

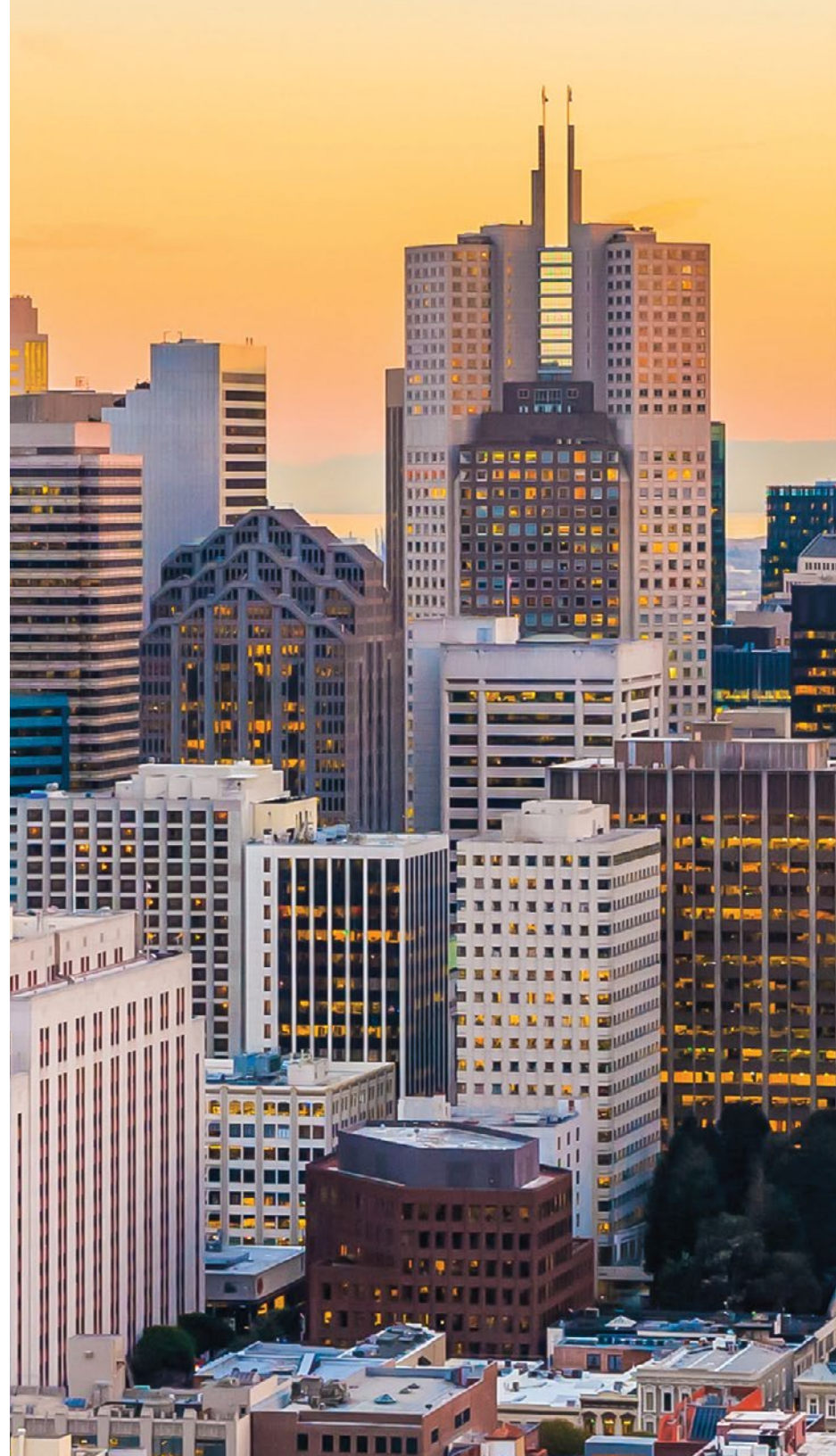
**345**  
**CALIFORNIA**

[www.345cal.com](http://www.345cal.com)

# 345 California

Iconic, Class A mixed-use property with premier on-site amenities, spacious common areas, and flexible open floorplates designed for occupiers to create their ideal, modern office experience.

345 California's LEED Platinum rating, BOMA 360 designation, Energy Star rating, UL Verified Healthy Building for indoor air and its Fitwel certification ensures occupiers benefit from operational world-class best practices.





# Plaza

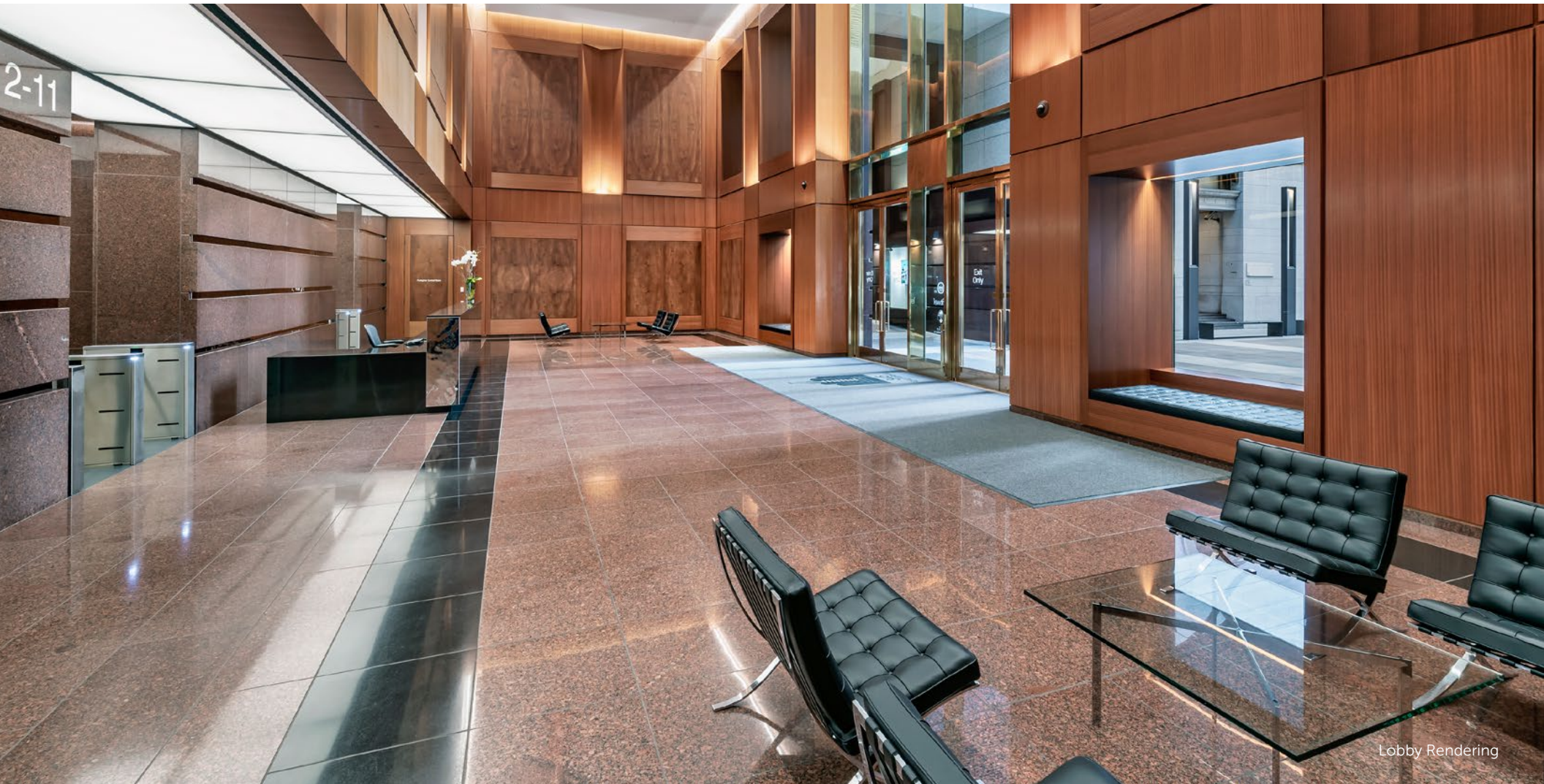
Newly renovated Plaza.





