

100  
CAL

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



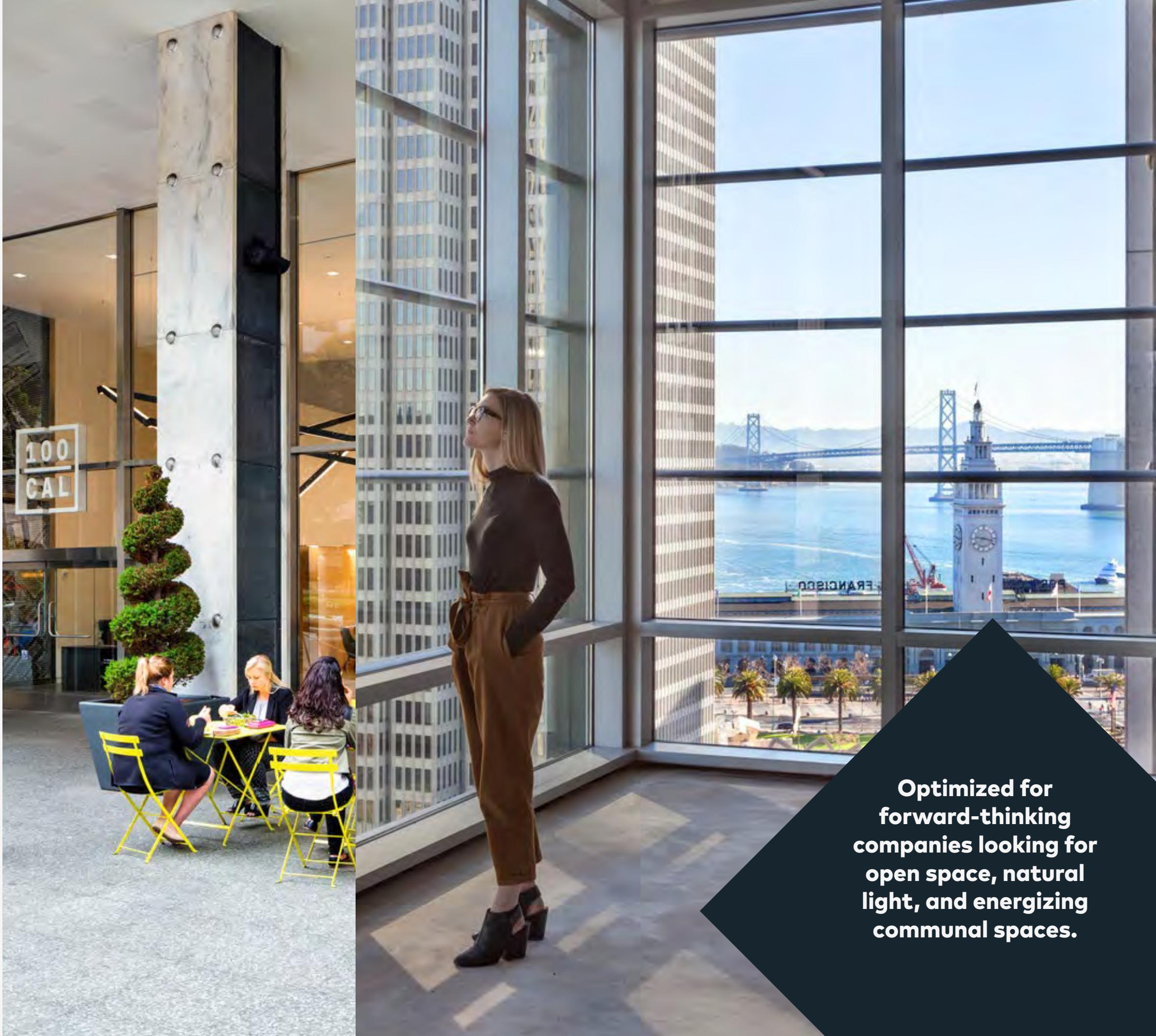
