



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.



Experience manager cultivates community with regular and bespoke events



LEED Gold



WELL Health-Safety



Energy Star Rated



Secure Bike Room



Health Club Quality Showers & Lockers



On-site ground-floor retail



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

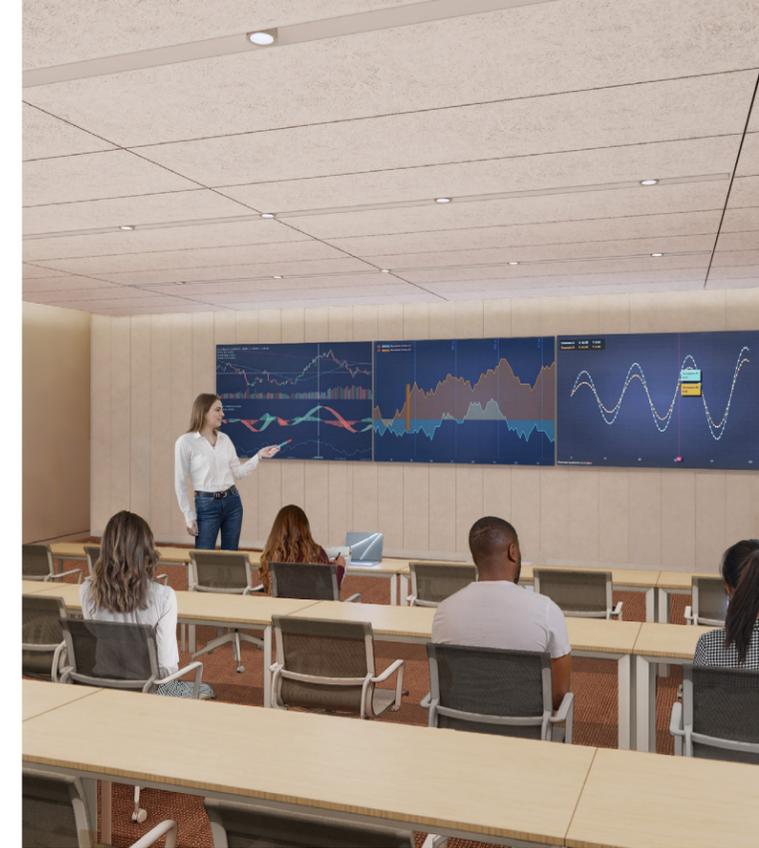


Optimized for forward-thinking companies looking for open space, natural light, and energizing communal spaces.

Designed for Interaction

100 Cal features modern amenities supporting a healthy, commuter-friendly lifestyle, with additional facilities delivering in April 2026:

- Brand New Fitness Center
- Secure Bike Storage
- Modern Conferencing Facility
- Locker Rooms and Showers