# Lobby

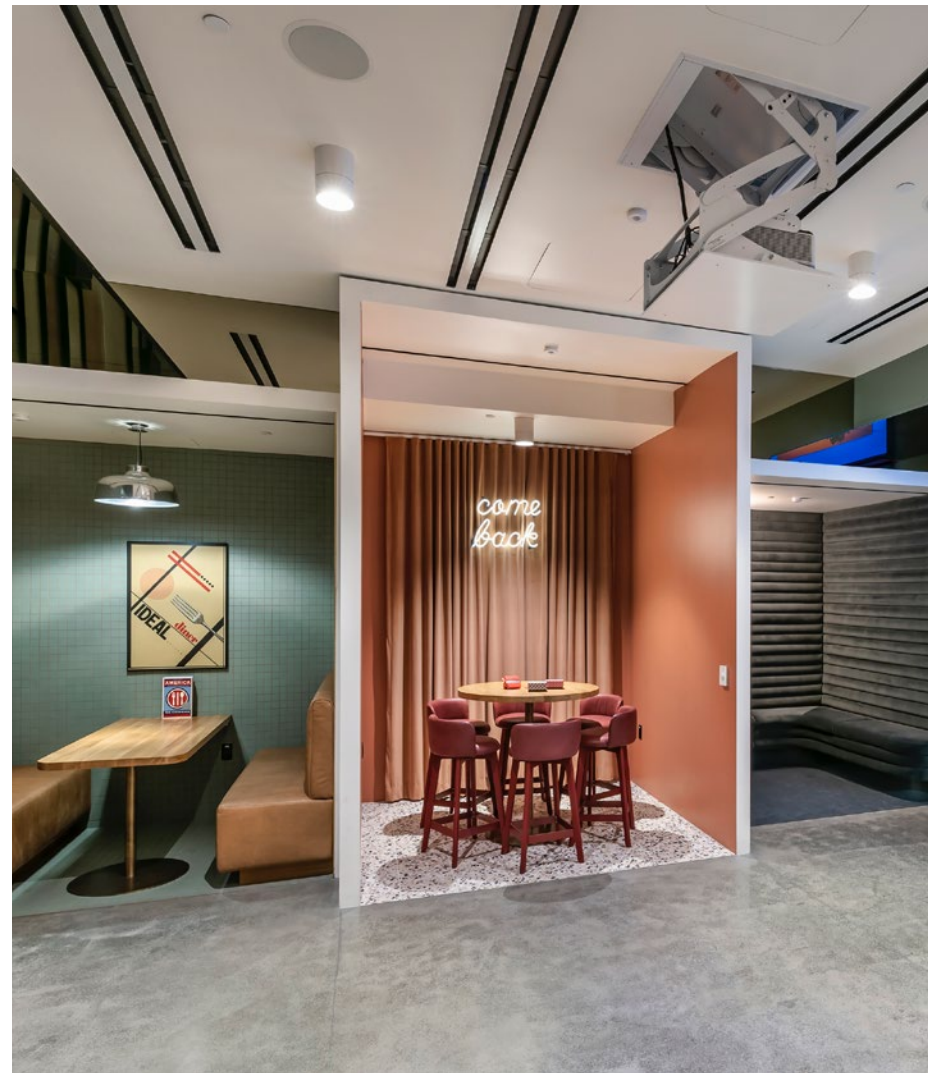
Newly renovated Lobby featuring  
state-of-the-art touch-free turnstile entry.





# The Room

The Room is a new Tenant Lounge providing additional opportunities for spaced collaboration or quiet reflection.







High-end locker  
& shower facilities,  
towel service, feature  
Molton Brown toiletries  
with high sanitization  
standards in place.





Commute to work on your bike with ease, featuring access to Lockers, Fix-it Station, and Bike Racks.





# Amenities

On-site amenities include the Four Seasons Hotel at Embarcadero with a new signature restaurant opening in 2021. Nearby retailers & restaurants include Mendocino Farms, Amazon Go, CVS, Verizon, Starbucks, CorePower Yoga, Rumble Boxing, Pabu, Michael Mina, Perbacco, Barbacco, Tadich Grill and The Vault restaurant.





