



# 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.

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**REFRESHED GROUND FLOOR LOBBY**  
Highlighted by curated art pieces

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

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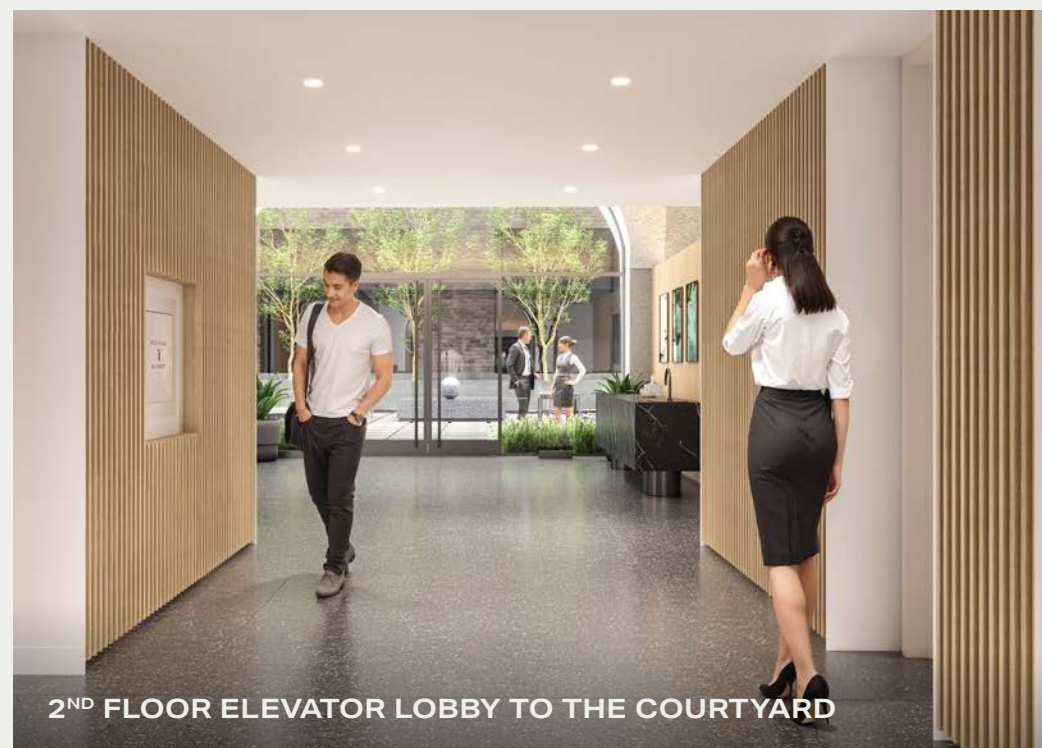
**BRAND NEW, TENANT-EXCLUSIVE  
FITNESS CENTER**  
Equipped with showers & towel service

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

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# 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 Customer 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**