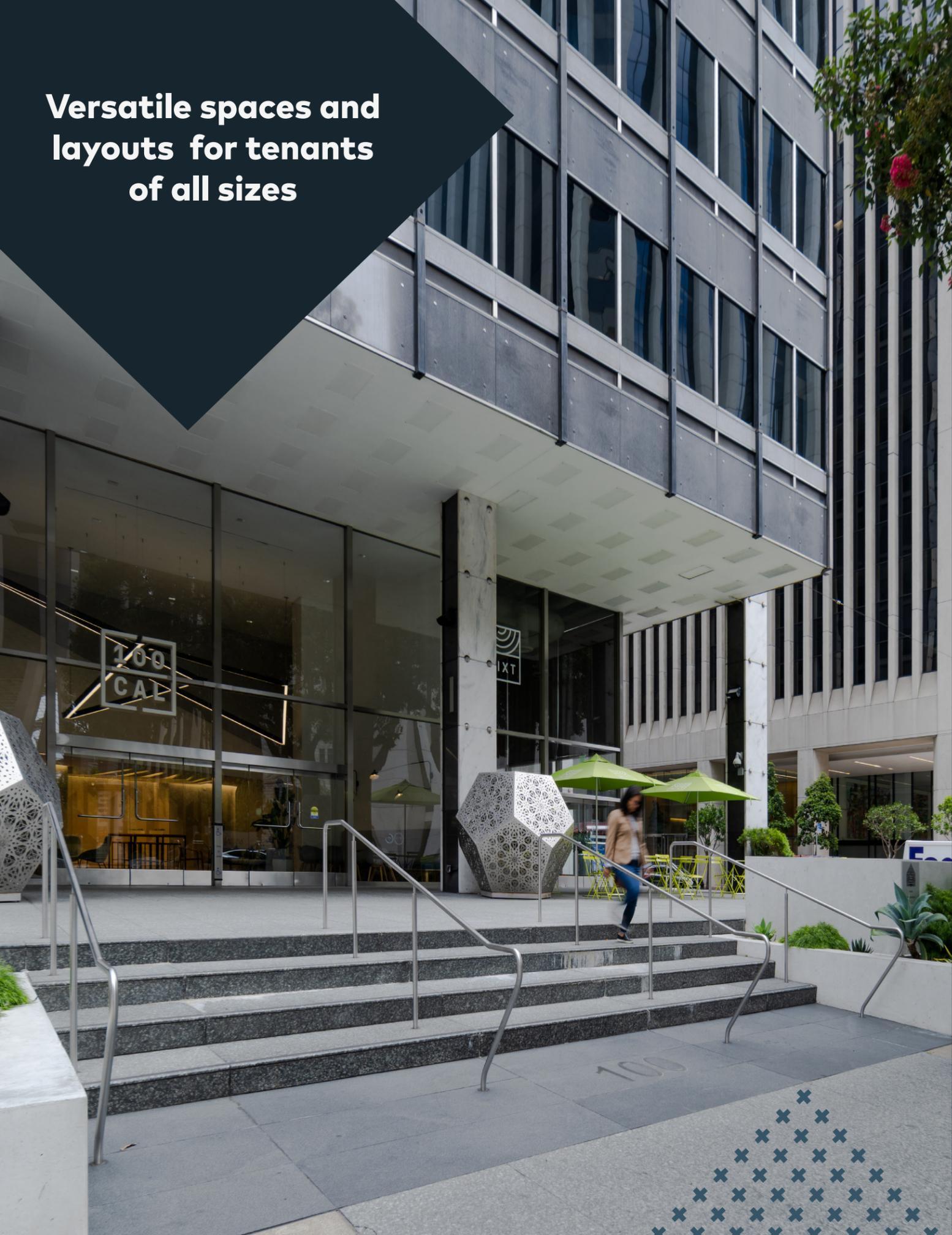
Neighborhood & Transport

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

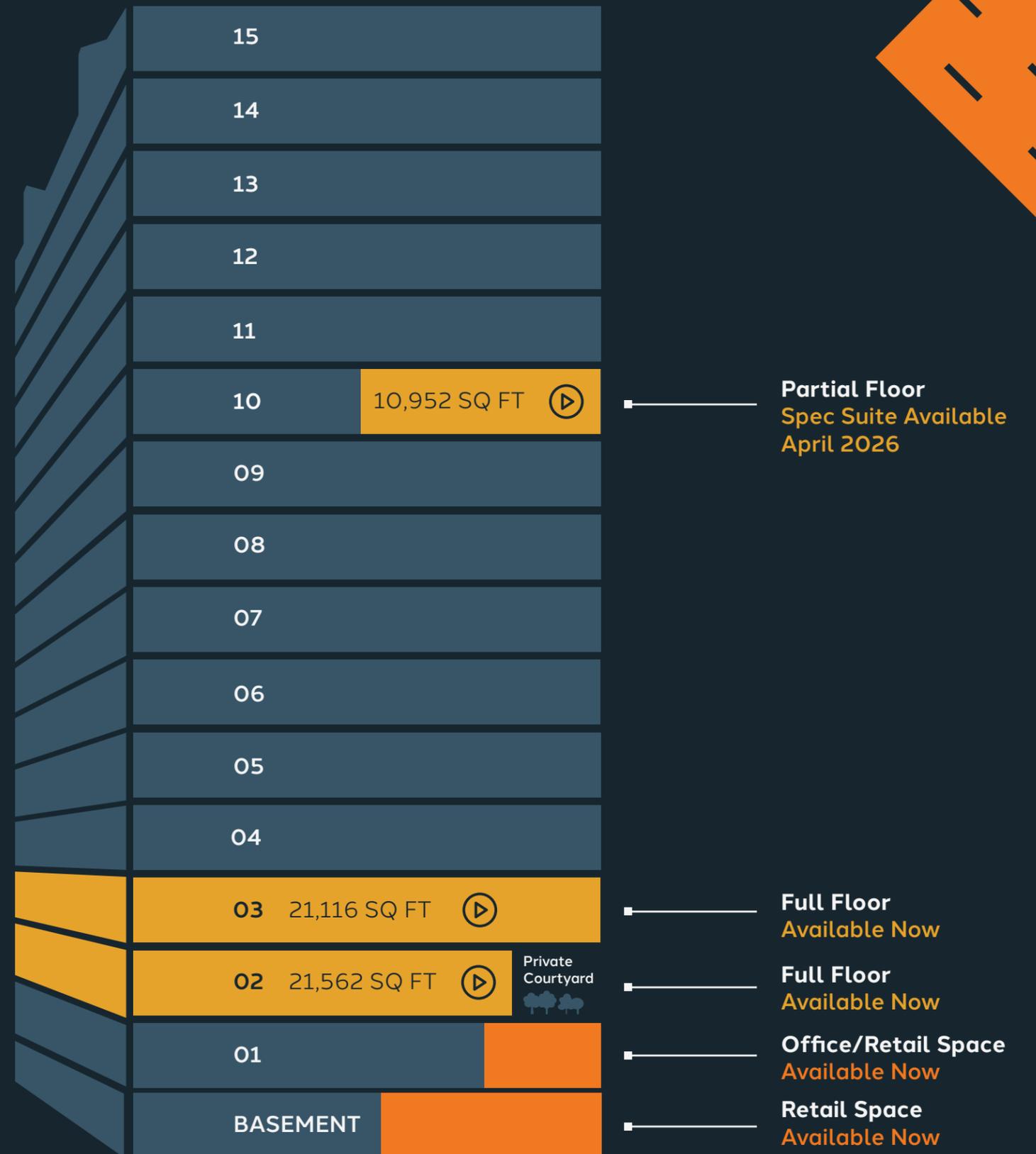


**A commuter hub,
accessible to a
variety of nearby
