



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



New Fitness Center,
Equipped with 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



New Conference Center
& Tenant Lounge



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 a newly renovated collection of modern amenities, supporting a healthy, balanced, and commuter-friendly lifestyle.

- Brand New Fitness Center
- Contemporary Conferencing Facility
- Secure Bike Storage
- Refreshed Lobby
- Locker Rooms and Showers





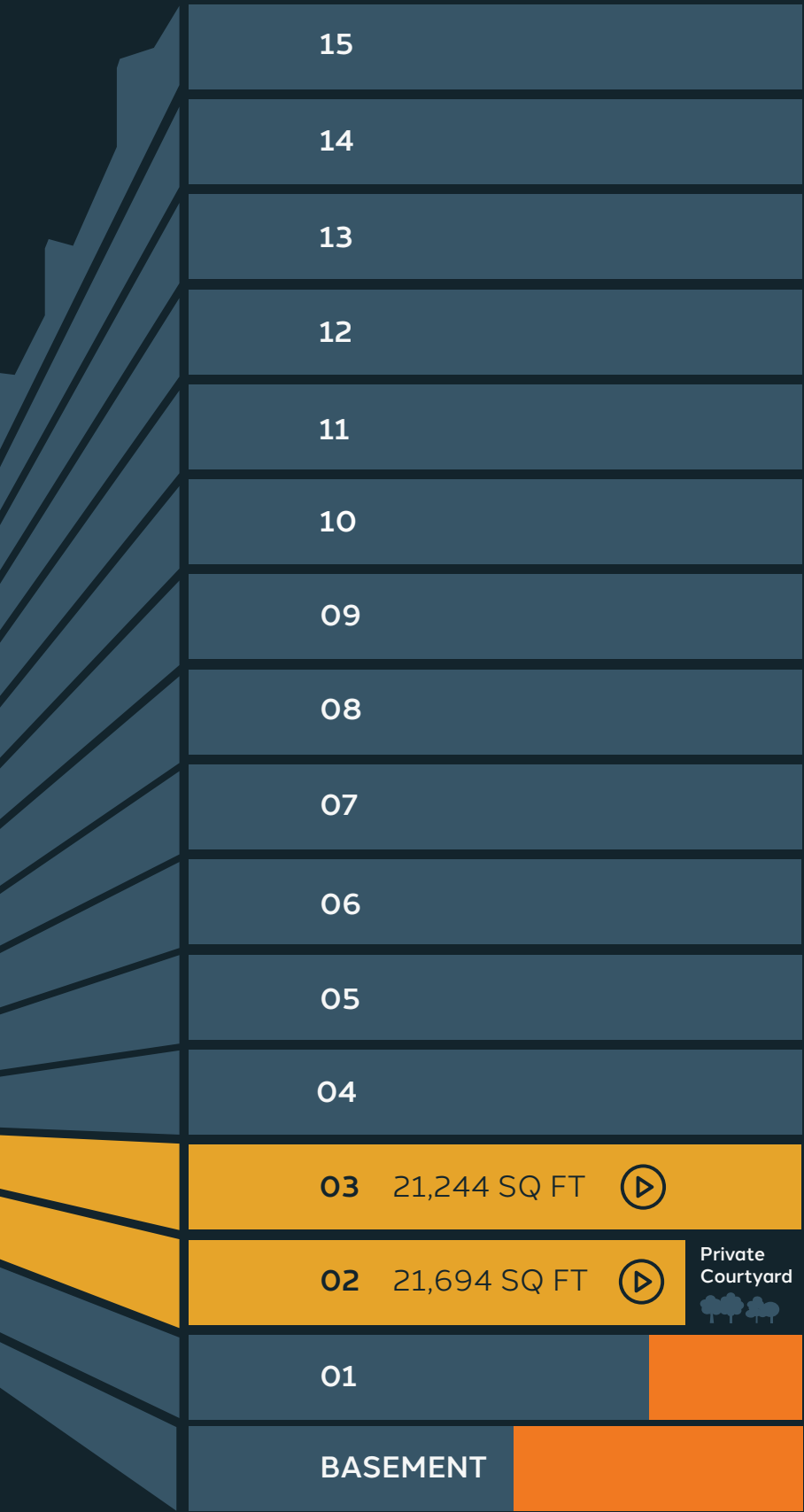
