

201 CALIFORNIA

SAN FRANCISCO, CA

RIDGE
CAPITAL INVESTORS

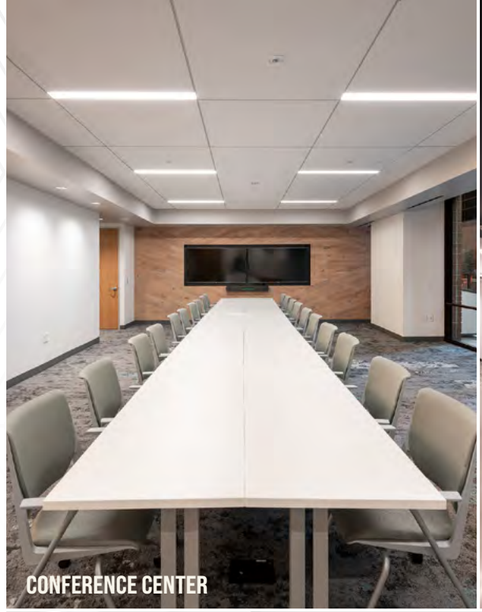
JLL

LICENSE #01856260

NEW OWNERSHIP.
NEW IMPROVEMENTS.
NEW ENERGY.

201 California Street stands in San Francisco's Financial District—a 17-story Class A office tower entering a new era of investment, energy, and workplace innovation under the ownership of Ridge Capital Investors. Backed by a fresh vision for the property, ownership is focused on elevating the tenant experience through thoughtful improvements, hospitality-driven amenities, and modern workplace solutions.

- 17 stories of Class A office space in the heart of San Francisco's evolving Financial District
- Efficient 16,855 SF floorplates designed for flexibility and natural light
- Minutes away from BART, Muni, Ferry, and Salesforce Transit Center
- Suites in every size & fully furnished suites coming soon
- LEED Gold, WELL, Wired Score Silver, & Energy Star certified
- **Comprehensive amenities** focused on tenant experience and workplace wellness
  - **Garden Deck - Hospitality Terrace**
  - **Fully Serviced Gym**
  - **Mothers Room**
  - **Conference Facilities**
  - **Parking**
  - **Showers & Locker Rooms**