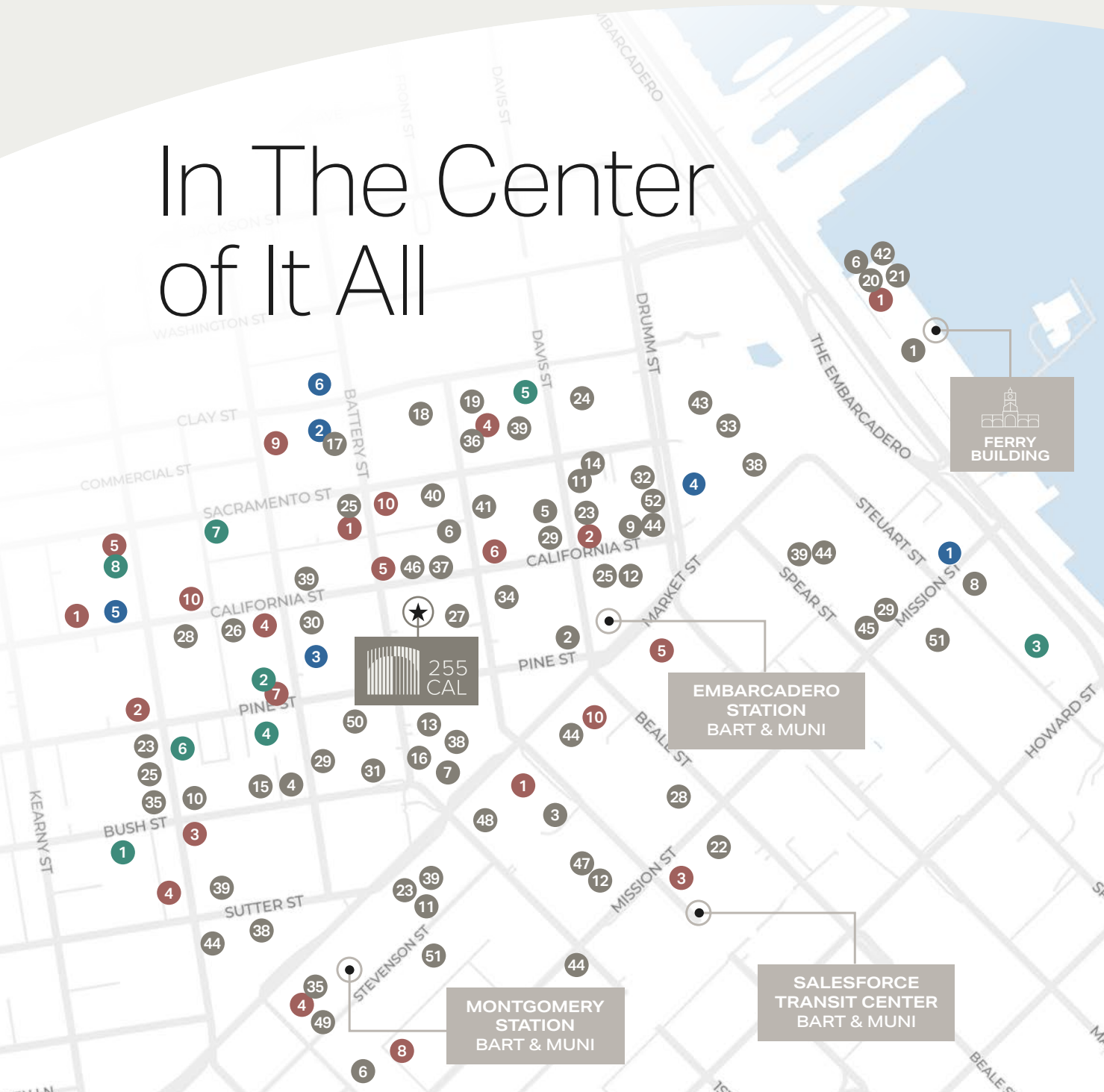
# High-End Spec Suite Program. Move-In Ready.

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               | 27 Lou's Café          |
| 2 Avotoasty                 | 28 Mendocino Farms (2) |
| 3 Barcha Mediterranean      | 29 Mixt (3)            |
| 4 Blue Bottle Coffee (2)    | 30 MOMO Noodle         |
| 5 Blue Hawaii Açai Café     | 31 Noah's Bagels       |
| 6 Bluestone Lane (2)        | 32 Oasis Grill         |
| 7 Boichik Bagels            | 33 Osha Thai           |
| 8 Boulevard                 | 34 Pabu Izakaya        |
| 9 Café Terminus             | 35 Peet's Coffee (2)   |
| 10 Café Venue               | 36 Per Diem            |
| 11 Chipotle (2)             | 37 Perbacco            |
| 12 Coffee Bodega (2)        | 38 Philz Coffee (2)    |
| 13 Crustacean               | 39 Proper Food (5)     |
| 14 Foccacia Reserve         | 40 Royal Exchange      |
| 15 Freshroll                | 41 Schroeder's         |
| 16 Flywheel Coffee Roasters | 42 Senor Sisig         |
| 17 Fish & Farm              | 43 Sens                |
| 18 Gambino's New York Subs  | 44 Starbucks (5)       |
| 19 Gochees Pizza            | 45 Super Duper Burgers |
| 20 Gott's Roadside          | 46 Tadich Grill        |
| 21 Hog Island Oyster Co.    | 47 Tender Greens       |
| 22 International Smoke      | 48 The Melt            |
| 23 Joe the Juice (3)        | 49 Uno Dos Tacos       |
| 24 Kirimachi Ramen          | 50 Wayfare Tavern      |
| 25 Leaf & Ladle (3)         | 51 Yank Sling (2)      |
| 26 Local Roots              | 52 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  |  <a href="#">Click to View</a>   |
|  Suite 425    | 5,876   | Sept. 2026 |  <a href="#">Click to View</a>   |
|  Suite 950    | 6,744   | Immediate  |  <a href="#">Click to View</a>   |
|  Suite 1000 | 14,006  | Immediate  |  <a href="#">Click to View</a> |
|  Suite 1400 | 14,006  | Immediate  |  <a href="#">Click to View</a> |



