

345 CALIFORNIA

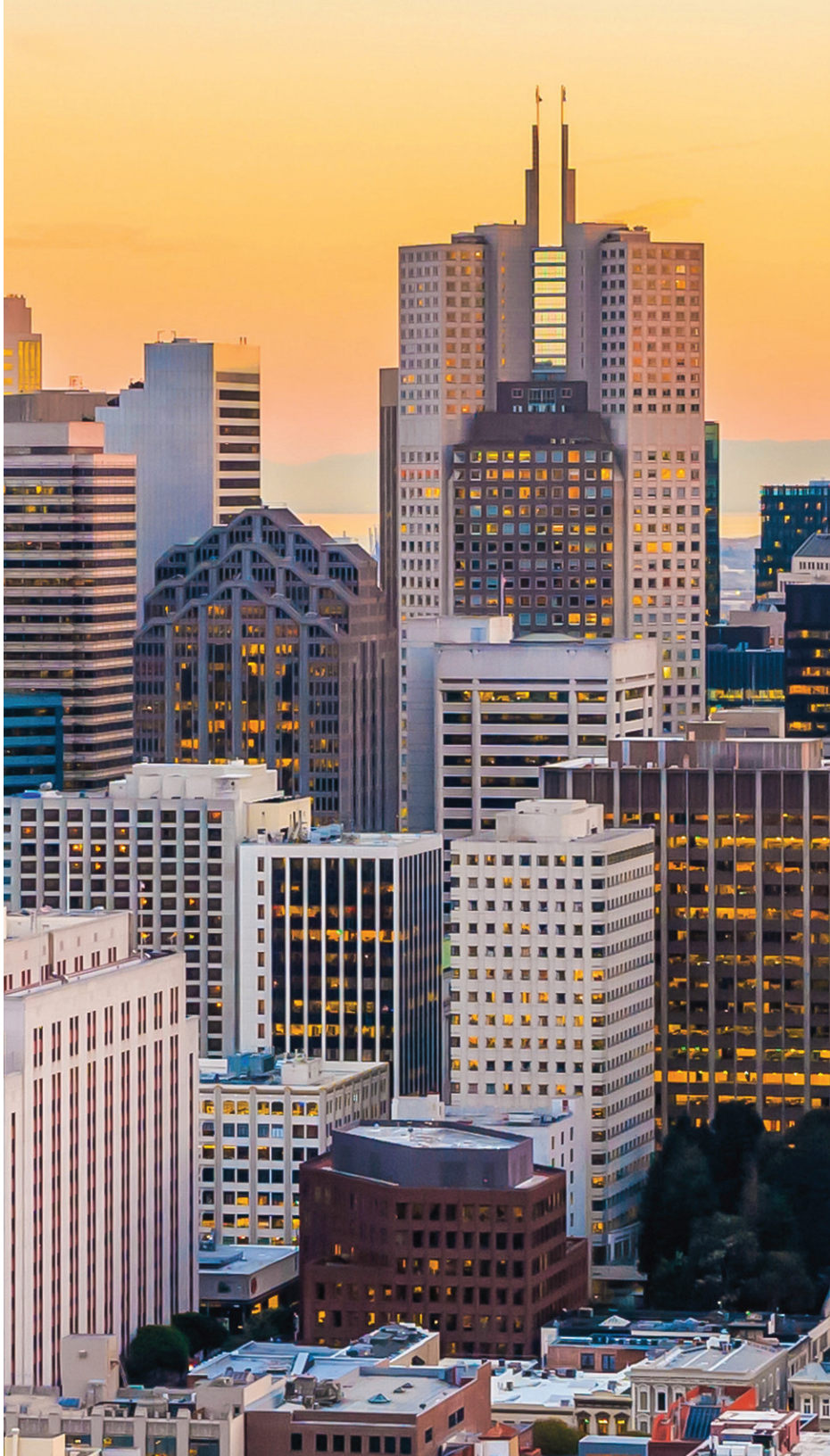
www.345cal.com

345 California

Iconic, Class A mixed-use property with premier on-site amenities, spacious common areas, and flexible open floorplates designed for occupiers to create their ideal, modern office experience.

345 California ensures occupiers benefit from operational world-class best practices:

- LEED Platinum rating
- BOMA 360 designation
- Energy Star rating
- UL Verified Healthy Building for indoor air
- Fitwel certification
- Carbon neutrality
- Purchase 100% Renewable Energy from local wind and solar sources



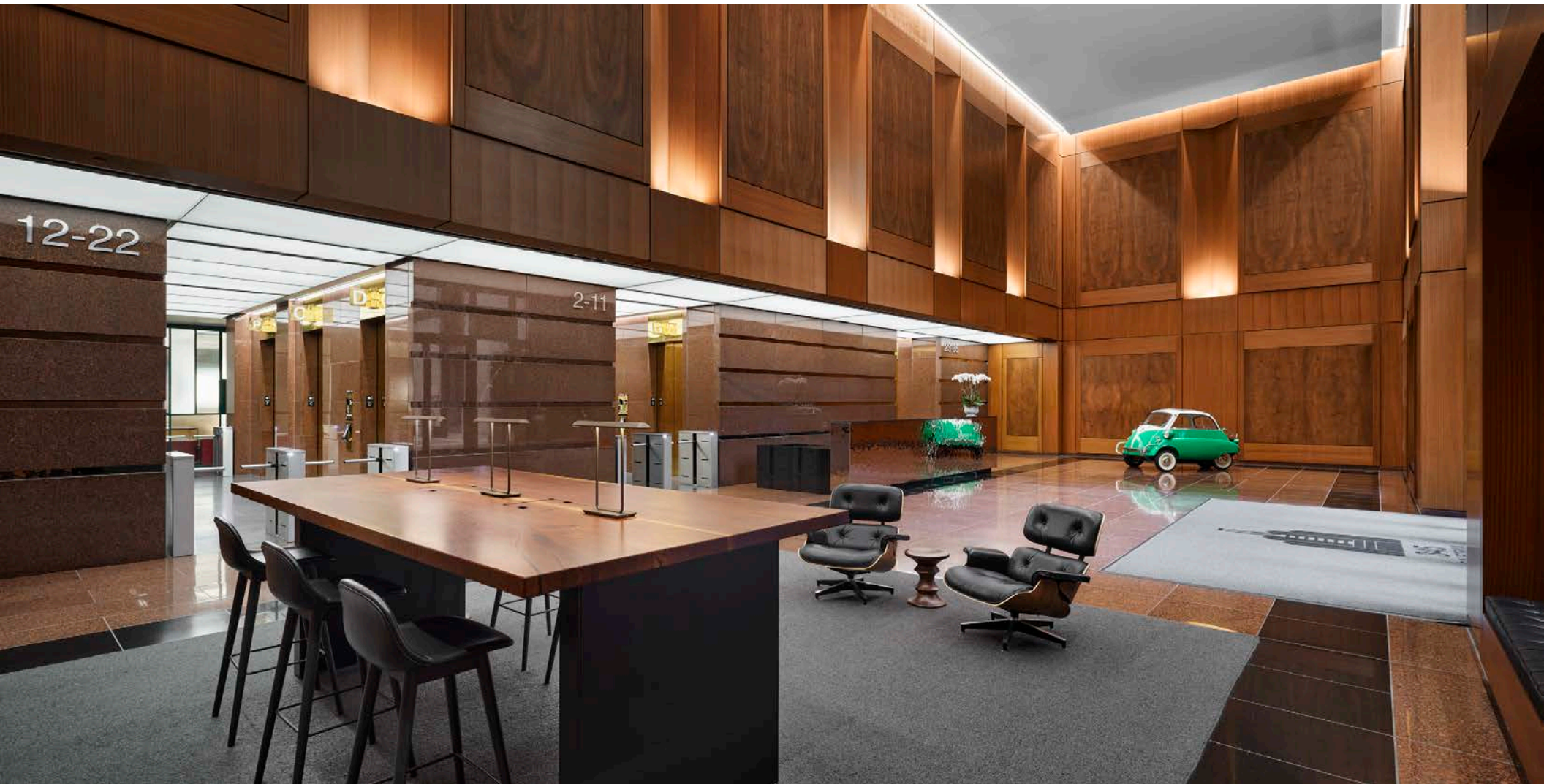
Plaza

Renovated Plaza.



Lobby

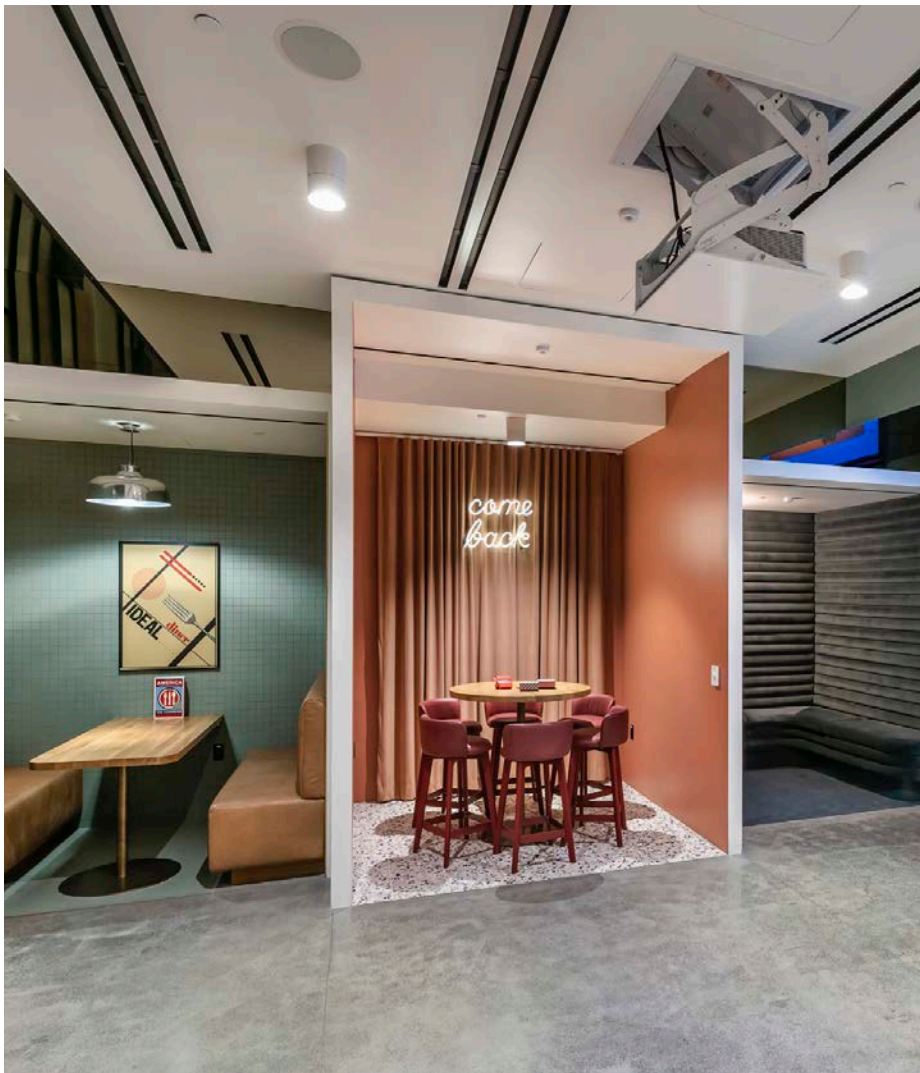
Modern Lobby featuring
state-of-the-art touch-free turnstile entry.



