



# Retail for lease

235 Montgomery St. | San Francisco





# The Financial District



The iconic Russ Building, constructed in 1927, is located in the heart of the North Financial District. The North Financial District is home to more than 21.5 million square feet of Class A office space, and the headquarters for numerous Fortune 100 companies. Serving this dense daytime population are world class restaurants including Leo's Oyster Bar, Michael Mina, Pabu, Perbacco, The Treasury and Wayfare Tavern. Public transportation stations Embarcadero and Montgomery carry over 300,000 employees to the area per day, flooding the streets around Montgomery Street from dawn to dusk.





# The Demographics



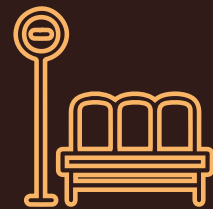
Walk Score  
**100**



Total #  
Businesses  
**21,536**



Daytime  
Population  
**321,130**



Montgomery BART  
exits per day  
**10,807**



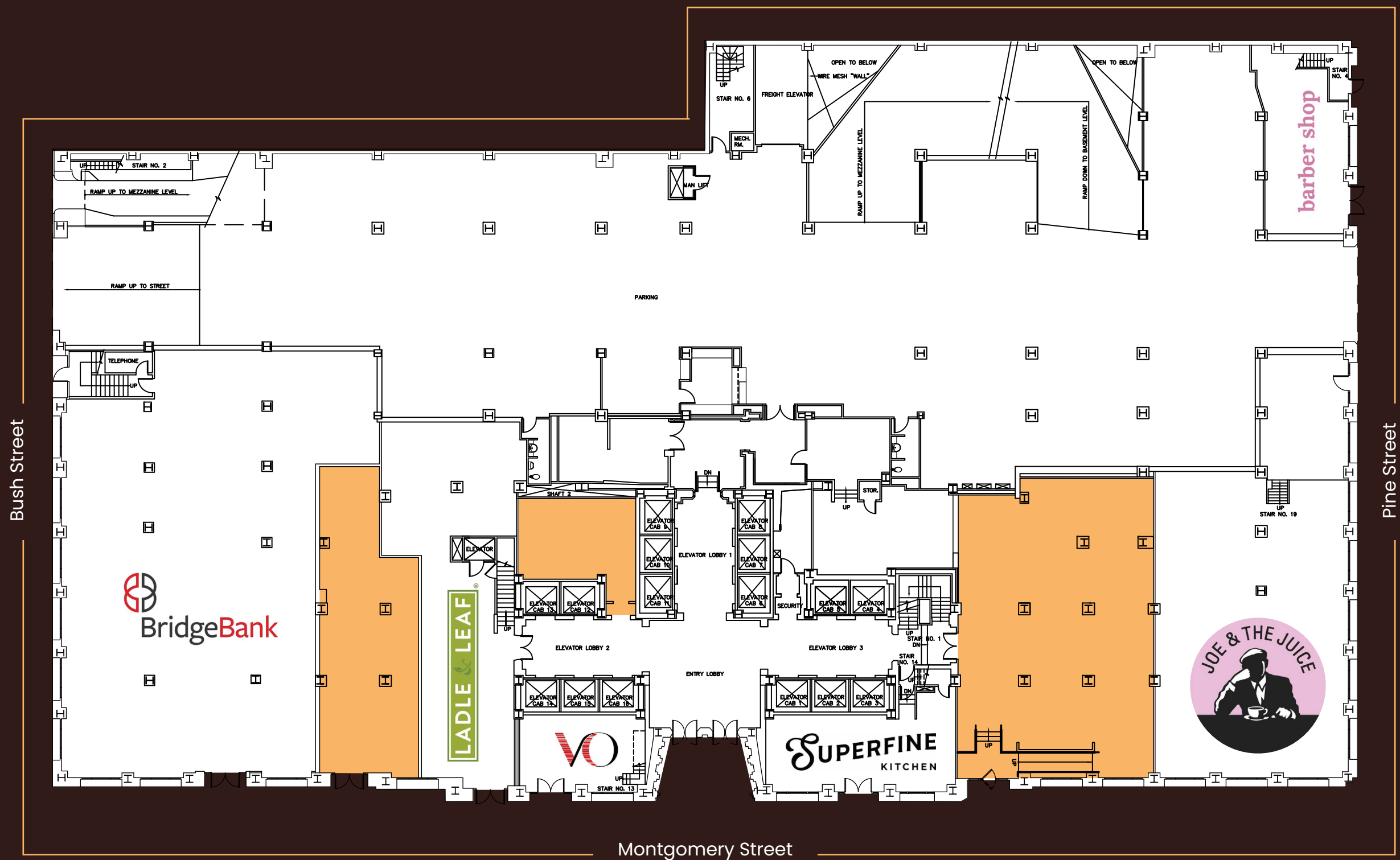
Class A office  
space  
**22.5M Sq Ft**



