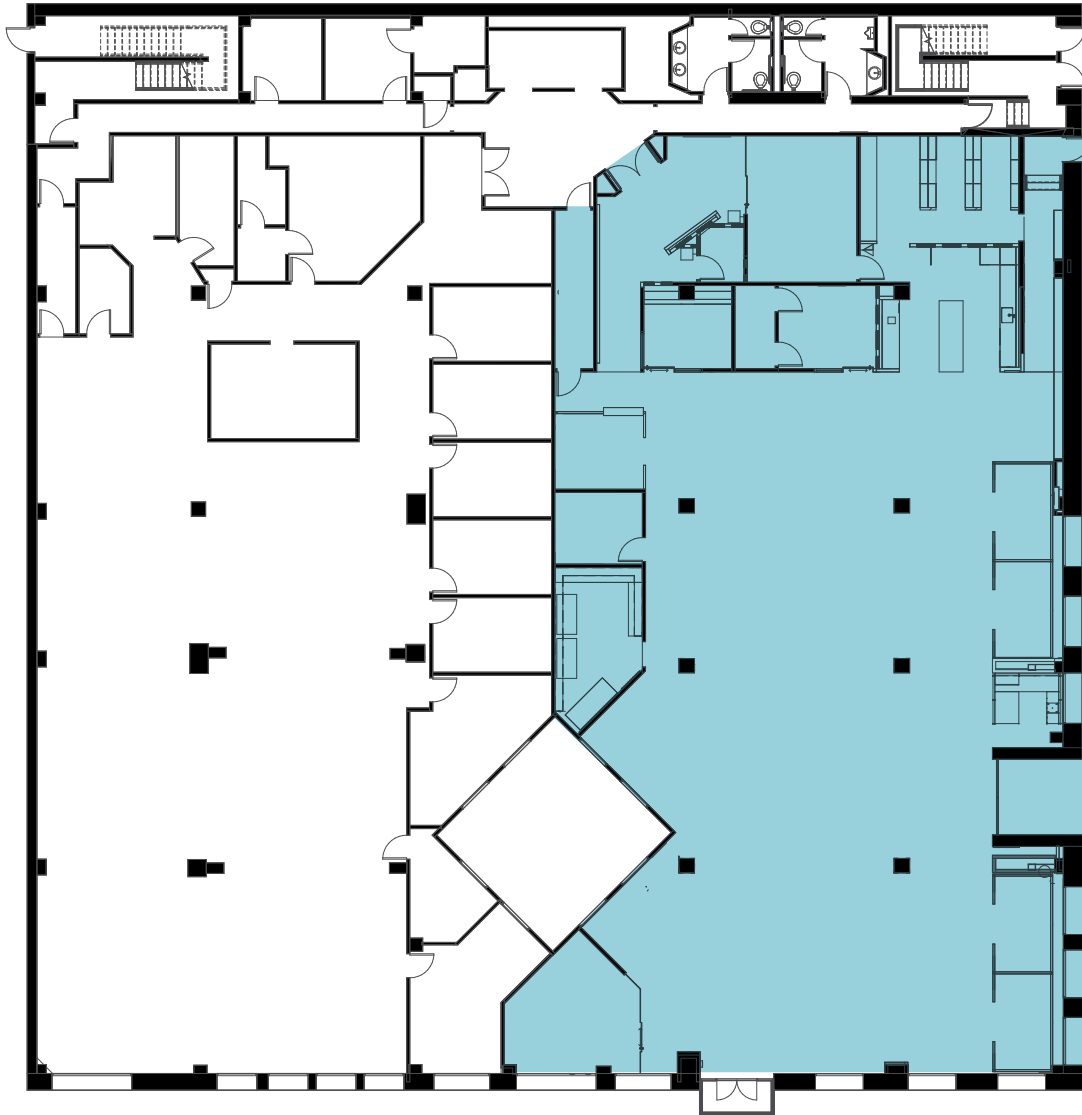
Shower

Can be combined with Suite 260 to create a +/-16,755 Sq. FT. full floor

FLOOR PLAN NOT TO SCALE



SUITE 260 FLOOR PLAN



±8,357 SF

AVAILABLE

CONTACT

FOR LEASE RATE

NOW

AVAILABLE

Corner suite with
