

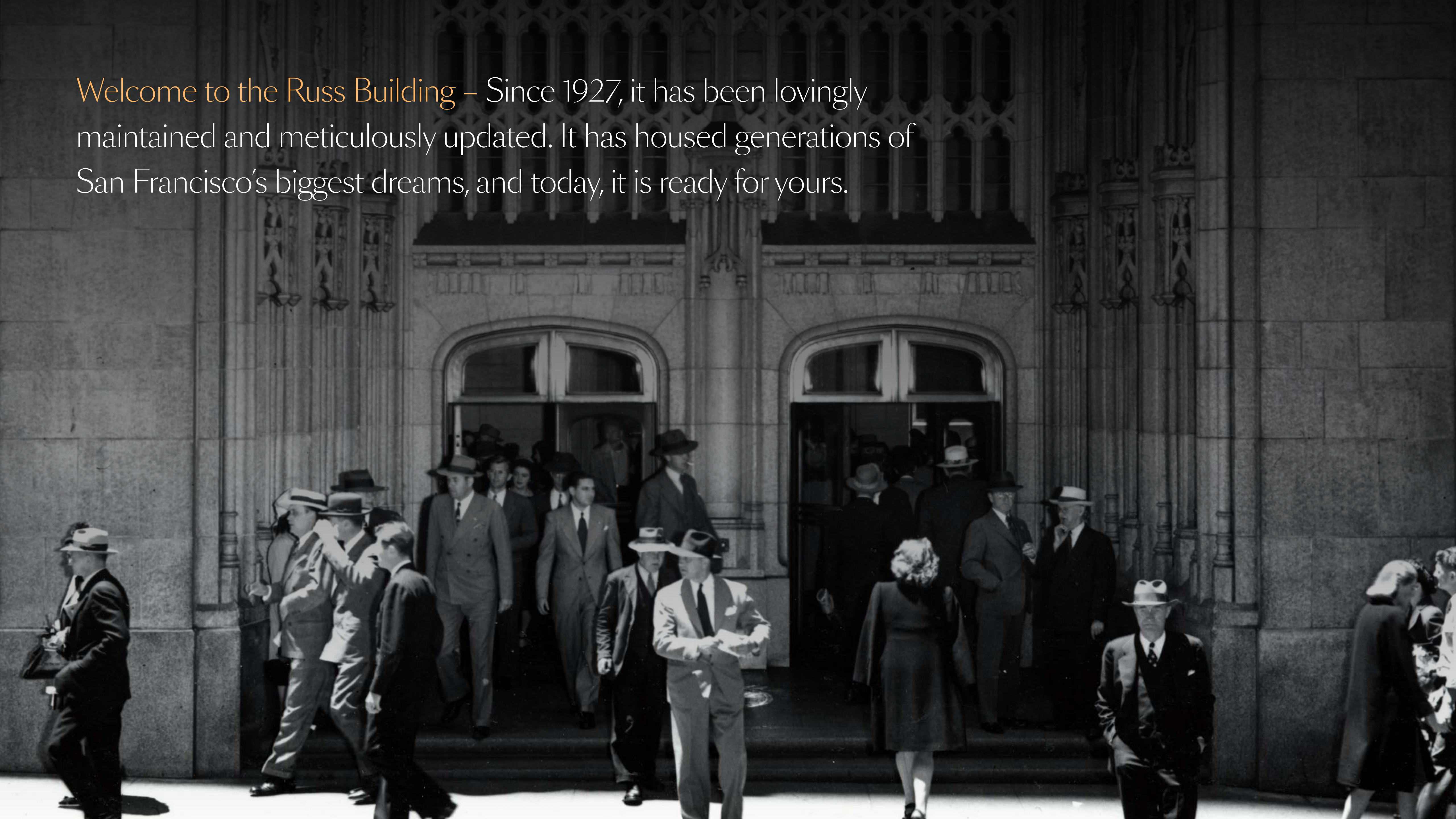


RUSS
BUILDING

SHORENSTEIN



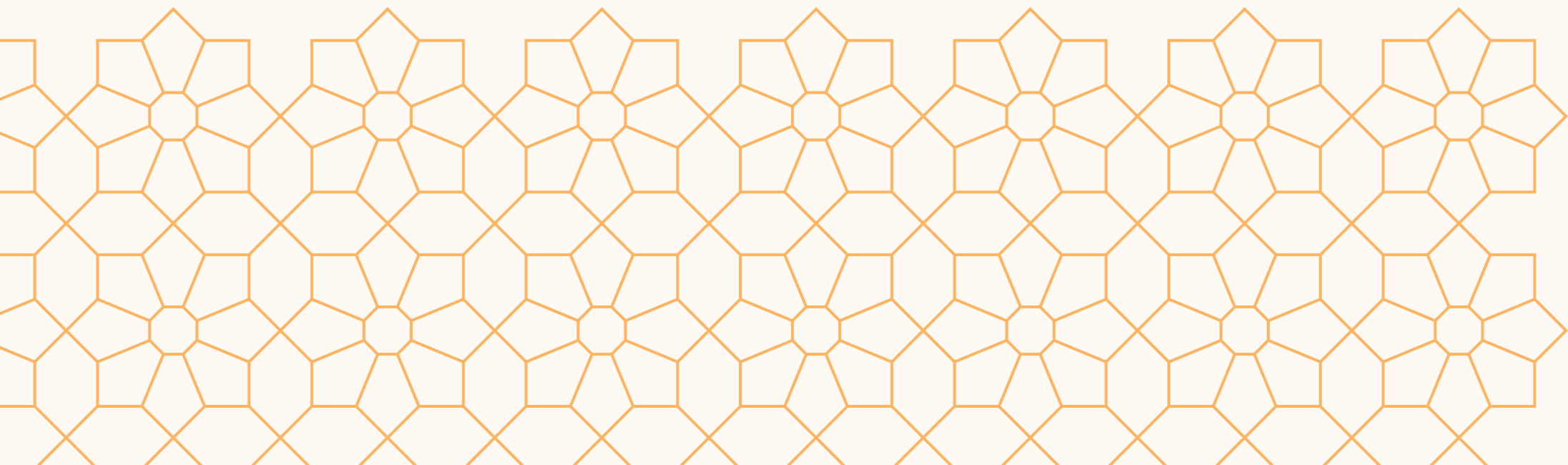
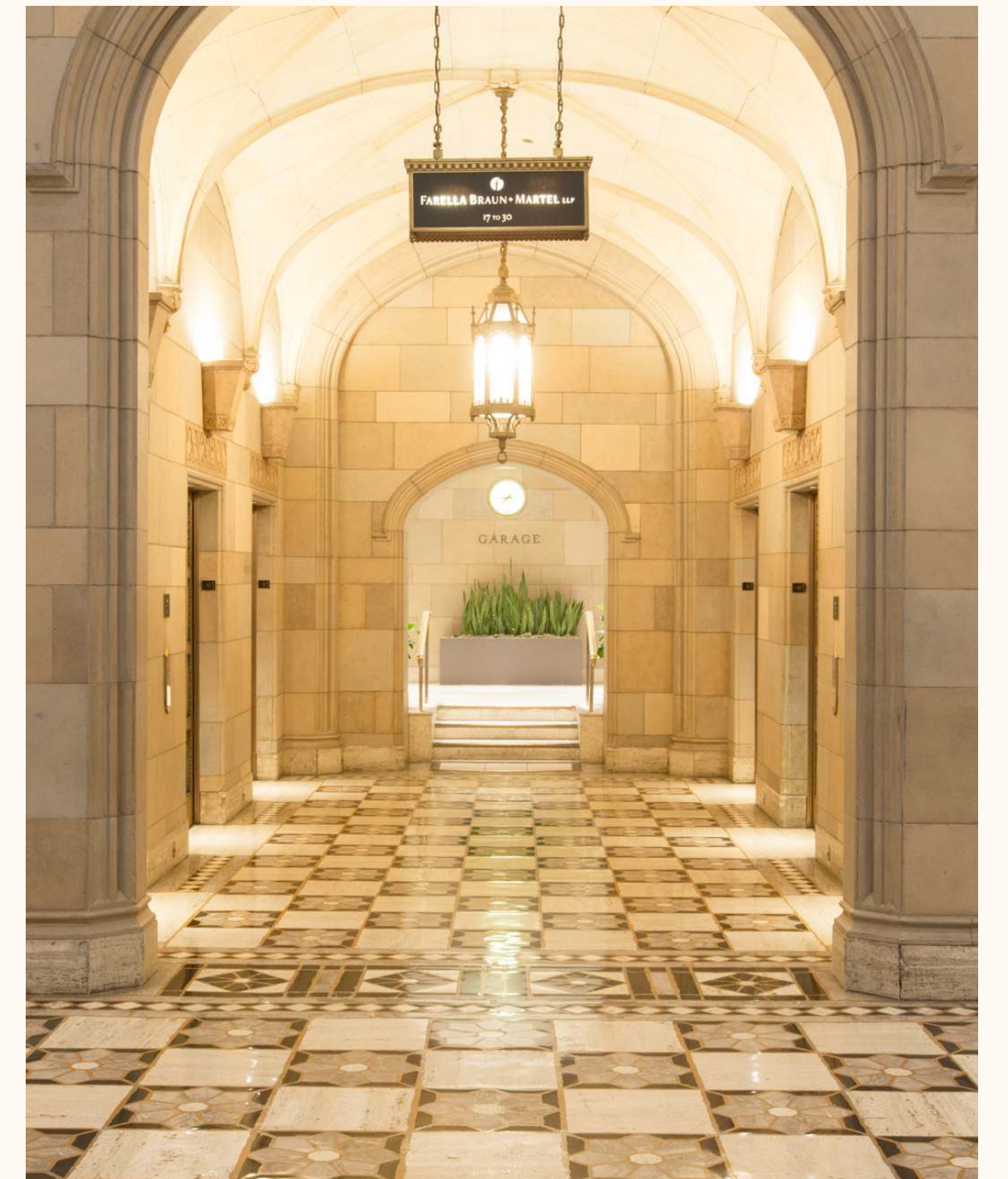
Welcome to the Russ Building – Since 1927, it has been lovingly maintained and meticulously updated. It has housed generations of San Francisco's biggest dreams, and today, it is ready for yours.



