



A PEMBROKE PROPERTY



Building Highlights

100 Cal has been transformed into a Class A, mixed-use building with a classic, timeless feel, poised to move towards a low-carbon future.



LEED Gold



Experience manager cultivates community with regular and bespoke events



WELL Health-Safety



Energy Star Rated



Secure Bike Room



Health Club Quality Showers & Lockers



On-site ground-floor retail positioned on California Street



Adjacent to BART, Muni, Cable Car, Ferries, and public parking



City, Ferry Building and Bay Views



15 Stories



Shared Spaces Designed for Interaction and Collaboration



Optimized for forward-thinking companies looking for open space, natural light, and energizing communal spaces.

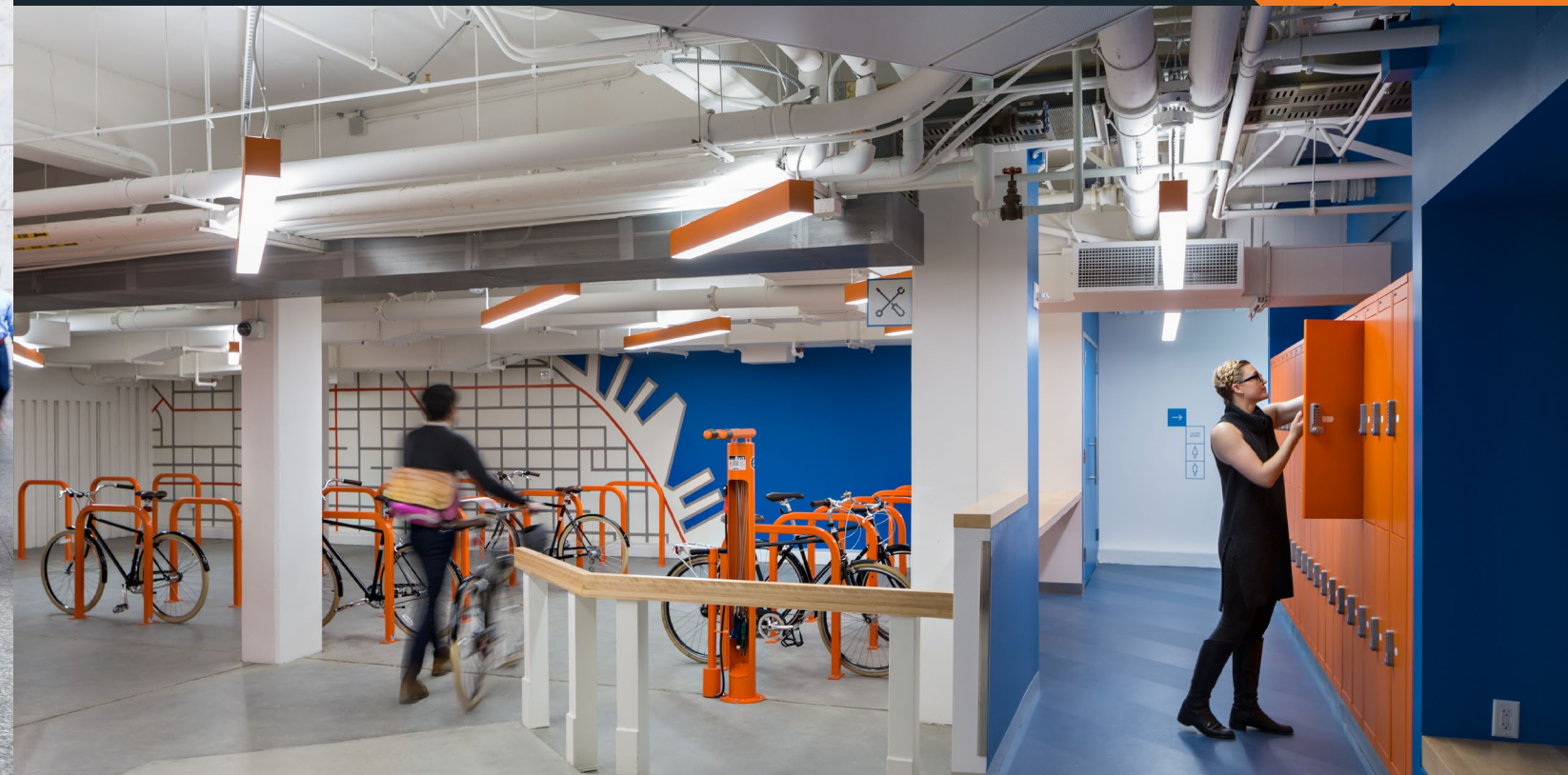
Designed for Interaction

100 Cal features modern amenities, including a state-of-the-art end-of-trip facility with secure bike storage and locker rooms with showers — supporting a healthy, commuter-friendly lifestyle.

Thoughtfully designed with ample setbacks and large windows, each space is filled with natural light and a welcoming atmosphere. Looking ahead, a new fitness center and conference facility—arriving in 2026—will further enhance the tenant experience.



* Fitness center and conference facility delivering 2026 - Preliminary design, subject to change





