

345
CALIFORNIA

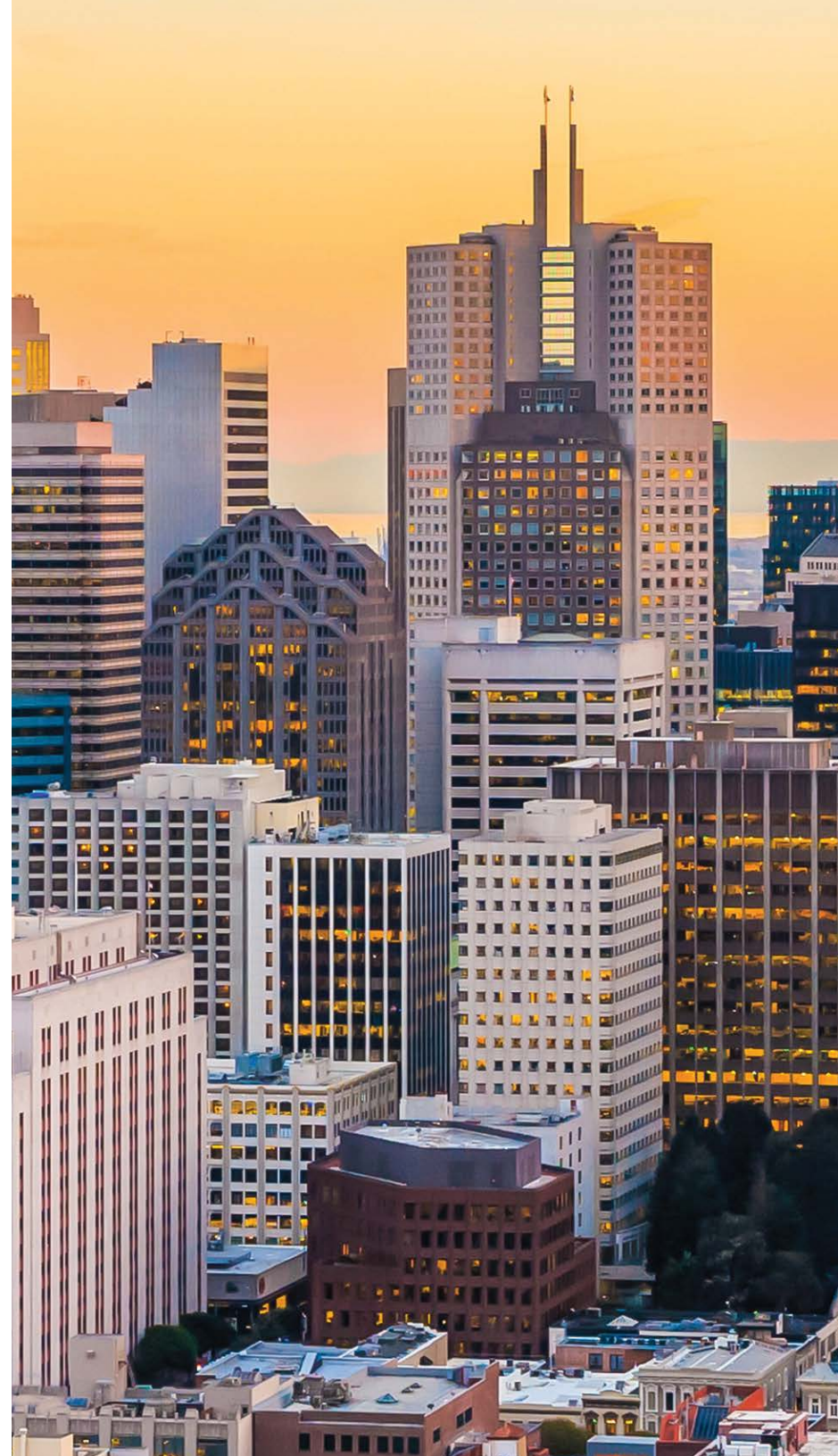
www.345cal.com

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 ensures occupiers benefit from operational world-class best practices:

- LEED Platinum rating
- BOMA 360 designation
- Energy Star rating
- UL Verified Healthy Building for indoor air
- Fitwel certification
- Carbon neutrality
- Purchase 100% Renewable Energy from local wind and solar sources



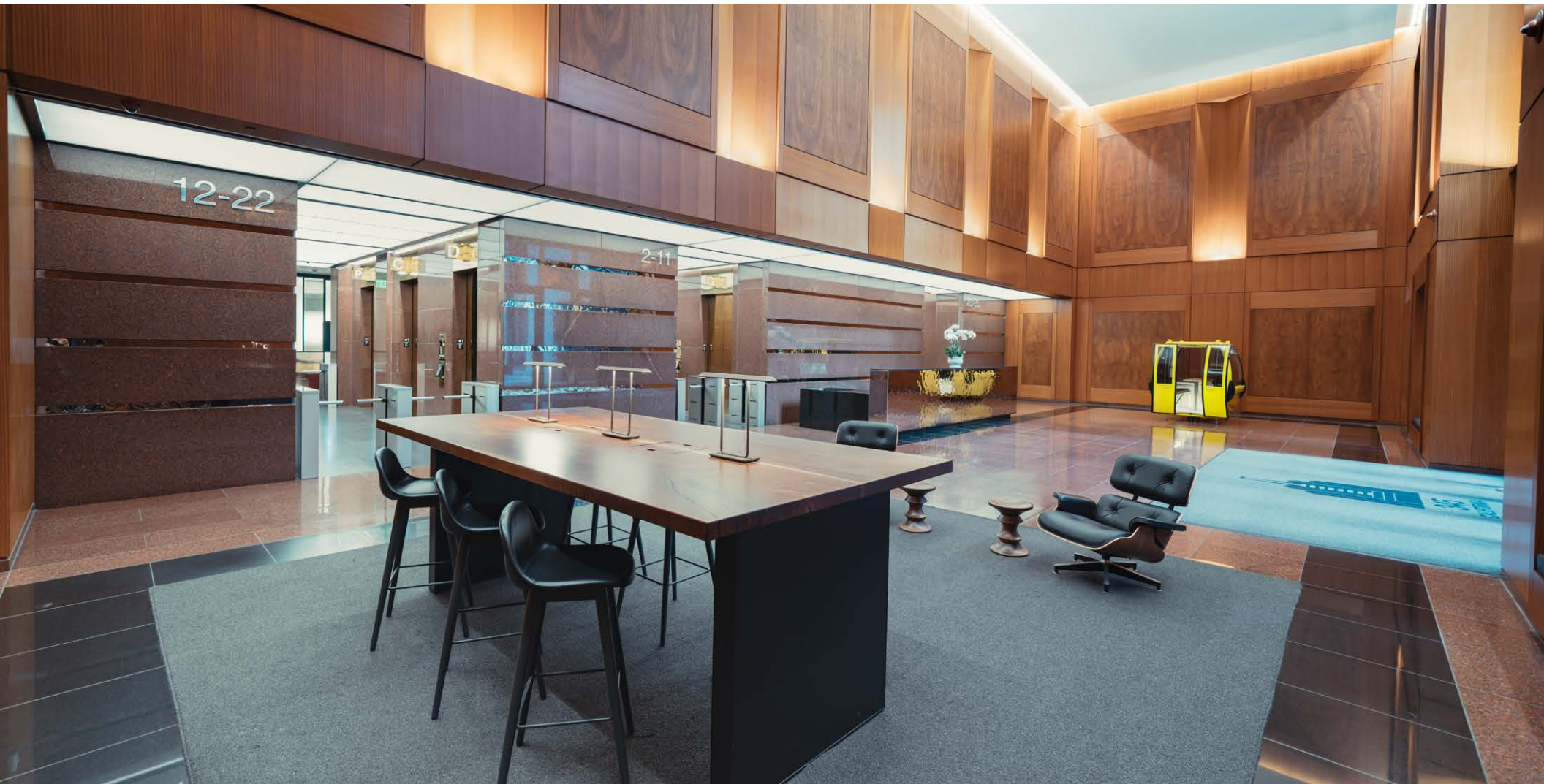
Plaza

Newly renovated Plaza.



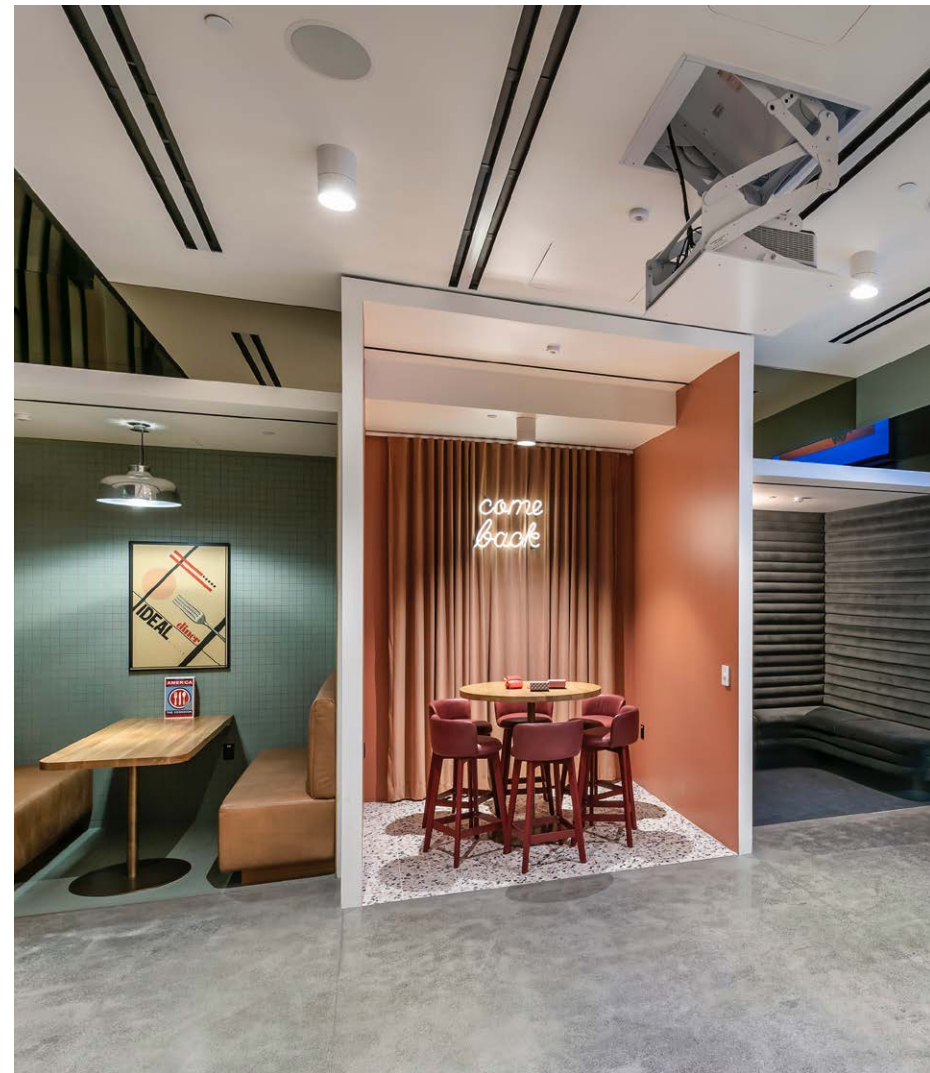
Lobby

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.



