PROMINENT GROUND FLOOR RETAIL OPPORTUNITIES

RIALTO

NEW MONTGOMERY AT MISSION



116 NEW MONTGOMERY, SAN FRANCISCO, CA

Jamestown

FOR LEASING INFORMATION, PLEASE CONTACT:

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WHERE HISTORIC GRANDEUR MEETS THE CUTTING EDGE

The Rialto's prominent location on the corner of Mission and New Montgomery Streets, one of the most trafficked blocks in the South Financial district, allows retail brands the ideal opportunity of having maximum visibility and access to one of the densest office populations in the city. This rare, historic building is well-positioned for ground floor activations that will not only support the local population but will serve as an on-site amenity to the 112,400 SF of office space within the building. The Rialto blends historic charm with modern amenities, creating an urban campus in the heart of San Francisco.





BE AT THE CENTER OF IT ALL

Fueled by over 20,000 businesses within 1-mile of the Rialto and 182,000 area workers, the district is a premier market for office and retail. The Rialto gives immediate access to some of the best cultural, shopping and dining options in the city, many within just a 5 minute walk:

- Union Square Shopping District
- Salesforce Tower & Park
- Yerba Buena Gardens
- LinkedIn
- Slack
- Facebook
- Moscone Center
- Contemporary Jewish Museum
- Crocker Galleria
- SF MoMA
- Blue Bottle Coffee
- Novela
- Benu
- Trace
- Barcha
- Per Diem
- Local Edition
- House of Shields
- The Bird
- Sweetgreen
- Ippudo San Francisco
- Press Club

OFFICE ENTERTAINMENT SHOPPING DINING

TRANSPORTATION

- Two BART stations
- Multiple Muni lines
- Six parking garages nearby
- Transbay bus service at Salesforce Transit Center
- Storage for 20+ bikes onsite, plus repair station
- BayWheels docking station within one block





NEARBY OFFICE

- 112,400 SF of on-site office space
- 182,000 area workers within a 1-mile radius