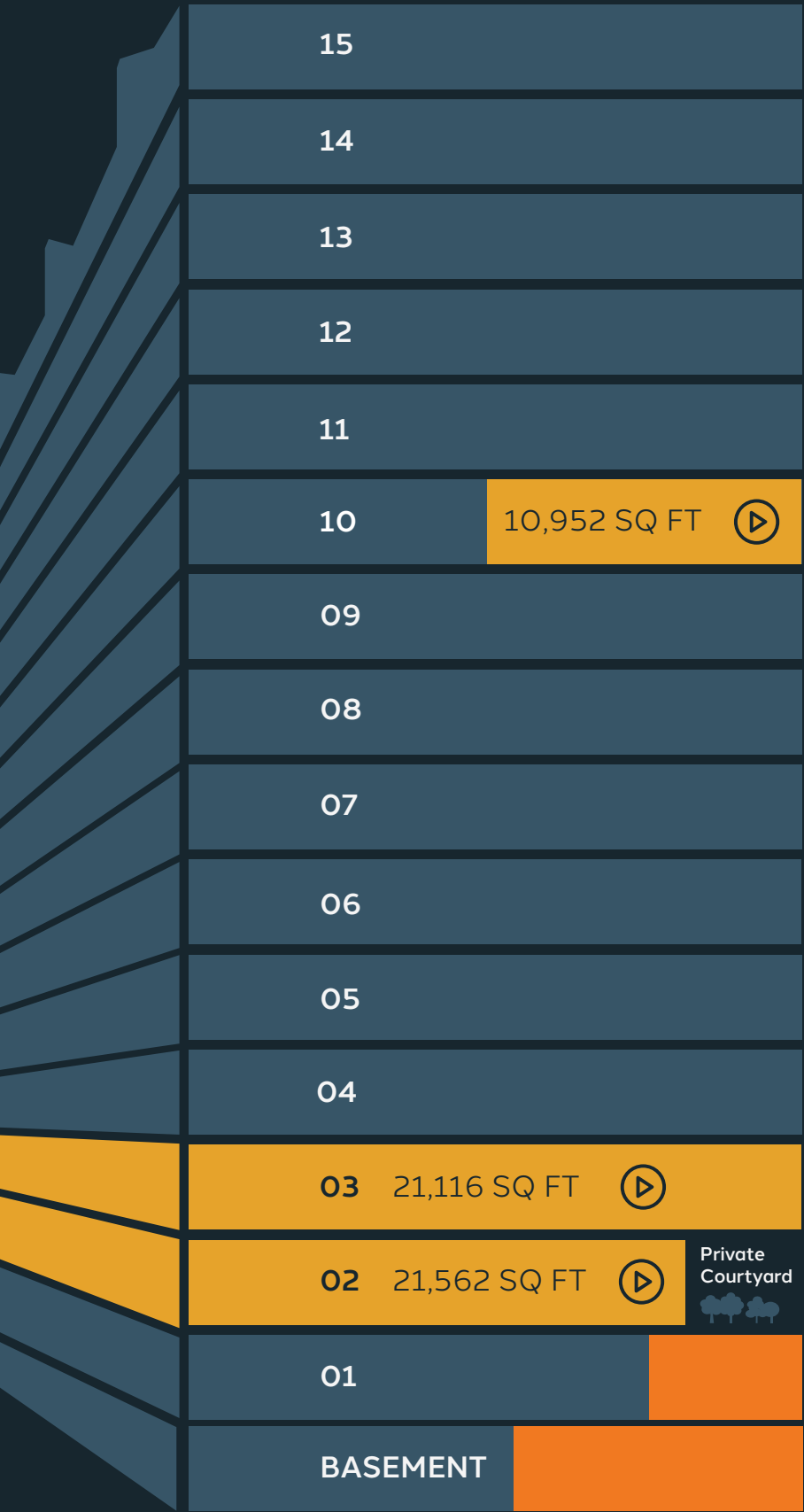
Neighborhood & Transport

-  Bay Wheels Docking Station
-  BART Station
-  MUNI
-  Cable Car



A commuter hub,
accessible to a
variety of nearby
transportation.

Stacking Plan



Partial Floor
Available Now

Full Floor