Club 345

Located on the 5th floor, Club 345 features a golf simulator, a bar lounge, a rooftop deck, and two conference rooms.



AI Spec Suites

Located on the 5th floor, the new AI Spec Suites provide high-performance, move-in-ready workspaces for teams developing next-generation technologies.





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, a Fix-it Station, and Bike Racks.




Amenities

On-site amenities include the Four Seasons Hotel at Embarcadero with a new signature restaurant, Orafo. Nearby retailers & restaurants include Mendocino Farms, Starbucks, Pabu, Perbacco, Blue Bottle, Proper Food, Wayfare Tavern, Tadich Grill and The Vault restaurant.



Access


9 Minutes


4 Minutes


4 Minutes



Ferry Building



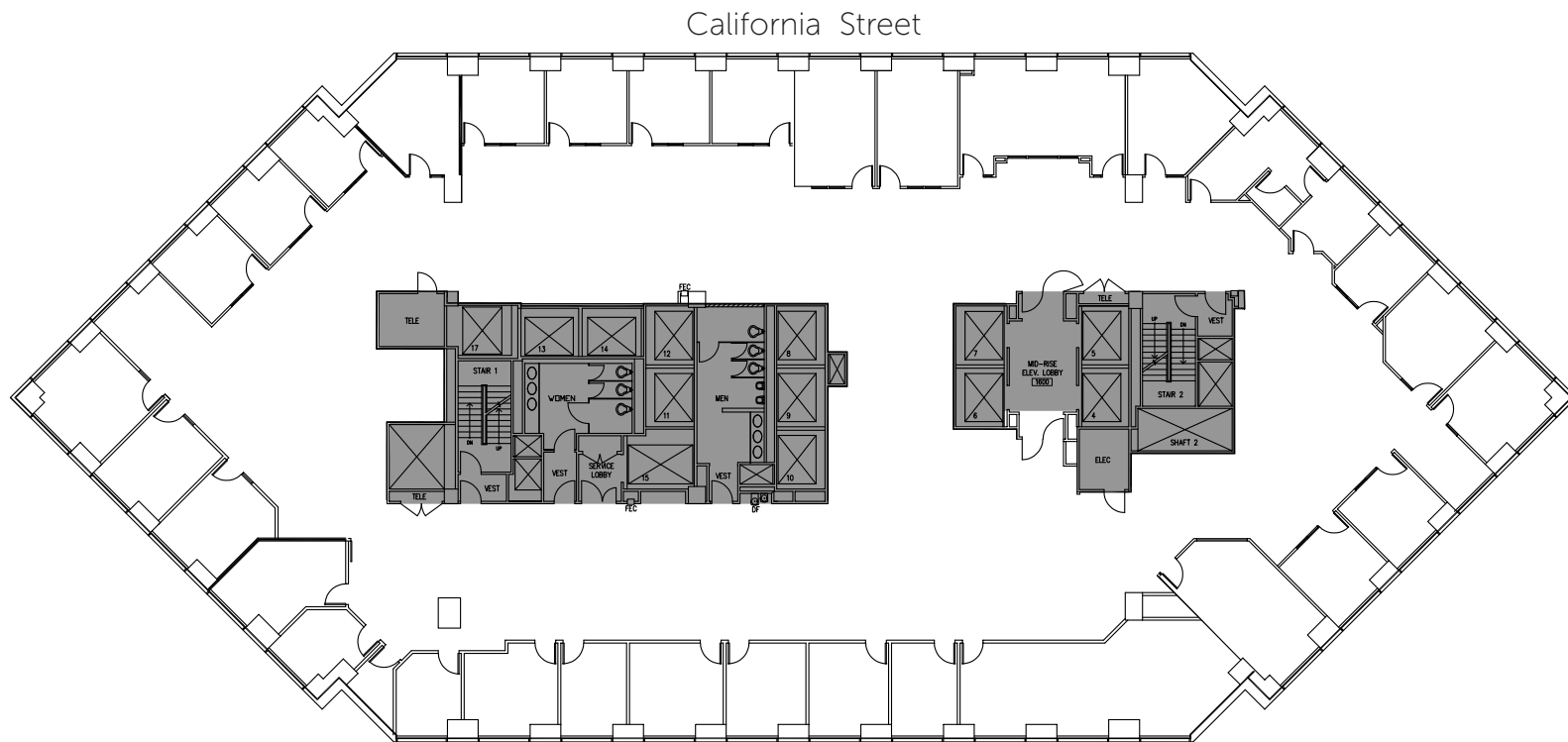
BART Station



MUNI

The Floor

Full Floor Plan



Flexible large floor plates provide a variety of office layouts

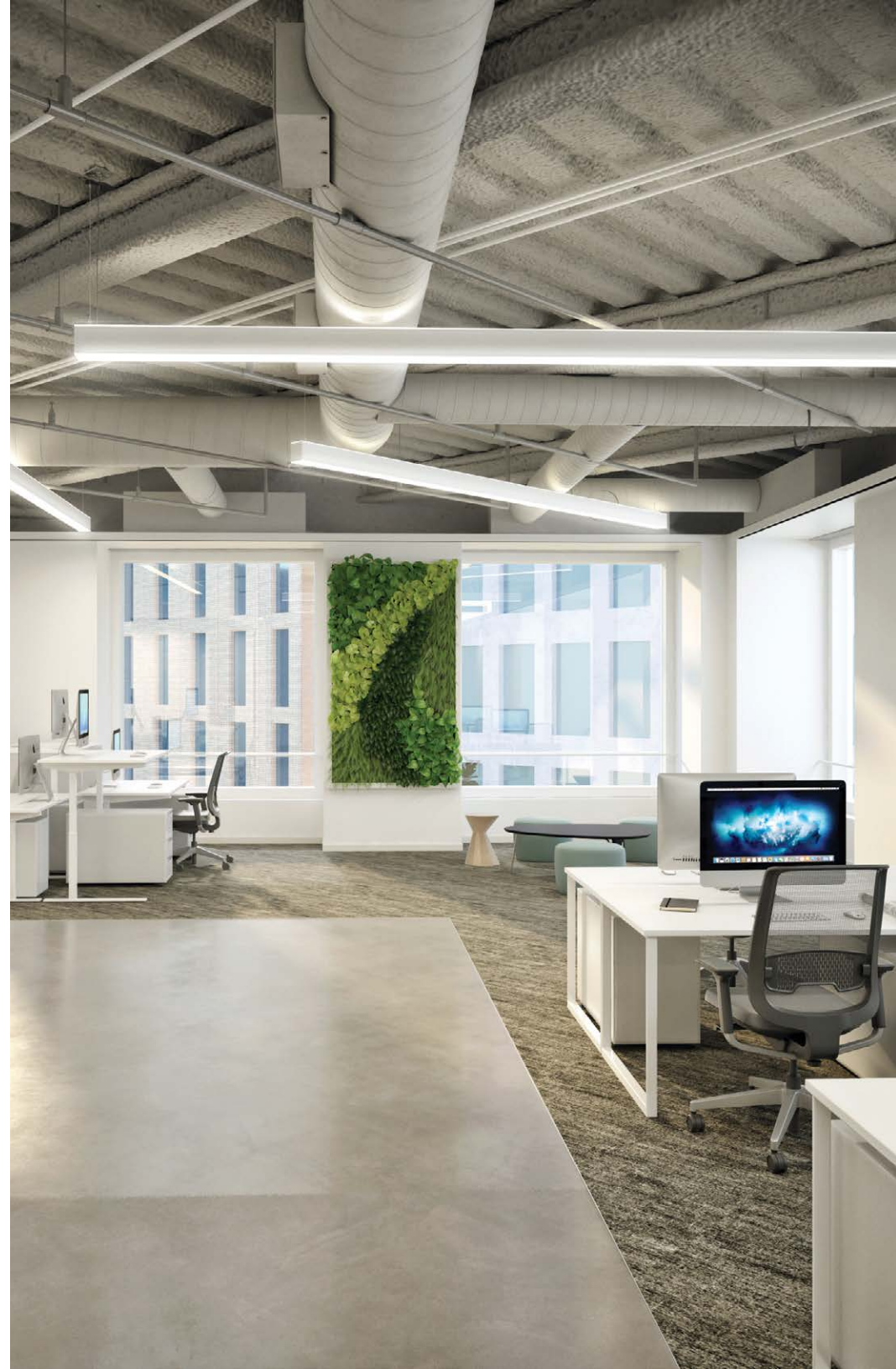
Design

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 15 filters and ventilation system meets ASHRAE 62 standards.

