



555 CALIFORNIA STREET

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VORNADO
REALTY TRUST



555 CALIFORNIA STREET

THE MOST ICONIC BUSINESS ADDRESS IN SAN FRANCISCO

A WORLD RENOWNED ADDRESS FOR PREMIER INSTITUTIONS AND AN ICONIC SKYSCRAPER, 555 CALIFORNIA STREET FEATURES 52 FLOORS OF COLUMN FREE FLOORPLATES AND AN ALL ACCESS PASS TO THE BEST SAN FRANCISCO VIEWS.

LOCATION	CALIFORNIA STREET BETWEEN MONTGOMERY & KEARNY STREETS
BUILDING SIZE	1.5 MILLION RSF
BUILT	1969
FLOORS	52
CEILING HEIGHT	13' SLAB-TO-SLAB
NOTABLE TENANTS	ALLIANCE BERNSTEIN BANK OF AMERICA CENTERVIEW PARTNERS DODGE & COX GOLDMAN SACHS KKR KIRKLAND & ELLIS MICROSOFT MCKINSEY & COMPANY MORGAN STANLEY UBS WELLS FARGO





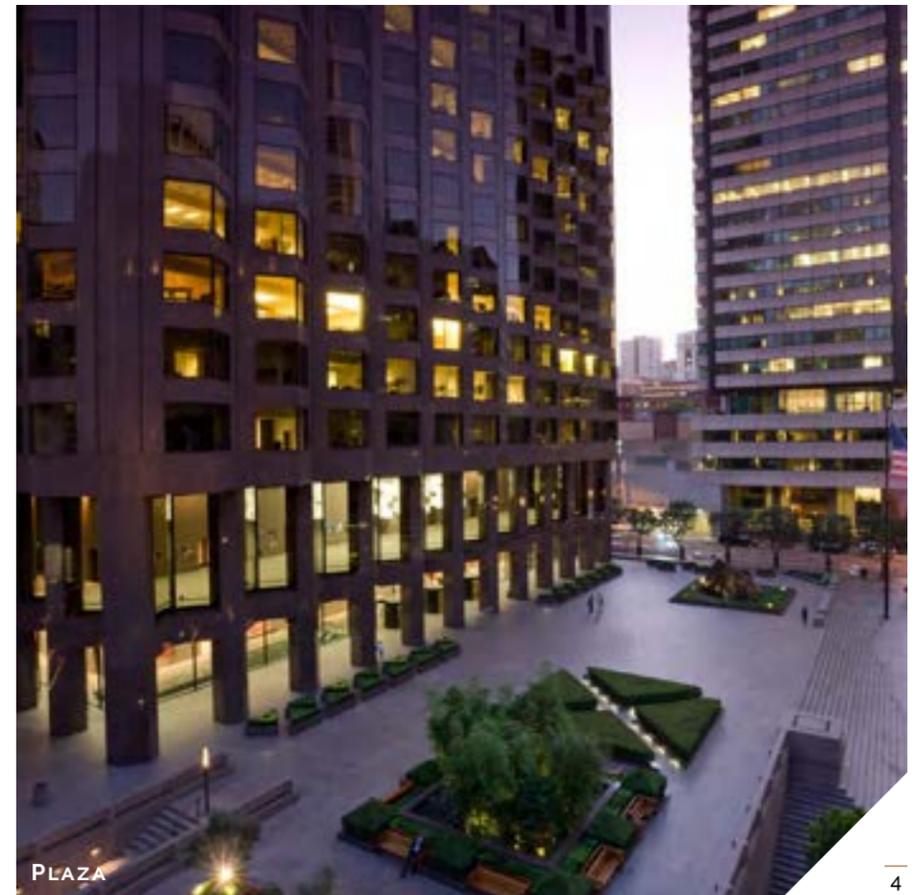
555 CALIFORNIA STREET



SKYLINE



CONCOURSE ENTRANCE



PLAZA



IN THE CENTER OF IT ALL

THE CENTRAL PLACEMENT OF THE 555 CALIFORNIA STREET CAMPUS - ON THE CABLE CAR LINE, BLOCKS FROM UNION SQUARE, SOMA, THE EMBARCADERO, AND THE BART/MUNI - OFFERS AN UNRIVALED LOCATION FOR EMPLOYEES. WITH ON-SITE PARKING AND EASY ACCESSIBILITY FROM THE HIGHWAY, THE CAMPUS TRULY HAS IT ALL.

HOTELS

- 1 HOTEL
- CLIFT HOTEL
- FAIRMONT
- FOUR SEASONS
- HYATT REGENCY
- OMNI HOTEL
- PALACE HOTEL
- RITZ CARLTON

COFFEE SHOPS

- BLUE BOTTLE
- COFFEE BAR KEARNEY
- PEETS COFFEE
- PHILZ COFFEE
- LAUNCH PAD

GYMS

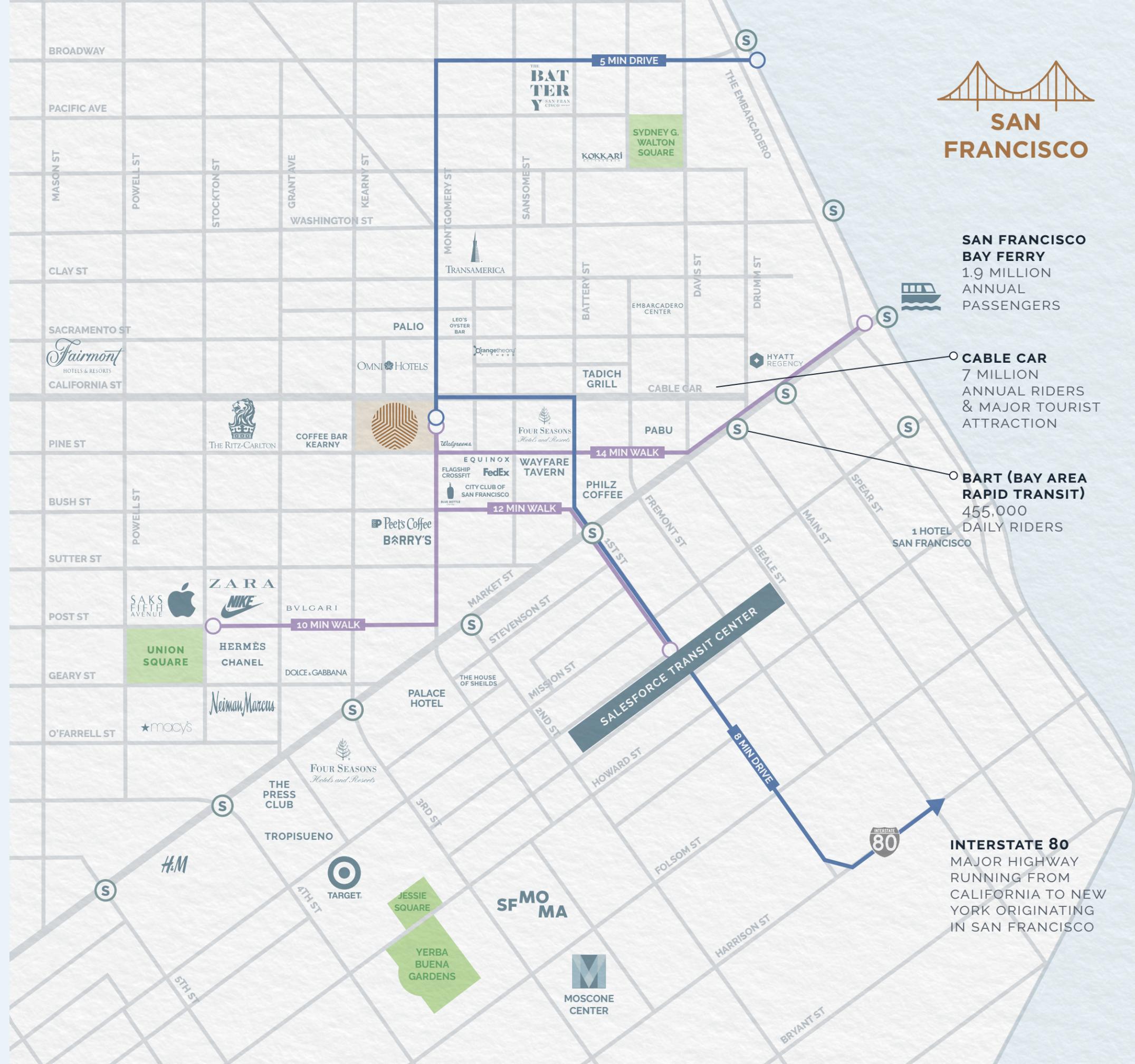
- BARRY'S FIDI
- BAY CLUB
- EQUINOX
- FLAGSHIP CROSSFIT
- ORANGETHEORY FITNESS

RESTAURANTS

- BATTERY
- HOUSE OF SHIELDS
- KOKKARI ESTIATORIO
- LEO'S OYSTER BAR
- PABU
- PALIO D'ASTI
- PRESS CLUB
- TADICH GRILL
- VAULT GARDEN
- VAULT STEAKHOUSE
- TROPISUENO
- WAYFARE TAVERN

