

YOU HAVE YOUR
HEART SET

WE HAVE THE
MINDSET

199 NEW MONTGOMERY STREET SAN FRANCISCO CA 94105

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

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

199 NEW MONTGOMERY ST
San Francisco CA 94105



Offered at \$54 PSF NNN

Unit Size ± 2,056 Sq Ft

Zoning C-3-0(SD)

Cross Street Howard Street

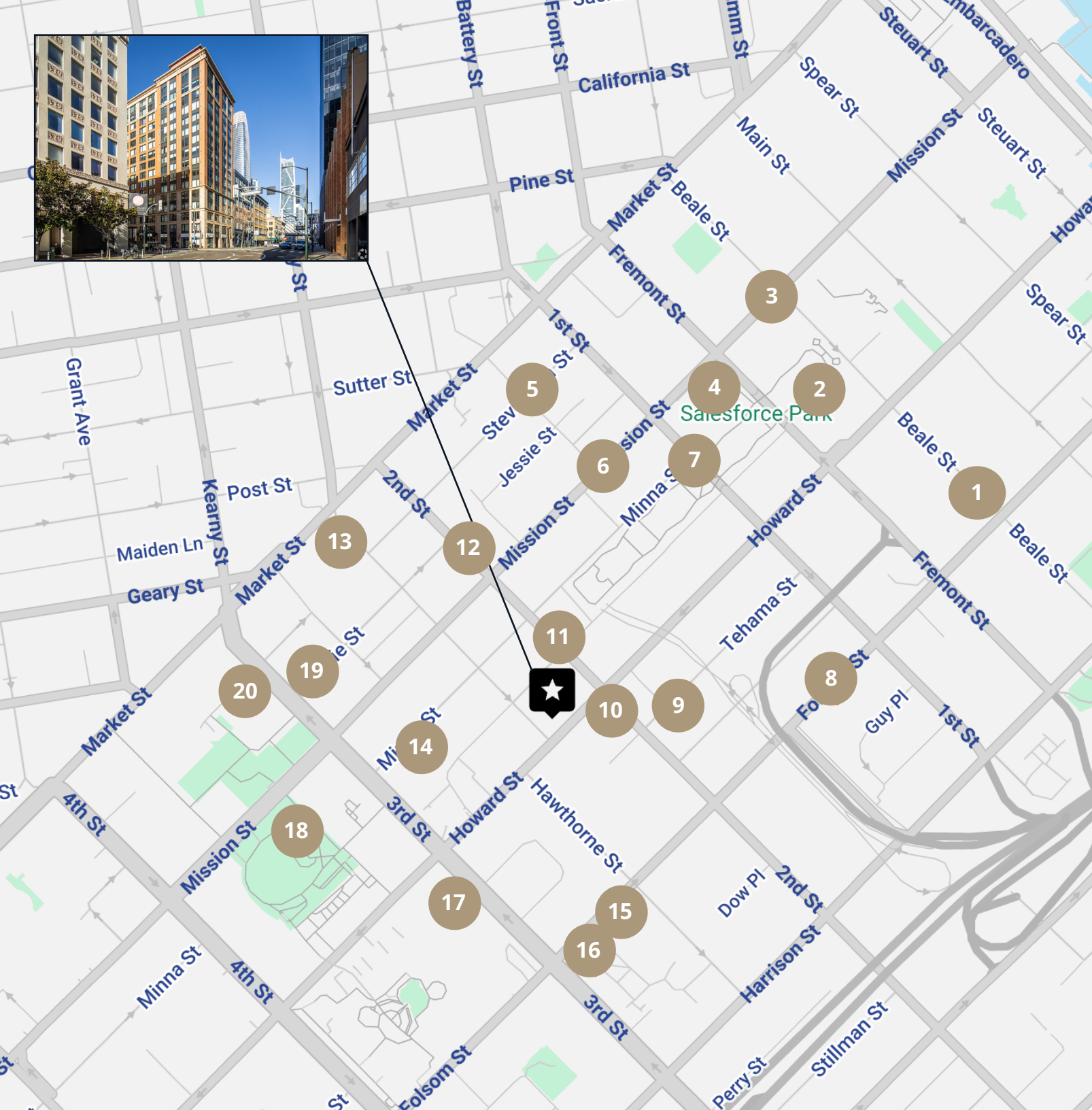
Year Built 2004

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

This ±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.

