



255CAL

REIMAGINED



The Financial District's Flagship Workplace

255 Cal stands as one of San Francisco's finest examples of modern architecture and timeless design. Now, building on its storied legacy, 255 Cal is reentering the market as a premier Class A building anchoring one of San Francisco's most prestigious corridors.

With premium amenity upgrades and design enhancements underway, paired with world-class workspaces, 255 Cal is the Financial District at its best.



A Landmark Address

Standing at the intersection of California and Battery Street, 255 Cal delivers a rich location that maximizes accessibility and comfort in one of the most vibrant cosmopolitan locations. Steps from the building, you'll find seamless transportation, acclaimed restaurants like the world-famous Tadich Grill, boutique shops, art galleries, and some of the city's most iconic landmarks.



MUNI BUS & TROLLEY LINES
2-Minute Walk



EMBARCADERO BART STATION
5-Minute Walk



NEARBY FERRY TERMINALS
8-Minute Walk



SALESFORCE TRANSIT CENTER
10-Minute Walk



FERRY BUILDING MARKETPLACE
10-Minute Walk



190,457 SF

RENTABLE AREA

Class A

OFFICE BUILDING

14 Stories

TOTAL HEIGHT

100

TRANSIT SCORE

Column-Free

FLOORPLATES

LEED Gold

CERTIFICATION





CONFERENCE CENTER



FITNESS CENTER

Upgraded & Unbeatable

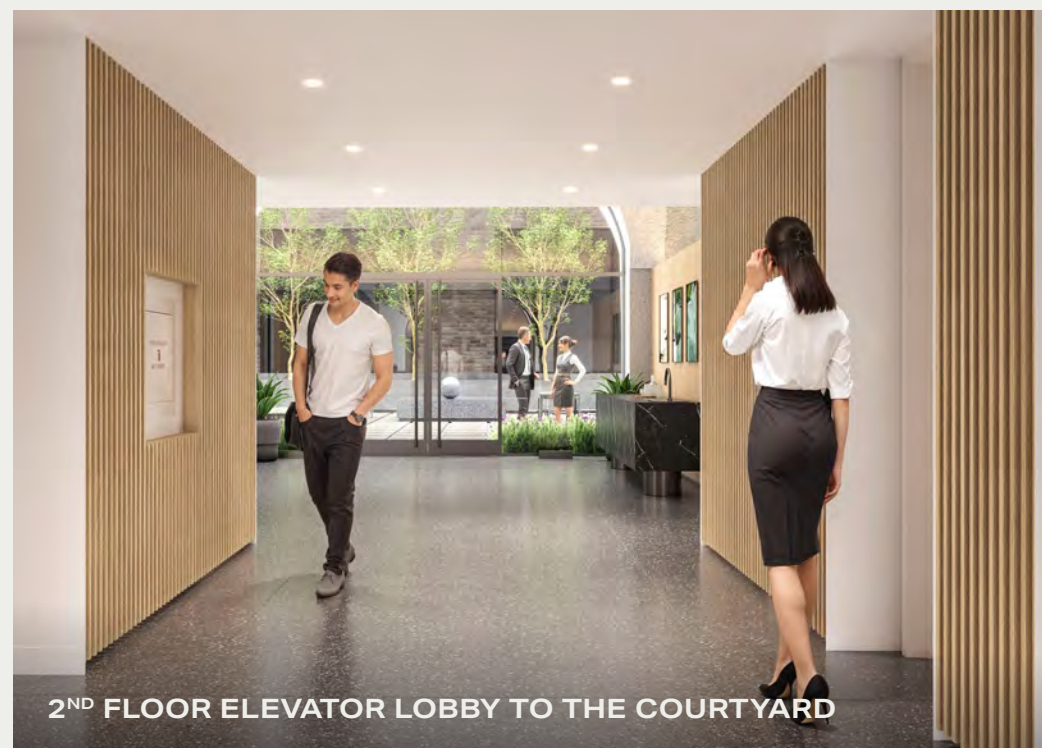
High-end amenity upgrades are underway at 255 Cal, making it anything but 'just another day at the office.' Every improvement is designed to promote wellness and flexibility in the workplace with access to both indoor and outdoor common areas including a tenant-exclusive courtyard and refreshed lobby.