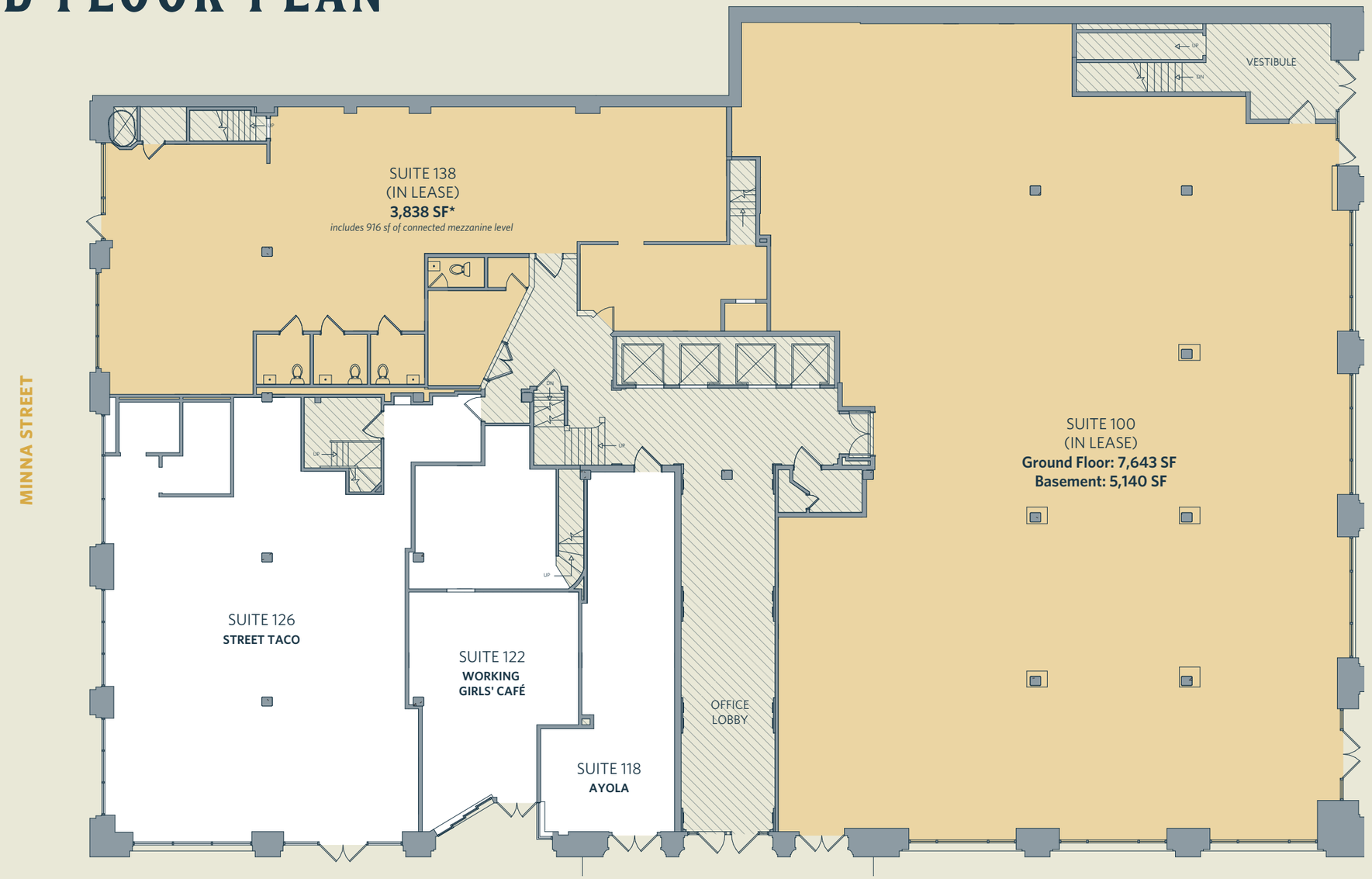
NEARBY FOOD & BEVERAGE

- The Bird
- Blue Bottle Coffee
- sweetgreen
- Novela
- House of Shields
- Bluestone Lane
- Oren's Hummus
- Unos Dos Tacos



GROUND FLOOR PLAN

- In Lease
- Leased Retail
- Office Lobby & Circulation

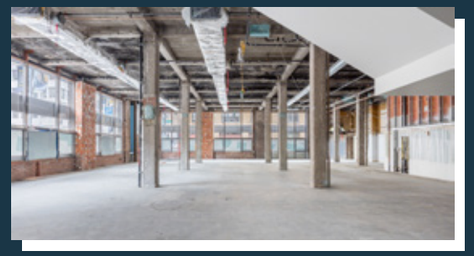


RIALTO

NEW MONTGOMERY AT MISSION

SUITE 100 | 7,643 SF
5,140 SF BASEMENT

- Prominent corner location on Mission Street and New Montgomery
- Large format floor plan with high ceilings and large wrap-around windows allowing for great visibility on both Mission Street and New Montgomery
- Located on one of the most highly trafficked blocks in the South Financial District
- Opportunity to capitalize on significant convention activity, office density, Transbay Transit Center, SF MoMa, The Academy of Art University, and more
- Nearby tenants include The Bird, sweetgreen, Blue Bottle, Shoji



