



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



WELL Health-Safety



Energy Star Rated



Secure Bike Room



Health Club Quality  
Showers & Lockers



Large Pedestrian Plazas and  
Retailers on the Ground Floor



Easy Access to BART, MUNI,  
Cable Car, Ferry Building,  
and Parking



City and Bay Views



15 Stories



Public Spaces Designed  
for Interaction and  
Collaboration







Sophisticated entry experience designed for interaction and collaboration.



Secure bike room featuring a bike spa, health club quality showers, lockers, and secure bike parking.



# Building Amenities

Exciting new amenities are underway that will make 100 Cal the place to be. From welcoming new plazas and conference rooms to on-site fitness, you'll find everything you need and more.



\*Preliminary design, subject to change.





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

# Neighborhood & Transport



Bay Wheels Docking Station



BART Station



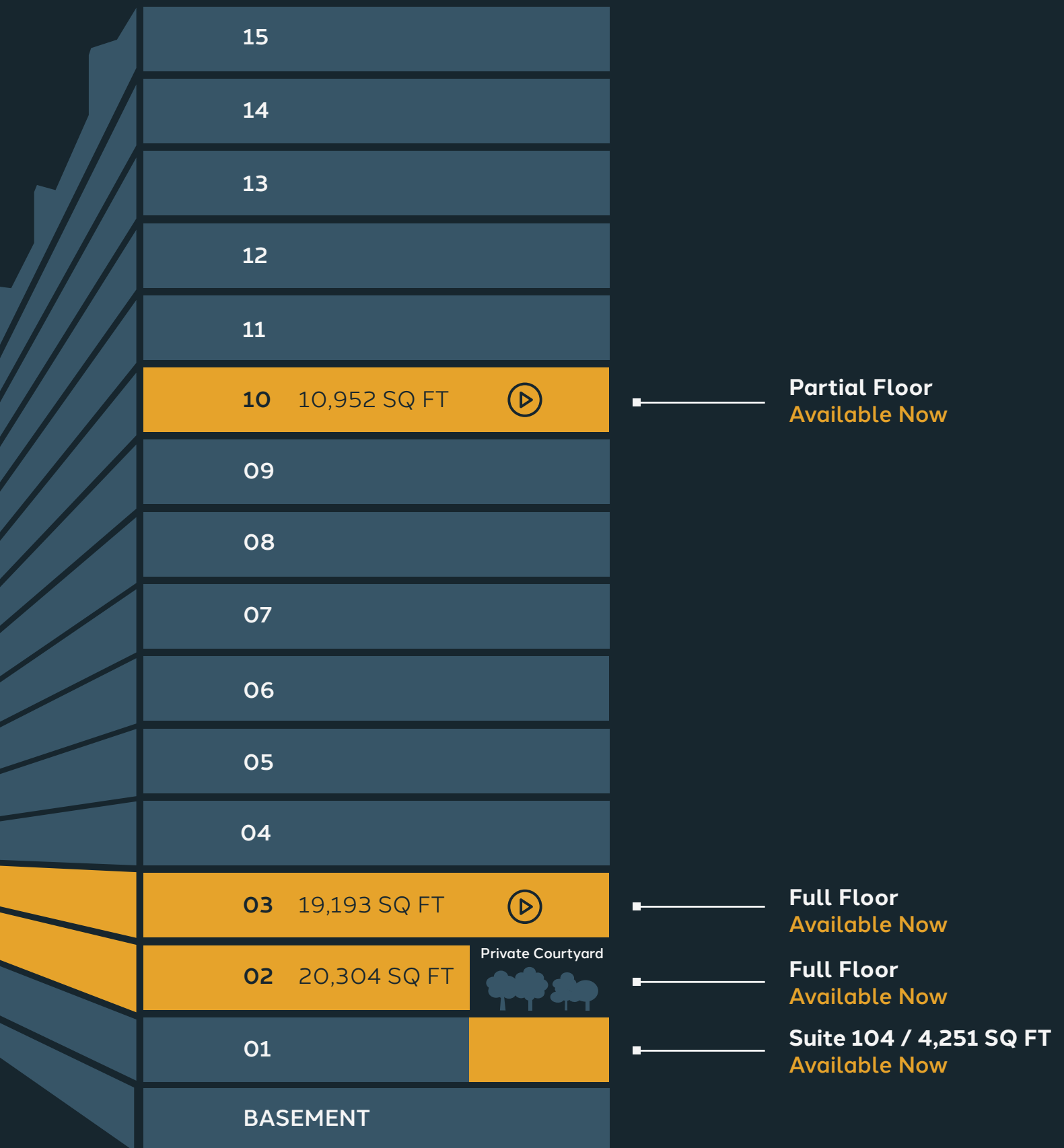
MUNI



Cable Car



# Stacking Plan



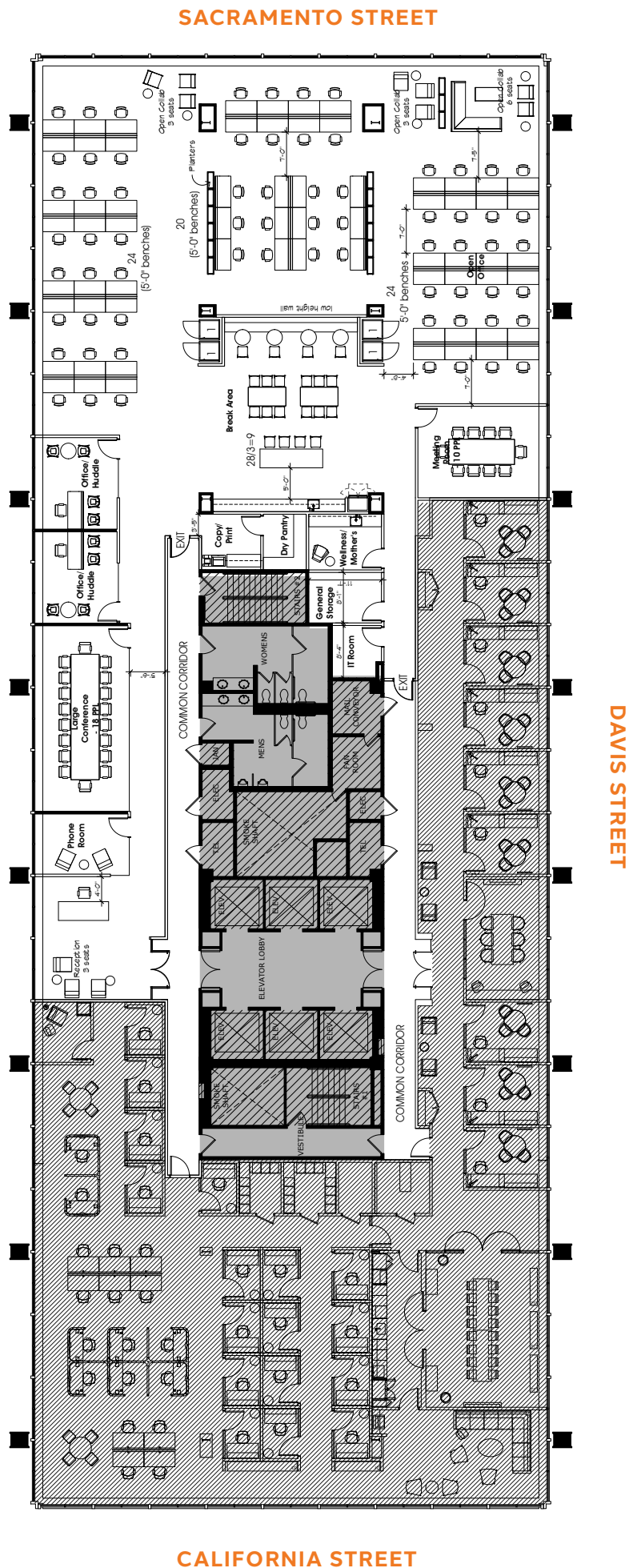


# 10th Floor

## Hypothetical Plan

10,952 SQ FT  
Available Now

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

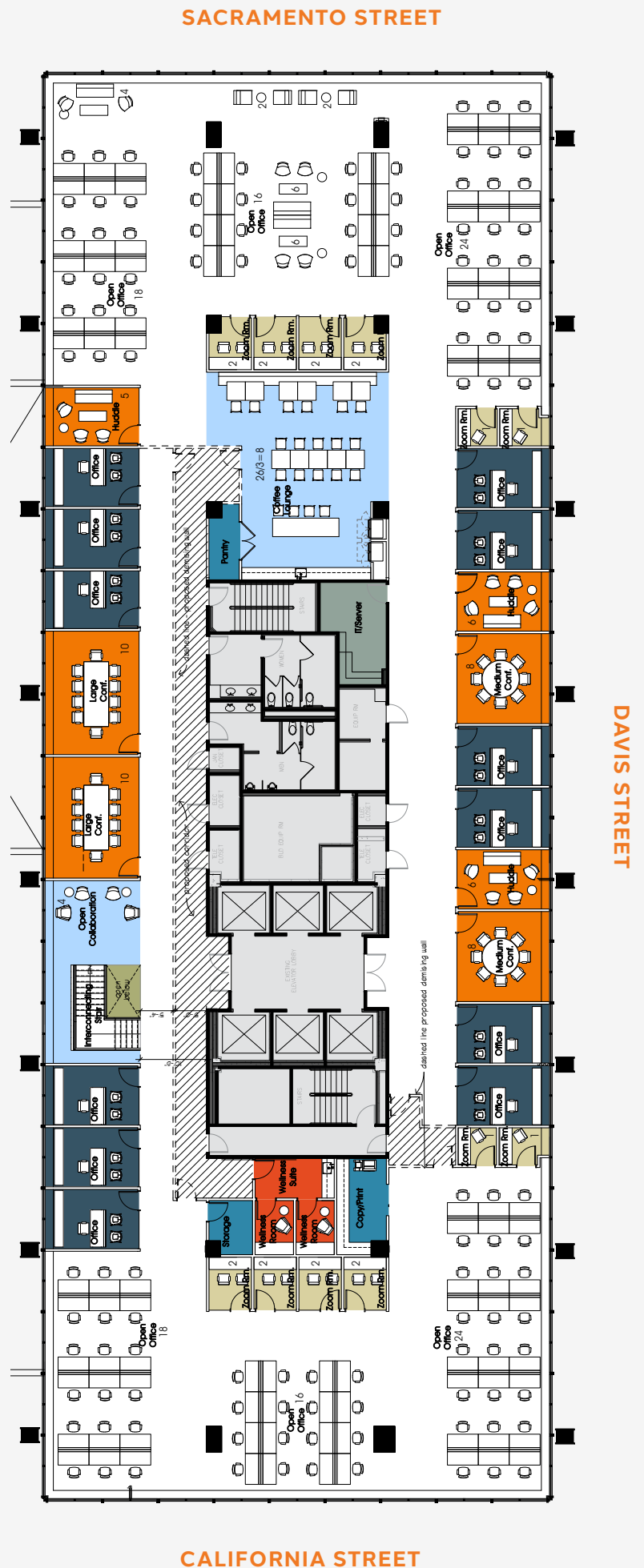


# 3rd Floor

## Hypothetical Plan

**19,193 SQ FT**  
**Available Now**

- 3 Conference Rooms
- 4 Meeting Rooms
- 10 Private Offices
- May be leased with the 2nd floor for a combined total of 39,497 SQ FT



