

# ONE FORTY NEW MONTGOMERY

EXTRAORDINARY  
SAN FRANCISCO  
RESTAURANT  
FOR LEASE

maven  
RETAIL



A PEMBROKE PROPERTY





## PEERLESSLY DESIGNED, INNOVATIVELY RESTORED

140 New Montgomery, one of San Francisco's most celebrated landmark properties, built in 1925 and designed by Bay Area architect Timothy Pflueger, features a historic façade with fully modernized interiors renovated in 2012. A stunning custom built lobby, a destination unto itself, is surrounded by elegant retail occupancy and 26 stories of premier office space, leased to an array of influential corporate brands. Strategically located between two business districts and San Francisco's convention center, 140 New Montgomery boasts extraordinary pedestrian traffic, easy access to multiple transit lines, amongst a hub of locals and visitors alike.





Now available for its next generation occupancy, this ground floor restaurant venue features 2,430 square feet of interior space, including private dining, connected to a spacious 720 square foot covered outdoor veranda for tenant's exclusive use. Soaring ceilings, and abundant natural light provide destination value for one of the nation's most sought-after customer bases.

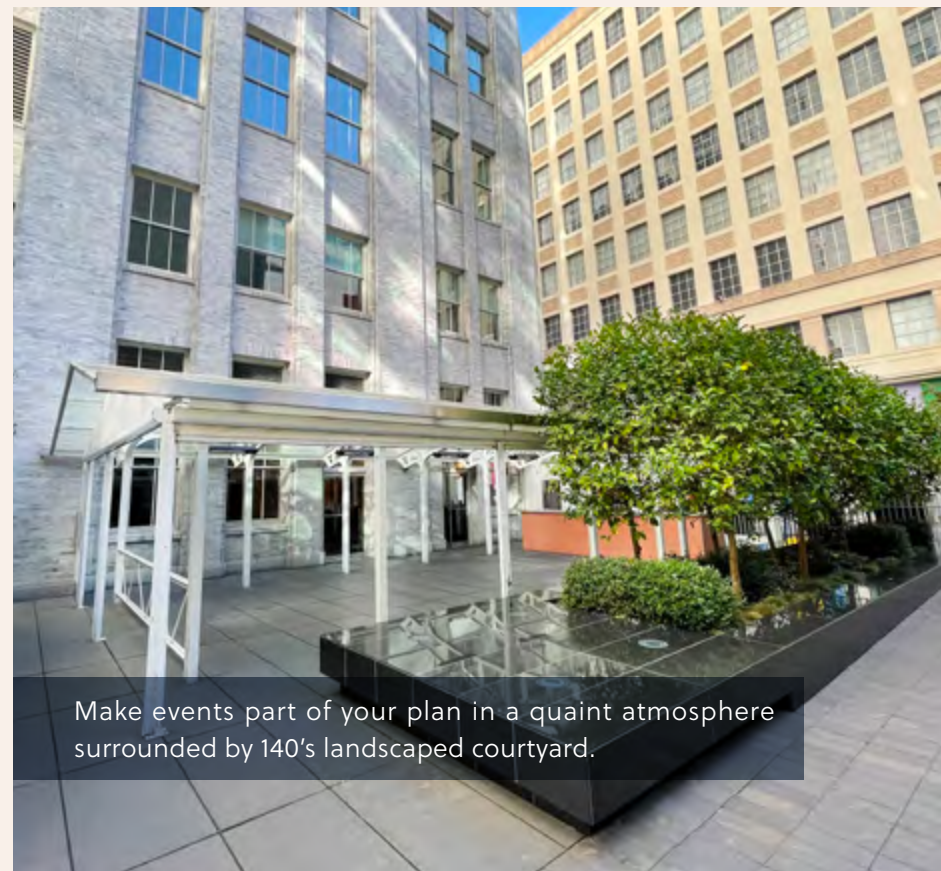




Dining room with natural light and high end finishes creates a boutique, high-end atmosphere.



Offers al fresco dining with outdoor seating, open ventilation and gas heaters.



Make events part of your plan in a quaint atmosphere surrounded by 140's landscaped courtyard.



Conveniently located  
in a core SOMA/South  
Financial District  
location close to BART,  
MUNI, CalTrans, and  
all freeways



2,430 SF modern  
ground floor  
restaurant in  
a 26 story,  
landmark building



Collaborate  
with a supportive  
ownership team  
under a direct  
lease



Noteworthy neighbors like  
Benu, Mourad, Initsu, Spin,  
Flat Iron Wines, and world  
class hotels including:  
The Four Seasons, St. Regis,  
The W Hotel and the historic  
Palace Hotel