REFRESHED GROUND FLOOR LOBBY
Highlighted by curated art pieces

**BRAND NEW, TENANT-EXCLUSIVE
CONFERENCE FACILITY**
With various sized meeting rooms

**BRAND NEW, TENANT-EXCLUSIVE
FITNESS CENTER**
Equipped with showers & towel service

RENOVATED SECOND FLOOR LOBBY
Leading to unique open-air courtyard terrace



Even More Amenities

PRIVATE TERRACE COURTYARD

Every tenant has access to an open-air courtyard space and sun-soaked lobby on our second story. This rare amenity adds distinct value and vibrancy to the tenant experience, offering spectacular views of the streetscape below.



**EXCLUSIVE
PARKING GARAGE**



**ON-SITE
BIKE ROOM**



**ON-SITE OWNERSHIP
& PROPERTY MANAGEMENT**





Created With Every Tenant in Mind

255 Cal is a renowned piece of mid-century modern architecture centered around its best-in-class office environments. Every workspace is bespoke and fitted to serve different needs. From full-floor, sun-warmed professional service suites to creative move-in-ready spec suites with exposed ceilings.



**24/7 ON-SITE
SECURITY**



**SMART APP TECHNOLOGY
POWERED BY COHESION**



**LEED GOLD
CERTIFICATION**



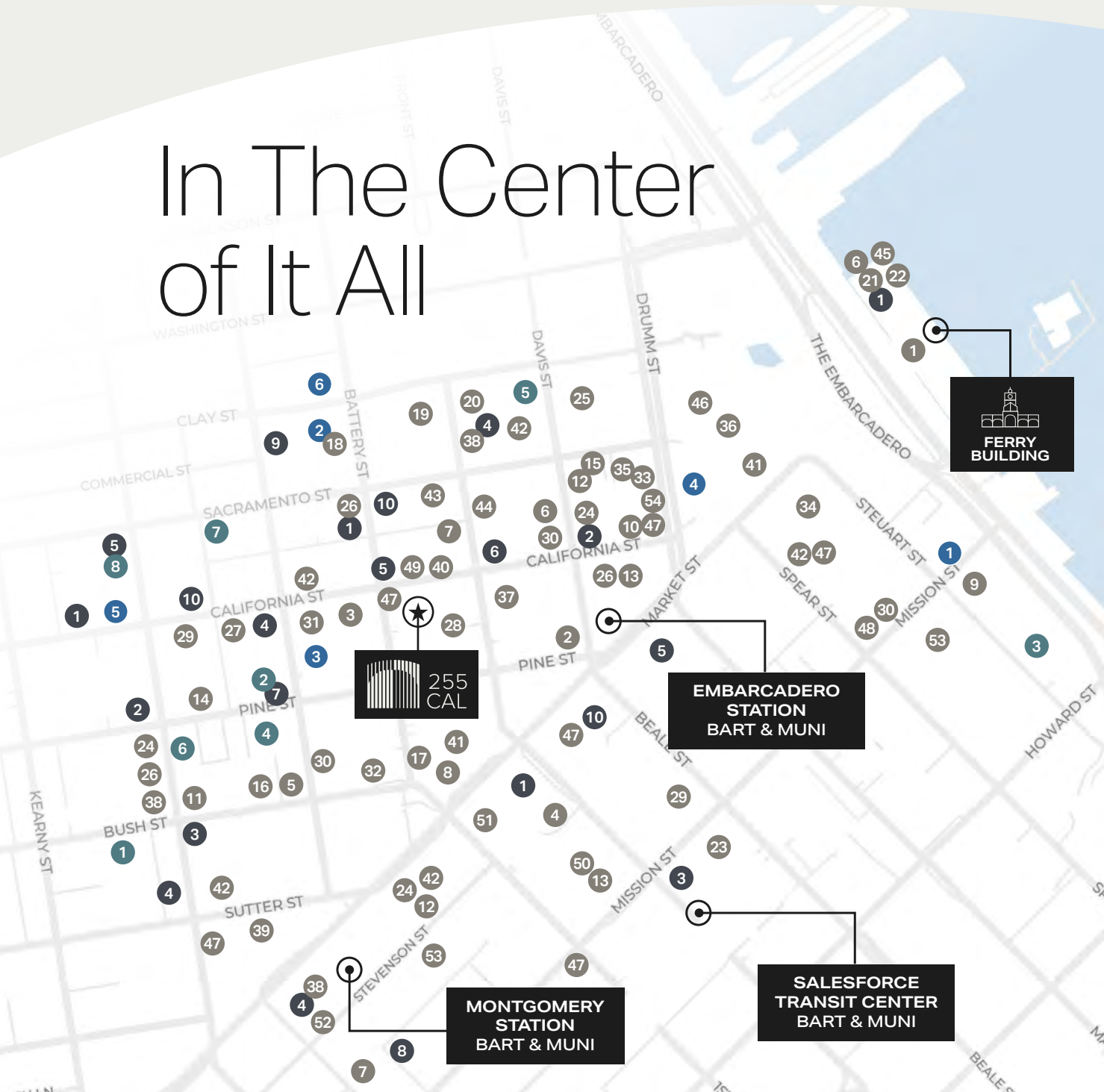
**COLUMN-FREE FLOORPLATES, OPEN
CEILINGS, & TECH READY SPACE**

High-End Spec Suite Program. Move-In Ready.

Fully built and tailored in a variety of sizes and styles, 255 Cal's new spec suite program redefines ready-to-work. Designed to impress and optimized for immediate use, these turnkey spaces bring sophistication and practicality together, offering businesses an opportunity to plant their flag in the heart of the Financial District.



In The Center of It All



RESTAURANTS

- | | |
|--|--------------------------|
| 1 A16 La Pala | 28 Lou's Café |
| 2 Avotoasty | 29 Mendocino Farms (2) |
| 3 Bamboo Asia | 30 Mixt (3) |
| 4 Barcha Mediterranean | 31 MOMO Noodle |
| 5 Blue Bottle Coffee (2) | 32 Noah's Bagelst |
| 6 Blue Hawaii Açai Café | 33 Oasis Grill |
| 7 Bluestone Lane (2) | 34 One Market Restaurant |
| 8 Boichik Bagels 22 Battery St | 35 Orale Orale |