Consumer  
Spending  
**\$3.1B**



# The Property



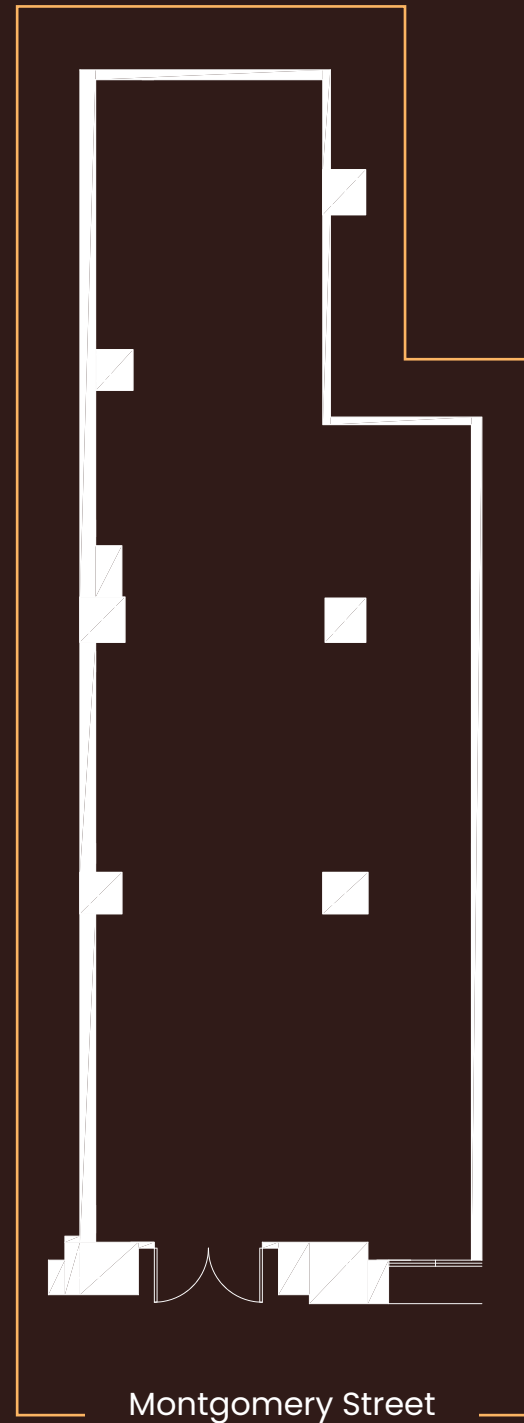


# The Space



**1,267 SF**  
**Suite 106**

- ★ Two blocks from BART station
- ★ Intersection of Montgomery & Bush St
- ★ Ideal for a non-cooking food concept