CONFERENCE CENTER



UPGRADED LOBBIES


FITNESS GYM


FITNESS GYM


GARDEN TERRACE



MOTHERS ROOM



CREATIVE SPACES



FURNISHED SPEC SUITES





BIKE & LOCKER ROOM



OPEN CEILINGS





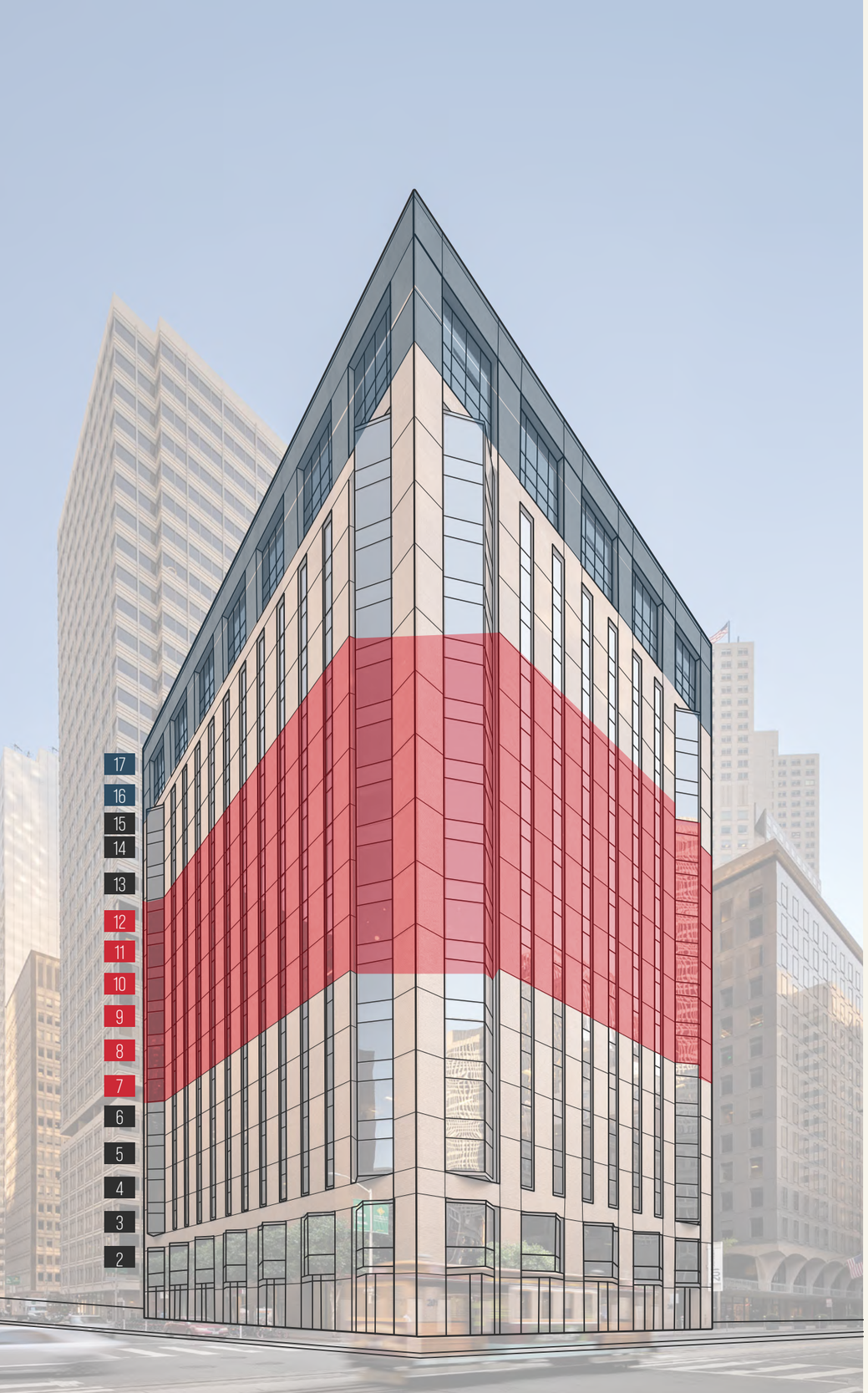
NEW IMPROVEMENTS



IN PROGRESS







Big Block Opportunity
94,899 RSF

SUITE	FLOOR	RSF	AVAILABILITY	KEY FEATURES
1700	17	16,735	NOW	Shell condition with great natural light, city & bridge views. Private interconnecting stairwell to Floor 16 for ~33K RSF penthouse block.
1600	16	16,735	NOW	Shell condition with great natural light, city & bridge views. Private interconnecting stairwell to Floor 17 for ~33K RSF penthouse block.
1450	14	9,794	NOW	Double-door elevator identity with 16 perimeter offices, 1 large boardroom, 1 conference room, and a kitchen
1200	12	10,624	NOW	Brand new spec suite with double-door elevator identity and great outlooks. 14 private offices, 2 large conference rooms, and a kitchen.
1100	11	16,855	Q1 2027	Brand New Creative Spec Suite Completing Q1 2027.
1000	10	16,855	NOW	Full floor with 2 large conference rooms, 1 medium conference room, 4 small huddle rooms, 2 phone rooms, 2 perimeter offices, and a break room.
950	9	6,467	NOW	Fully Furnished spec suite with double door identity, one conference room, three phone rooms, and three meeting rooms.
900	9	10,388	NOW	Double-door elevator identity and great outlooks. 20 private offices, 1 large conference room, and a kitchen.
800	8	16,855	NOW	Full floor with 2 large conference rooms, 2 medium conference rooms, 8 perimeter offices, gender neutral restroom, mother's room, and a kitchen.
700	7	16,855	NOW	Partially exposed ceilings, 1 large boardroom, 7 perimeter offices, 6 interior huddle rooms, and a kitchen.
650	6	2,125	NOW	Fully furnished Includes four private offices, one conference room, and a kitchen.
610	6	4,561	NOW	Corner suite with 1 conference room, 2 offices/huddle rooms, open space for workstations, and a kitchen.
550	5	5,133	NOW	Corner suite with 2 conference rooms, 8 private offices, IT/storage closet, and a kitchen.
500	5	11,721	NOW	Creative floor with partial exposed ceilings and polished concrete floors. 2 conference rooms, 9 private offices, 4 phone rooms, and a kitchen.
440	4	2,651	30 Days	Corner suite with 1 conference room, 3 private offices, kitchen & small closet,
430	4	2,102	NOW	Conference room, 1 private office, kitchen, and IT/storage closet,
375	3	3,085	NOW	Corner Suite, 2 conference rooms, 4 private offices, kitchen, IT closet, double door identity.
200	2	9,526	NOW	Shell condition with double door identity, exposed ceilings, floor-to-ceiling glass providing ample light, and vibrant street views.

17TH FLOOR | SUITE 1700

16,735 SF AVAILABLE NOW

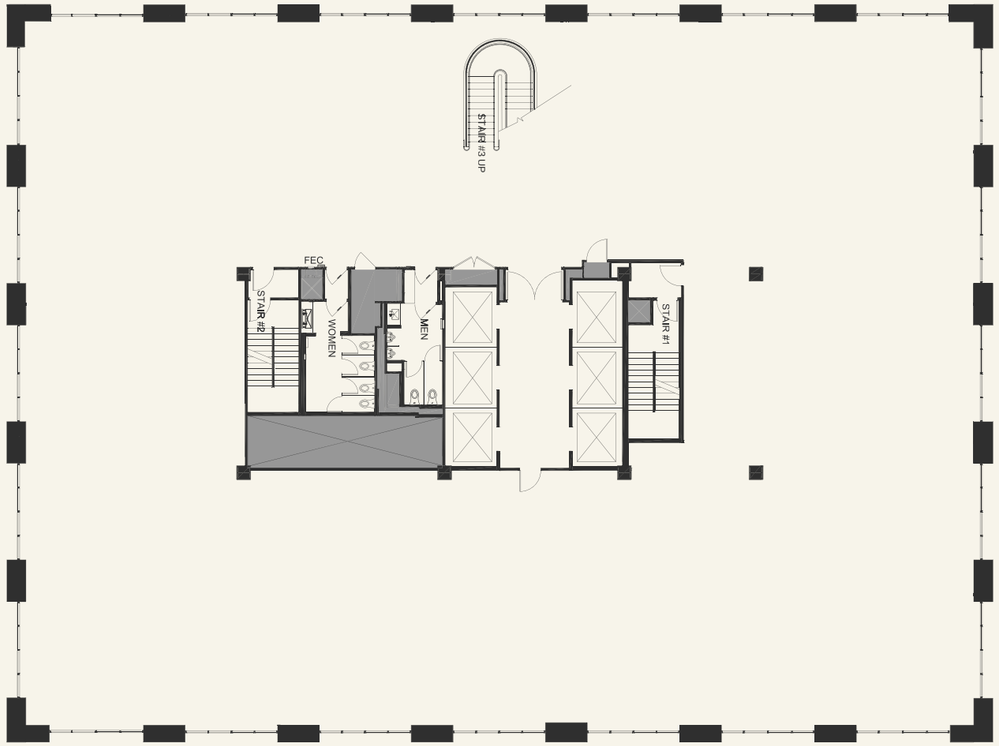


SUITE NOTES

- Shell Condition
- Great Natural Light
- City & Bay Bridge Views
- Private Interconnecting Stairwell to Floor 16 for ~33K RSF
- Penthouse Block

16TH FLOOR | SUITE 1600

16,735 SF AVAILABLE NOW

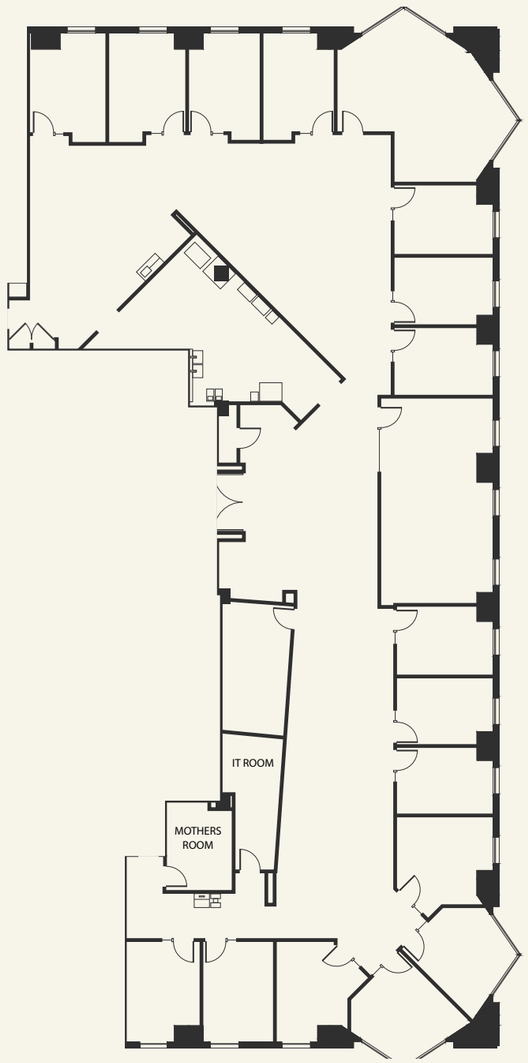


SUITE NOTES

- Shell Condition
- Great Natural Light
- City & Bay Bridge Views
- Private Interconnecting Stairwell to Floor 17 for ~33K RSF
- Penthouse block