transportation.**

Versatile spaces and layouts for tenants of all sizes



Stacking Plan



10th Floor

As-Built Plan

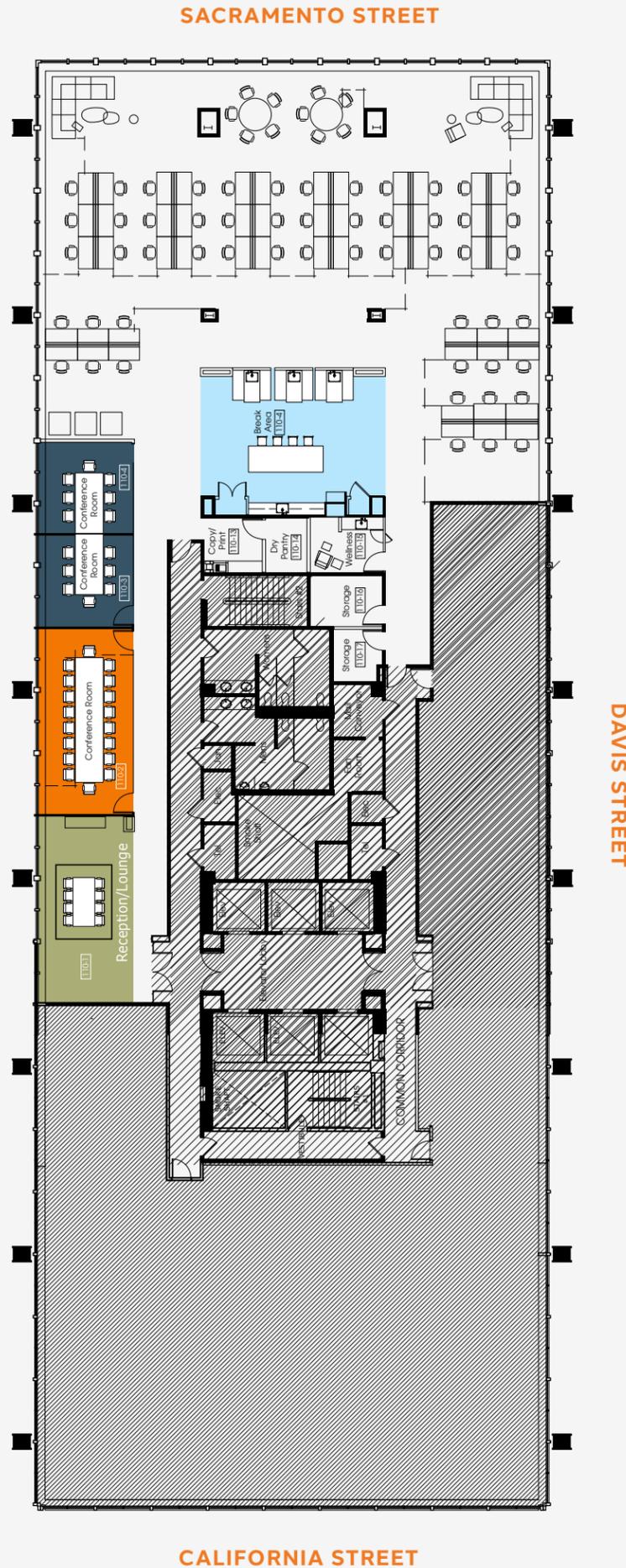
10,952 SQ FT

Brand New Spec Suite
To Be Delivered April 2026

- 54 Workstations
- 1 Large Boardroom
- 2 Medium Conference Rooms
- Views of the Water and Bay Bridge
- Fully Furnished
- Kitchen and Break Area
- Collaboration Seating

[▶ View Listing](#)

[▶ View Additional Layout](#)



