

**345**  
**CALIFORNIA**

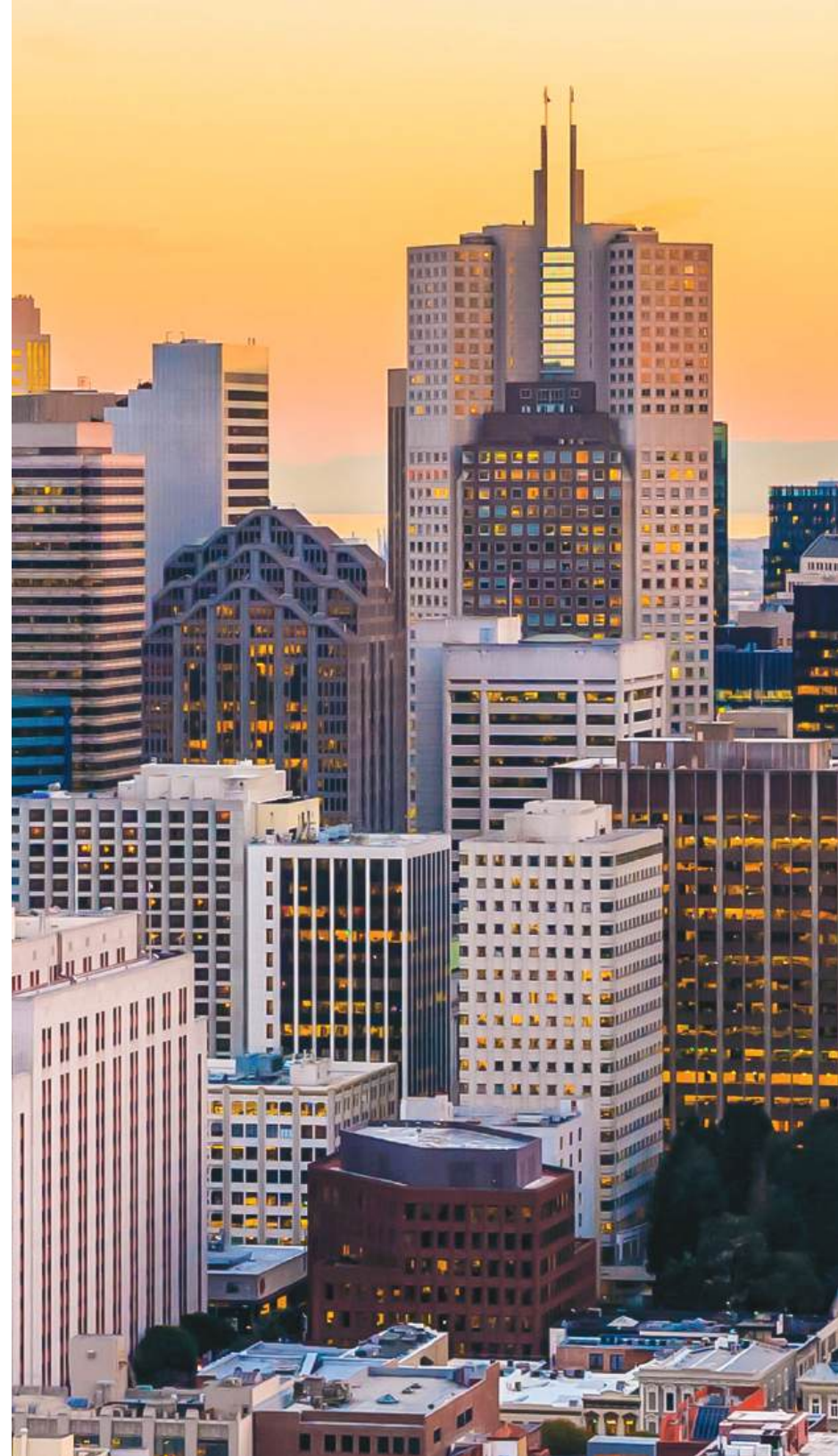
[www.345cal.com](http://www.345cal.com)

# 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



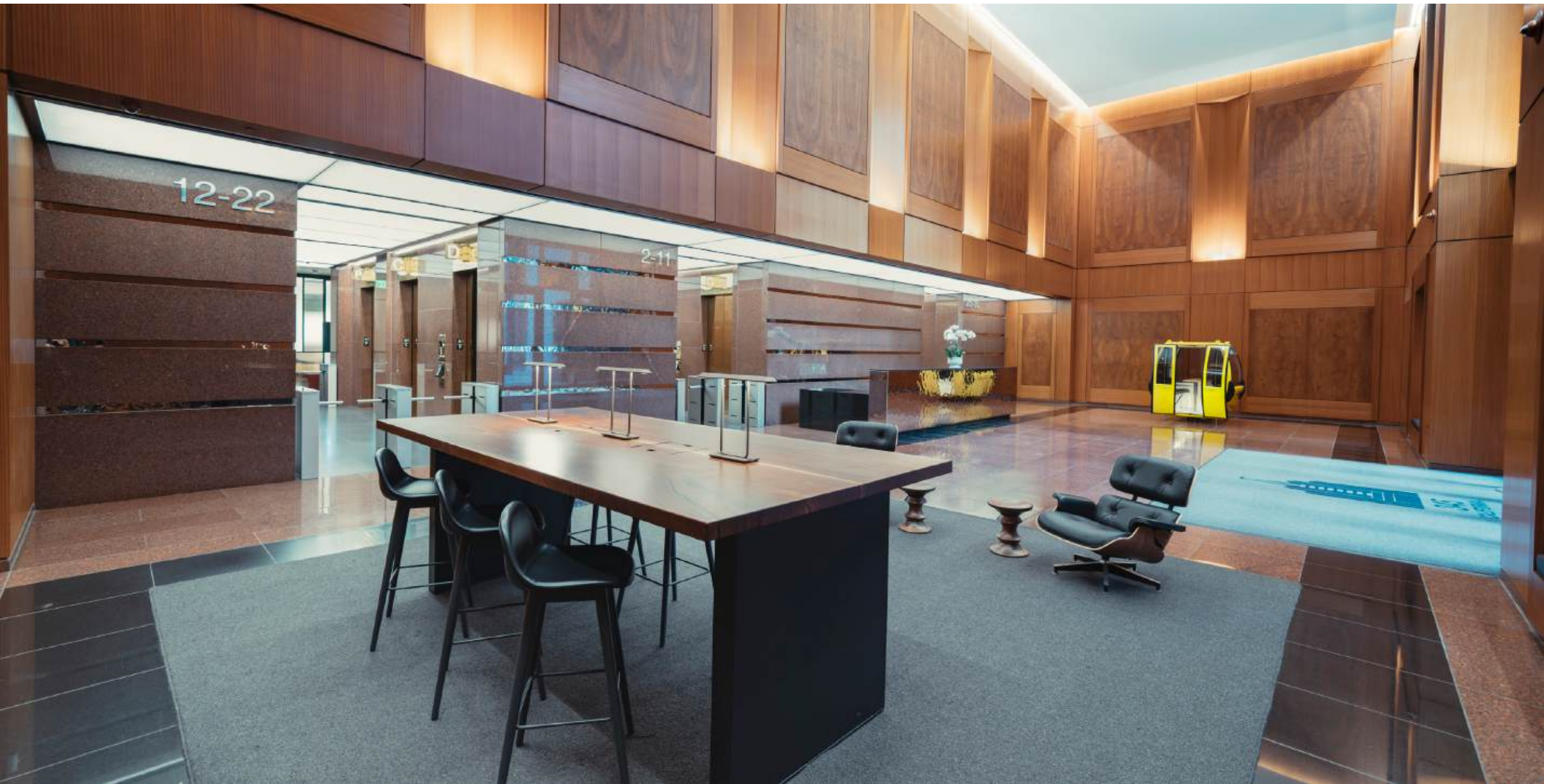
# Plaza

Newly renovated Plaza.



