

345
CALIFORNIA
CENTER



59,912 RSF AVAILABLE

Prestige. Location. Iconic.

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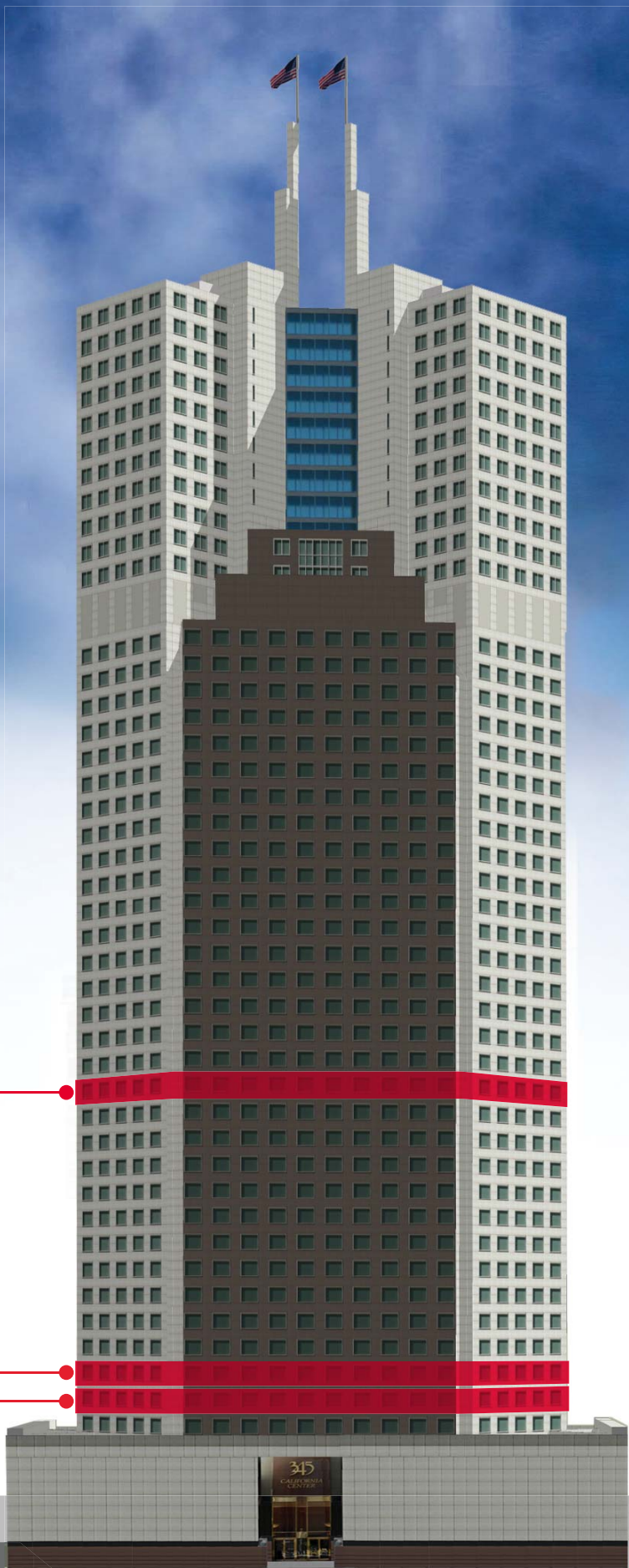
Distinctive *Design* & Upper Floor Views



AVAILABILITIES:

	18th Floor Suite 1800	17,255 RSF	Available Now! 15 Offices, 3 conference rooms, kitchen, file room, open area, and IT Room.
	12th Floor Suite 1225	4,705 RSF	Available Now! 10 offices, 2 conference rooms, kitchen, storage, and open space.
NEW	7th Floor Suite 700	16,732 RSF	Available Now! 10 offices, 2 conference rooms, kitchen, storage, and open space. <i>Contiguous Block of 33,481 RSF.</i>
NEW	6th Floor Suite 600	16,749 RSF	Available Now! 22 offices, 3 conference rooms, kitchenette, storage, and open space. <i>Contiguous Block of 33,481 RSF.</i>