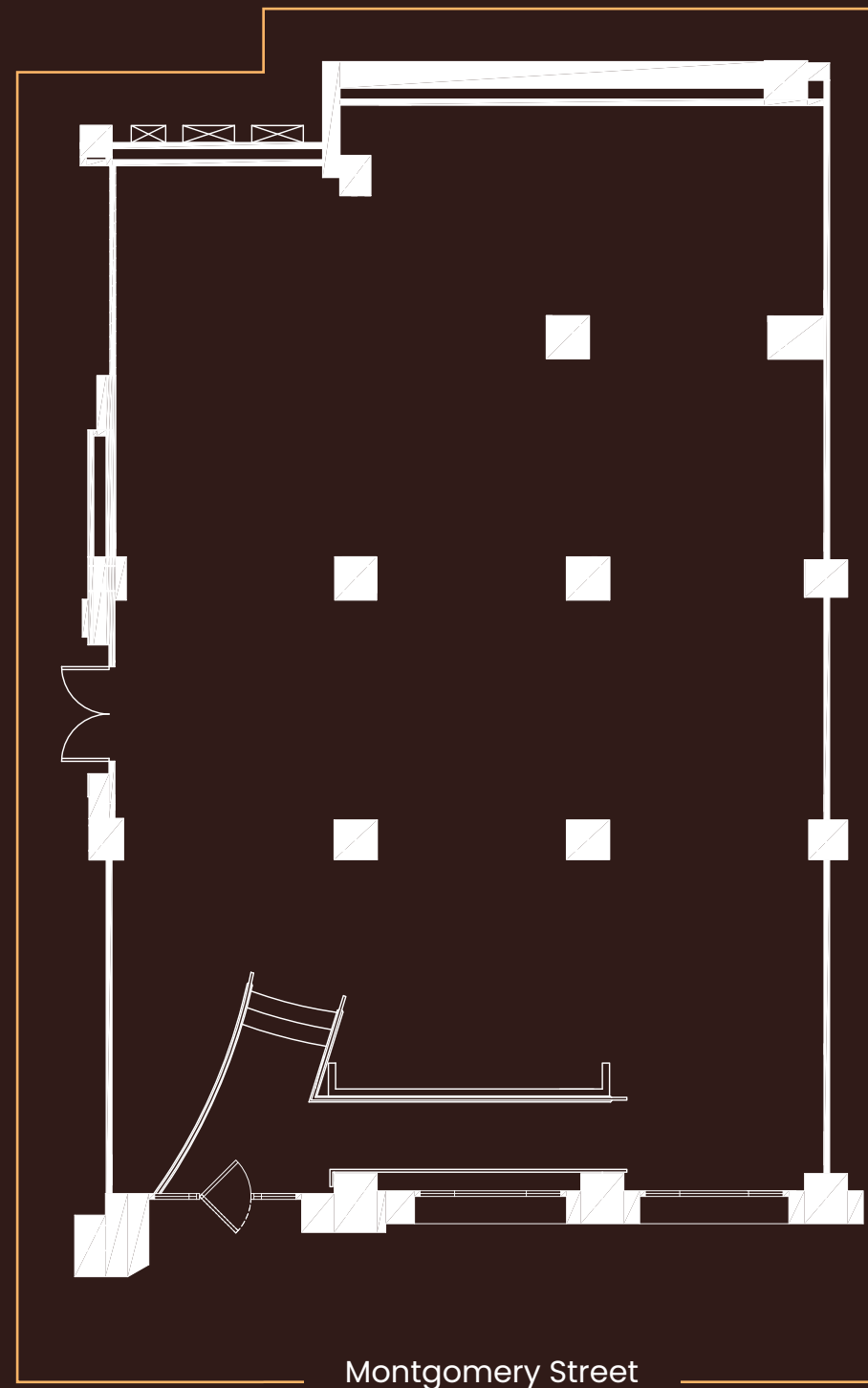


# The Space



**2,841 SF**  
**Suite 108**

- ★ High ceilings – 25'
- ★ Flexible demising
- ★ Three window bays offers strong street frontage presence
- ★ Flooded with natural light
- ★ Ideal for service retailer