# Lobby

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



# The Room

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





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





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



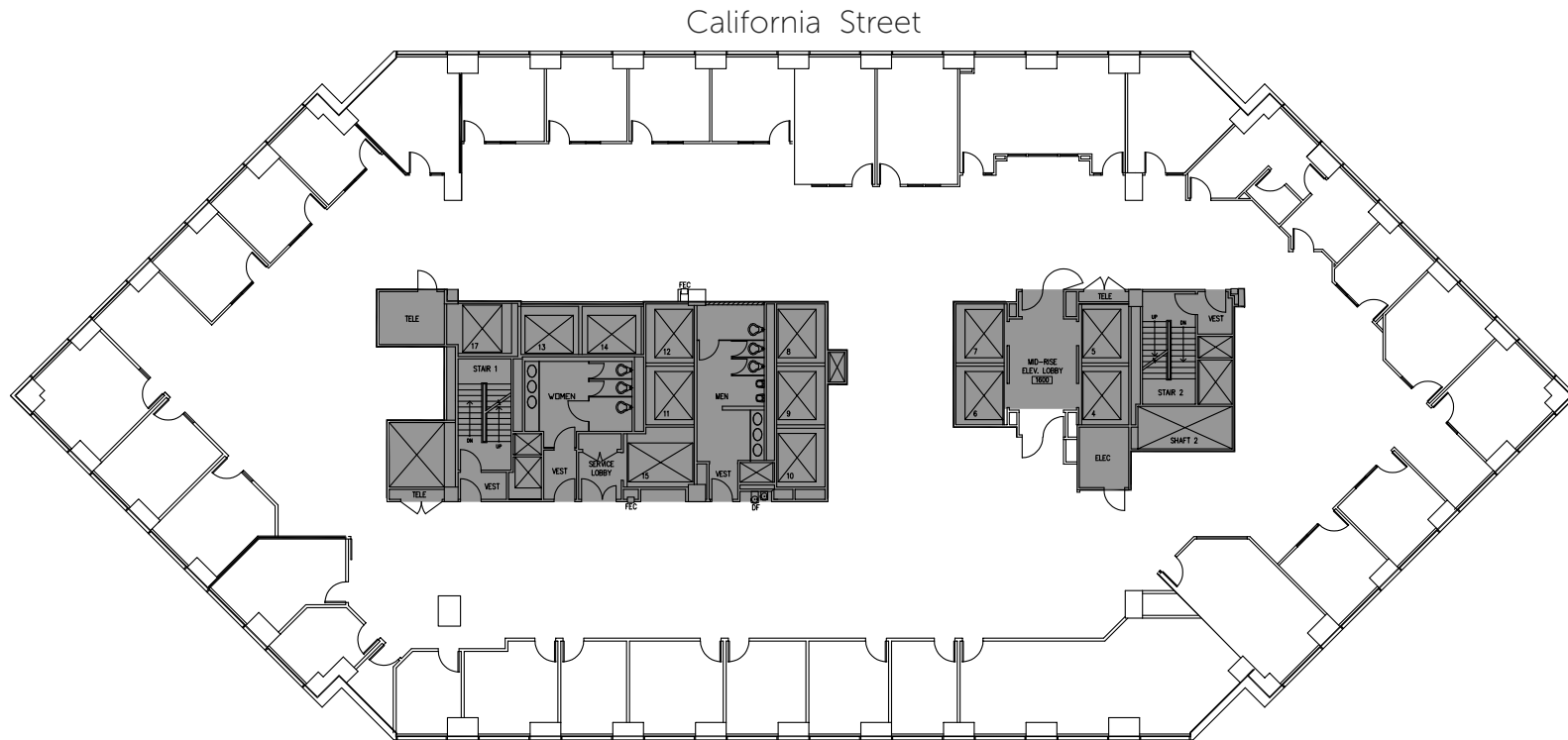
BART Station



MUNI

# The Floor

## Full Floor Plan



Flexible large floor plates provide a variety of office layouts

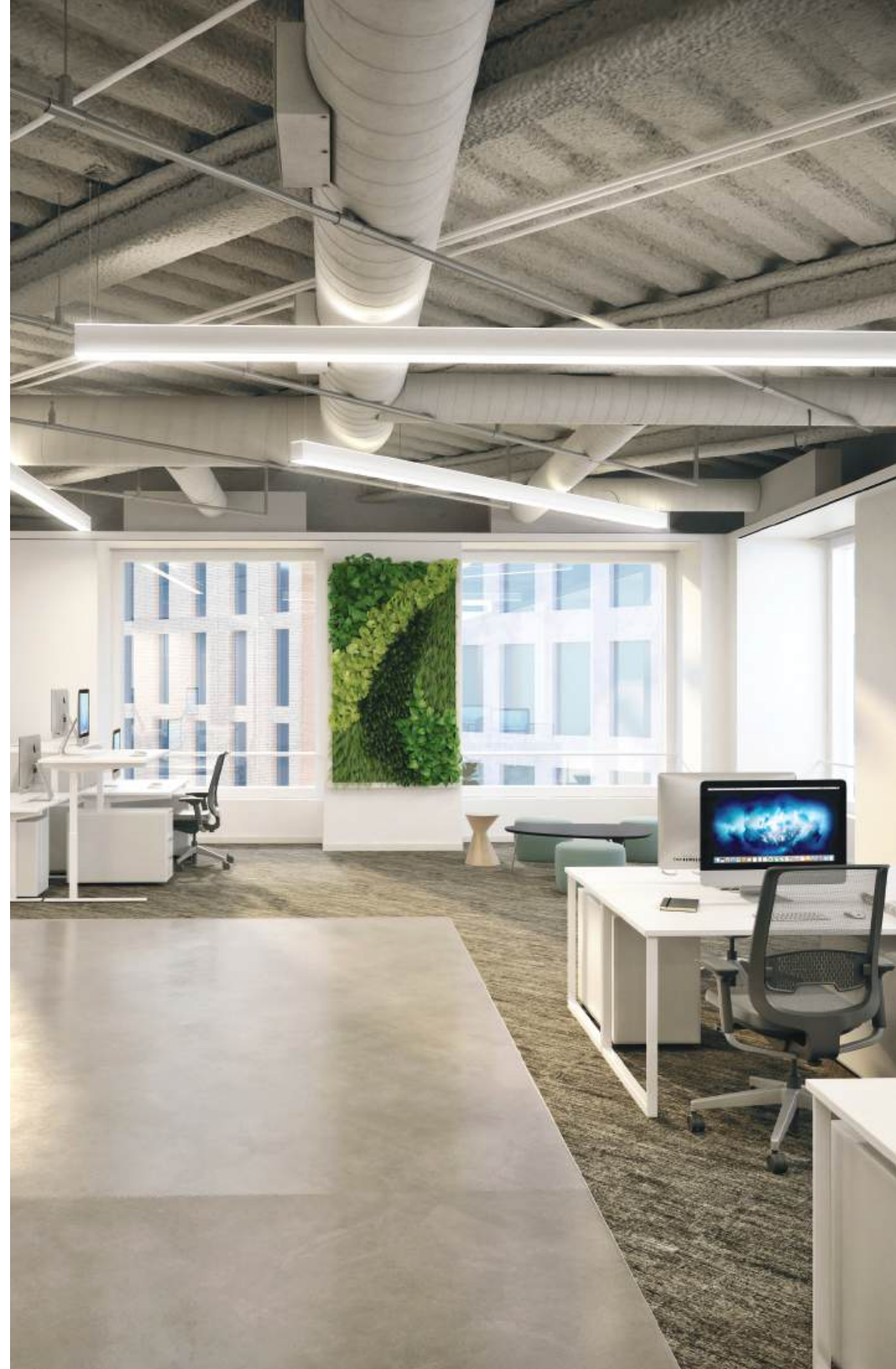
# Design

Create a custom  
experience for  
your employees



## 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.

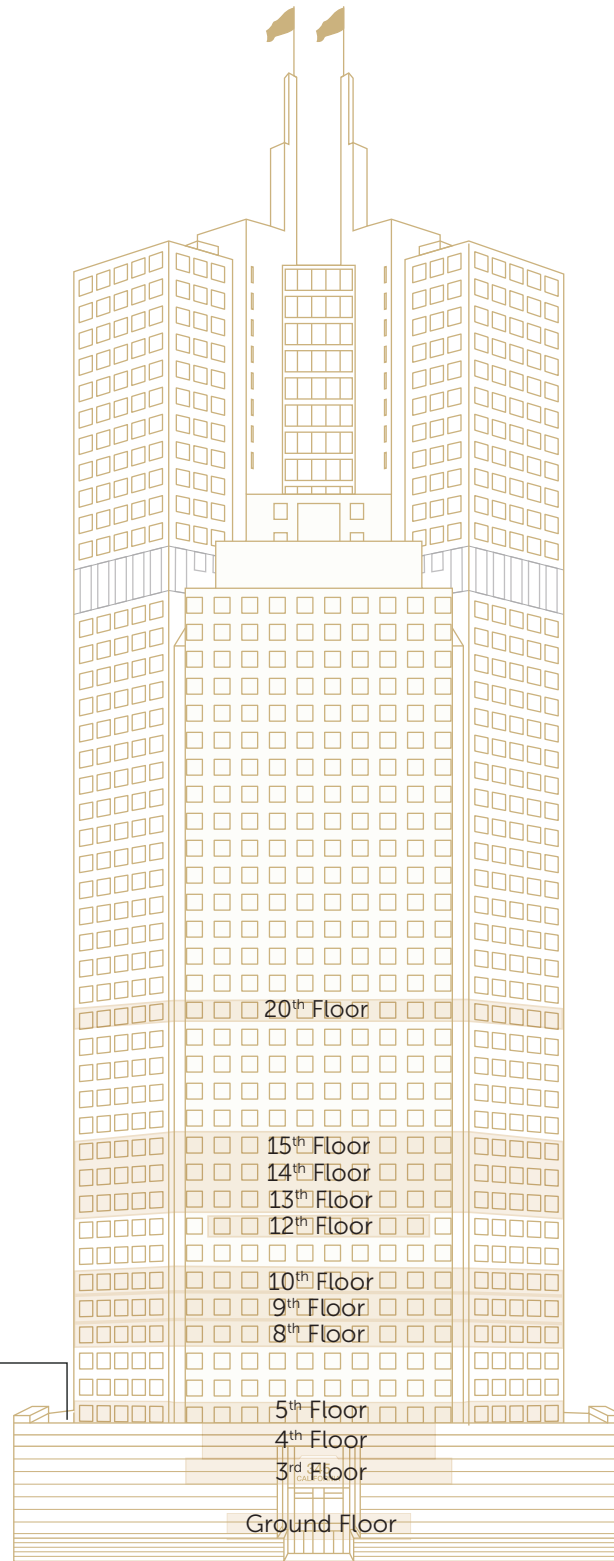


# Transform Your Environment



# Availabilities

Turnkey TI and  
Flexible Leasing  
Solutions



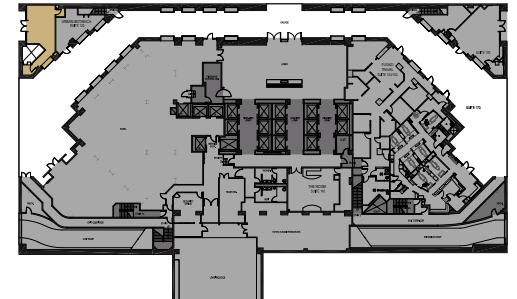
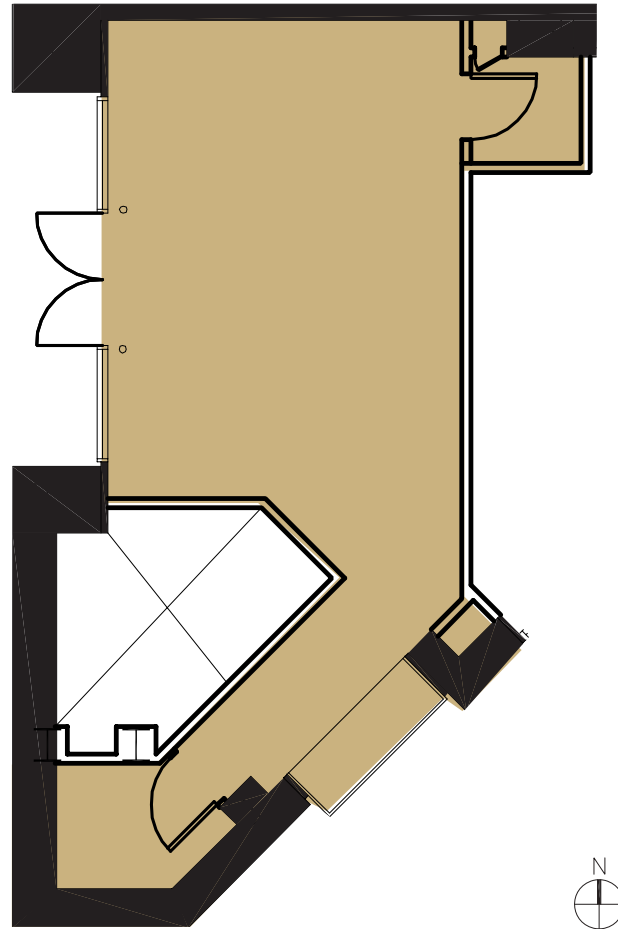
COMING SOON:  
Exclusive Use Roof Deck  
on the 5th Floor

**VIRTUAL TOUR** 360°  
of Roof Deck  
(CLICK HERE)

SUITE/FLOOR	SIZE	AVAILABILITY
Suite 2860	2,734 SF	Now
Suite 2450	3,638 SF	Now
Suite 2300	17,376 SF	Now
20th Floor	17,609 RSF	Now
15th Floor	17,426 RSF	Now