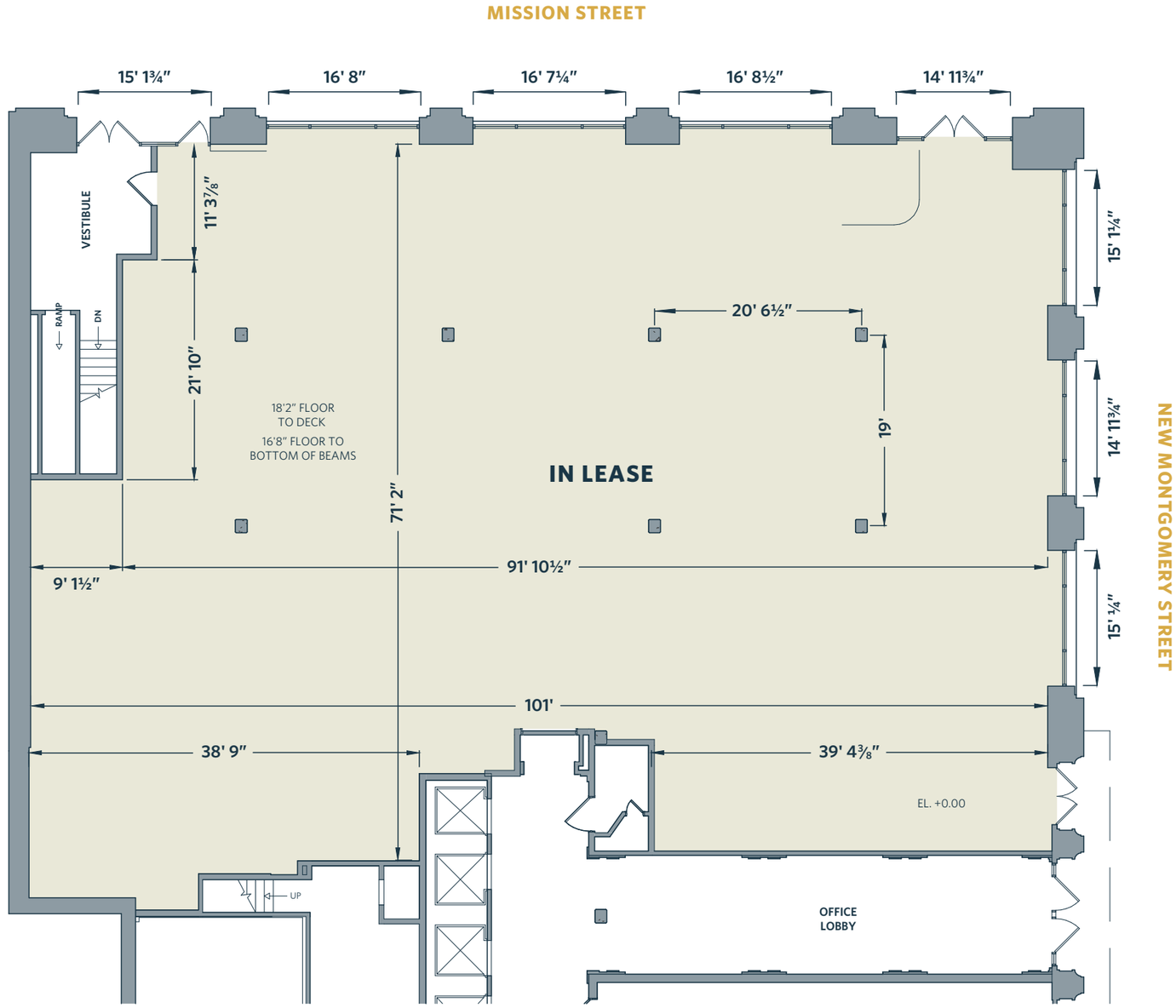
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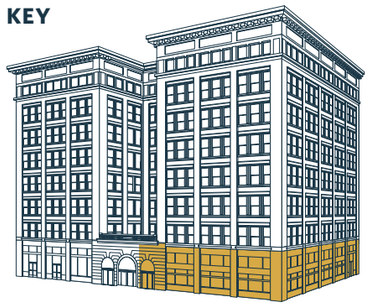
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All floor plan specifications & building facts are subject to change.