excellent natural light

High end open kitchen

2 conference rooms

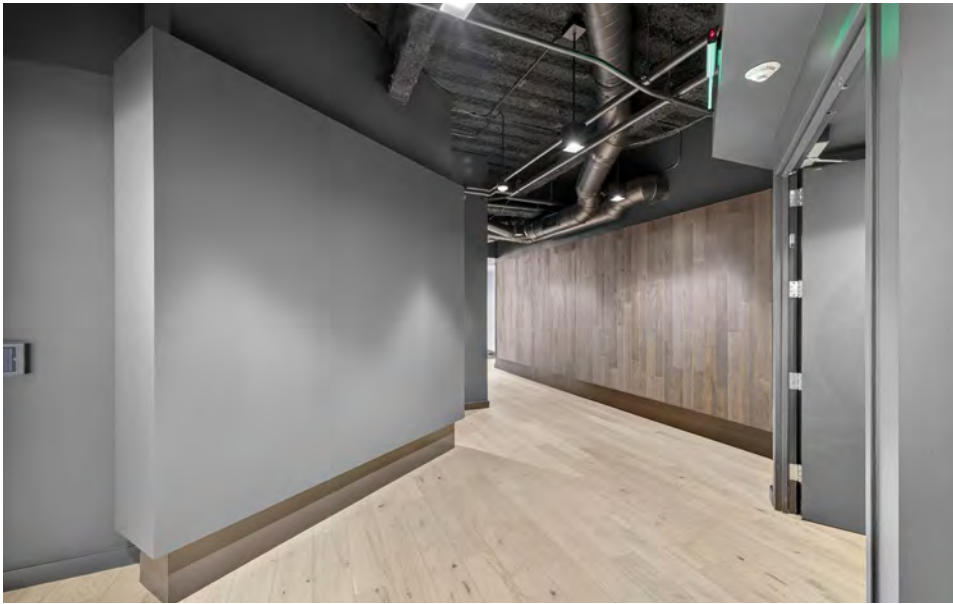
1 meeting room

2 private offices

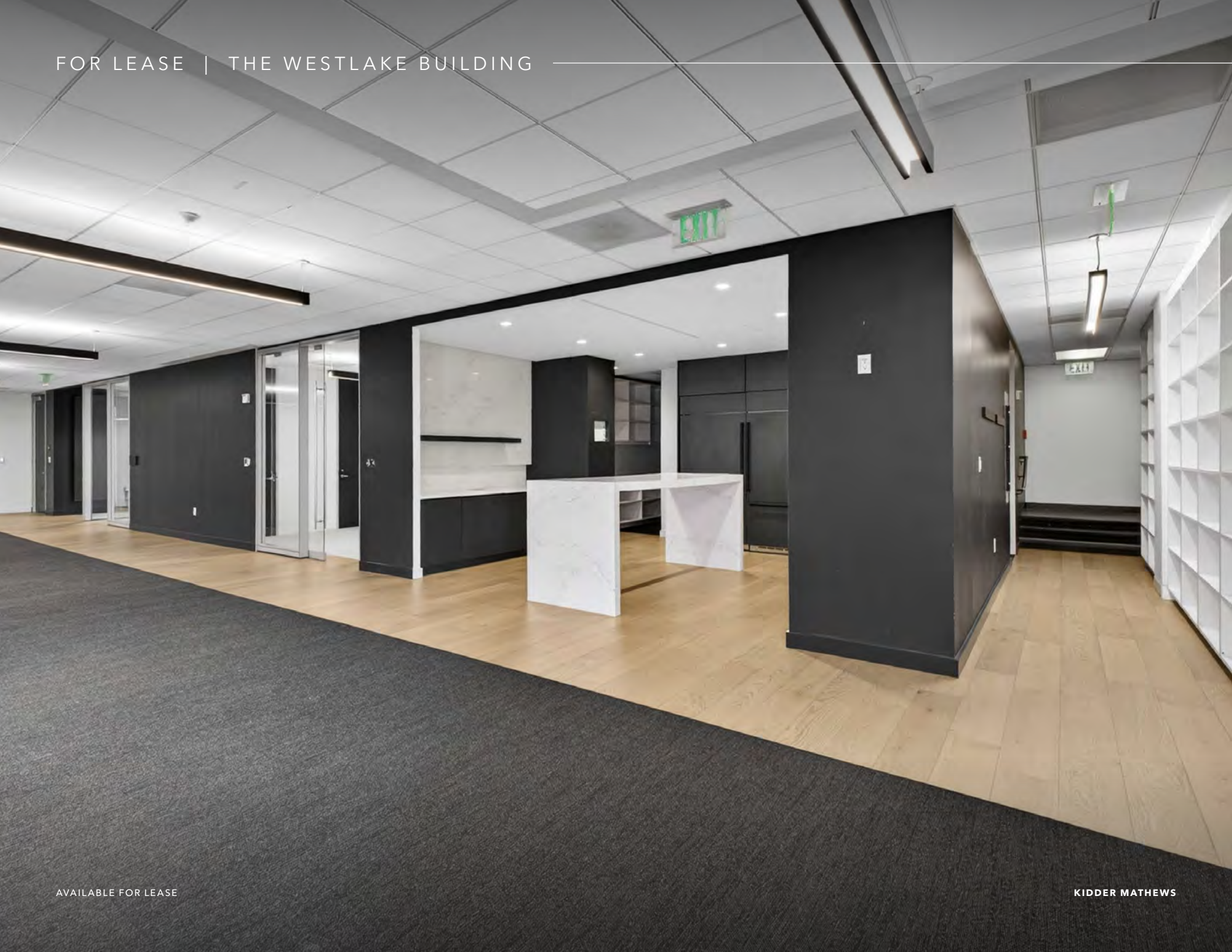
Large open area

Partial exposed ceiling
(predominantly drop ceiling)