AVAILABLE FULL FLOORS



18th FLOOR | SUITE 1800 | 17,255 RSF

7th FLOOR | SUITE 700 | 16,732 RSF

6th FLOOR | SUITE 600 | 16,749 RSF

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BUILDING FEATURES:



LEED Gold and
Energy Star
Rated



2015 Step Up
Excellence in
Energy Award
Recipient



Loews Regency
Hotel with
Brasserie S&P
Restaurant, Spa,
and Conference
Rooms



Full-service
valet parking,
electric charging
stations and retail
amenities

BASE BUILDING ARCHITECT:

Skidmore, Owings and Merrill

CONSTRUCTION TYPE & YEAR BUILT:

Class A, steel frame with exterior granite panels; features 88" x 88" Skidmore Signature Window. Completed in 1986.

BUILDING SIZE:

48 Floors plus twin flag towers superstructure (third tallest office building in San Francisco)

OFFICE TOWER:

35 Stories; total of nearly 600,000 Sq. Ft.

MAJOR TENANTS IN THE PROJECT:

TPG Global; Marsh, Inc.; Willis Towers Watson; RBC Capital Markets; T. Y. Lin International .

PARKING:

Full-service valet garage for 220 cars; uses coupon system. Weekday Rate: \$36.00 for Full Day, \$15 for Weekend days. Ticket bundle of 20 coupons for \$31.00 per day.

STANDARD HVAC HOURS:

Monday-Friday: 8:00 AM-6:00 PM
Saturday: 9:00 AM-1:00 PM (by request)

HOTEL COMPONENT:

Loews Regency Hotel, 222 Sansome Street, San Francisco; Full Floors 38-48, plus partial 1st (Sansome) and 2nd Floors. Loews Regency Hotel has multiple conference rooms available for ½ day or longer rental. Brasserie S&P Restaurant is open 6:00 AM to 11:00 PM, M-F; and 7:00 AM to 11:00 PM on weekends.

BUILDING AMENITIES:

LEED Gold and Energy Star Rated; Tier One Quality throughout; 24-Hour Security /Access; Loews Brasserie S&P Restaurant; Espressamente Illy Caffe; Fine Wine & Cigar Store; Florist; Sundry Shop and Serenity Dental Spa. Cable TV (select channels) is available via monthly subscription.

LOADING/FREIGHT:

Pine Street loading dock with Security oversight control and separate freight elevator. Freight elevator dimensions: Door: 4'0" Wide x 8'7" High; Cab: 5'5" Wide x 10'8" Long x 10'7" High; Capacity: 4,500 lbs.