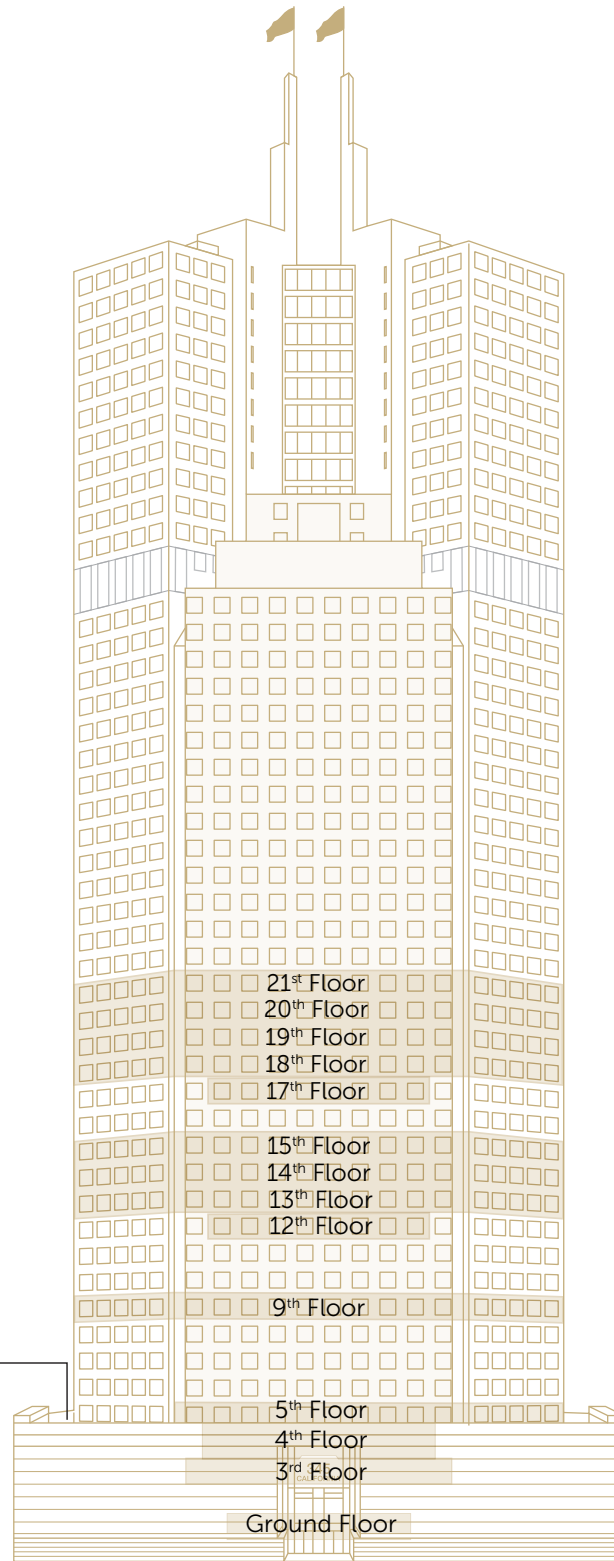


Transform Your Environment



Availabilities

Turnkey TI and
Flexible Leasing
Solutions



COMING SOON:
Exclusive Use Roof Deck
on the 5th Floor

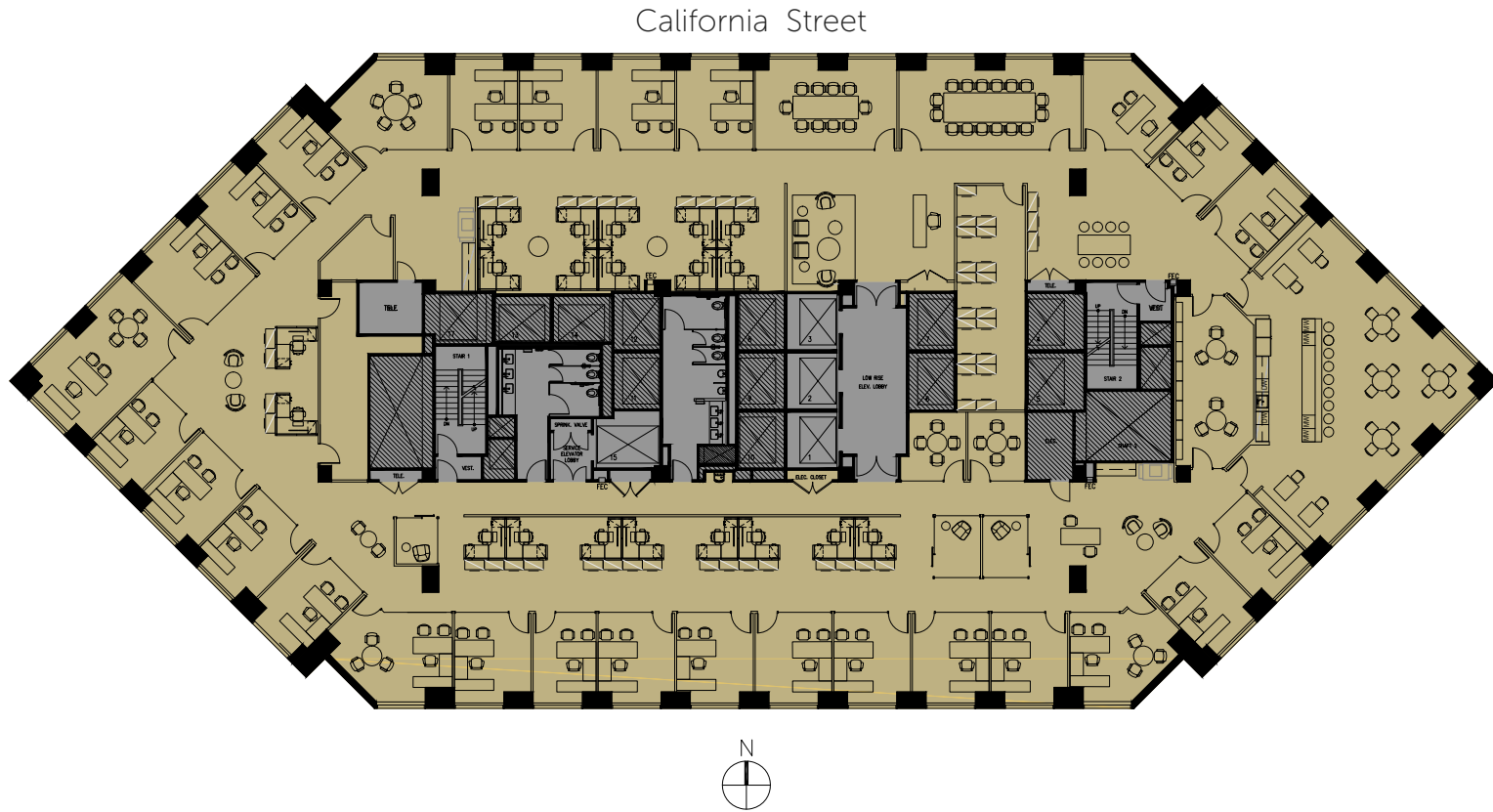
VIRTUAL TOUR 360°
of Roof Deck
(CLICK HERE)

SUITE/FLOOR	SIZE	AVAILABILITY
21st Floor	18,016 SF	Now
20th Floor	18,132 SF	Now
19th Floor	18,009 SF	Now
18th Floor	17,994 SF	Now
Suite 1715	2,942 SF	Now
15th Floor	17,943 SF	Now
14th Floor	17,943 SF	Now
13th Floor	17,262 SF	Now
Suite 1250	4,137 SF	Now
Suite 1200	5,739 SF	Now
9th Floor	17,562 SF	Now
Suite 550	3,098 SF	Summer 2026
Suite 525	3,062 SF	Summer 2026
Suite 500	2,367 SF	Summer 2026
Suite 495	8,214 SF	Now
Suite 425	4,138 SF	Now
Suite 350	7,299 SF	Now
Suite 325	11,284 SF	Now
Suite 190	1,331 SF	Now
Suite 110	680 SF	Now
TOTAL	198,137 SF	

Floor Plan

17,943 RSF

HYPOTHETICAL PRIVATE OFFICE INTENSIVE



- 5 conference rooms
- 27 private office
- 20 workstations
- 3 phone rooms
- 2 storage rooms
- 1 break room
- 1 receptionist
- 1 library
- 2 copy rooms
- 1 file room

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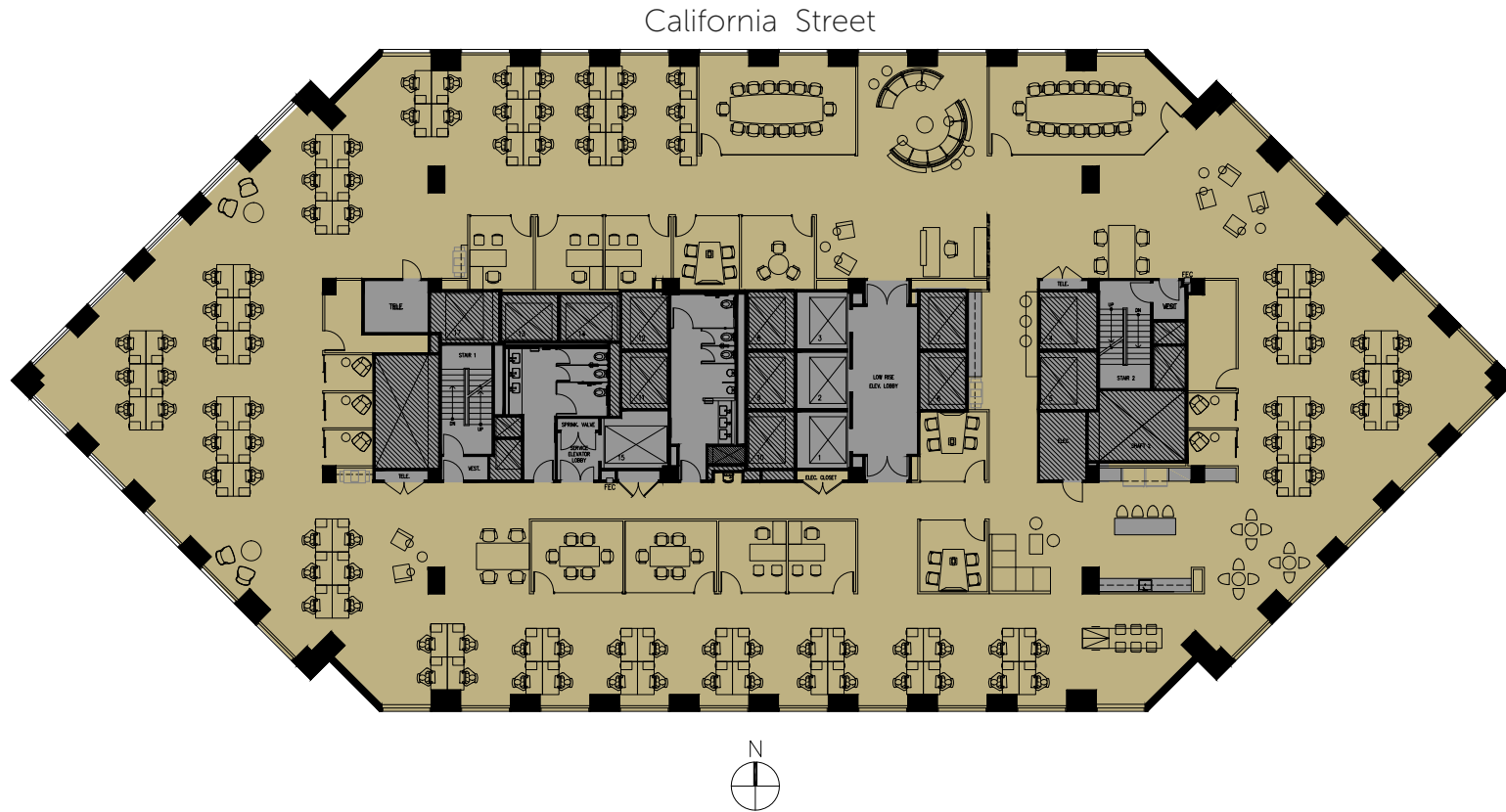
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Floor Plan