Available Now

Full Floor
Available Now

Retail Spaces
Available Now

10th Floor Hypothetical Plan

10,952 SQ FT
Available Now

Current Floor Highlights

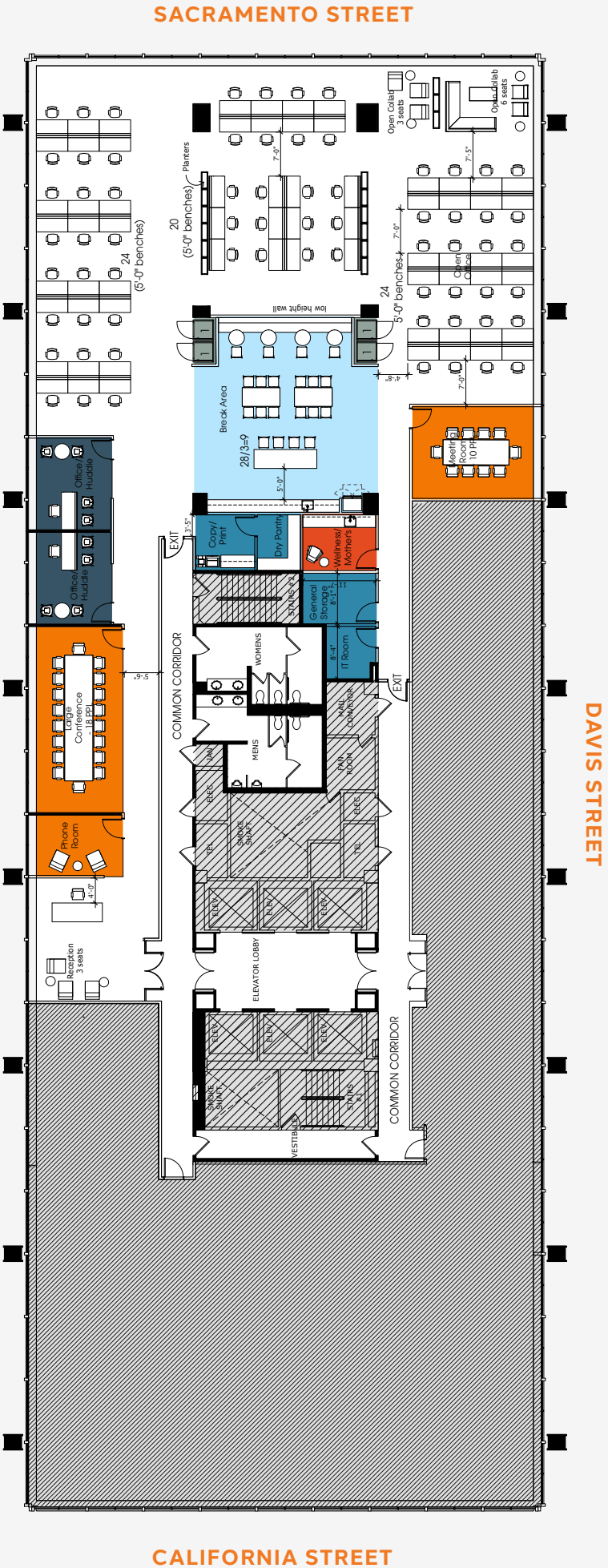
- Open Plan
- High Ceilings
- 1 Conference Room
- 2 Private Offices