3rd Floor

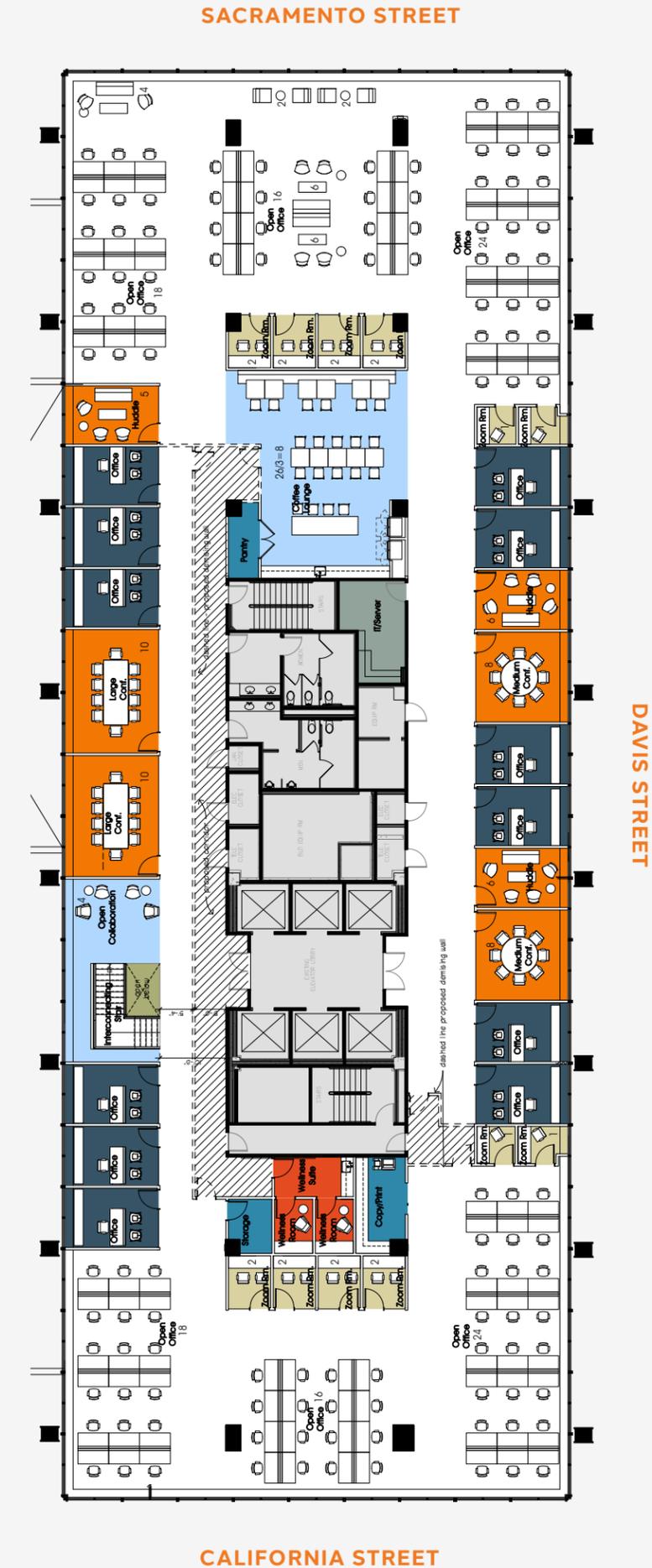
Hypothetical Plan

21,116 SQ FT
Available Now

- 2 Large Conference Rooms
- 5 Small/Medium Meeting Rooms
- 12 Private Offices
- 12 Phone Rooms
- Full floor availability
- Iconic Ferry Building views
- Hypothetical plan with flexibility to adjust layout
- May be leased with the 2nd floor for a combined total of 42,678 SQ FT
- Ground floor dedicated entry access is available

[▶ Click for Virtual Tour](#)

[▶ Click for Walkthrough of Combined 3rd/2nd floor](#)