# Access



9 Minutes

4 Minutes

4 Minutes



Ferry Building



BART Station

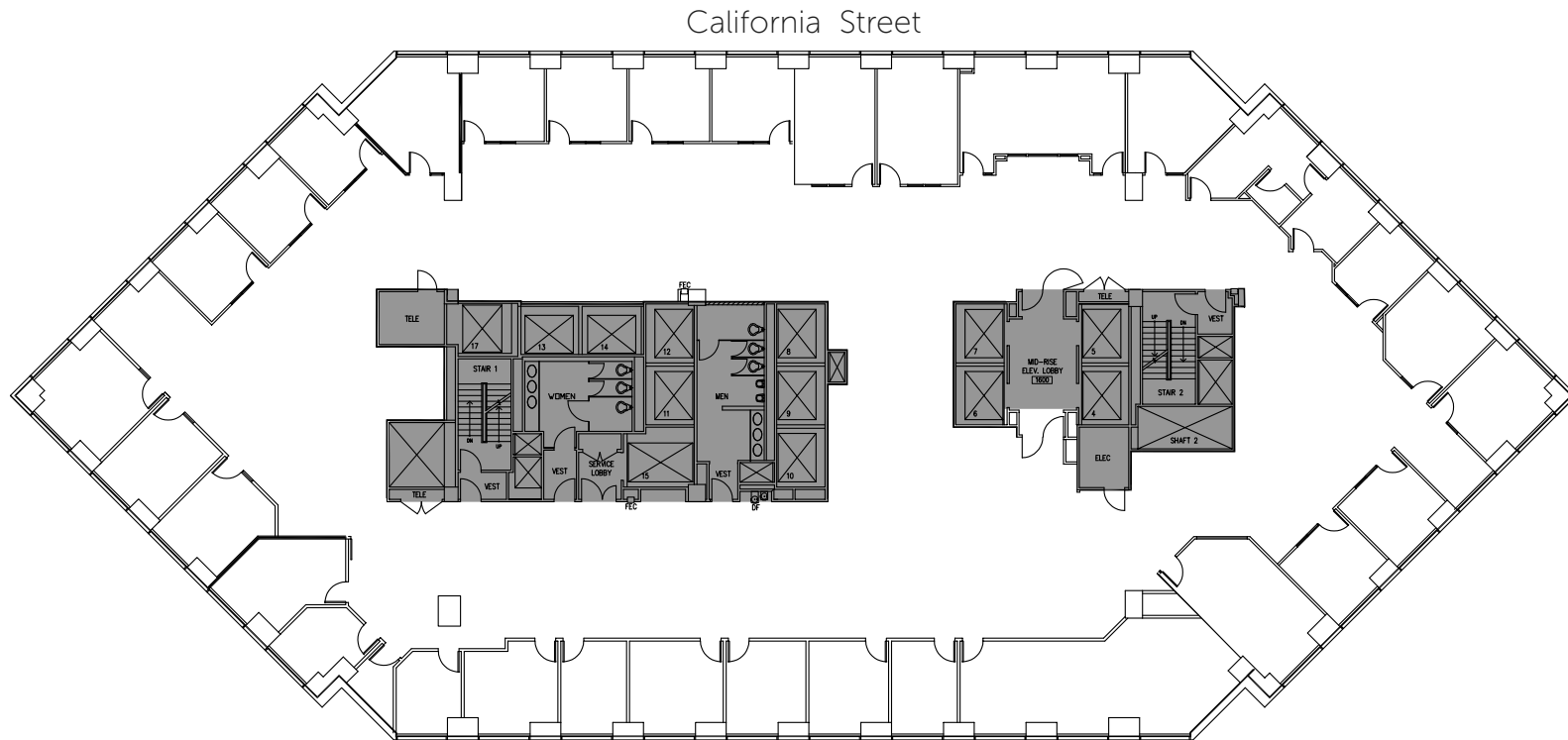


MUNI



# The Floor

## Full Floor Plan



Flexible large floor plates provide a variety of office layouts



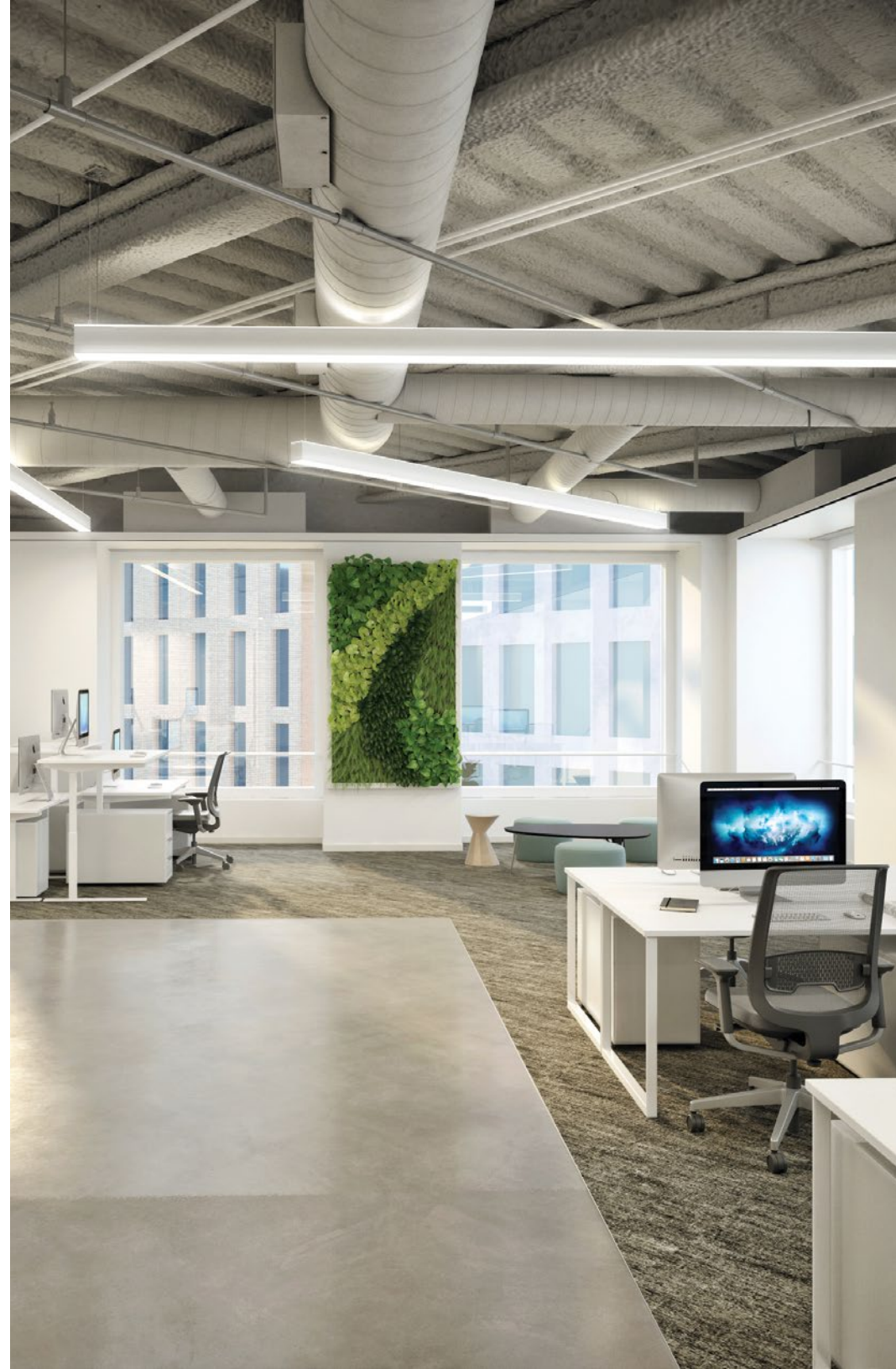
# Design

Create a custom  
experience for  
your employees



## Breathe Easy

Experience the highest standard of healthy indoor air quality with spacious room to expand and grow. The building's HVAC systems have high efficiency MERV 13 filters and ventilation system meets ASHRAE 62 standards.