City, Ferry Building and Bay Views



15 Stories



Shared Spaces Designed for Interaction and Collaboration

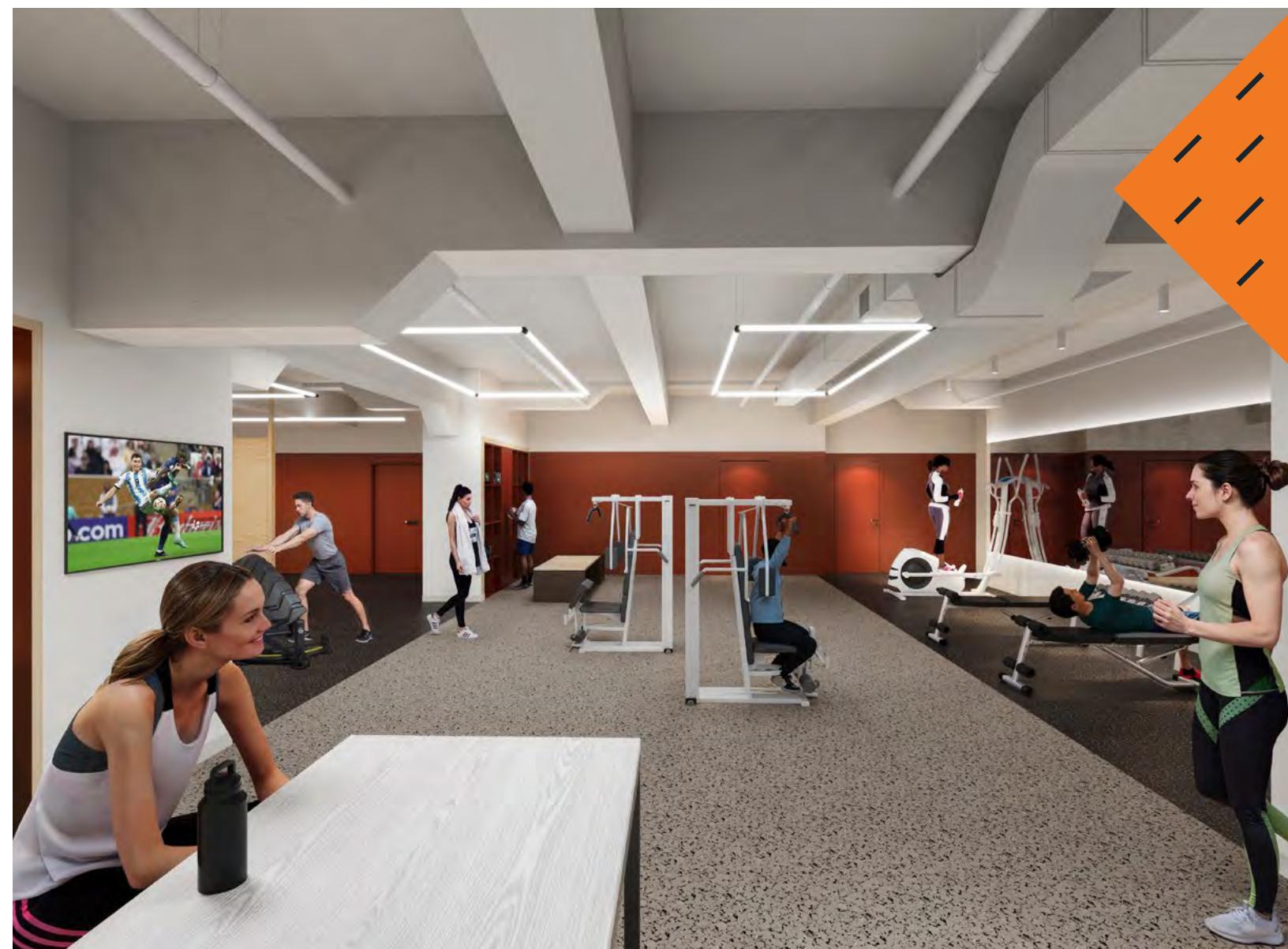
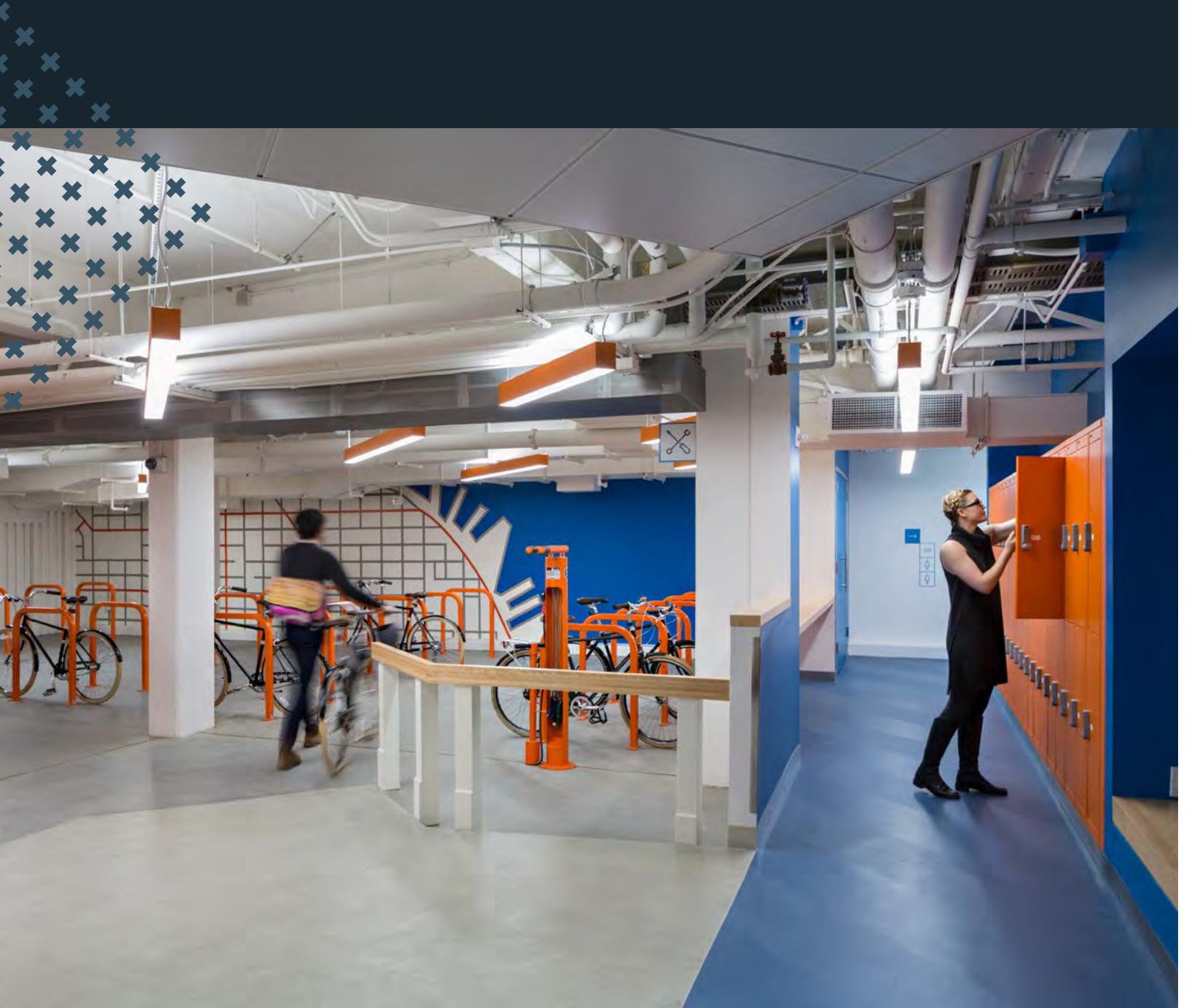