The Room

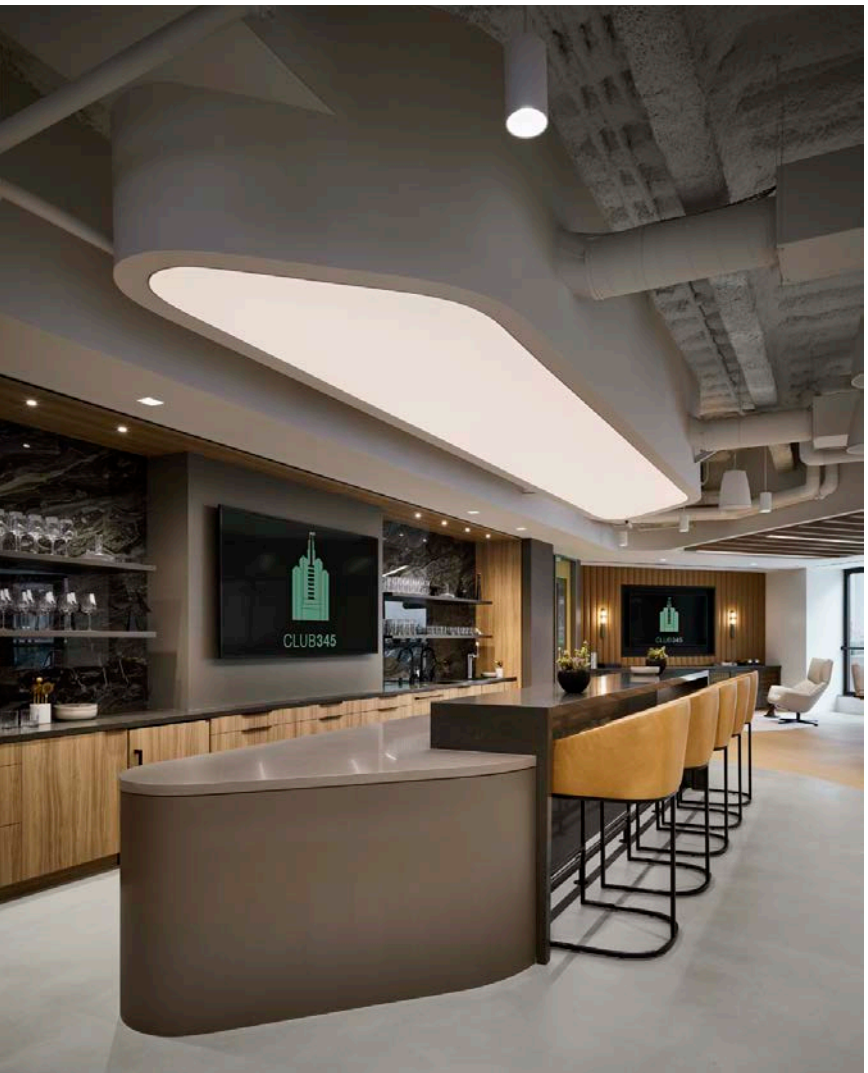
The Room is a Tenant Lounge providing additional opportunities for spaced collaboration or quiet reflection.

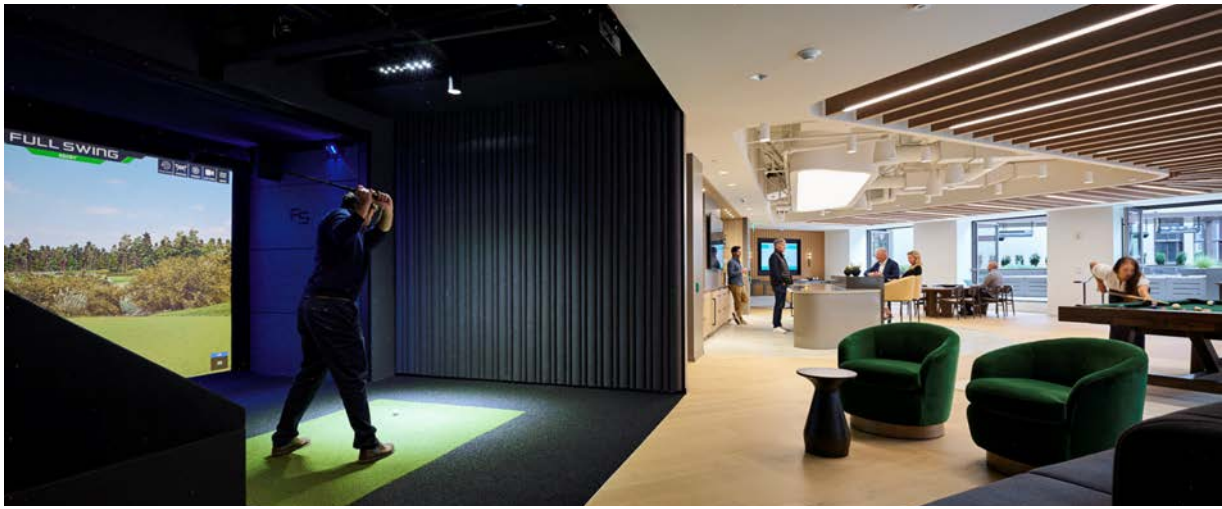




CLUB345

Located on the 5th floor, CLUB345 features a golf simulator, a bar lounge, a rooftop deck, and two conference rooms.







AI Spec Suites

Located on the 5th floor, the new AI Spec Suites provide high-preformance, move-in-ready workspaces for teams developing next-generation technologies.





345 FIT

High-end locker
& shower facilities,
towel service, feature
Molton Brown toiletries
with high sanitization
standards in place.





345 PEDAL

Commute to work on your bike with ease, featuring access to Lockers, a Fix-it Station, and Bike Racks.



Amenities

On-site amenities include the Four Seasons Hotel at Embarcadero with a new signature restaurant, Orafo. Nearby retailers & restaurants include Mendocino Farms, Starbucks, Pabu, Perbacco, Blue Bottle, Proper Food, Wayfare Tavern, Tadich Grill and The Vault restaurant.





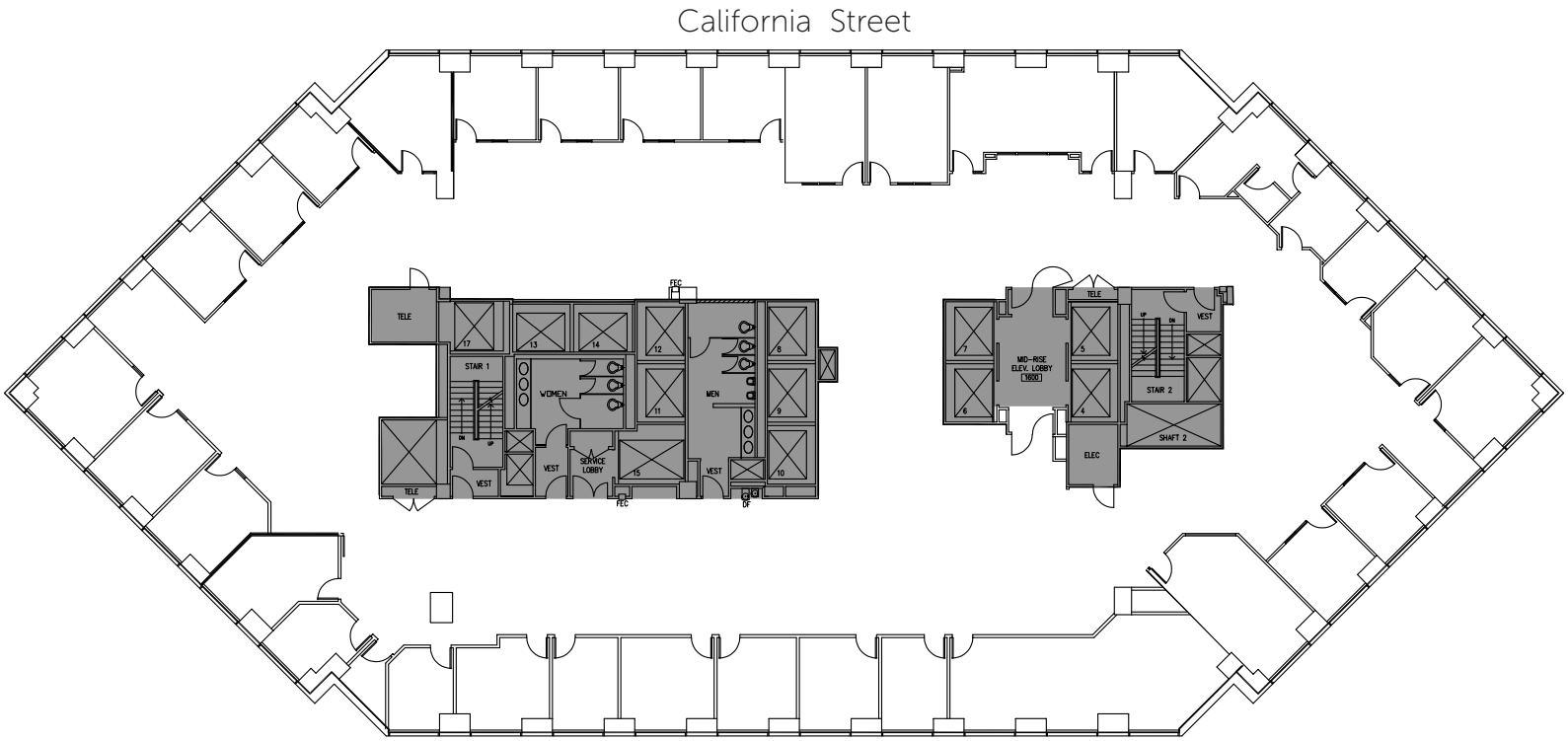


Access


9 Minutes
4 Minutes
4 Minutes
Ferry Building
BART Station
MUNI

The Floor

Full Floor Plan



Flexible large floor plates provide a variety of office layouts

Design

Create a custom experience for your employees



Reception Rendering

Breathe Easy

Experience the highest standard of healthy indoor air quality with spacious room to expand and grow. The building's HVAC systems have high efficiency MERV 15 filters and ventilation system meets ASHRAE 62 standards.