MODERN OFFICE + ICONIC SETTING

Your new address in the heart of the Financial District

With its iconic stature in the Financial District, the “Mighty Russ” is one of San Francisco’s most recognizable landmarks. The Russ Building is the place for your business to thrive and grow in a central, vibrant location.



1926

Year of Construction

31

Total Stories

93

Energy Star Score

6K-26K

SF Floor Plates

530,000

Total Square Feet

Platinum

LEED Certification

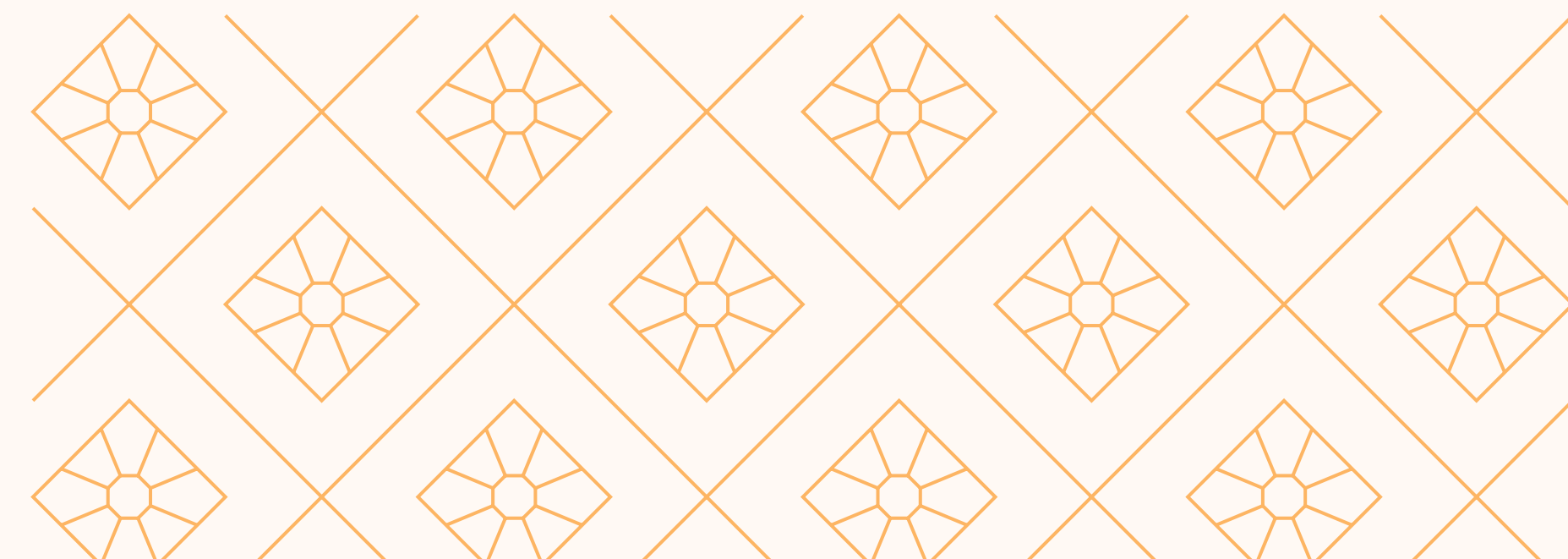
Let's talk numbers.



OUR PEOPLE MAKE ALL THE DIFFERENCE

Our team is here to
take care of yours.

