



SAN FRANCISCO, CA 94104

550 California Street

8TH FLOOR

6,398SF LEX AUG 2026

Plug & Play Creative
Office Sublease

Overlooking Cable Cars
& 555 Cal Plaza

CHARLIE CUTLER

Partner
Email: charlie@calco-sf.com
Cell: 415.850.4935
DRE #02026787

TREVOR GUDIM

Executive Vice President
Email: trevor@calco-sf.com
Cell: 858.922.2632
DRE #01979980



We're Here to Help – Reach Out Today!

425 2nd St. Suite 450, San Francisco, CA 94107 | info@calcosf.com | (415) 970-0000 | calcosf.com

HIGHLIGHTS

| 550 California St.



Amenity-rich Location



On-site Parking with
Subterranean garage



Gym and Locker Room Facility
(Under Construction)



Recently Upgraded
Office Spaces



Flexible Layout



Cafe & Tenant Lounge
(Under Construction)



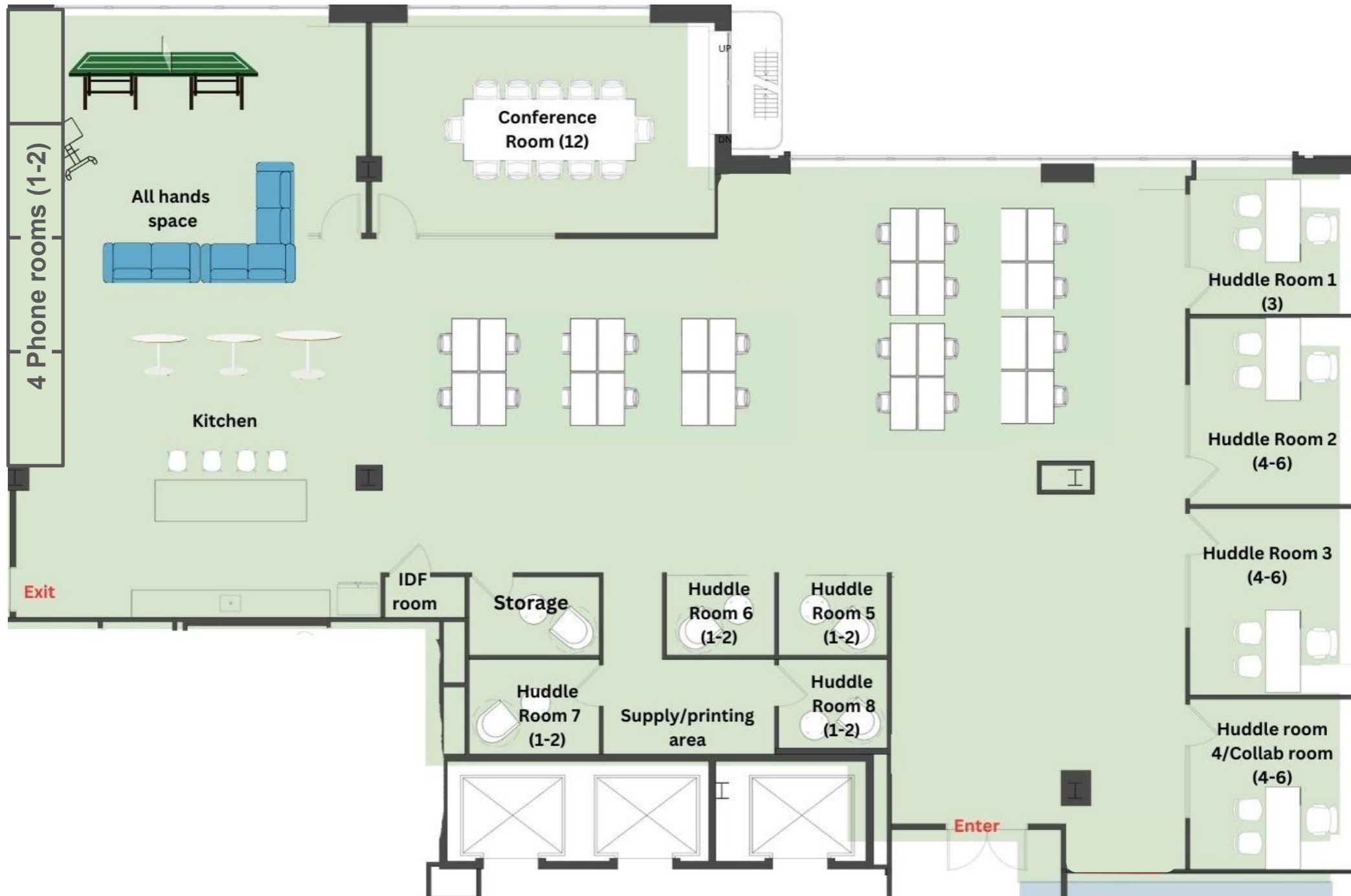
CALCO
COMMERCIAL, INC.