**Optimized for forward-thinking companies looking for open space, natural light, and energizing communal spaces.**

# Designed for Interaction

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

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



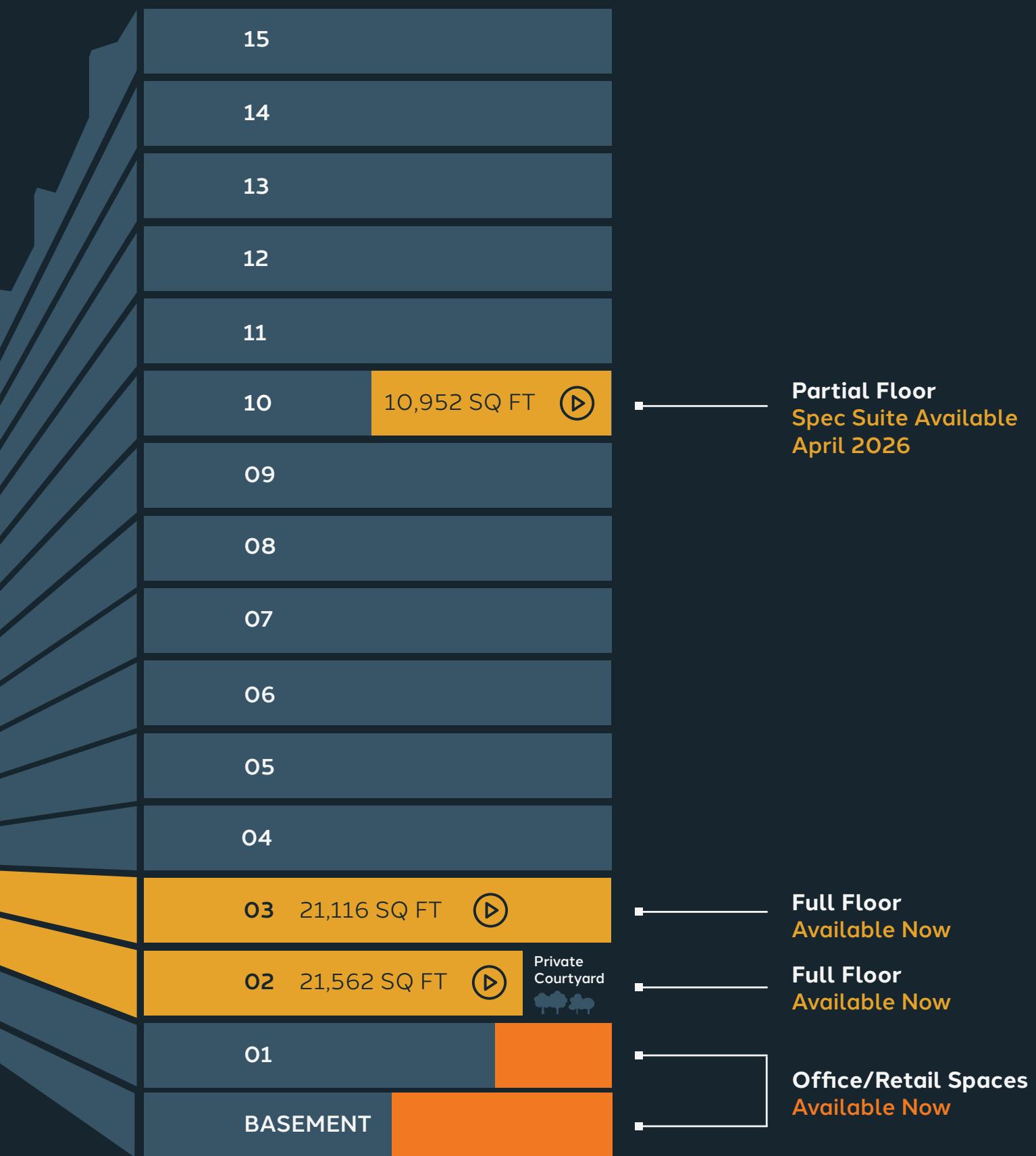
# Neighborhood & Transport



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