Test-Fit Highlights

- 69 Workstations
- 1 Boardroom
- 2 Private Offices/Huddle Rooms
- 1 Reception Area
- 1 Break Area
- 1 Medium Conference Room
- 2 Flex Office/Huddle
- 4 Phone Rooms/Booths
- 1 Wellness Area
- 1 Copy/Storage
- 1 IT Room

[Click for Virtual Tour](#)

[View Listing](#)



3rd Floor

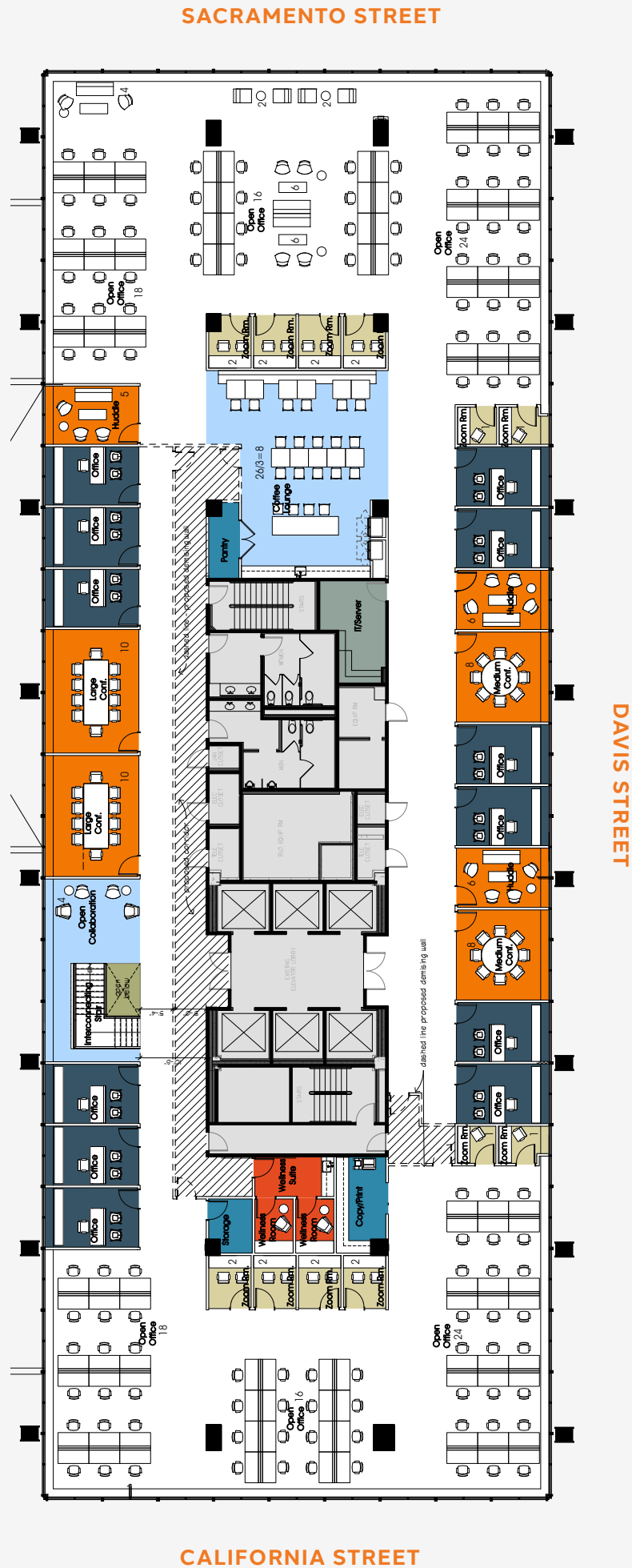
Hypothetical Plan

21,116 SQ FT
Available Now

- 3 Conference Rooms
- 4 Meeting Rooms
- 10 Private Offices
- Full floor availability
- Iconic Ferry Building views
- May be leased with the 2nd floor for a combined total of 42,678 SQ FT