14th Floor	17,426 RSF	Now
13th Floor	16,764 RSF	Now
Suite 1250	4,018 RSF	Now
Suite 1200	5,579 RSF	Now
10th Floor	17,052 RSF	Now
9th Floor	17,052 RSF	Now
8th Floor	17,052 RSF	Now
Suite 500	16,970 RSF	Now
Suite 495	8,835 RSF	Now
Suite 425	3,887 RSF	Now
Suite 350	7,088 RSF	Now
Suite 325	10,956 SF	Now
Suite 300	11,579 SF	Now
Suite 190	1,292 RSF	Now
Suite 110	661 RSF	Now
<b>TOTAL</b>	<b>179,667 RSF</b>	

# Floor Plan

Ground Floor | Suite 110 | 661 RSF



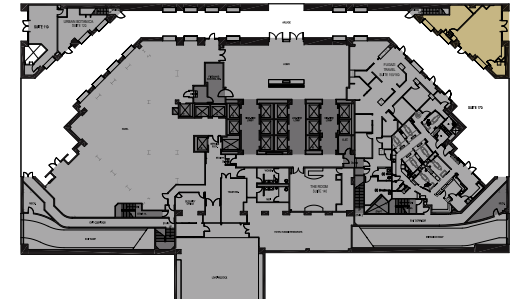
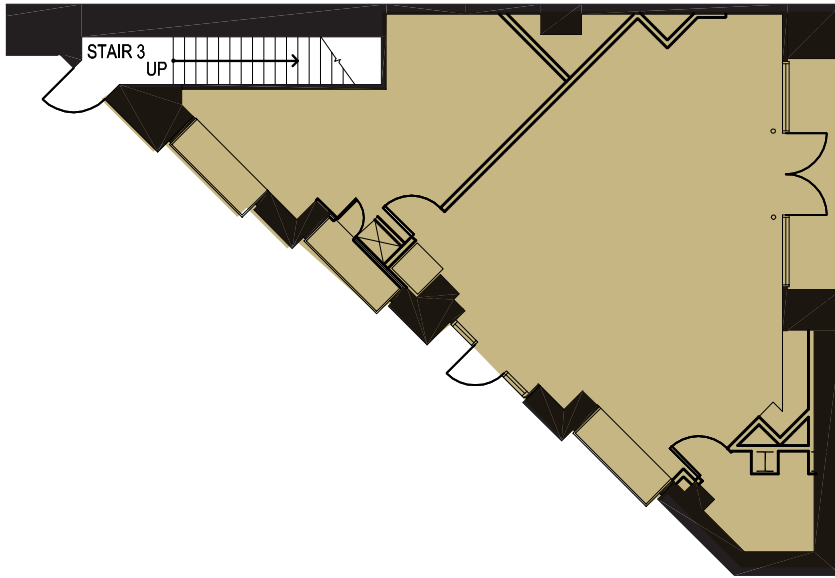
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**Heather Trimble**  
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# Floor Plan

Ground Floor | Suite 190 | 1,292 RSF



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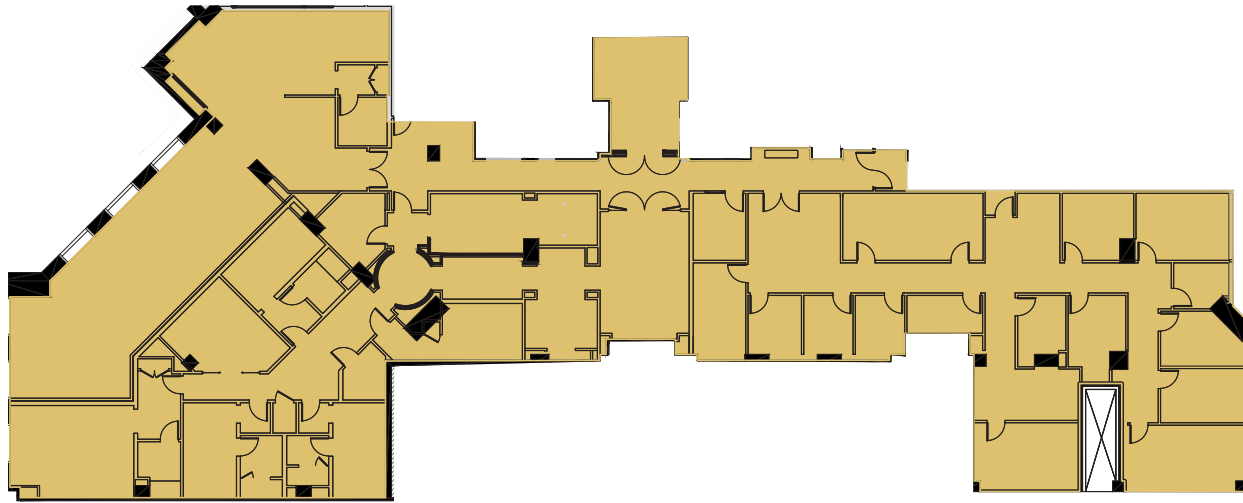
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# Floor Plan

3rd Floor | Suite 300 | 11, 579 RSF



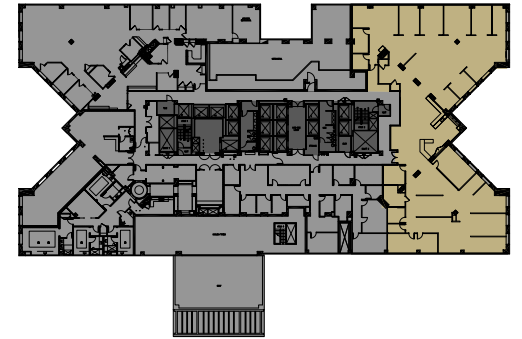
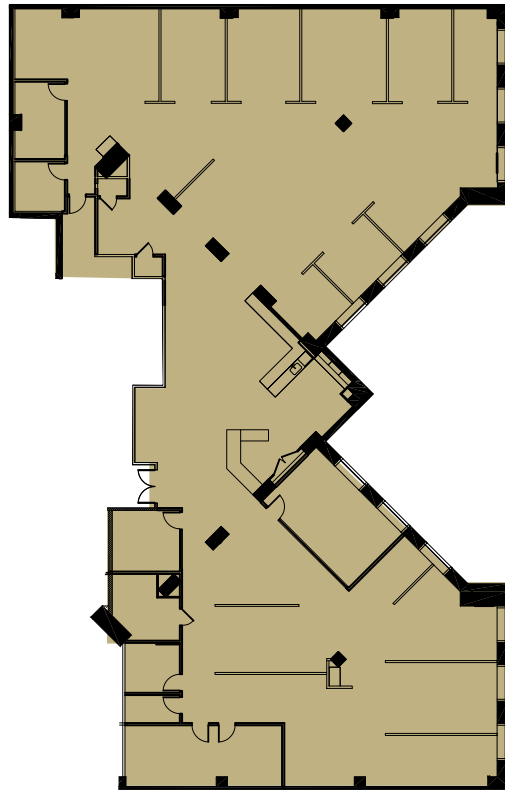
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# Floor Plan

