



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.



Experience manager cultivates community with regular and bespoke events



LEED Gold



WELL Health-Safety



Energy Star Rated



Secure Bike Room



Health Club Quality Showers & Lockers



On-site ground-floor retail



Adjacent to BART, Muni, Cable Car, Ferries, and public parking



City, Ferry Building and Bay Views



15 Stories



Shared Spaces Designed for Interaction and Collaboration



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

# Designed for Interaction





100 Cal features modern amenities supporting a healthy, commuter-friendly lifestyle, with additional facilities delivering in May 2026:

- Brand New Fitness Center
- Secure Bike Storage
- Modern Conferencing Facility
- Locker Rooms and Showers





# Neighborhood & Transport

-  Bay Wheels Docking Station
-  BART Station
-  MUNI
-  Cable Car

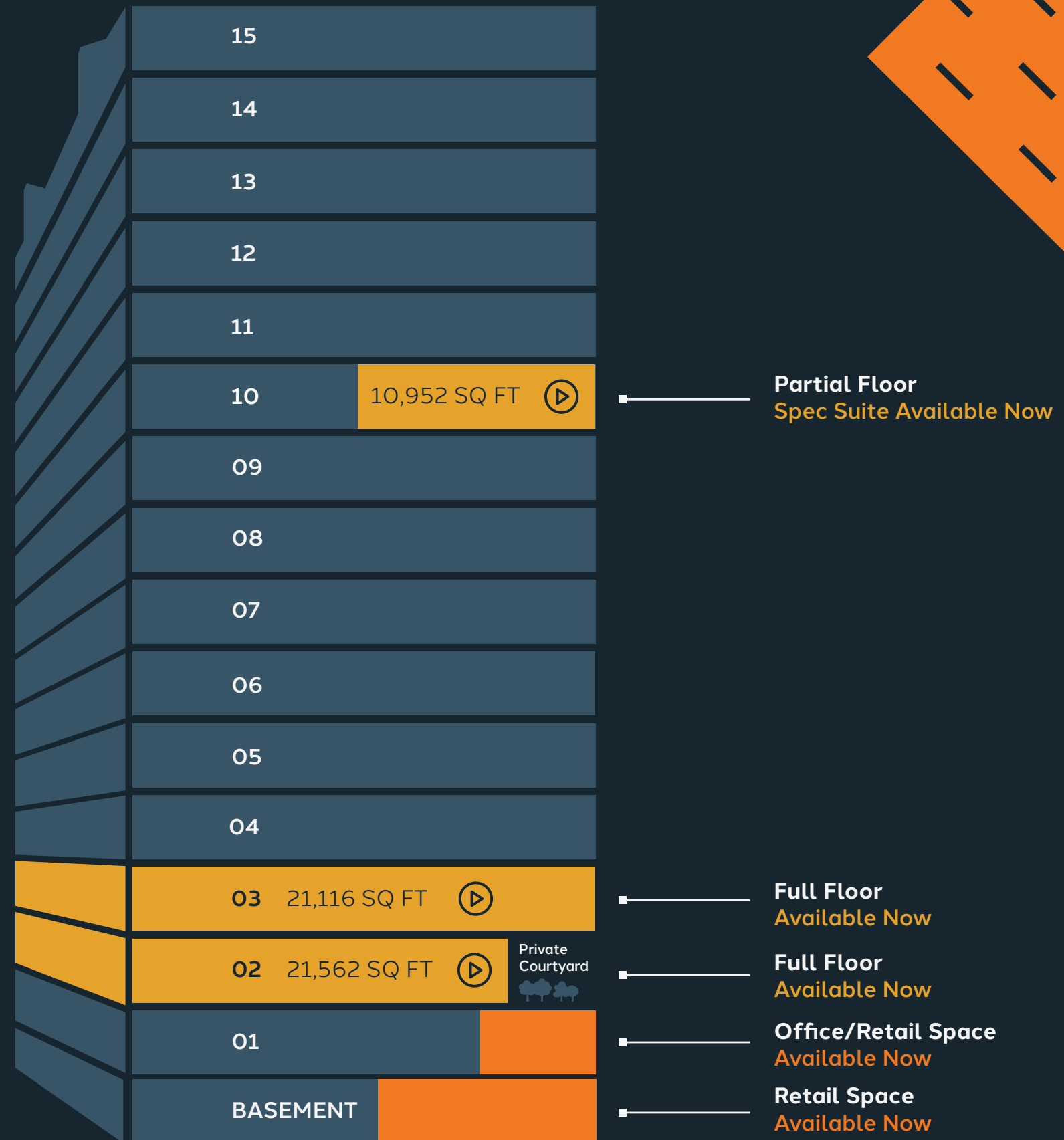


**A commuter hub,  
accessible to a  
variety of nearby  
transportation.**

Versatile spaces and layouts for tenants of all sizes



# Stacking Plan



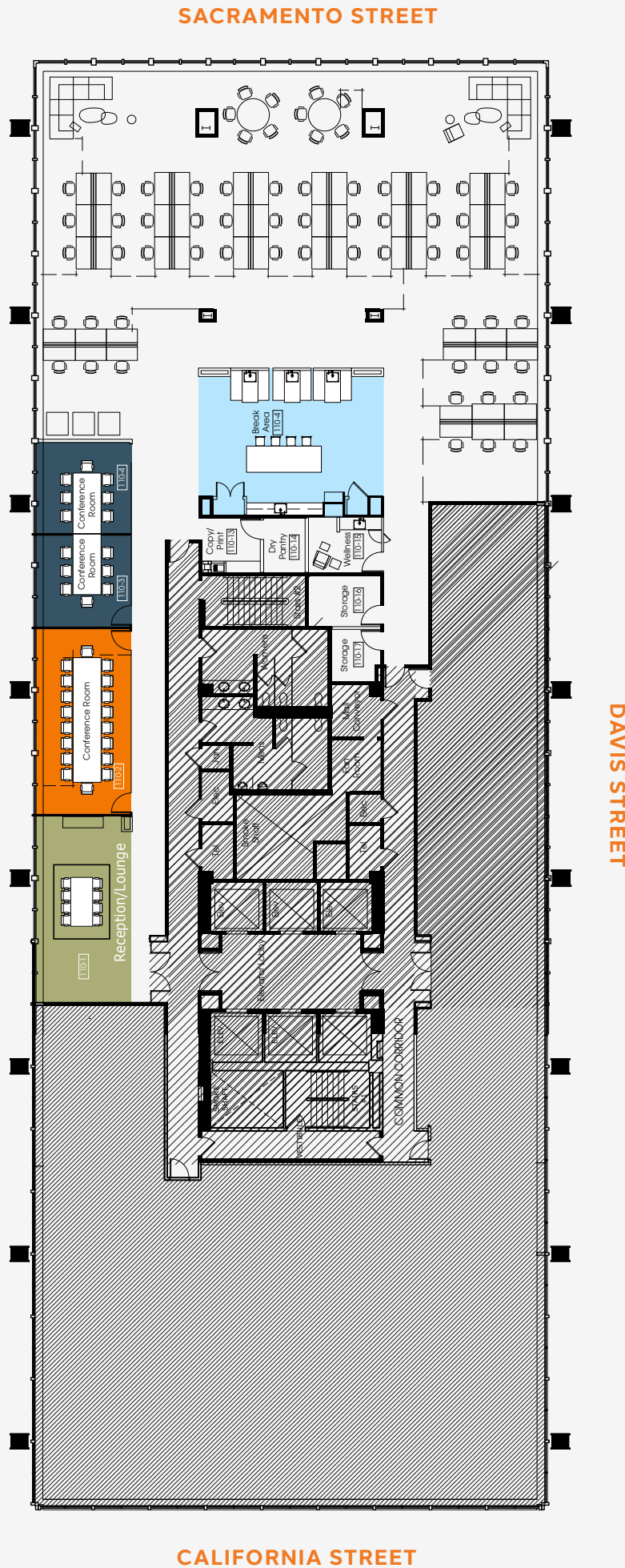
# 10th Floor

As-Built Plan

10,952 SQ FT

Brand New Spec Suite  
Available Now

- 54 Workstations
- 1 Large Boardroom
- 2 Medium Conference Rooms
- Views of the Water and Bay Bridge
- Fully Furnished
- Kitchen and Break Area
- Collaboration Seating