FLOOR PLAN NOT TO SCALE



FOR LEASE | THE WESTLAKE BUILDING

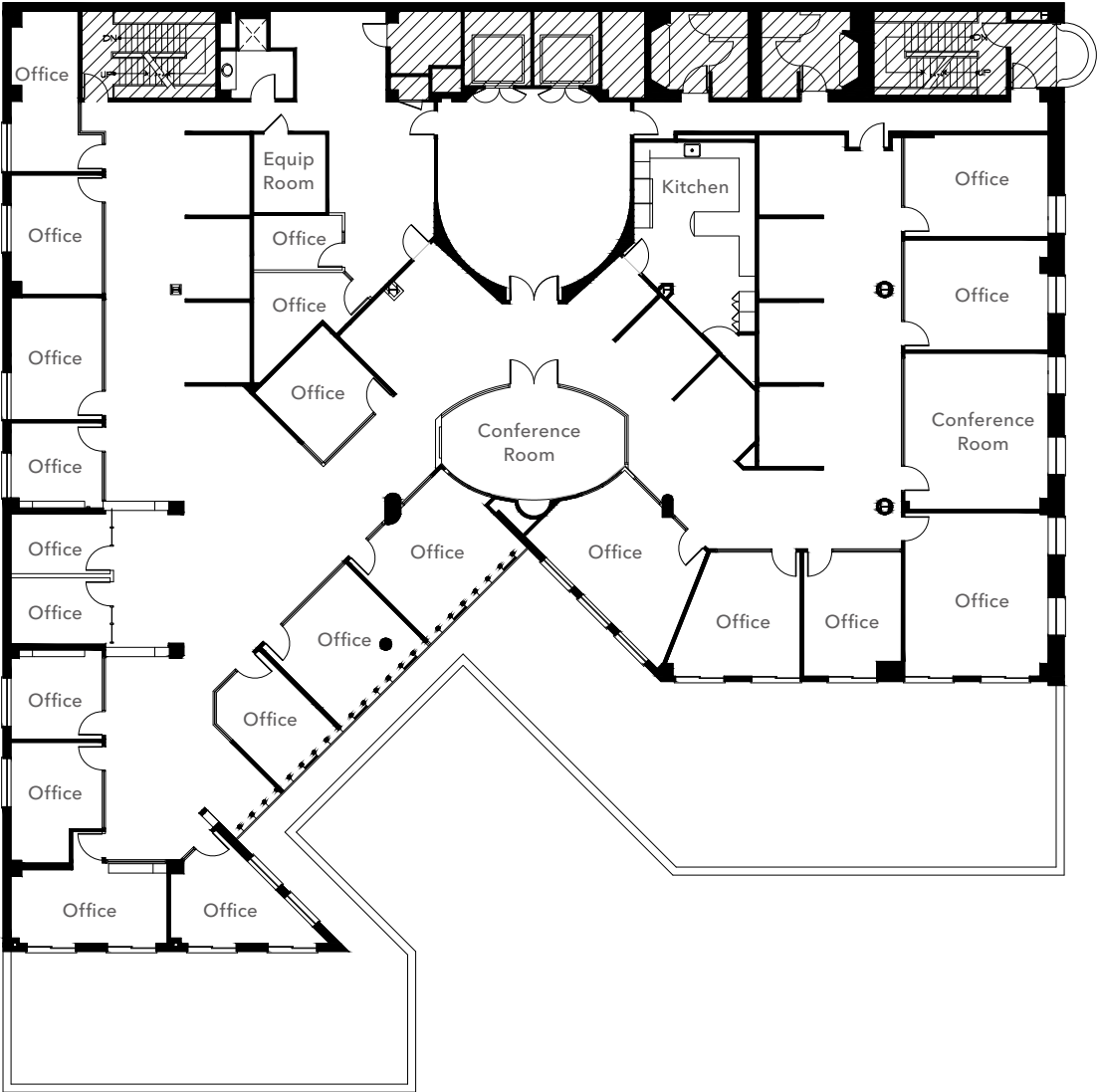


AVAILABLE FOR LEASE

KIDDER MATHEWS



FOURTH FLOOR PLAN



±11,433 SF

AVAILABLE

LEASE RATE

NEGOTIABLE

AUG 1, 2025

AVAILABLE