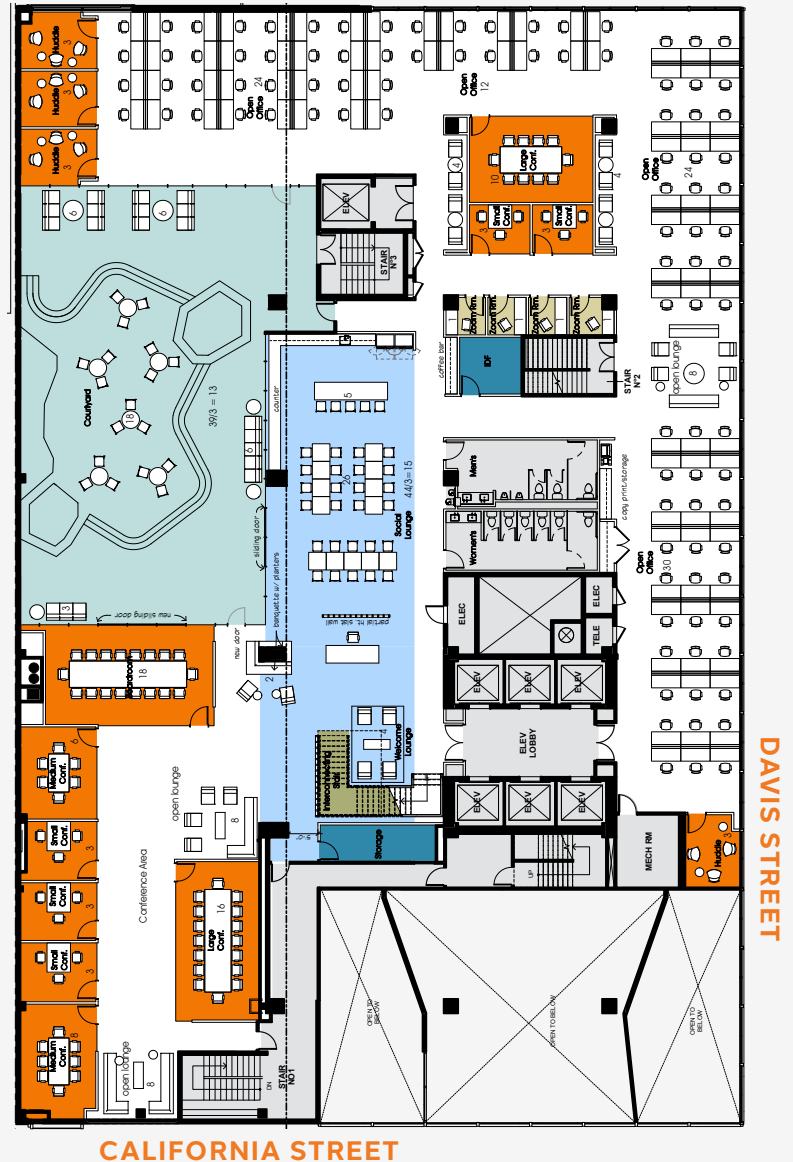


# 2nd Floor

## Hypothetical Plan

**20,304 SQ FT**  
**Available Now**

- Access to Private Courtyard
- Ample Natural Light
- May be leased with the 3rd floor for a combined total of 39,497 SQ FT



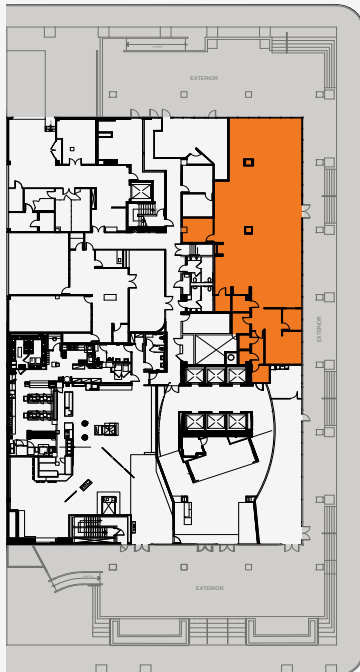
\*Plan and renderings reflect future conditions.