[View Listing](#)

[View Additional Layout](#)

# 3rd Floor

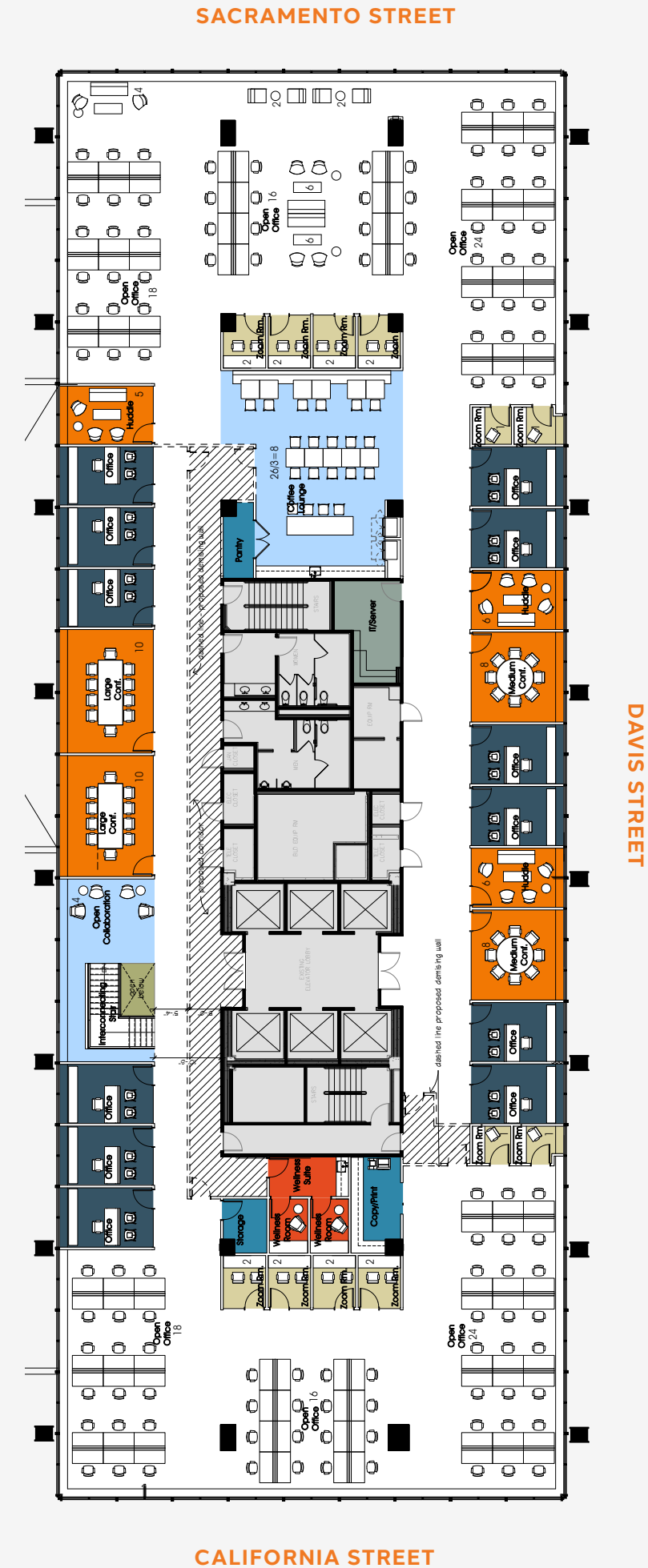
Hypothetical Plan

21,116 SQ FT  
Available Now

- 2 Large Conference Rooms
- 5 Small/Medium Meeting Rooms
- 12 Private Offices
- 12 Phone Rooms
- Full floor availability
- Iconic Ferry Building views
- Hypothetical plan with flexibility to adjust layout
- May be leased with the 2nd floor for a combined total of 42,678 SQ FT
- Ground floor dedicated entry access is available