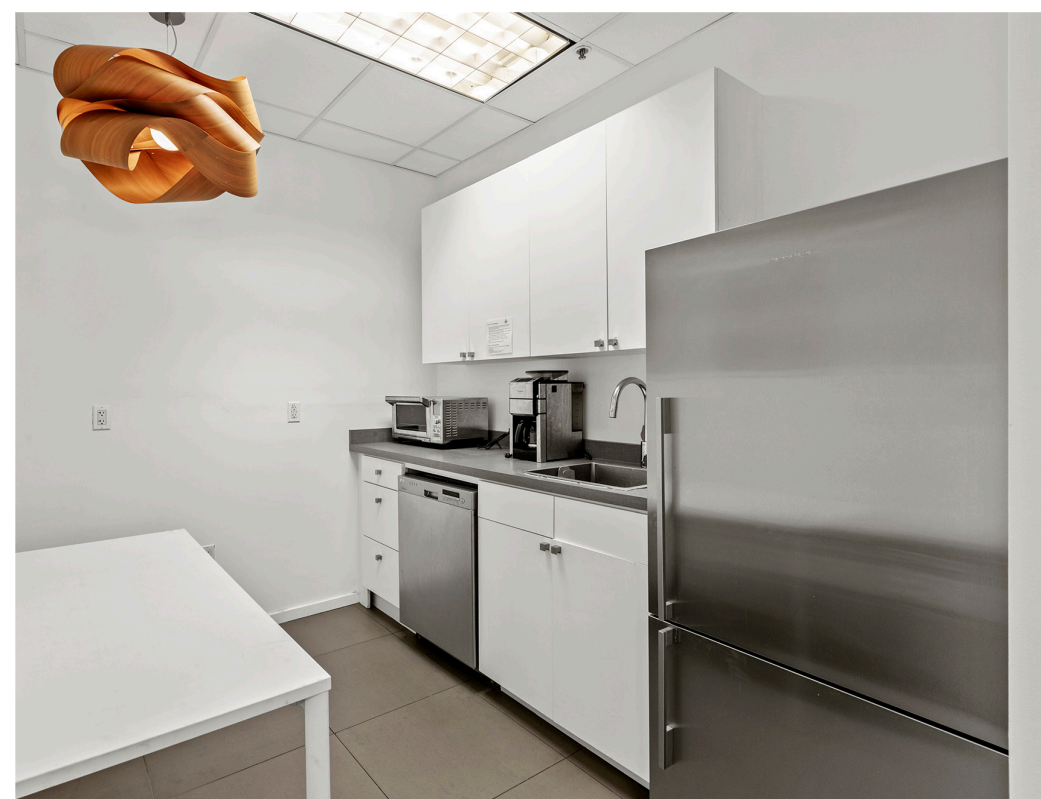


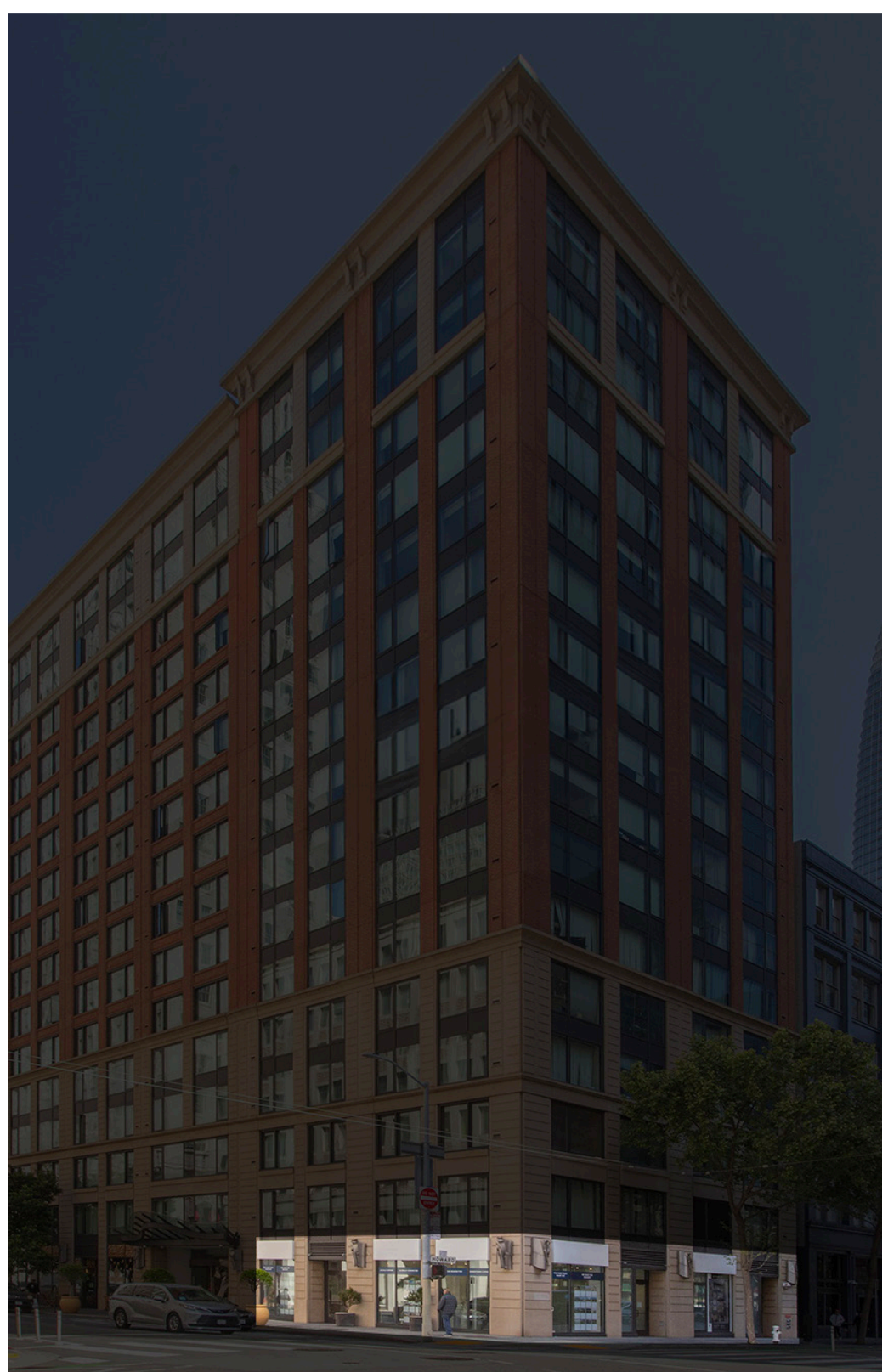


LOCATION MAP

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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COMPASS COMMERCIAL

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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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