CONVENIENCE

- A SHOE SHINE
- FED EX
- POKE BAR
- PROPER FOOD
- WALGREENS



SAN FRANCISCO BAY FERRY
1.9 MILLION ANNUAL PASSENGERS

CABLE CAR
7 MILLION ANNUAL RIDERS & MAJOR TOURIST ATTRACTION

BART (BAY AREA RAPID TRANSIT)
455,000 DAILY RIDERS

INTERSTATE 80
MAJOR HIGHWAY RUNNING FROM CALIFORNIA TO NEW YORK ORIGINATING IN SAN FRANCISCO



315 555 345

SAN FRANCISCO'S PREMIER OFFICE COMPLEX

FULL CITY BLOCK 3 BUILDINGS 1.8 MILLION SF

315 MONTGOMERY STREET

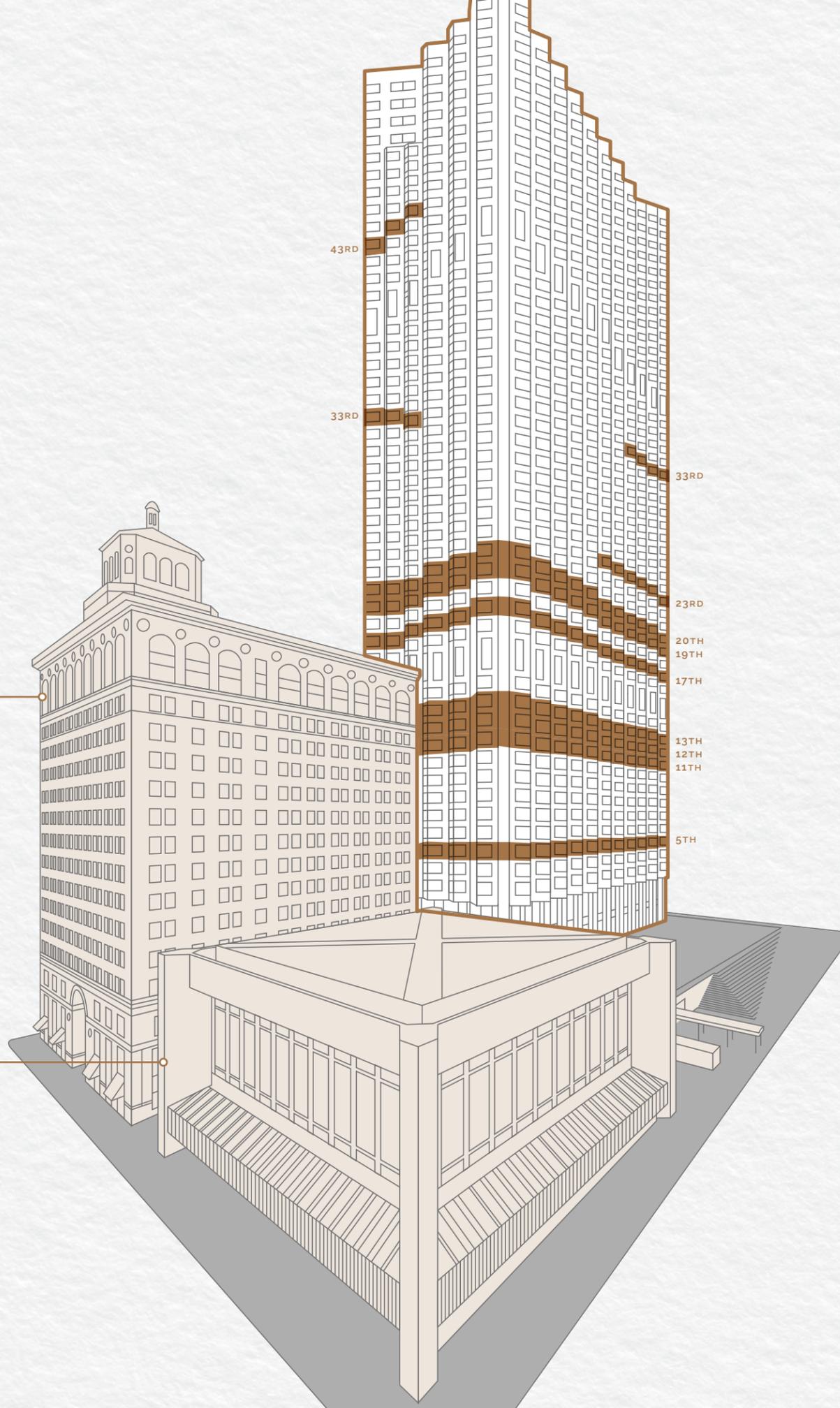
A TIMELESS 1920'S FACADE FEATURING OPEN FLOORPLATES FRAMED BY ELEGANT ARCHED WINDOWS AND EXPOSED BRICK WALLS, IDEAL FOR TODAY'S TENANTS SEEKING CLASSIC YET MODERN OFFICES.

THE CONCOURSE

LINKED ABOVE AND BELOW GROUND, THE NEWLY MODERNIZED INTERCONNECTION OF 555, 315 AND 345 PROVIDES PRIME ACCESS TO RETAIL AND BAY CLUB FITNESS CENTER, OVER 700 PARKING SPACES, PRIVATE TOWN HALL, AND OUTDOOR SPACE ON THE PUBLIC PLAZA.

345 MONTGOMERY STREET

ANCHORED BY A DRAMATIC FIVE-STORY ATRIUM, THIS HISTORIC BUILDING IS FULLY LEASED TO THE WHARTON SCHOOL OF BUSINESS, UNITING TIMELESS DESIGN WITH AN INNOVATIVE ACADEMIC ENVIRONMENT.



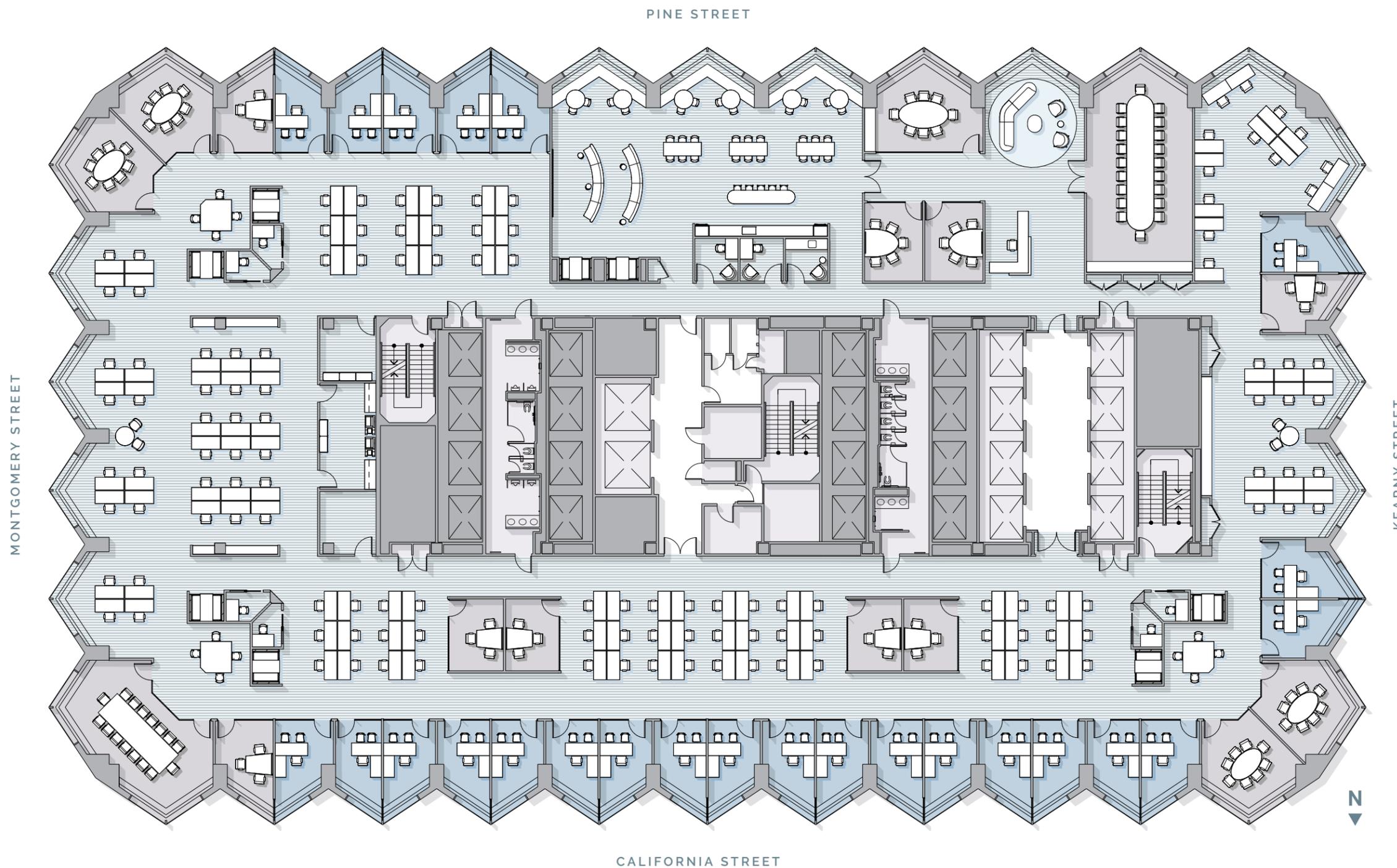
555 CALIFORNIA STREET

AVAILABILITIES

FLOOR	RSF	AVAILABILITY DATE
43RD FLOOR	4,460	Q2 2026
33RD FLOOR	2,565 (PREBUILD) 2,618 (PREBUILD)	Q2 2026
23RD FLOOR	7,623	Q2 2026
20TH FLOOR	30,928	Q2 2026
19TH FLOOR	30,934	Q2 2026
17TH FLOOR	30,973	Q2 2026
13TH FLOOR	30,069	Q2 2026
12TH FLOOR	30,069	Q2 2026
11TH FLOOR	30,069	Q2 2026
5TH FLOOR	27,180	Now