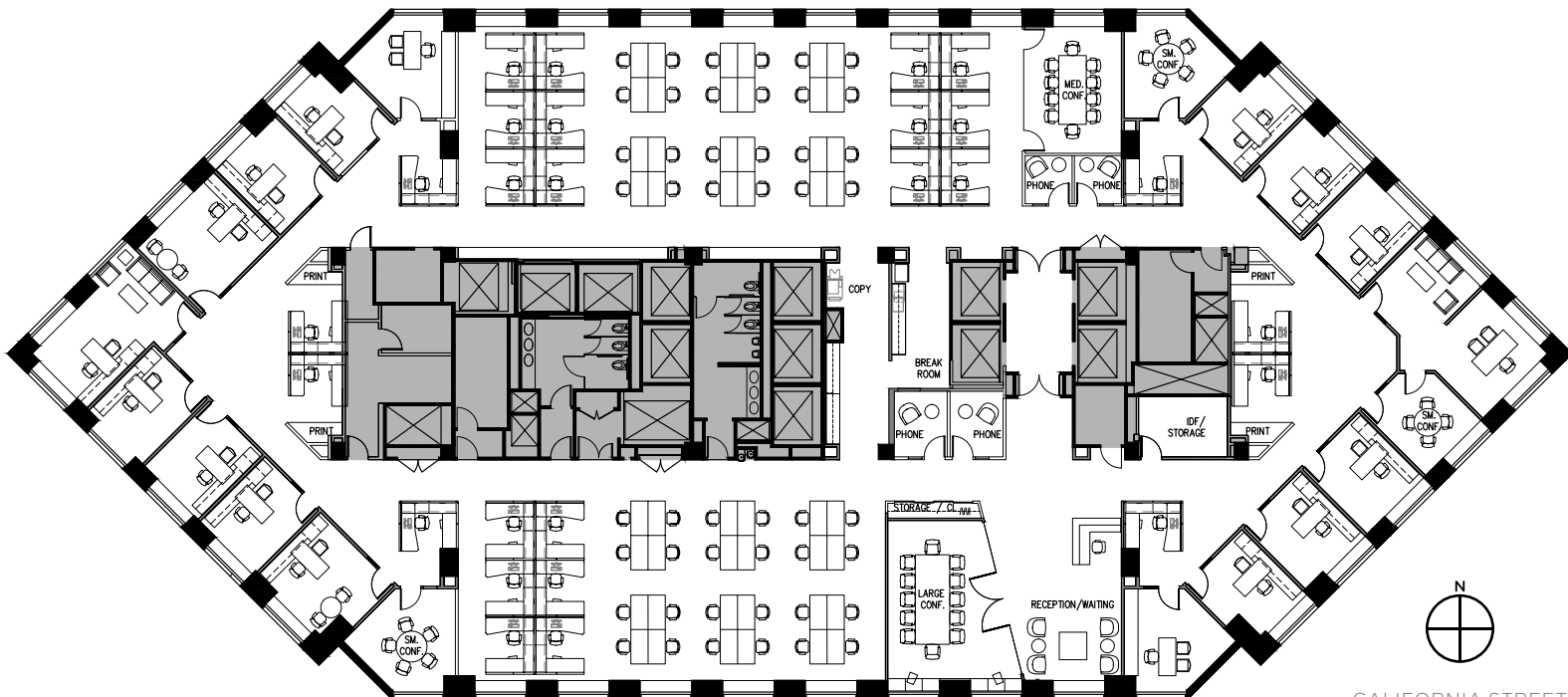
ELEVATORS:

Twelve (12) high speed passenger elevators; one service/freight elevator; and one garage shuttle elevator.