| 9 Boulevard | 36 Osha Thai |
| 10 Café Terminus | 37 Pabu Izakaya |
| 11 Café Venue | 38 Peet's Coffee (2) |
| 12 Chipotle (2) | 39 Per Diem |
| 13 Coffee Bodega (2) | 40 Perbacco |
| 14 Credo | 41 Philz Coffee (2) |
| 15 Foccacia Reserve | 42 Proper Food (5) |
| 16 Freshroll | 43 Royal Exchange |
| 17 Flywheel Coffee Roasters
Corner of Battery & Bush. | 44 Schroeder's |
| 18 Fish & Farm | 45 Senor Sisig |
| 19 Gambino's New York Subs | 46 Sens |
| 20 Gochees Pizza | 47 Starbucks (6) |
| 21 Gott's Roadside | 48 Super Duper Burgers |
| 22 Hog Island Oyster Co. | 49 Tadich Grill |
| 23 International Smoke | 50 Tender Greens |
| 24 Joe the Juice (3) | 51 The Melt |
| 25 Kirimachi Ramen | 52 Uno Dos Tacos |
| 26 Leaf & Ladle (3) | 53 Yank Sling (2) |
| 27 Local Roots | 54 Ziggy's Burgers |

BANKS

- | | |
|-----------------------------|----------------------------|
| 1 Bank of America - ATM (4) | 6 City National Bank |
| 2 Bank of America (2) | 7 First Bank |
| 3 BMO (2) | 8 J.P. Morgan Private Bank |
| 4 Chase Bank (4) | 9 Umpqua Bank |
| 5 Citibank (3) | 10 Wells Fargo Bank (3) |

FITNESS

















- | | |
|--------------------|------------------------|
| 1 Barry's Bootcamp | 5 Fitness SF |
| 2 BodyRok | 6 Flagship |
| 3 Embarcadero YMCA | 7 Orangetheory Fitness |
| 4 Equinox Fitness | 8 Planet Fitness |

HOTELS

- | | |
|-------------------------|-----------------------|
| 1 1 Hotel San Francisco | 4 Hyatt Regency |
| 2 The Jay | 5 Omni Hotel |
| 3 Four Seasons Hotel | 6 Club Quarters Hotel |

Space Availability

CLICK AVAILABILITY
TO VIEW FLOORPLAN

SPACE	SQ. FT.	AVAILABLE	VIRTUAL TOUR
 Suite 200	12,186	Immediate	 Click to View
 Suite 425	5,876	Immediate	
 Suite 500	3,811	Immediate	
 Suite 550	7,020	Immediate	 Click to View
 Suite 700	14,006	Immediate	
 Suite 900	5,563	Immediate	
 Suite 950	8,443	Immediate	
 Suite 1000	14,006	Immediate	 Click to View
 Suite 1100	4,957	Immediate	
 Suite 1125	5,593	Immediate	
 Suite 1150	3,456	Immediate	
 Suite 1350	6,973	Immediate	 Click to View
 Suite 1400	14,006	Immediate	 Click to View