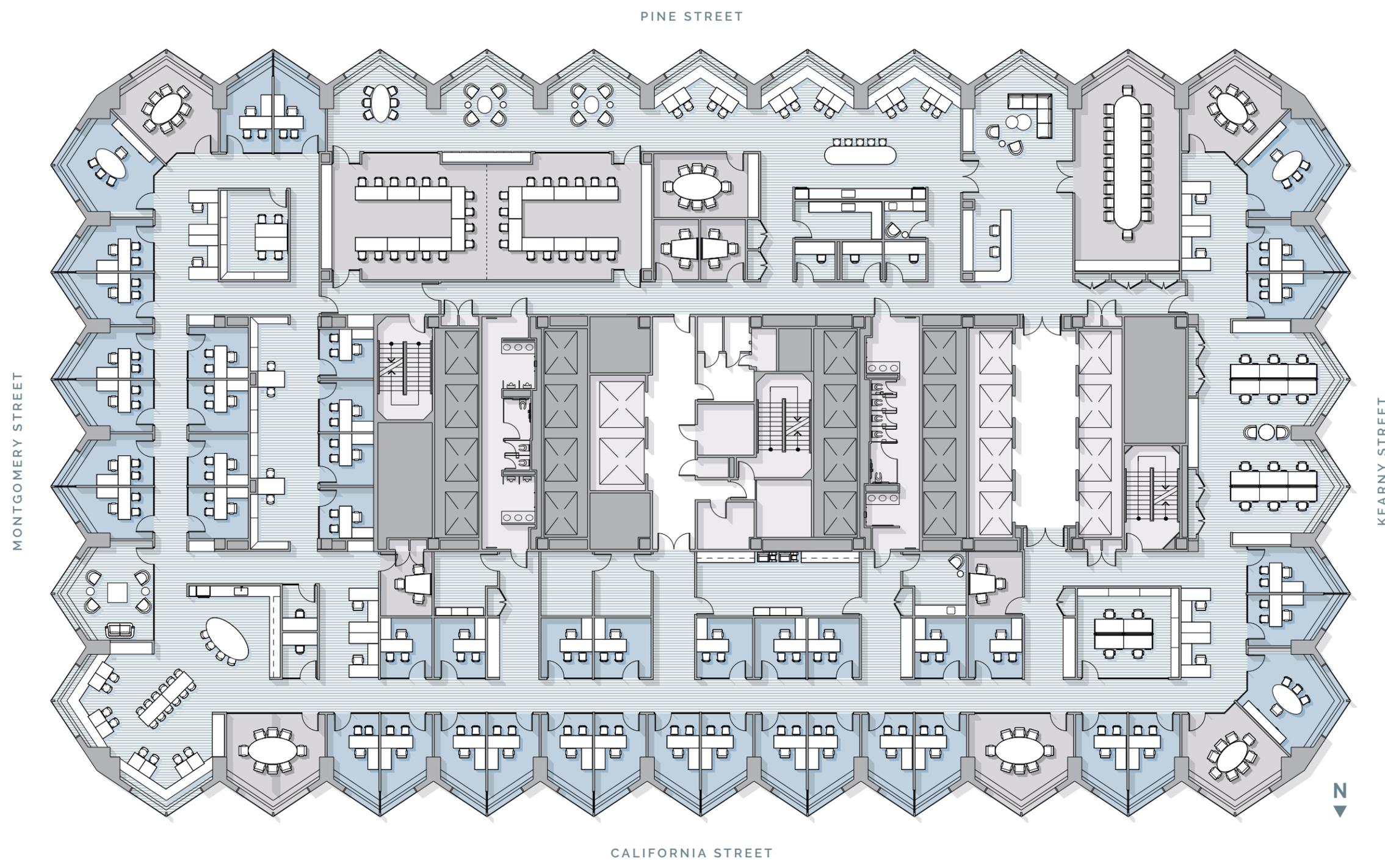
61,862 RSF
BLOCK
INTERCONNECTING STAIR

90,207 RSF
BLOCK
INTERCONNECTING STAIR

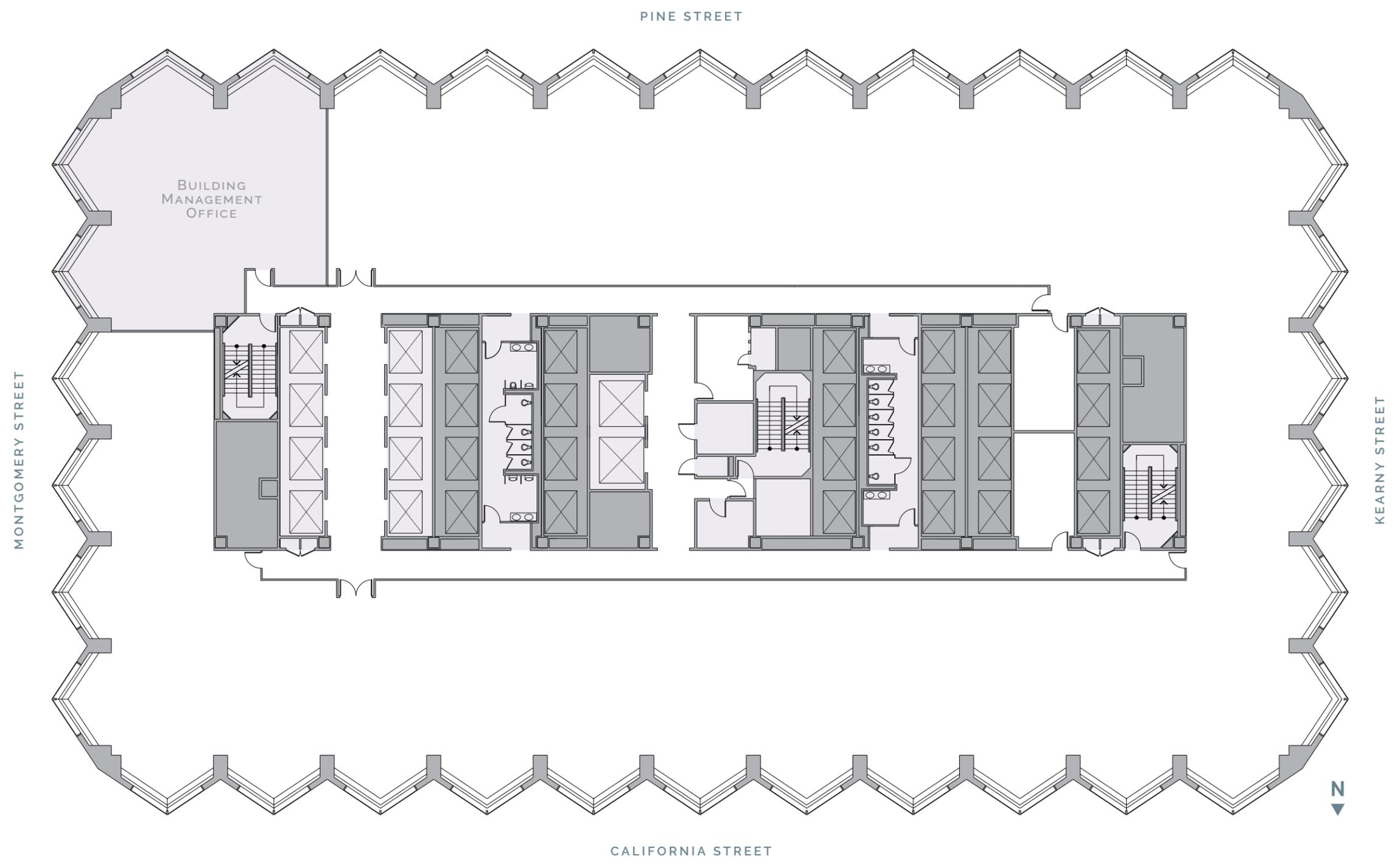


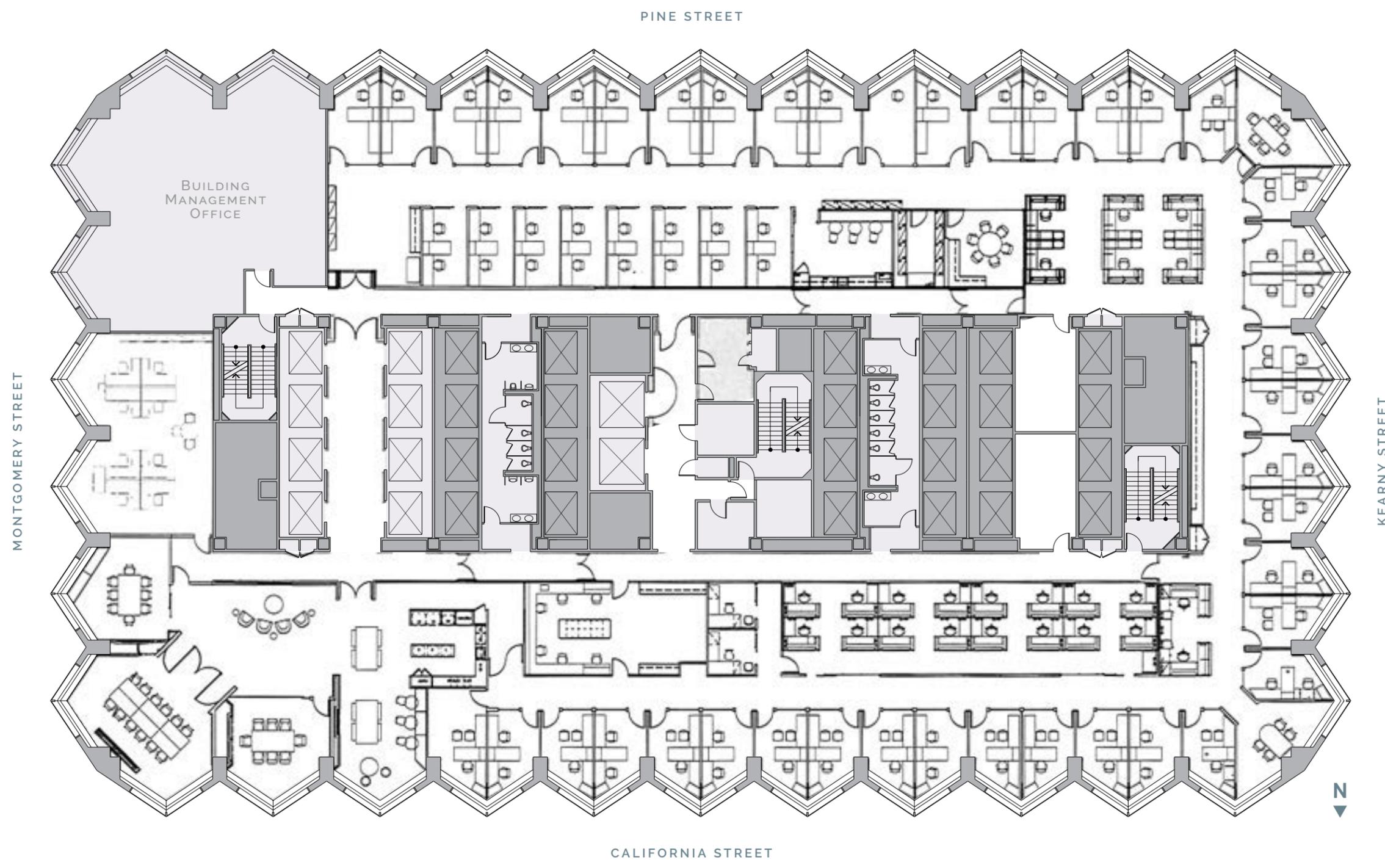
PROGRAMMING

WORKSTATIONS	125
LARGE CONFERENCE	1
MEDIUM CONFERENCE	5
HUDDLE ROOMS	7
OFFICE	22



PROGRAMMING	
WORKSTATIONS	20
LARGE CONFERENCE	3
MEDIUM CONFERENCE	6
HUDDLE ROOMS	4
OFFICE	46





PROGRAMMING

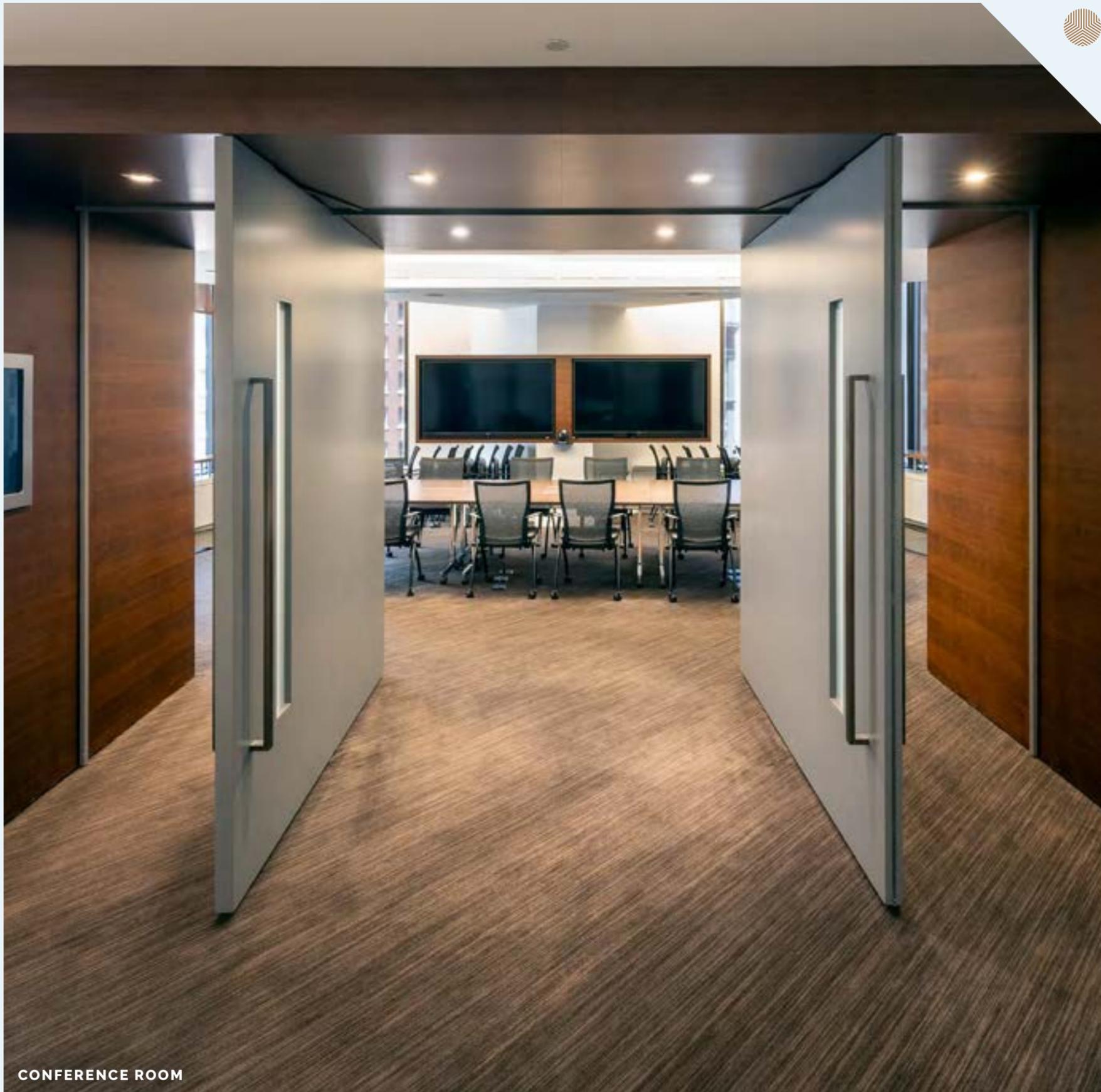
WORKSTATIONS	25
LARGE CONFERENCE	1
MEDIUM CONFERENCE	4
OFFICE	52
OPEN COLLABORATION	2