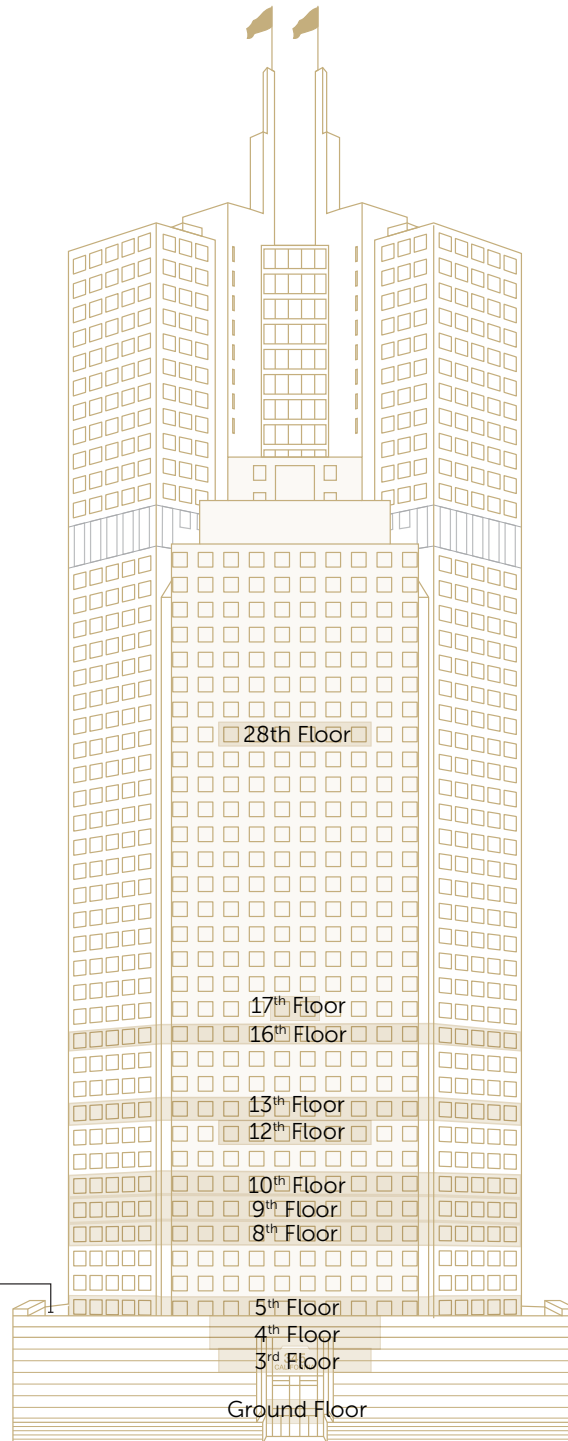




# Transform Your Environment



# Availabilities

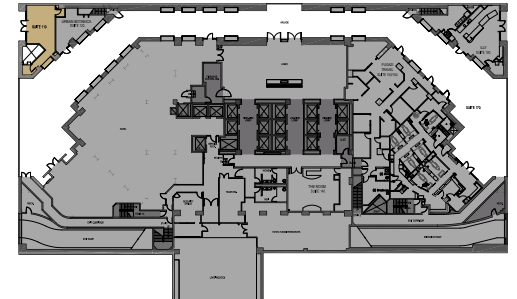
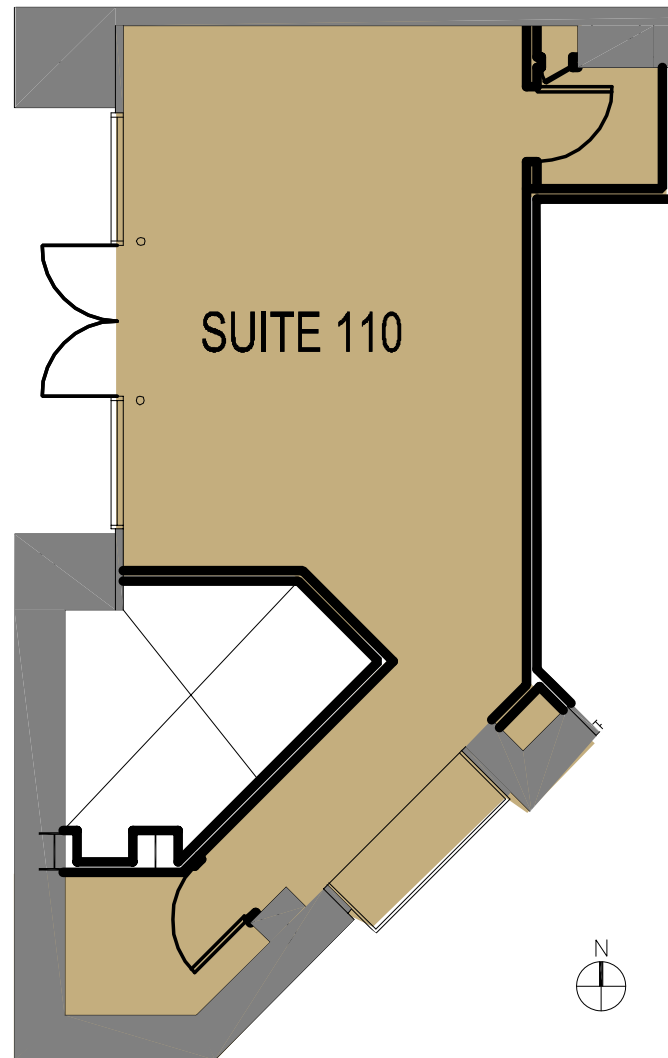


Suite 2850	7,988 RSF	Available Now
Suite 1725	1,986 RSF	Available Now
16th Floor	17,426 RSF	Available Now
13th Floor	16,764 RSF	Available 4/1/22
Suite 1200	5,579 RSF	Available Now
10th Floor	17,052 RSF	Available Now
9th Floor	17,052 RSF	Available Now
8th Floor	17,052 RSF	Available Now
5th Floor	16,970 RSF	Available Now
Suite 495	8,835 RSF	Available Now
Suite 350	7,088 RSF	Available Now
Suite 190	1,292 RSF	Available Now
Suite 110	661 RSF	Available Now
TOTAL	135,745 RSF	



# Floor Plan

Ground Floor | Suite 110 | 661 RSF



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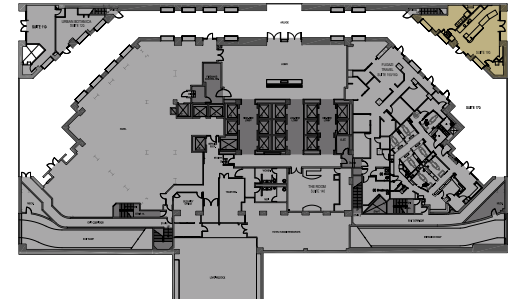
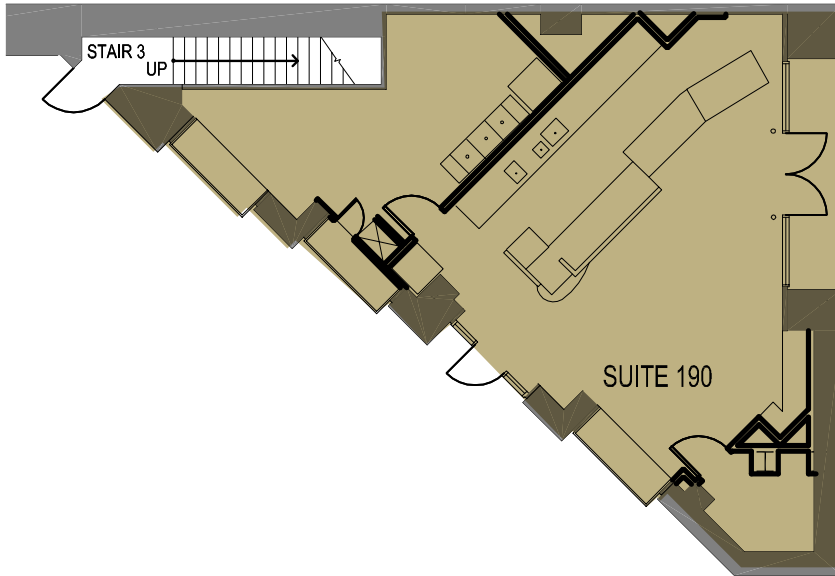
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# Floor Plan