2nd Floor

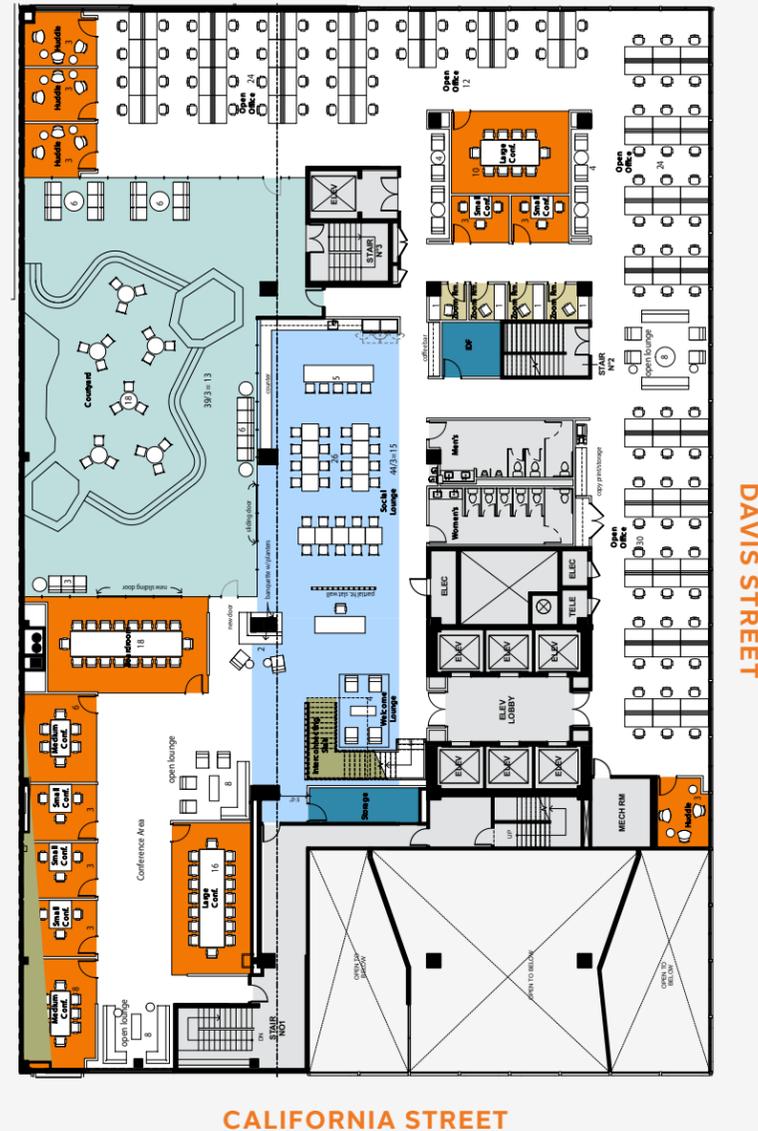
Hypothetical Plan

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
- Ground floor dedicated entry access is available

[Click for Virtual Tour](#)

[Click for Walkthrough of Combined 3rd/2nd floor](#)