Full floor identity

2 large private decks with
bridge views

17 private offices

3 conference rooms

TI allowance available

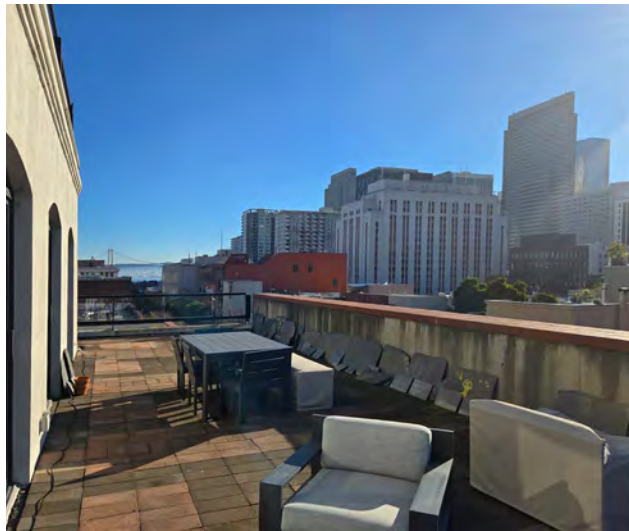
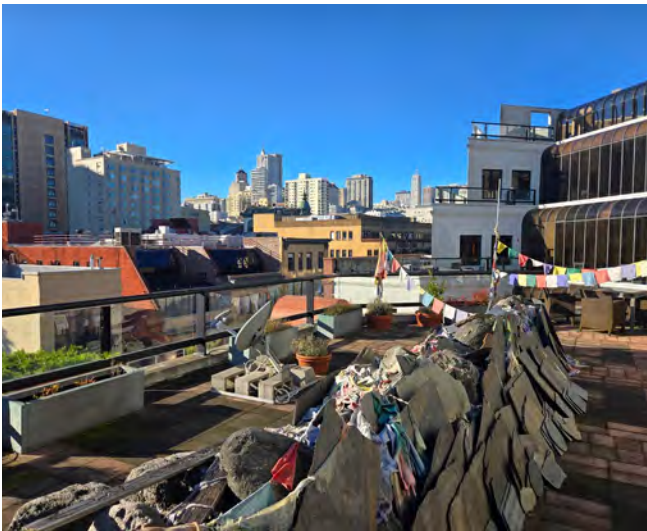
FLOOR PLAN NOT TO SCALE