# Stacking Plan



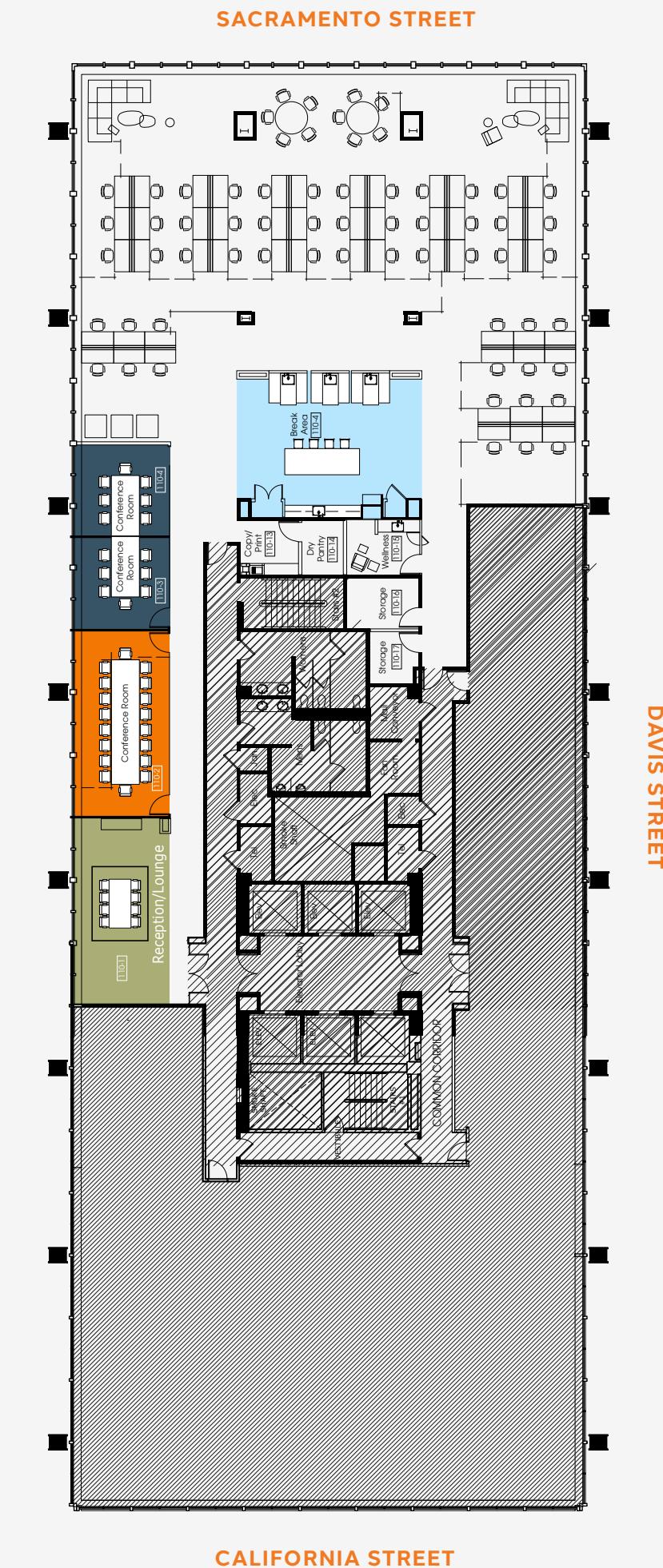
# 10th Floor

## As-Built Plan

10,952 SQ FF  
Brand New Spec Suite  
To Be Delivered April 2026

- 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

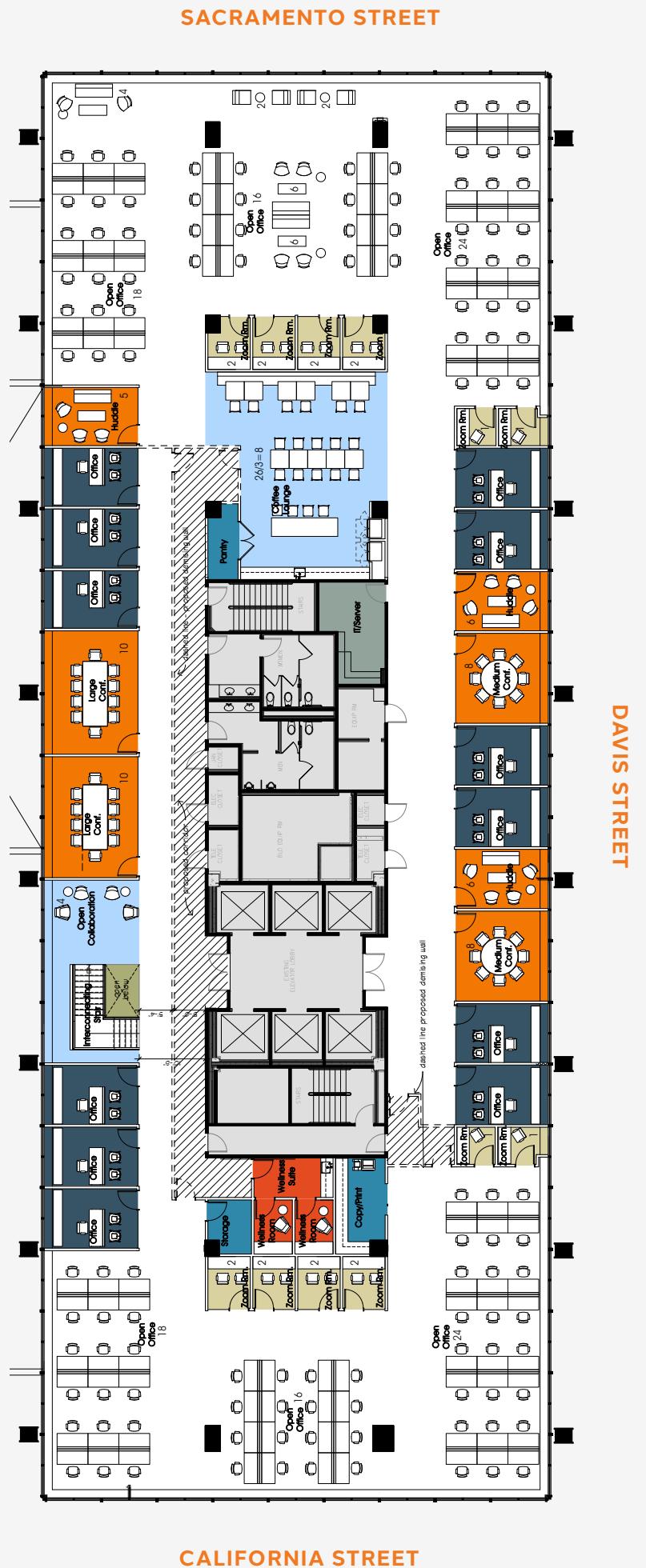
## Hypothetical Plan

**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

 Click for Virtual Tour