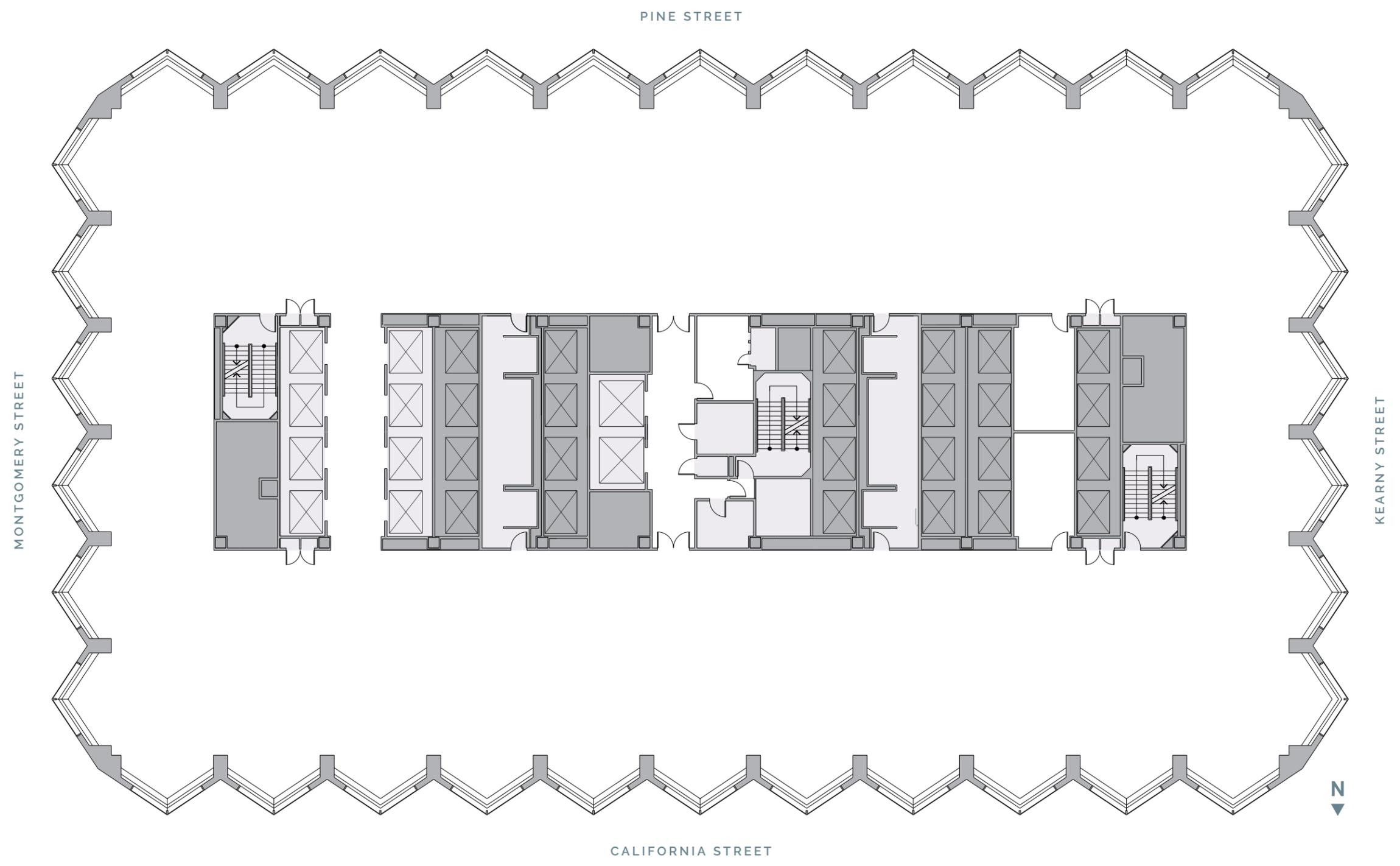
NORTHWEST



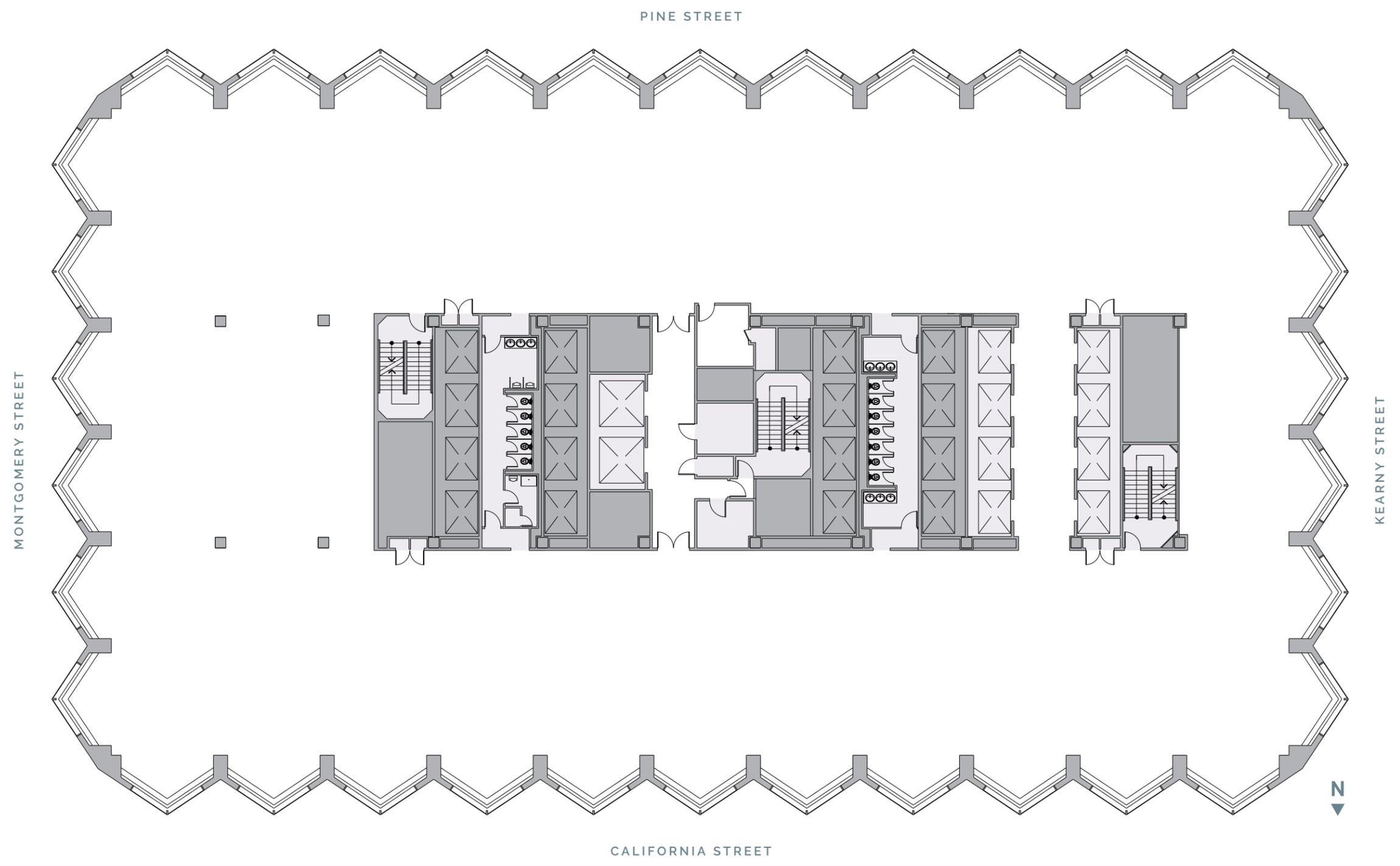
NORTH



CONFERENCE ROOM

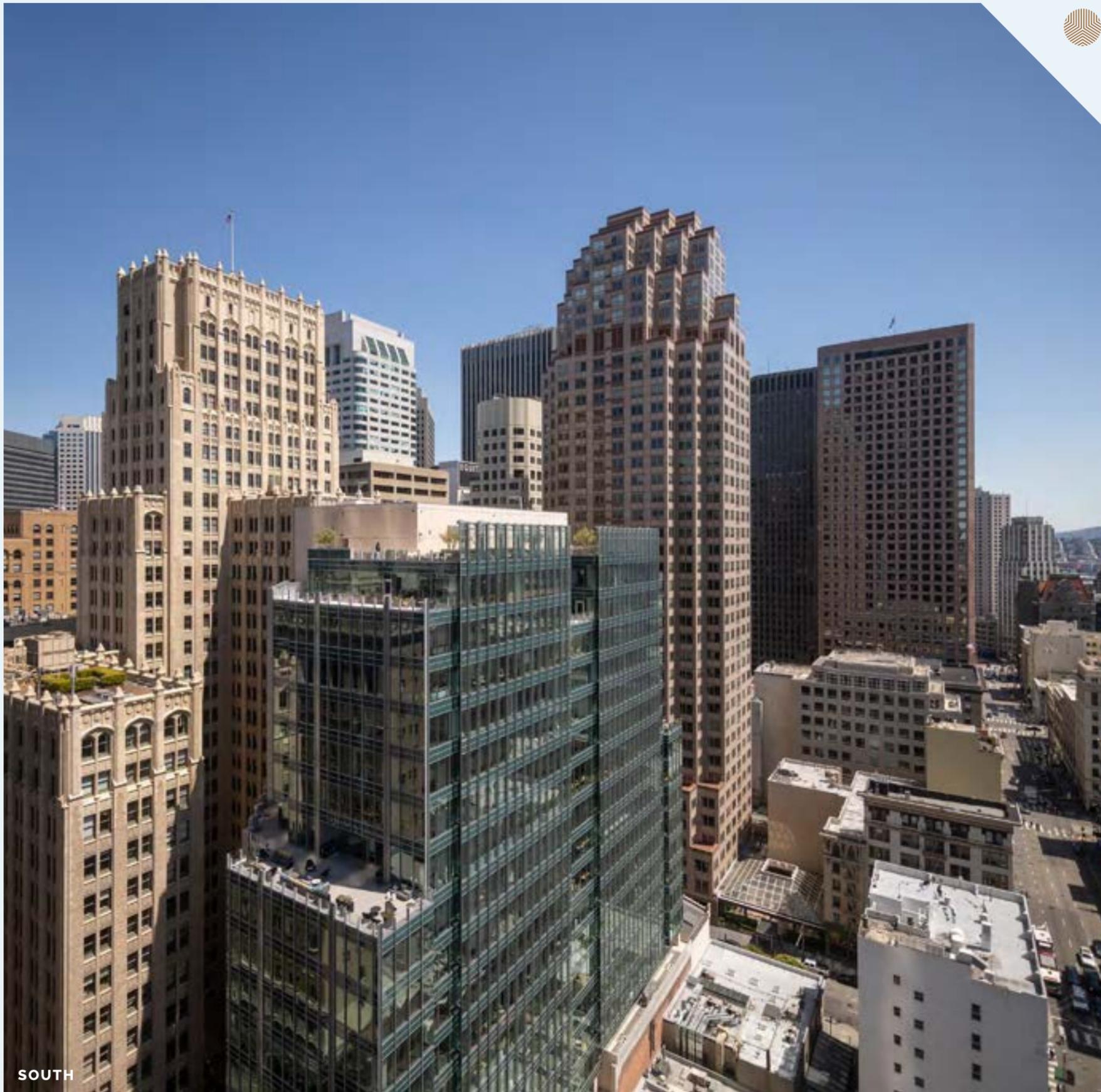








WEST

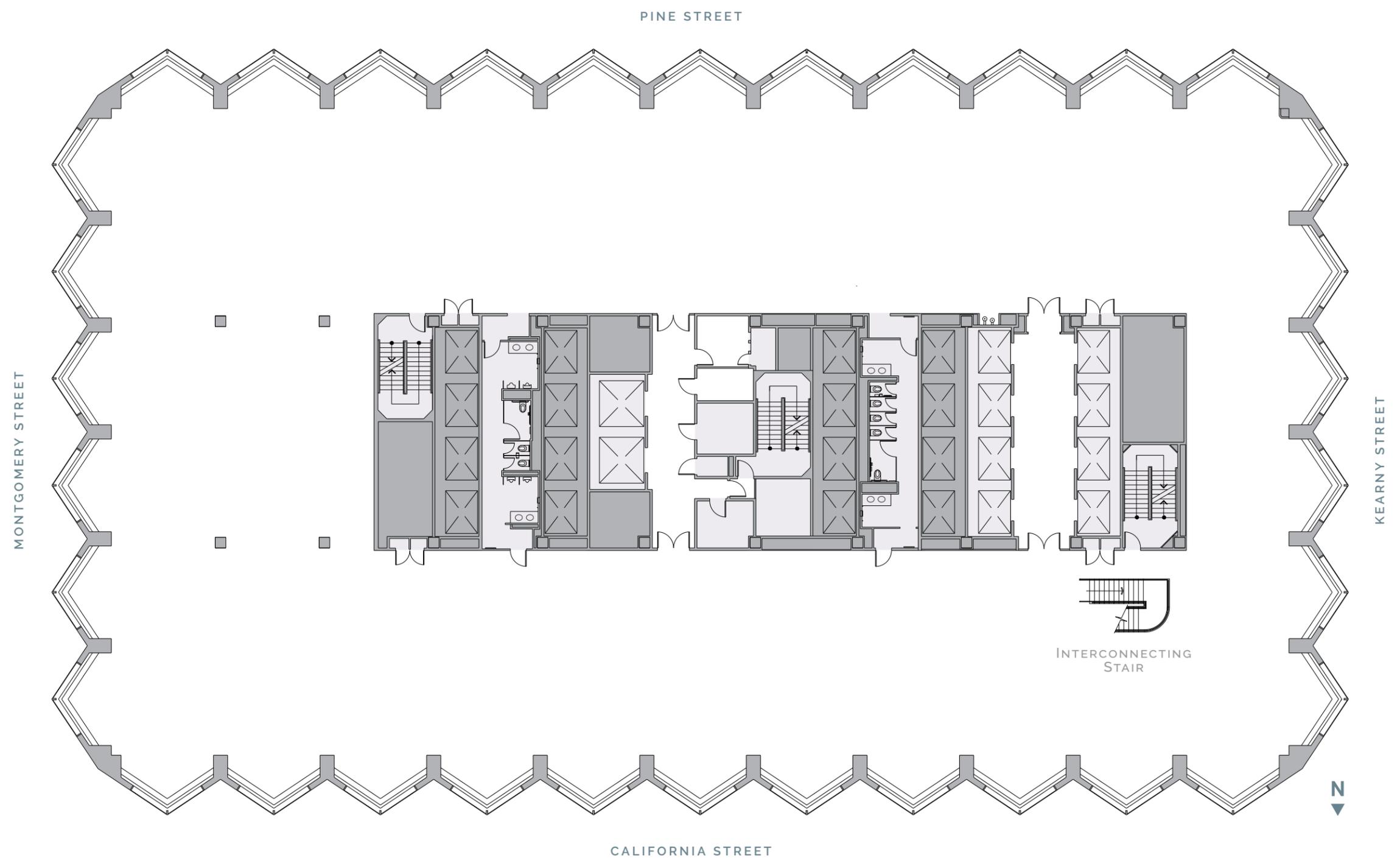