17,943 RSF

HYPOTHETICAL OPEN PLAN/CREATIVE



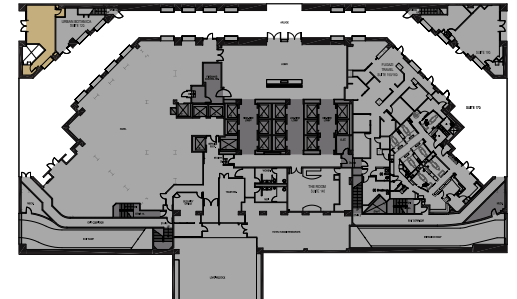
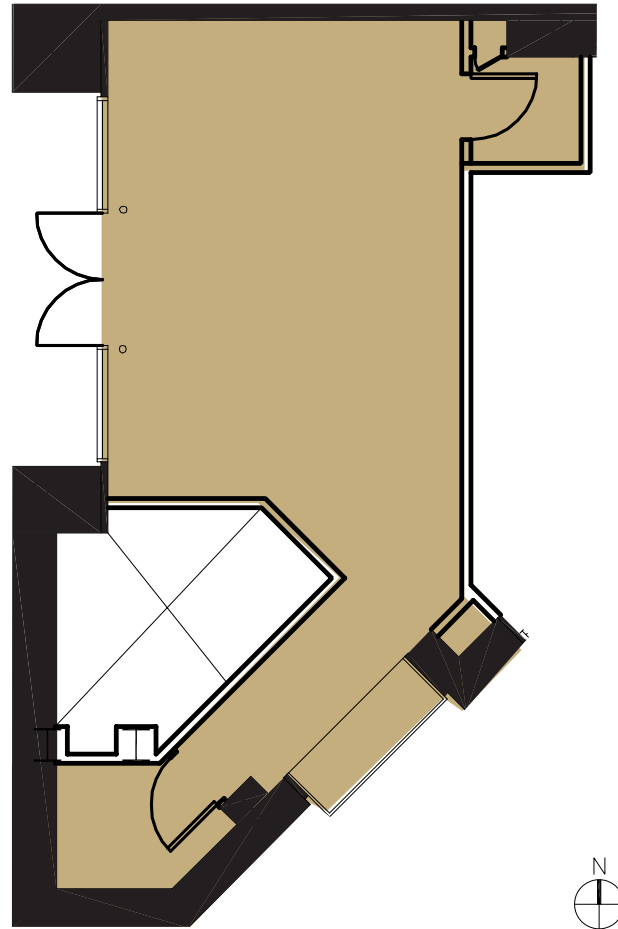
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Floor Plan

Ground Floor | Suite 110 | 680 RSF



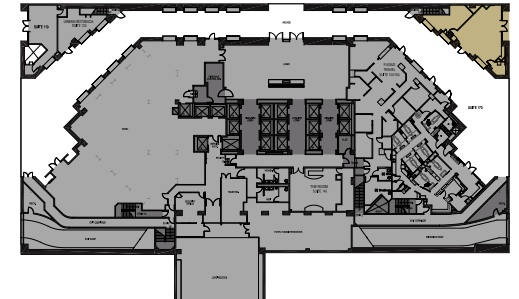
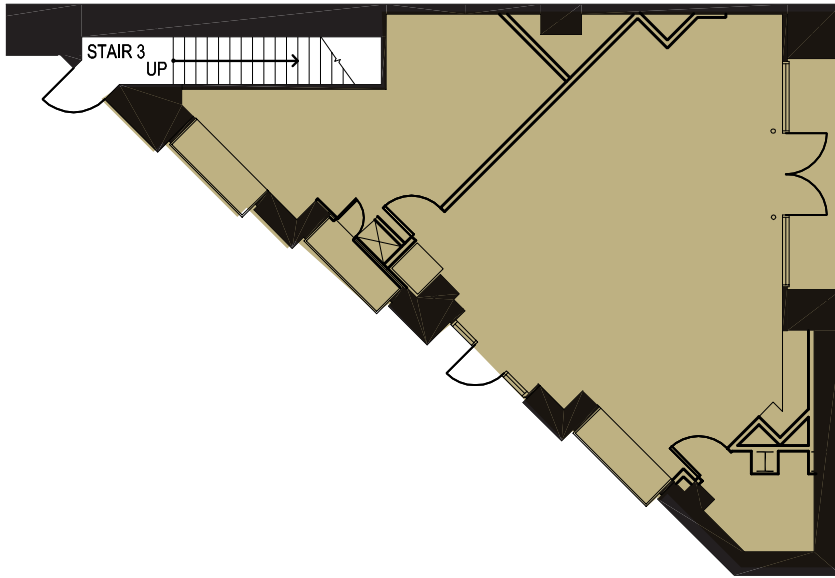
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Floor Plan

Ground Floor | Suite 190 | 1,331 RSF



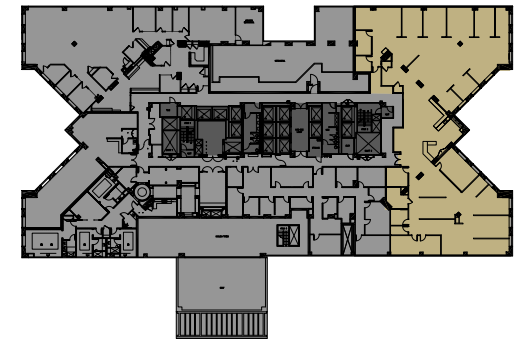
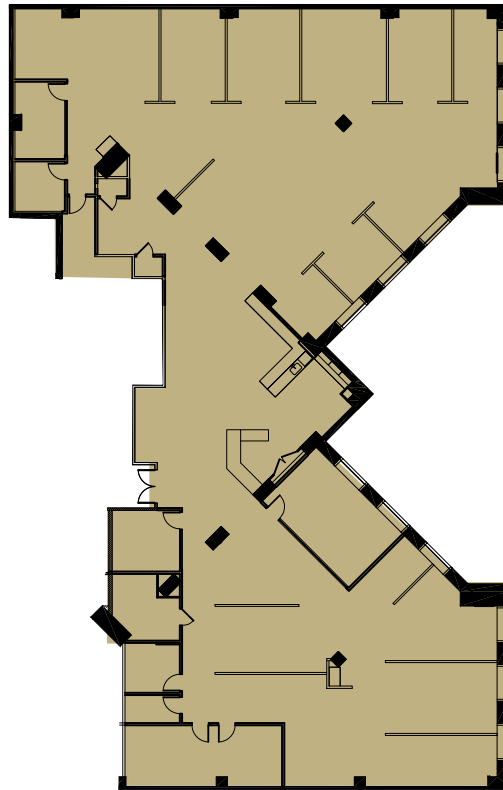
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Floor Plan

3rd Floor | Suite 325 | 11,284 RSF



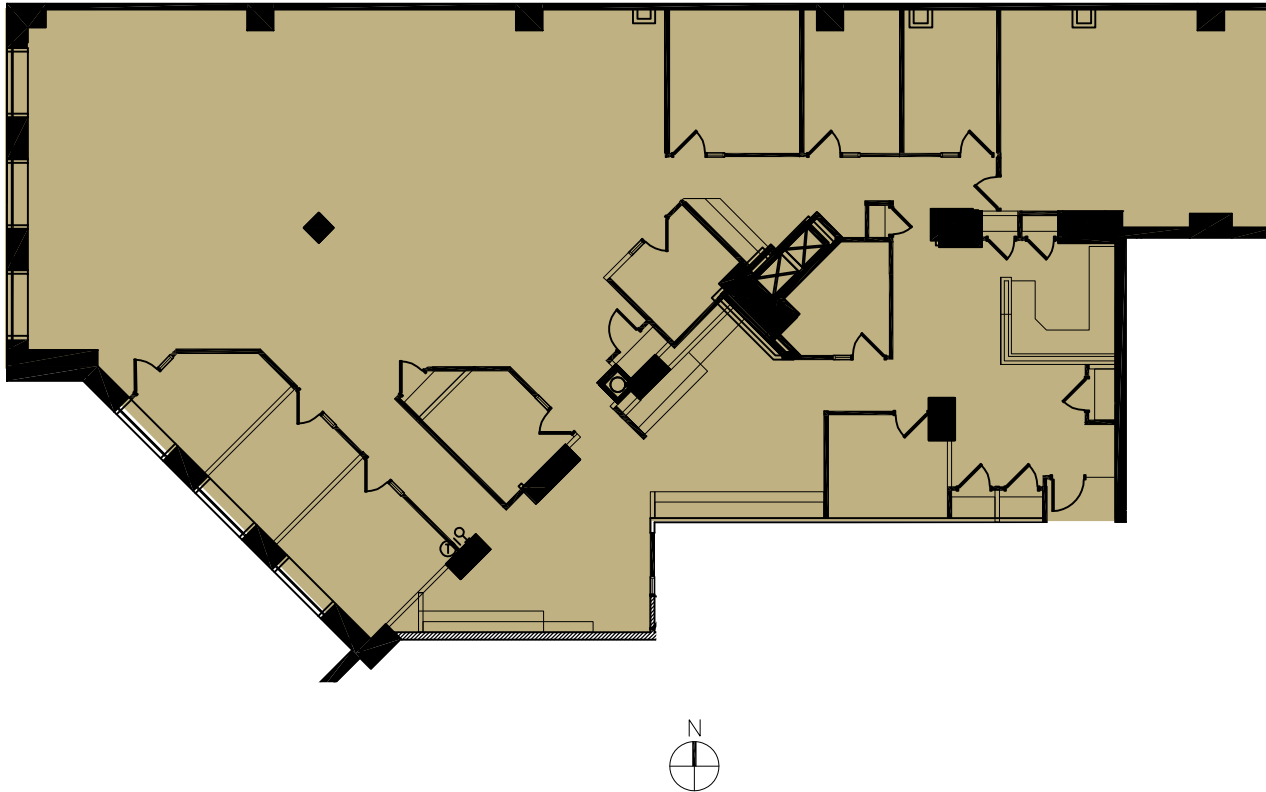
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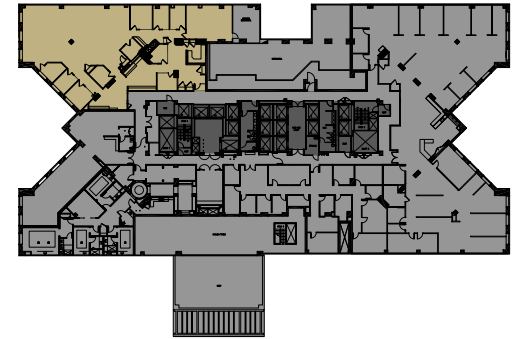