Ground Floor | Suite 190 | 1,292 RSF



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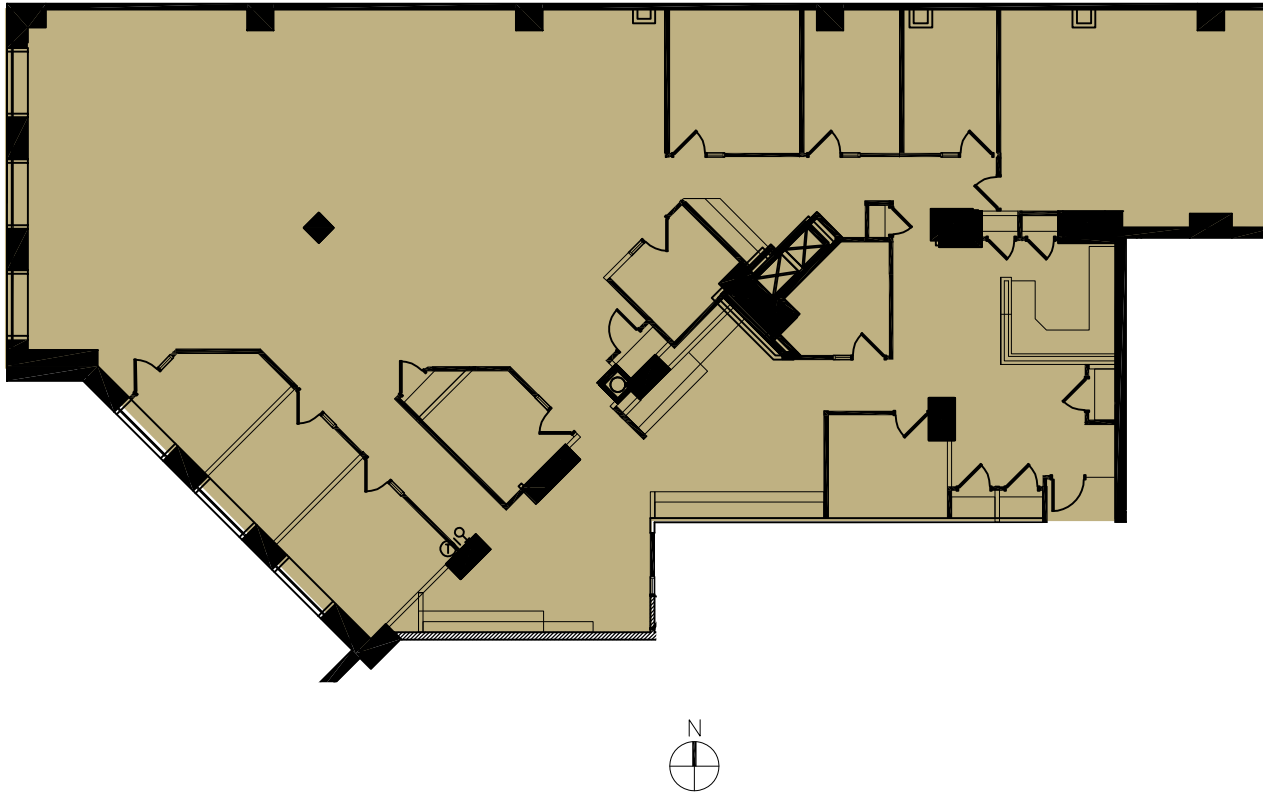
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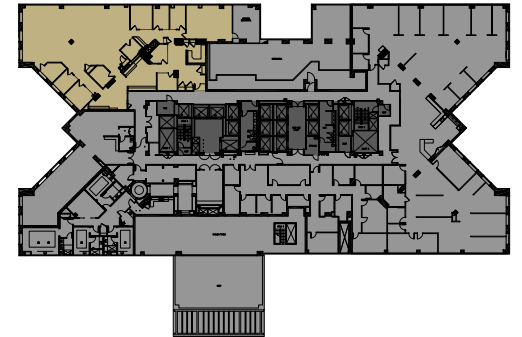


# Floor Plan

3rd Floor | Suite 350 | 7,088 RSF



- 1 conference room
- 1 copy room
- 9 offices



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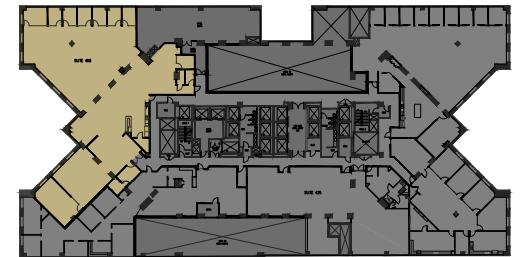


# Floor Plan

4th Floor | Suite 495 | 8,835 RSF



- Open Area



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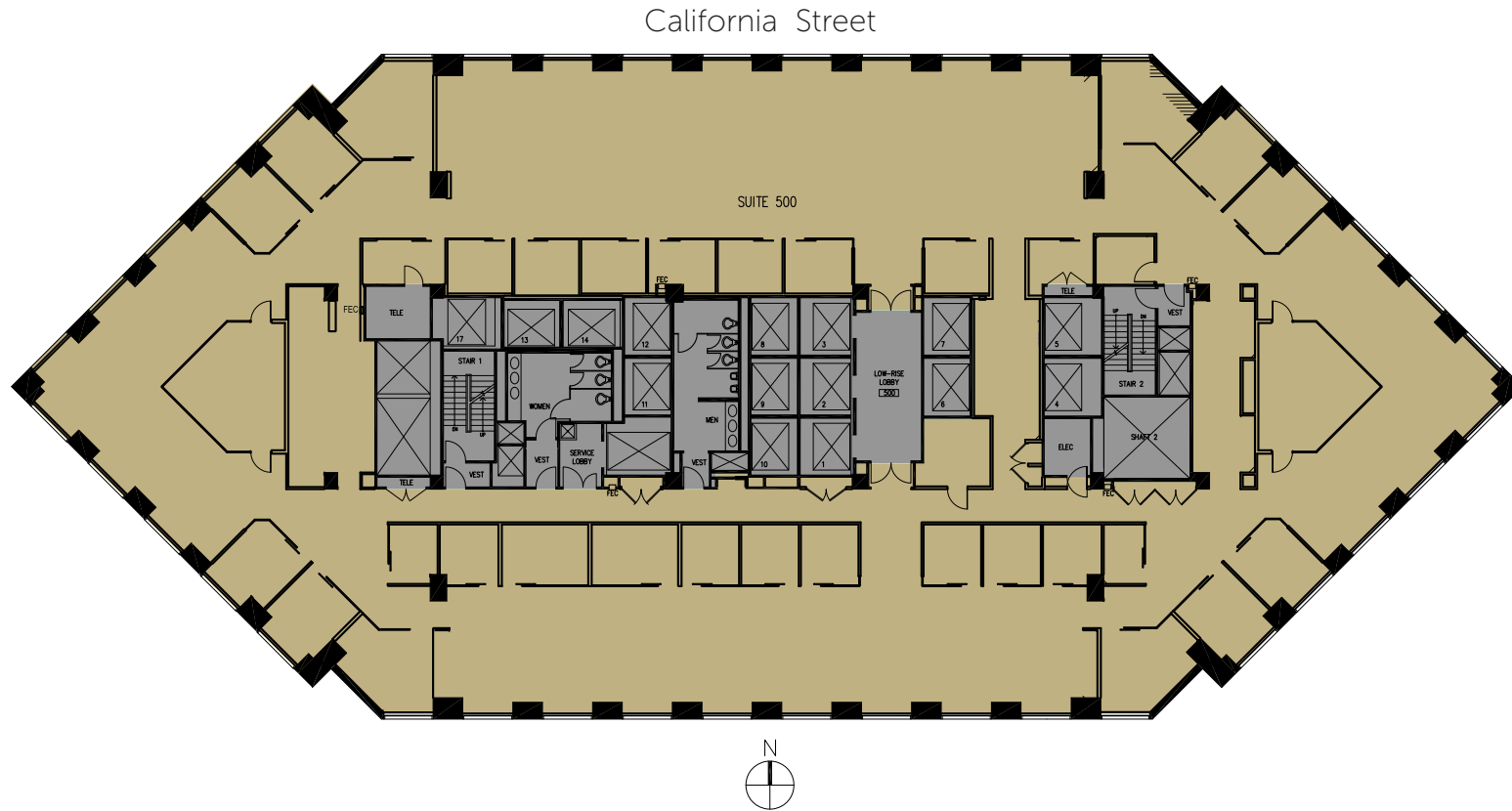
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# Floor Plan