Neighborhood & Transport

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



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

Stacking Plan



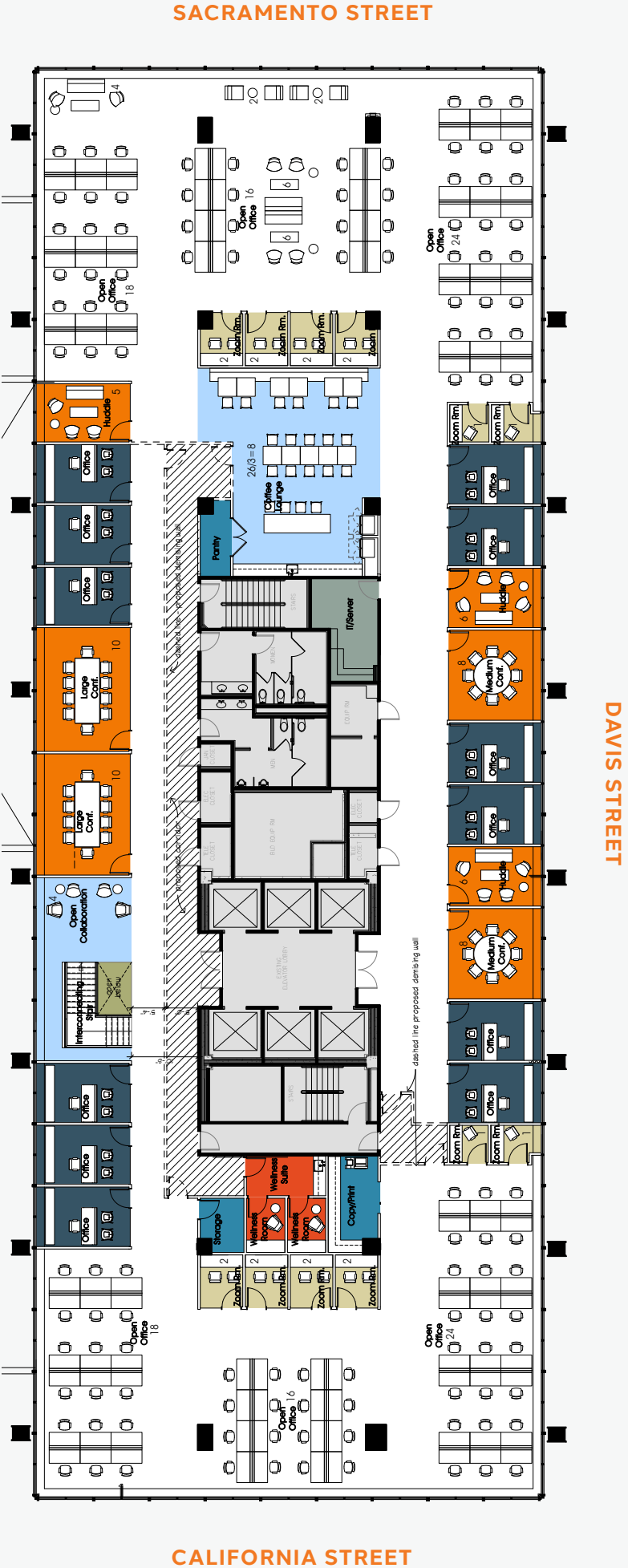
- Full Floor Available Now
- Full Floor Available Now
- Office/Retail Space Available Now
- Retail Space Available Now

3rd Floor Hypothetical Plan

21,244 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

- [View Listing](#)
- [View Virtual Tour](#)
- [View Walkthrough of Combined 3rd/2nd floor](#)

