

42nd Floor at The Pyramid

600 MONTGOMERY STREET, SAN FRANCISCO, CA 94111



RARE SUBLEASE OPPORTUNITY

**4,033 RSF OF UNRIVALED, TROPHY VIEW SPACE
ATOP THE ICONIC TRANSAMERICA BUILDING**

CAMERON LOVE

Senior Vice President

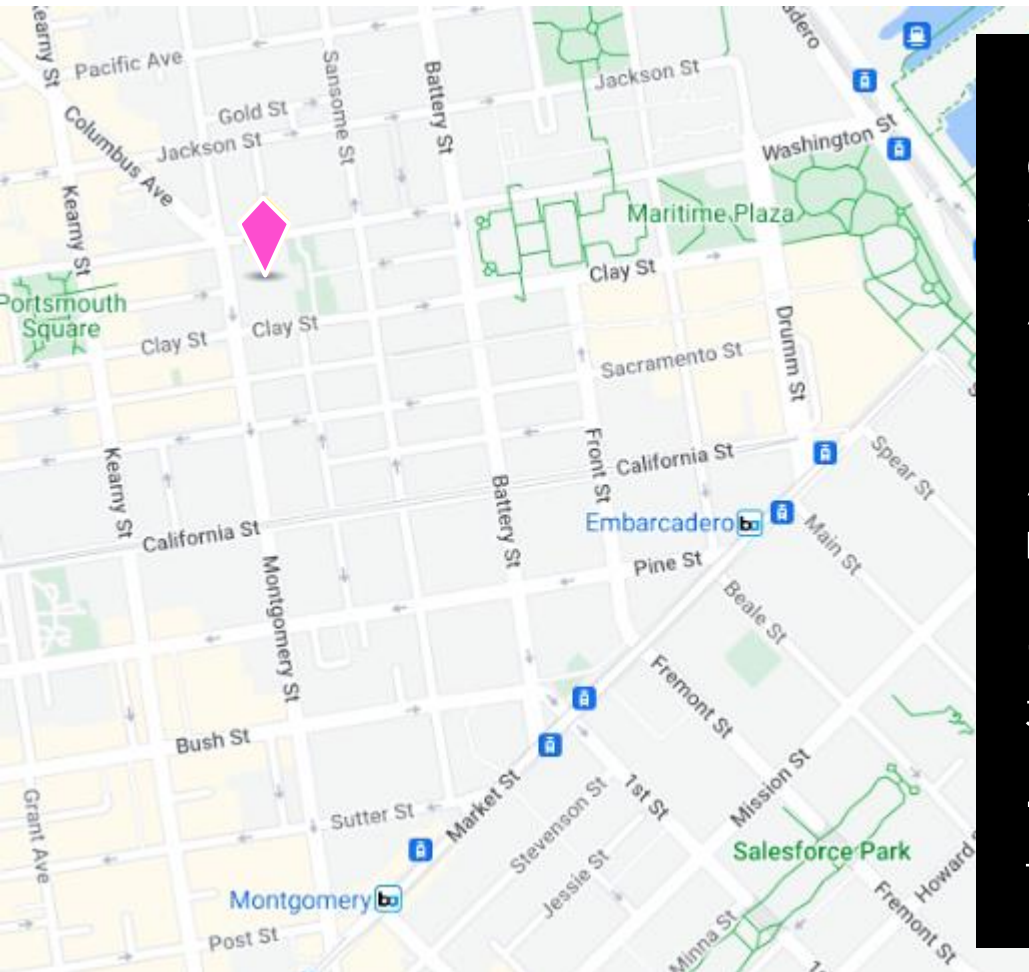
Lic. #01914963

cameron@hughesmarino.com

415.745.5157

HUGHESMARINO

SUBLEASE INFORMATION



BUILDING ADDRESS

600 Montgomery Street,
San Francisco, CA 94111

AVAILABLE RSF

Entire 42nd Floor – 4,033 RSF

ASKING RATE

Inquire for Rate

OCCUPANCY

30 Days

TERM AVAILABLE

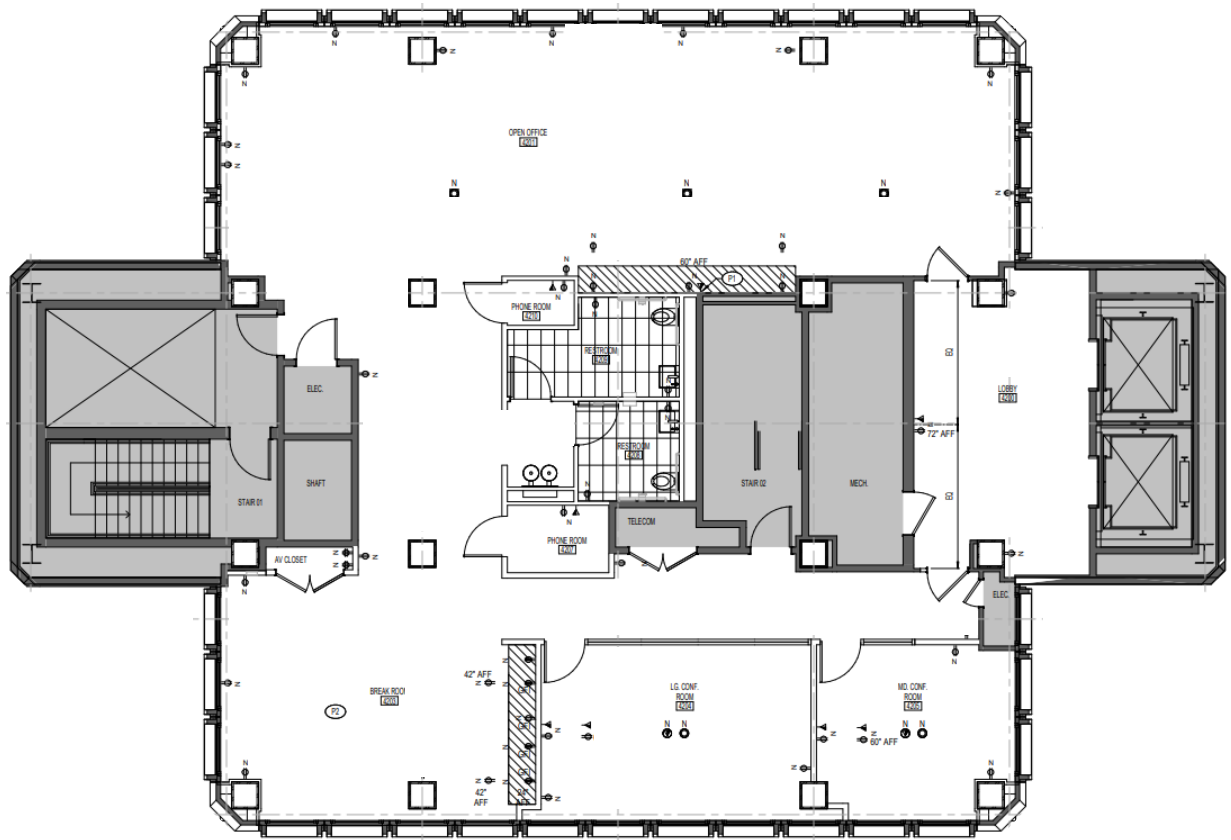
Through October 2028

BUILDING AMENITIES

- \$400M building common areas renovation nearing completion
- New lobbies, activated indoor-outdoor on street level
- Brand new amenities on elevator transfer floors including conference rooms, fitness center, bike storage, etc.
- 230 stall underground parking garage with 24/7 access, EV charging and carwash service
- Adjacent Transamerica Redwood Park features gathering spaces with towering redwood trees transplanted from the nearby Santa Cruz Mountains
- Extremely robust security including 24/7 manned lobby