18th FLOOR HYPOTHETICAL PLAN | SUITE 1800 | 17,255 RSF



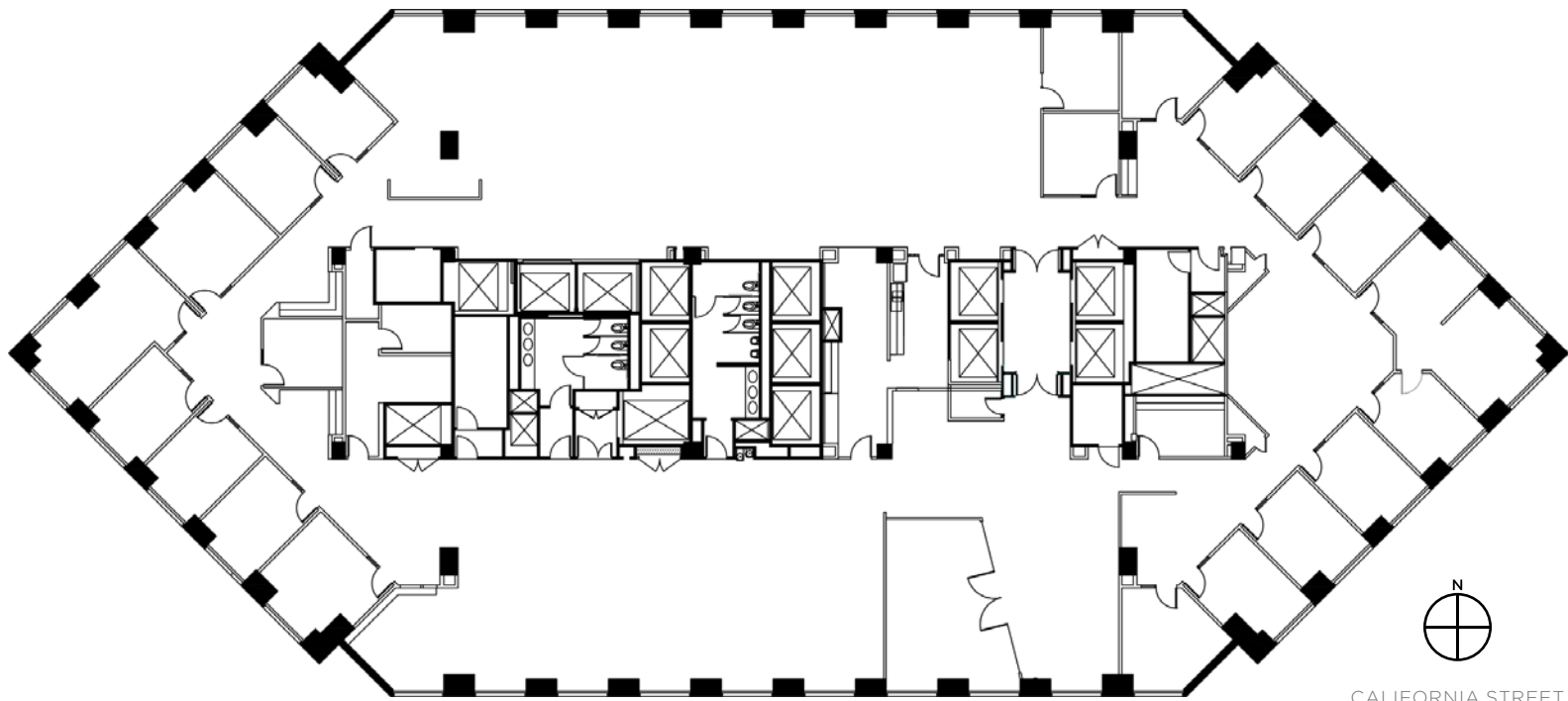
- 17 offices
- 5 conference rooms
- Break room
- Copy/print room
- 4 phone rooms
- Storage
- IT Closet
- Reception



18th FLOOR | SUITE 1800 | 17,255 RSF



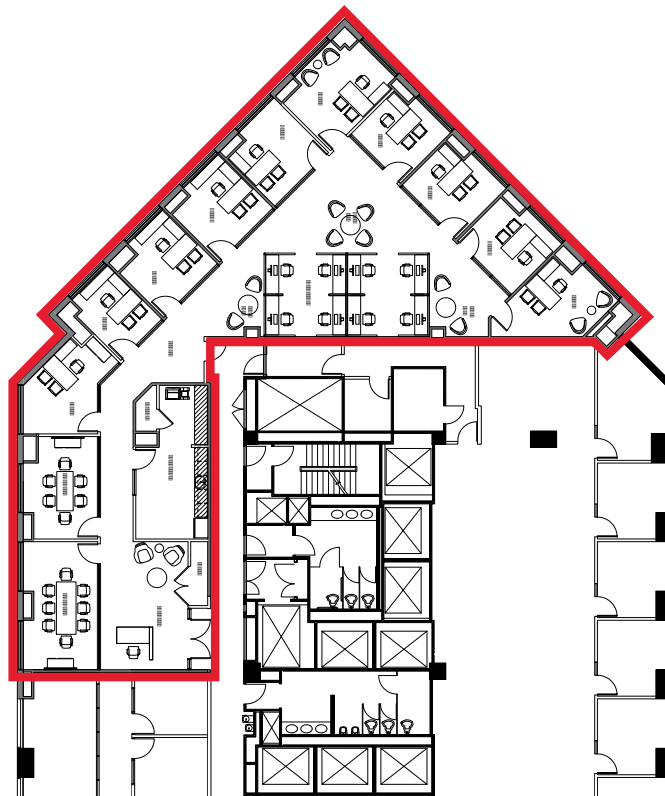
- 15 Offices
- 3 Conference Rooms
- Kitchen
- File Room
- Open Area



