

CLASSROOM SPACE AVAILABLE FOR LEASE

ENTIRE SECOND FLOOR

±11,195 RSF

# 149 NEW MONTGOMERY

SAN FRANCISCO, CA



**Jim Chesler**  
+1 415 971 3320  
jim.chesler@cushwake.com  
License #01274224

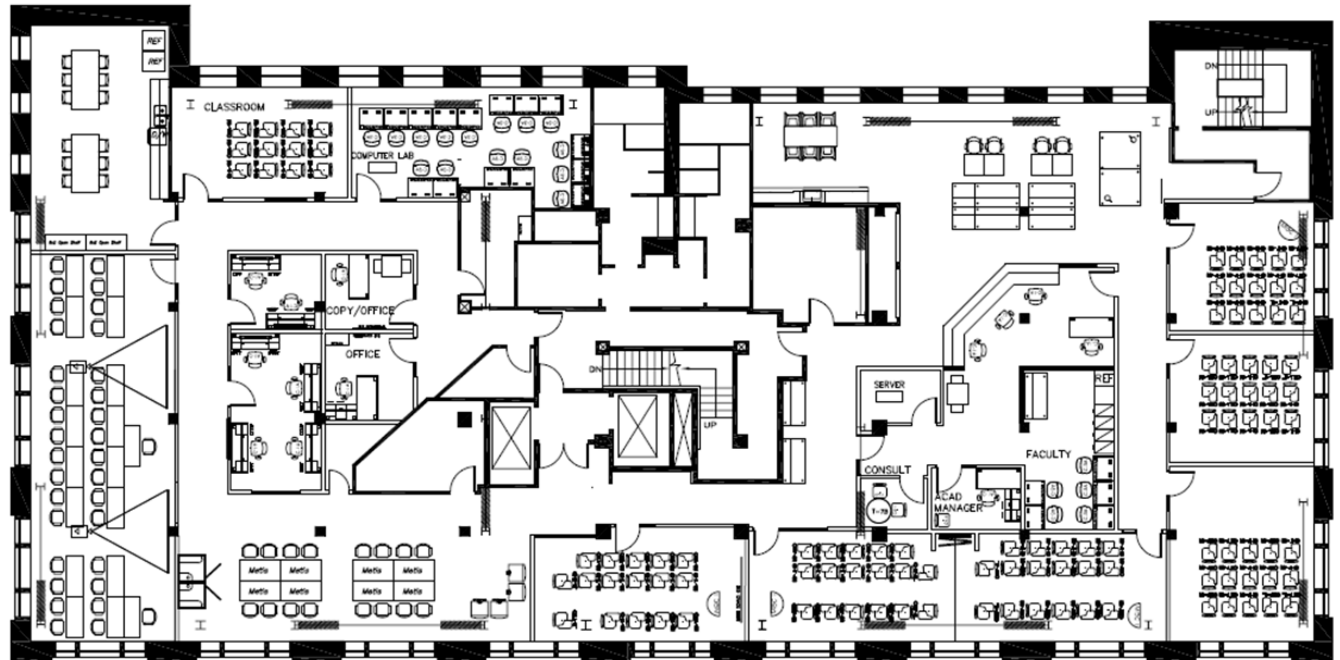
**Charlie Moore**  
+1 415 677 0438  
charlie.moore@cushwake.com  
License #01893023





## SECOND FLOOR | CREATIVE CLASSROOM SPACE | ±11,195 RSF

- Classroom Build-Out
- Nine (9) Classrooms
- Four (4) Offices / Meeting Rooms
- Kitchen / Lounge
- Reception
- Exposed Brick Throughout
- Full HVAC
- Operable Windows
- Potential for Additional 6,789 SF on the Ground Floor
- **Available: Now**
- **Asking Rate: Negotiable**
- **Asking Term: Negotiable**