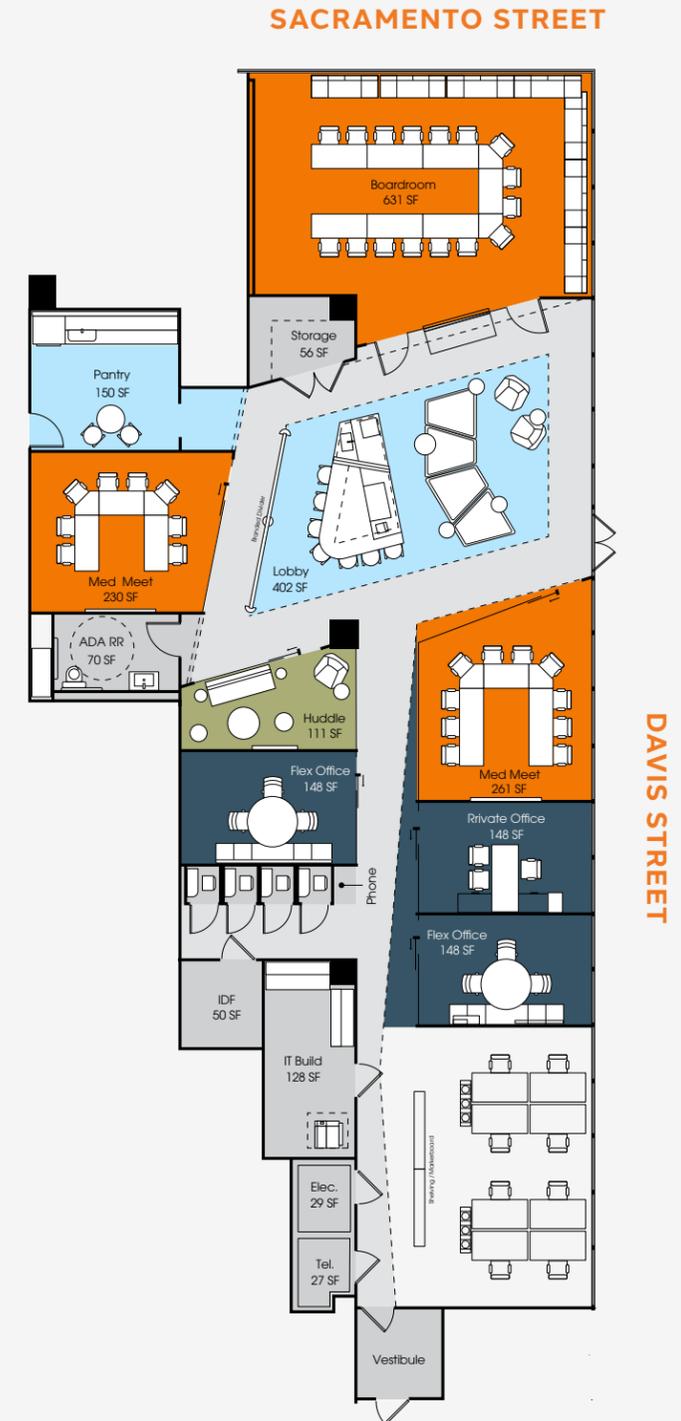


Ground Floor

Retail / Office

3,000 - 4,200 SQ FT
Available Now

- Ideal for retail, financial services, or medical use
- Large windows and natural light
- Opportunity for prominent signage
- 110 ft of prime frontage along Davis St, 13.5k vehicles pass by daily, on average
- 12'-10" Ceiling height
- Freight elevator access
- Revised zoning regulations permit office or retail use of this space
- Landlord willing to demise footprint