FLOOR PLAN

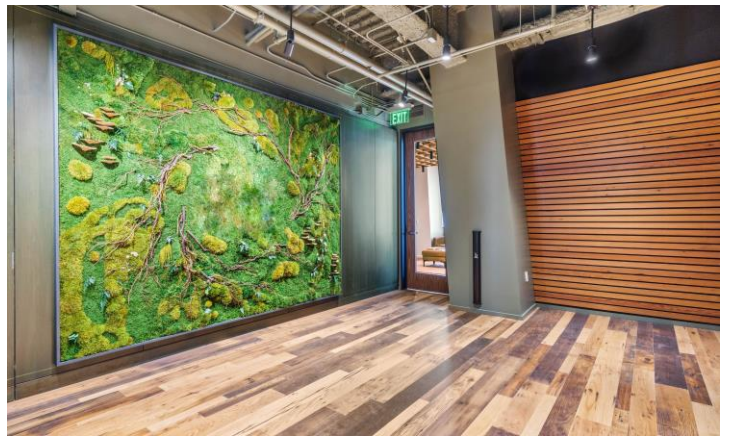
42nd Floor | 4,033 RSF



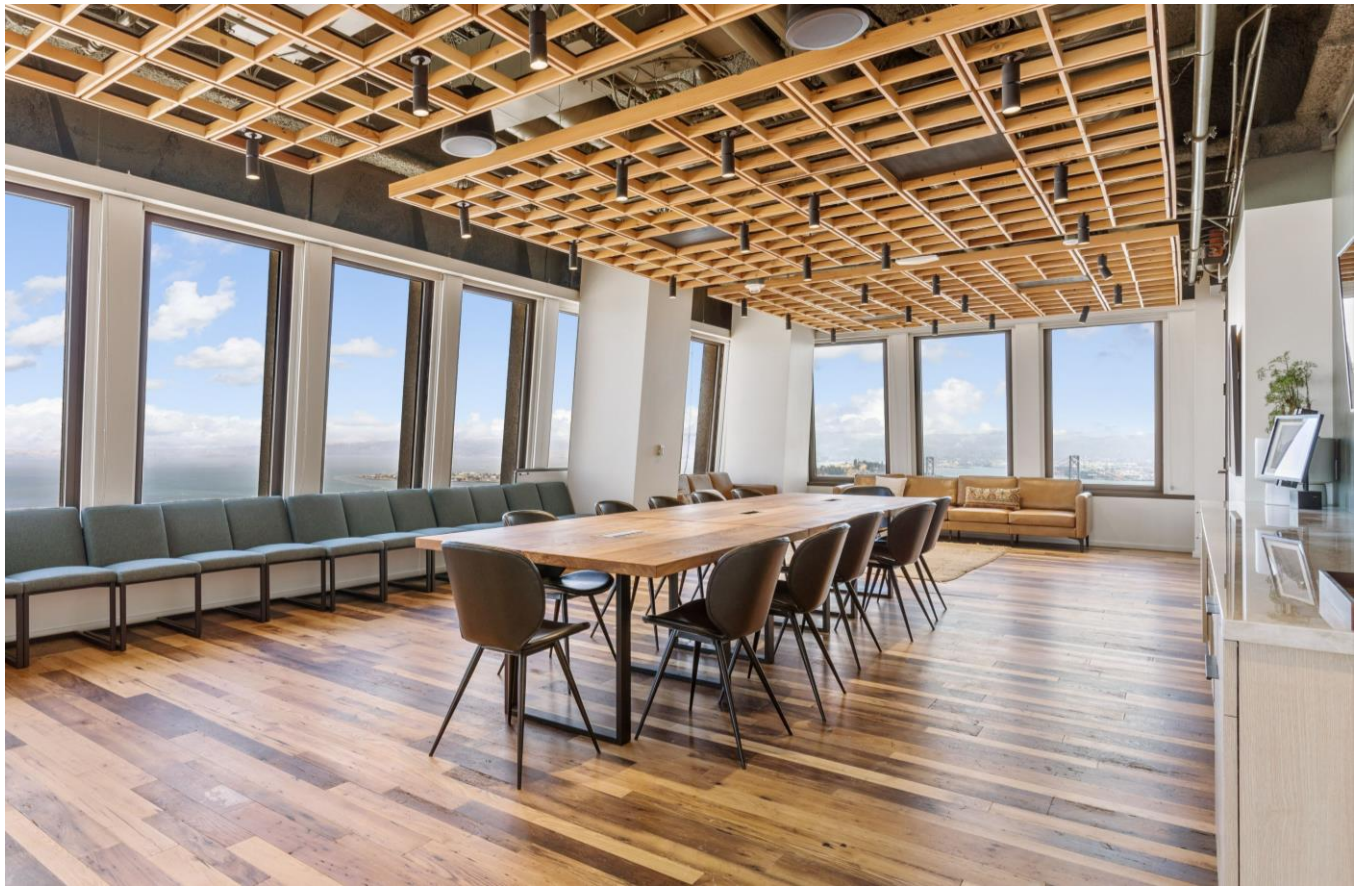
SPACE HIGHLIGHTS

- Exceptional 360-degree views of Golden Gate, Marin Headlands, Alcatraz, Bay Bridge, San Francisco skyline
- Bespoke buildout with wood flooring reclaimed from an east coast early century barn, exposed ceiling with unique honey-comb lighting features
- Elegantly designed window line kitchen and lounge area with polished concrete flooring
- One boardroom and one smaller conference room or corner office, fully furnished and zoom enabled, along with two built phone booths.
- Furniture available – moveable workstations in open area, various reconfiguration opportunities for dedicated or hoteling workspaces -or- event uses
- Flexible use – creative office, high-end event space, conferencing center or incubator
- Two modern and large private restrooms
- Incredible branding opportunity within private lobby vestibule with living wall on floor