Suite 200

12,186 SF
AVAILABLE NOW

- High-end spec improvements completed
- Open plan with the ability to add conference rooms
- High barrel-vaulted ceilings
- Exclusive outdoor terrace
- Abundant natural light

VIRTUAL TOUR

ALL AVAILABILITIES

BATTERY STREET

CALIFORNIA STREET



*HYPOTHETICAL PLAN ACCOMMODATES ±48 WORK STATIONS



Suite 425

**5,876 SF
AVAILABLE NOW**

AS-BUILT PLAN

- (1) Conference room
- Open kitchen
- Open plan with ability to have additional meeting rooms built out

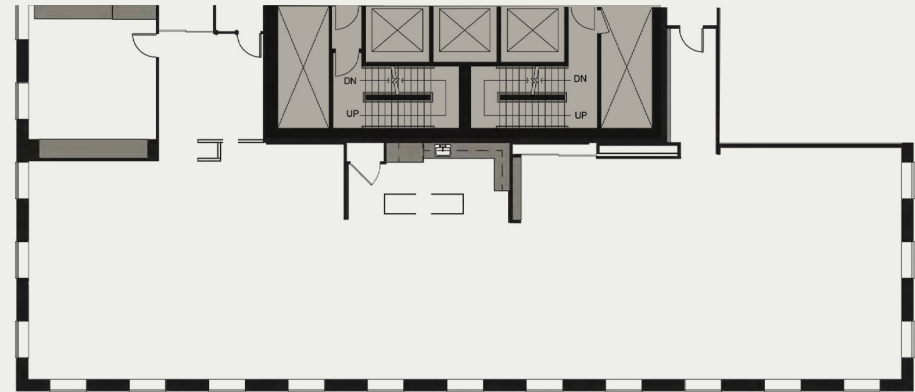
HYPOTHETICAL PLAN

- (1) Conference room
- (3) Offices/Meeting rooms
- Open kitchen/all-hands area

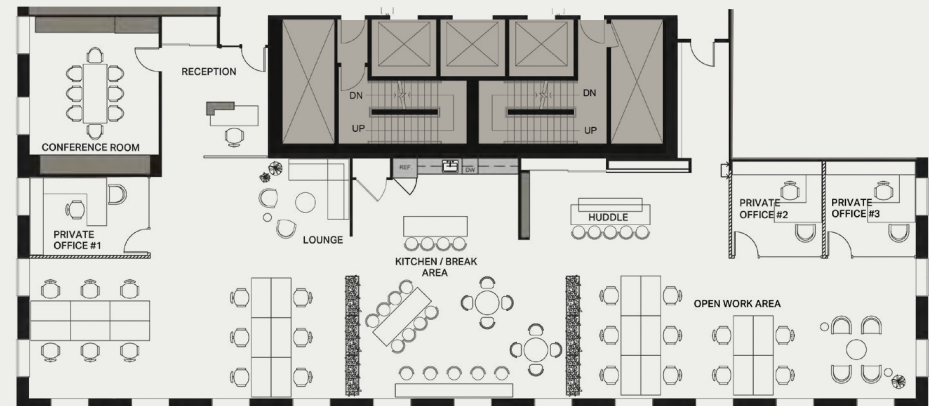
ALL AVAILABILITIES

BATTERY STREET

CALIFORNIA STREET



*AS-BUILT PLAN



*HYPOTHETICAL PLAN ACCOMMODATES ±22 WORK STATIONS

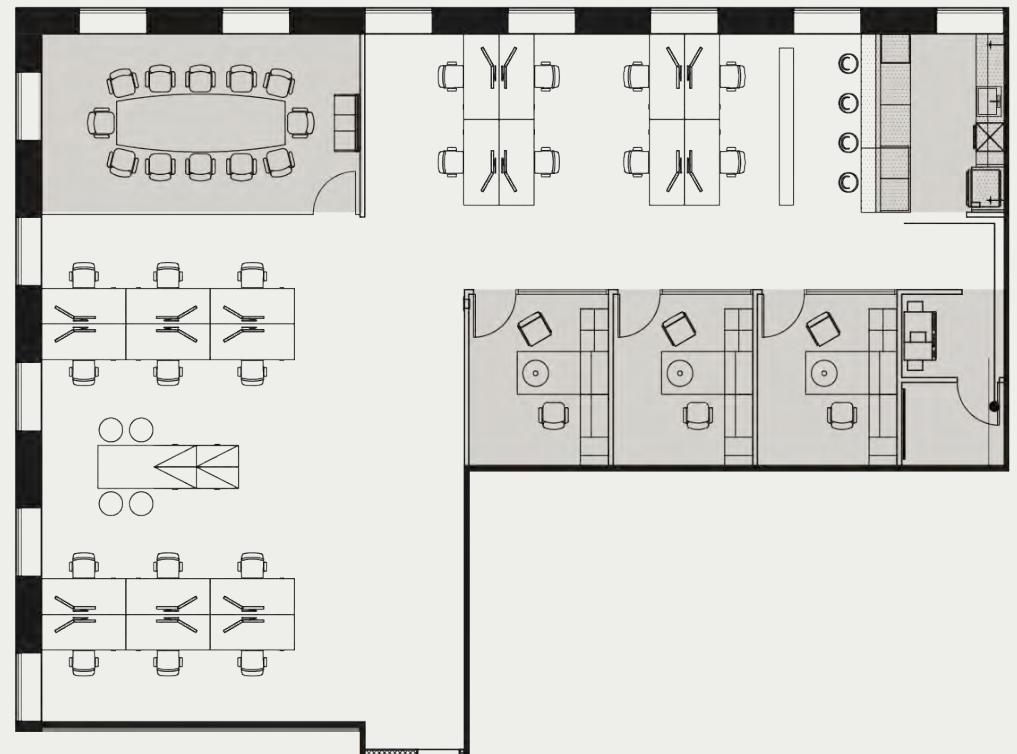
Suite 500

3,811 SF
AVAILABLE NOW

- California Street outlooks
- New spec suite
- (1) Conference room
- (3) Offices/Meeting rooms
- Kitchen
- Open area for workstations

BATTERY STREET

CALIFORNIA STREET



ALL AVAILABILITIES

*HYPOTHETICAL PLAN ACCOMMODATES ±20 WORK STATIONS

Suite 550

7,020 SF
AVAILABLE NOW

- Creative spec suite
- Exposed ceiling & polished concrete
- Double door entry
- (2) Conference rooms
- (3) Meeting rooms
- Open kitchen

VIRTUAL TOUR

ALL AVAILABILITIES



*ACCOMMODATES ±36 WORK STATIONS



SUITE 550



Suite 700

**14,006 SF
AVAILABLE NOW**

- Whitebox condition
- Tenant improvement package available

PROFESSIONAL SERVICES PLAN

- (2) Conference rooms
- (25) Offices + (4) Focus rooms
- Kitchen

CREATIVE PLAN

- (5) Conference rooms
- (13) Offices/meeting rooms
- (4) Focus rooms
- Kitchen

BATTERY STREET

CALIFORNIA STREET

ALL AVAILABILITIES

Suite 900

5,563 SF
AVAILABLE NOW

- New spec suite underway
- (2) Conference rooms
- (5) Offices/Meeting rooms
- Kitchen