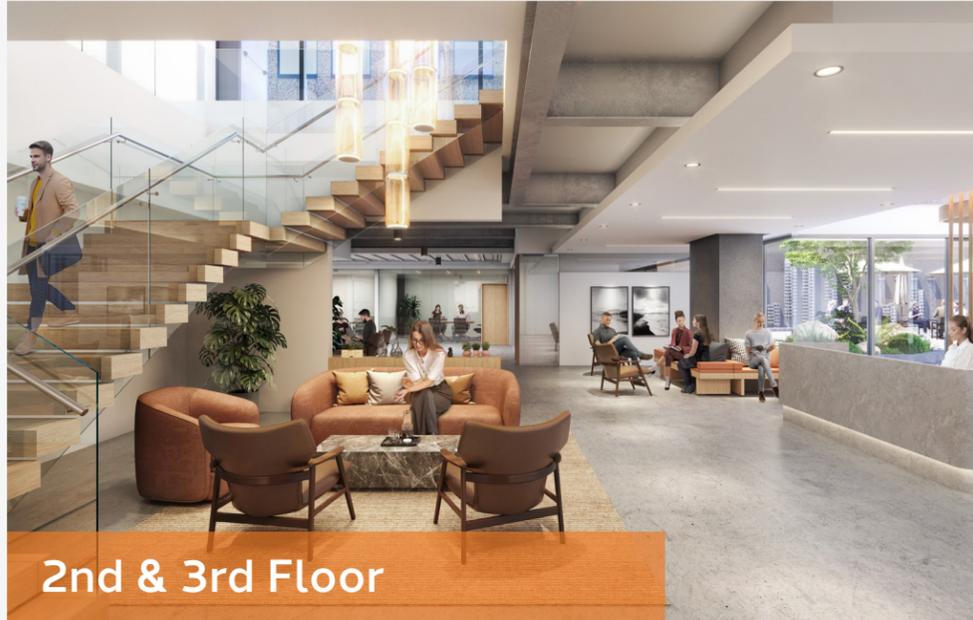


*Hypothetical layout

Renderings

2nd & 3rd Floor

10th Floor



2nd & 3rd Floor



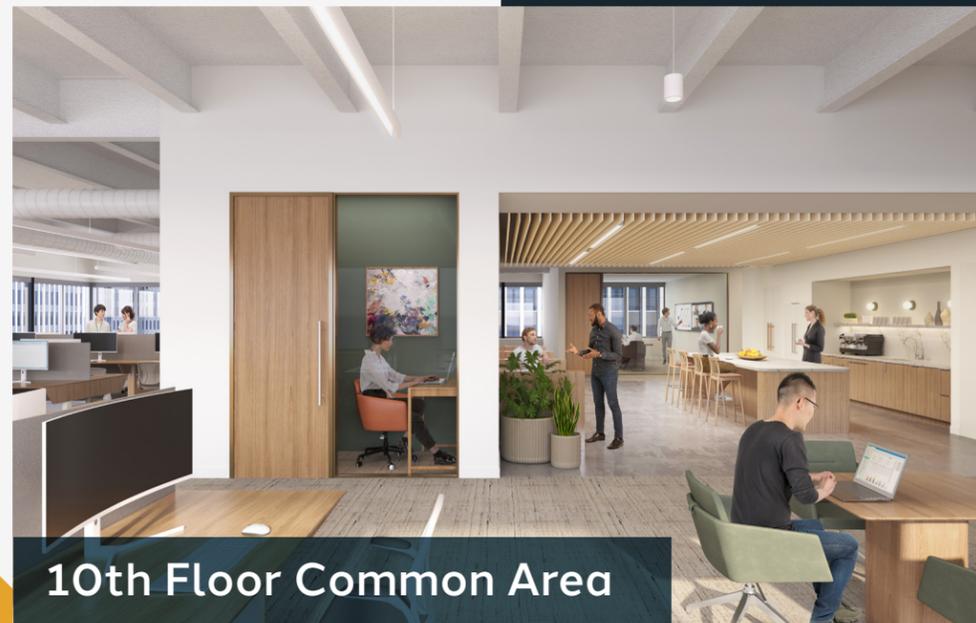
2nd Floor Courtyard



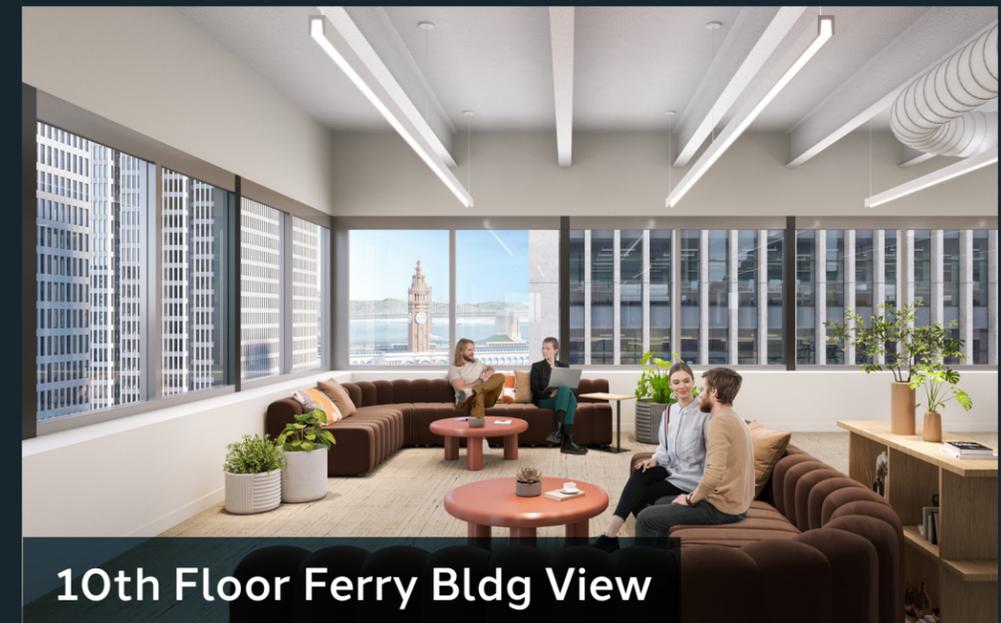
2nd Floor California St View



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
- 9.8M SQ FT under management in key markets across North America, Europe, and Asia Pacific
- Offices in Boston, Hamburg, London, Munich, San Francisco, Stockholm, Sydney, Tokyo, and 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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