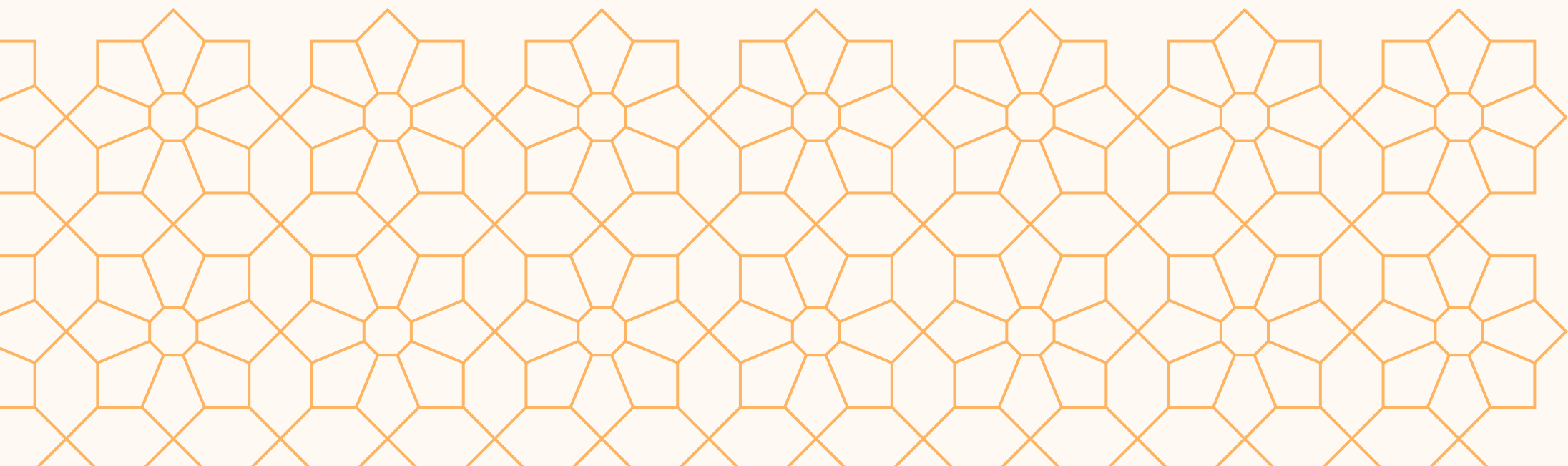
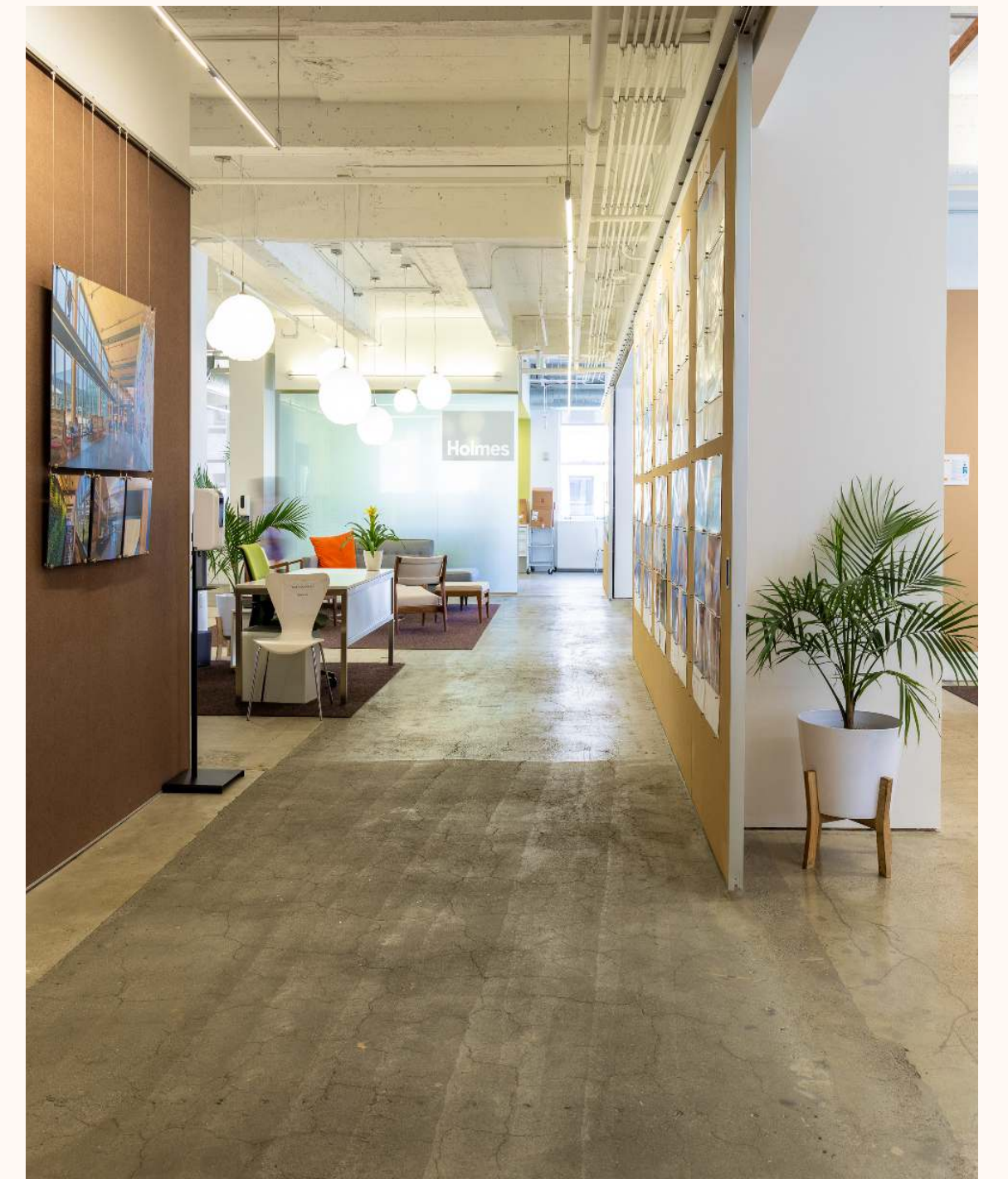
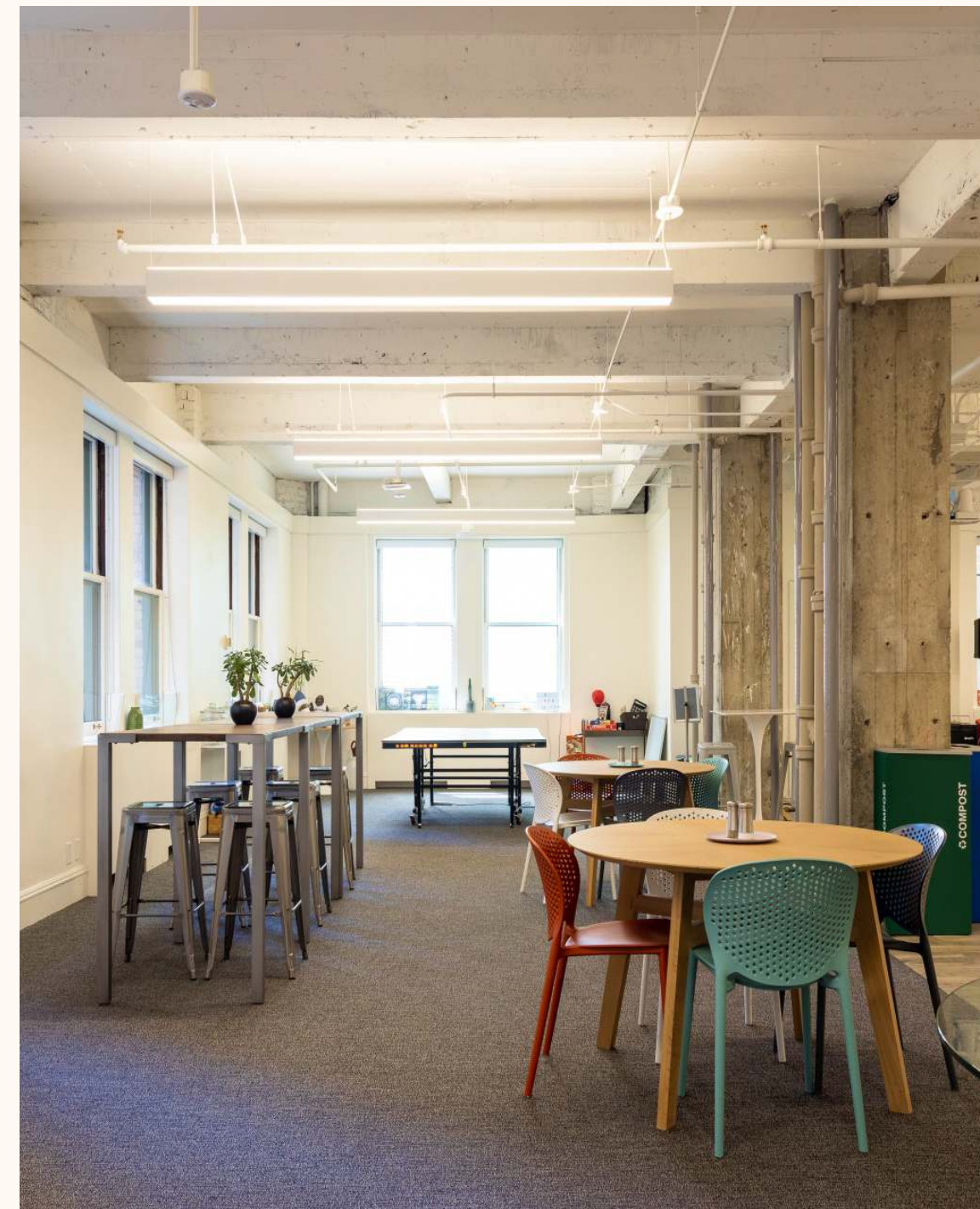
Our elite group of management, security, valet, and
janitorial professionals keep the Russ Building running
so you can focus on what matters.