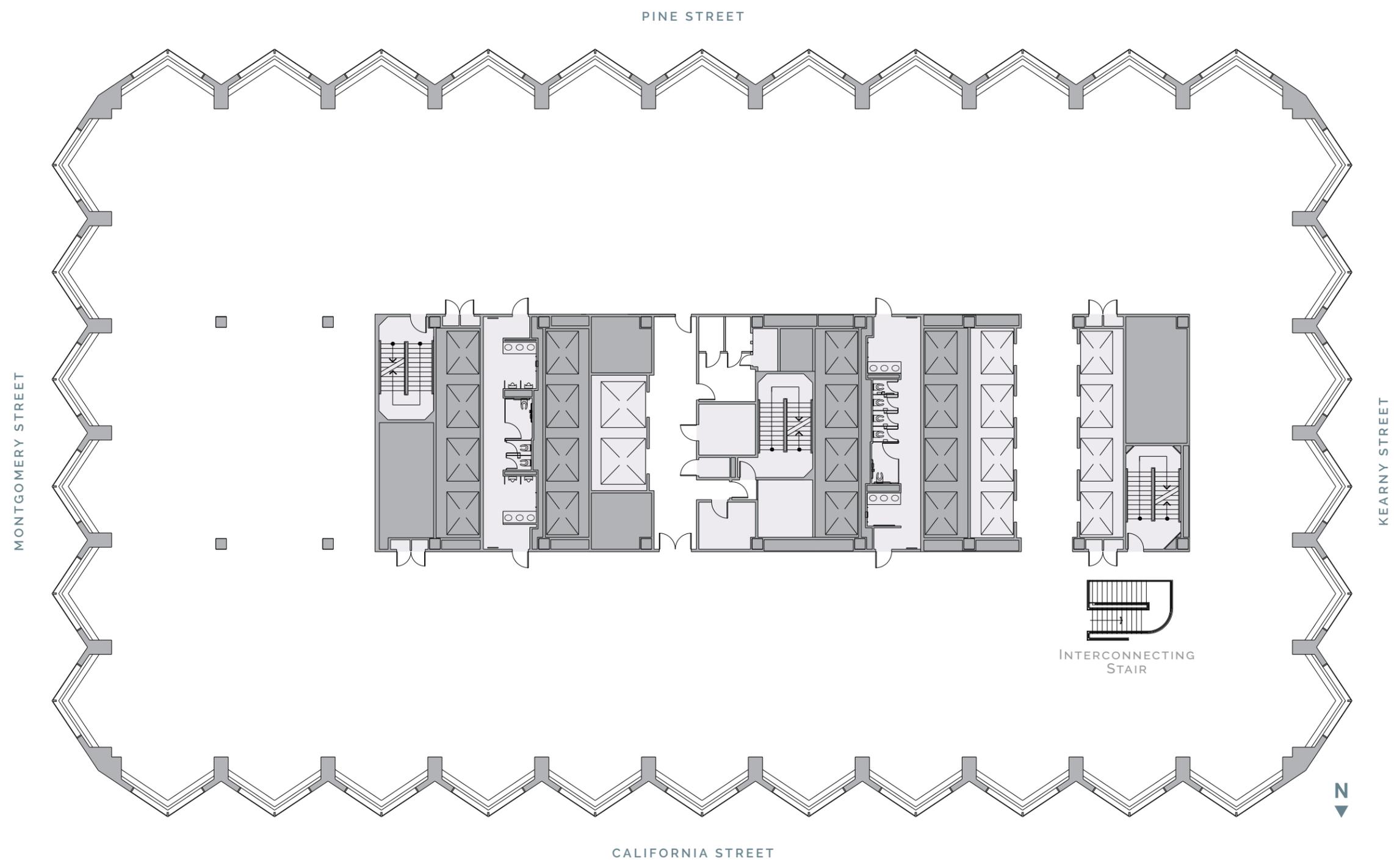
SOUTH



NORTH

17TH FLOOR | VIEWS







NORTH

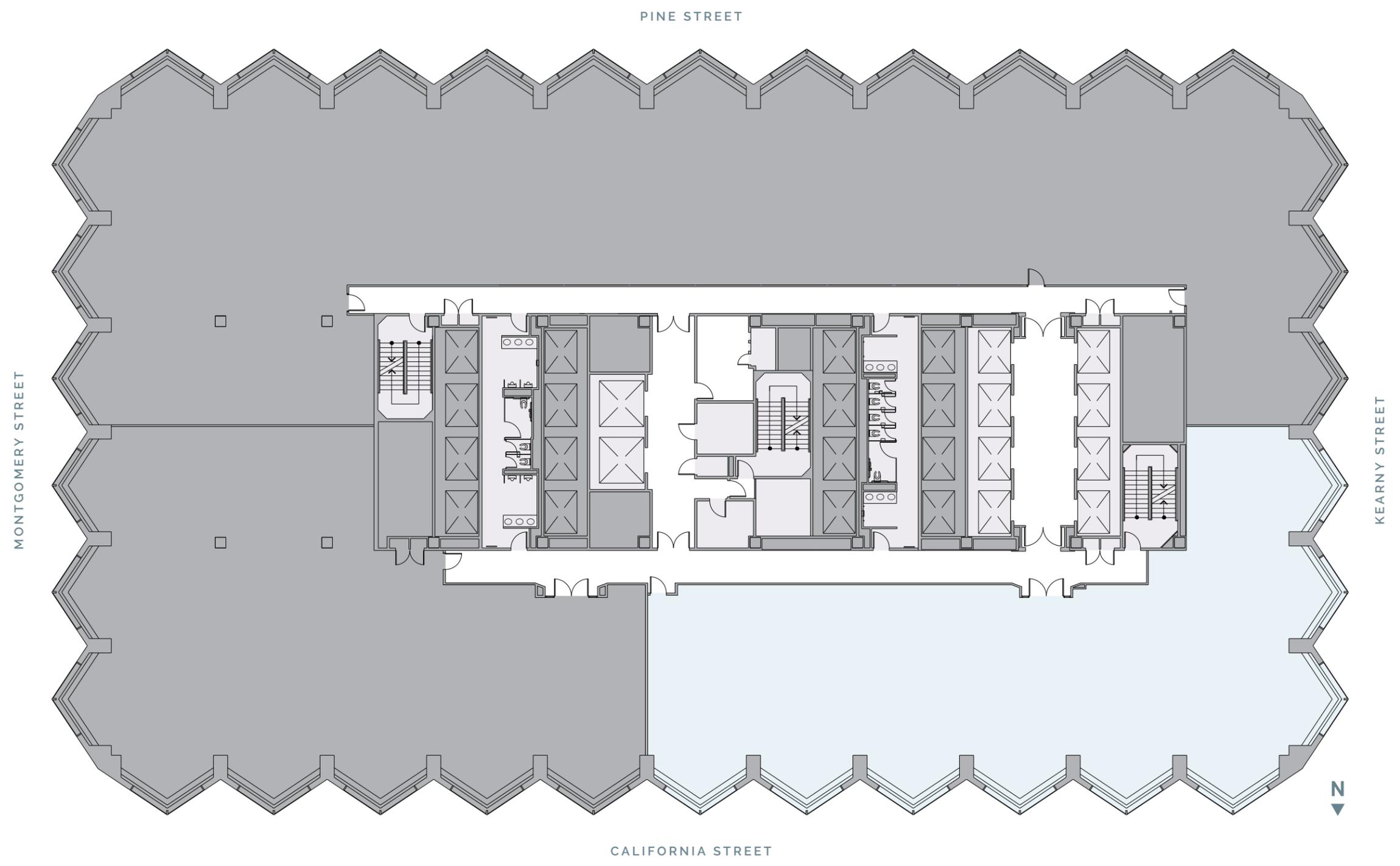


EAST



NORTH

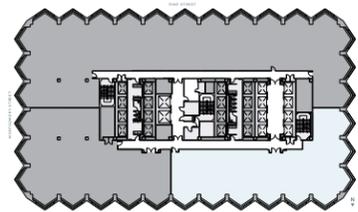
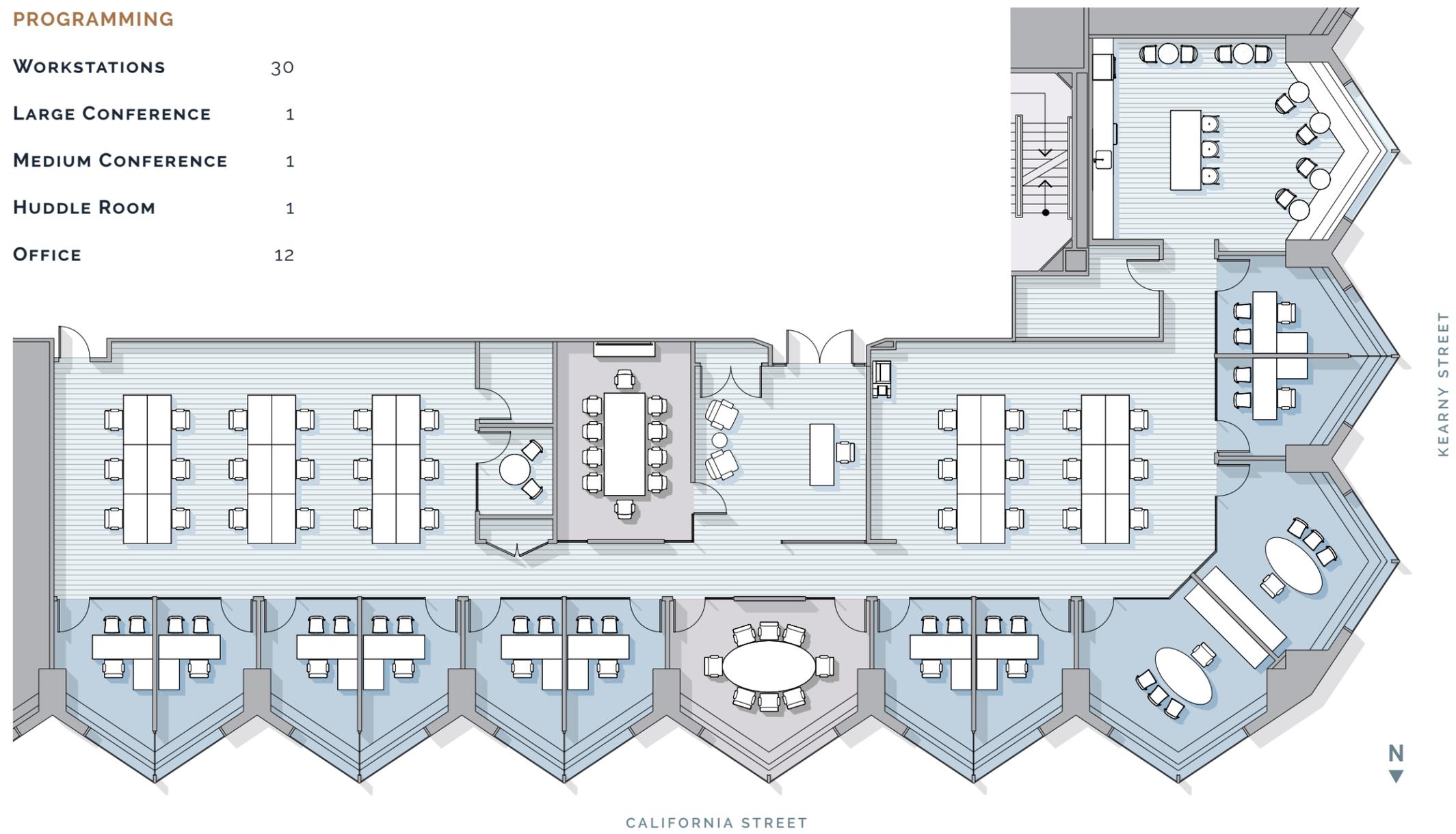
