# 3 Turnkey AI-Ready Spec Suites on the 5th Floor

## Introducing the AI Suites at 345 California

*Available Now*

Purpose-built for AI innovators, the new AI Suites at 345 California provide high-performance, move-in-ready workspace for teams developing next-generation technologies in San Francisco's Financial District.

Located on the 5th floor, these premium suites offer elevated furnishings, efficient layouts, and infrastructure designed for collaboration, focus, and rapid scaling. The AI Suites deliver a polished, immediate solution for your team—without the delays of traditional buildouts.

**345 Flex | Frictionless Leasing:**

- Flexible short-term lease options with 1-year minimum
- 100% commission paid on execution

**Path to Growth:**

- 345 California is a 600,000 SF office tower with contiguous space from 17,000 SF to 50,000+ SF



# AI Spec Suites

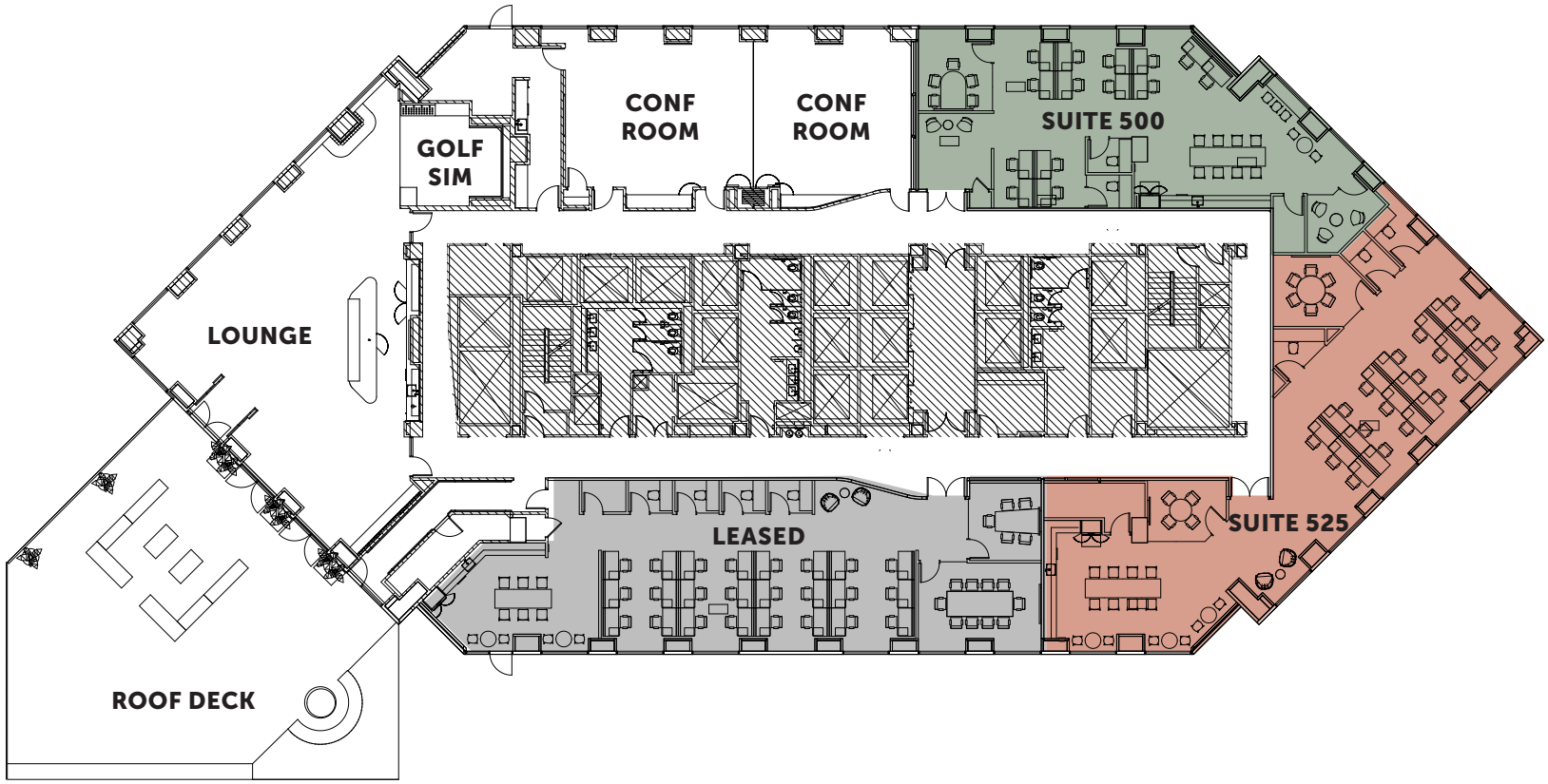
Located on the 5th floor, the new AI Spec Suites provide high-preformance, move-in-ready workspaces for teams developing next-generation technologies.