14TH FLOOR | SUITE 1450

9,794 SF AVAILABLE NOW

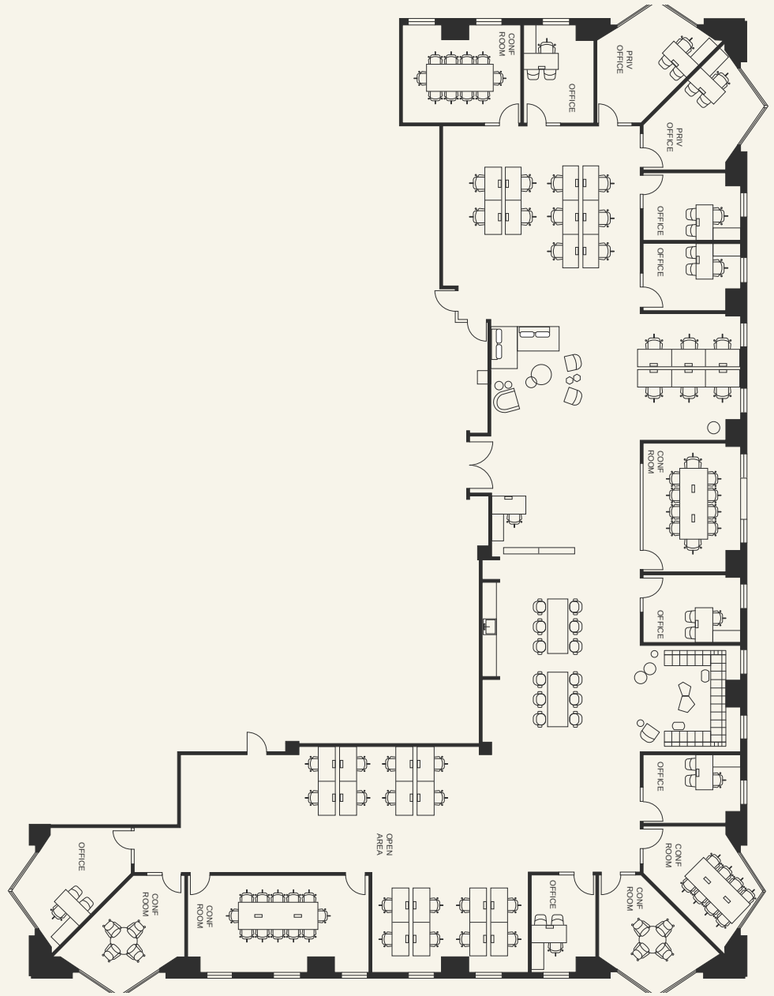


SUITE NOTES

- Double-Door Elevator Identity
- 16 Perimeter Offices
- 1 Large Boardroom
- 1 Conference room
- Mothers Room
- IT Room
- Kitchen

12TH FLOOR | SUITE 1200

10,624 SF AVAILABLE NOW

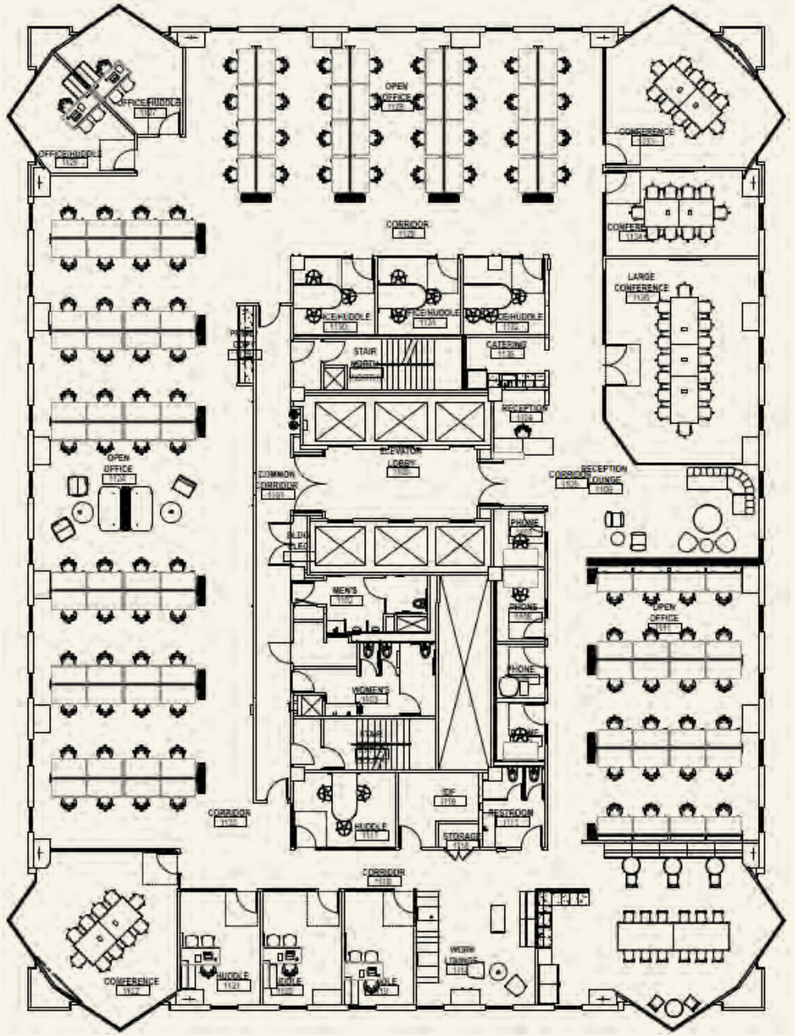


SUITE NOTES

- Brand New Spec Suite
- Fully Furnished
- Double-Door Elevator Identity
- Great Outlooks
- 12 Private Offices
- 3 Large Conference Rooms
- Kitchen