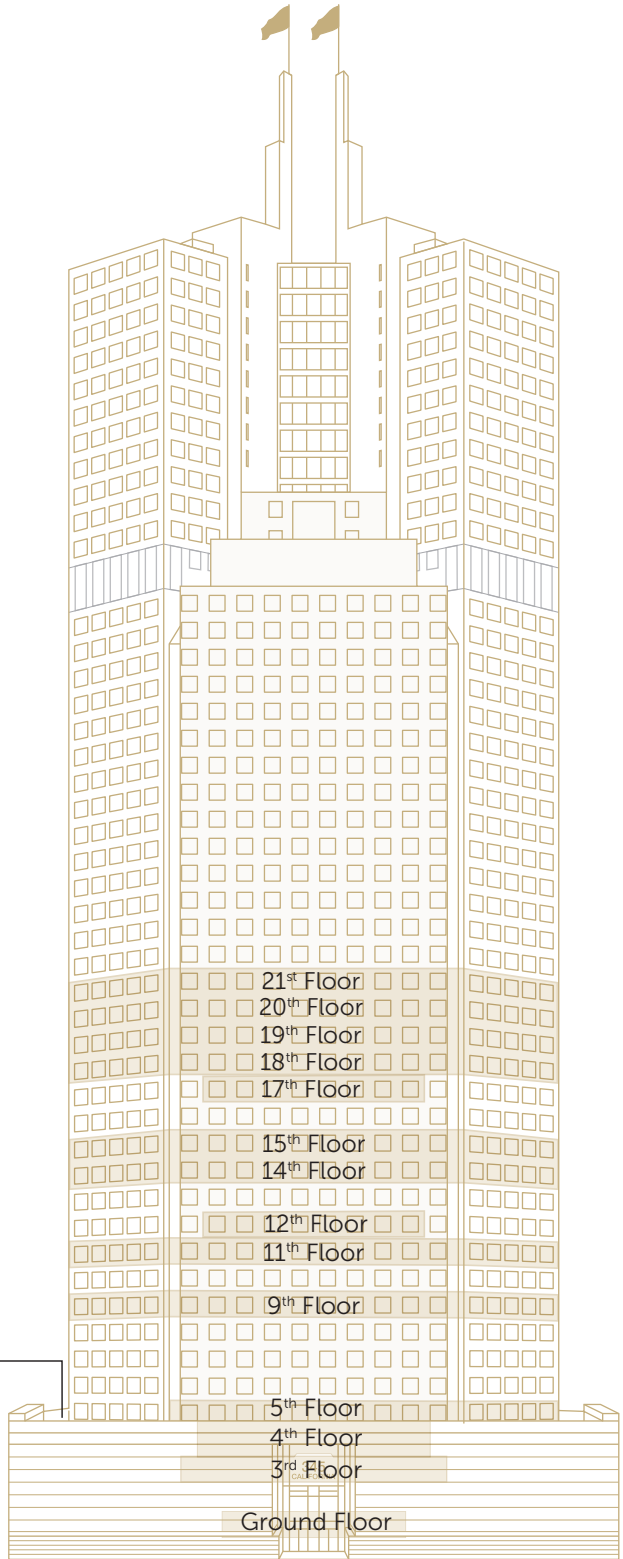


Transform Your Environment



Availabilities

Turnkey TI and
Flexible Leasing
Solutions



COMING SOON:
Exclusive Use Roof Deck
on the 5th Floor

VIRTUAL TOUR 360°
of Roof Deck
(CLICK HERE)

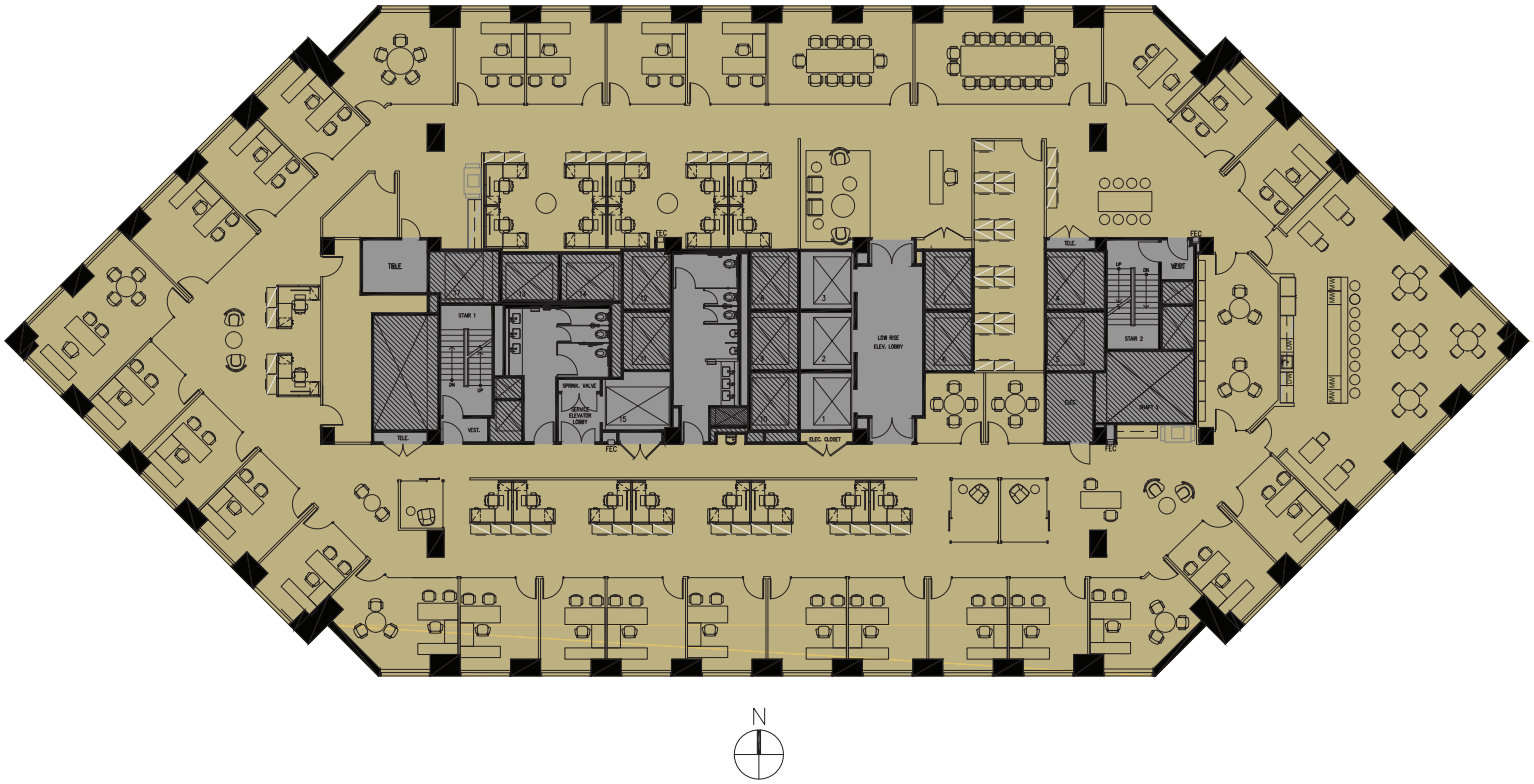
SUITE/FLOOR	SIZE	AVAILABILITY
21st Floor	18,016 SF	Now
20th Floor	18,132 SF	Now
19th Floor	18,009 SF	Now
18th Floor	17,994 SF	Now
Suite 1715	2,942 SF	Now
15th Floor	17,943 SF	Now
14th Floor	17,943 SF	Now
Suite 1250	4,137 SF	Now
Suite 1200	5,739 SF	Now
Suite 1200	5,739 SF	Now
Suite 1150	3,847 SF	Now
Suite 1100	10,432 SF	Now
Suite 525	3,062 SF	Now
Suite 500	2,367 SF	Now
Suite 495	8,214 SF	Now
Suite 425	4,138 SF	Now
Suite 350	7,299 SF	Now
Suite 325	11,284 SF	Now
Suite 110	680 SF	Now
TOTAL	**177,917 SF**	

Floor Plan

17,943 RSF

HYPOTHETICAL PRIVATE OFFICE INTENSIVE

California Street



- 5 conference rooms
- 1 break room
- 27 private office
- 1 receptionist
- 20 workstations
- 1 library
- 3 phone rooms
- 2 copy rooms
- 2 storage rooms
- 1 file room

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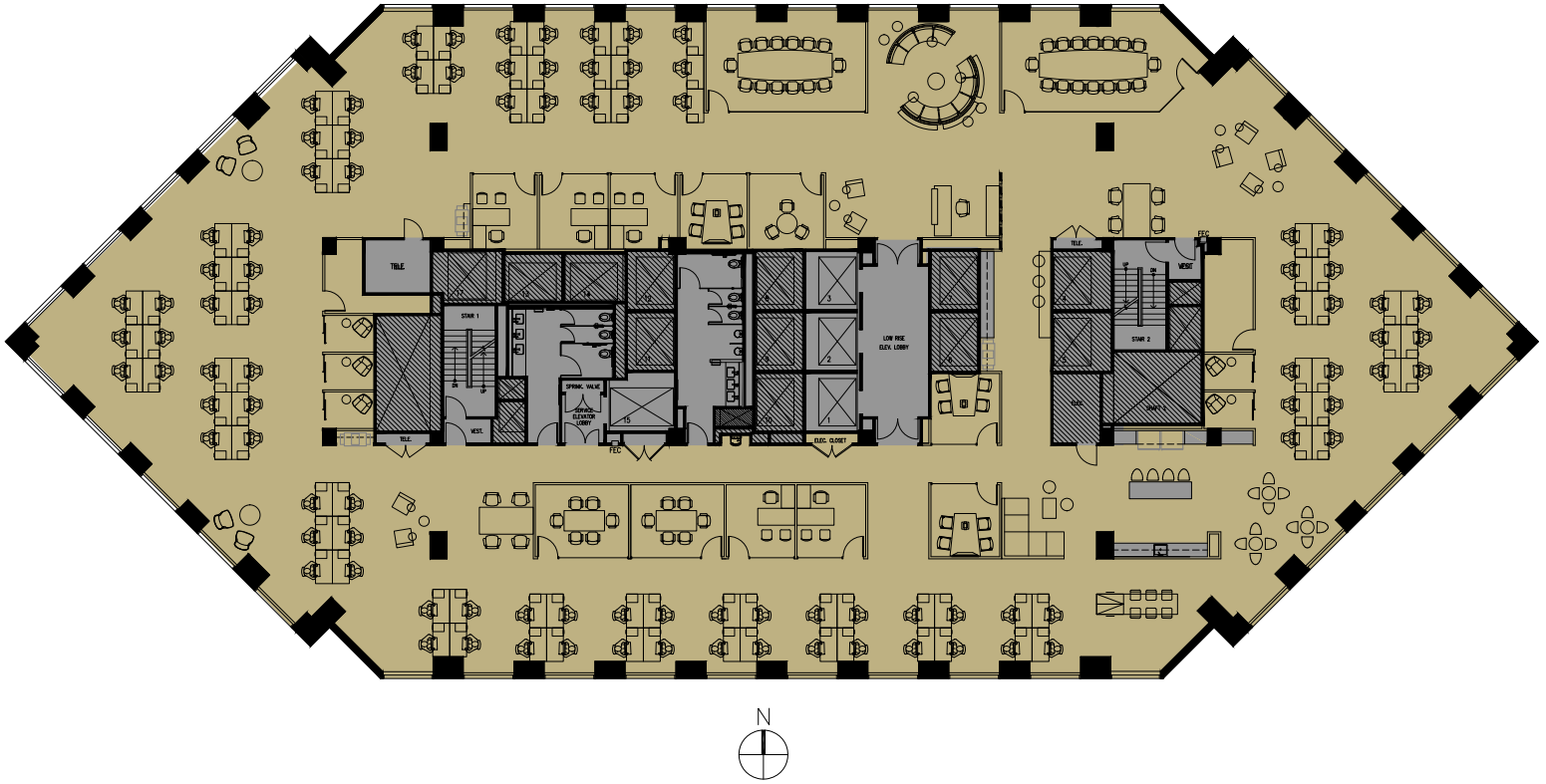
345 CALIFORNIA