Floor Plan

3rd Floor | Suite 350 | 7,299 RSF



- 1 conference room
- 1 copy room
- 9 offices
- Kitchenette
- Nice open plan for workstations



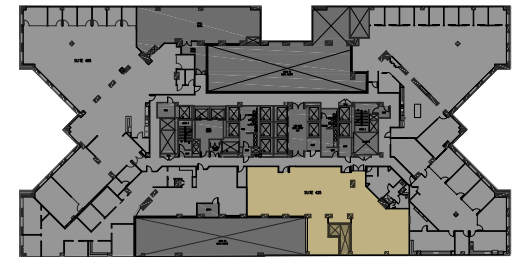
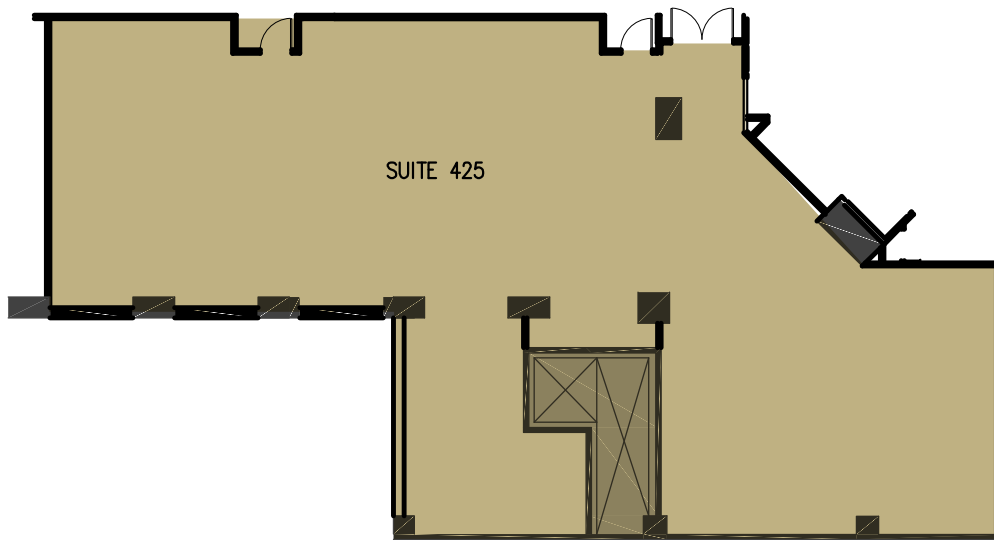
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Floor Plan

4th Floor | Suite 425 | 4,138 RSF



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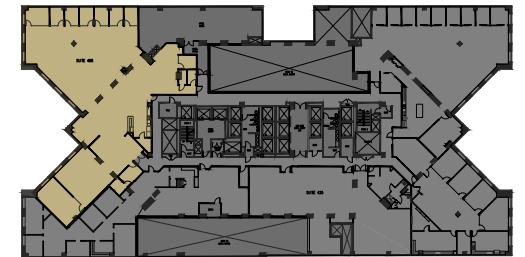
Floor Plan

4th Floor | Suite 495 | 8,214 RSF

*Hypothetical spec suite plan



- Open area
- 6 private offices
- Large board room
- 1 medium sized conference room
- Kitchenette
- Large open area for workstations



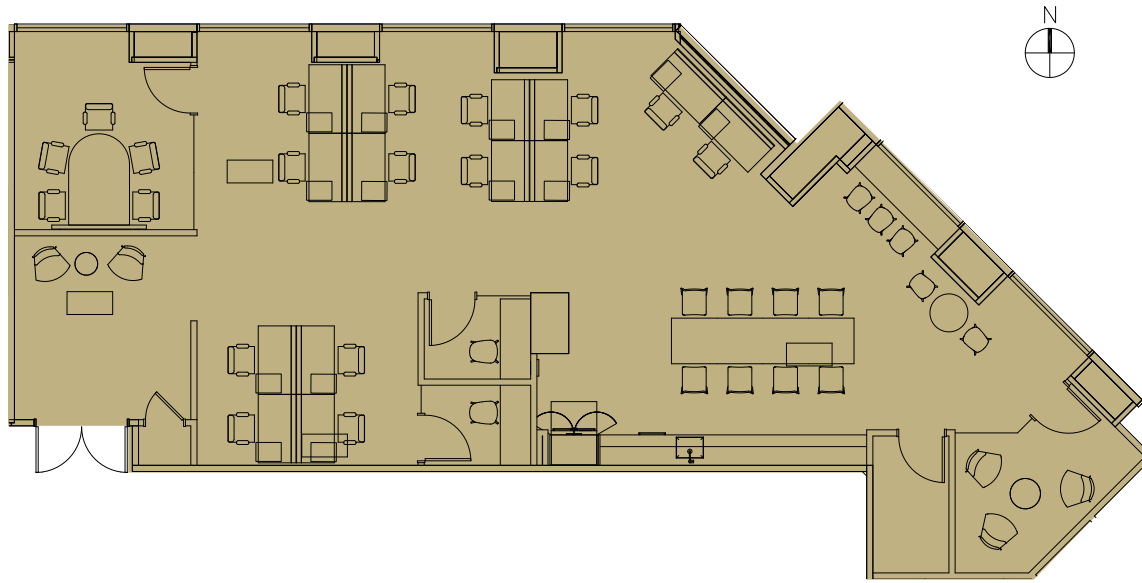
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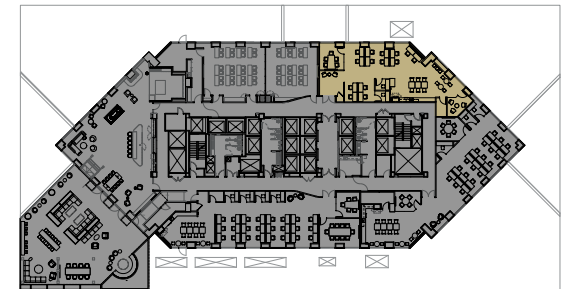


Floor Plan

5th Floor | Suite 500 | 2,367 RSF



- Spec Suite
- 14 Workstations
- 2 Conf. Rooms
- 2 Phone Rooms
- Kitchen/Break Area



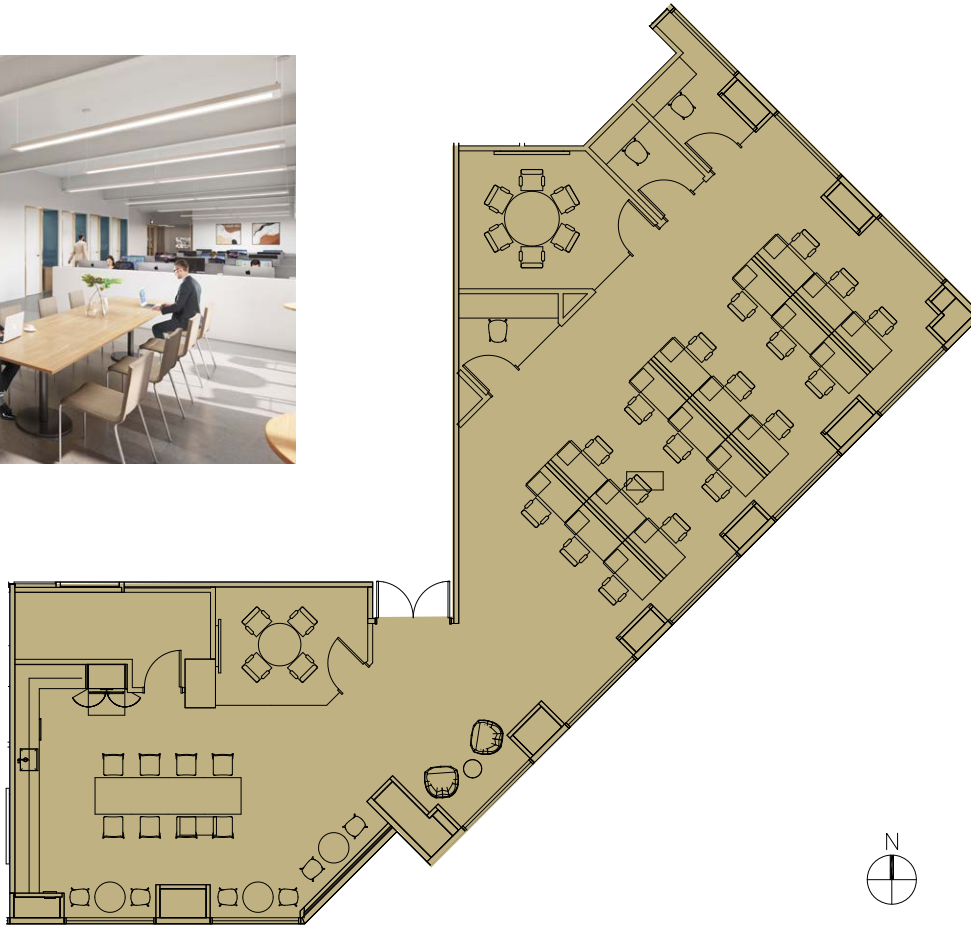
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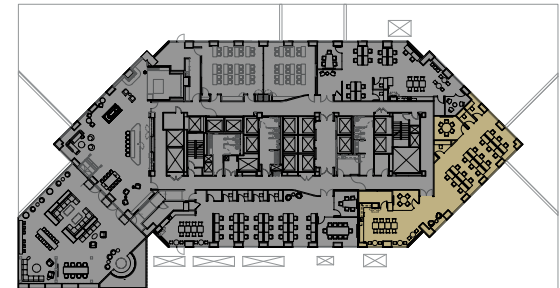


Floor Plan

5th Floor | Suite 525 | 3,062 RSF



- Spec Suite
- 18 Workstations
- 2 Conf. Rooms
- 3 Phone Rooms
- Kitchen/Break Area