GROUND FLOOR PLAN



KEY

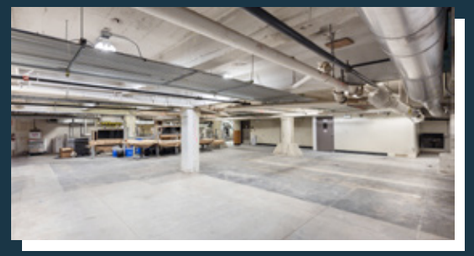


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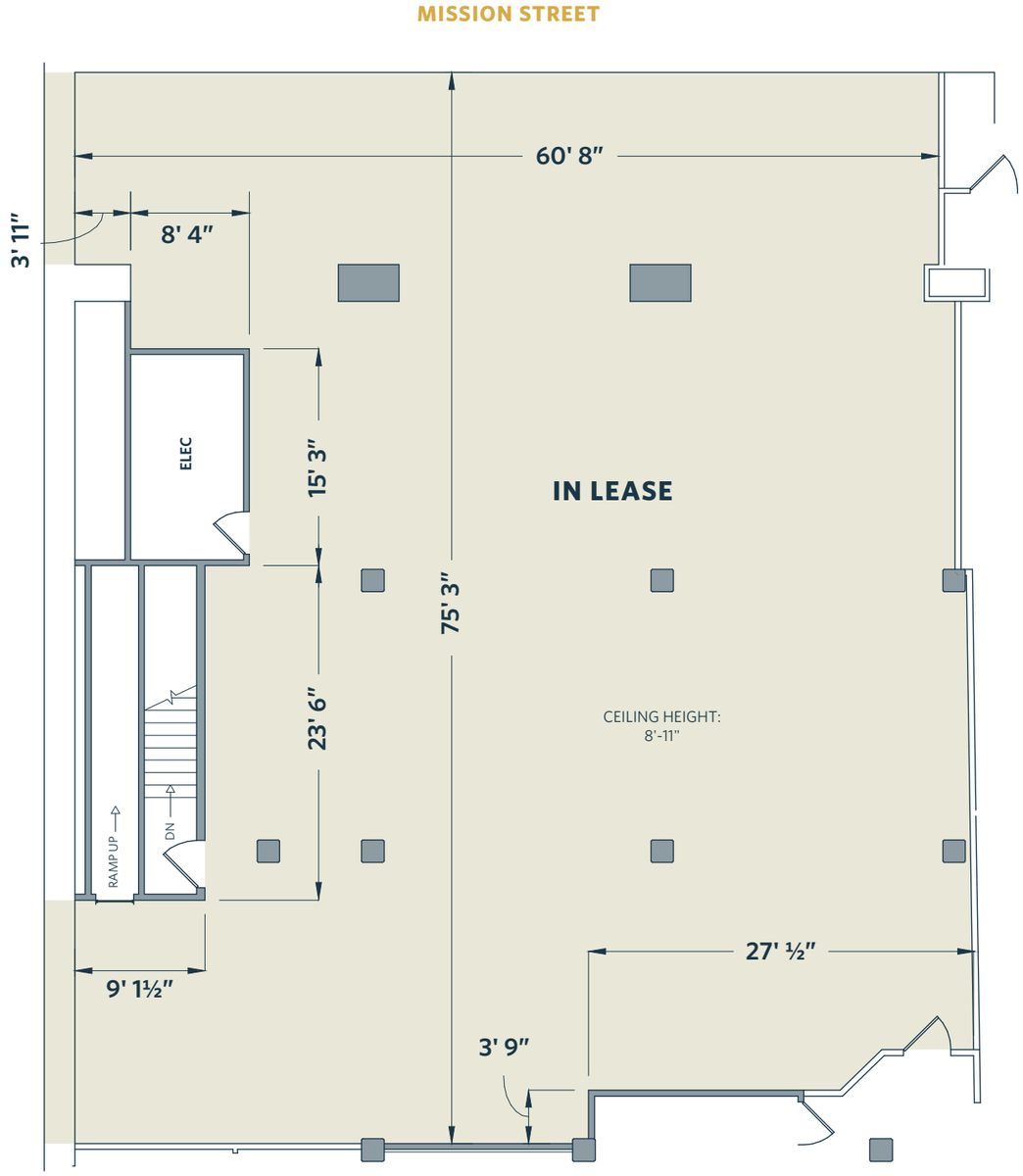
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BASEMENT PLAN