Floor Plan

17,943 RSF

HYPOTHETICAL OPEN PLAN/CREATIVE

California Street



- 8 conference rooms
- 1 break room
- 5 private office
- 1 receptionist
- 95 workstations
- 1 library
- 5 phone rooms
- 2 copy areas
- 2 storage rooms

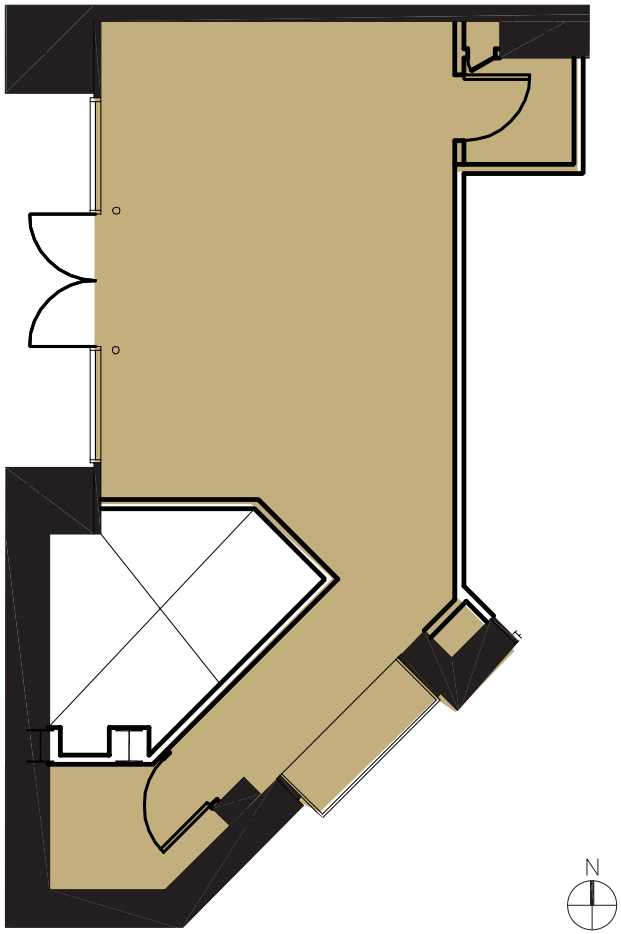
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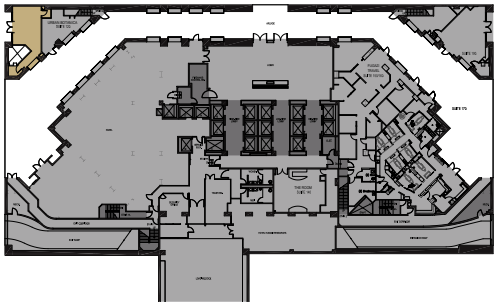
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Floor Plan

Ground Floor | Suite 110 | 680 RSF





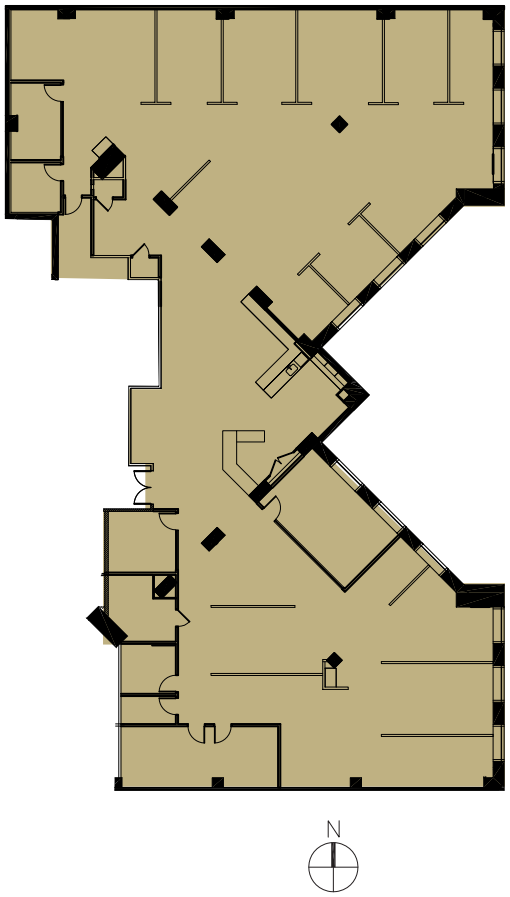
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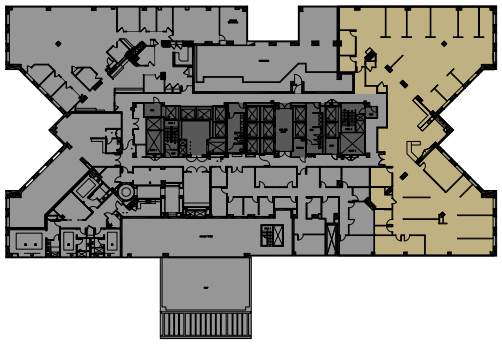
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Floor Plan

3rd Floor | Suite 325 | 11,284 RSF





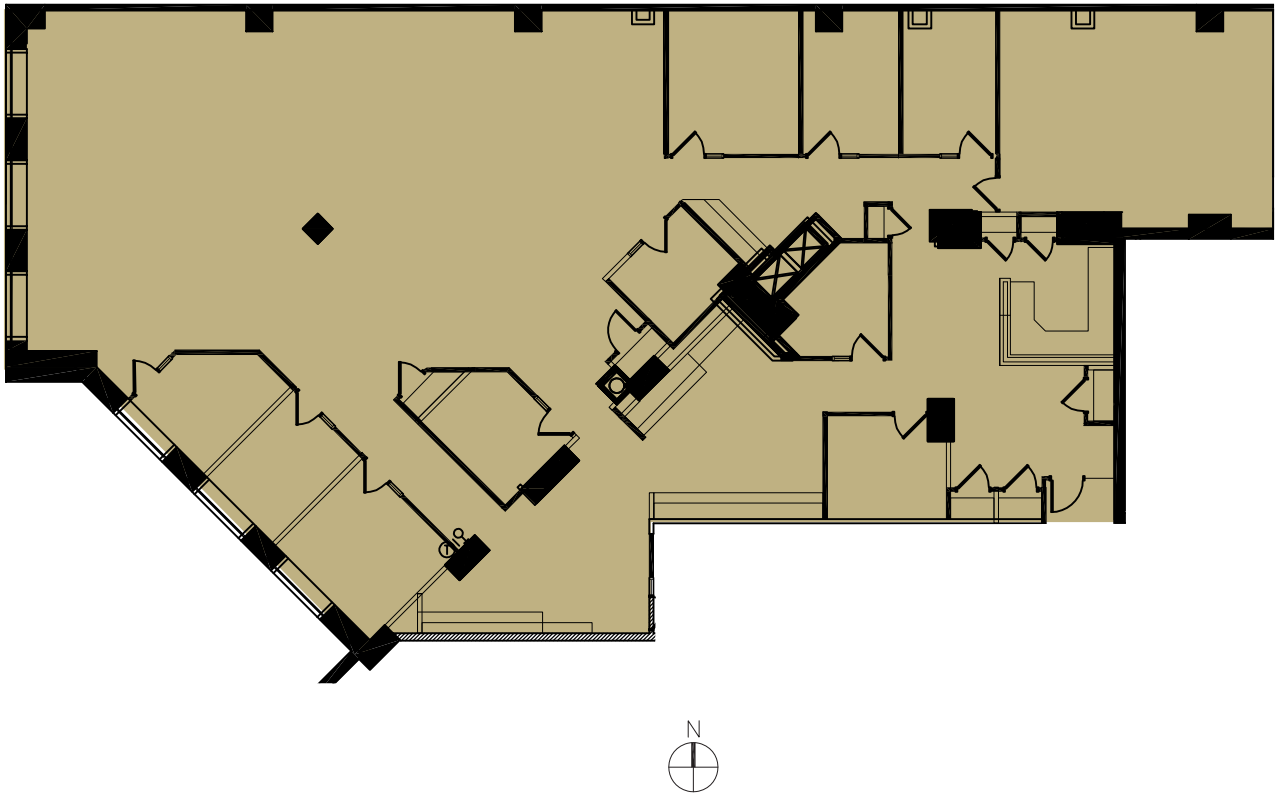
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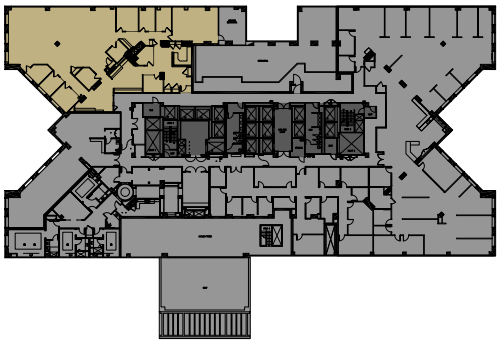
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Floor Plan

3rd Floor | Suite 350 | 7,299 RSF



- 1 conference room
- 1 copy room
- 9 offices
- Kitchenette
- Nice open plan for workstations