▶ Click for Virtual Tour

▶ Click for Walkthrough of Combined 3rd/2nd floor



2nd Floor

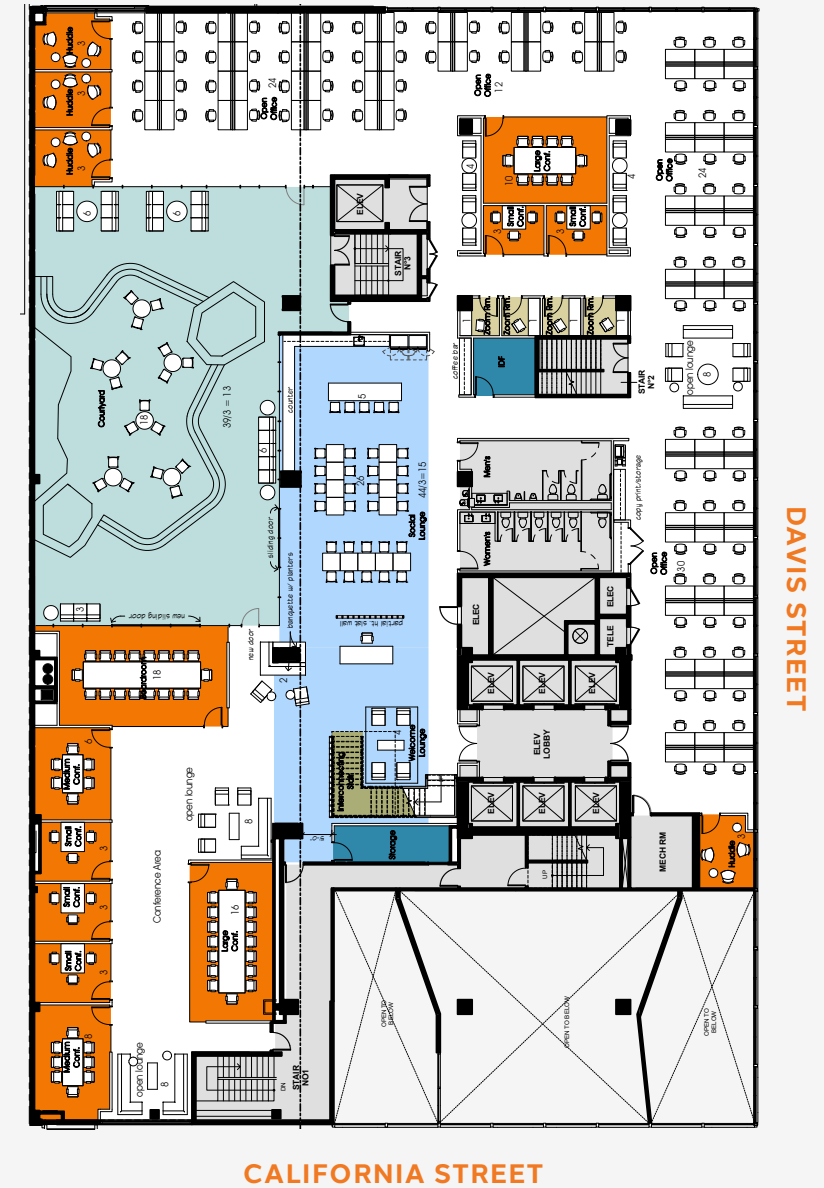
Hypothetical Plan

21,562 SQ FT
Available Now

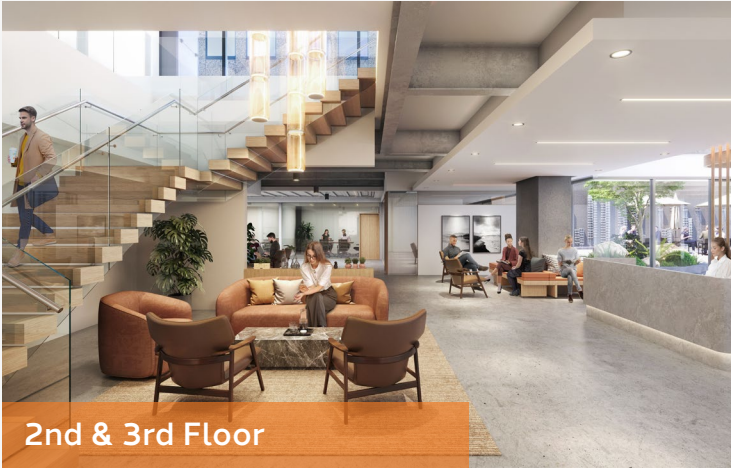
- Private Outdoor Courtyard
- Ample Natural Light
- Full Floor Availability
- Floor to ceiling windows
- Iconic Ferry Building views
- May be leased with the 3rd floor for a combined total of 42,678 SQ FT

▶ Click for Virtual Tour

▶ Click for Walkthrough of Combined 3rd/2nd floor



Renderings



2nd & 3rd Floor



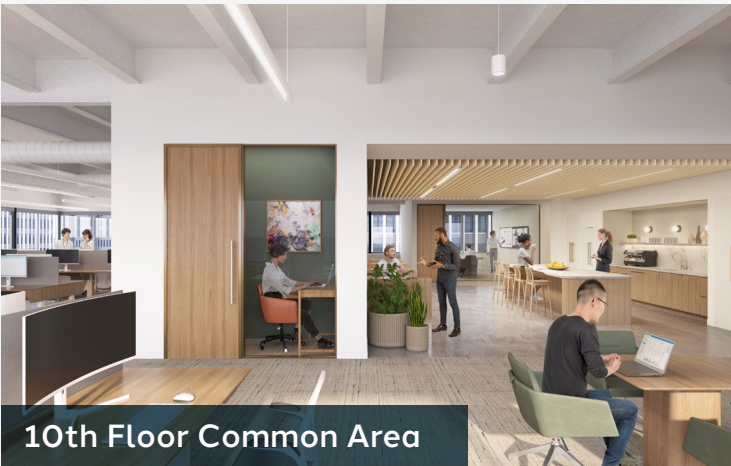
2nd Floor Courtyard



2nd Floor - California St.



10th Floor Reception



10th Floor Common Area



10th Floor Ferry Bldg View

*Renderings reflect future conditions.