5th Floor | Suite 500 | 16,970 RSF



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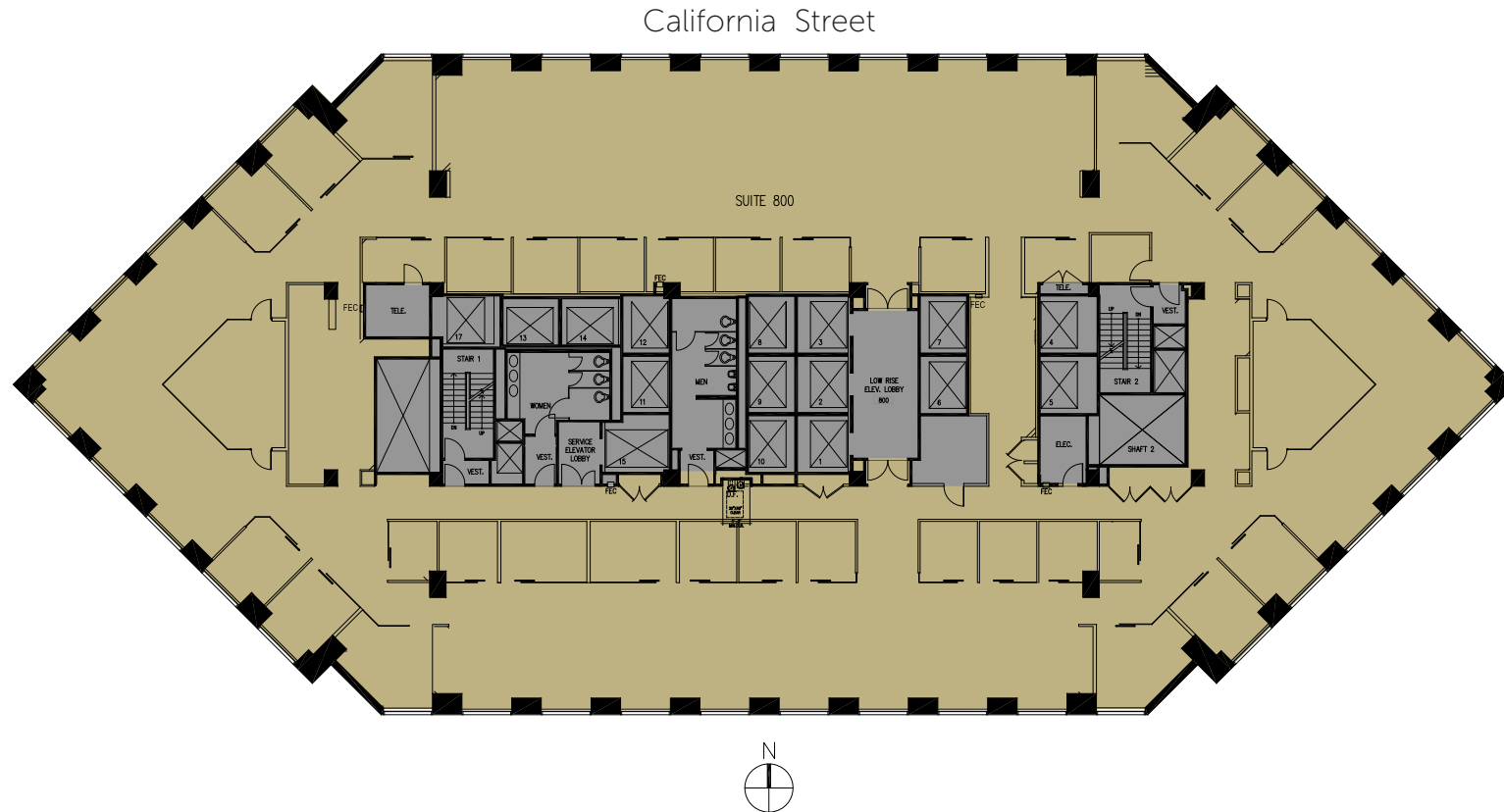
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# Floor Plan

8th Floor | Suite 800 | 17,052 RSF



- 29 offices
- 2 conference rooms
- 2 phone rooms
- 1 break room
- 1 kitchen

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# Floor Plan

9th Floor | Suite 900 | 17,052 RSF



- 31 offices
- 2 phone rooms
- 2 conference rooms

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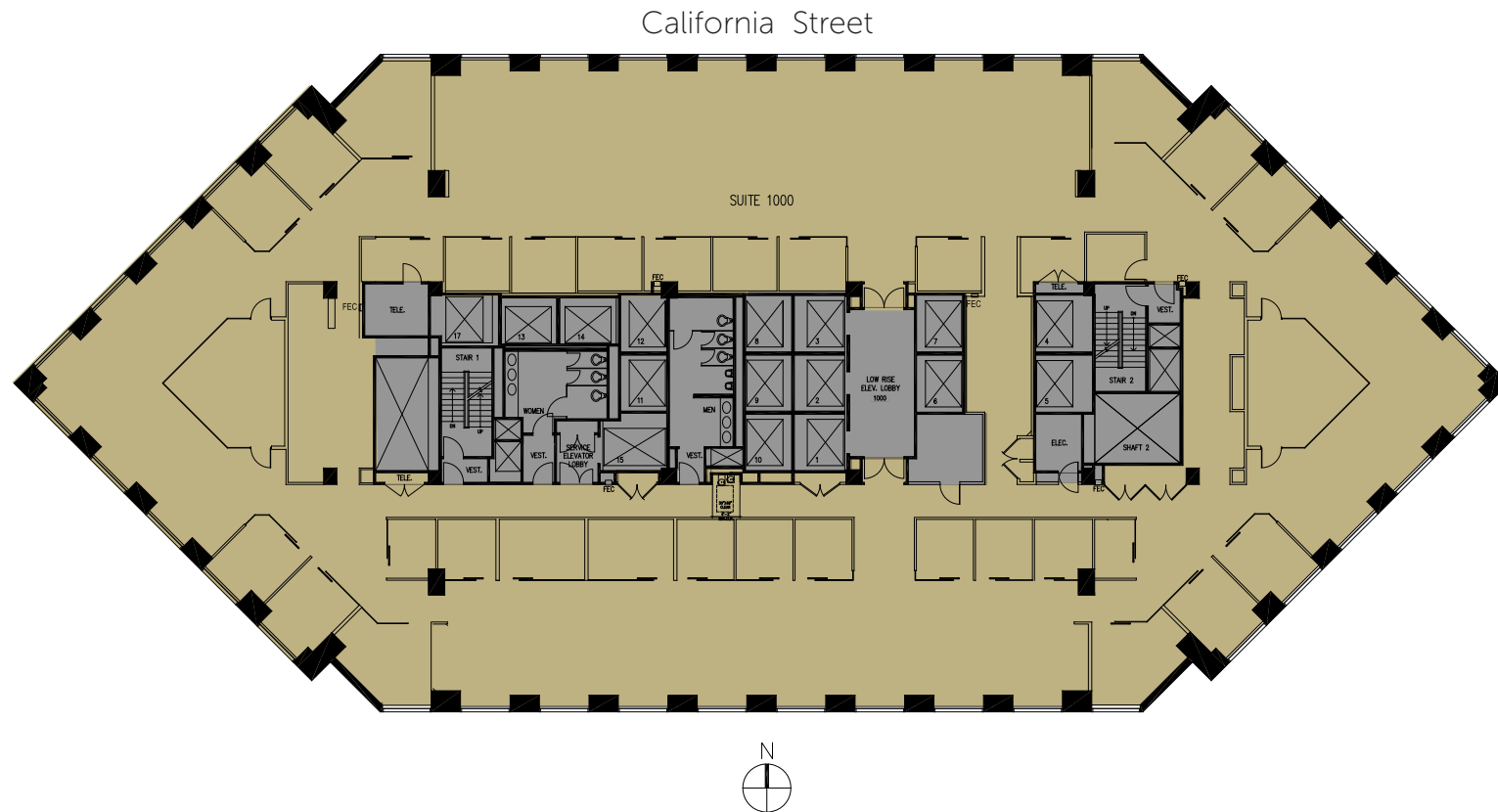
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# Floor Plan