11TH FLOOR | SUITE 1100

16,855 SF AVAILABLE Q1 2027

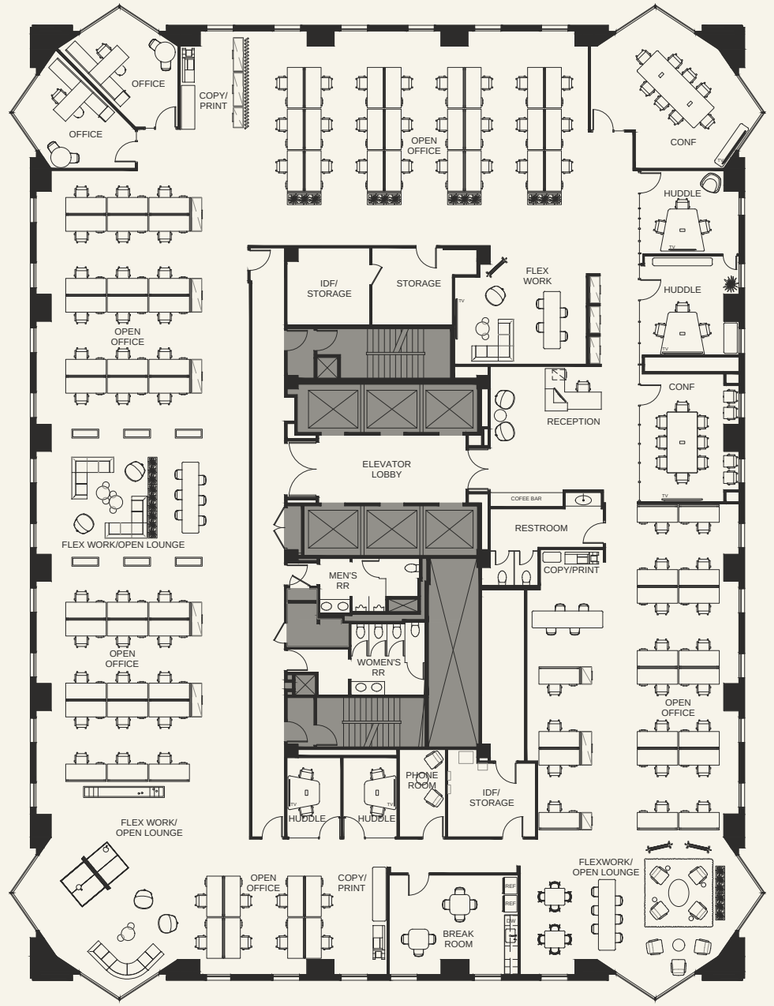


SUITE NOTES

- Fully Furnished Creative Spec Suite
- 104 Desks
- 1 Large Boardroom
- 3 Conference Rooms
- 5 Private Offices
- 4 Meeting Rooms
- 4 Phone Rooms
- Reception
- Work/Lounge Area
- Kitchen
- Catering Area

10TH FLOOR | SUITE 1000

16,855 SF AVAILABLE NOW



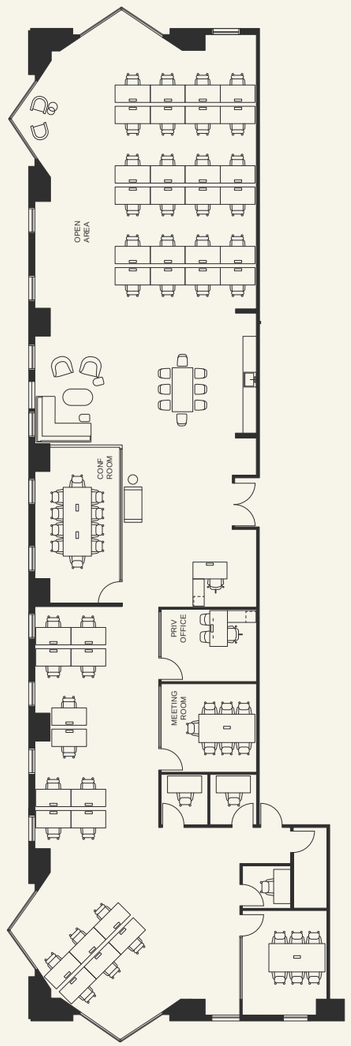
**Hypothetical furniture plan*

SUITE NOTES

- Full Floor Opportunity
- 2 Large Conference Rooms
- 1 Medium Conference Room
- 4 Small Huddle Rooms
- 2 Phone Rooms
- 2 Perimeter Offices
- 4 Private Offices
- Break Room
- Reception

9TH FLOOR | SUITE 950

6,467 SF AVAILABLE NOW

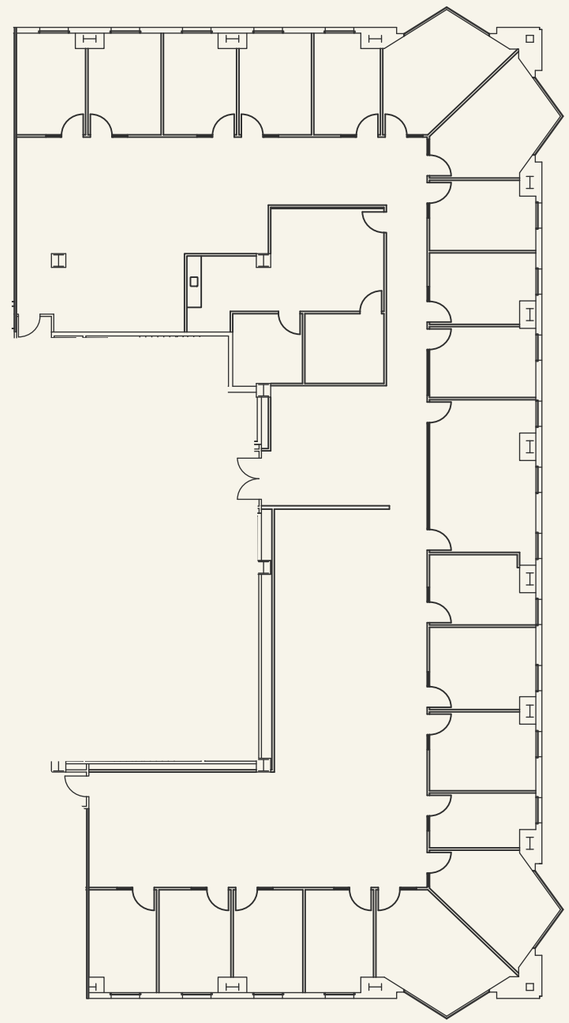


SUITE NOTES

- New Fully Furnished Suite
- Creative Ceilings
- Double Door Identity
- 1 Conference Room
- 3 Phone Rooms
- 3 Meeting Rooms