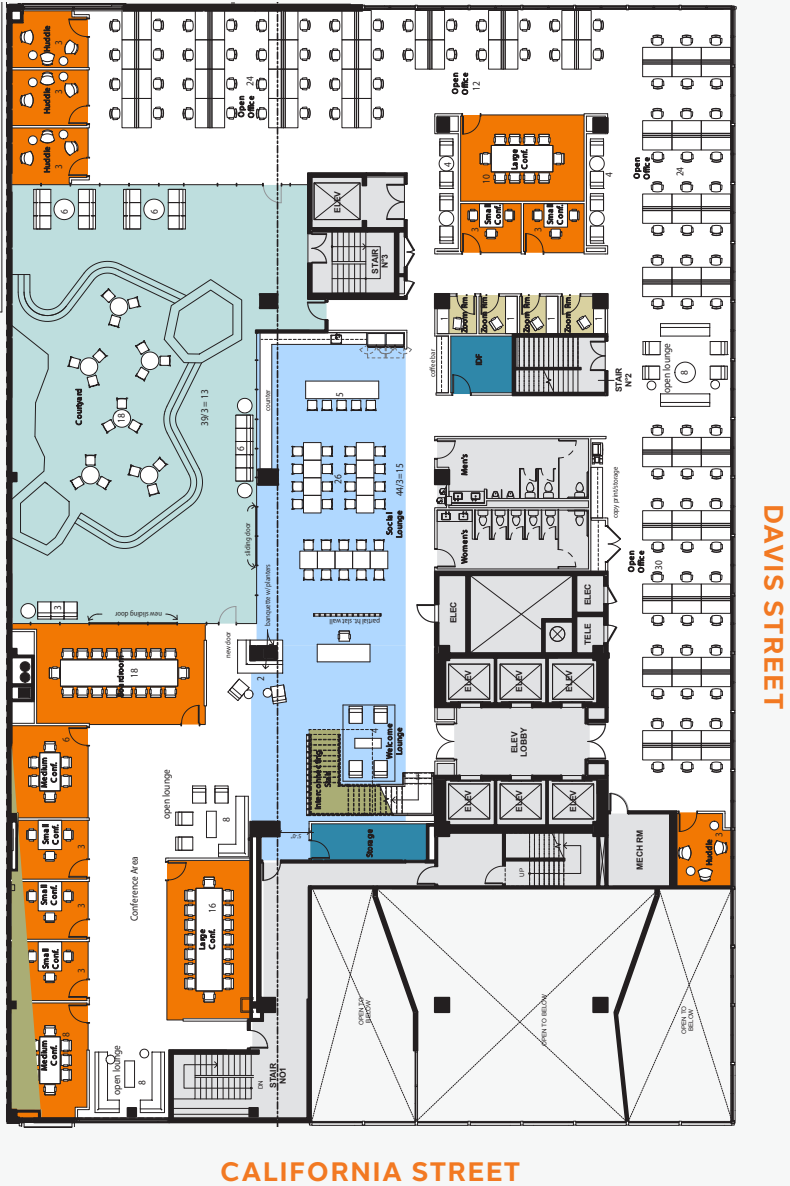


2nd Floor

Hypothetical Plan

21,694 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



[View Listing](#)

[View Virtual Tour](#)