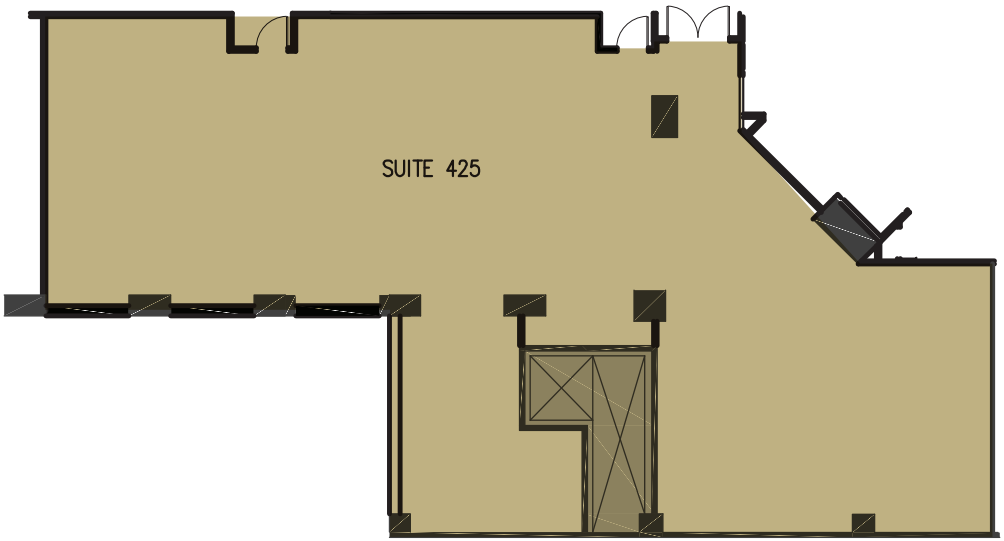
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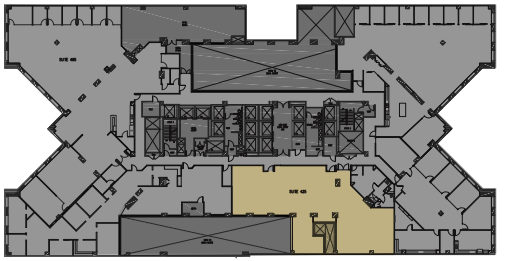
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Floor Plan

4th Floor | Suite 425 | 4,138 RSF



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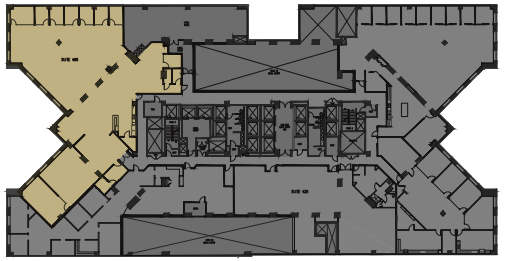
Floor Plan

4th Floor | Suite 495 | 8,214 RSF

*Hypothetical spec suite plan



- Open area
- 6 private offices
- Large board room
- 1 medium sized conference room
- Kitchenette
- Large open area for workstations



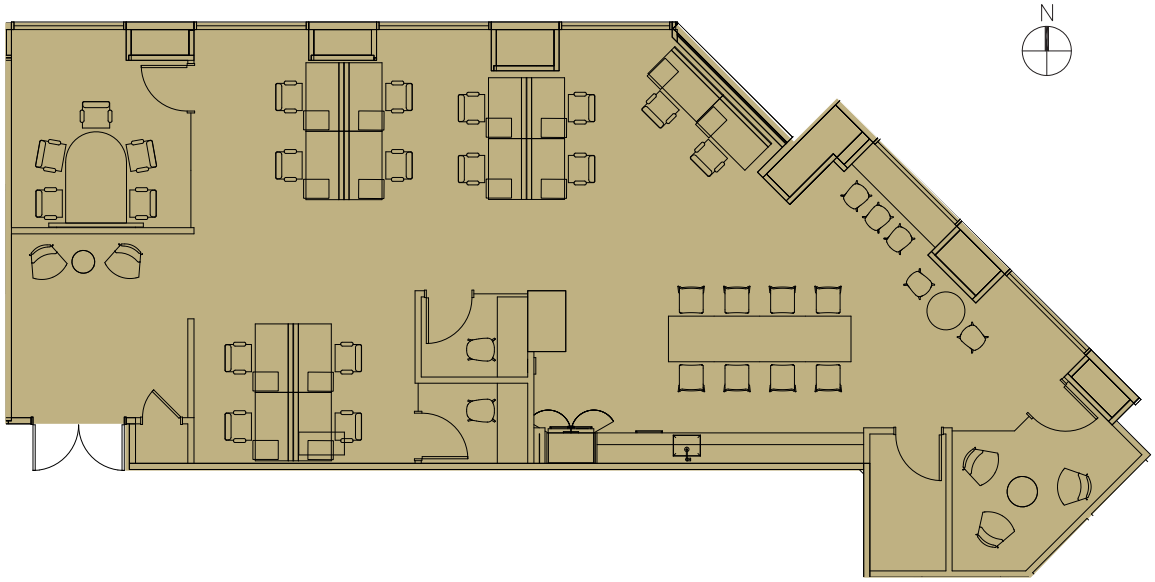
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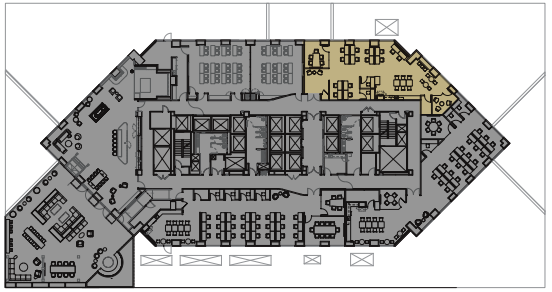
Floor Plan

5th Floor | Suite 500 | 2,367 RSF



- Spec Suite
- 14 Workstations
- 2 Conf. Rooms
- 2 Phone Rooms
- Kitchen/Break Area





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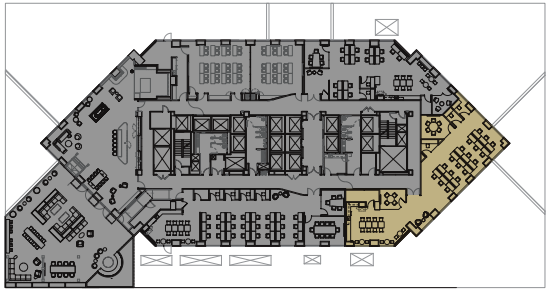
Floor Plan

5th Floor | Suite 525 | 3,062 RSF





- Spec Suite
- 18 Workstations
- 2 Conf. Rooms
- 3 Phone Rooms
- Kitchen/Break Area



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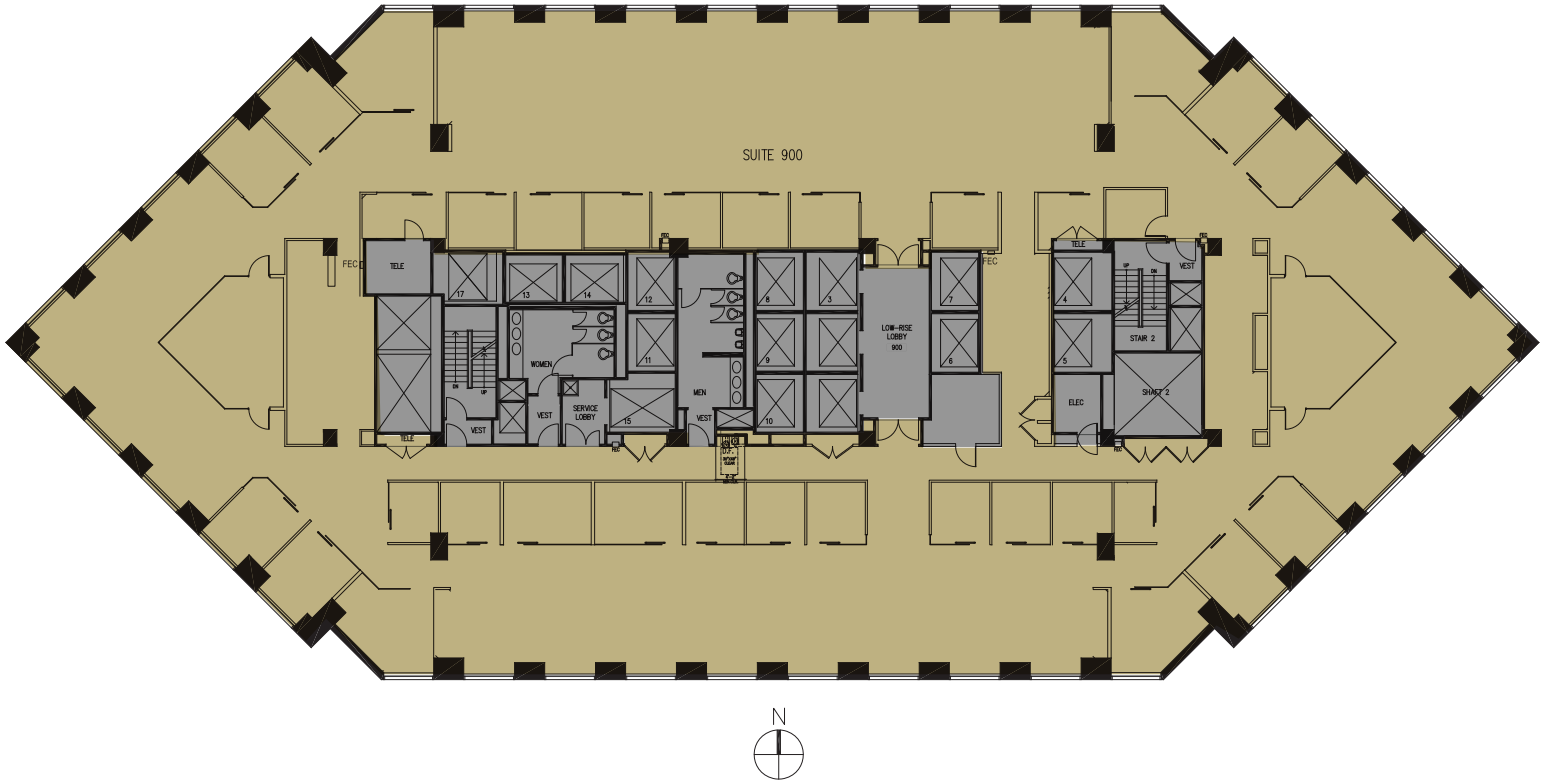
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Floor Plan