12th FLOOR HYPOTHETICAL PLAN | SUITE 1225 | 4,705 RSF



- 10 Offices
- 2 Conference Rooms
- Kitchen
- Storage
- Open Space



12th FLOOR | SUITE 1225 | 4,705 RSF

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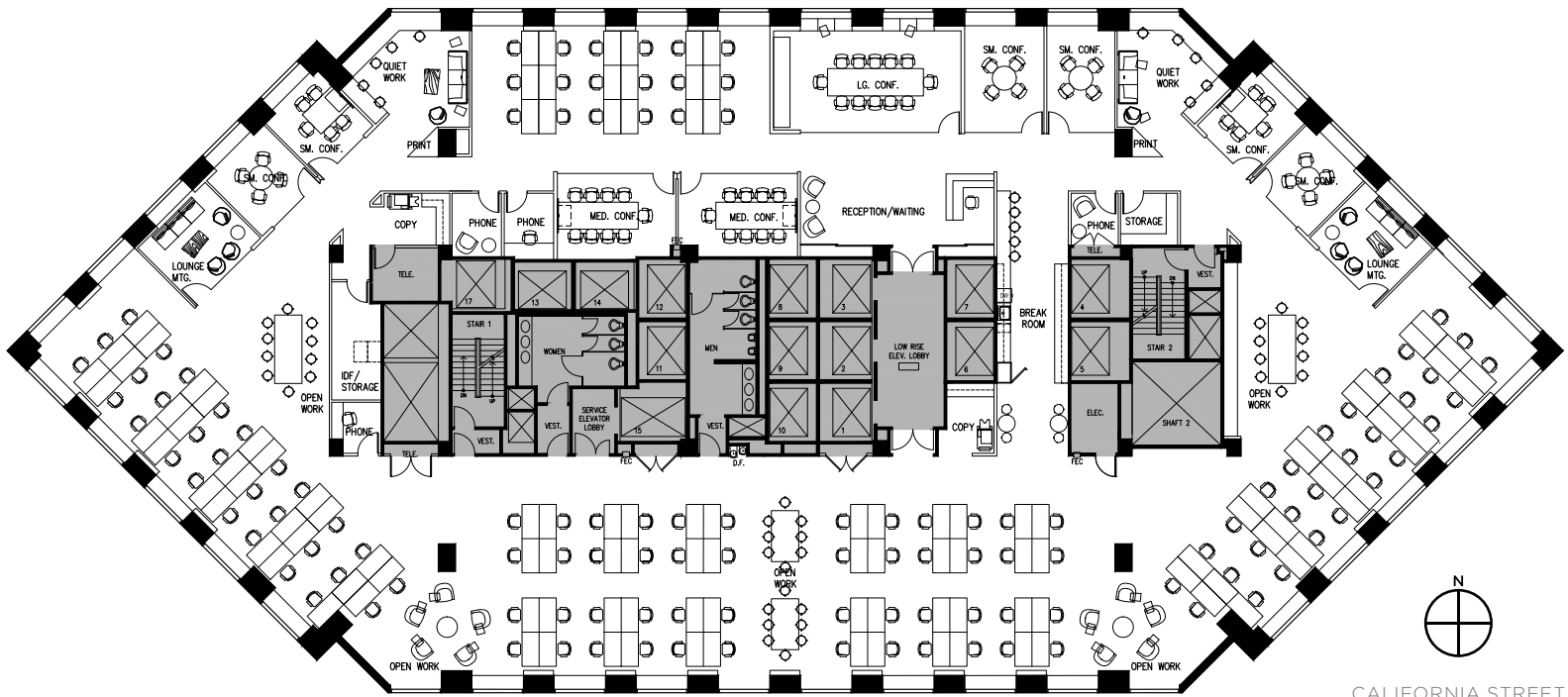
- 10 Offices
- 2 Conference Rooms
- Kitchen
- Storage
- Open Space