 Click for Walkthrough of Combined 3rd/2nd floor



# 2nd Floor

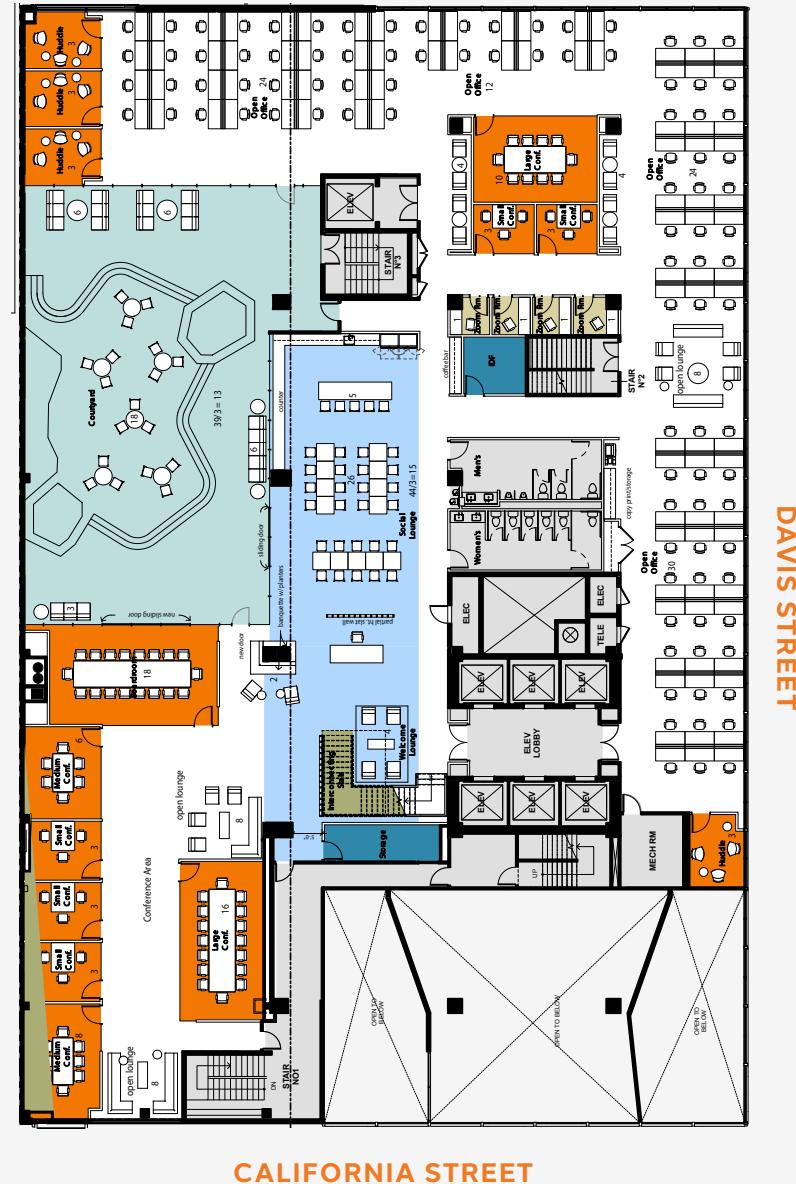
## Hypothetical Plan

**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

 Click for Virtual Tour

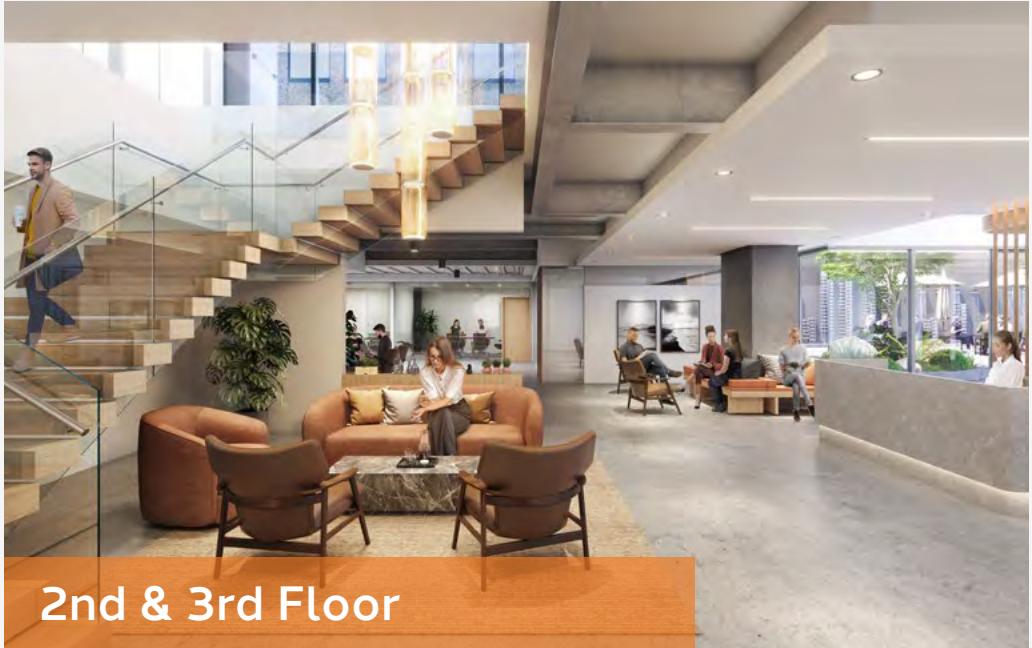
▶ Click for Walkthrough of Combined 3rd/2nd floor