9th Floor | Suite 900 | 17,562 RSF

California Street



- 31 offices
- 2 conference rooms
- 2 phone rooms

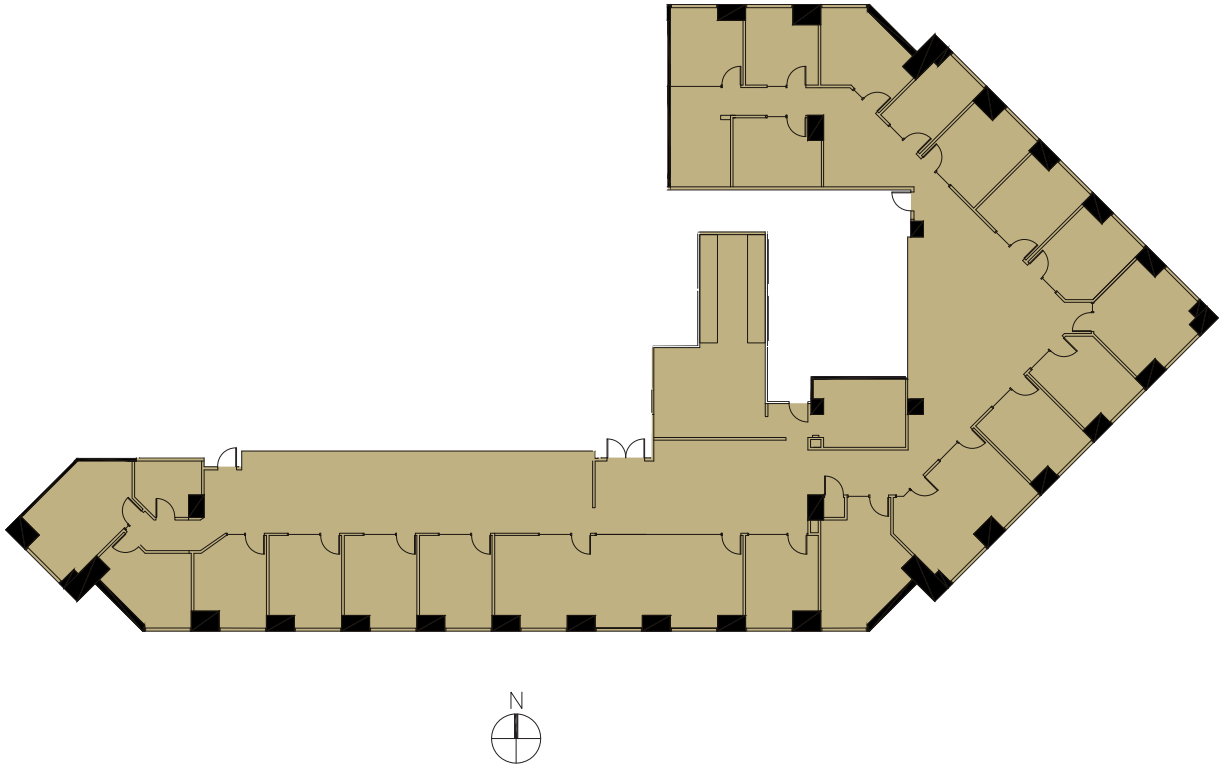
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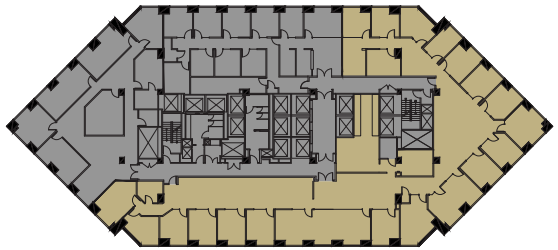
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Floor Plan

11th Floor | Suite 1100 | 10,432 RSF





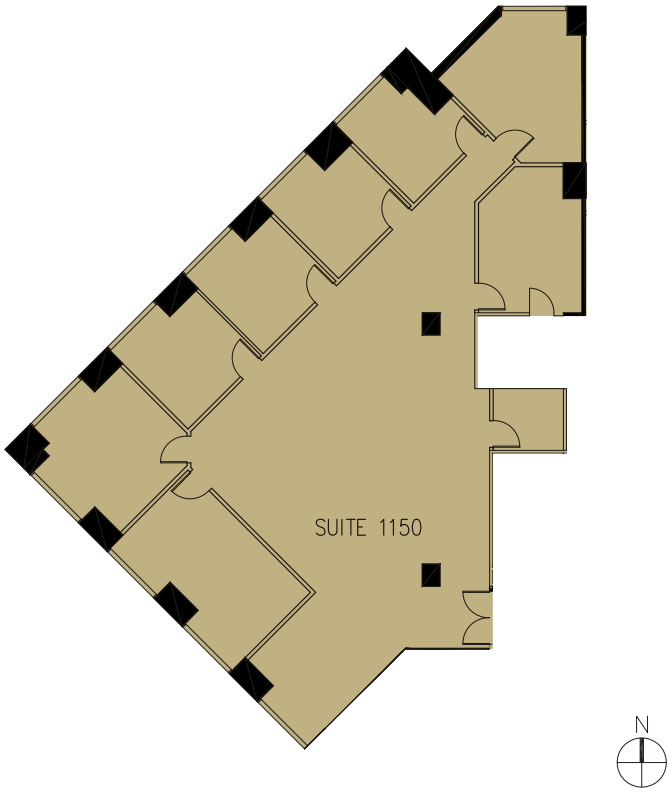
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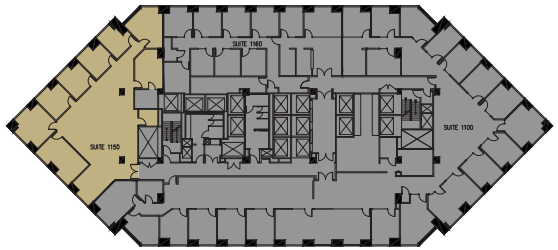
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CALIFORNIA

Floor Plan

11th Floor | Suite 1150 | 3,847 RSF





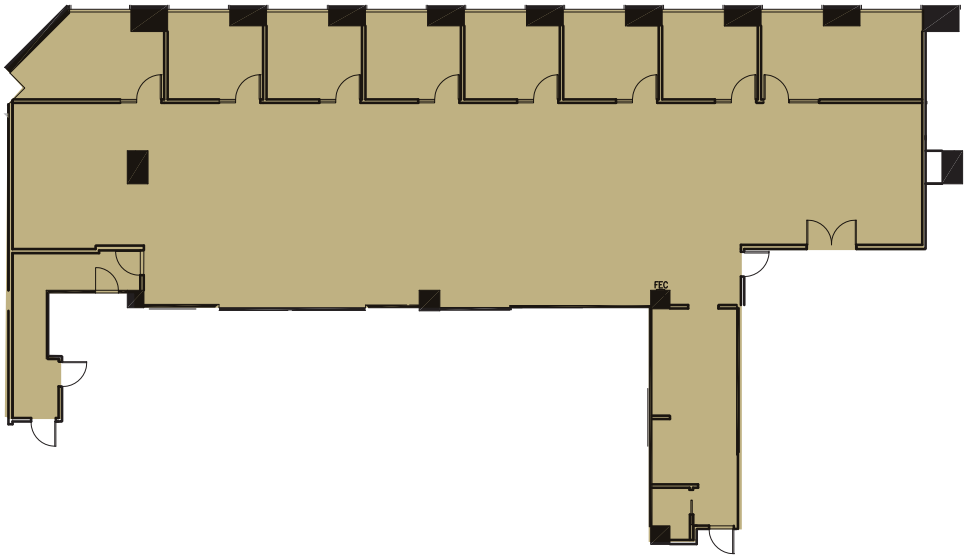
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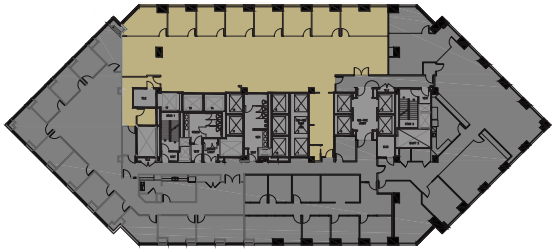
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Floor Plan

12th Floor | Suite 1200 | 5,739 RSF





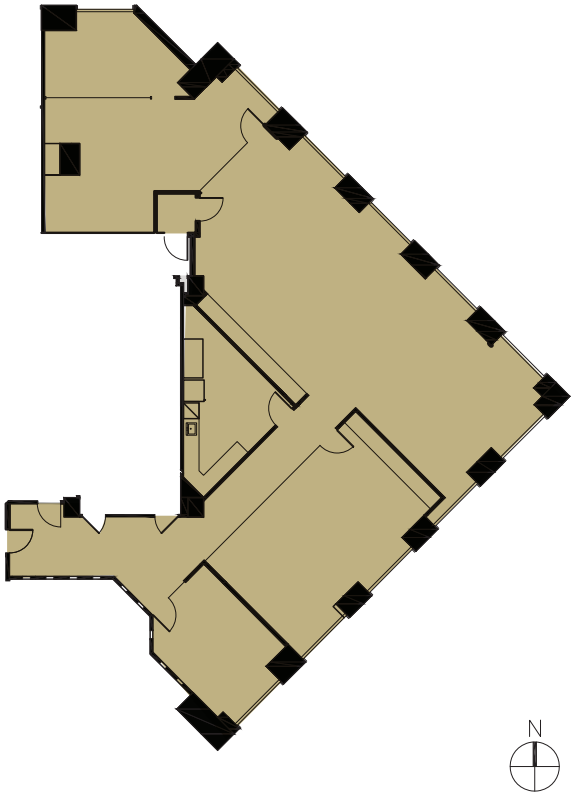
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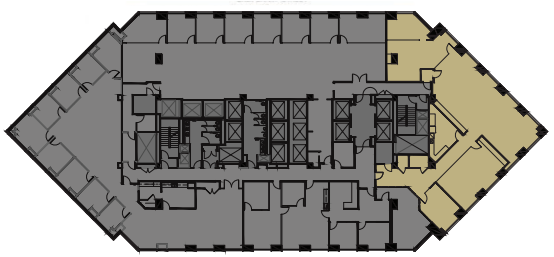
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Floor Plan