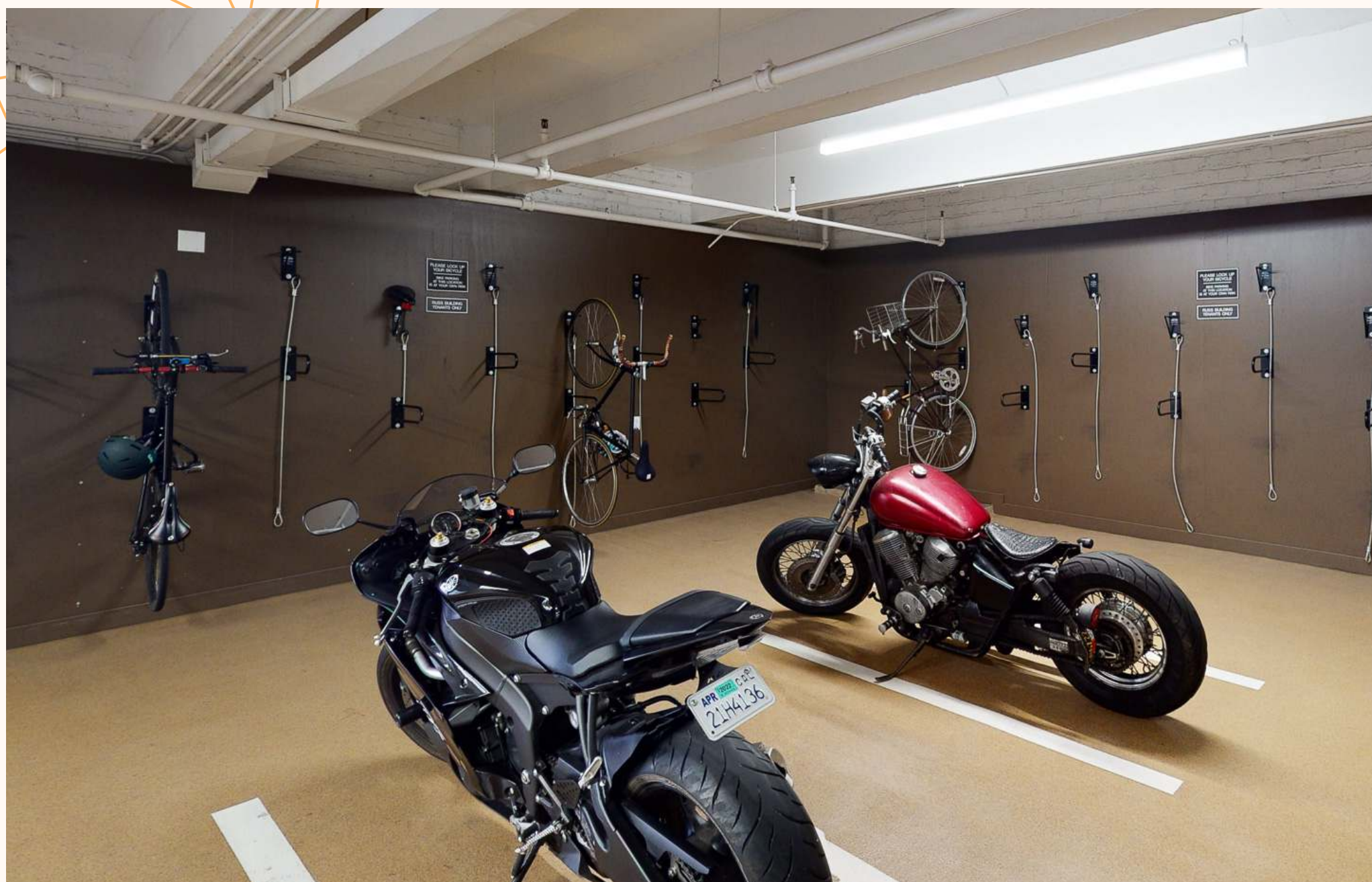
DYNAMIC WORKSPACES

Your business needs a home, and we've got just the place.

With floor plates from 5,000 to 26,000 square feet, the Russ can accommodate dreams of all sizes. Floors 12 and up are reserved for single tenants, while floors 11 and below can house either single or multiple tenants on each level. Stretch out, settle in, and get to work.



Bike to Work or Park in Style

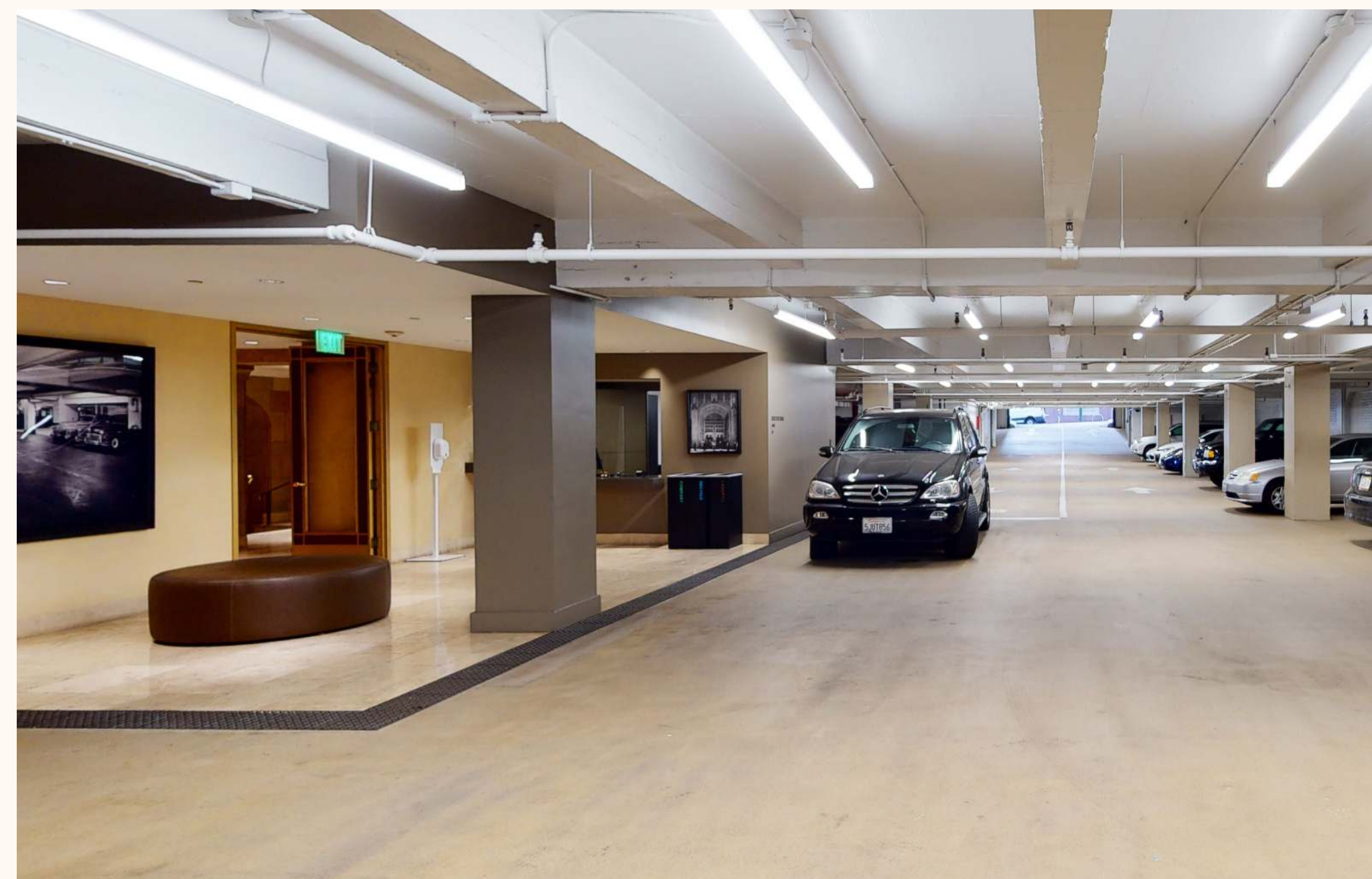


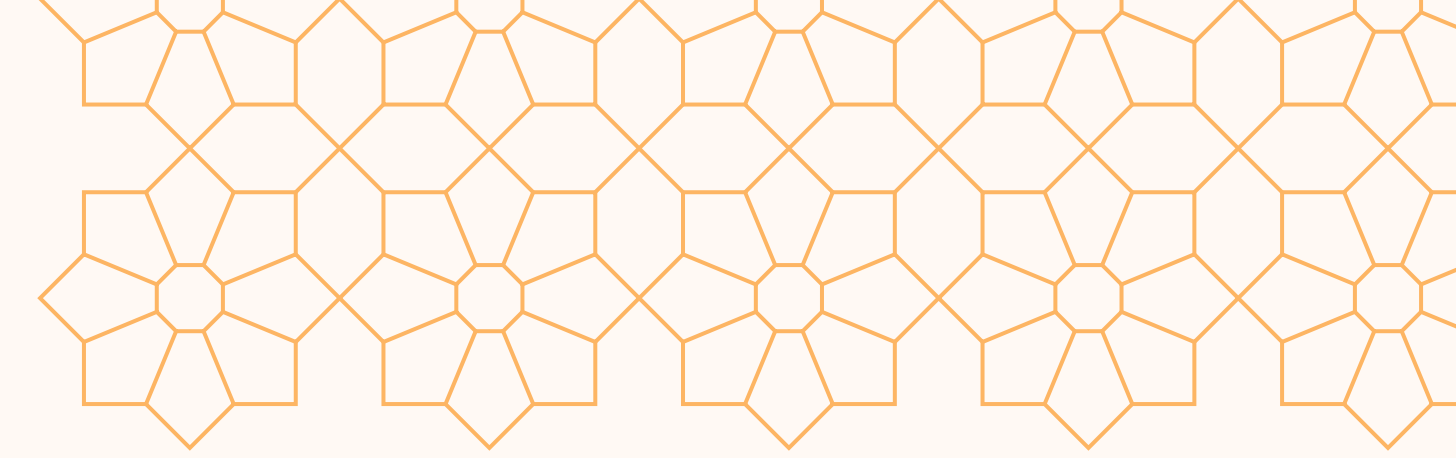
Your commute, your way.