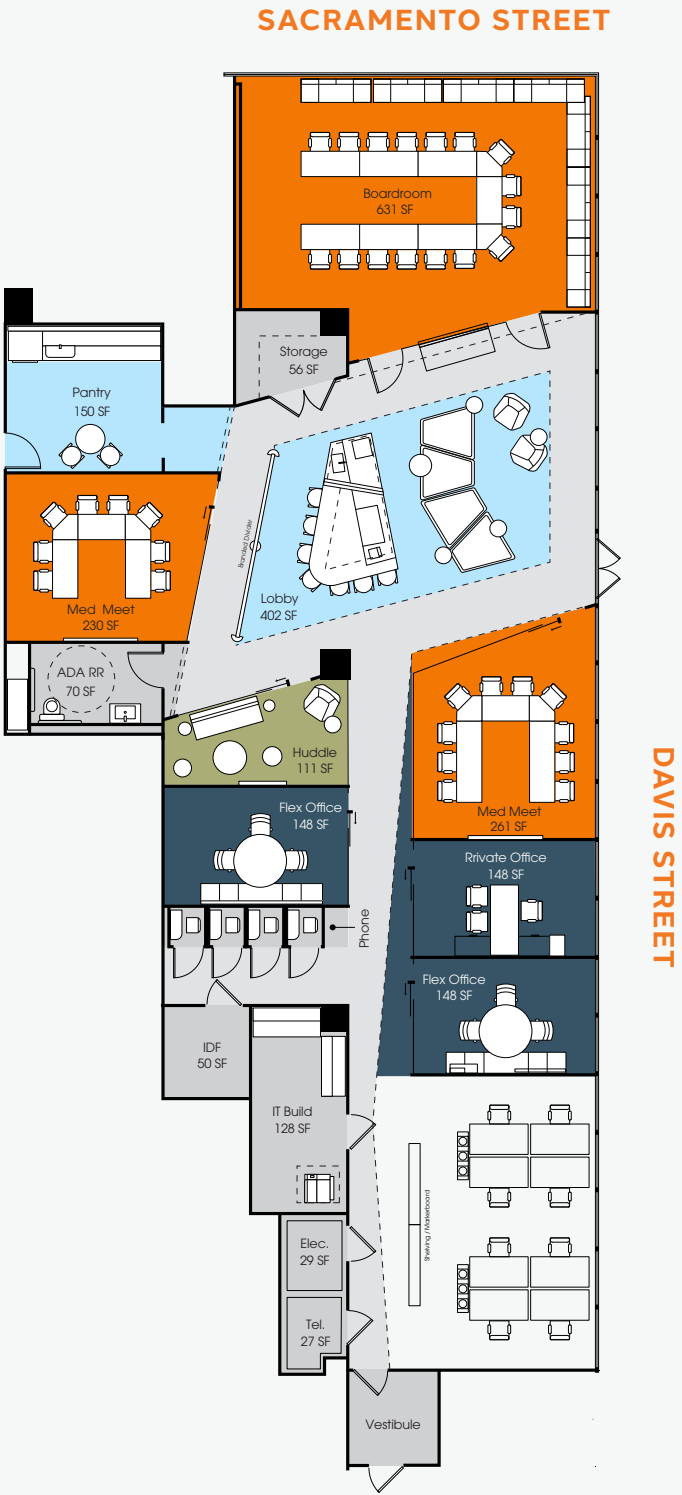
[View Walkthrough of Combined 3rd/2nd floor](#)