7th FLOOR HYPOTHETICAL PLAN | SUITE 700 | 16,732 RSF



- 124 Workstations
- Kitchen
- Storage
- Open Space



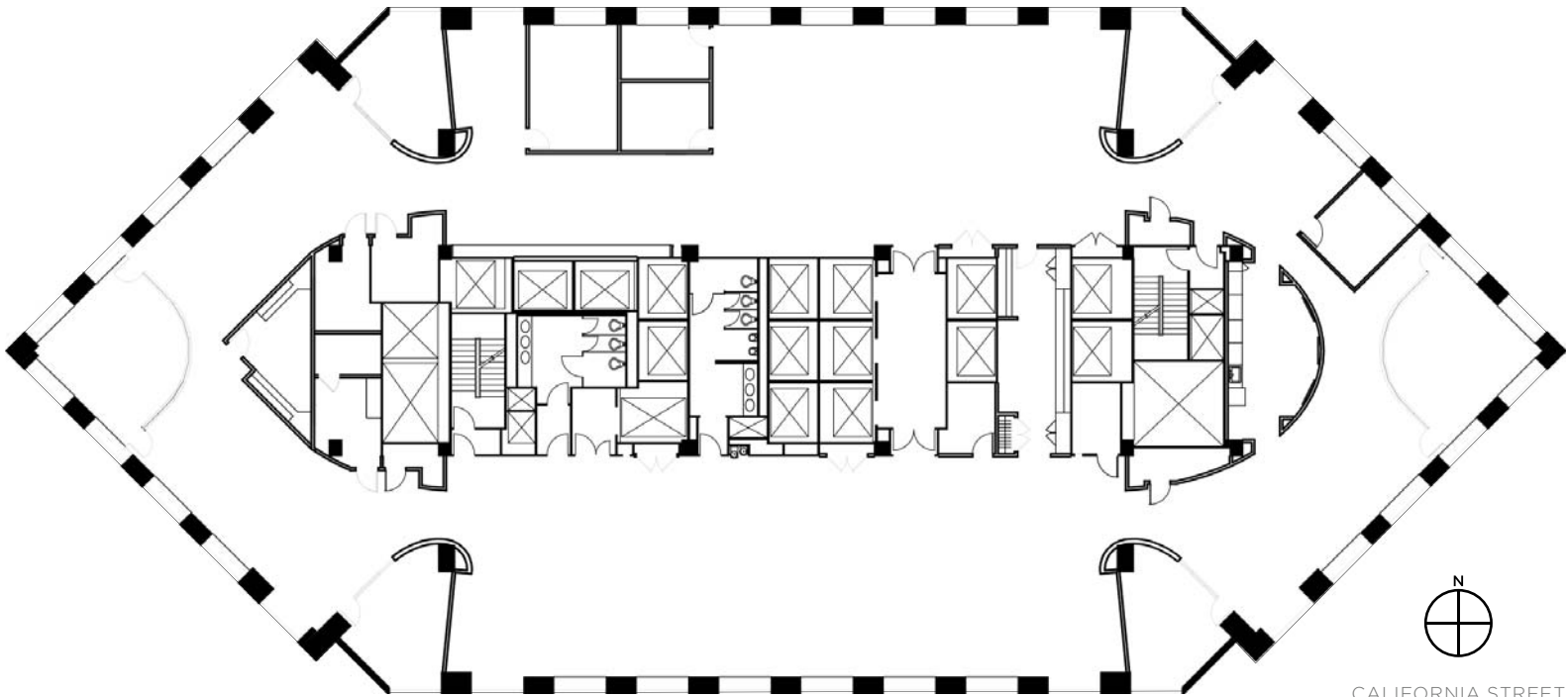
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7th FLOOR | SUITE 700 | 16,732 RSF