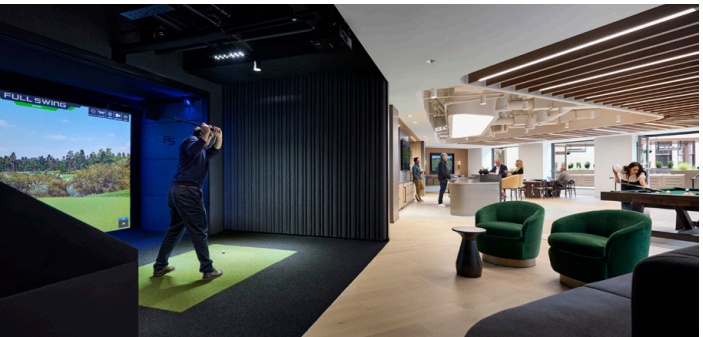




# Direct Access to CLUB345

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



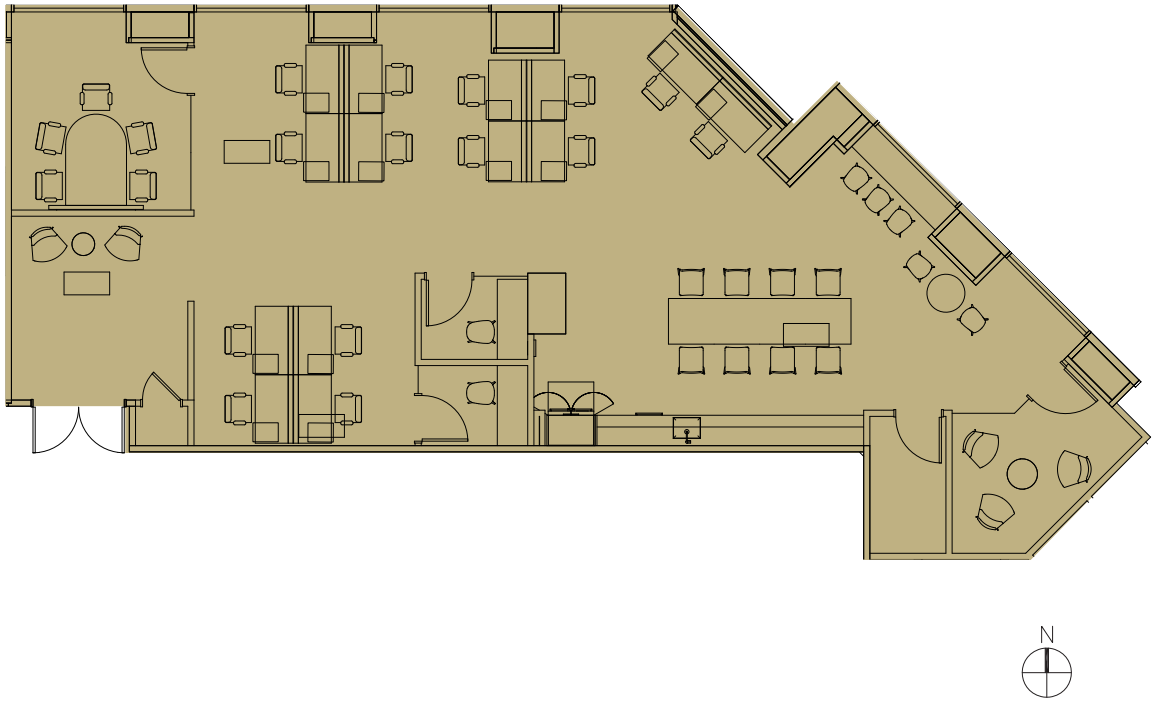





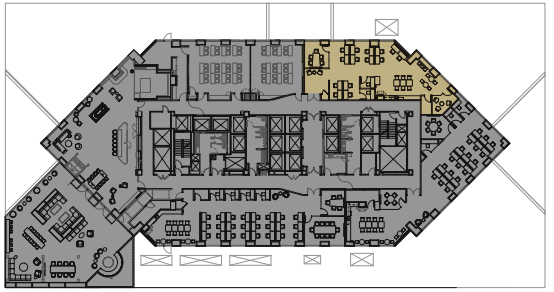


# Floor Plan

**5th Floor |** Suite 500 | 2,367 RSF




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