KEY



RIALTO

NEW MONTGOMERY AT MISSION

SUITE 138 | 3,838 SF

- In the heart of prime South Financial District at Minna, off New Montgomery Street
- Discoverable destination off the beaten path with entrance on Minna Street
- Fully built second generation bar with outdoor seating potential
- Interior access to mezzanine space, convenient for back office or storage
- Opportunity to capitalize on significant convention activity, office density, Salesforce Transit Center, SF MoMa and more



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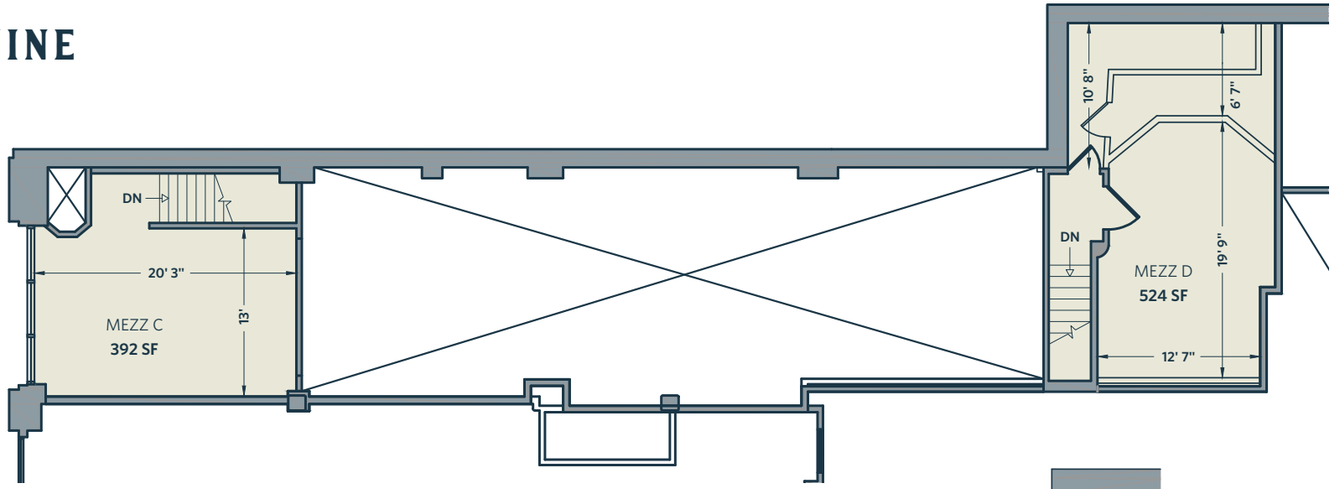
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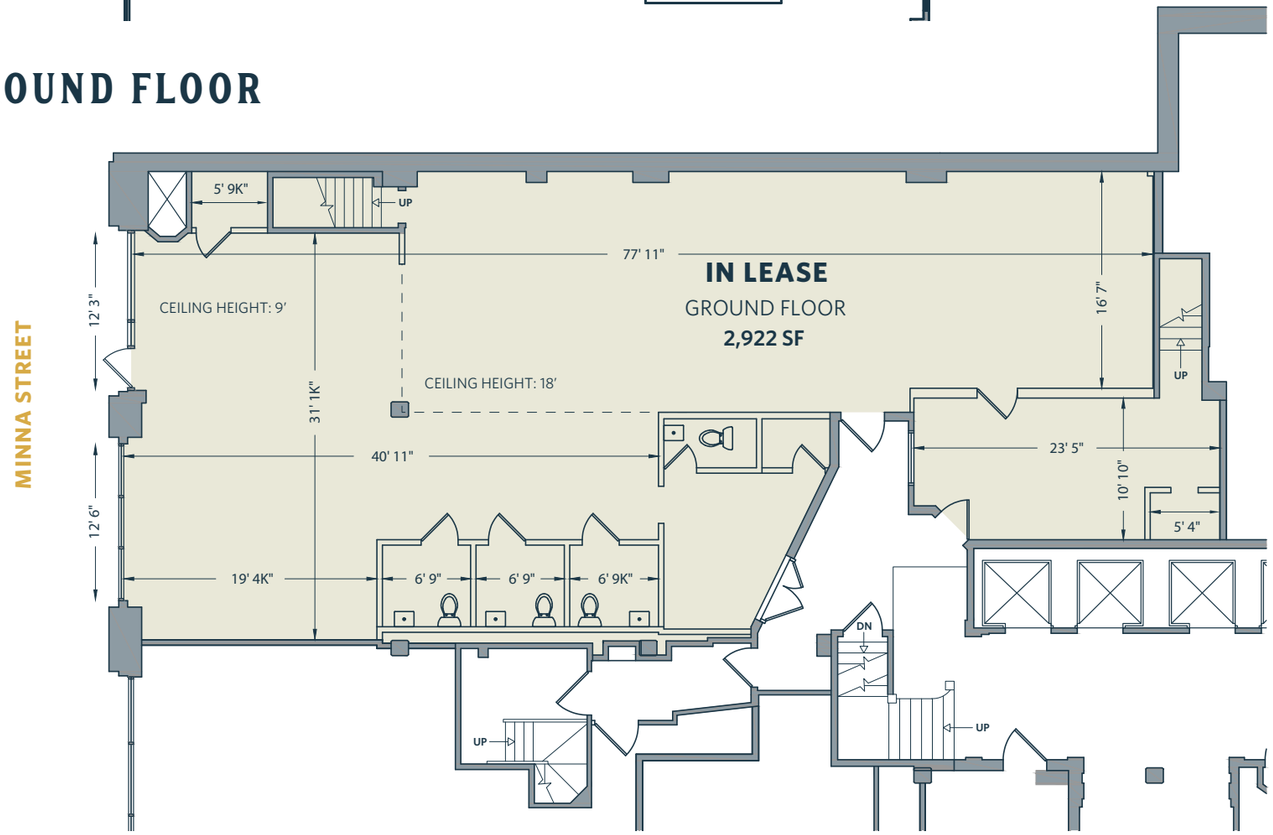
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MEZZANINE