9TH FLOOR | SUITE 900

10,388 SF AVAILABLE NOW

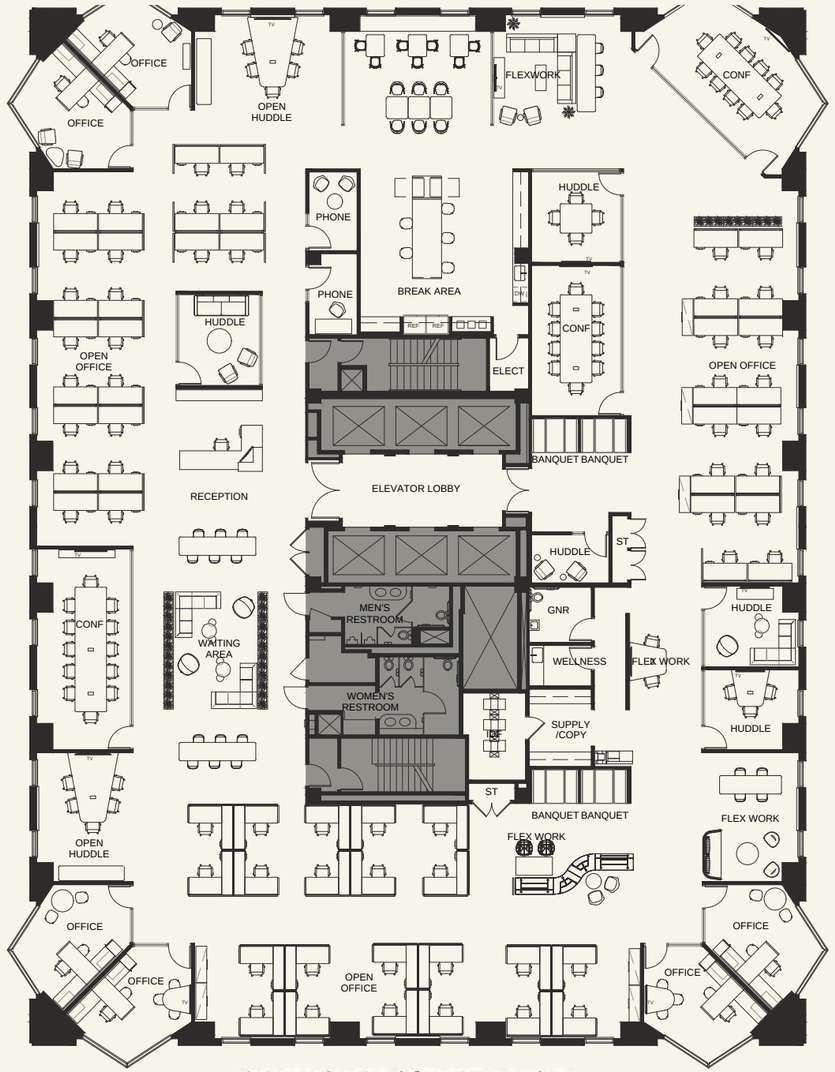


SUITE NOTES

- Double-Door Elevator Identity
- Great Outlooks
- 20 Private offices
- 1 Large Conference Room
- Kitchen

8TH FLOOR | SUITE 800

16,855 SF AVAILABLE NOW



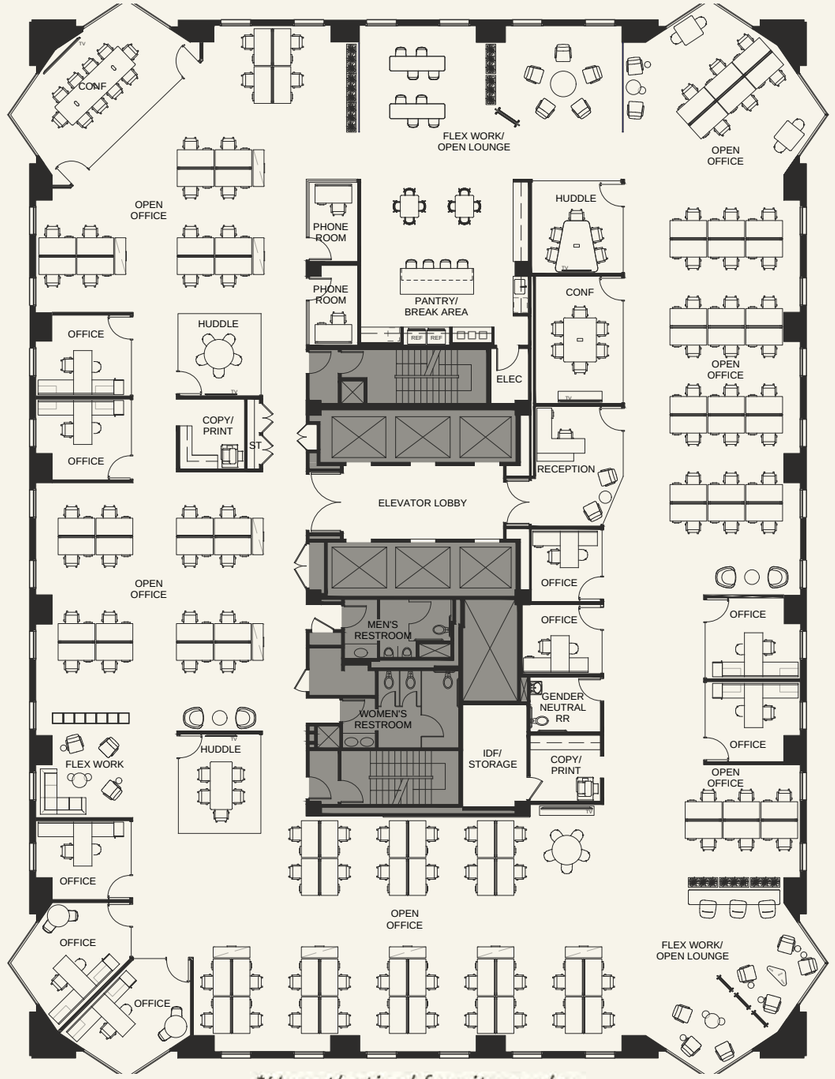
**Hypothetical furniture plan*

SUITE NOTES

- Full Floor Opportunity
- 3 Large Conference Rooms
- 6 Perimeter Offices
- 4 Huddle Rooms
- 2 Phone Rooms
- Gender Neutral Restroom
- Mother's Room
- Kitchen

7TH FLOOR | SUITE 700

16,855 SF AVAILABLE NOW



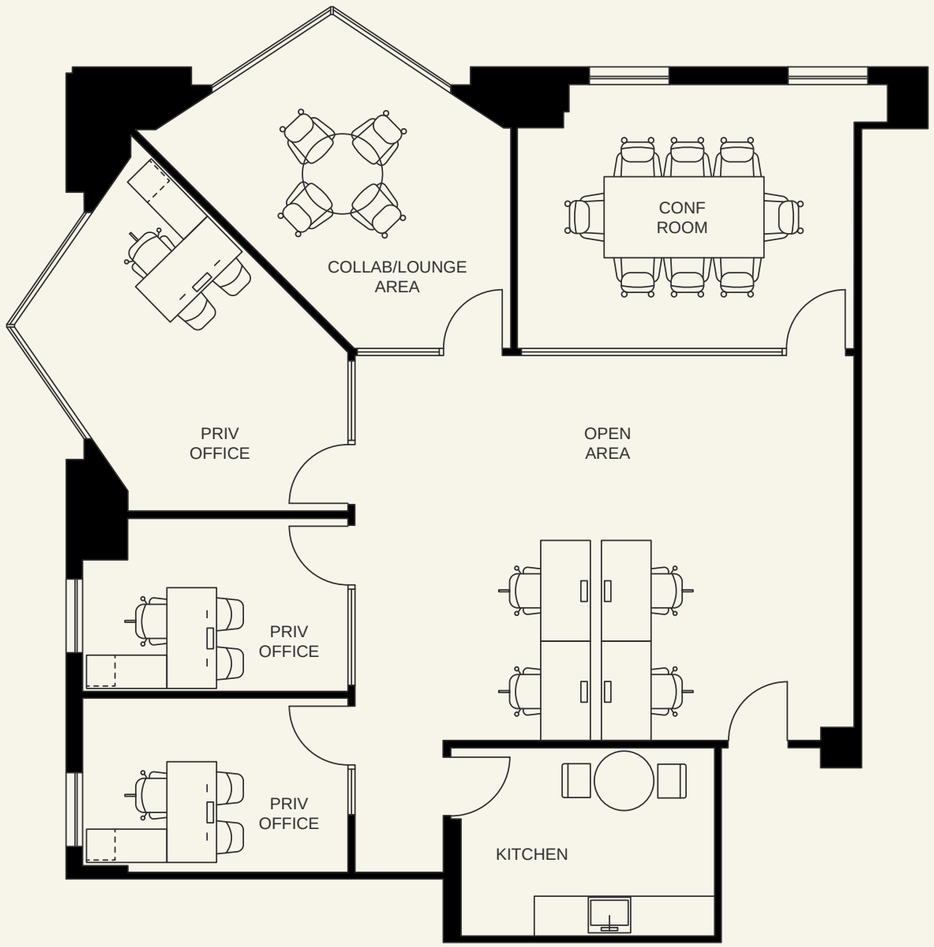
**Hypothetical furniture plan*

SUITE NOTES

- Partially Exposed Ceilings
- 1 Large Boardroom
- 7 Perimeter Offices
- 6 Interior Huddle Rooms
- Kitchen