FLOOR PLAN

| 550 California St.

8TH FLOOR
6,398 SQ FT



GALLERY

| 550 California St.



GALLERY

| 550 California St.



NEARBY AMENITIES

| 550 California St.

Food & Drink

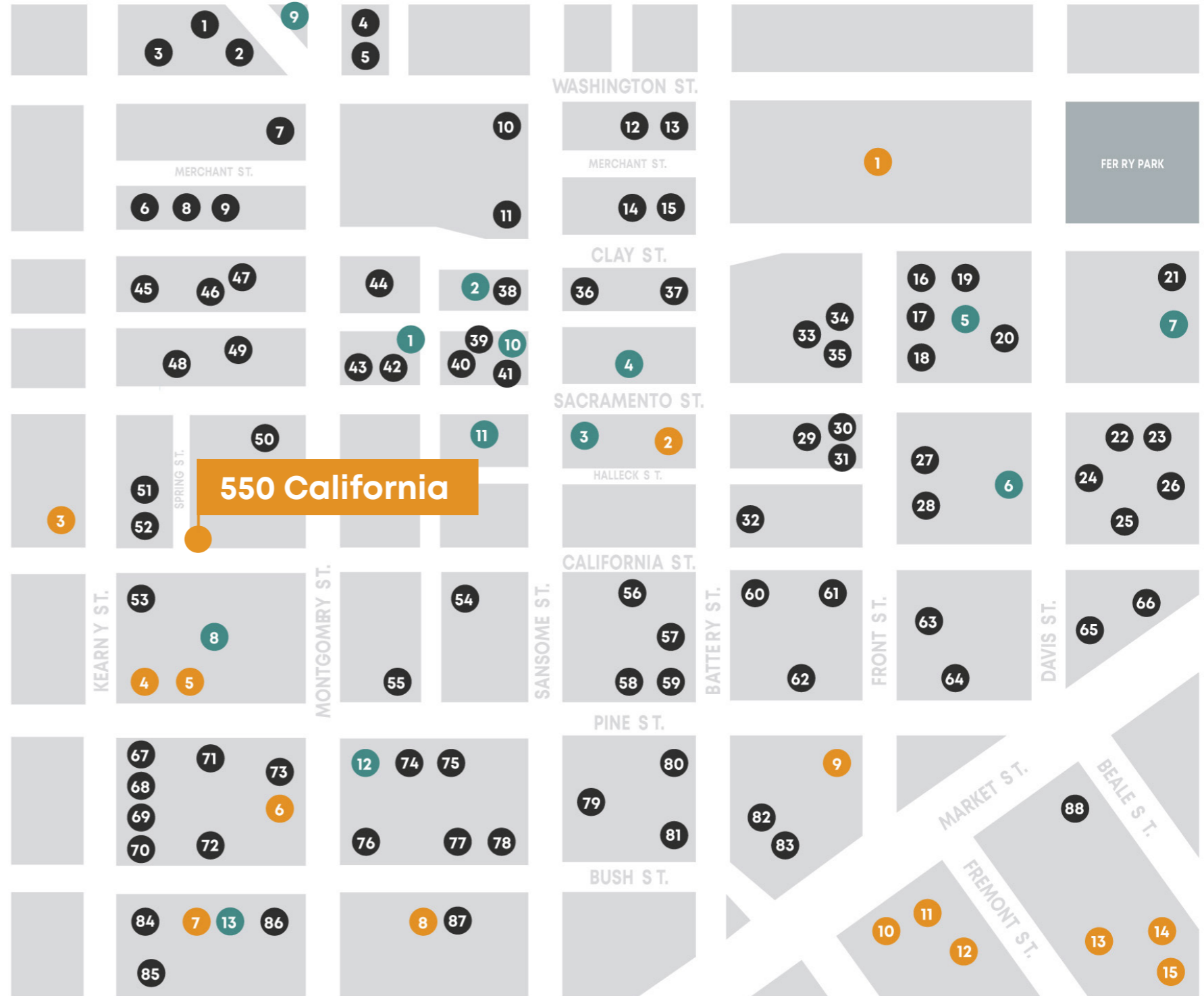
- | | |
|------------------------------|----------------------------|
| 01. Caffe Macaroni | 45. Latte Express |
| 02. Trestle | 46. City View |
| 03. Oolong Noodles | 47. Munchboxx |
| 04. Barbarossa Lounge | 48. Mercedes Restaurant |
| 05. Kusakabe | 49. Tokyo Express |
| 06. The Garden Restoran | 50. Crown & Acre |
| 07. Proper Food | 51. Starbucks |
| 08. Joy Hing BBQ Noodle | 52. San Francisco Soup Co. |
| 09. Alfred's SF | 53. Batter Bakery |
| 10. Sai's Vietnamese | 54. Cafe Venue |
| 11. Specialty's Cafe | 55. Diller's |
| 12. Cafe Prague | 56. San Francisco Soup Co. |
| 13. The Hidden Vine | 57. Illy's Caffe |
| 14. Fish & Farm | 58. Good Eats Cafe |
| 15. Starbucks | 59. Subway |
| 16. Gochees Pizza | 60. Starbucks |
| 17. Peet's Coffee | 61. Andersen Bread |
| 18. Blanc Et Rouge | 62. Jimmy John's |
| 19. Anderson Bakery | 63. The Ramen Bar |
| 20. Blue Hawaii Açai Cafe | 64. Yoppi Yogurt |
| 21. Jazz in the City | 65. Eatsa |
| 22. Focaccia Bakery | 66. Peet's Coffee |
| 23. Oasis Grill | 67. Ramen Underground |
| 24. Chipotle | 68. Super Duper Burgers |
| 25. Le Regency | 69. L&L Hawaiian BBQ |
| 26. Ziggy's Burgers | 70. Pho Express |
| 27. Schroeder's | 71. La Fusion |
| 28. Lee's Deli | 72. Sam's Grill & Seafood |
| 29. The Grubbies | 73. Lee's Deli |
| 30. Royal Exchange | 74. Specialty's Cafe |
| 31. Harrington's Bar & Grill | 75. Juice Shop |
| 32. Tadich Grill | 76. Cafe Venue |
| 33. Thrive Juicery | 77. Freshroll |
| 34. Gambino's New York | 78. Blue Bottle Coffee |
| 35. Subs | 79. Mixt |
| 36. The Melt Embarcadero | 80. Tokyo Express |
| 37. Peet's Coffee | 81. Noah's Bagels |
| 38. Park Grill Le Meridien | 82. Jamba Juice |
| 39. Mixt | 83. Specialty's Cafe |
| 40. The Barrel Room | 84. Starbucks |
| 41. Marengo on the Alley | 85. Sushirrito |
| 42. Morning Brew | 86. Escape from NY Pizza |
| 43. Wayfare Tavern | 87. Coffee Cultures |
| 44. Leo's Oyster Bar | 88. Noodle Me |