BATTERY STREET

CALIFORNIA STREET



ALL AVAILABILITIES

*ACCOMMODATES ±32 WORK STATIONS

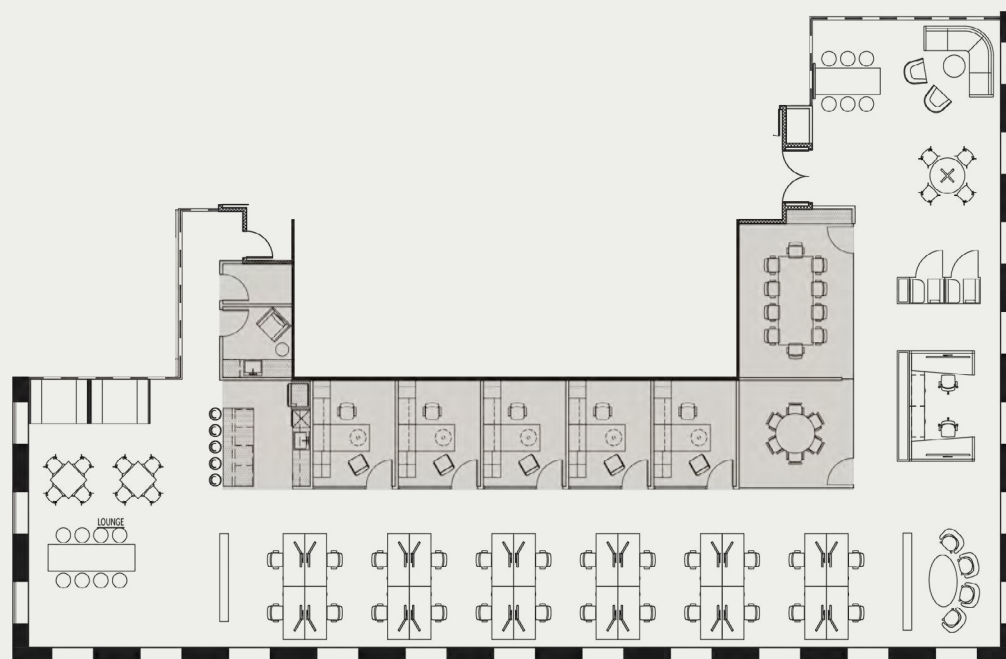
Suite 950

**8,443 SF
AVAILABLE NOW**

- New spec suite underway
- (2) Conference rooms
- (5) Offices/Meeting rooms
- Kitchen

BATTERY STREET

CALIFORNIA STREET



ALL AVAILABILITIES

*ACCOMMODATES ±26 WORK STATIONS

Suite 1000

14,006 SF
AVAILABLE NOW

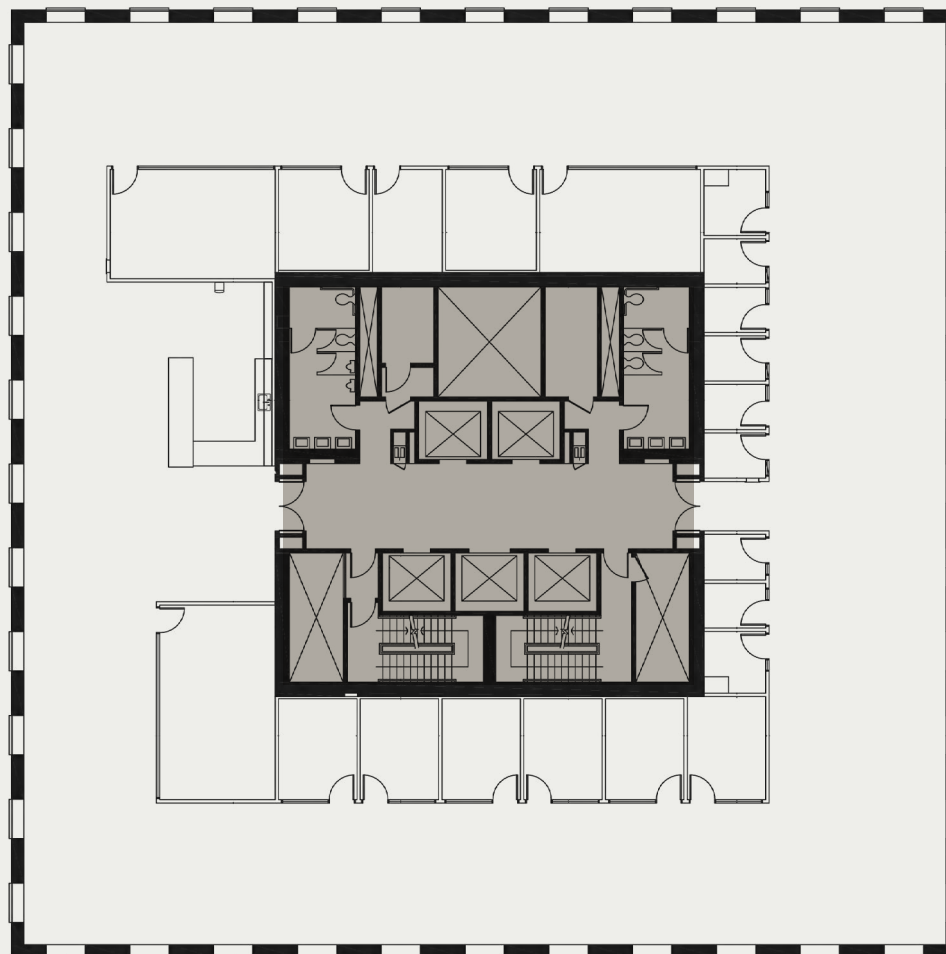
- Creative full floor with high-end finishes
- (3) Large conference rooms
- (8) Offices/Meeting rooms
- (9) Phone rooms
- Open kitchen
- IT/Storage