Provide al fresco  
dining or program  
events in a 720 SF  
outdoor veranda











RESTAURANT INTERIOR

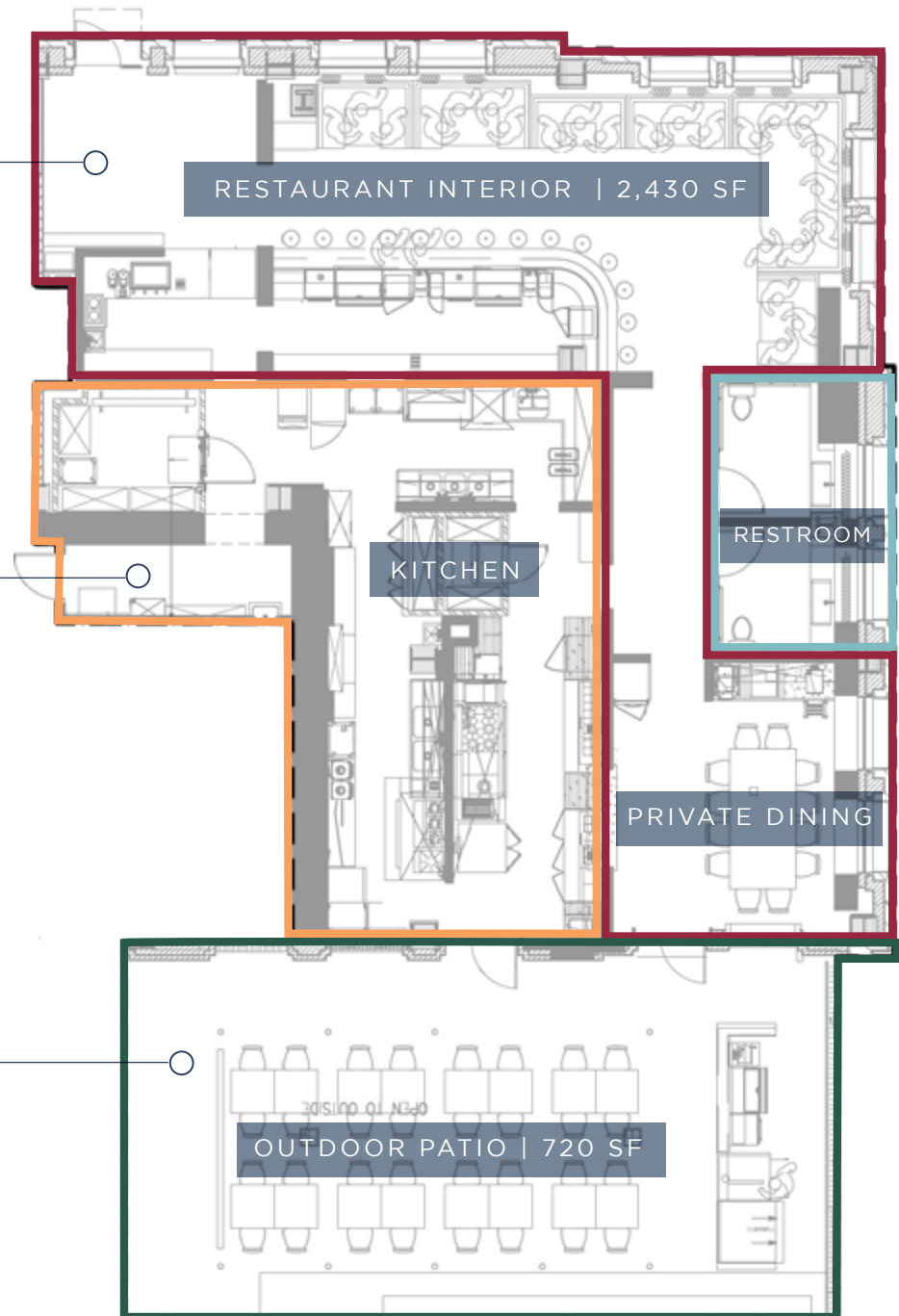


KITCHEN



OUTDOOR PATIO

## FLOOR PLAN



RESTAURANT INTERIOR | 2,430 SF

KITCHEN

RESTROOM

PRIVATE DINING

OUTDOOR PATIO | 720 SF





Bay Bridge

80

80

Ferry Building

San Francisco Bay Ferry

EMBARCADERO STREET

HYATT  
REGENCY

Embarcadero  
Station

Salesforce Tower

YANK SING

Montgomery  
Station

ONE FORTY  
NEW MONTGOMERY

2ND STREET

NEW MONTGOMERY STREET

PALACE HOTEL  
SAN FRANCISCO

Powell Street  
Station

ST REGIS  
RESIDENCES

mourad  
SAN FRANCISCO

benu

HAWTHORNE STREET

THE RITZ-CARLTON®

W  
HOTELS

3RD STREET

CONTEMPORARY  
JEWISH MUSEUM

SF MO  
MA

Yerba Buena Gardens

MOSCONE CENTER  
SAN FRANCISCO

FOUR SEASONS  
Hotels and Resorts

METREON

MISSION STREET

HOWARD STREET

FOLSOM STREET

Union Square

O'FARRELL STREET









# SCHEDULE A TOUR TODAY

FOR MORE INFORMATION CONTACT

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