About PEMBROKE

We create long-term value by integrating our global expertise, local knowledge, and passion for real estate

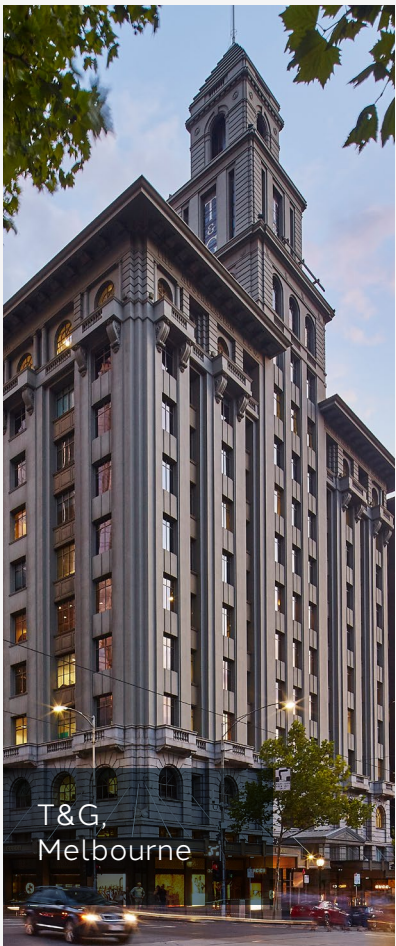
- Established in 1997
- 8.9M SQ FT under management in key markets across Europe, North America, Asia and Australia
- Offices in: Boston, London, Munich, San Francisco, Stockholm, Sydney, Tokyo, Washington, DC
- Pembroke is committed to creating and managing environmentally sustainable and healthy buildings that deliver the best outcomes for our tenants, investors, and our communities



140 New Montgomery,
San Francisco



Commonwealth Pier,
Boston



T&G,
Melbourne



400 Fairview,
Seattle



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