VIRTUAL TOUR

ALL AVAILABILITIES

BATTERY STREET

CALIFORNIA STREET



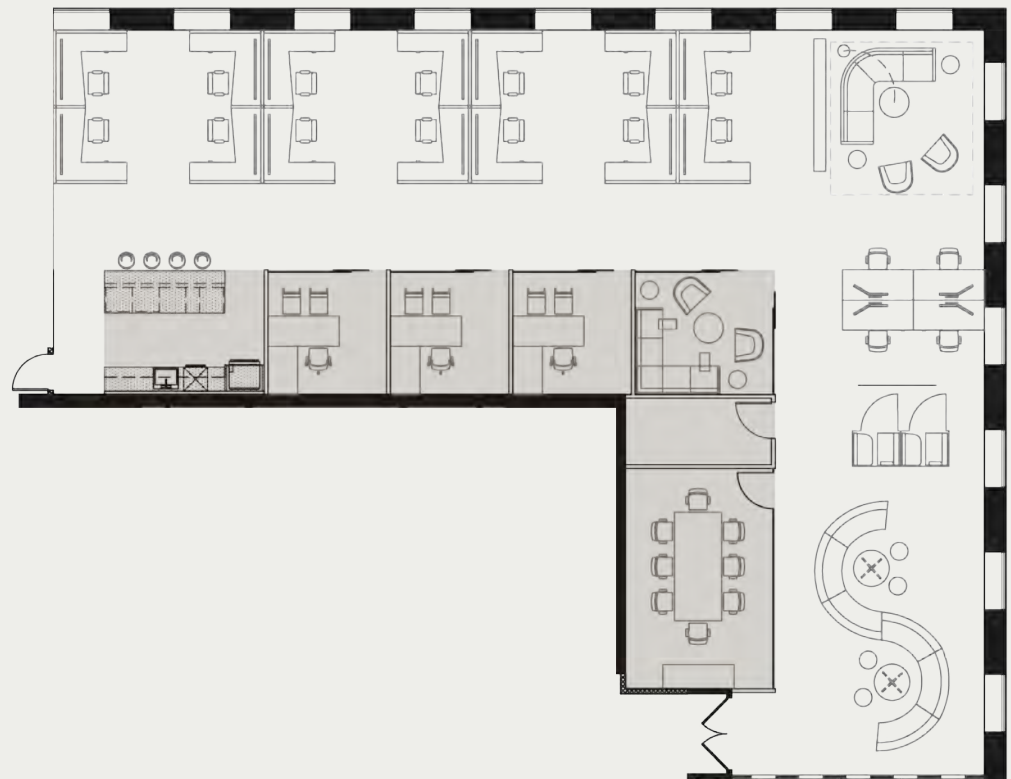
Suite 1100

4,957 SF
AVAILABLE NOW

- New spec suite underway
- (1) Conference room
- (3) Offices/Meeting rooms
- Kitchen

BATTERY STREET

CALIFORNIA STREET



ALL AVAILABILITIES

*ACCOMMODATES ±18 WORK STATIONS

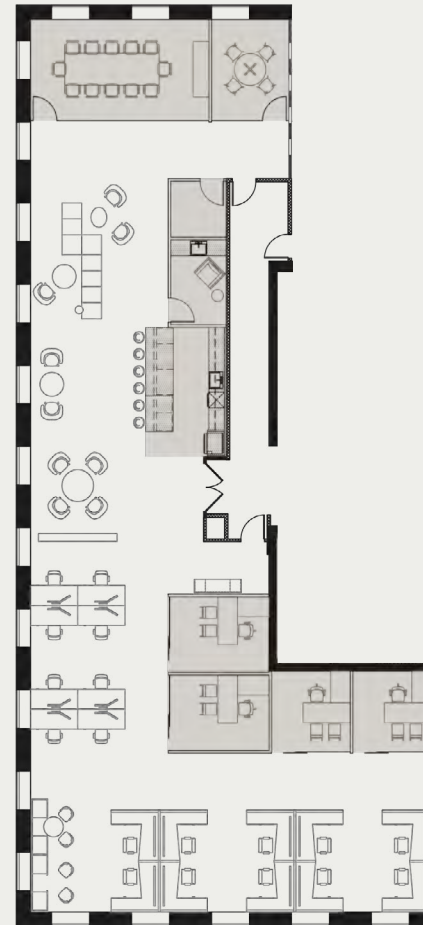
Suite 1125

5,593 SF
AVAILABLE NOW

- New spec suite underway
- (2) Conference rooms
- (4) Offices/Meeting rooms
- Kitchen