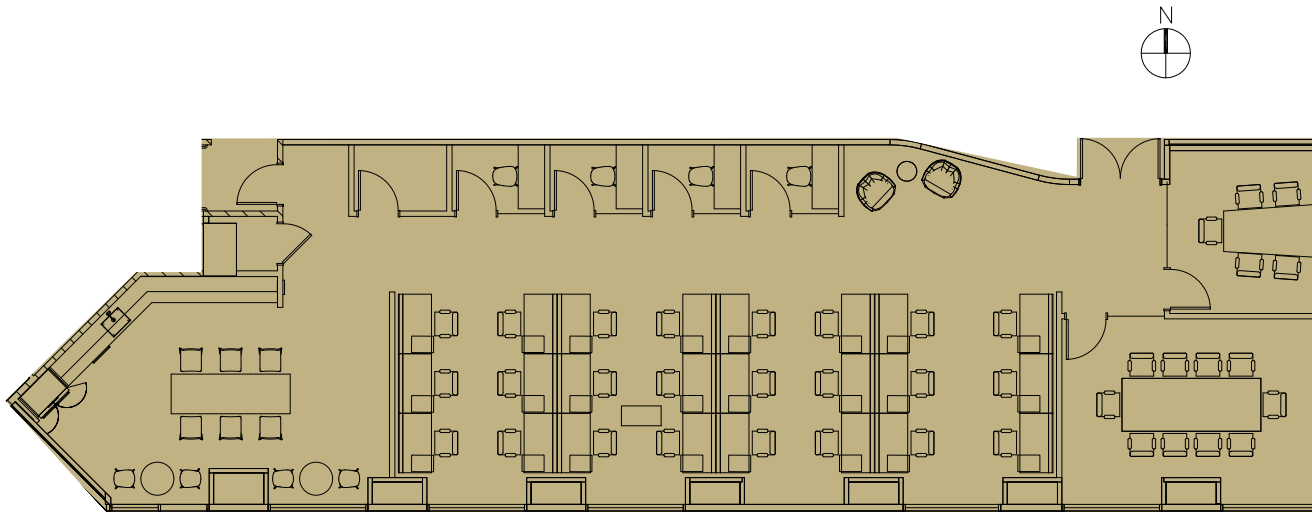
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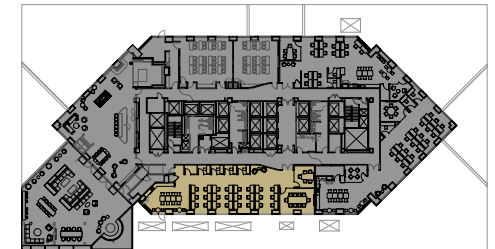


Floor Plan

5th Floor | Suite 550 | 3,098 RSF



- Spec Suite
- 24 Workstations
- 2 Conf. Rooms
- 4 Phone Rooms
- Kitchen/Break Area



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Floor Plan

9th Floor | Suite 900 | 17,562 RSF



- 31 offices
- 2 conference rooms
- 2 phone rooms

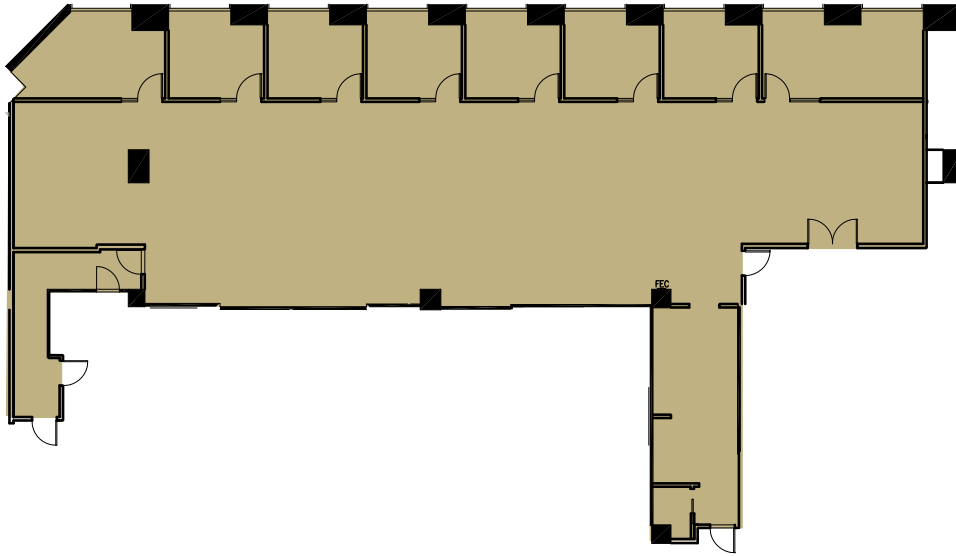
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Floor Plan

12th Floor | Suite 1200 | 5,739 RSF



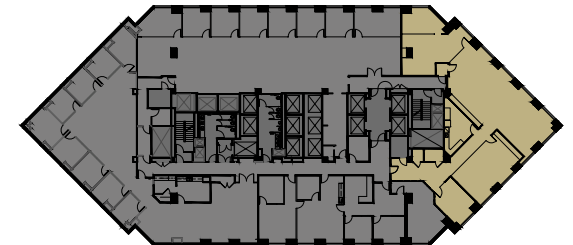
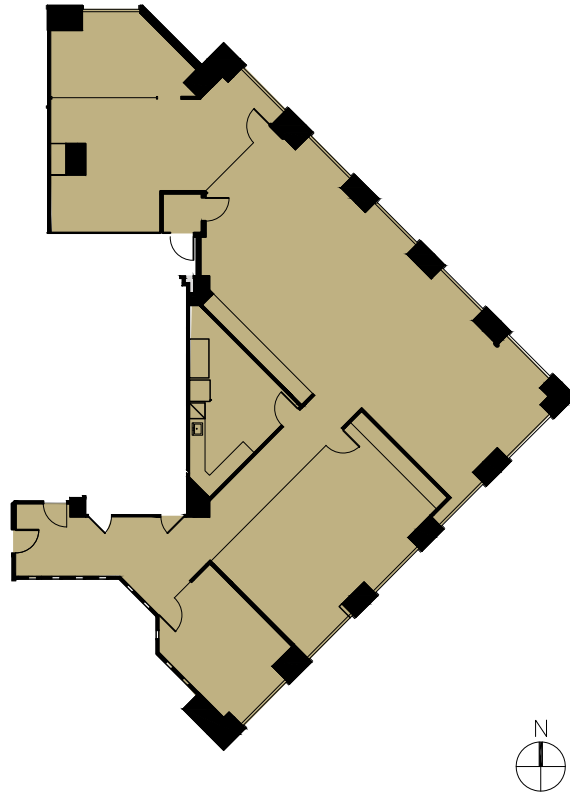
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Floor Plan

12th Floor | Suite 1250 | 4,137 RSF



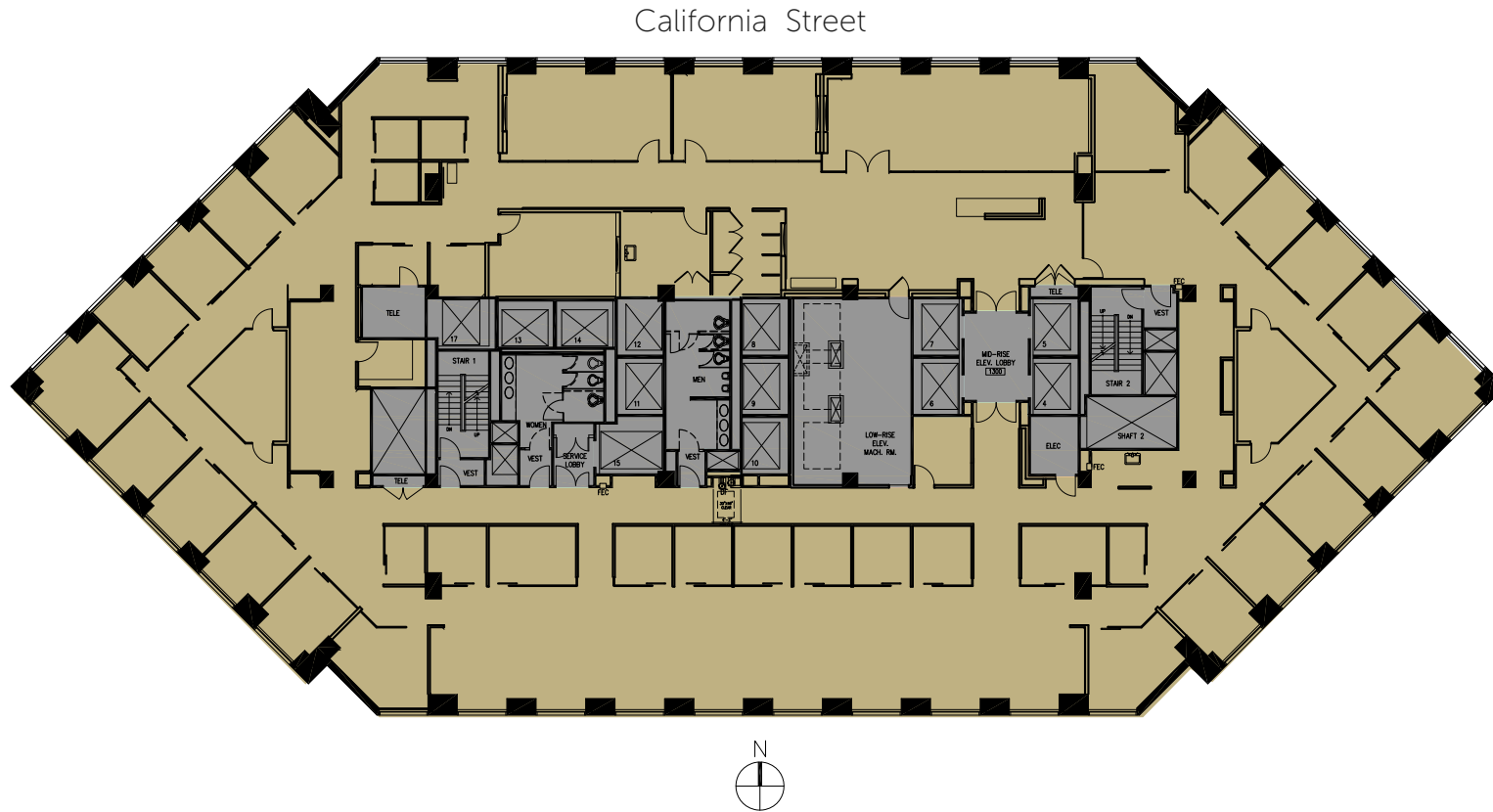
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Floor Plan

13th Floor | Suite 1300 | 17,262 RSF



- 27 offices
- 6 conference rooms
- 2 phone rooms
- Large open area for workstations
- Kitchenette