OFFICE HQS

01. Farallon Capital Mgmt.
02. Gordon Rees Scully Man.
03. Federal Home Loan Bank
04. Dodge & Cox Funds
05. KKR Financial Holdings
06. Farella Braun + Martel
07. Sedgwick
08. Lithium Technology
09. First Republic Bank
10. Hanson Bridgett
11. Morrison & Foerster
12. Xoom Corporation
13. CA Dept. of Insurance
14. Bechtel Group
15. Blue Shield of CA

FITNESS

01. Pilates ProWorks SF
02. Yoga Journal
03. Planet Fitness
04. Infinite Fitness
05. Fitness SF Embarcadero
06. 24 Hour Fitness
07. Bar Method
08. Bay Club Financial Dist.
09. BodyFi
10. Moksha Life Center
11. Orange Theory Fitness
12. Flagship CrossFit
13. Barry's Bootcamp





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PIONEERING REAL ESTATE SOLUTIONS WITH PROVEN EXPERTISE

Calco Commercial, founded in 2011 by Scott Mason, brings over 35 years of experience and 2,500+ transactions, totaling over \$2.2 billion in sales and leases. Specializing in leasing and sales of commercial real estate in the San Francisco Bay Area and nationwide, we consistently rank as a top-producing firm. With deep knowledge of the Bay Area market, our team offers clients over three decades of expertise and exceptional customer service, providing the tools and guidance to navigate the ever-changing commercial real estate landscape.