3rd Floor | Suite 325 | 10,956 RSF



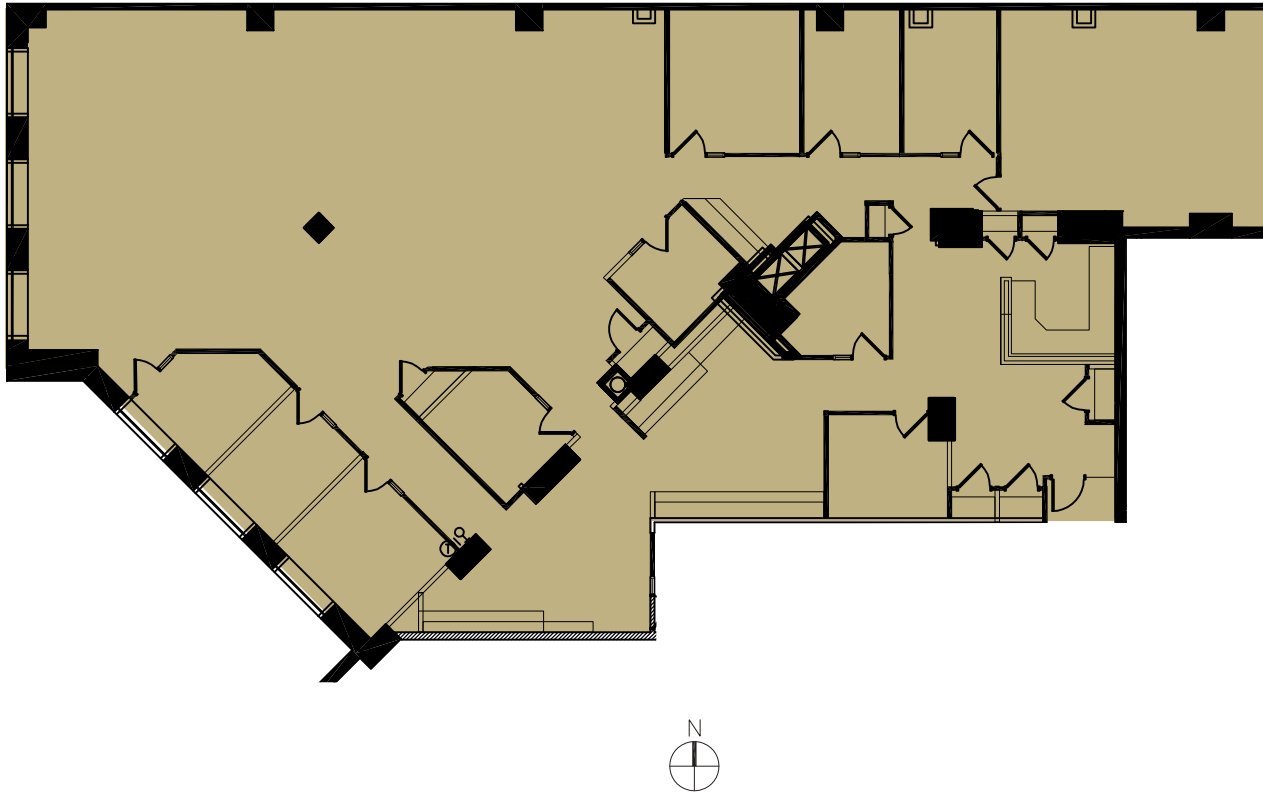
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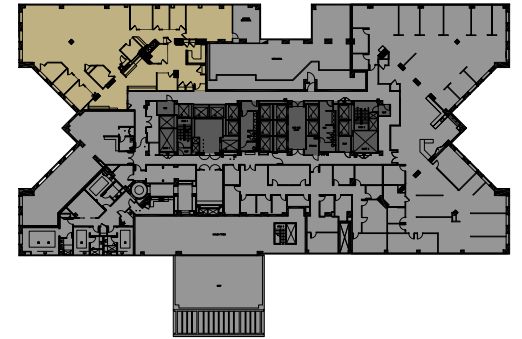


# Floor Plan

3rd Floor | Suite 350 | 7,088 RSF



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



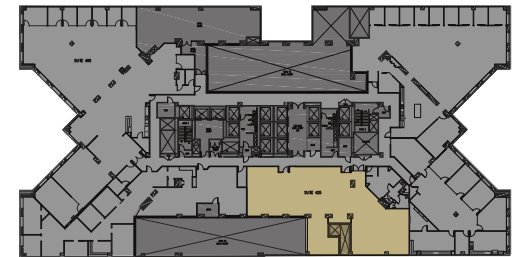
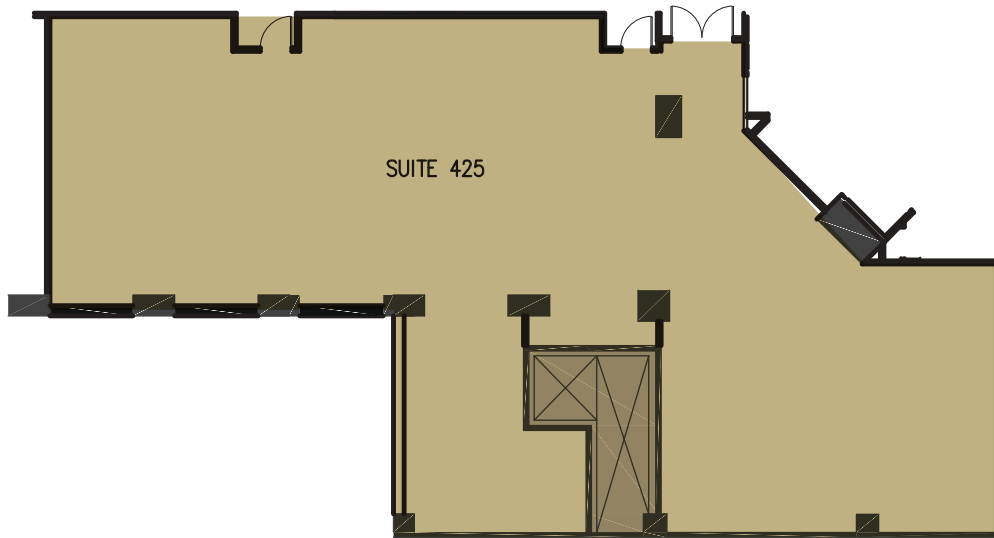
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# Floor Plan

4th Floor | Suite 425 | 3,887 RSF



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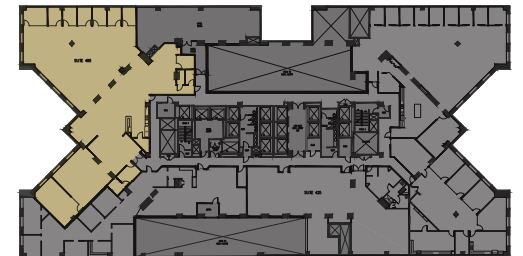
# Floor Plan

4th Floor | Suite 495 | 8,835 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 | 16,970 RSF