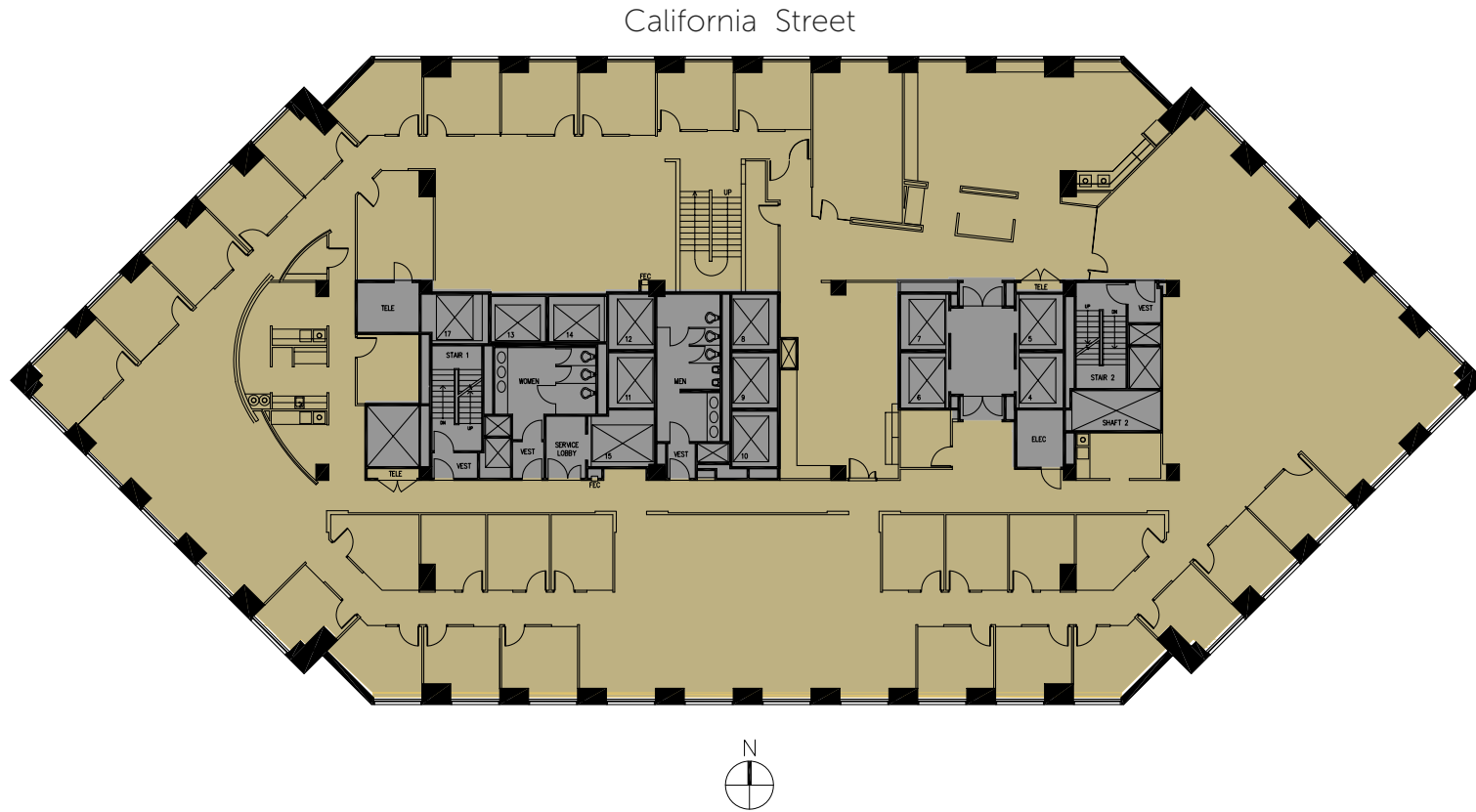
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Floor Plan

14th Floor | Suite 1400 | 17,943 RSF



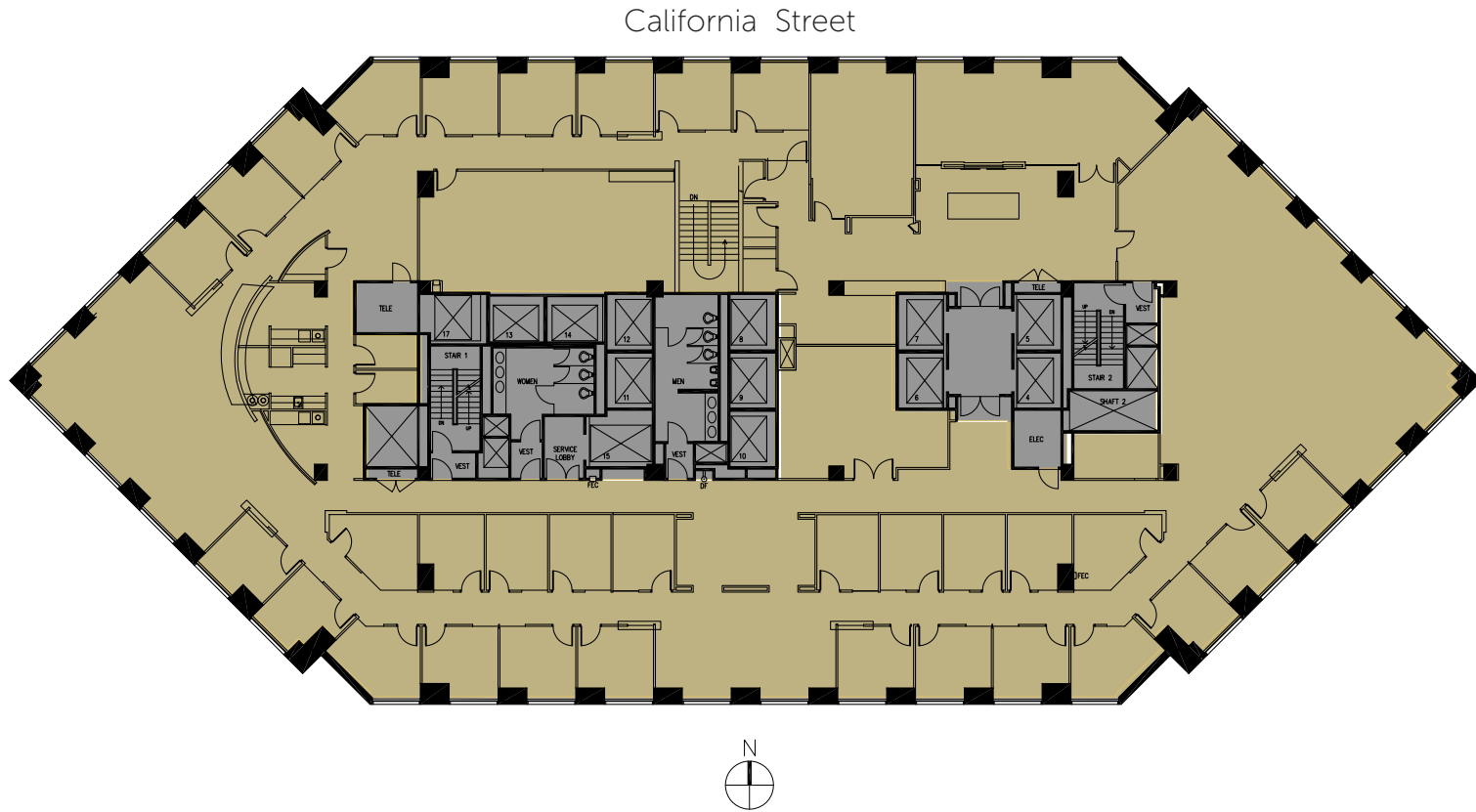
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Floor Plan

15th Floor | Suite 1500 | 17,943 RSF



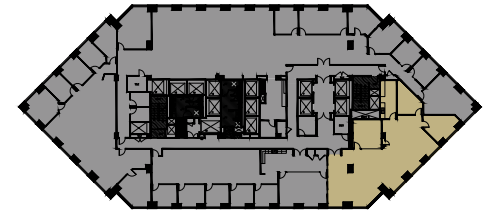
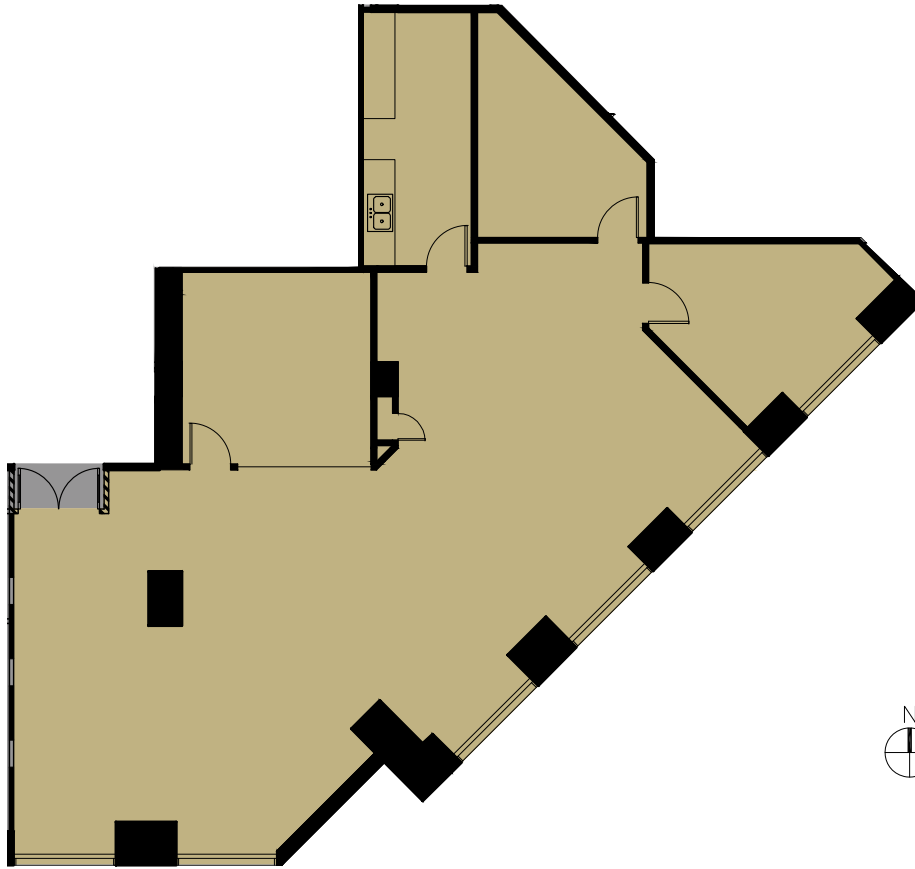
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Floor Plan