20TH FLOOR | VIEWS





PROGRAMMING

WORKSTATIONS	30
LARGE CONFERENCE	1
MEDIUM CONFERENCE	1
HUDDLE ROOM	1
OFFICE	12

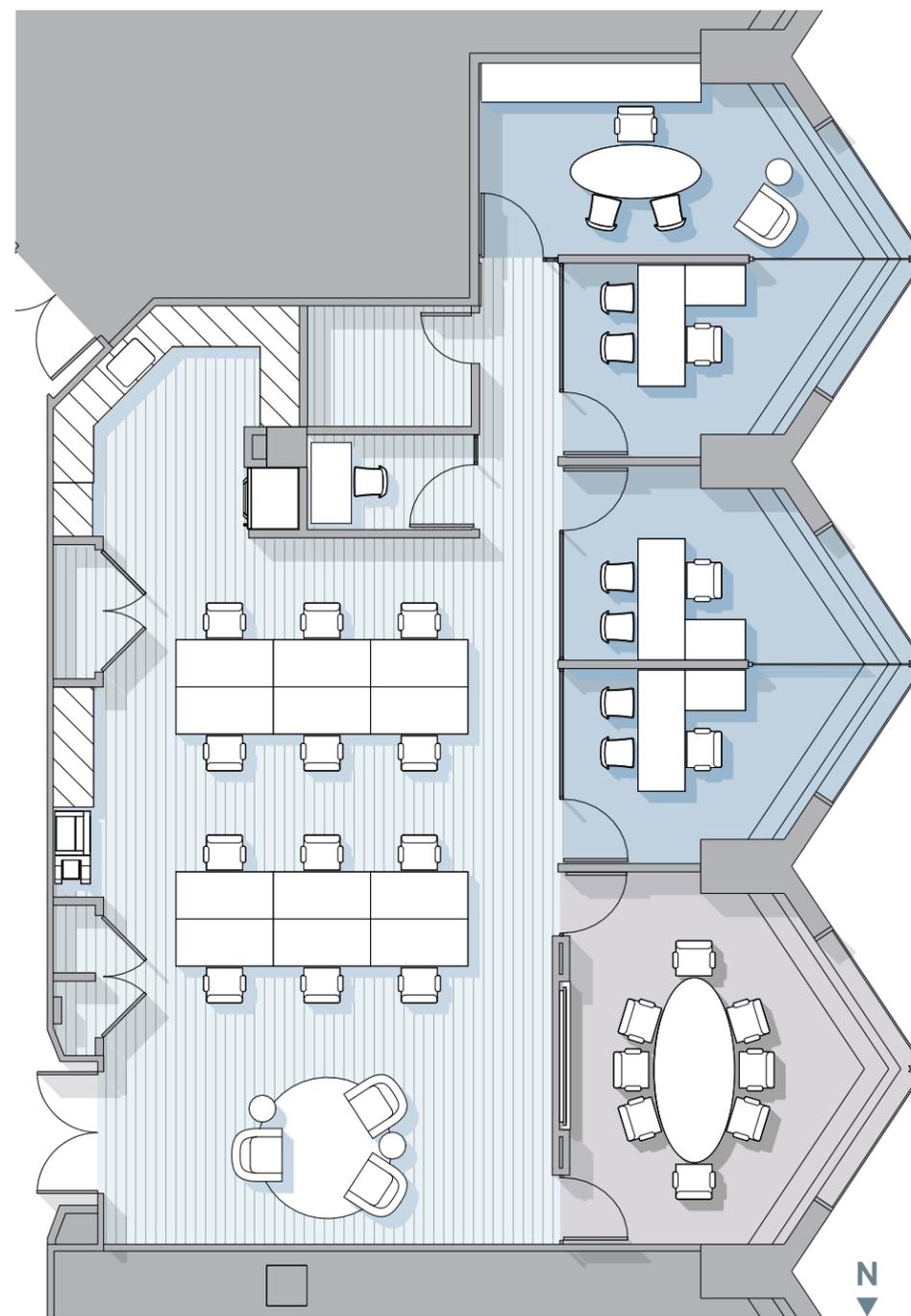
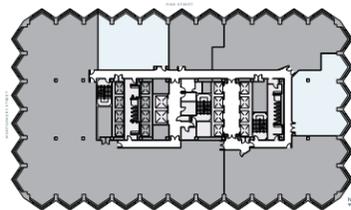