Ground Floor

Retail / Office
Hypothetical Plan

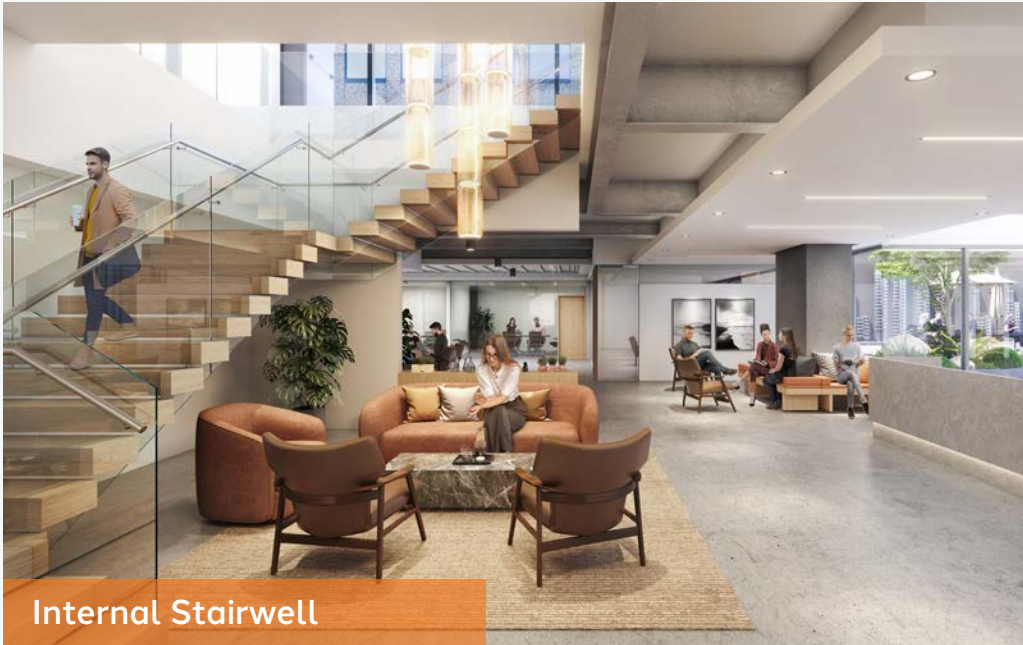
3,000 - 4,200 SQ FT
Available Now

- 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



Renderings

2nd & 3rd Floors



*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



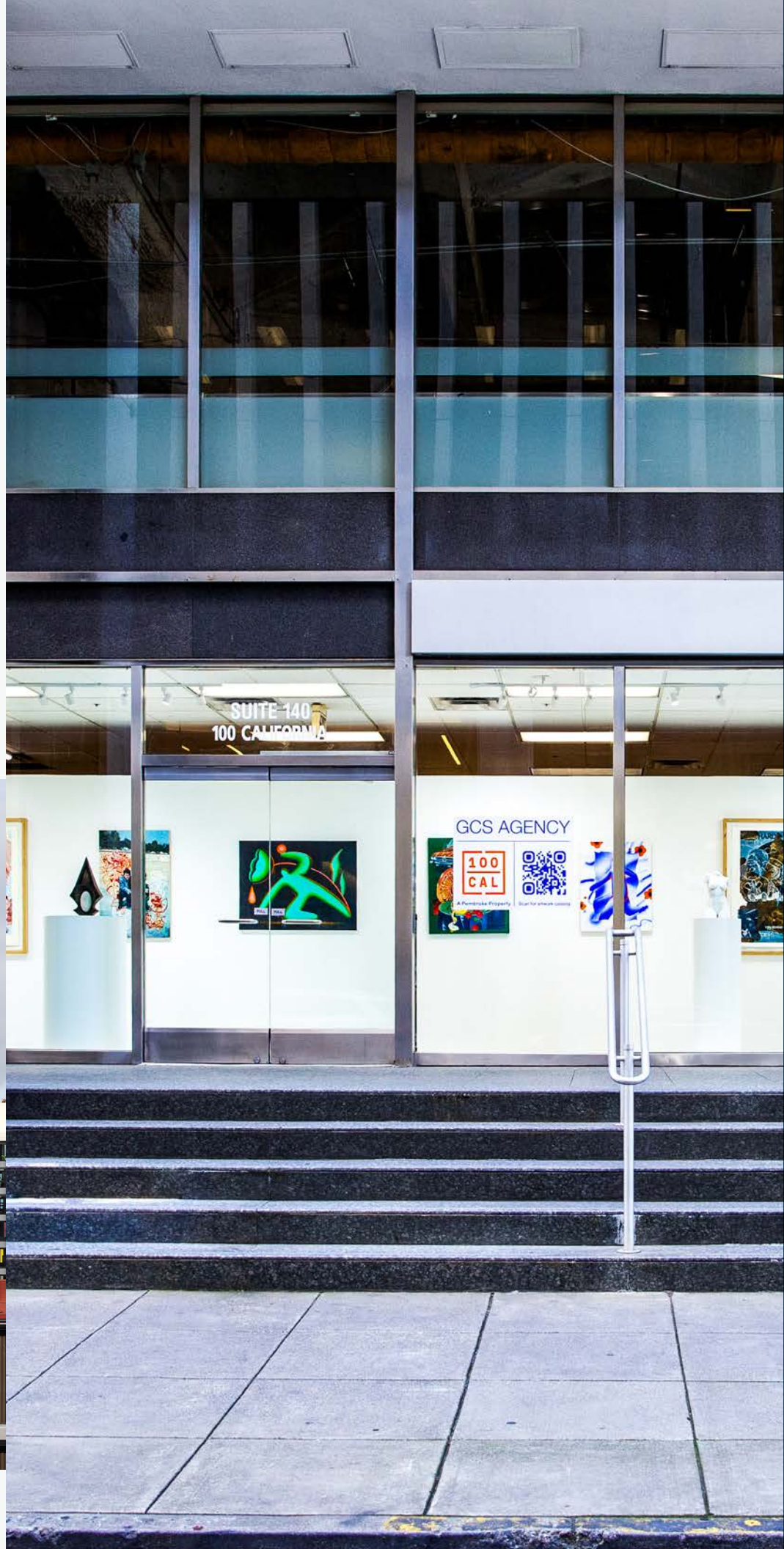
Commonwealth Pier, Boston



T&G, Melbourne



400 Fairview, Seattle



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