

— A SUBLEASE OPPORTUNITY

Three Fifty-One *California*

A rare mezzanine suite in the heart of San Francisco's Financial District — full of light, scale, and quiet gravity.

THE BUILDING

J.H. Dollar · Est. 1920

SQUARE FEET

9,654 RSF

THE SUITE

Mezzanine Level

AVAILABLE THROUGH

February 2030



— THE SPACE

A workplace with *soul*.

The mezzanine at 351 California is not a typical sublease. It sits inside a *Category A historic landmark* — the highest designation the city of San Francisco grants — and is reached by an exclusive entrance directly off the main lobby.

Inside, a dramatic skylight runs the length of the floor plate, bathing the open lounge and collaboration areas in natural light. Six conference rooms, forty-one sit-stand desks, and thoughtful finishes make it turnkey for a team ready to move in.

9,654

RENTABLE SQUARE FEET

41

SIT-STAND DESKS

06

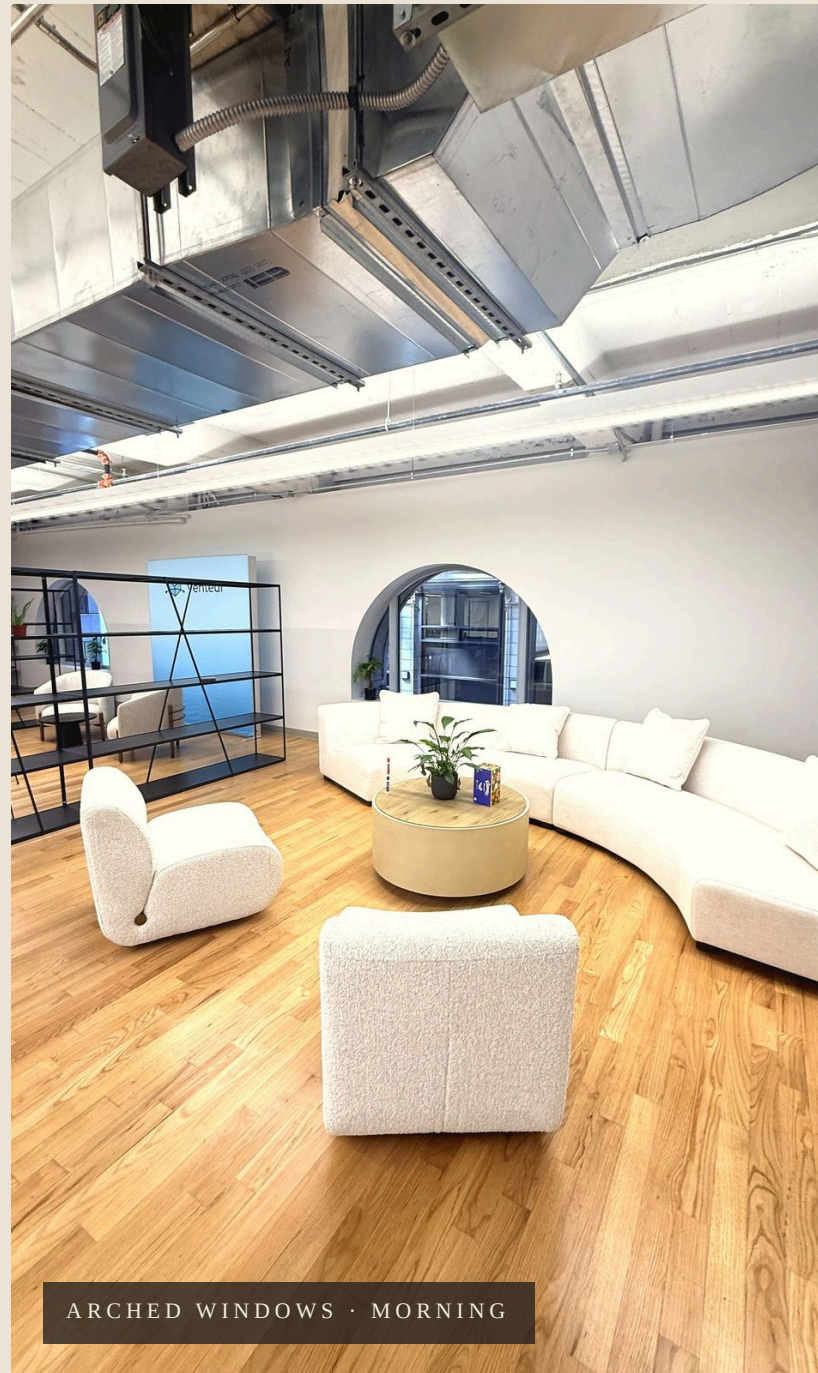
CONFERENCE ROOMS

'30

TERM THROUGH FEB



THE LOUNGE · SKYLIGHT ABOVE



ARCHED WINDOWS · MORNING

*“New ideas must use old
buildings.”*

— JANE JACOBS

Everything a team needs, *nothing it doesn't.*

Built for a team that takes both work and the building around it seriously.

- i.* Exclusive lobby access. Private entry directly from 351 California's grand main lobby — no shared corridors, no co-tenants on the floor.

- ii.* A dramatic skylight. A continuous run of glass along the ceiling bathes the lounge and open plan in daylight.

- iii.* Turnkey configuration. 41 sit-stand desks, six conference rooms of varying size, and lounge furniture already in place.

- iv.* Arched windows throughout. Original architectural details — including tall arched openings with city views — preserved and on full display.

- v.* Financial District address. In the middle of the city's most historic working block, steps from Market Street and the Ferry Building.



PLATE II · OPEN PLAN, ARCHED WINDOWS

— THE NEIGHBORHOOD

It feels alive *because it is.*

351 California sits at the center of San Francisco's most walkable corridor. Iconic dining, local coffee, transit, and landmarks are all within a few minutes on foot.

DINING & COFFEE

| | |
|----------------------------|---------------|
| Tadich Grill | <i>2 min</i> |
| Wayfare Tavern | <i>3 min</i> |
| Andytown Coffee | <i>3 min</i> |
| Sam's Grill | <i>3 min</i> |
| Sotto Mare | <i>5 min</i> |
| Ferry Building Marketplace | <i>10 min</i> |

RETAIL & CULTURE

| | |
|----------------------------------|---------------|
| Union Square Shopping | <i>15 min</i> |
| Salesforce Park | <i>8 min</i> |
| Jackson Square Historic District | <i>7 min</i> |
| SFMOMA | <i>12 min</i> |
| Chinatown | <i>10 min</i> |

FITNESS & HOTELS

| | |
|-------------------------------|---------------|
| Equinox Sansome | <i>5 min</i> |
| Fitness SF Financial District | <i>6 min</i> |
| Four Seasons Embarcadero | <i>9 min</i> |
| Loews Regency | <i>3 min</i> |
| Hotel Vitale | <i>10 min</i> |

99

WALK SCORE

100

TRANSIT SCORE

86

BIKE SCORE

On foot

| | |
|----------------------------|-------------------|
| Embarcadero BART Station | <i>6 min</i> |
| Montgomery St BART Station | <i>7 min</i> |
| Ferry Building | <i>10 min</i> |
| Market Street | <i>steps away</i> |

By car

| | |
|----------------------|----------------|
| Bay Bridge on-ramp | <i>6 min</i> |
| I-80 & US-101 access | <i>~10 min</i> |
| SFO | <i>25 min</i> |
| Oakland Airport | <i>28 min</i> |

— INQUIRE

For tours and lease
terms, *please get in
touch.*

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351 CALIFORNIA · MEZZANINE

KOLLMANN

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