6TH FLOOR | SUITE 650

2,125 SF AVAILABLE NOW



SUITE NOTES

- Fully Furinished Suite
- 3 Private offices
- 1 Conference Room
- Kitchen

6TH FLOOR | SUITE 610

4,561 SF AVAILABLE NOW



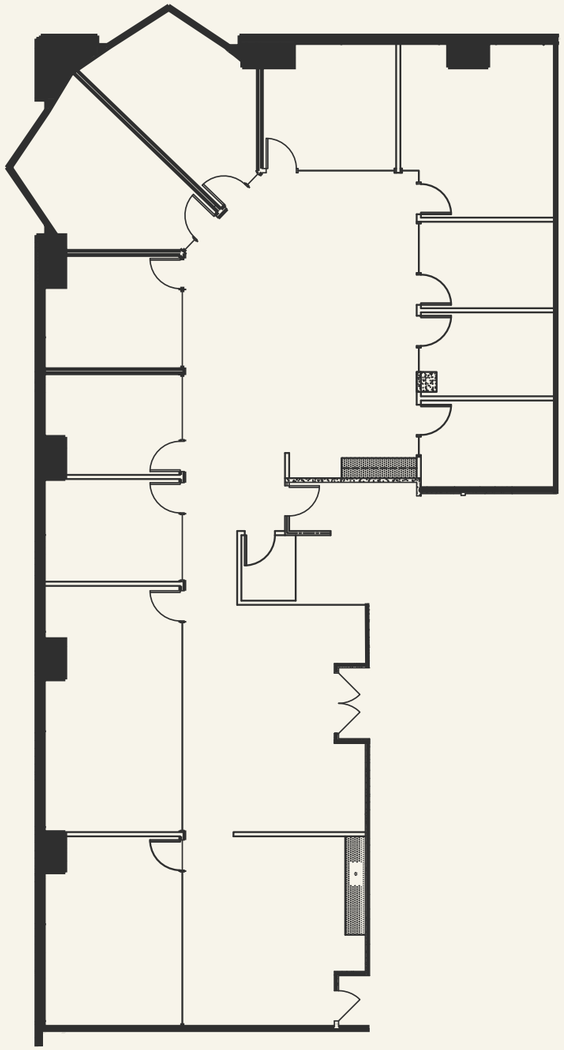
**Hypothetical furniture plan*

SUITE NOTES

- Corner Suite
- 1 Conference Room
- 2 Offices/Huddle rooms
- Open Space for Workstations
- Kitchen

5TH FLOOR | SUITE 550

5,133 SF AVAILABLE NOW

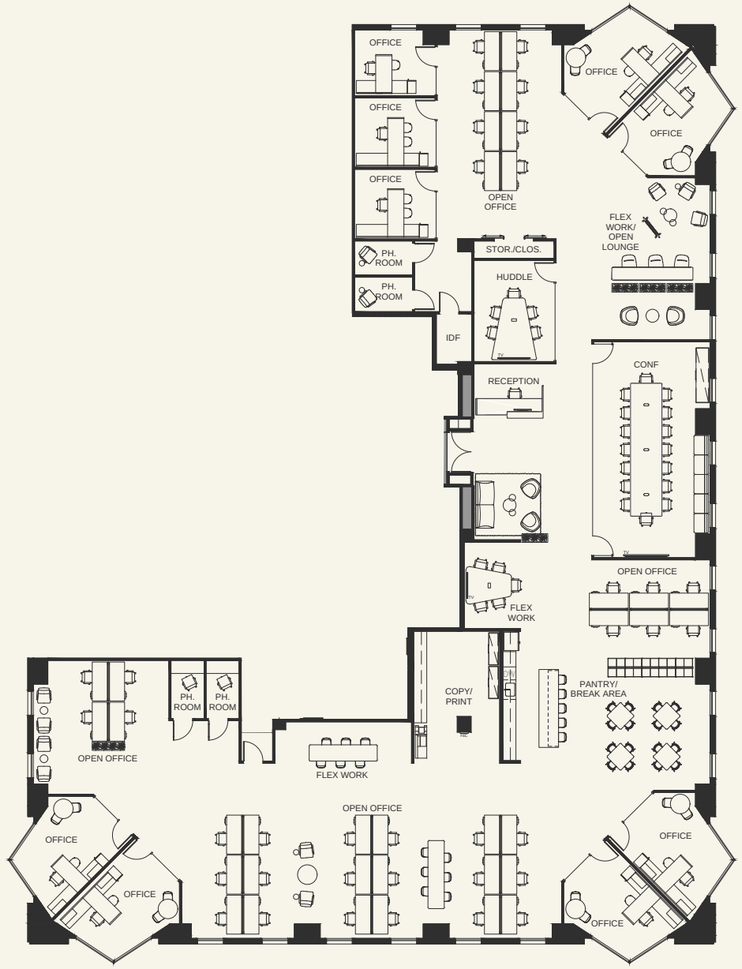


SUITE NOTES

- Corner Suite
- 2 Conference Rooms
- 8 Private Offices
- IT/Storage Closet
- Kitchen
- Double Door Identity