[Click for Virtual Tour](#)

[Click for Walkthrough of Combined 3rd/2nd floor](#)

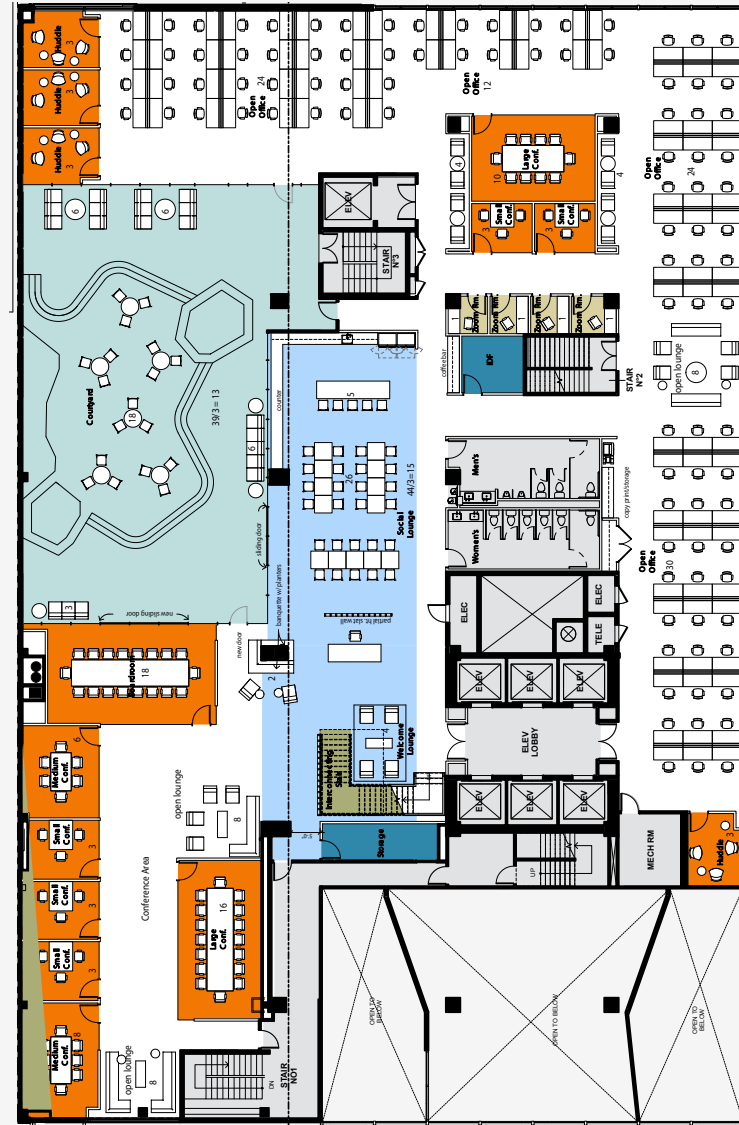


# 2nd Floor

## Hypothetical Plan

21,562 SQ FT  
Available Now

- Private Outdoor Courtyard
- Ample Natural Light
- Full Floor Availability
- Floor to ceiling windows
- Iconic Ferry Building views
- May be leased with the 3rd floor for a combined total of 42,678 SQ FT
- Ground floor dedicated entry access is available



CALIFORNIA STREET

DAVIS STREET

[Click for Virtual Tour](#)