FOR LEASE | THE WESTLAKE BUILDING



AVAILABLE FOR LEASE

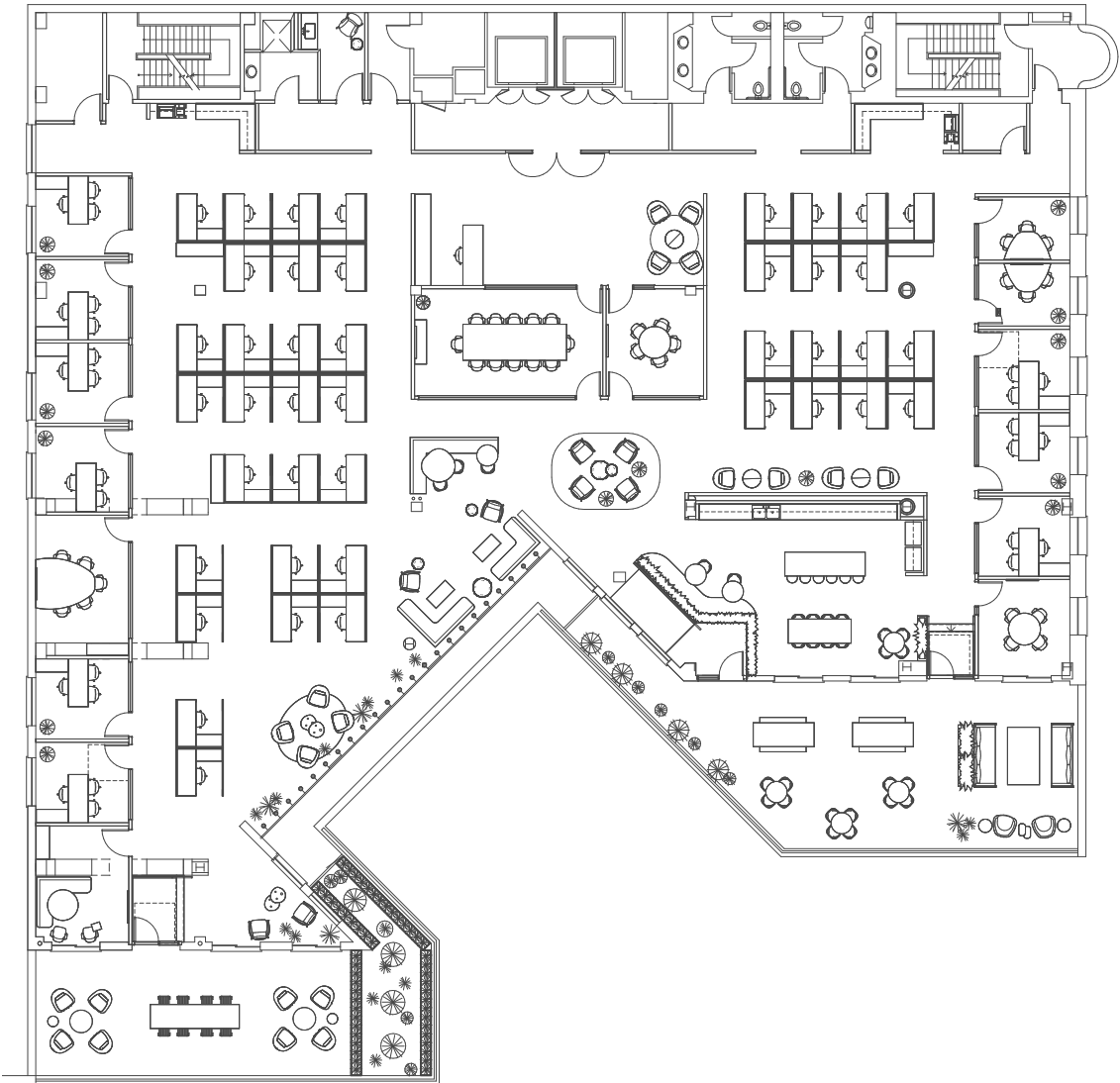
KIDDER MATHEWS



FOURTH FLOOR - PROFESSIONAL SPACE PLAN

±11,433 SF

AVAILABLE



HYPOTHETICAL FLOOR PLAN

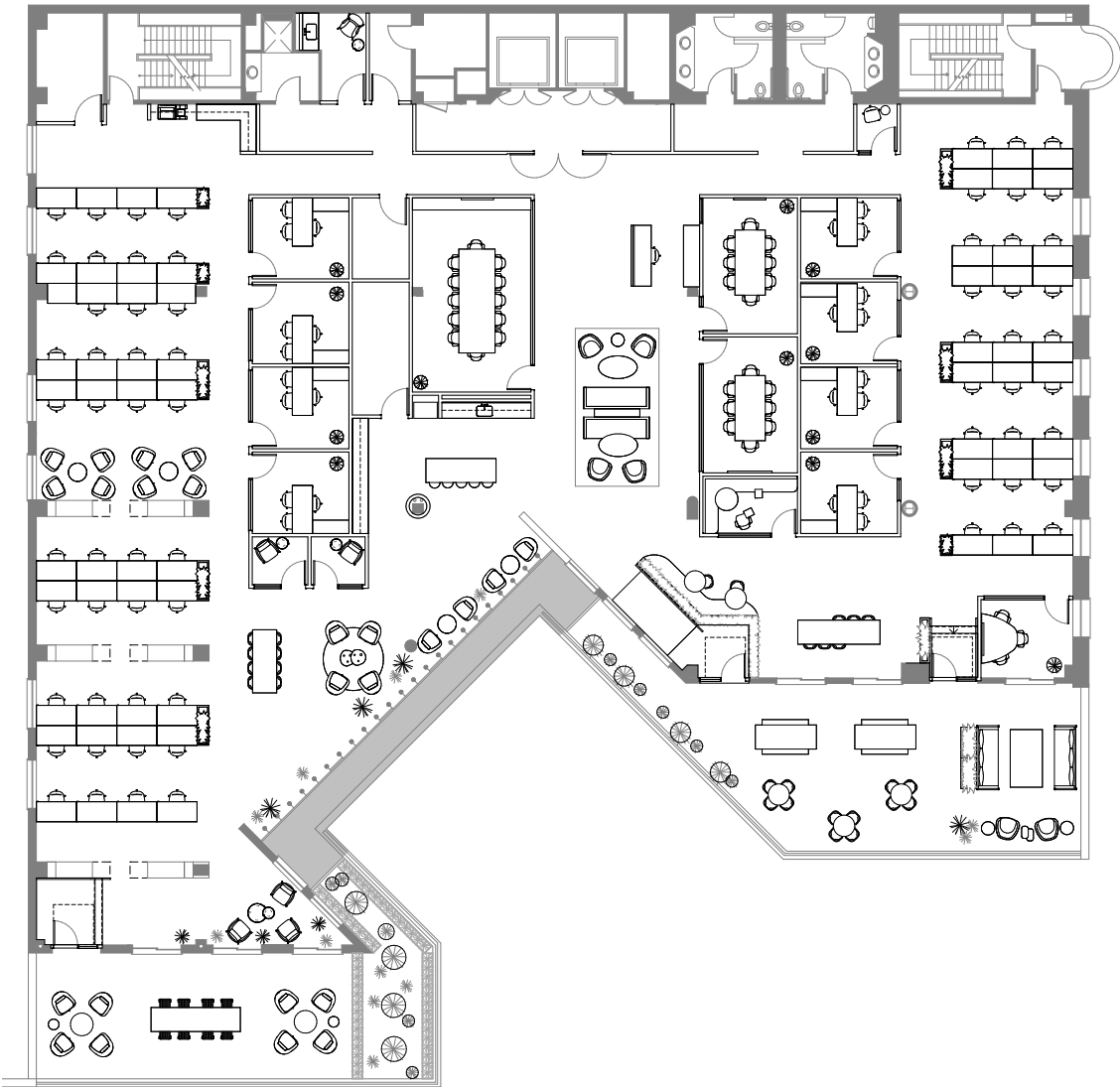
FOR LEASE | THE WESTLAKE BUILDING

PROFESSIONAL RENDERING

FOURTH FLOOR - CREATIVE SPACE PLAN

±11,433 SF

AVAILABLE



HYPOTHETICAL FLOOR PLAN

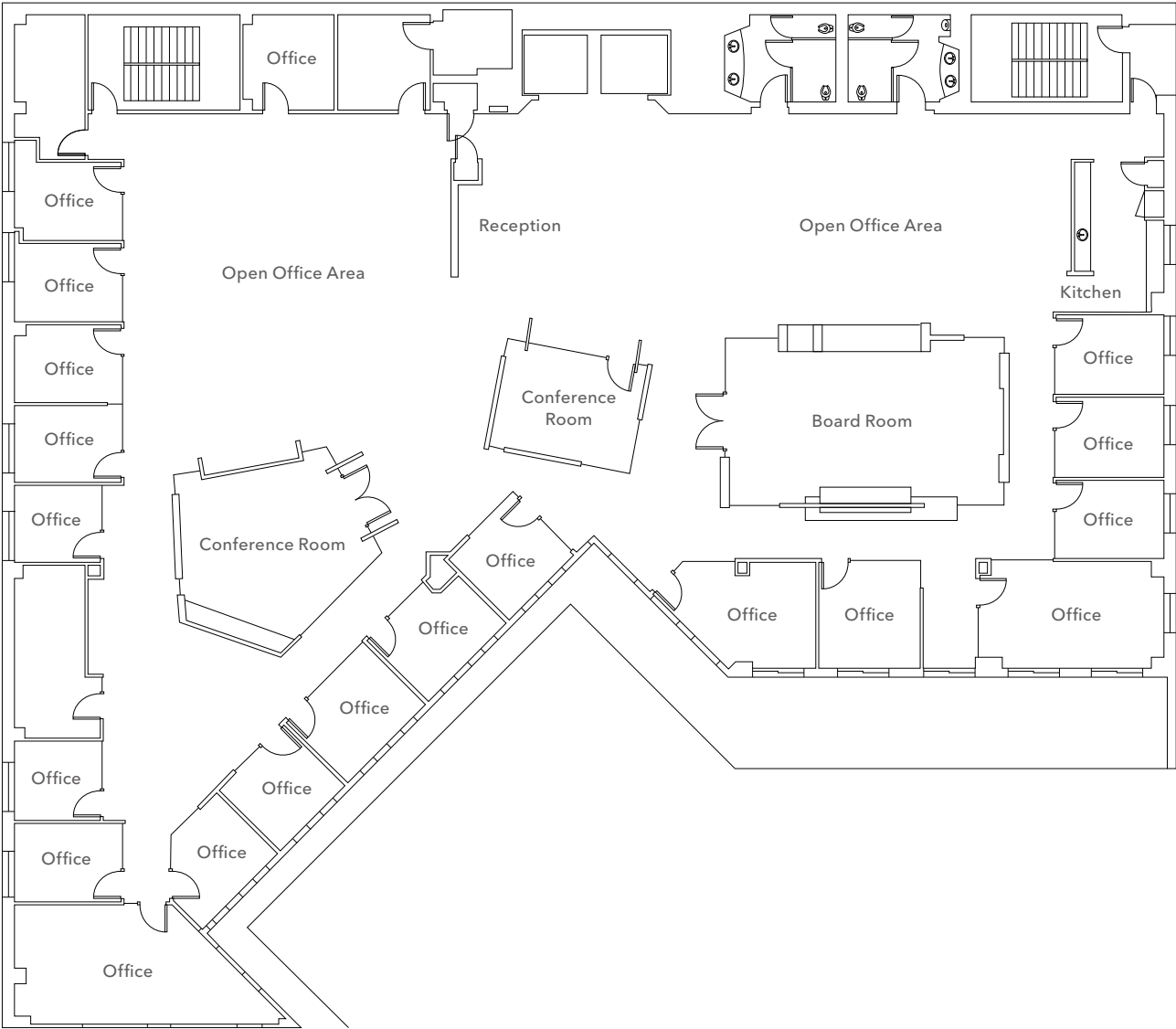
FOR LEASE | THE WESTLAKE BUILDING