If you prefer two wheels, the Russ has you covered. Our plentiful motorcycle parking and key card-secured bicycle storage room let you commute on your terms, and our showers and day-use lockers give you a private place to freshen up.

Relax, we'll handle the parking.

Our 350-space parking garage was designed for maximum accessibility and ease. Entrances on both Pine and Bush streets, plus valet services, let you begin and end your commute with a smile.





A BETTER RIDE

Our elevator modernization project is well underway.

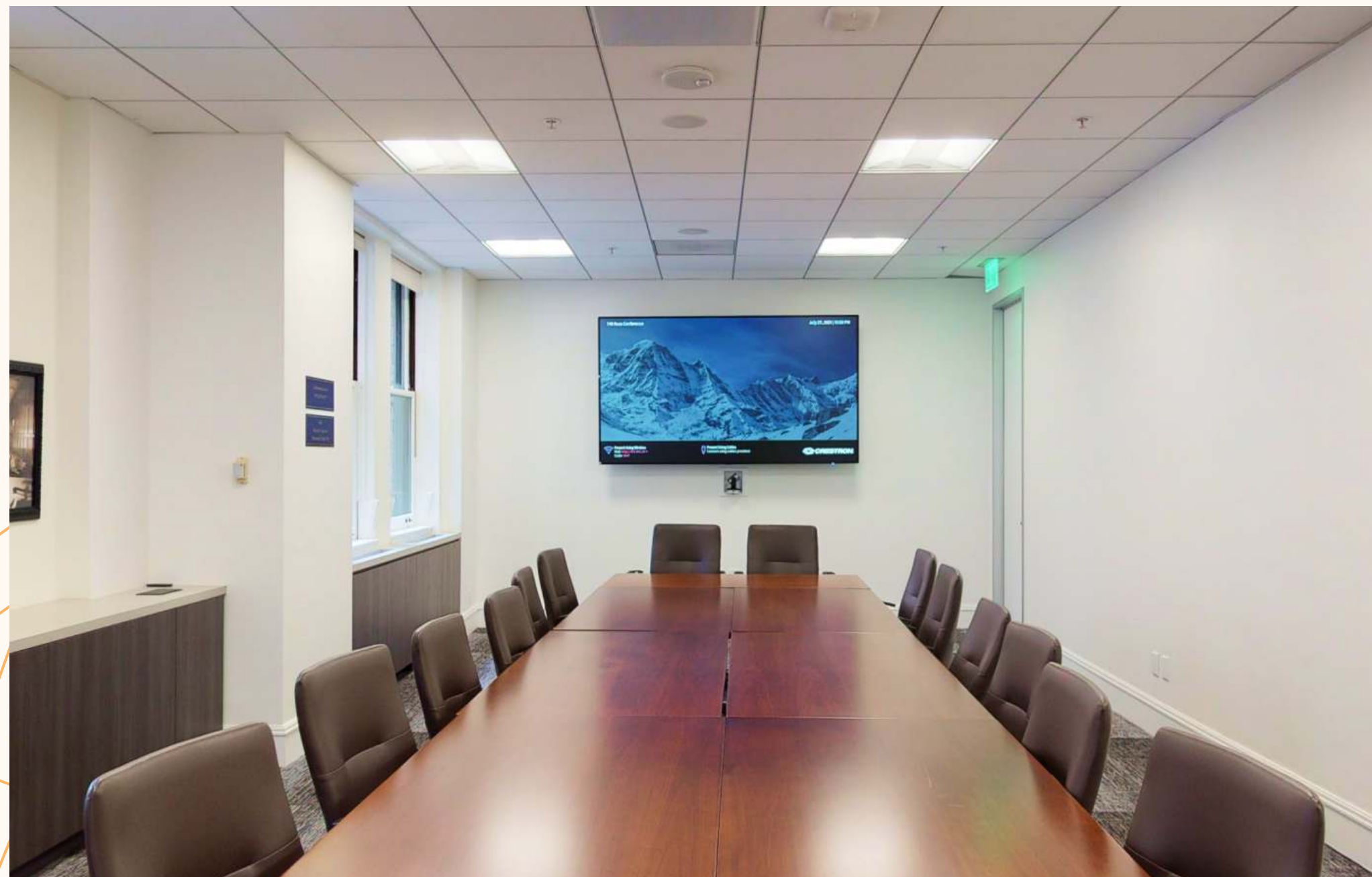
Don't worry, our ornate lobby elevator doors aren't going anywhere. It's the technology within that's getting an overhaul. Starting with re-engineered guide rails and a total replacement of the mechanical and control systems, the updated elevators will get you to your floor quickly and comfortably. The all-new operating system is designed to provide optimal security, cab dispatch and destination grouping, assuring the safest and shortest ride possible.

Note: Targeted for completion by late 2024.

Rooms to Support Everyone

Meet your new ideas.

The Russ boasts two conference rooms just for tenants. Equipped with video and teleconferencing equipment and furniture to support multiple configurations, our conference rooms are designed to support your enterprise.