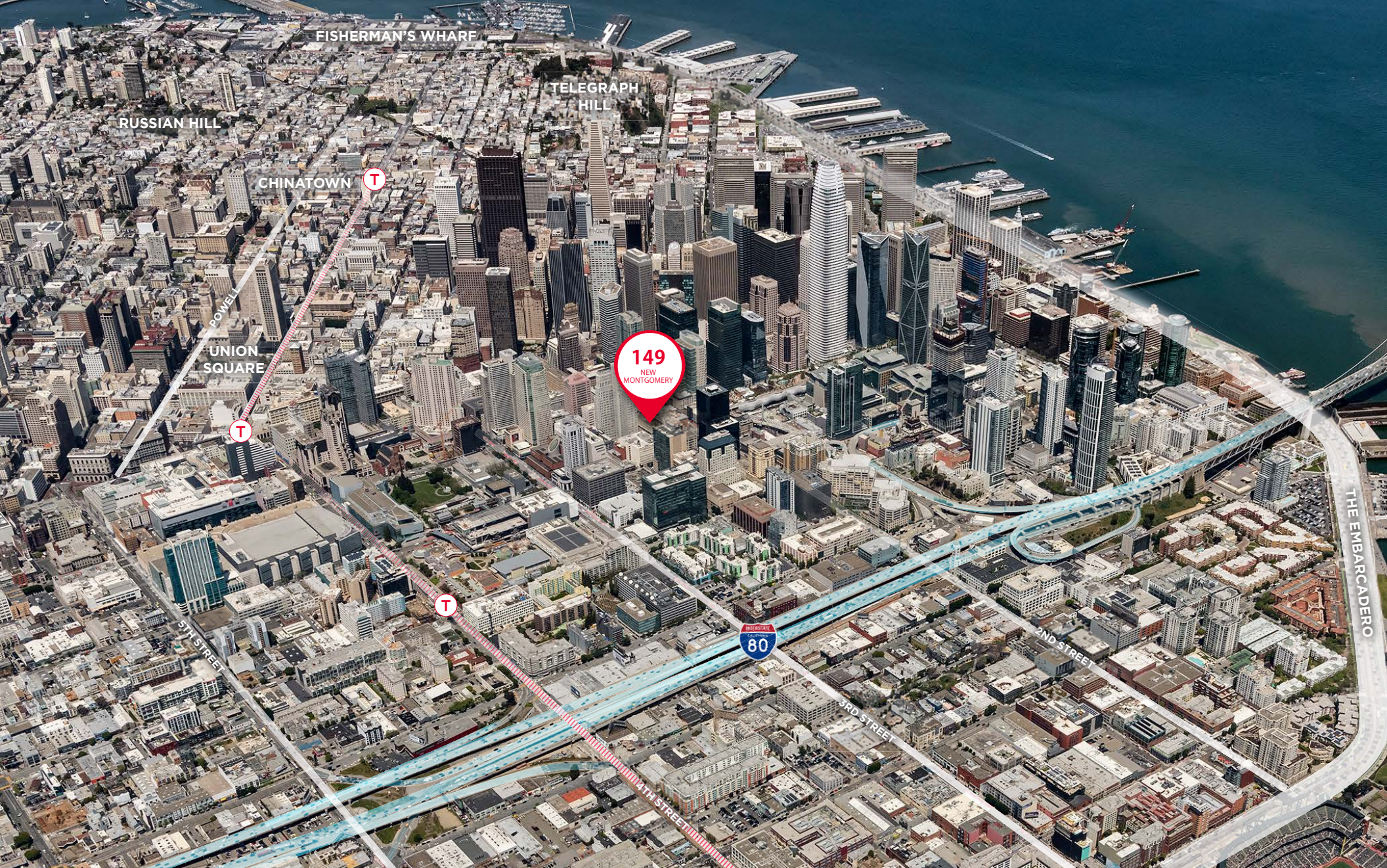




## NEARBY AMENITIES

1. Tadich Grill
2. Credo
3. Sam's Grill / Cafe Tiramisu
4. The Treasury
5. Crocker Galleria
6. Barcha
7. Susie Cakes
8. SoulCycle
9. Town Hall
10. Yank Sing
11. Louie's Bar
12. Uno Dos Tacos
13. Crunch Fitness
14. Salt House
15. Roy's Restaurant
16. Anchor & Hope
17. Eddie Rickenbacker's Bar
18. Soma Eats
19. The Bird
20. Mourad
21. ThirtyBear Brewing Co.
22. The Fly Trap
23. Fogo de Chão Brazilian Steakhouse
24. SPIN San Francisco
25. Osha Thai
26. Moscone Center
27. Yerba Buena Ice Skating & Bowling
28. The Metreon / Target / AMC
29. Equinox Sports Club
30. Press Club Wine Bar
31. Bluestem Brasserie
32. Amber Indian
33. Trader Joe's
34. Dirty Habit
35. Westfield San Francisco Centre





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[View Site Specific COVID-19 Prevention Plan](#)