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# Floor Plan

8th Floor | Suite 800 | 17,052 RSF



- 29 offices
- 2 conference rooms
- 2 phone rooms
- 1 break room
- 1 kitchen

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# Floor Plan

9th Floor | Suite 900 | 17,052 RSF



- 31 offices
- 2 phone rooms
- 2 conference rooms

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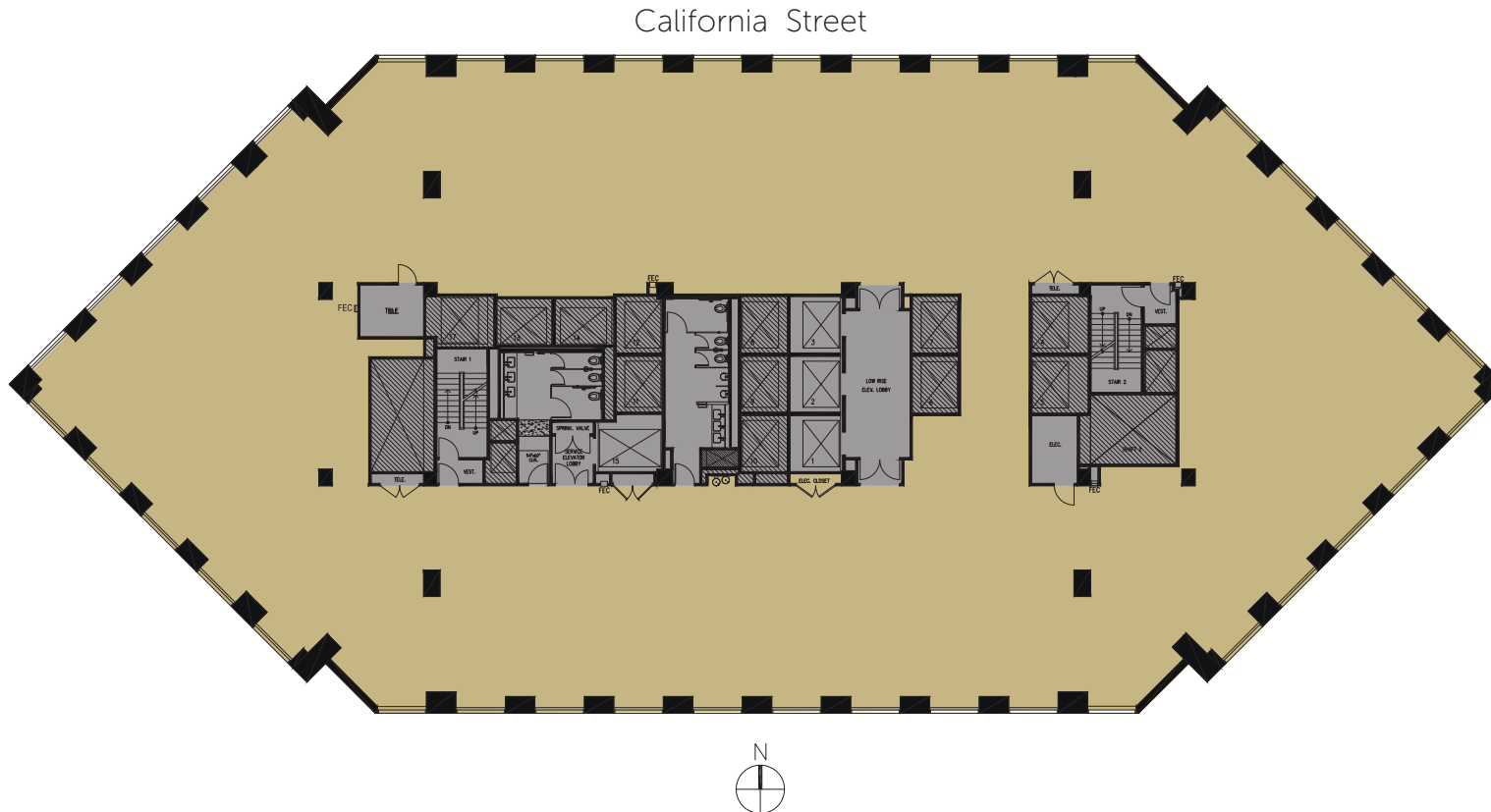




# Floor Plan

10th Floor | Suite 1000 | 17,052 RSF

WHITE-BOX SHELL FLOOR

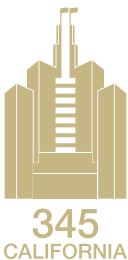


- Warm shell/white-box condition
- Ready for turnkey improvements



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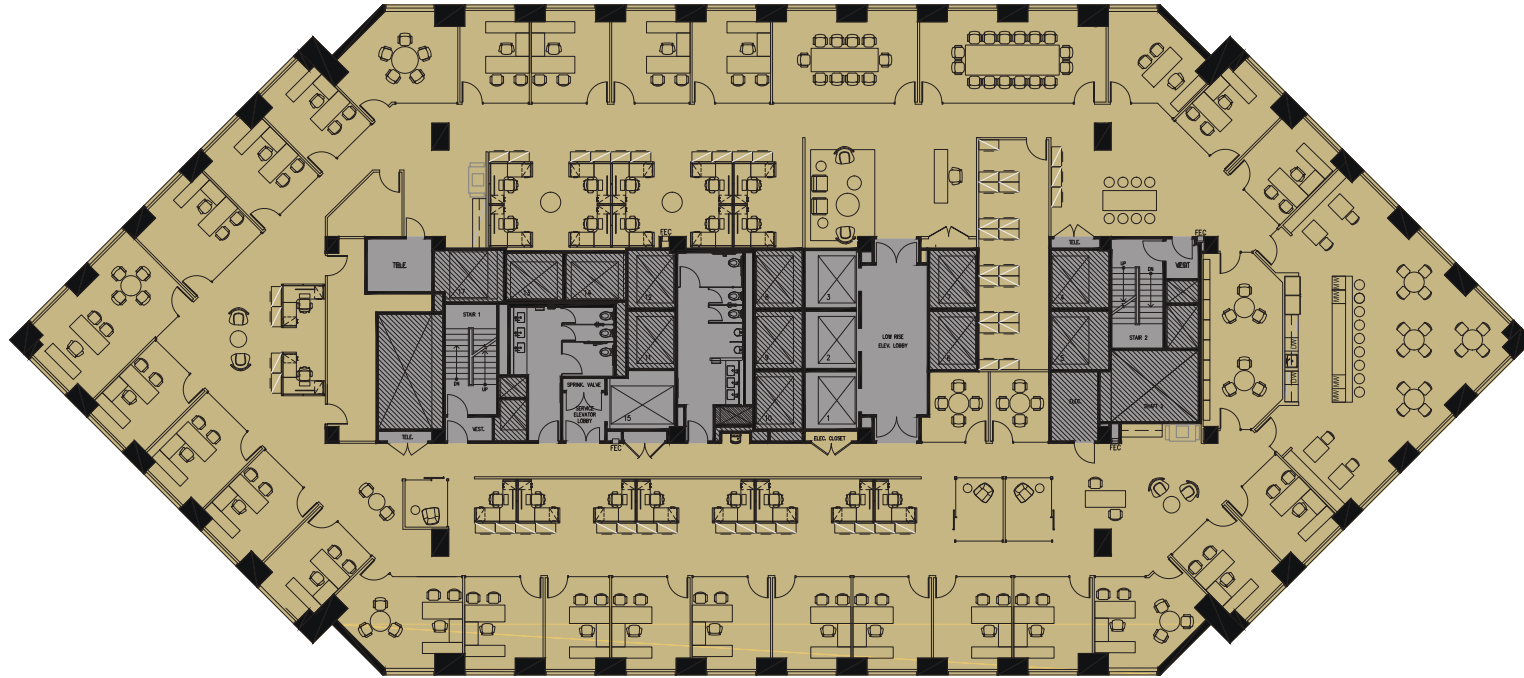


# Floor Plan

10th Floor | Suite 1000 | 17,052 RSF

HYPOTHETICAL PRIVATE OFFICE INTENSIVE

California Street



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

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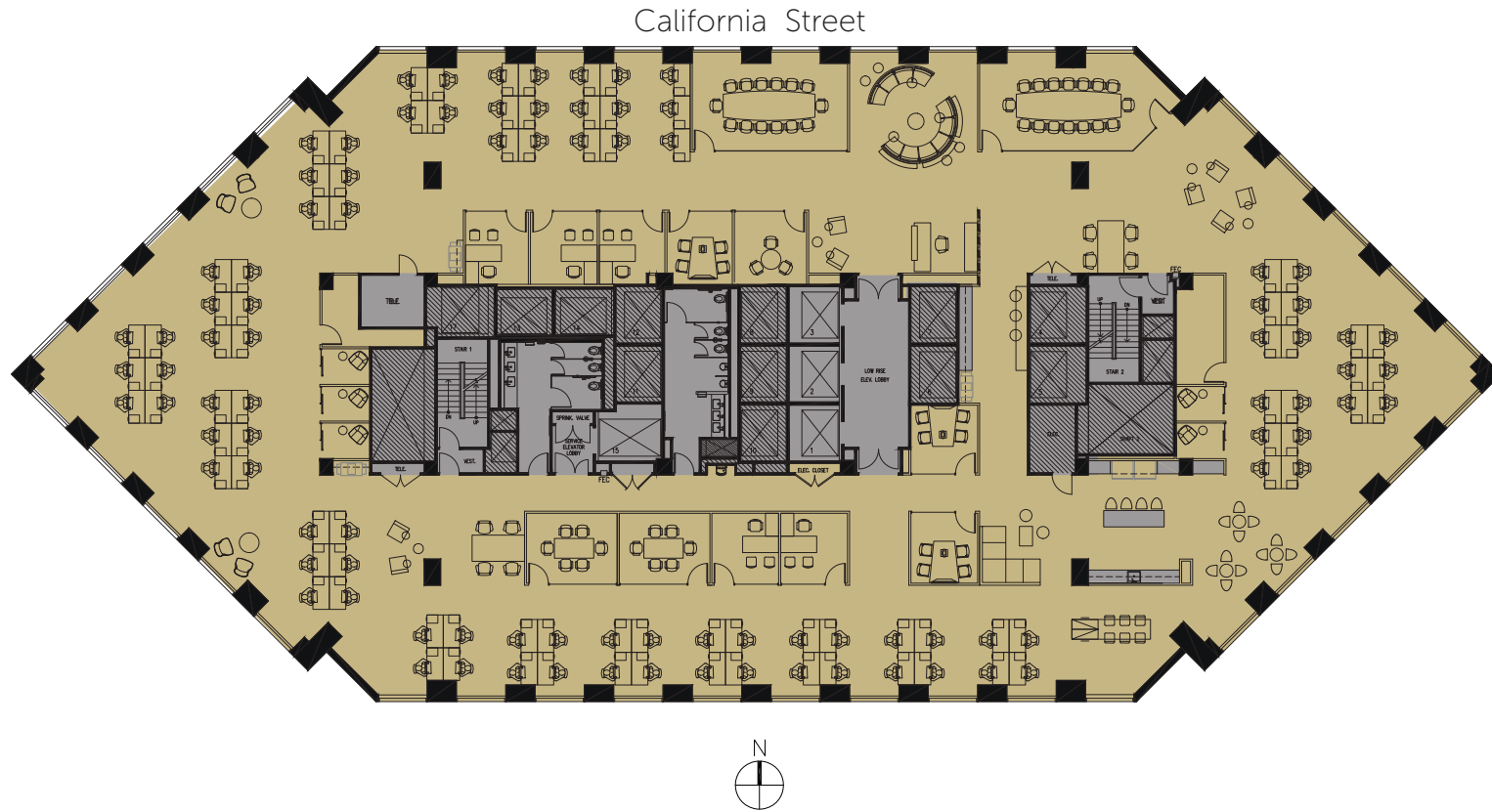