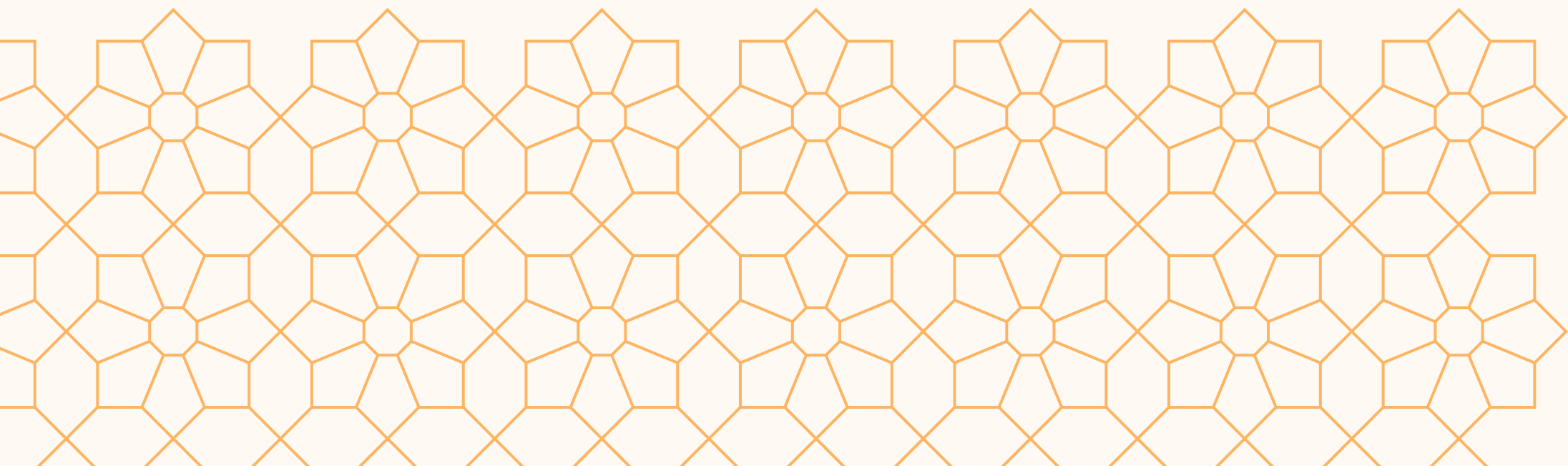
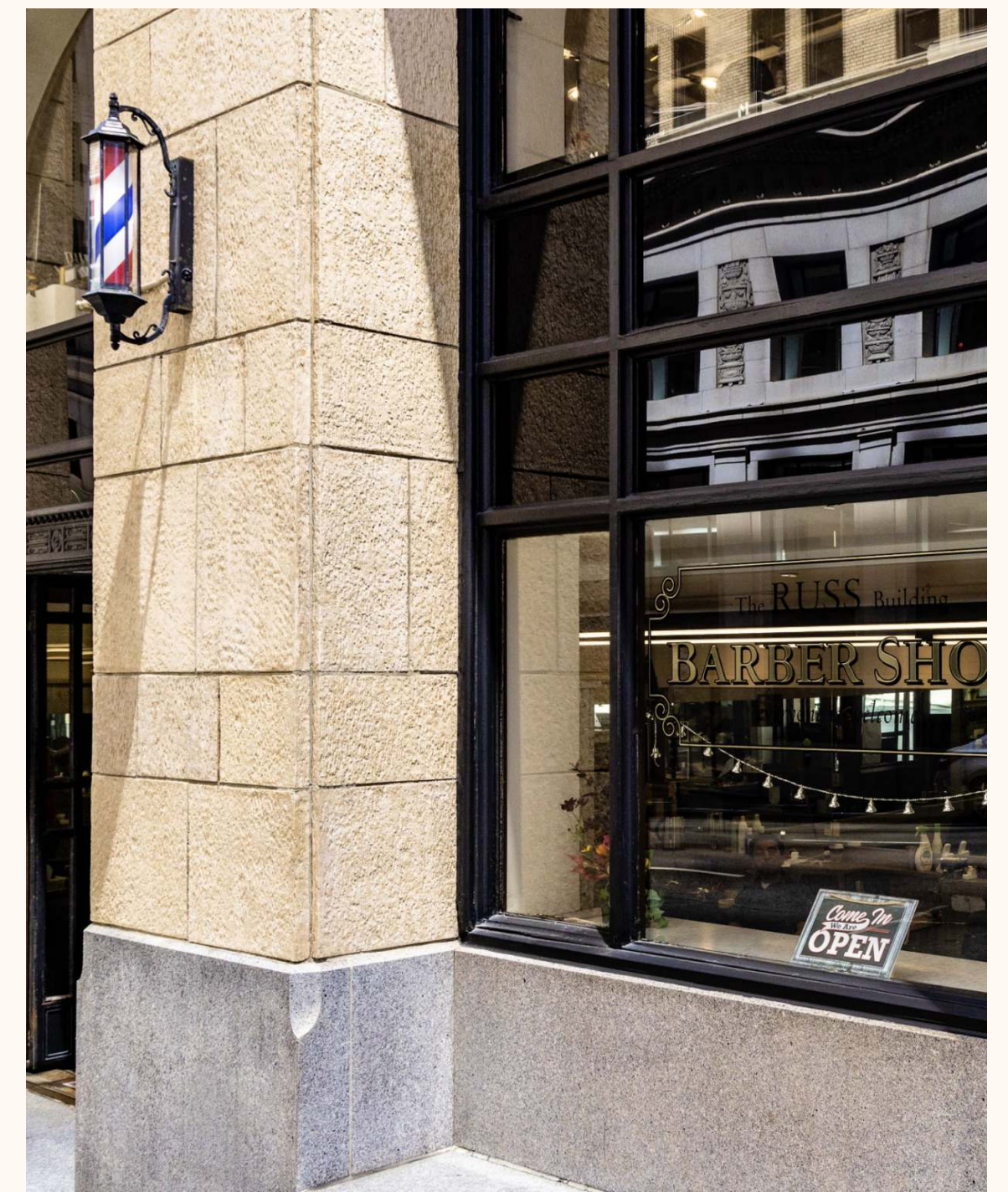
A private space to take a break.

With two dedicated, private rooms located on the 12th floor, The Russ's lactation rooms are quiet, relaxing spaces for new parents to pump.

TENANT-FRIENDLY RETAIL

Introducing your new go-tos.

The Russ is home to a diverse group of tenant-friendly businesses. Pick up coffee and smoothies at Joe & The Juice, clean up at the Russ Building Barber Shop, or nourish yourself with a great lunch at Ladle & Leaf or Superfine Kitchen. You can even take advantage of our on-site notary public or get your eyes checked at Valdez Optometry.