# 1st Floor

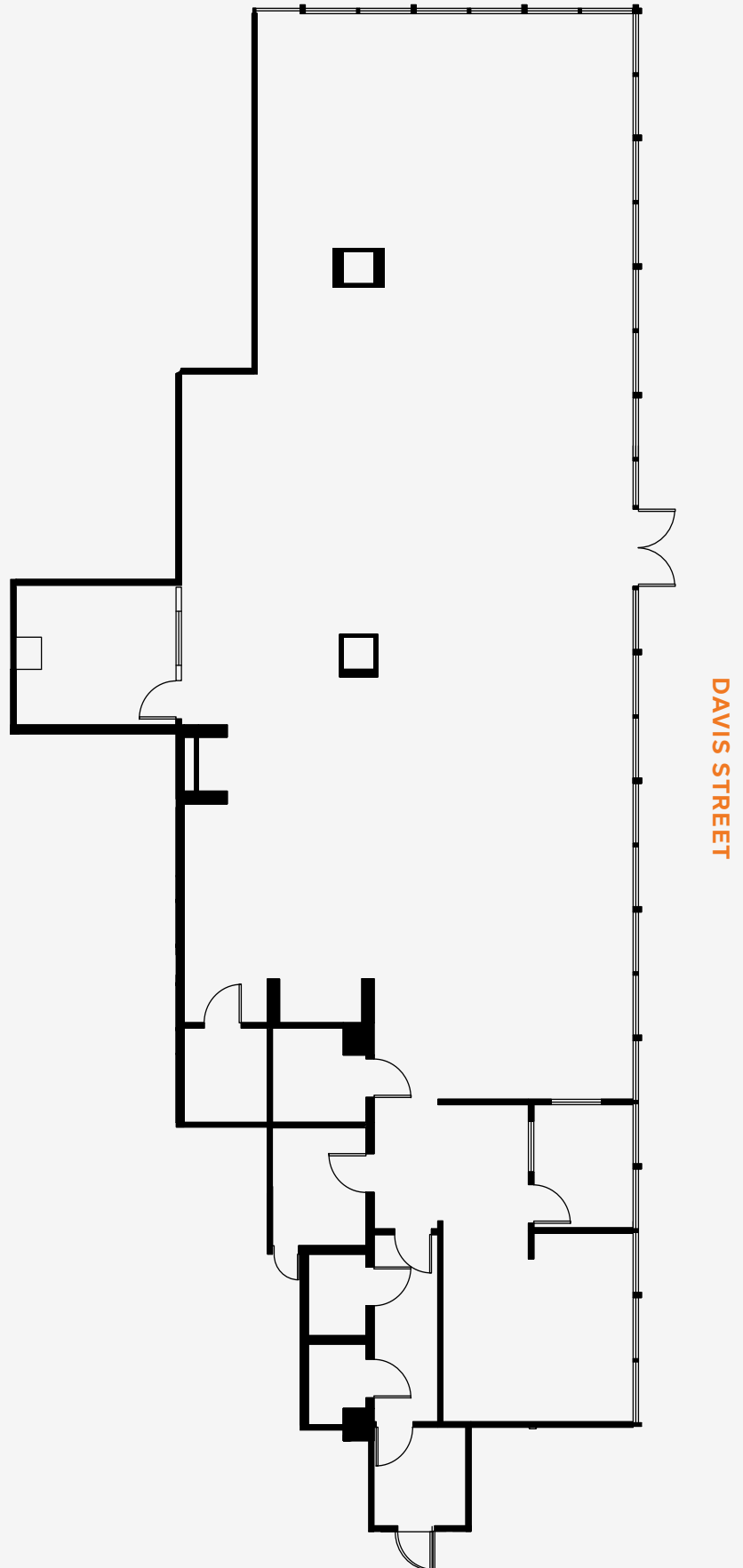
Suite 104, Core & Shell

4,251 SQ FT  
Available Now

- Open Plan
- Access to Davis Street
- Currently Zoned for Retail



CALIFORNIA  
STREET





# About PEMBROKE

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

- Established in 1997
- Pembroke is committed to creating and managing environmentally sustainable and healthy buildings that deliver the best outcomes for our tenants, investors, and our communities
- 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







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