# Renderings

2nd & 3rd Floor

10th Floor



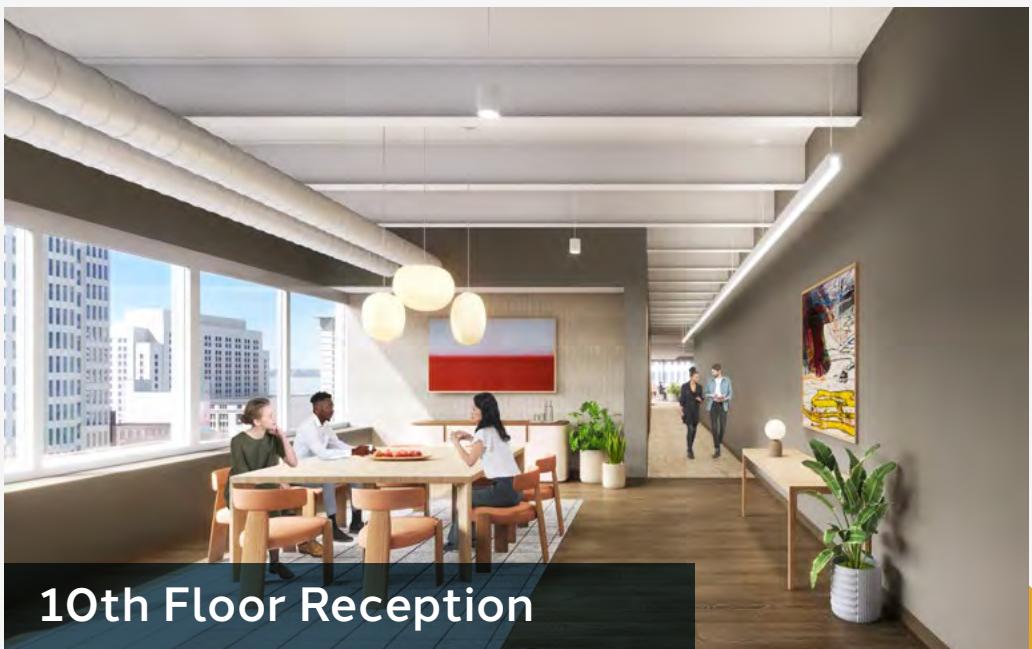
2nd & 3rd Floor



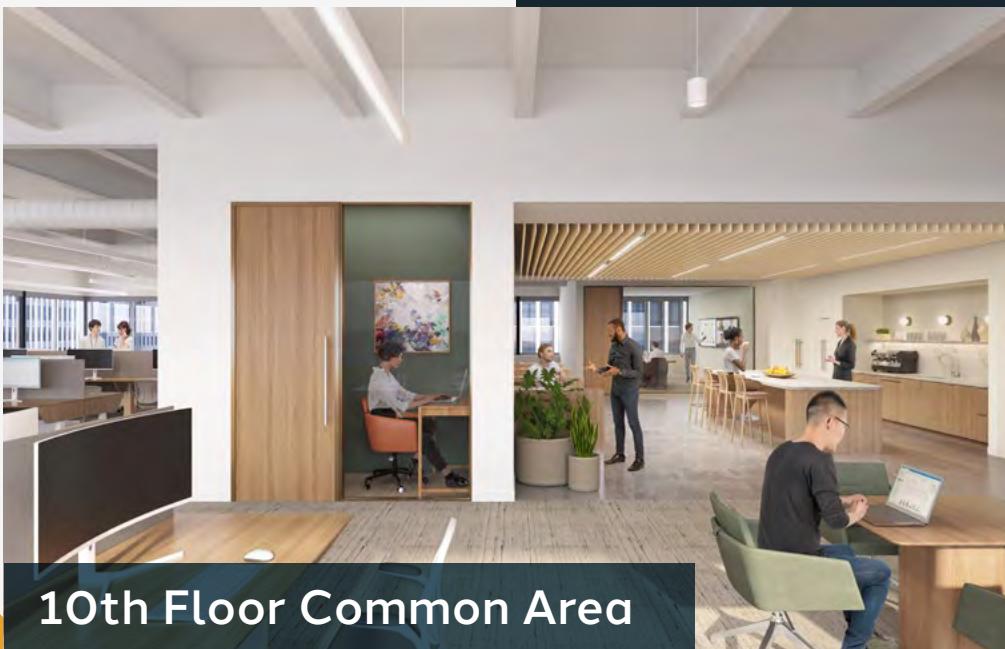
2nd Floor Courtyard



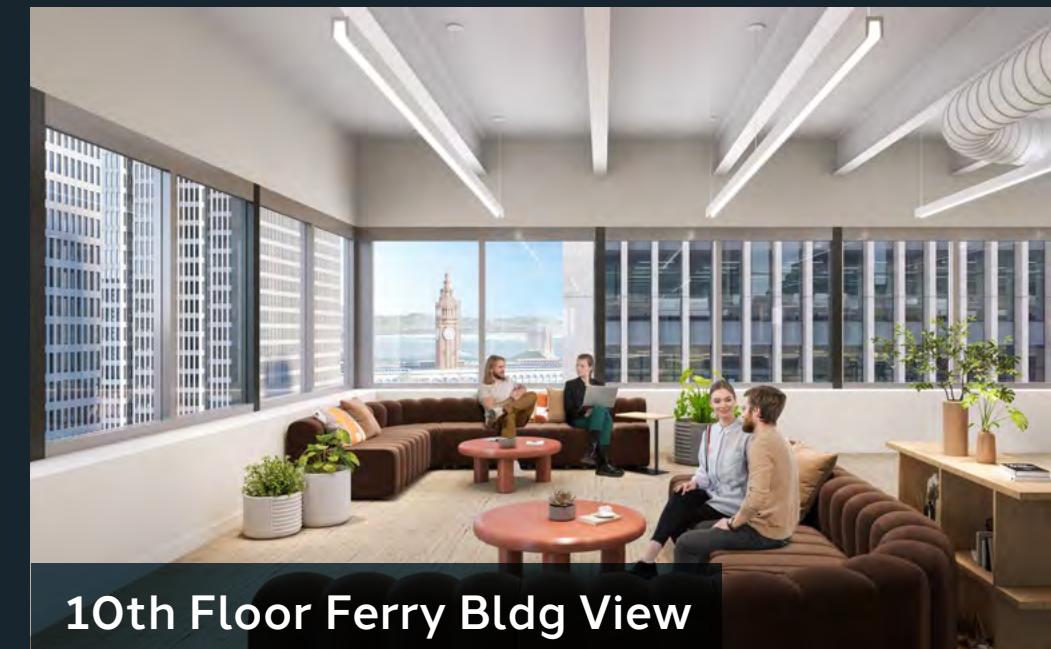
2nd Floor California St View



10th Floor Reception



10th Floor Common Area