17th Floor | Suite 1715 | 2,942 RSF



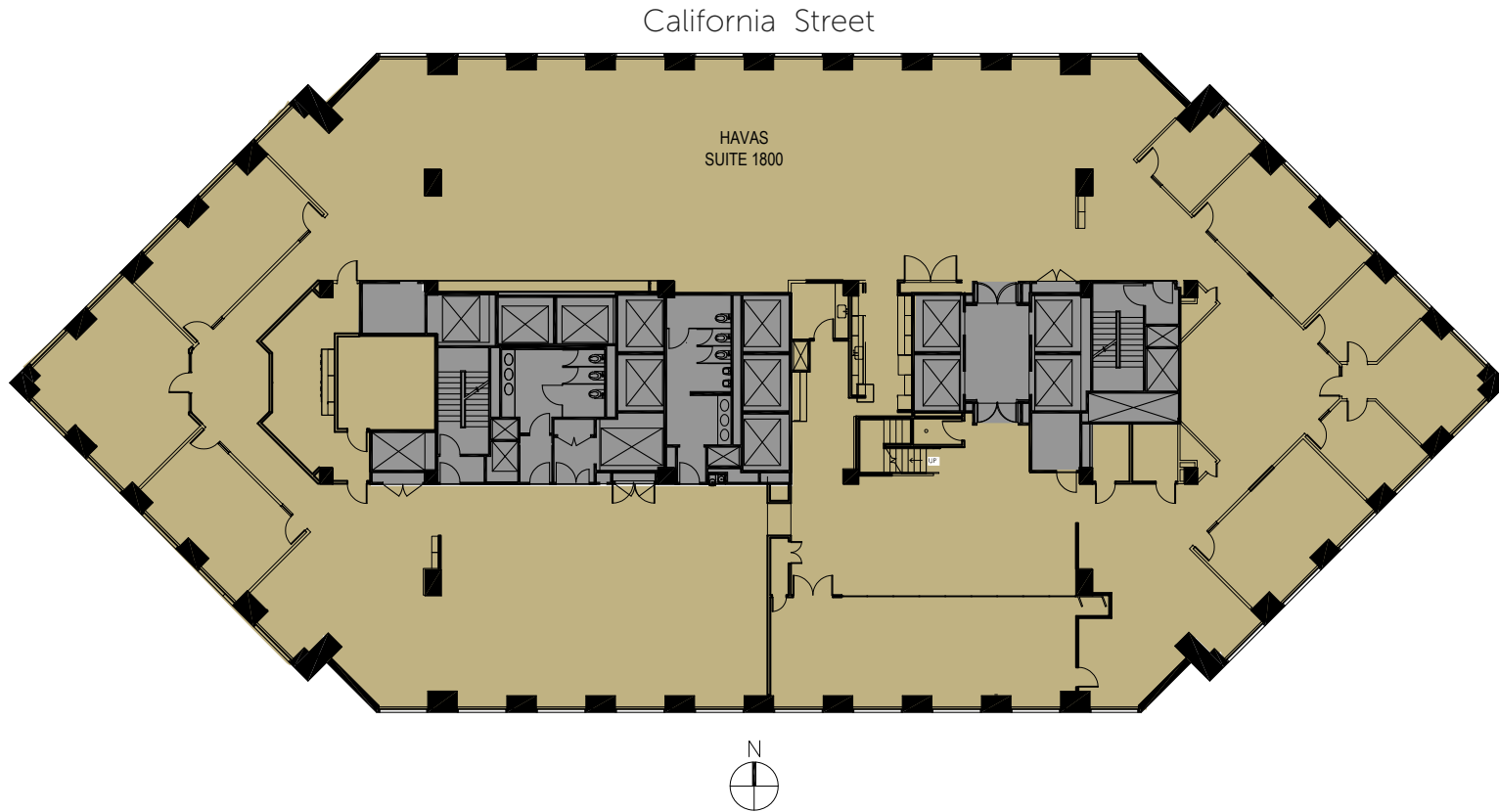
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Floor Plan

18th Floor | Suite 1800 | 17,994 RSF



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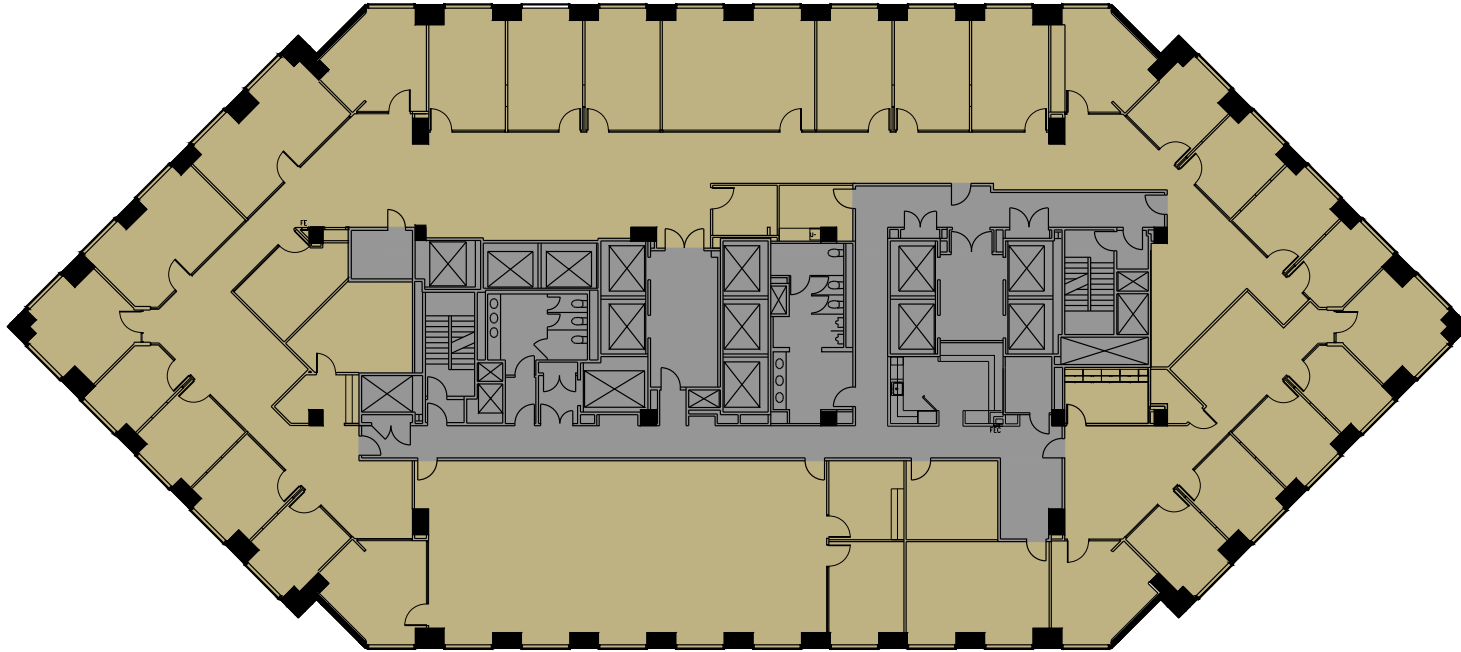
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Floor Plan

19th Floor | Suite 1900 | 18,009 RSF

California Street



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Floor Plan

20th Floor | Suite 2000 | 18,132 RSF

California Street



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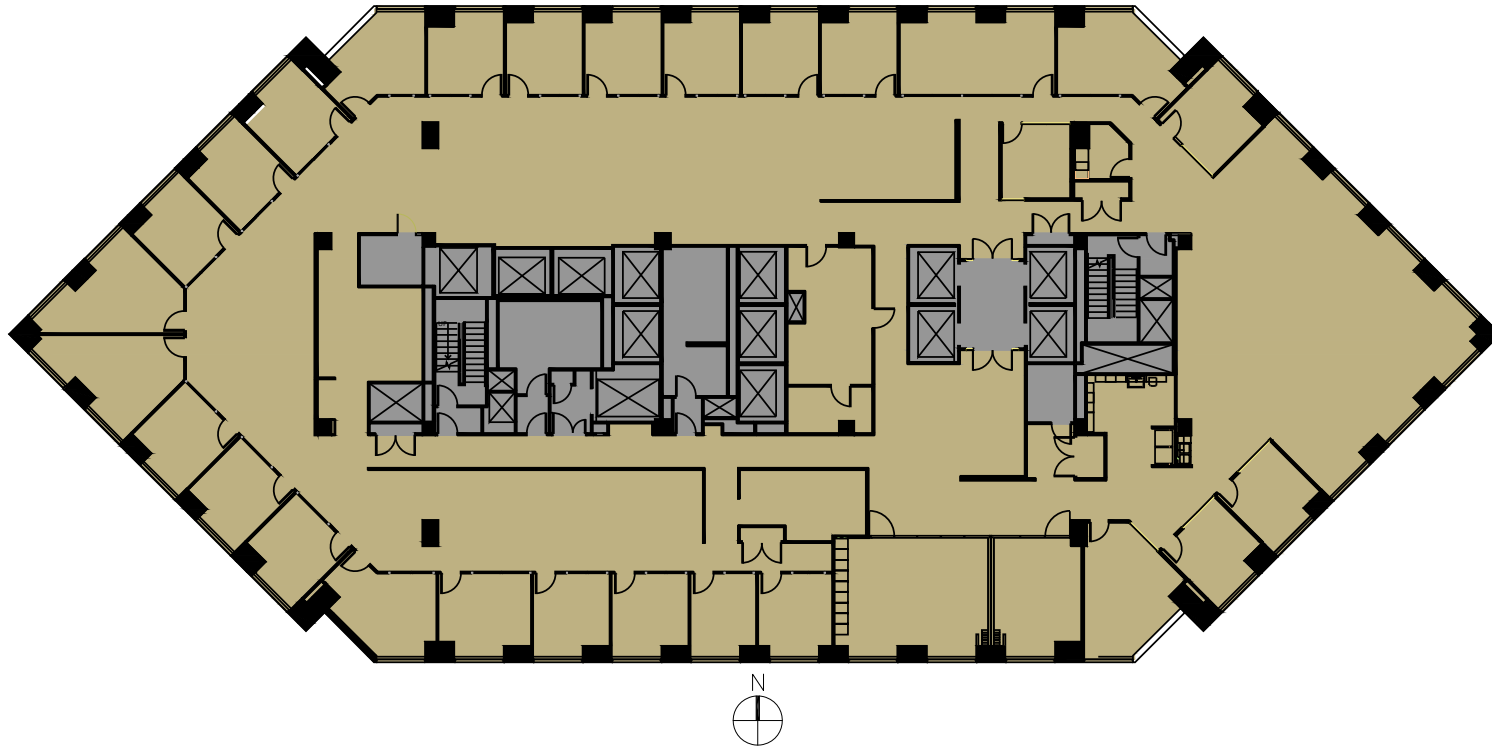
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Floor Plan

21st Floor | Suite 2100 | 18,016 RSF

California Street



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METROPOLIS