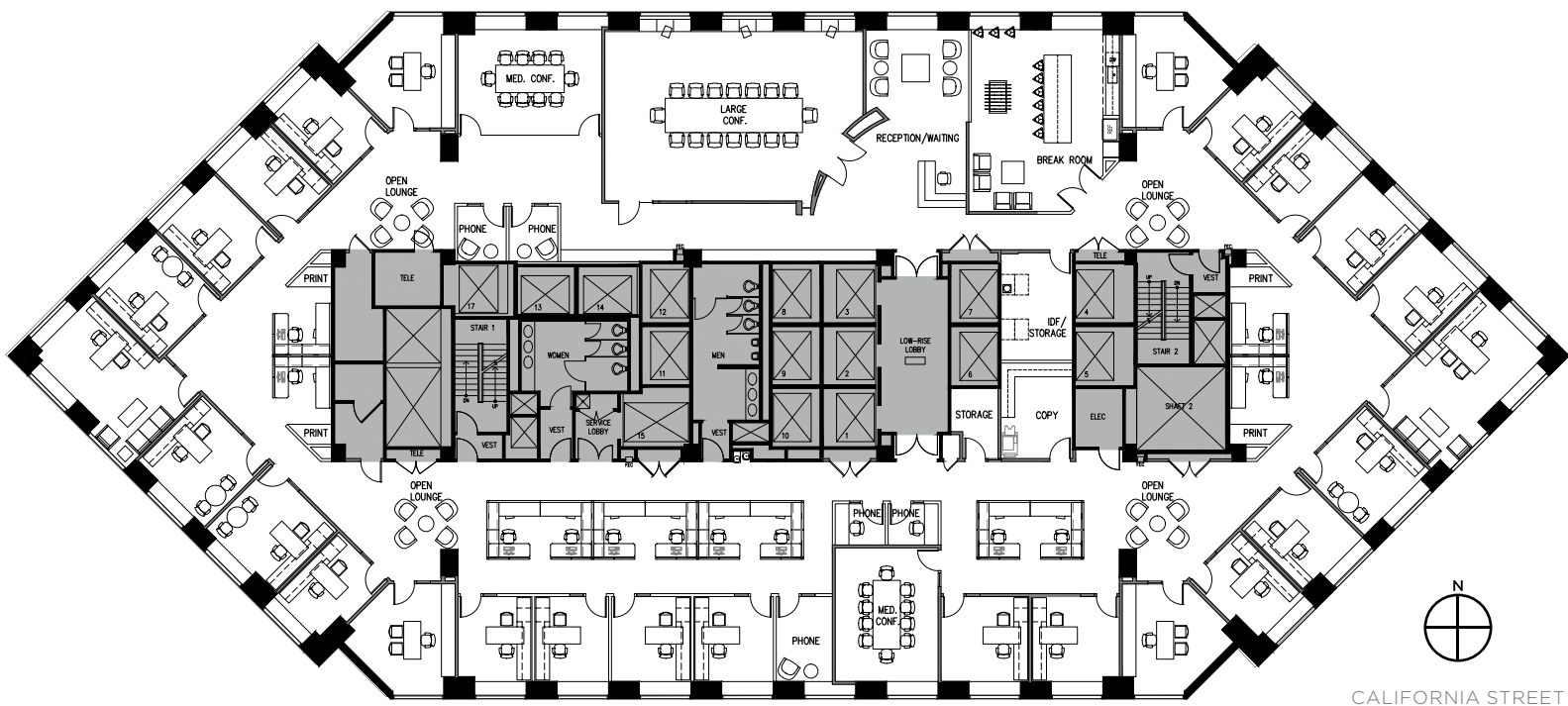
Can be combined with the 6th Floor for a total of 33,381 RSF