12th Floor | Suite 1250 | 4,137 RSF





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Floor Plan

14th Floor | Suite 1400 | 17,943 RSF

California Street



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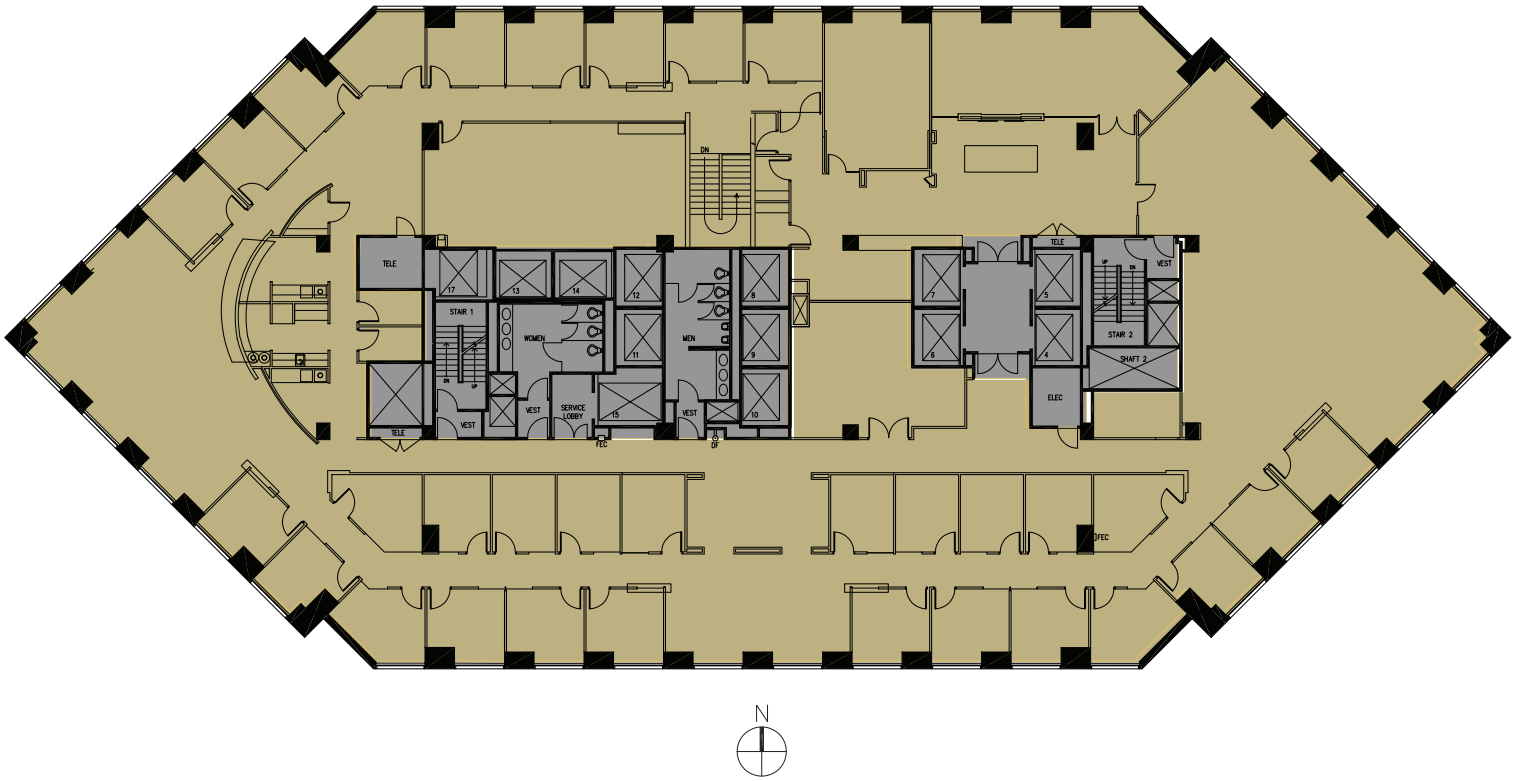
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Floor Plan

15th Floor | Suite 1500 | 17,943 RSF

California Street



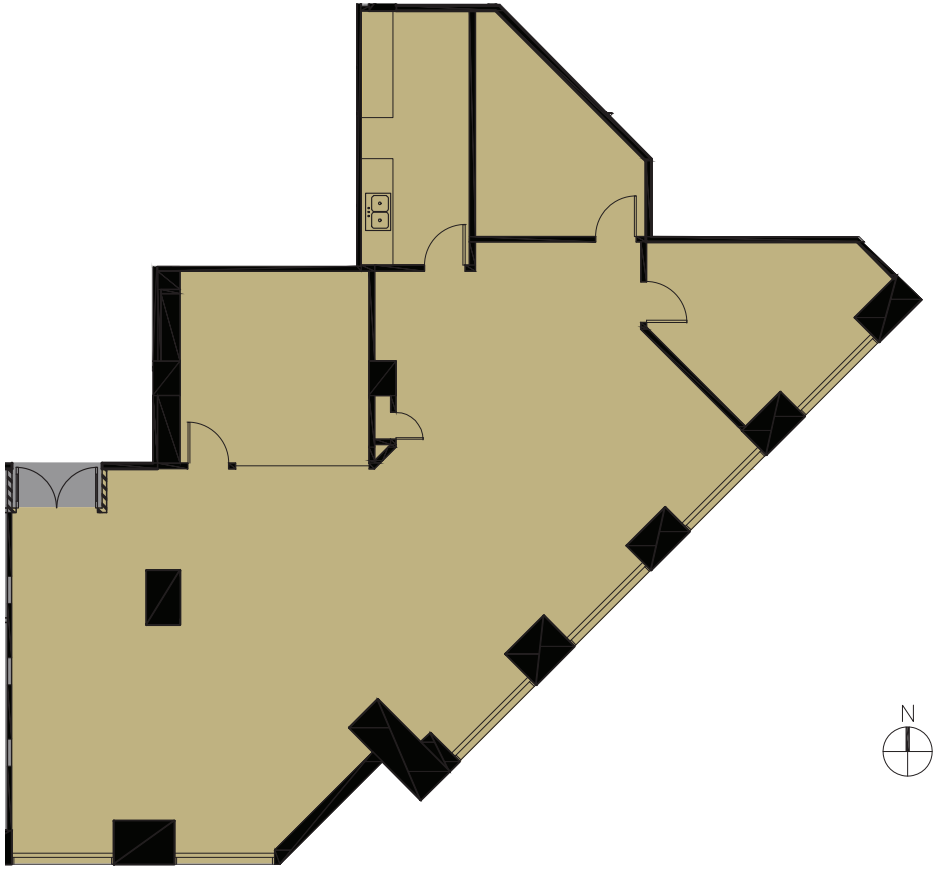
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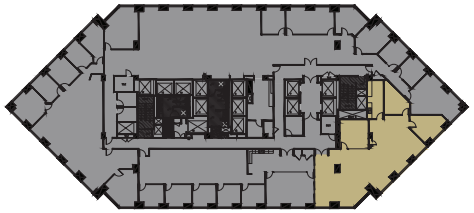
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345 CALIFORNIA

Floor Plan

17th Floor | Suite 1715 | 2,942 RSF





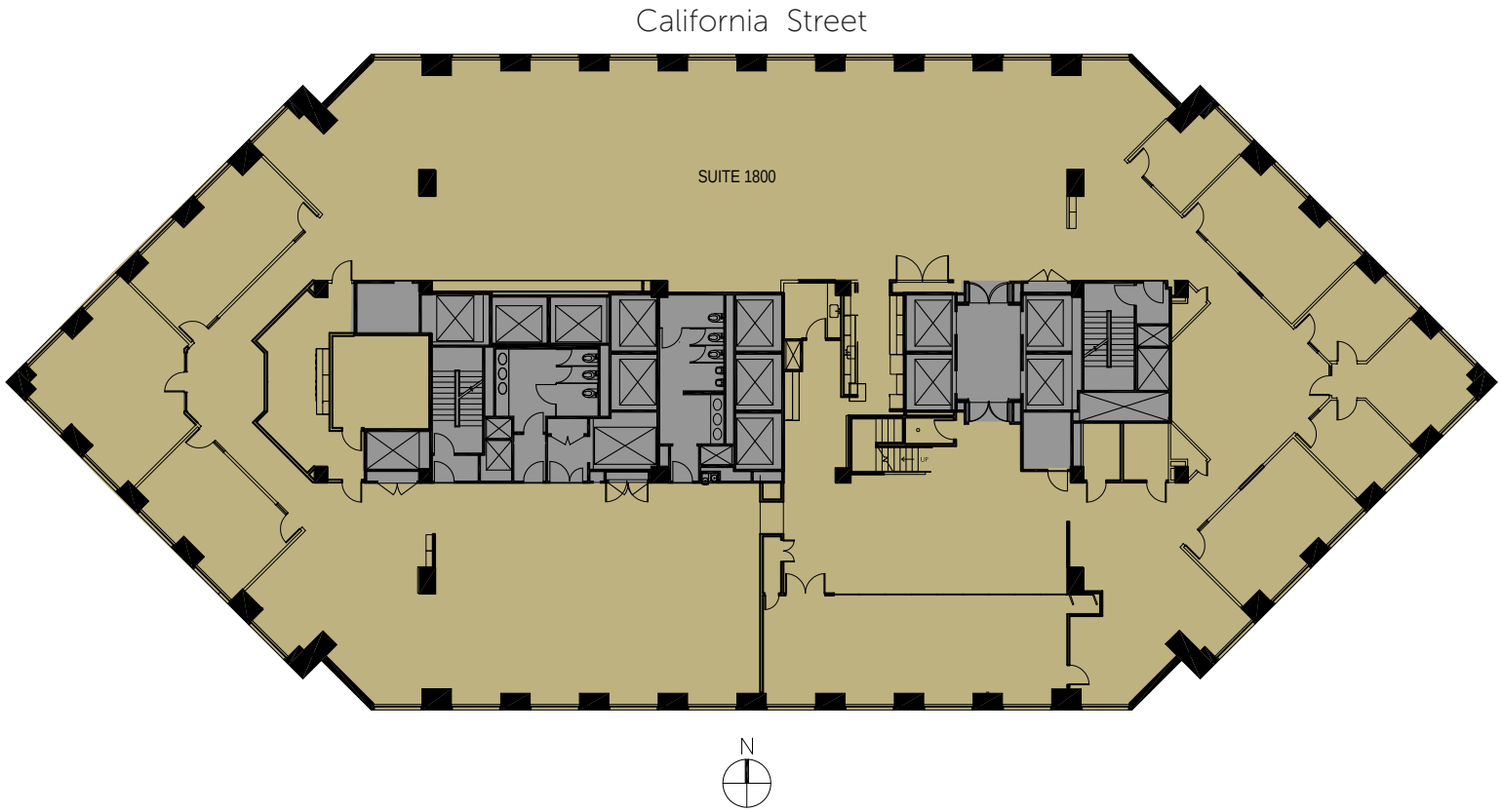
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CALIFORNIA