**345**  
CALIFORNIA

# Floor Plan

10th Floor | Suite 1000 | 17,052 RSF

HYPOTHETICAL OPEN PLAN/CREATIVE



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

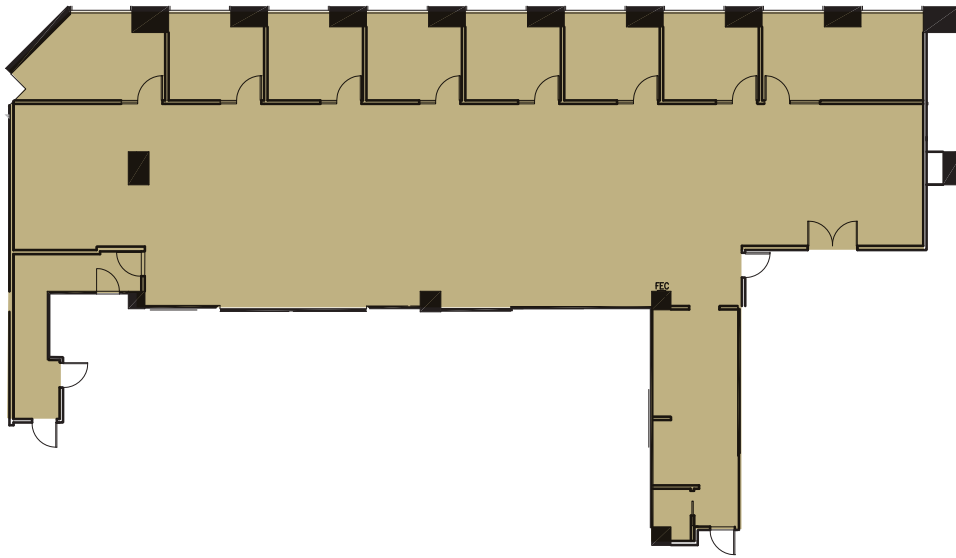
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# Floor Plan

12th Floor | Suite 1200 | 5,579 RSF



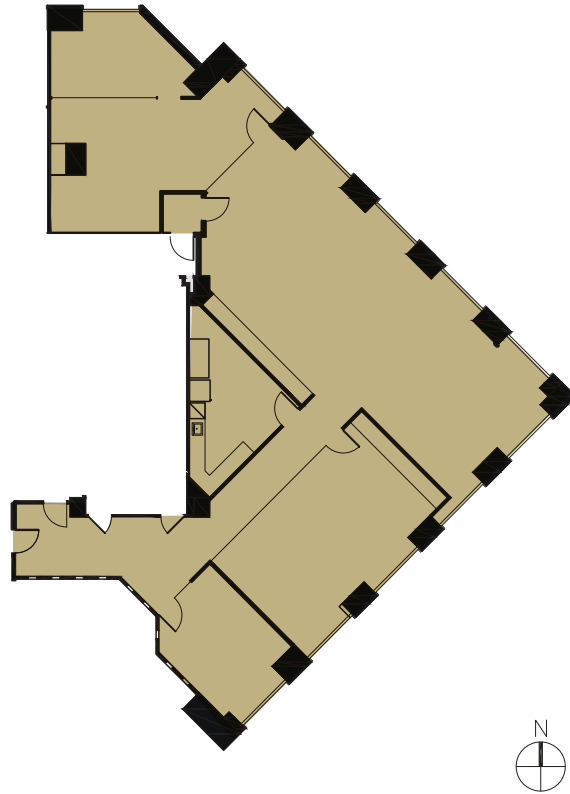
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# Floor Plan

12th Floor | Suite 1250 | 4,018 RSF



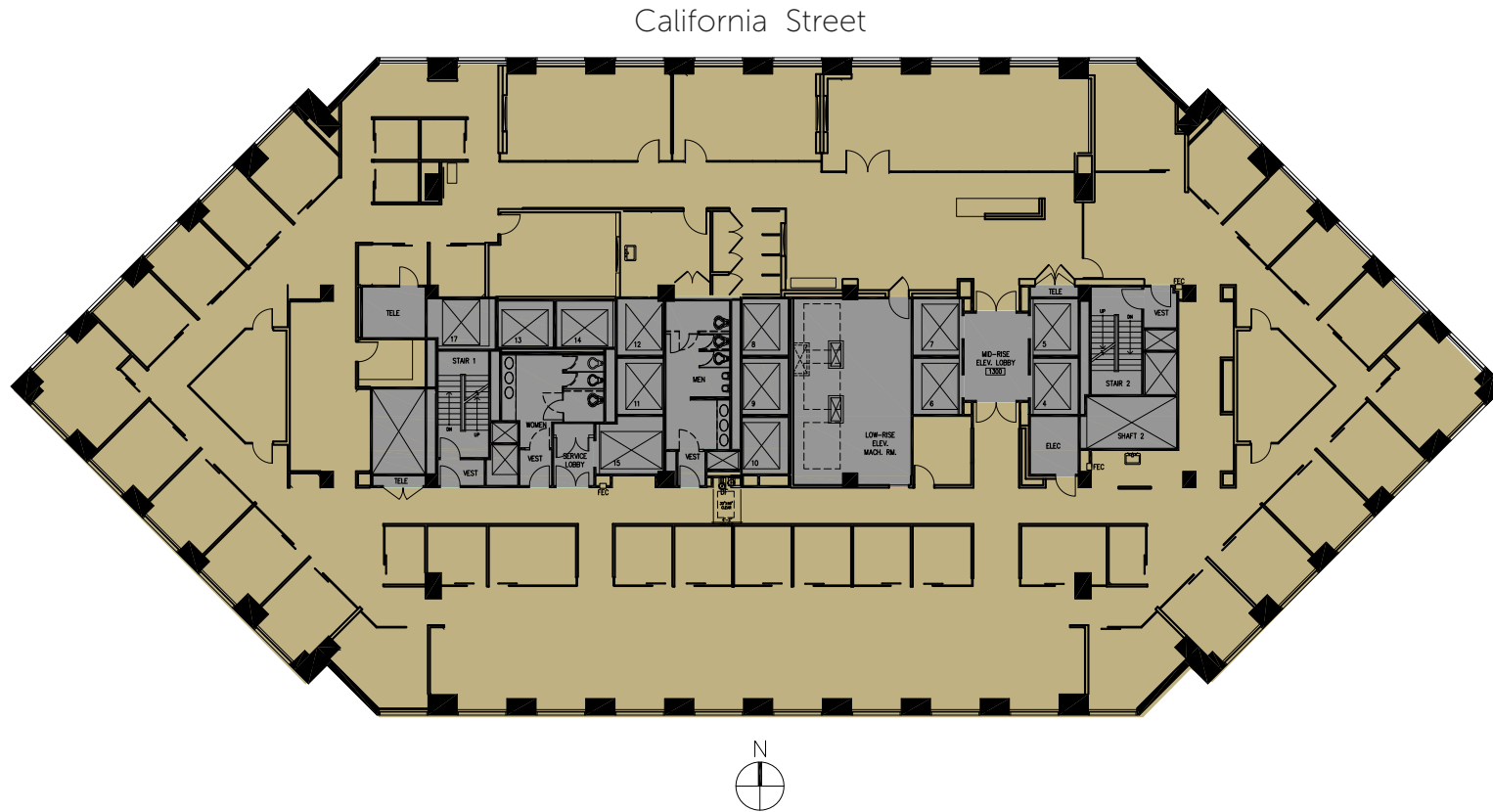
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# Floor Plan

13th Floor | Suite 1300 | 16,764 RSF



- 27 offices
- 6 conference rooms
- 2 phone rooms
- Large open area for workstations
- Kitchenette