GROUND FLOOR



KEY



ABOUT JAMESTOWN

Jamestown is a global real estate investment and management company with over 40 years of experience creating places that foster innovation and build community. As of September 30, 2026, Jamestown manages $14.1 billion in assets across the U.S., Europe, and Latin America. Jamestown employs more than 600 people globally across 11 offices, including headquarters in Atlanta and Cologne. Through its vertically integrated platform, Jamestown brings a design-focused, hospitality approach to diverse product types, including retail, office, residential, mixed-use, and grocery-anchored shopping centers. Jamestown's current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square and Levi's Plaza in San Francisco, and Groot Handelsgebouw in Rotterdam.

For more information, visit www.jamestownlp.com.



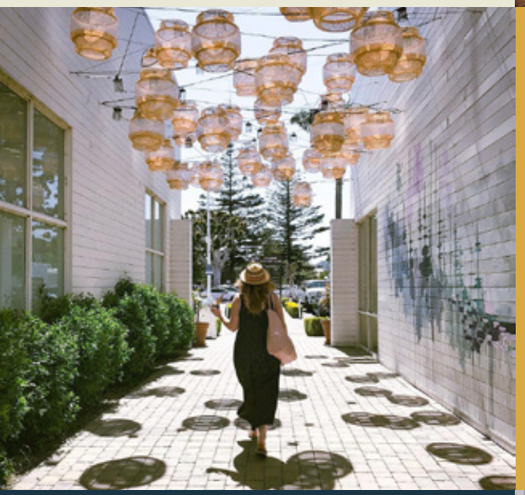
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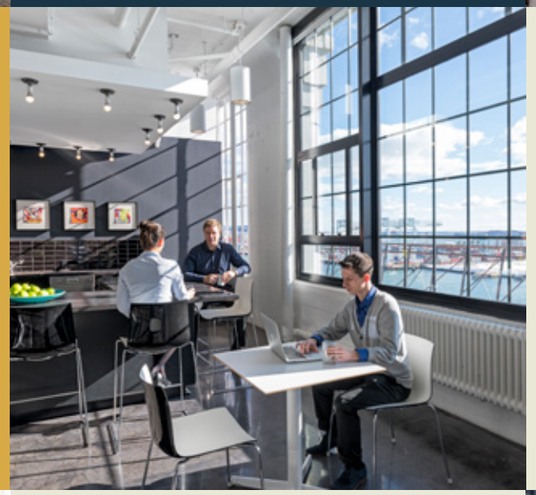
ON A MISSION TO CREATE PLACES THAT INSPIRE







$14.1 BILLION OF ASSETS UNDER MANAGEMENT AS OF SEPTEMBER 30, 2026



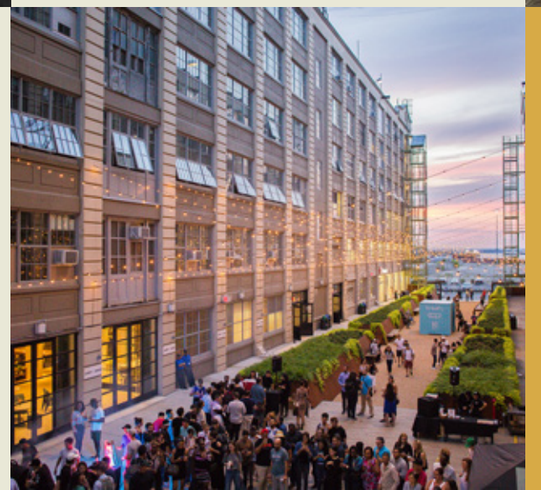
OVER 40-YEAR TRACK RECORD



COMMUNITY- AND DESIGN-FOCUSED REAL ESTATE FIRM



TRANSFORMING SPACES INTO INNOVATION HUBS AND COMMUNITY CENTERS



VERTICALLY INTEGRATED APPROACH

SUSTAINABILITY AT RIALTO

Rialto is a LEED Platinum building committed to energy and water efficiency, waste reduction, and environmentally conscious practices and products. The building earned 2023's Energy Star Certification with an energy score of 96.



JAMESTOWN GREEN

Jamestown Green integrates environmental, social, and governance (ESG) factors into operations at all Jamestown properties. Jamestown was honored as a Gold Level Green Lease Leader by the Institute for Market Transformation and the Department of Energy.

JAMESTOWN GREEN GOALS

- **Use Resources Responsibly** – Minimize or reduce consumption of energy, water, and waste creation through active property management and by engaging our tenants in best practices
- **Enhance Our Communities** – Engage with employees, tenants, and other stakeholders to lead by example and be at the forefront of conversations at industry, government, and community levels
- **Create Healthy Spaces** – Create healthier spaces that benefit our building occupants and increase occupancy and retention

IN GOOD COMPANY

JAMESTOWN'S NOTABLE OCCUPANTS

FANDUEL

Reebok

Pinterest

Levi's

athenahealth

sigma

Snap Inc.

SAMSUNG

EPIC GAMES

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