5TH FLOOR | SUITE 500

11,721 SF AVAILABLE NOW



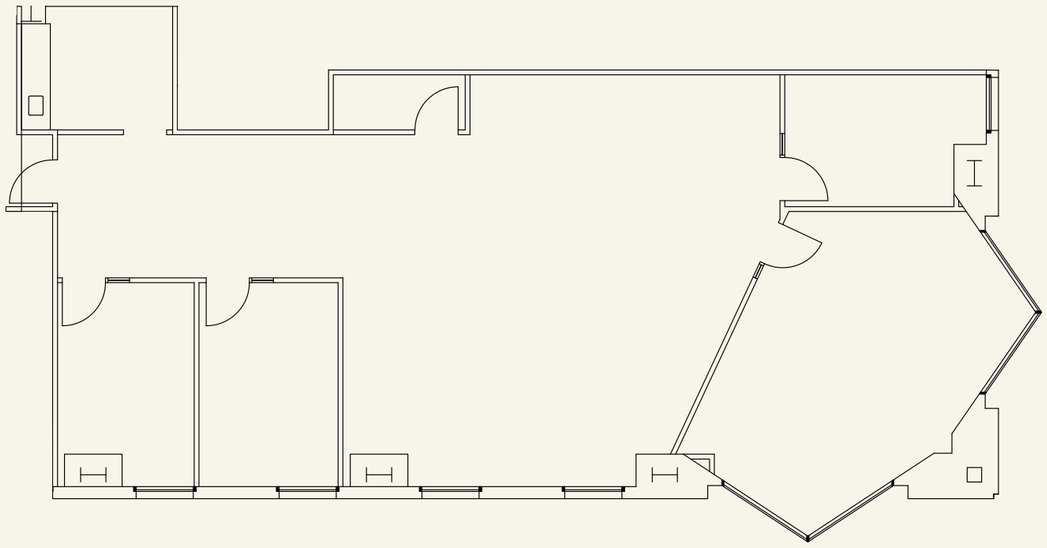
**Hypothetical furniture plan*

SUITE NOTES

- Creative Floor
- Partially Exposed Ceilings
- Polished Concrete Floors
- 2 Conference Rooms
- 9 Private Offices
- 4 Phone Rooms
- Kitchen
- Double Door Identity