CREATIVE RENDERING

AVAILABLE FOR LEASE

KIDDER MATHEWS

FIFTH FLOOR PLAN



±10,527 SF

AVAILABLE

CONTACT

FOR LEASE RATE

NOW

AVAILABLE

Full floor identity

Formal reception

Kitchen

Open area

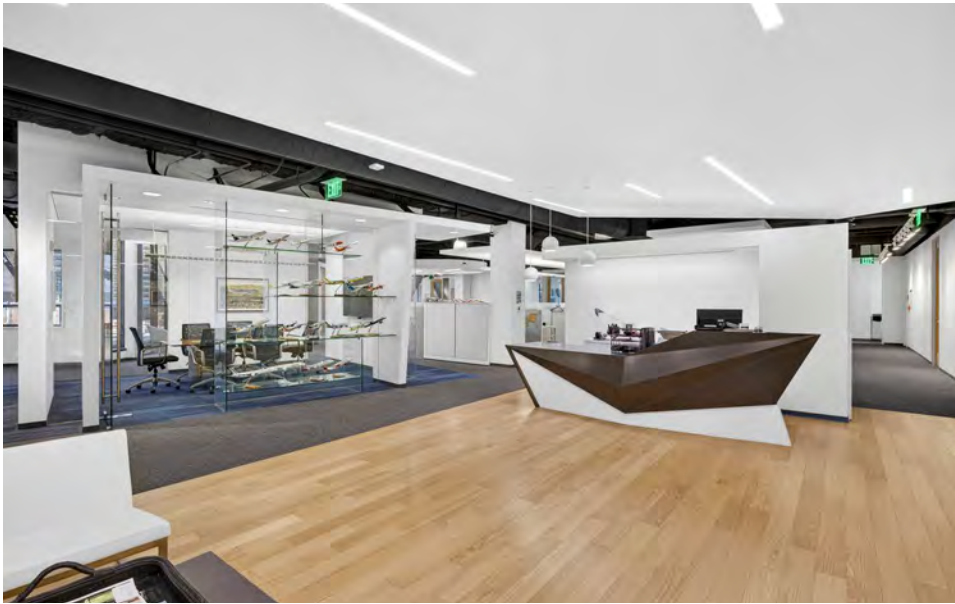
20 private offices

1 board room

2 conference rooms

Private deck

FLOOR PLAN NOT TO SCALE







NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Peets Coffee
- 02 Starbucks
- 03 Morton's
- 04 Subway
- 05 Noah's Bagels
- 06 Chipotle
- 07 Jamba Juice
- 08 Cheesecake Factory
- 09 California Pizza Kitchen
- 10 McDonald's
- 11 Shake Shack
- 12 In-N-Out Burger
- 13 Dicky's BBQ
- 14 Wayfare Tavern

LIFESTYLE & FITNESS

- 01 24 Hour Fitness
- 02 Fitness SF Embarcadero
- 03 Orangetheory Fitness
- 04 Planet Fitness
- 05 Equinox
- 06 Fitness SF Transbay
- 07 SF Museum of Modern Art
- 08 Yerba Buena Center for the Arts
- 09 San Francisco City Hall
- 10 Asian Art Museum
- 11 Orpheum Theatre
- 12 Union Square
- 13 Coit Tower

RECREATION & PARKS

- 01 Salesforce Park
- 02 Yerba Buena Gardens
- 03 St Mary's Square
- 04 Rincon Park
- 05 Sue Bierman Park
- 06 Sydney G Walton Square
- 07 Civic Center Plaza

SCHOOLS

- 01 John Yehall Chin Elementary
- 02 Jean Parker Elementary
- 03 Redding Elementary
- 04 Stuart Hall High School
- 05 Gordon J. Lau Elementary
- 06 City College of San Francisco



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