PINE STREET



SUITE 3310 | 2,565 RSF



KEARNY STREET



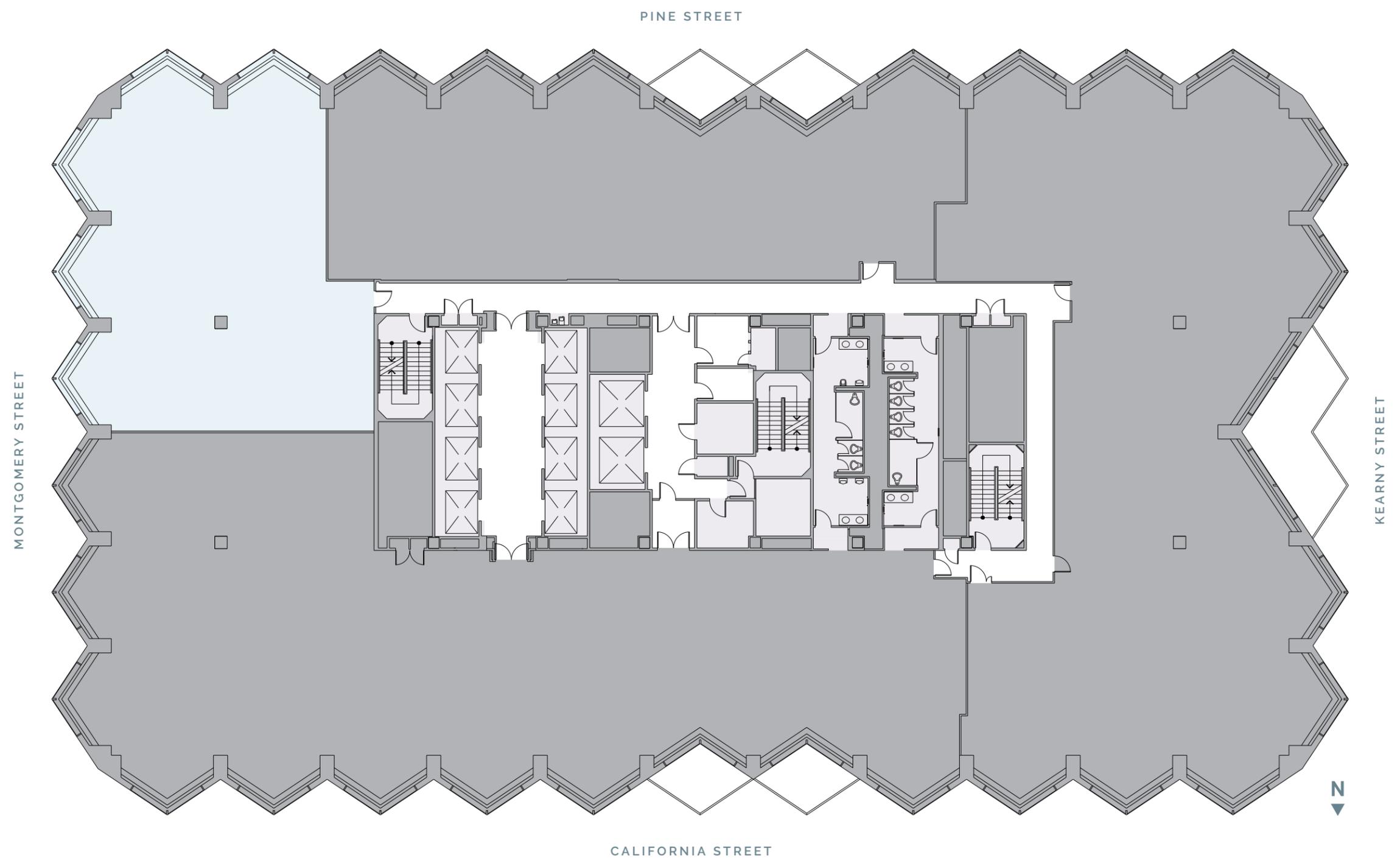
SUITE 3360 | 2,618 RSF

33RD FLOOR PREBUILTS | 2,565 RSF + 2,618 RSF





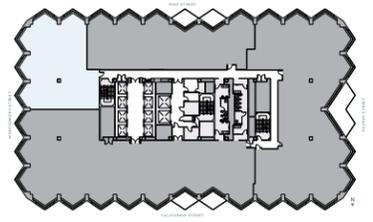
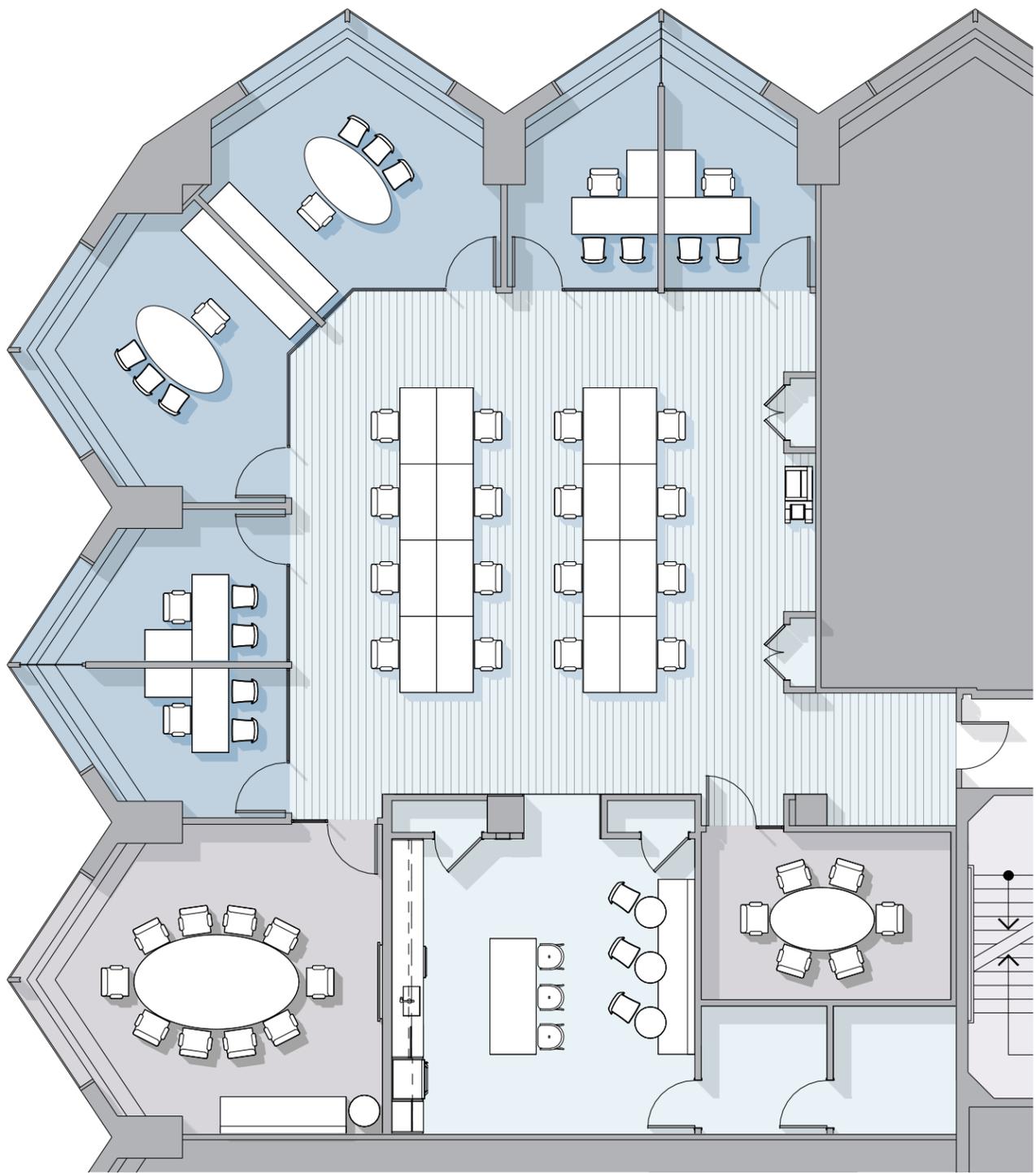
33RD FLOOR - SUITE 3310 | PREBUILT INTERIOR





PINE STREET

MONTGOMERY STREET



NEXT GENERATION URBAN CAMPUS



315 555 345

AN INTERCONNECTED COMPLEX OF
DISTINCT BUILDINGS 555 CALIFORNIA STREET,
315 AND 345 MONTGOMERY STREET SEAMLESSLY
JOINED BY A NEWLY MODERNIZED CONCOURSE
AND VAST OUTDOOR SPACE.





315 555 345

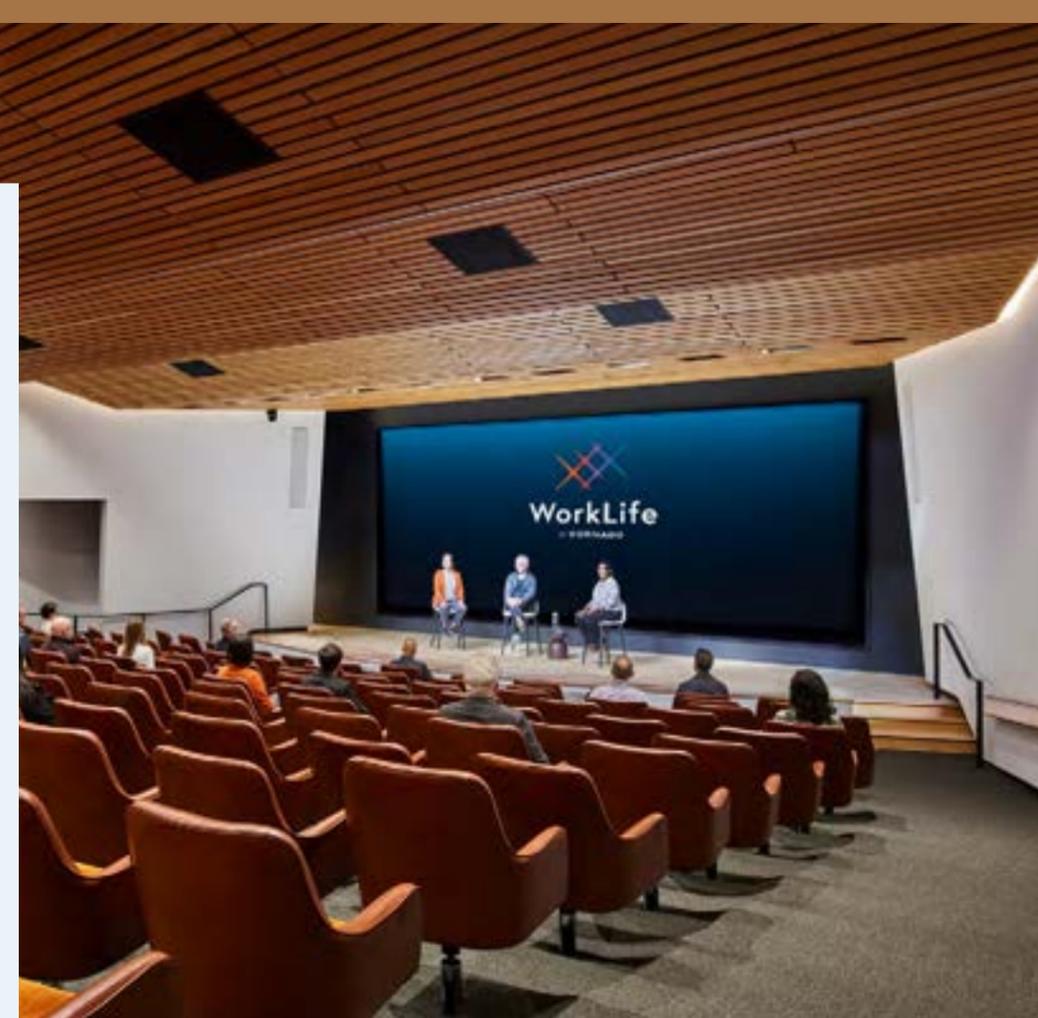
WorkLife

BY VORNADO

WorkLife is an amenity ecosystem for Vornado tenants that allows you to focus on both work and self-care, driven by the convenience of the LIVE. WORK. DO. app.

WorkLife:
Solving For Your Day.

worklifebyvornado.com



WorkLife

BY VORNADO

THE CONCOURSE CONNECTS ALL THREE BUILDINGS AND PROVIDES TENANTS WITH A PLACE TO WORK, GRAB A COFFEE, HOST A CASUAL MEETING OR A BUSINESS LUNCH.