4TH FLOOR | SUITE 440

2,651 Availble in 30 Days

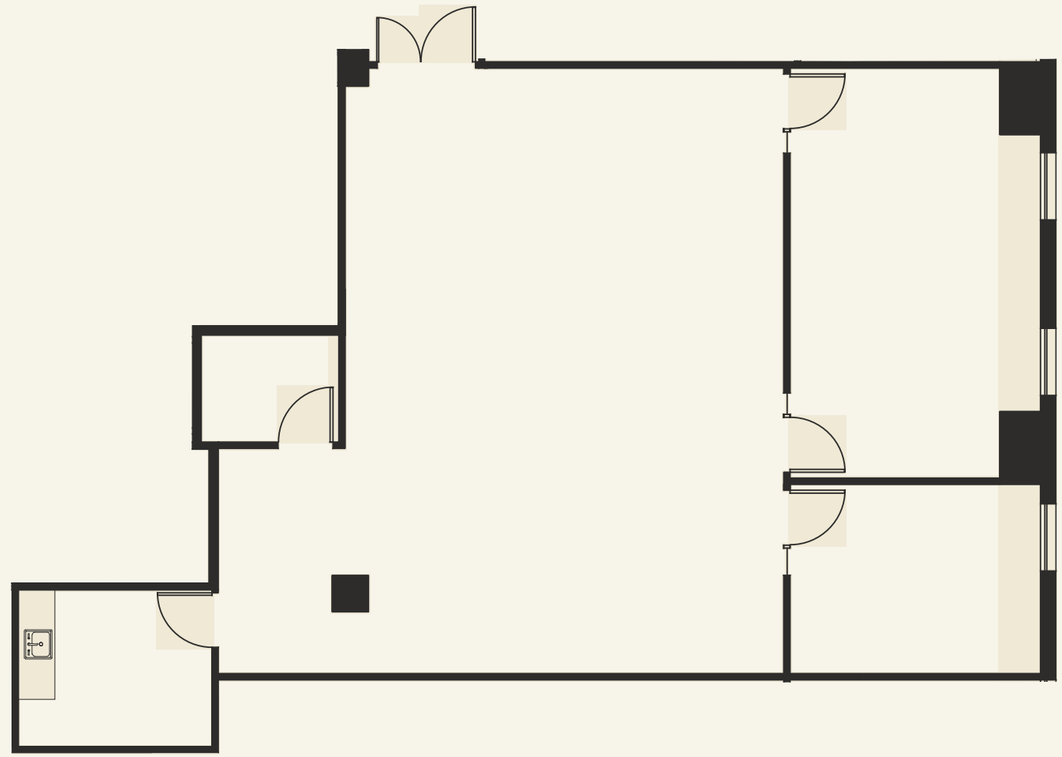


SUITE NOTES

- 1 Conference Room
- 3 Private Offices
- Kitchen
- Closet

4TH FLOOR | SUITE 430

2,102 SF AVAILABLE NOW

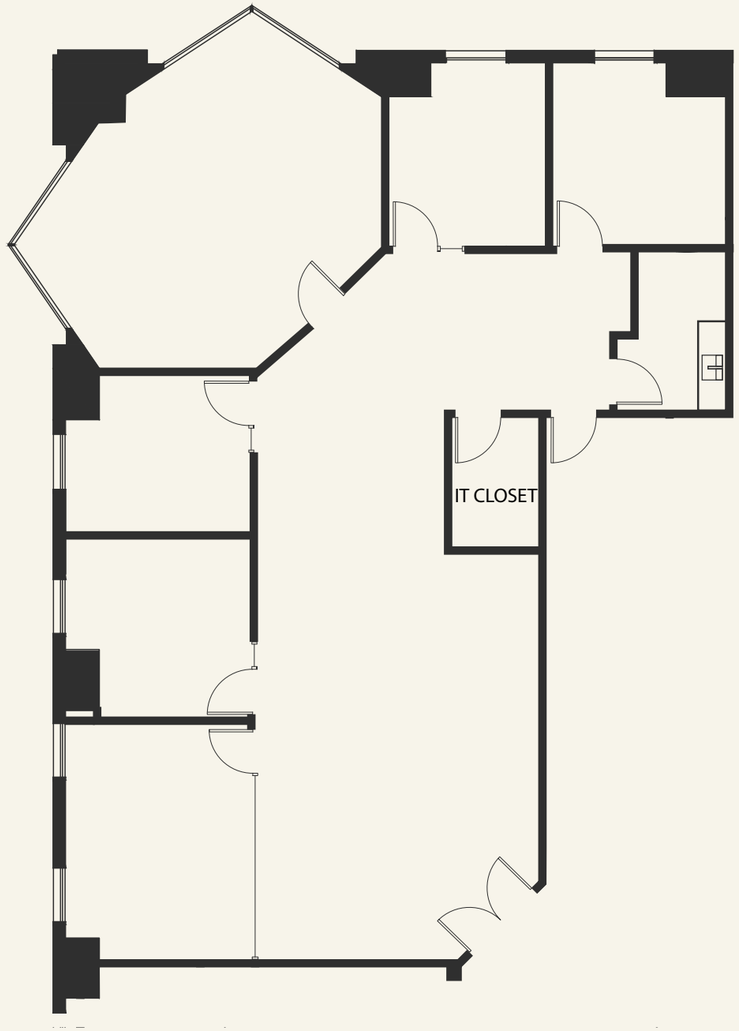


SUITE NOTES

- 1 Conference Room
- 1 Private Office
- Kitchen
- IT/Storage Closet

3RD FLOOR | SUITE 375

3,085 SF AVAILABLE NOW

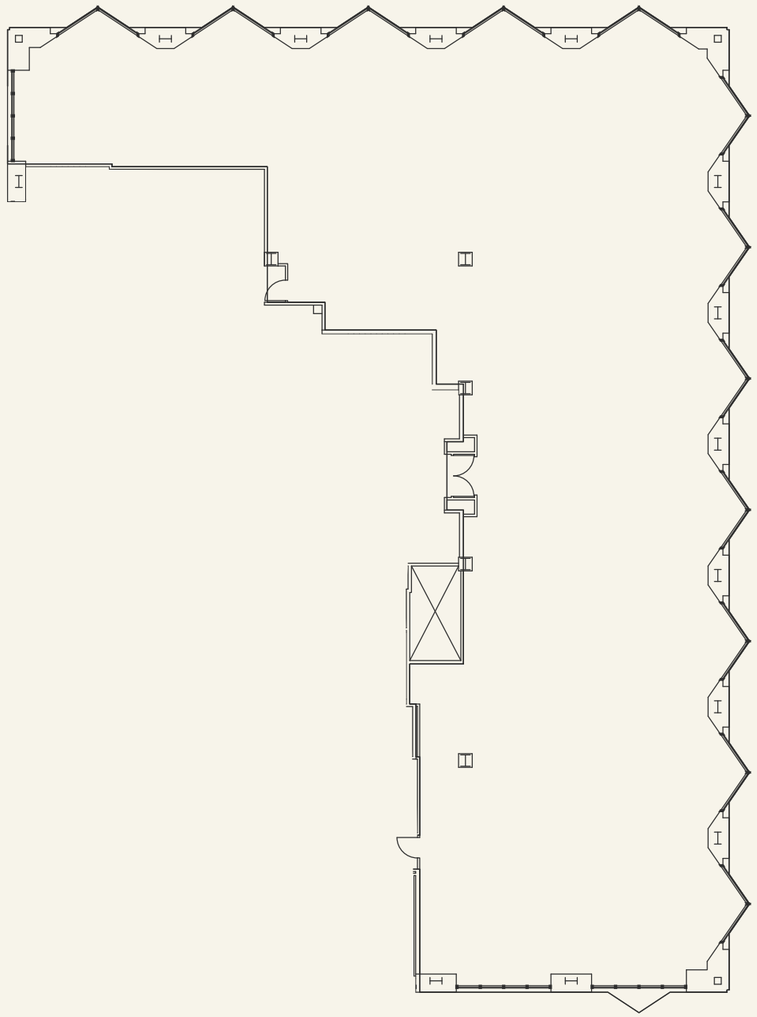


SUITE NOTES

- Corner Suite
- 2 Conference Rooms
- 4 Private Offices
- Kitchen
- IT closet
- Double Door Identity

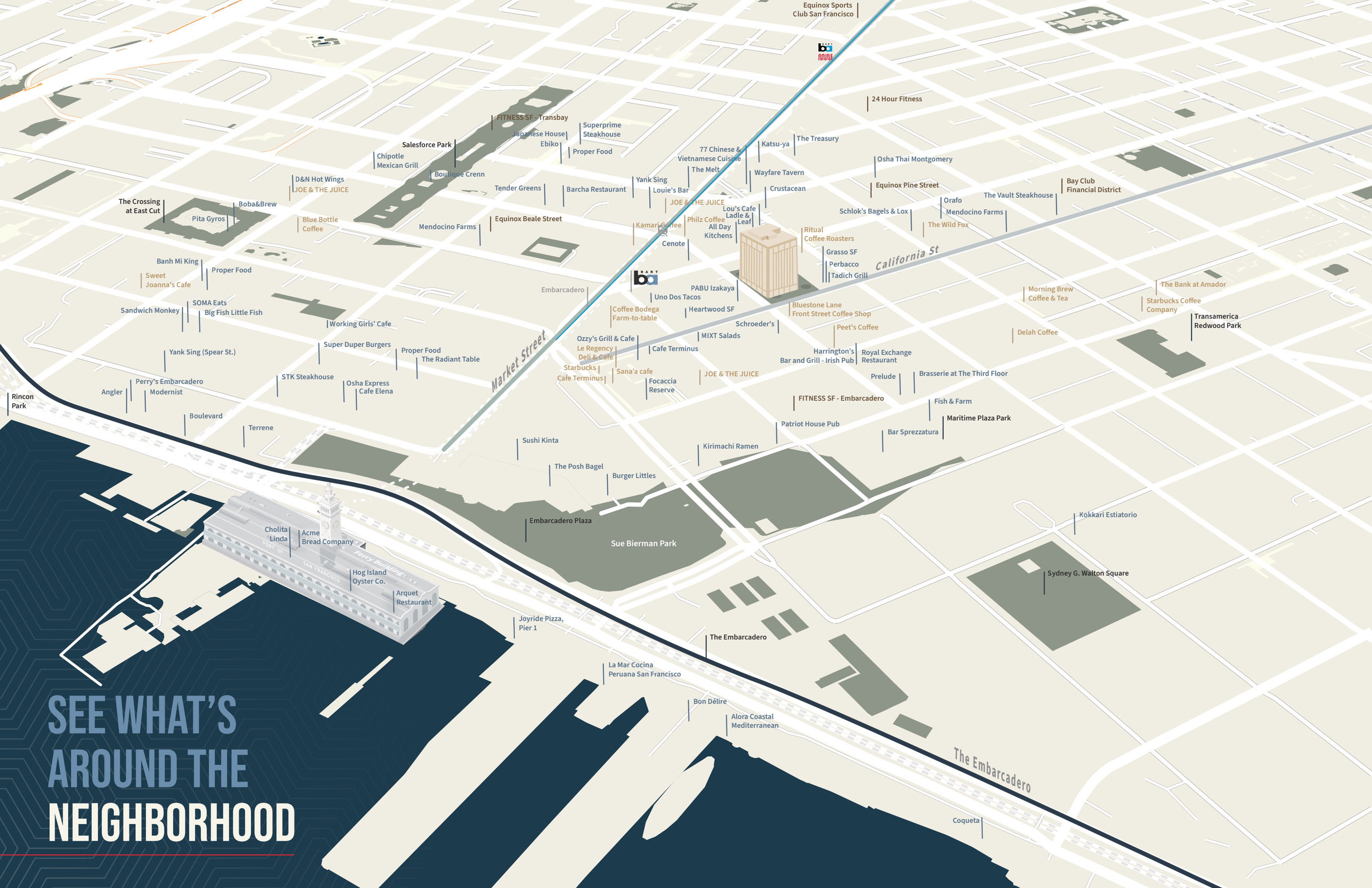
2ND FLOOR | SUITE 200

9,526 SF AVAILABLE NOW



SUITE NOTES

- Shell Condition
- Double Door Identity
- Exposed Ceilings
- Ample Natural light
- Floor to Ceiling glass
- Vibrant Street View



SEE WHAT'S AROUND THE NEIGHBORHOOD



201 CALIFORNIA

RIDGE
CAPITAL INVESTORS

JLL

Chris Holland
+1 415 516 6701
chris.holland@jll.com
License #: 01474598

Wes Powell
+1 415 948 8082
wes.powell@jll.com
License #: 01702003

Lexi Castellino
+1 650 400 8344
lexi.castellino@jll.com
License #02221002

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2026. Jones Lang LaSalle IP, Inc. All rights reserved.