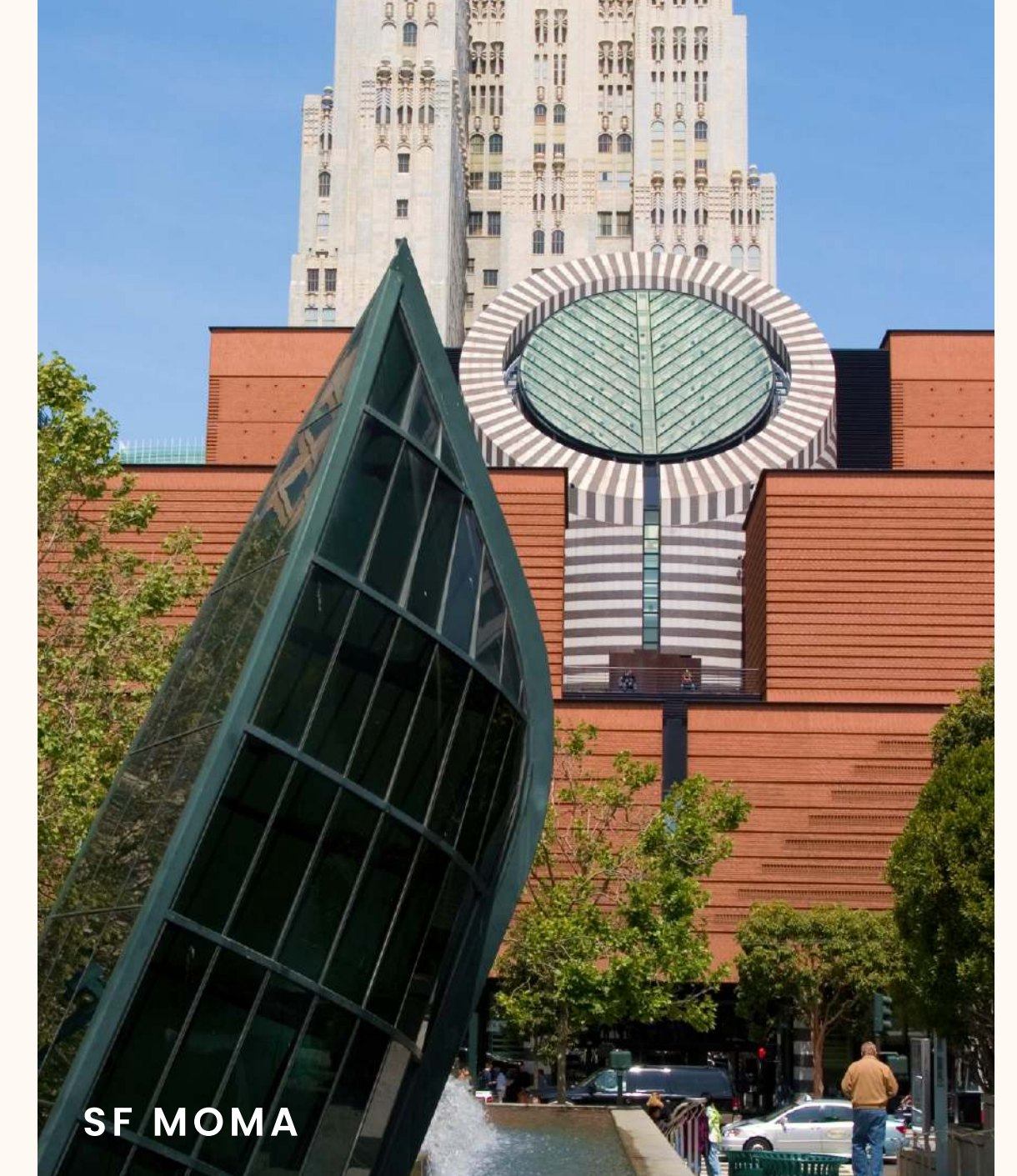




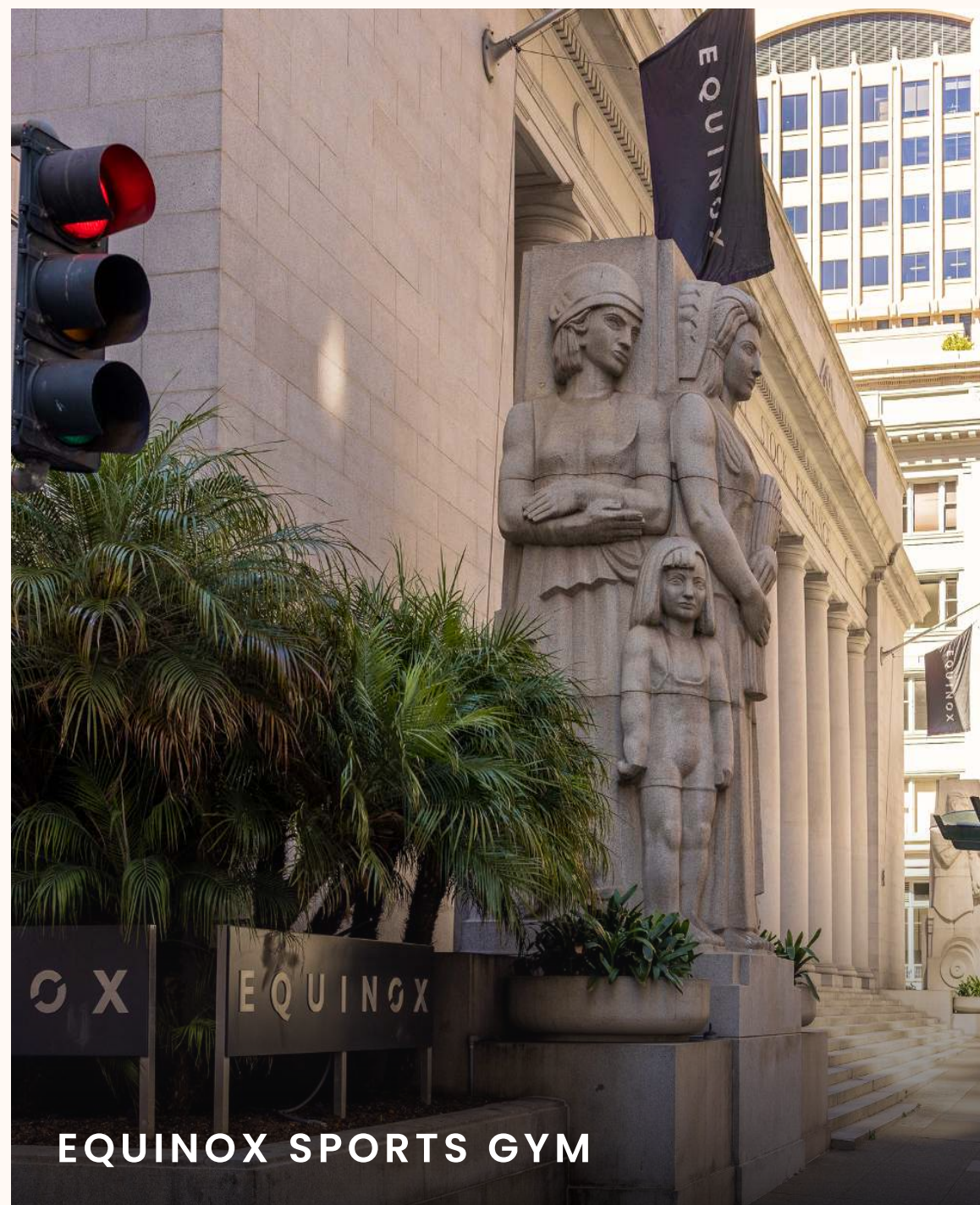
HISTORIC BELDEN PLACE



CREDO



SF MOMA



EQUINOX SPORTS GYM



SAM'S GRILL

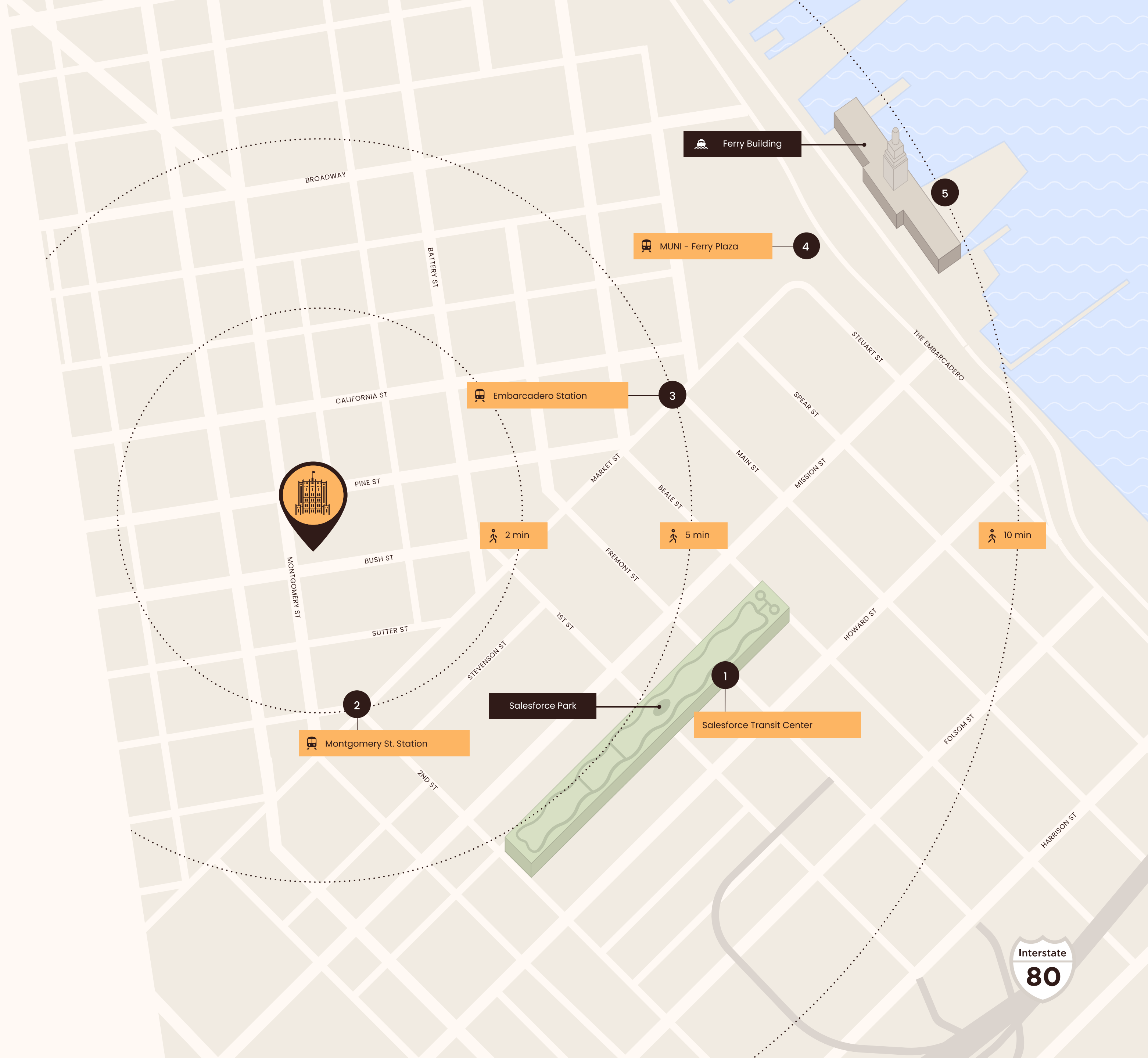
Find inspiration all around.

The Russ Building's prime location is an easy walk from an incredible selection of bars, restaurants, fitness clubs, and cultural institutions. From upscale seafood at Sam's, tiki drinks at Pagan Idol, or an afternoon at the SF MOMA, there's something to suit everyone.

A commuter's paradise.

The Russ Building shares a block with the nearest bus stop at Kearny and Bush, and is just a two-minute walk from the Montgomery St. BART station. Thanks to our secure bicycle storage and 350-space parking garage, you can build your perfect commute.