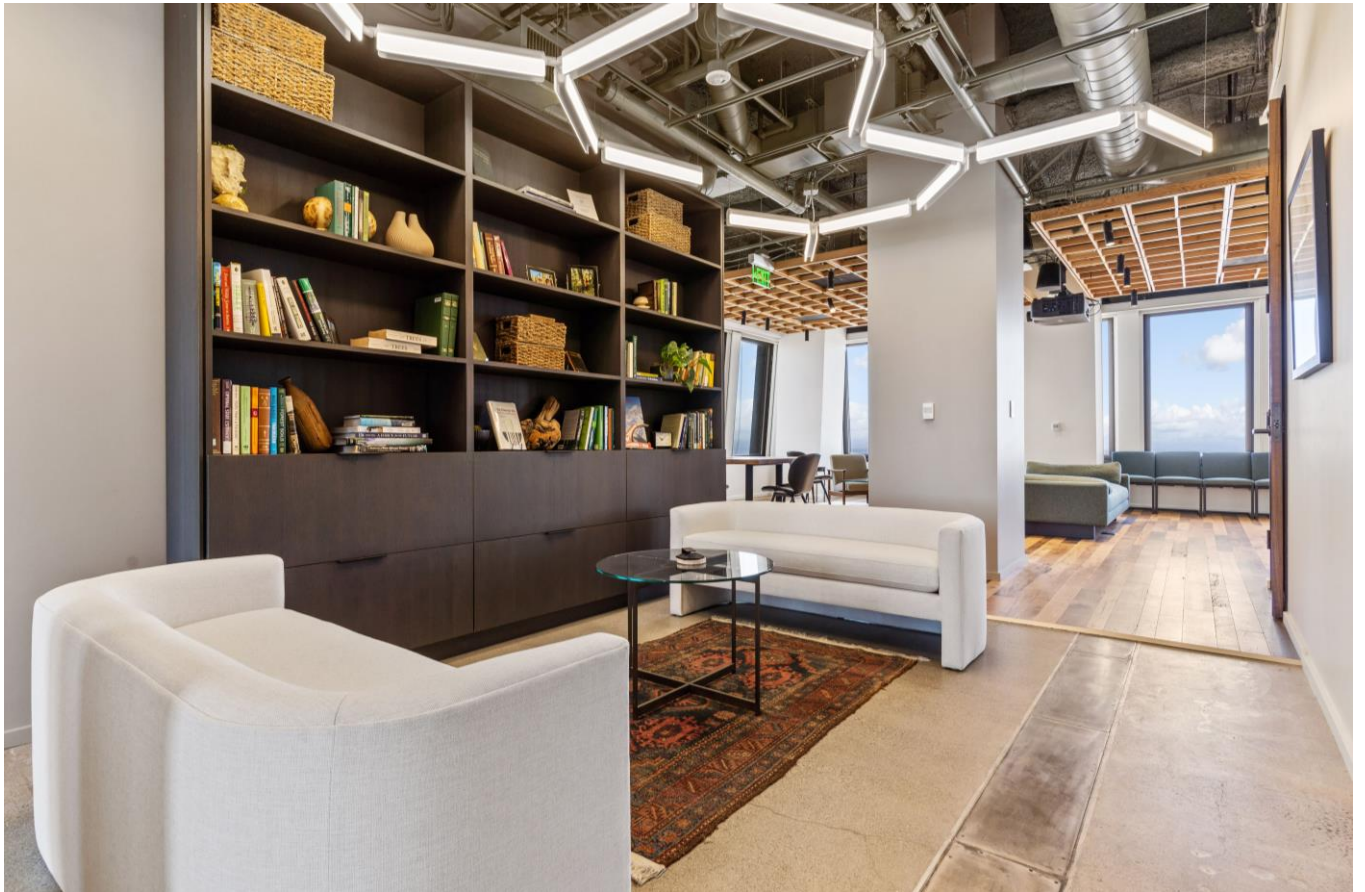
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