10th Floor Ferry Bldg View

\*Renderings reflect future conditions.

# About

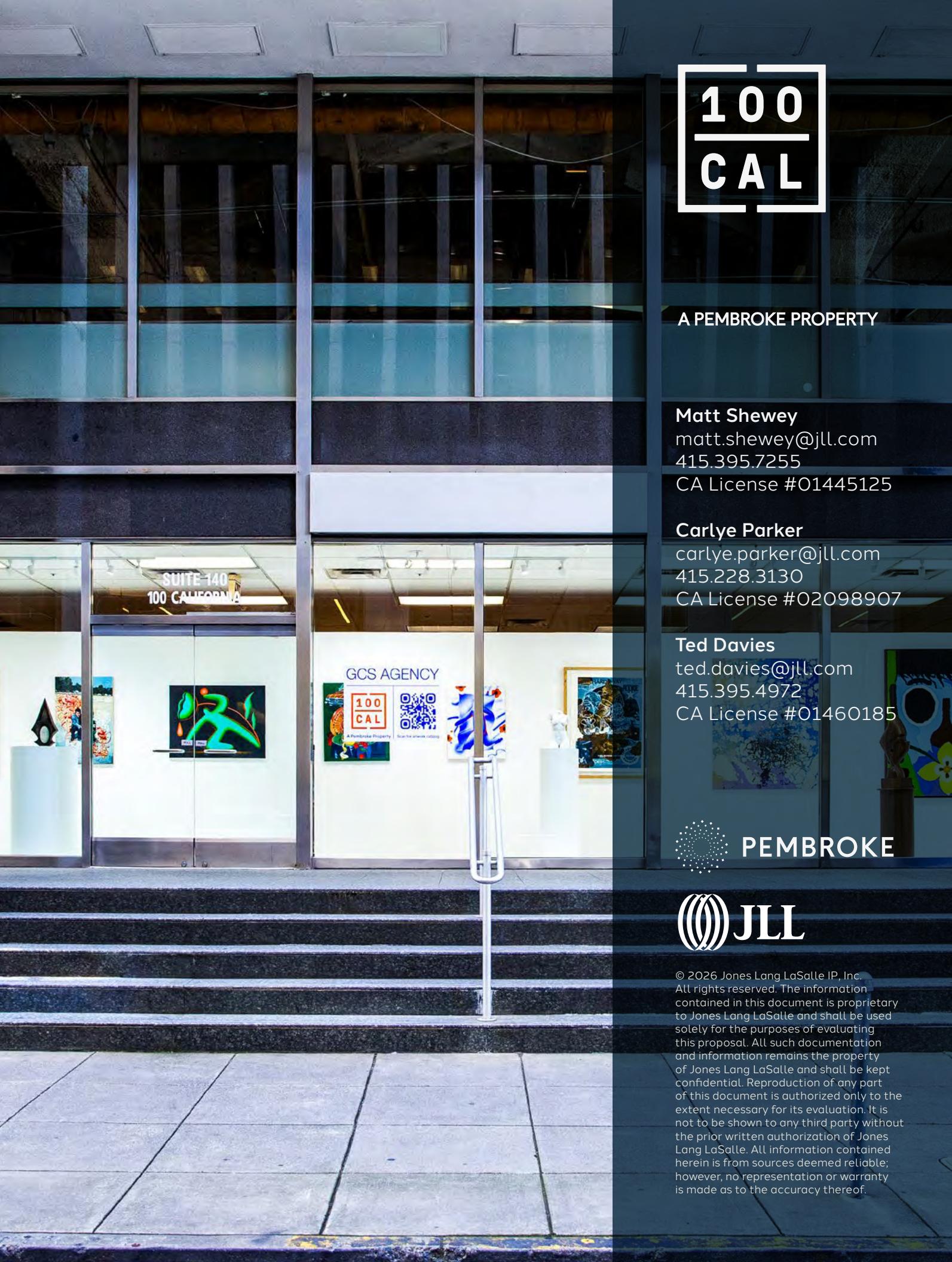


# PEMBROKE

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



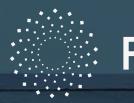
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