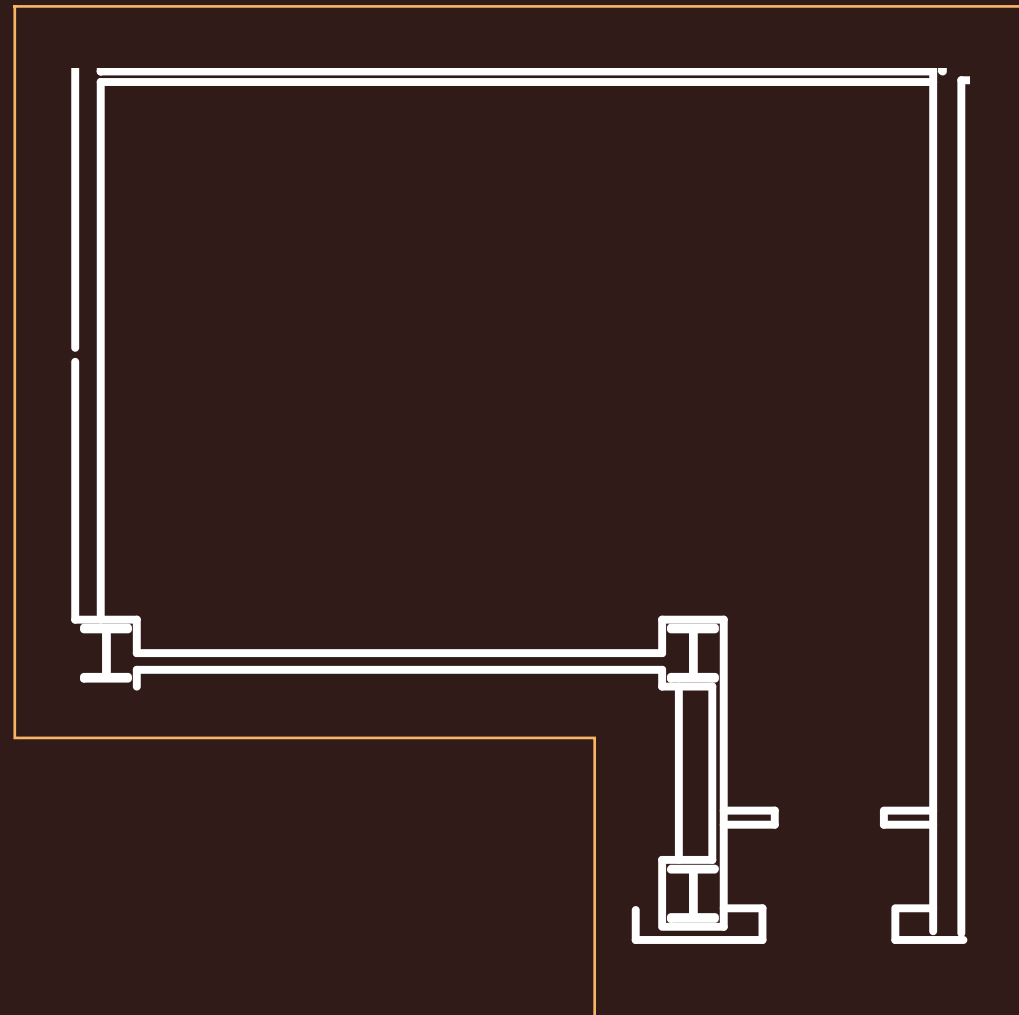


# The Space



## 477 SF Suite 103

- ★ Immediately adjacent to main lobby
- ★ Ideal for coffee/sundries





# The Contacts



**Laura Tinetti**  
+1 415 228 3072  
RE Lic# 01358500



**Ben Lazzareschi**  
+1 415 228 3070  
RE Lic# 01414579



**Rhonda Diaz Caldewey**  
+1 415 271 1900  
RE Lic #01072594



**David Kessler**  
+1 925 478 0386  
RE Lic# 02112097