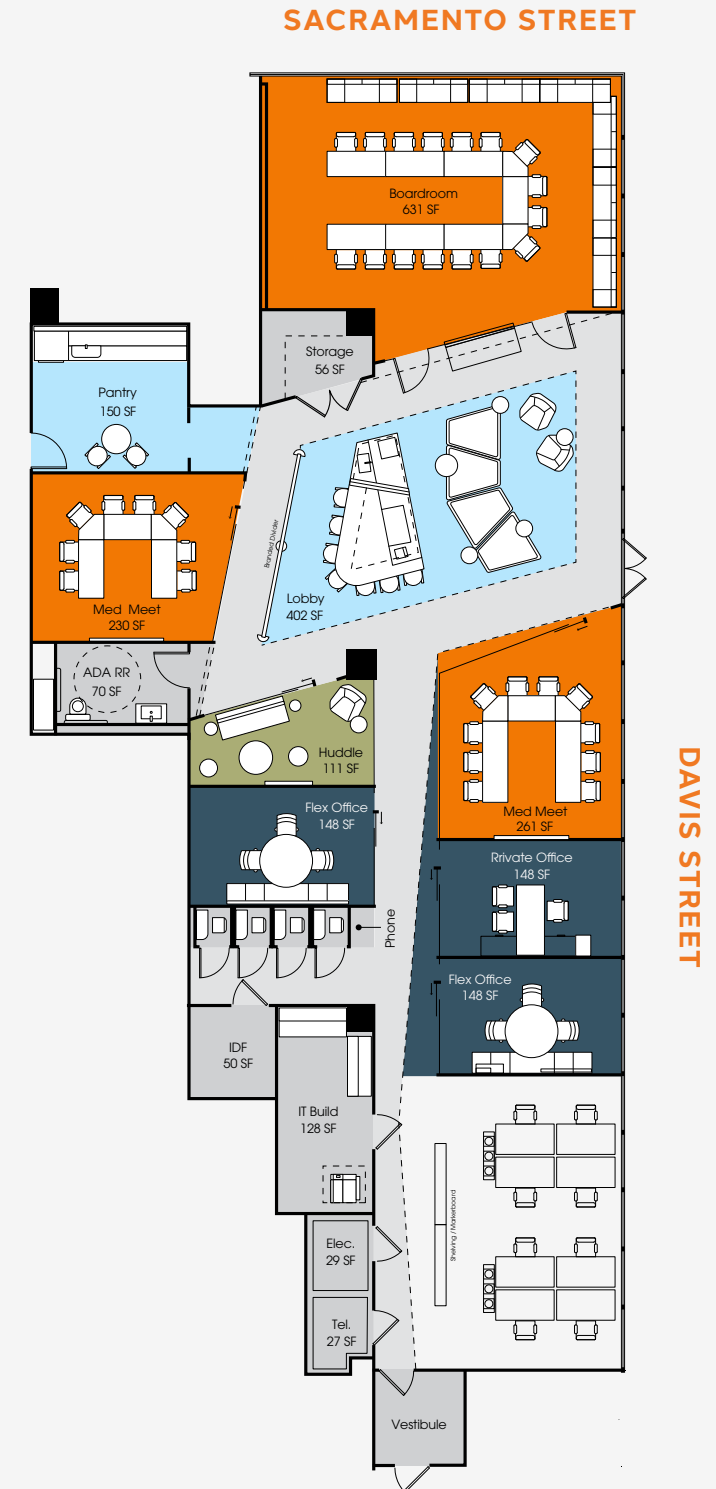
[Click for Walkthrough of Combined 3rd/2nd floor](#)

# Ground Floor

## Retail / Office Hypothetical Plan

3,000 - 4,200 SQ FT  
Available Now

- Ideal for retail, financial services, or medical use
- Large windows and natural light
- Opportunity for prominent signage
- 110 ft of prime frontage along Davis St, 13.5k vehicles pass by daily, on average
- 12'-10" Ceiling height
- Freight elevator access
- Revised zoning regulations permit office or retail use of this space
- Landlord willing to demise footprint



SACRAMENTO STREET

DAVIS STREET

# Renderings

2nd & 3rd Floor



\*Renderings reflect future conditions.

# 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
- 9.8M SQ FT under management in key markets across North America, Europe, and Asia Pacific
- Offices in Boston, Hamburg, London, Munich, San Francisco, Stockholm, Sydney, Tokyo, and Washington, DC



140 New Montgomery, San Francisco



Commonwealth Pier, Boston



T&G, Melbourne



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