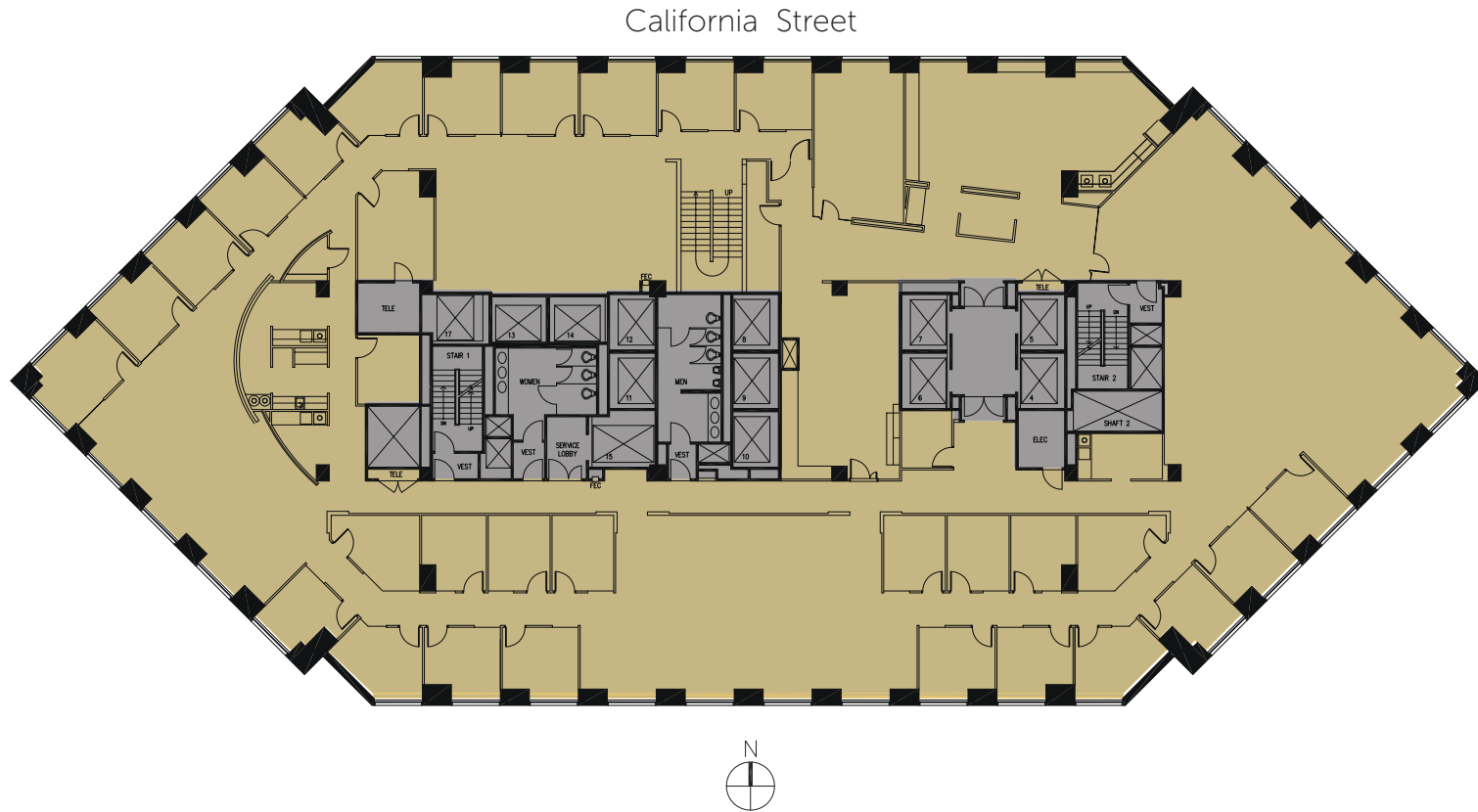
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# Floor Plan

14th Floor | Suite 1400 | 17,426 RSF



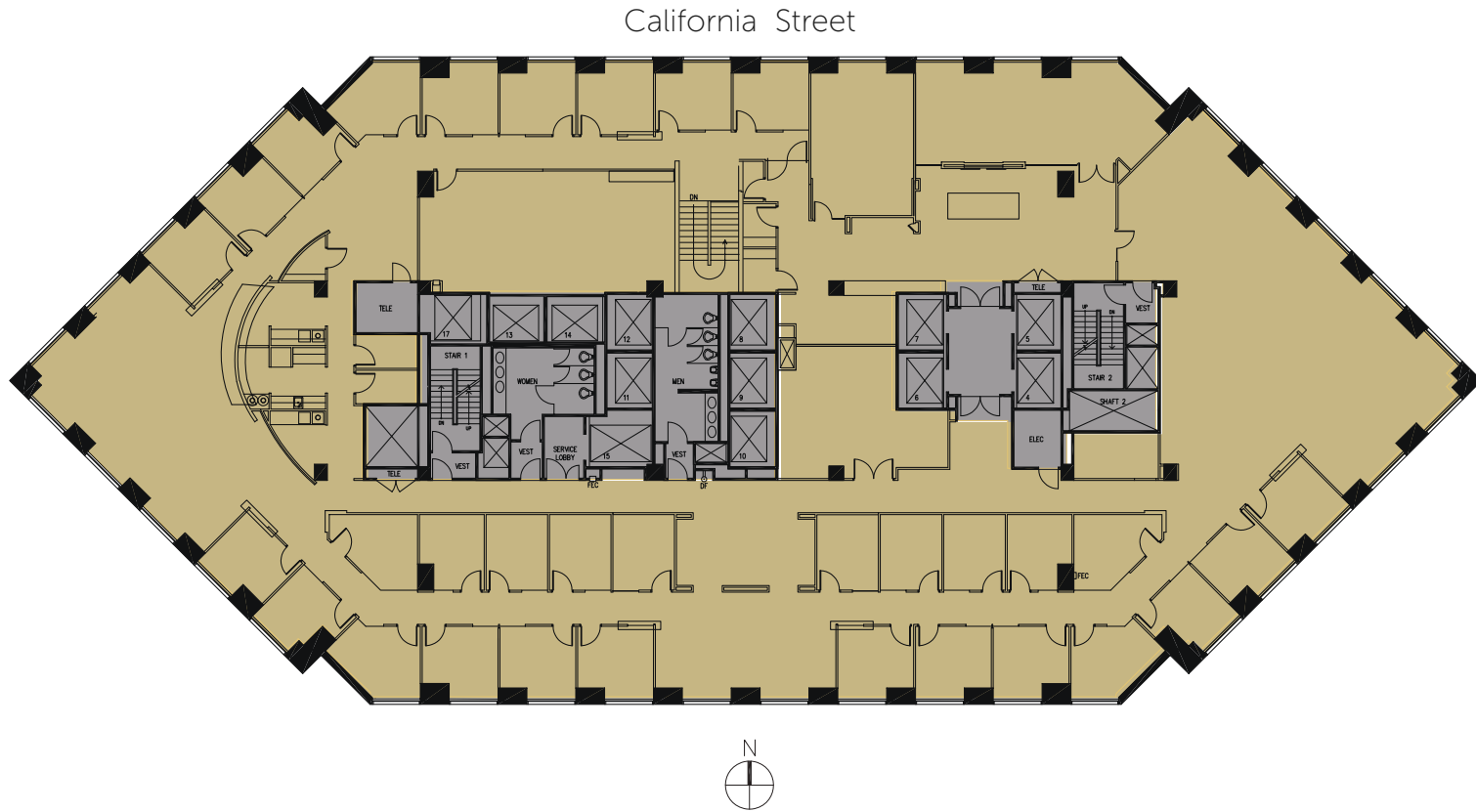
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# Floor Plan

15th Floor | Suite 1500 | 17,426 RSF



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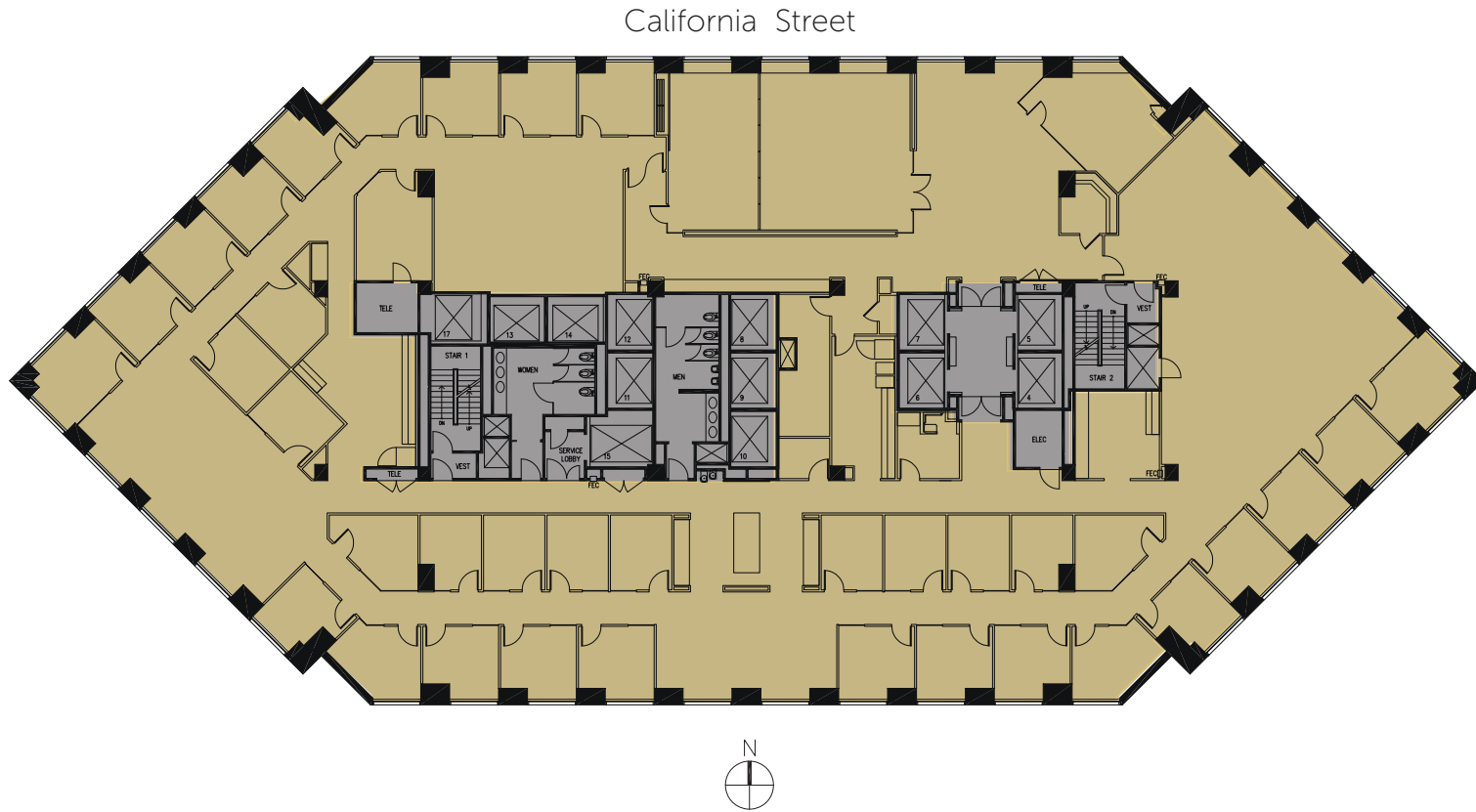
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# Floor Plan