- 1 Salesforce Transit Center
- 2 Montgomery St. BART & MUNI Station
- 3 Embarcadero BART & MUNI Station
- 4 Ferry Plaza MUNI Station
- 5 Golden Gate Ferry Terminal



Floor Plan

Hypothetical (Large)

11,323 SQFT-12,322 SQFT

Floors 17-22

Jim Collins

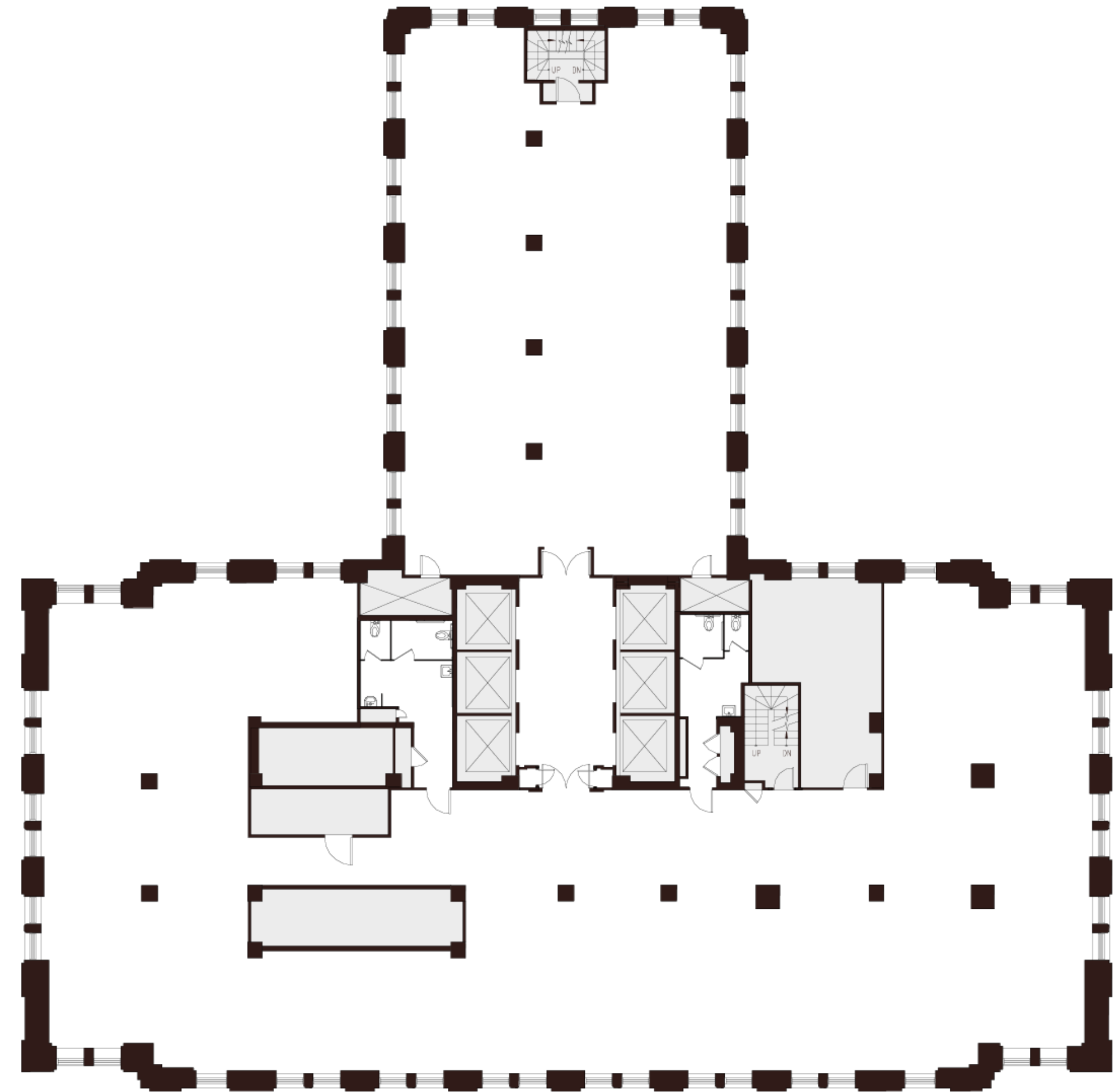
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235 Montgomery St. San Francisco, CA 94104



Montgomery Street

N

Floor Plan

Hypothetical (Medium)

5,126 SQFT–6,663 SQFT

Floors 23–31

Jim Collins

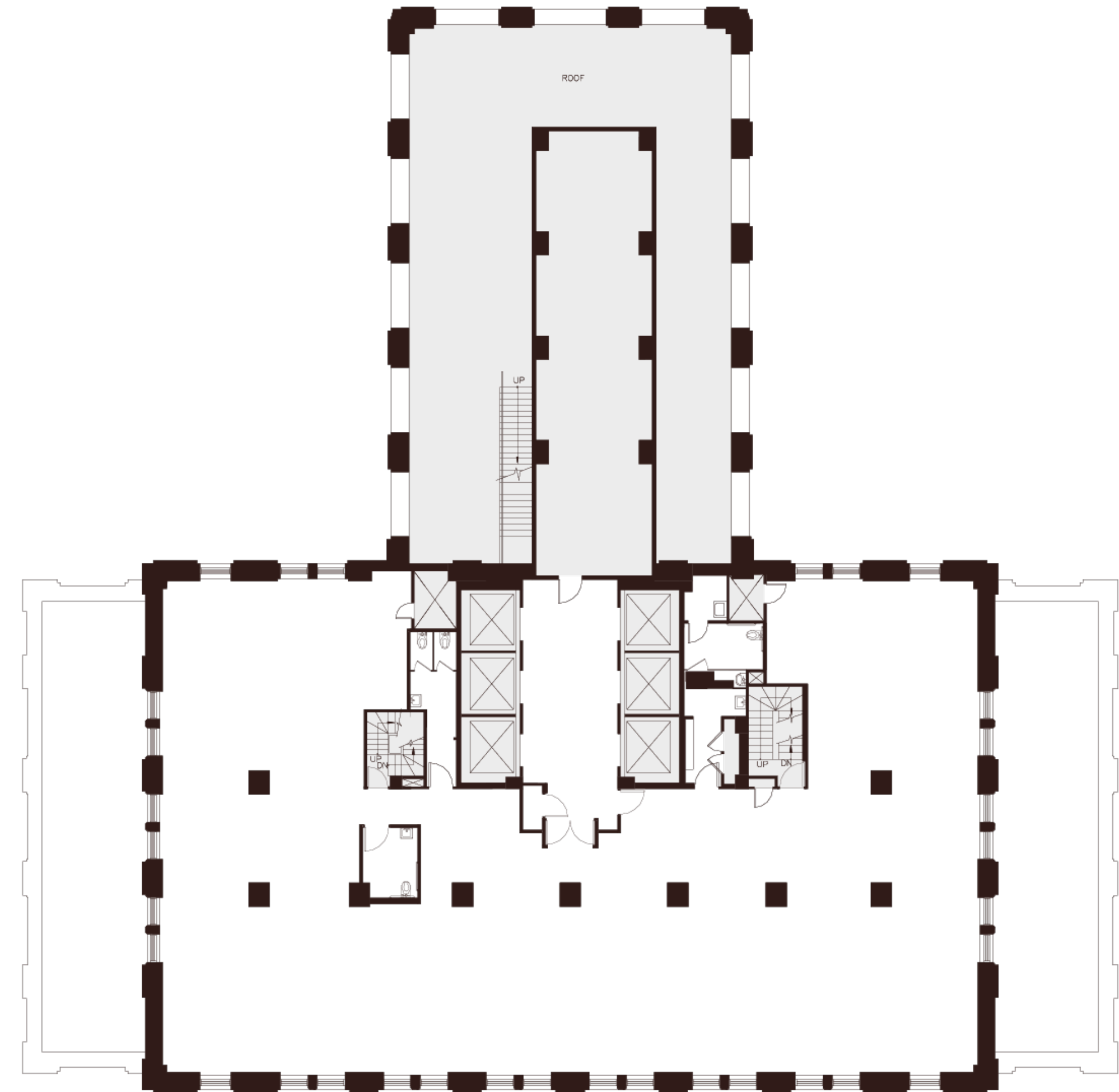
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Montgomery Street





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Retail



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