Floor Plan

18th Floor | Suite 1800 | 17,994 RSF



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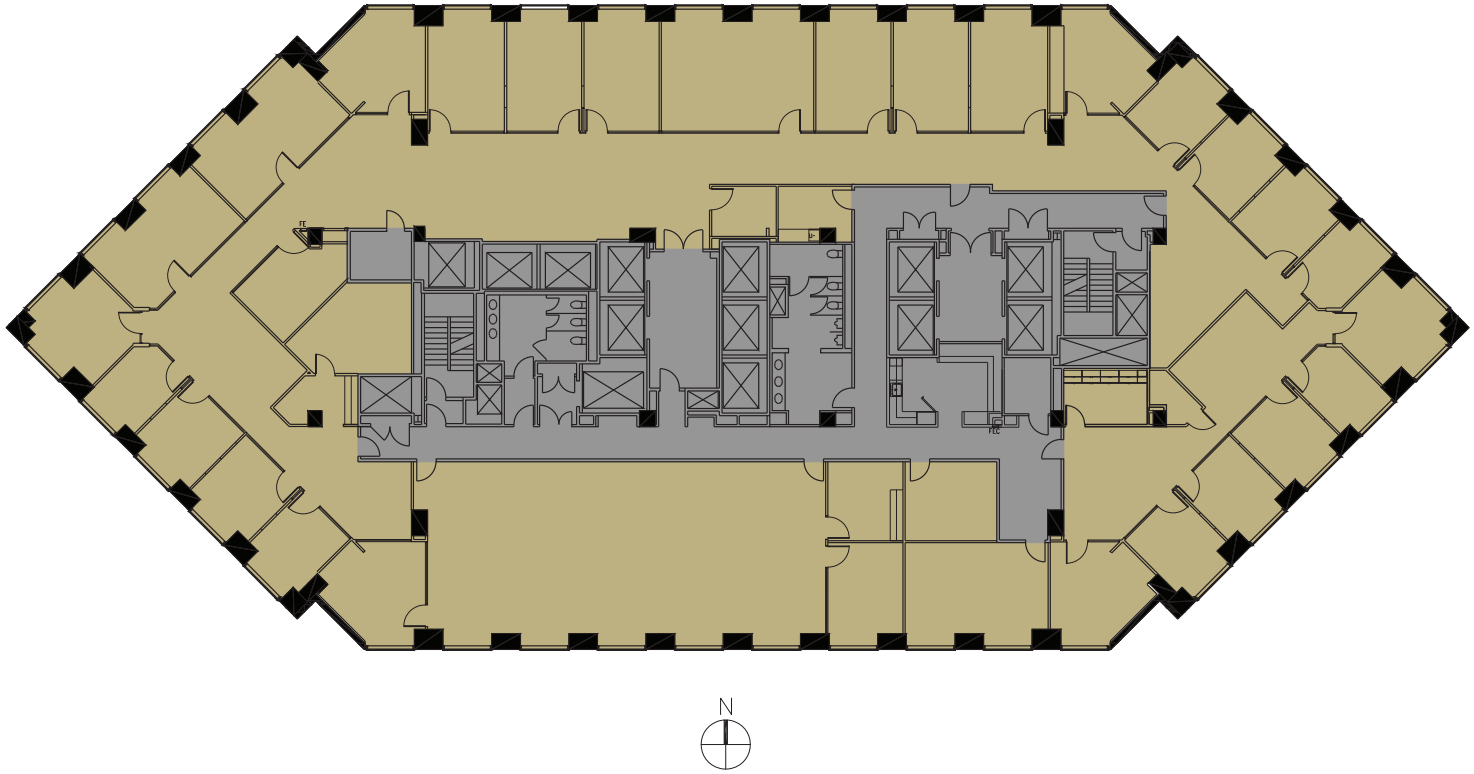
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345 CALIFORNIA

Floor Plan

19th Floor | Suite 1900 | 18,009 RSF

California Street



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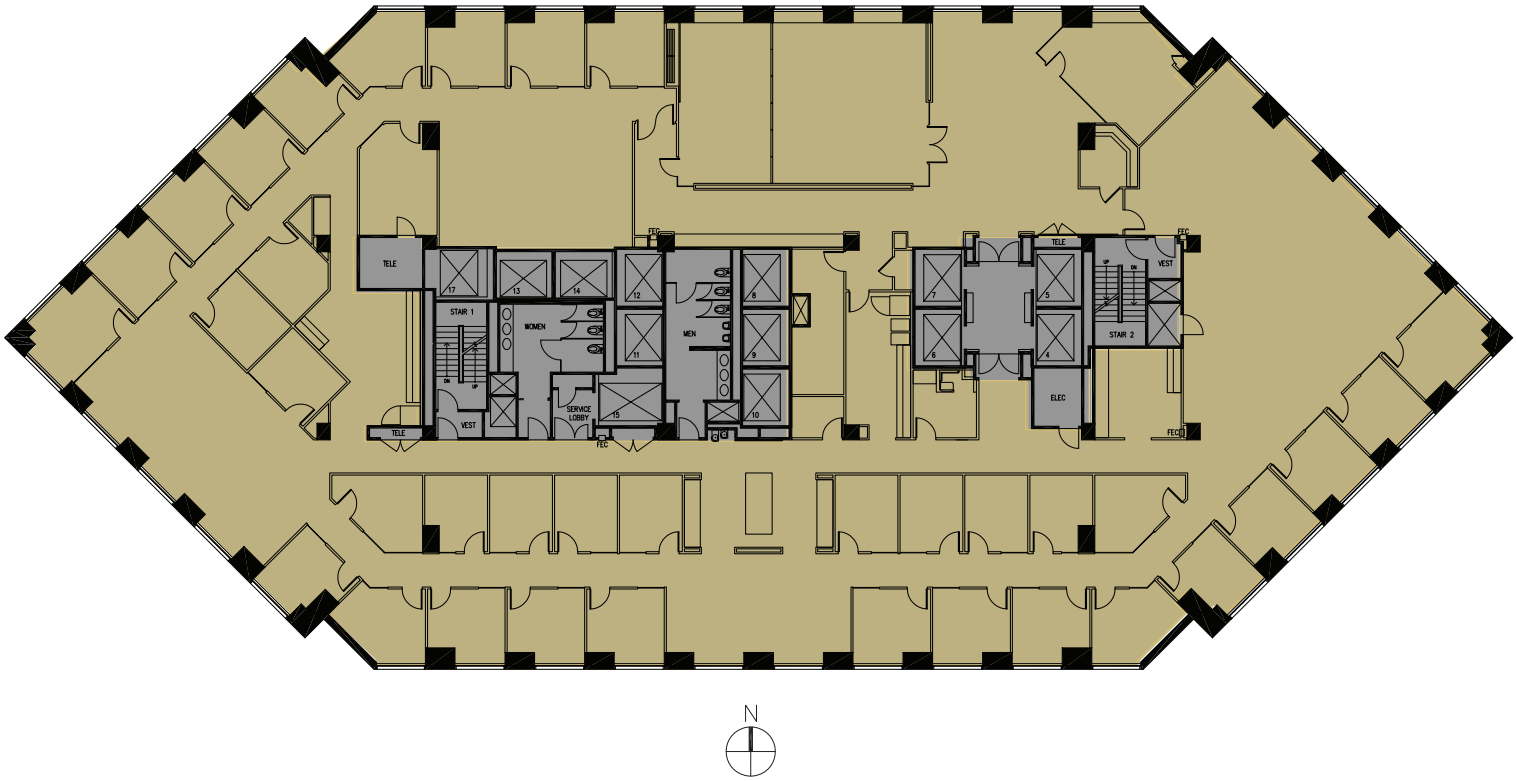
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Floor Plan

20th Floor | Suite 2000 | 18,132 RSF

California Street



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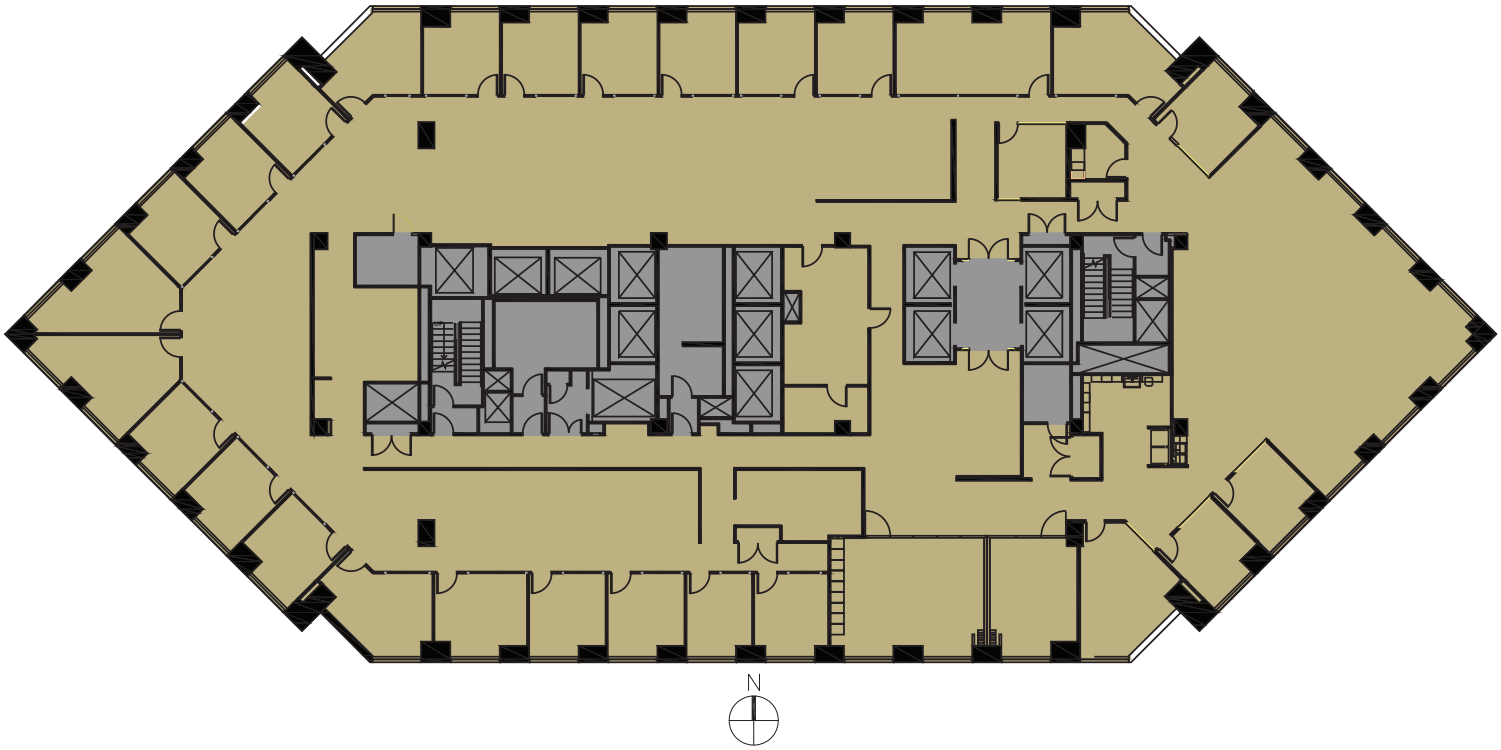
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345 CALIFORNIA

Floor Plan

21st Floor | Suite 2100 | 18,016 RSF

California Street



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METROPOLIS

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