- 10 Offices
- 2 Conference Rooms
- Kitchen
- Storage
- Open Space



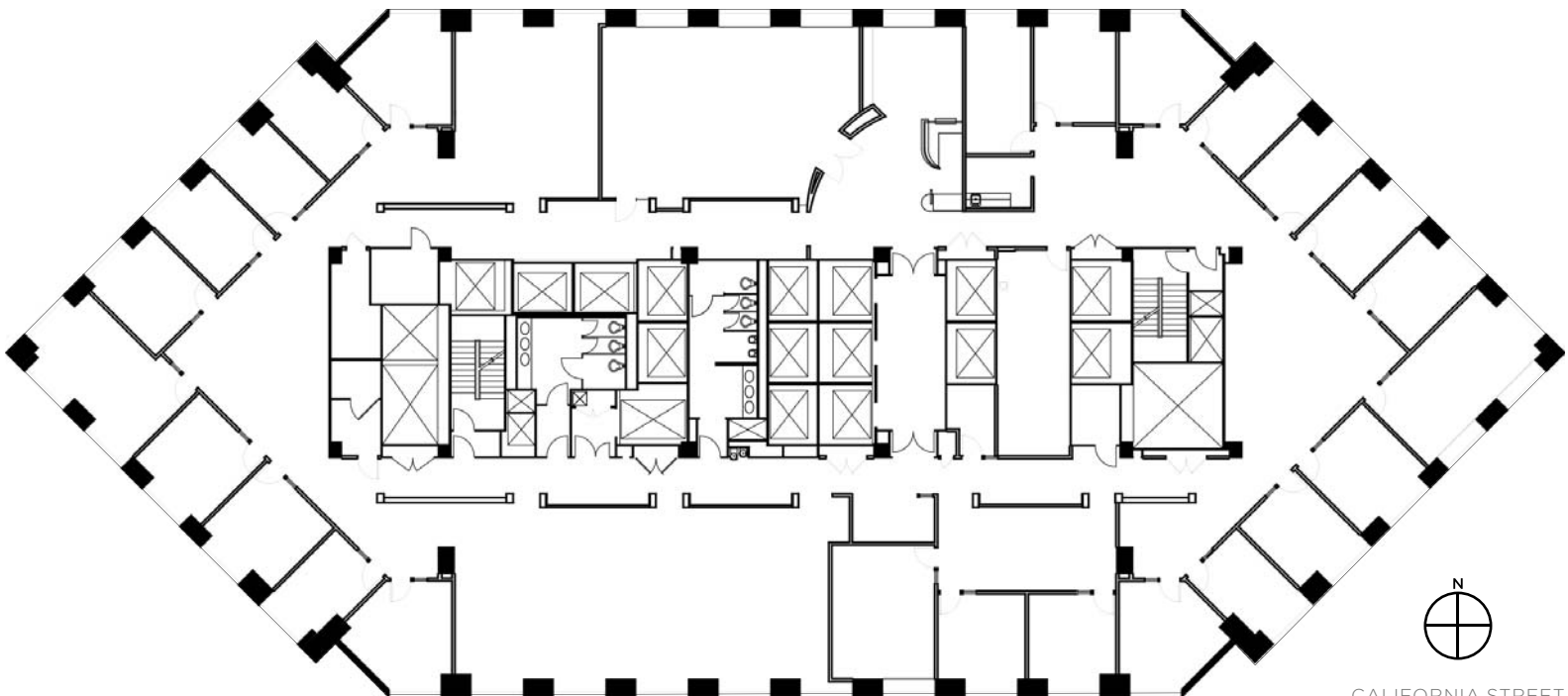
6th FLOOR HYPOTHETICAL PLAN | SUITE 600 | 16,749 RSF



6th FLOOR | SUITE 600 | 16,749 RSF

Can be combined with the 7th Floor for a total of 33,381 RSF

- 22 Offices
- 3 Conference Rooms
- Kitchenette
- Storage
- Open Space



CALIFORNIA STREET