20th Floor | Suite 2000 | 17,609 RSF



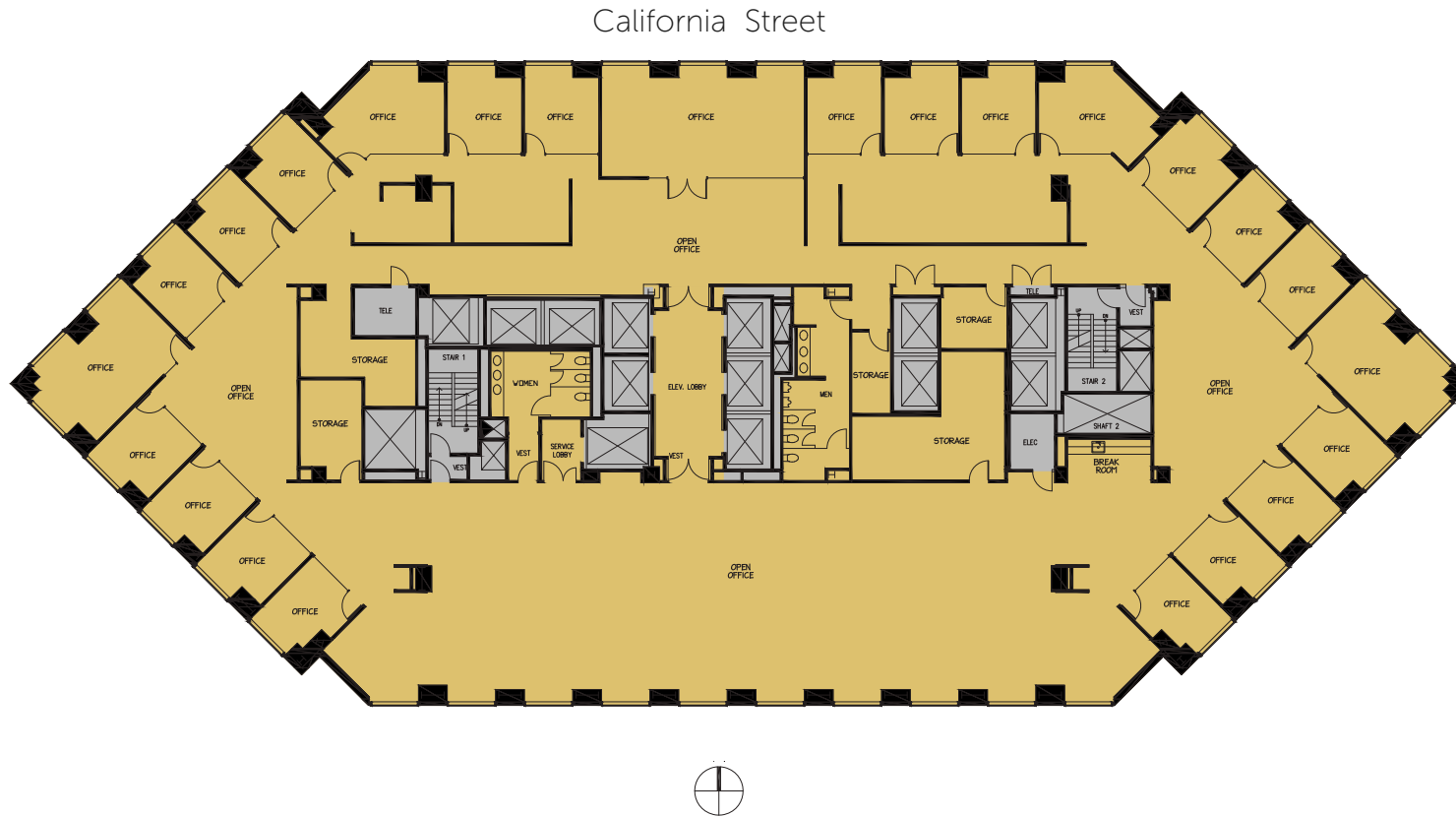
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# Floor Plan

23rd Floor | Suite 2300 | 17,376 RSF



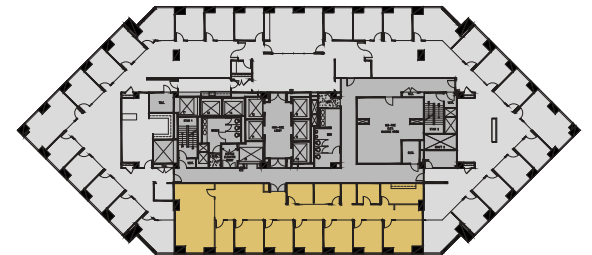
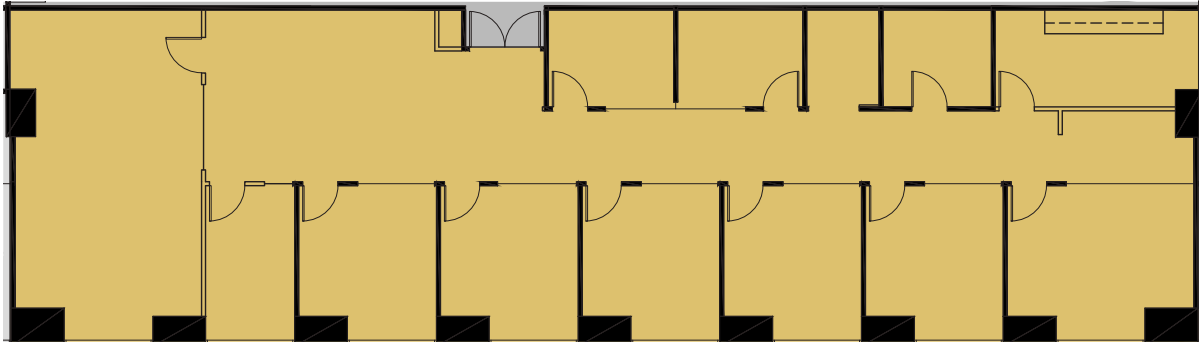
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# Floor Plan

24th Floor | Suite 2450 | 3,638 RSF



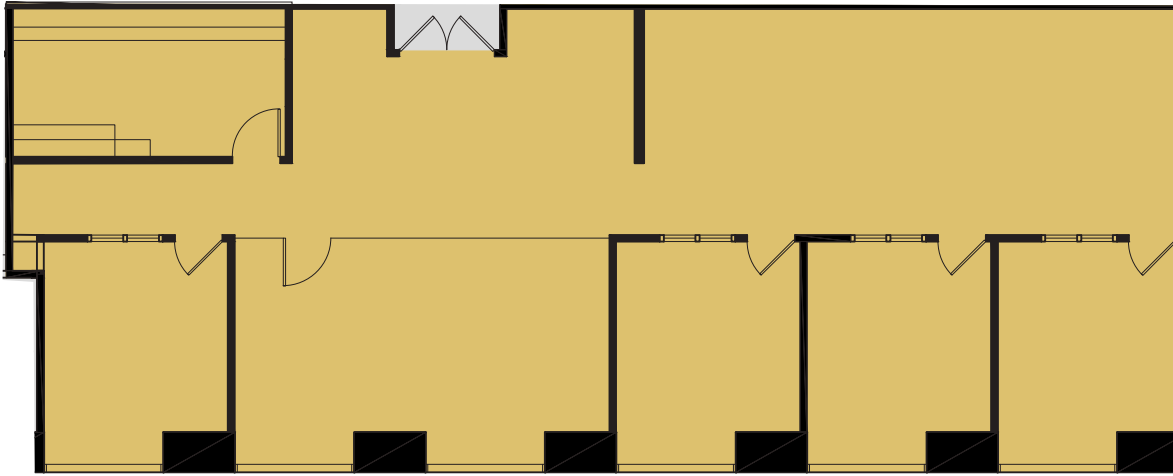
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# Floor Plan

28th Floor | Suite 2860 | 2,734 RSF



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**METROPOLIS**