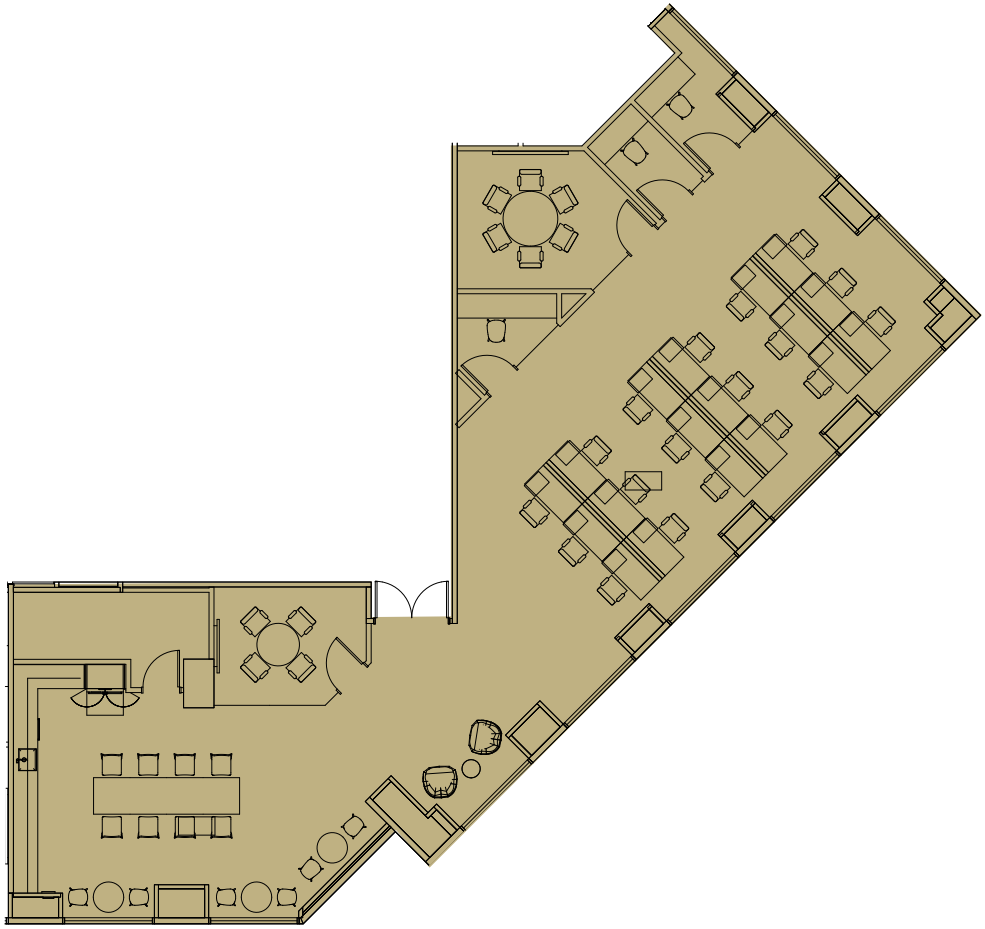
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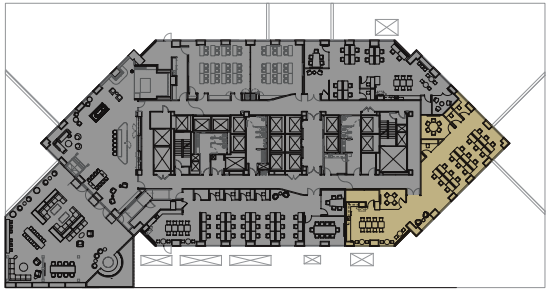
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# Floor Plan

**5th Floor |** Suite 525 | 3,062 RSF




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



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