**10th Floor** | Suite 1000 | 17,052 RSF



- 31 offices
- 2 phone rooms
- 2 conference rooms

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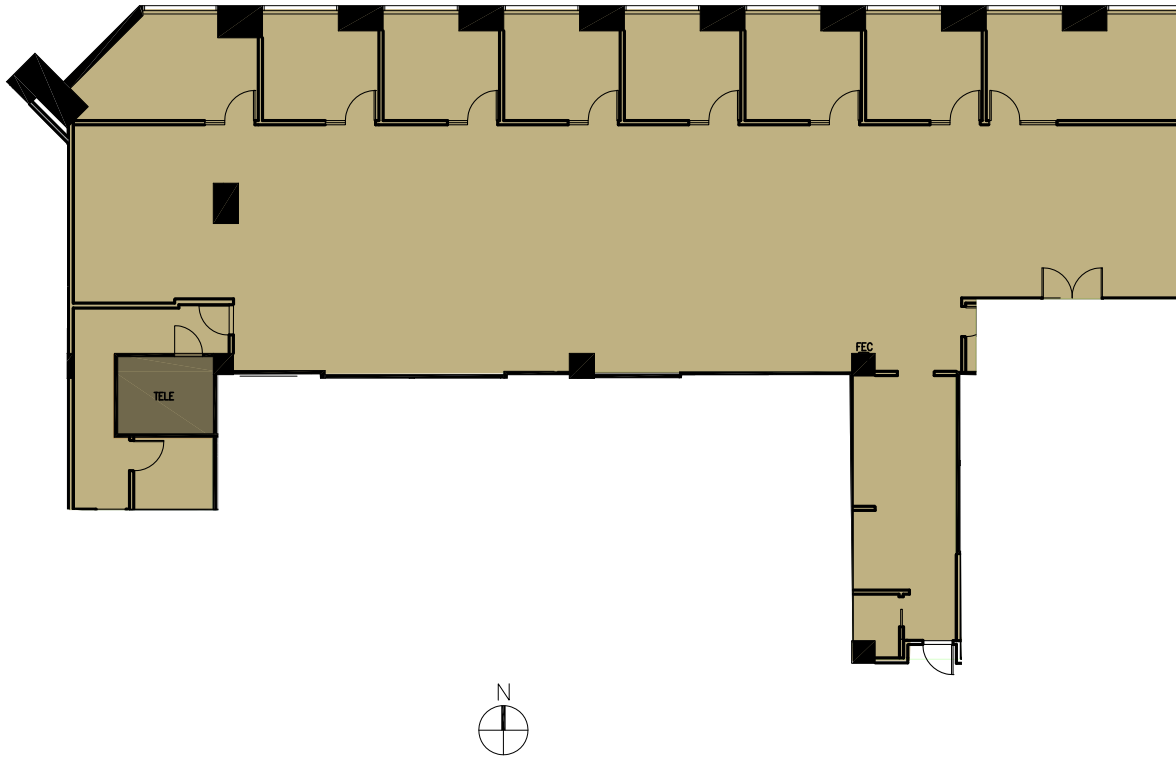
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# Floor Plan

12th Floor | Suite 1200 | 5,579 RSF



- 6 offices
- 2 conference rooms
- Open area



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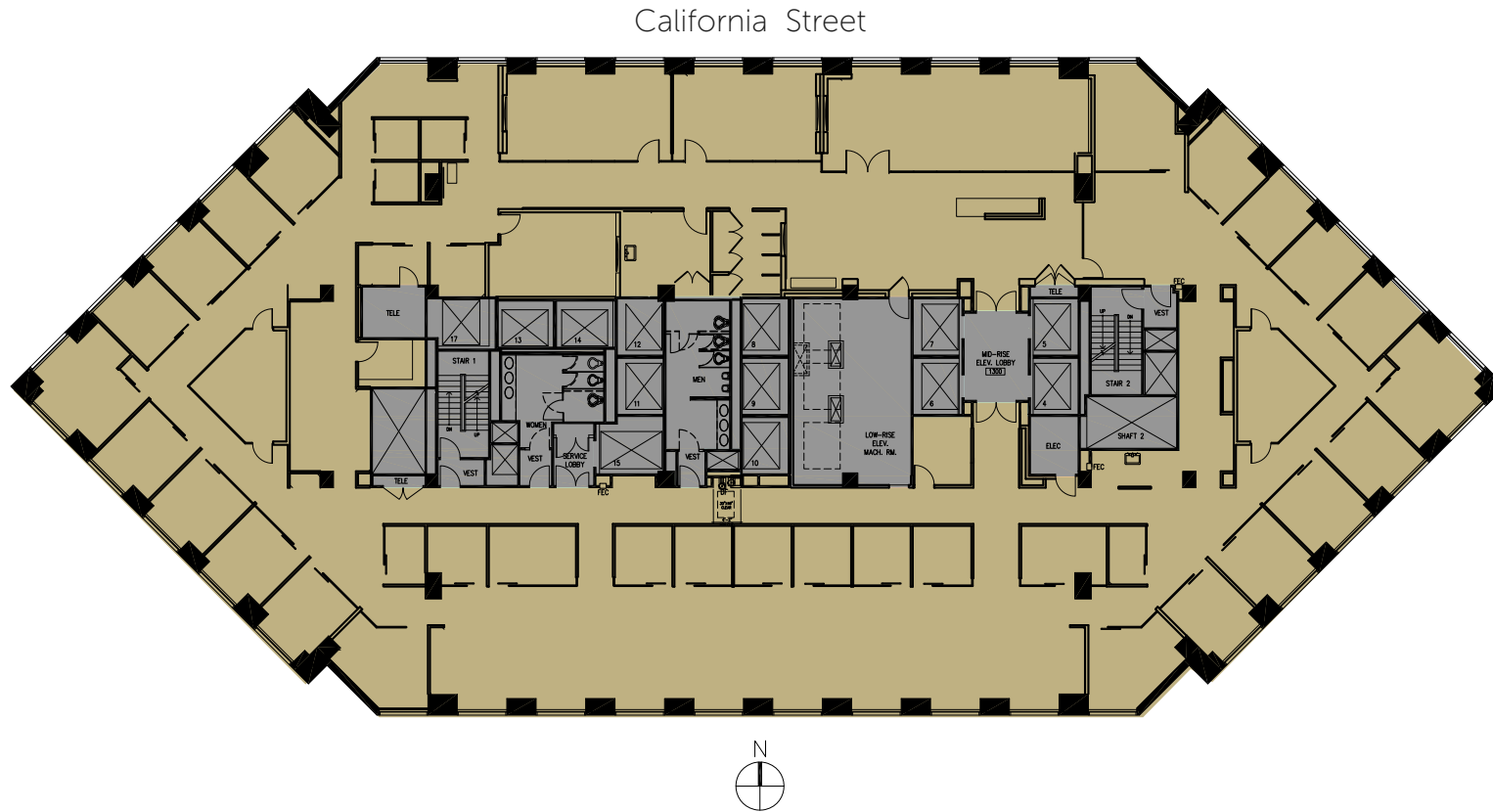
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# Floor Plan