BATTERY STREET

CALIFORNIA STREET



*ACCOMMODATES ±18 WORK STATIONS

ALL AVAILABILITIES

Suite 1150

3,456 SF
AVAILABLE NOW

- New spec suite underway
- (1) Conference room
- (3) Offices/Meeting rooms
- Kitchen



ALL AVAILABILITIES

*ACCOMMODATES ±10 WORK STATIONS

Suite 1350

6,973 SF AVAILABLE NOW

- Professional services suite with high-end finishes throughout & ample natural light
- Possible to combine with the 14th floor for $\pm 20,979$ RSF

AS-BUILT PLAN

- (1) Large boardroom
- (14) Offices/Meeting rooms
- Kitchen

HYPOTHETICAL PLAN

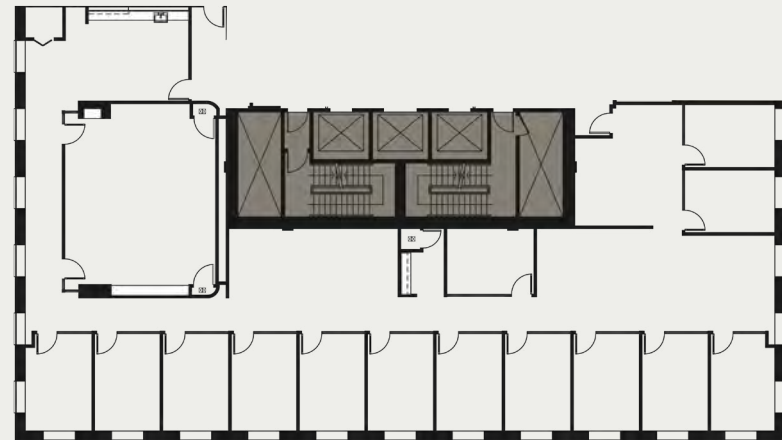
- Double door entry
- (3) Conference rooms
- (11) Offices/Meeting rooms
- Open kitchen

VIRTUAL TOUR

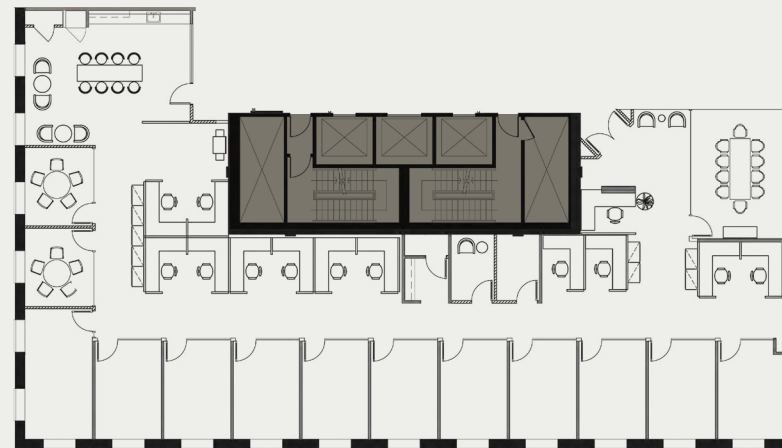
ALL AVAILABILITIES

BATTERY STREET

CALIFORNIA STREET



*AS-BUILT PLAN



*HYPOTHETICAL PLAN ACCOMMODATES ± 12 WORK STATIONS

Suite 1400

**14,006 SF
AVAILABLE NOW**

- Professional services suite with high-end finishes throughout
- Partial Bay views
- Boardroom
- (2) Medium conference rooms
- (26) Offices/meeting rooms
- Kitchen
- Can combine with Suite 1350 for ±20,979 RSF

VIRTUAL TOUR

ALL AVAILABILITIES



Bruce Wilson

SENIOR VICE PRESIDENT

415.828.4688

bruce.wilson@cbre.com

Lic. 00975682



Jenna Kinsinger

FIRST VICE PRESIDENT

415.772.0216

jenna.kinsinger@cbre.com

Lic. 02034180

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