WorkLife STATE-OF-THE-ART
TOWN HALL 150+ SEAT TOWN HALL

dock 713 PARKING SPACES
 68 BIKE PARKING SPACES

Bay Club 20,500 SF MODERN FITNESS
 AND WELLNESS CENTER

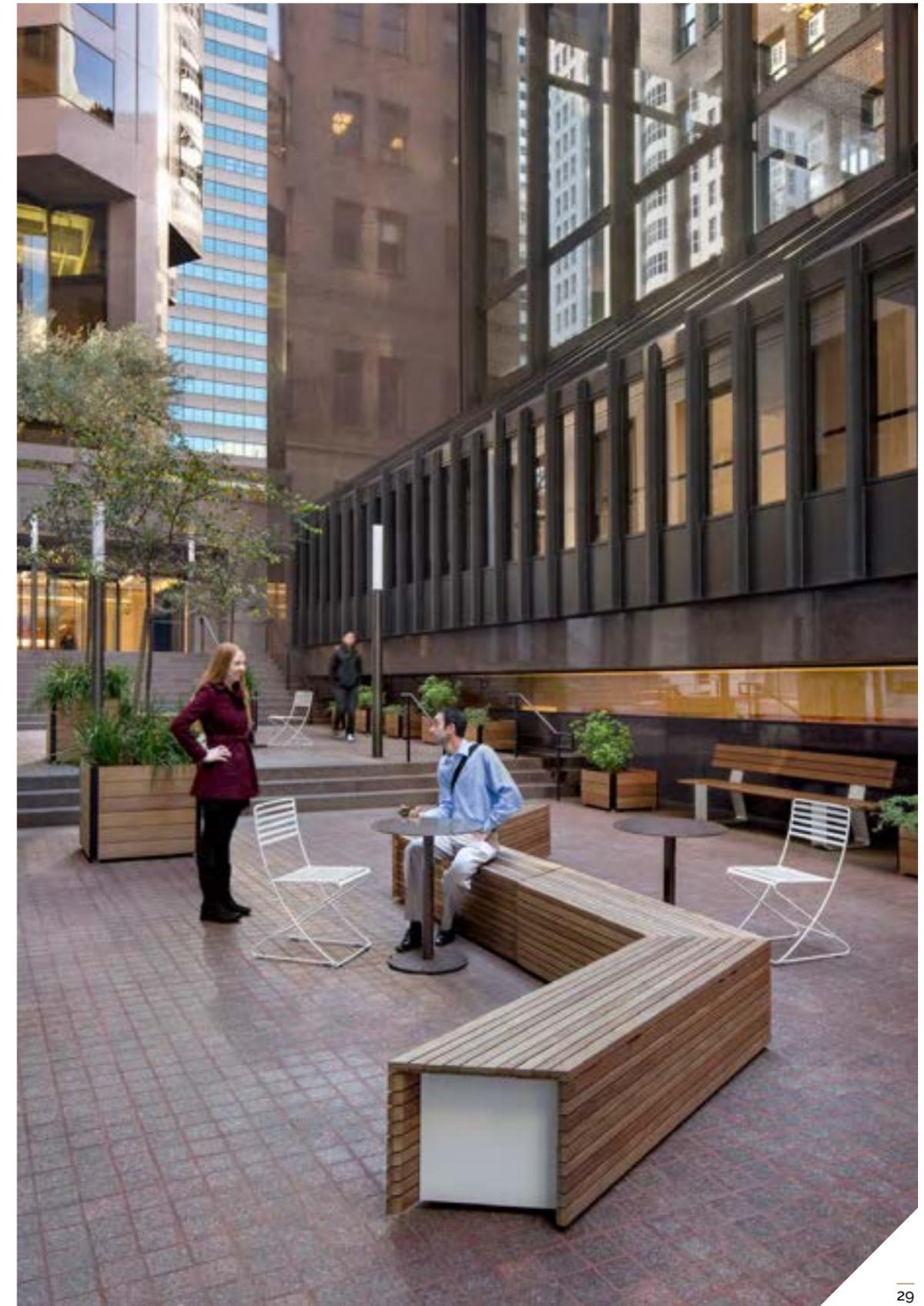
Bright Horizons A TRUSTED EDUCATIONAL
 CHILDCARE PROGRAM

THE VAULT A MODERN STEAKHOUSE WITH
 NIGHTLY LIVE PIANO MUSIC

THE VAULT garden A YEAR-ROUND OUTDOOR
 DINING OASIS ON THE UPPER
 555 CALIFORNIA PLAZA

POKÉ BAR **PROPER FOOD** GRAB-N-GO OPTIONS
 PERFECT FOR A QUICK
 LUNCH OR COFFEE BREAK





LIVE. WORK. DO.

THE LIVE. WORK. DO. APP BRINGS THE 555 CALIFORNIA STREET COMMUNITY RIGHT TO YOUR FINGERTIPS. DOWNLOAD FOR ACCESS TO EXCLUSIVE TENANT AMENITIES, OFFERS AND MORE.

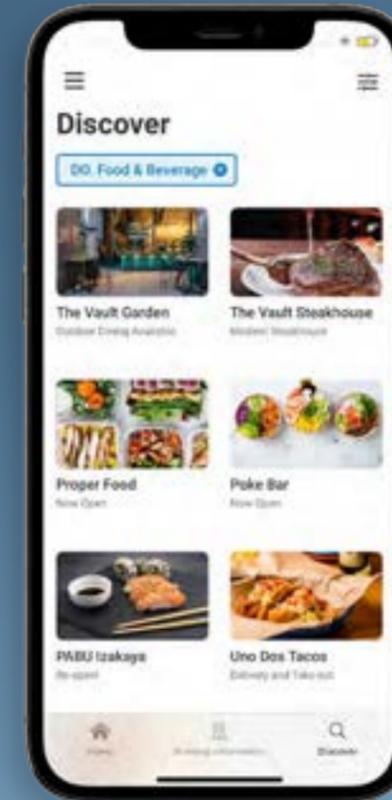
MOBILE ACCESS FOR VISITORS AND GUESTS — 2,322 ONSITE, ACTIVE USERS



EXCLUSIVE PERKS



WELLNESS OFFERS



LOCAL DINING OPTIONS



MOBILE ACCESS & VISITOR REGISTRATION



SCAN THE CODE WITH YOUR PHONE OR

WorkLife TOWN HALL

STATE-OF-THE-ART 150+ SEAT TOWN HALL WITH CAPACITY FOR 250, AND A 550 SQUARE FOOT EXHIBITION SPACE



TOWN HALL



EXHIBITION SPACE



BACKSTAGE GREEN ROOM



20,500 SQUARE FOOT MODERN FITNESS AND WELLNESS CENTER



MAIN ENTRANCE



FITNESS FLOOR



LOCKER ROOMS



LAUNCH
COFFEE & ICE CREAM *pad*

GRAB-N-GO OPTIONS PERFECT FOR A QUICK LUNCH OR COFFEE BREAK



PROPER FOOD



POKE BAR



LAUNCH PAD COFFEE AND ICE CREAM



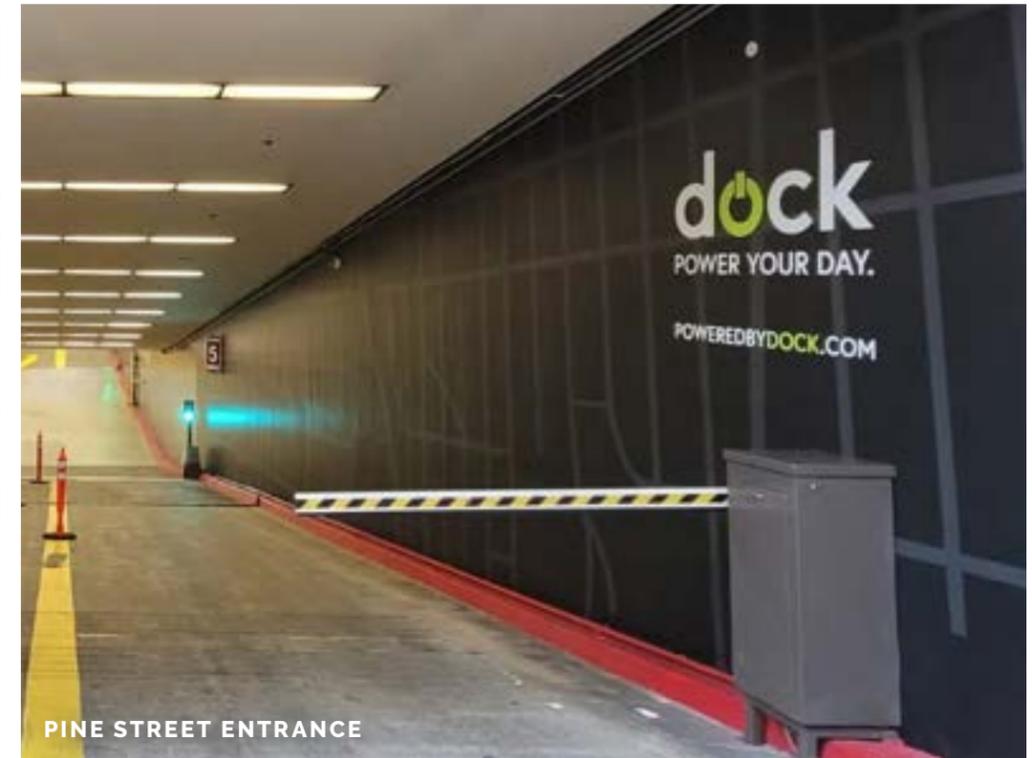
THE VAULT MAIN DINING ROOM



THE VAULT GARDEN SEATING



THE VAULT PRIVATE DINING ROOM



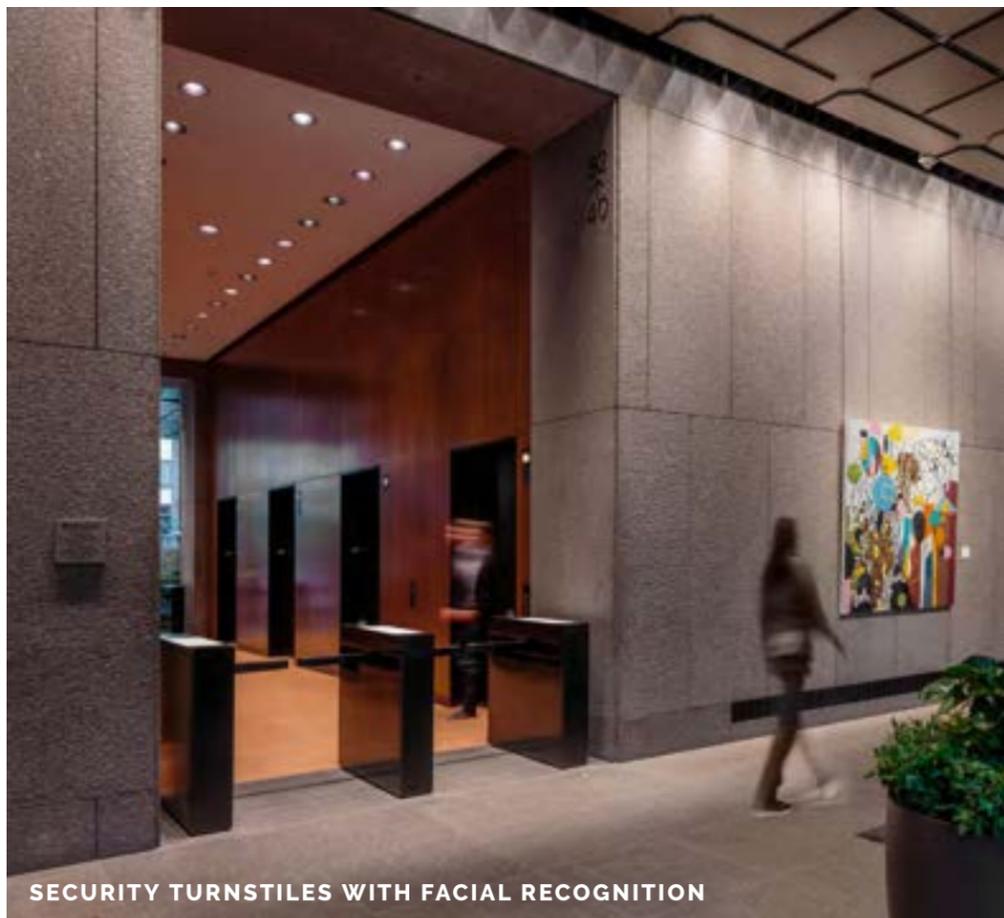
PINE STREET ENTRANCE



BIKE STORAGE



HOSPITALITY TRAINED SECURITY STAFF



SECURITY TURNSTILES WITH FACIAL RECOGNITION



INDOOR AND OUTDOOR HOSPITALITY INSPIRED LOBBY SEATING



VORNADO REALTY TRUST

VORNADO REALTY TRUST HAS BEEN THE PROUD OWNER OF THE ICONIC 555 CALIFORNIA STREET CAMPUS IN SAN FRANCISCO SINCE 2007. AS A FULLY INTEGRATED REAL ESTATE INVESTMENT TRUST ("REIT"), VORNADO MAINTAINS A PORTFOLIO OF PREMIER OFFICE AND RETAIL ASSETS IN MAJOR U.S. CITIES, WITH SAN FRANCISCO REPRESENTING A KEY MARKET ALONGSIDE NEW YORK AND CHICAGO. VORNADO IS A REAL ESTATE INDUSTRY LEADER IN SUSTAINABILITY, WITH 100% OF OUR IN-SERVICE OFFICES BUILDINGS LEED CERTIFIED AND OVER 95% CERTIFIED LEED GOLD OR PLATINUM.



555 CALIFORNIA STREET

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