13th Floor | Suite 1300 | 16,764 RSF



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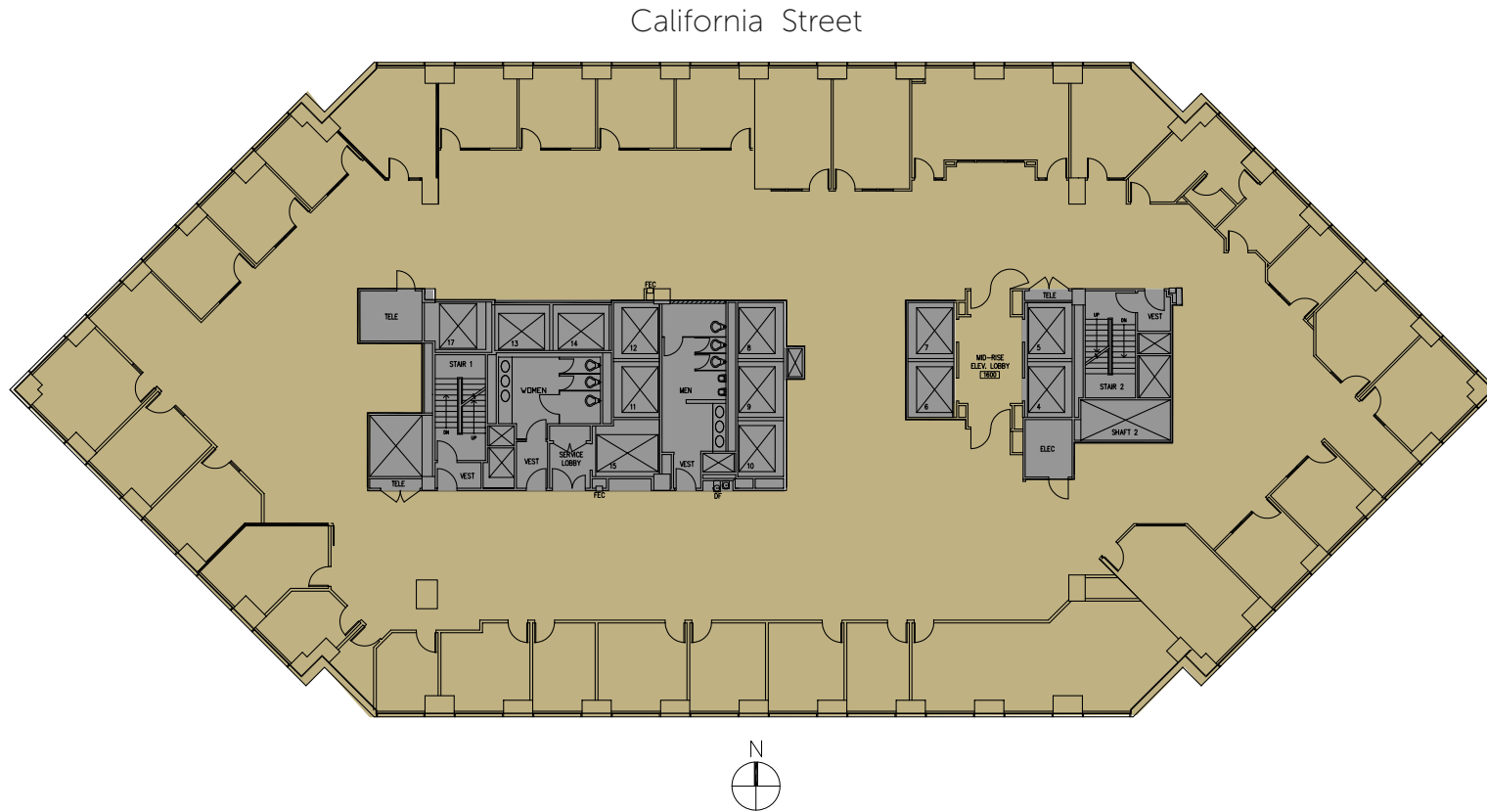
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# Floor Plan

16th Floor | Suite 1600 | 17,426 RSF



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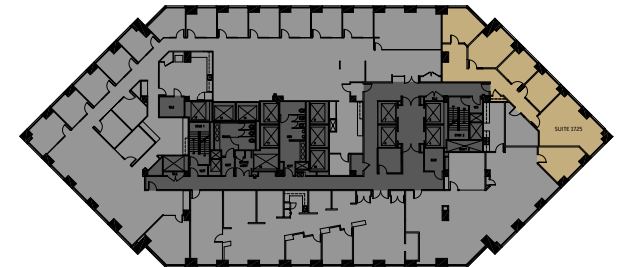


# Floor Plan

17th Floor | Suite 1725 | 1,986 RSF



- 4 offices
- 1 conference room



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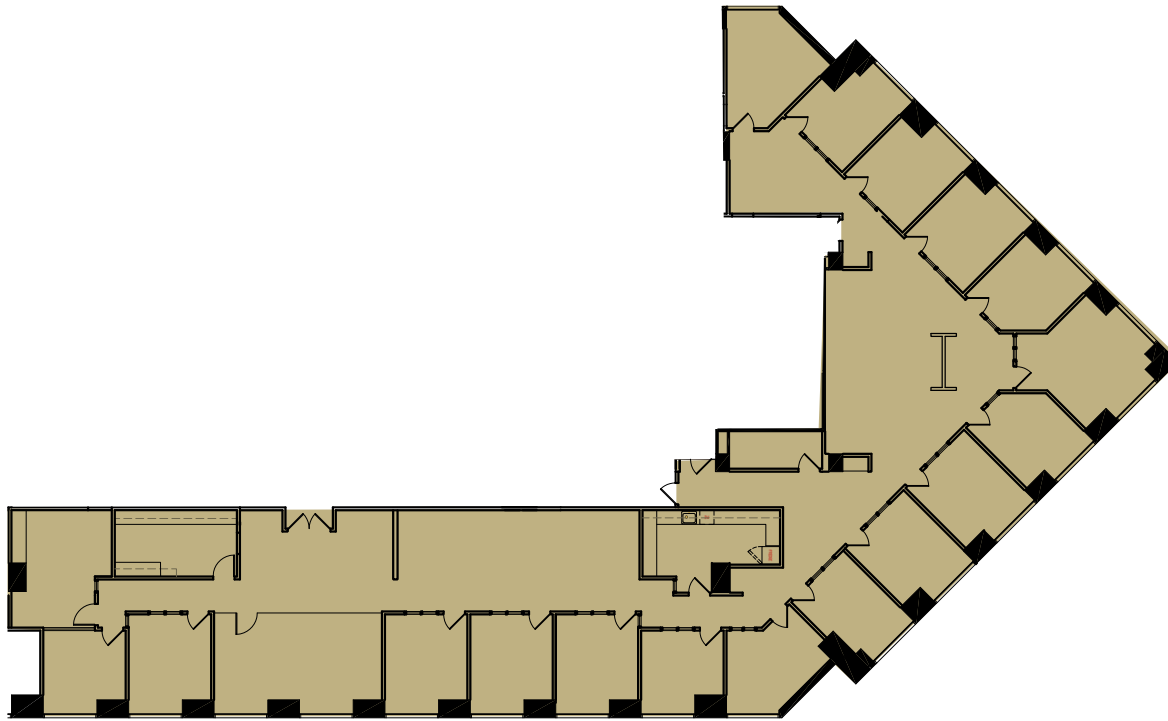
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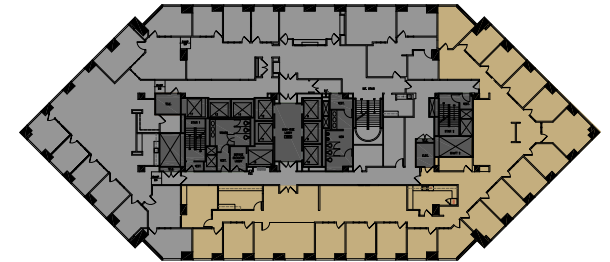


# Floor Plan

28th Floor | Suite 2850 | 7,988 RSF



- 17 offices
- 1 conference room
- 1 break room
- 1 kitchen



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**METROPOLIS**