# Suite 200

**12,186 SF**  
**AVAILABLE NOW**

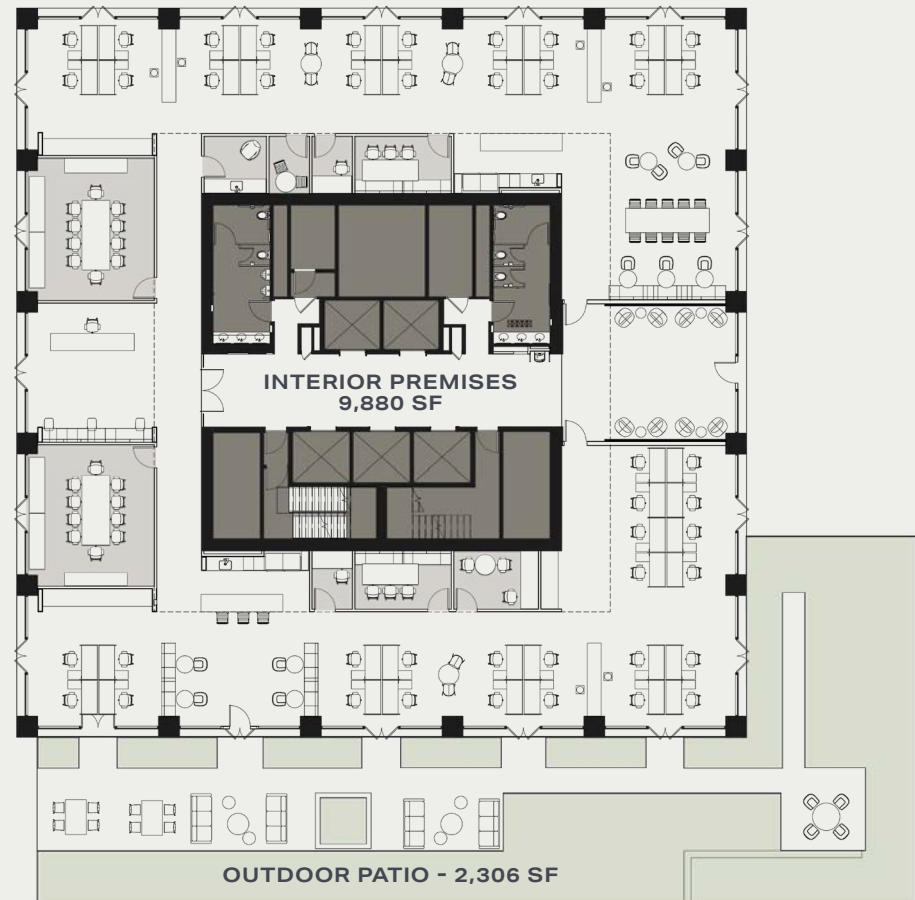
- High-end spec improvements completed
- Open plan with the ability to add conference rooms
- High barrel-vaulted ceilings
- Exclusive outdoor terrace
- Abundant natural light

VIRTUAL TOUR

ALL AVAILABILITIES

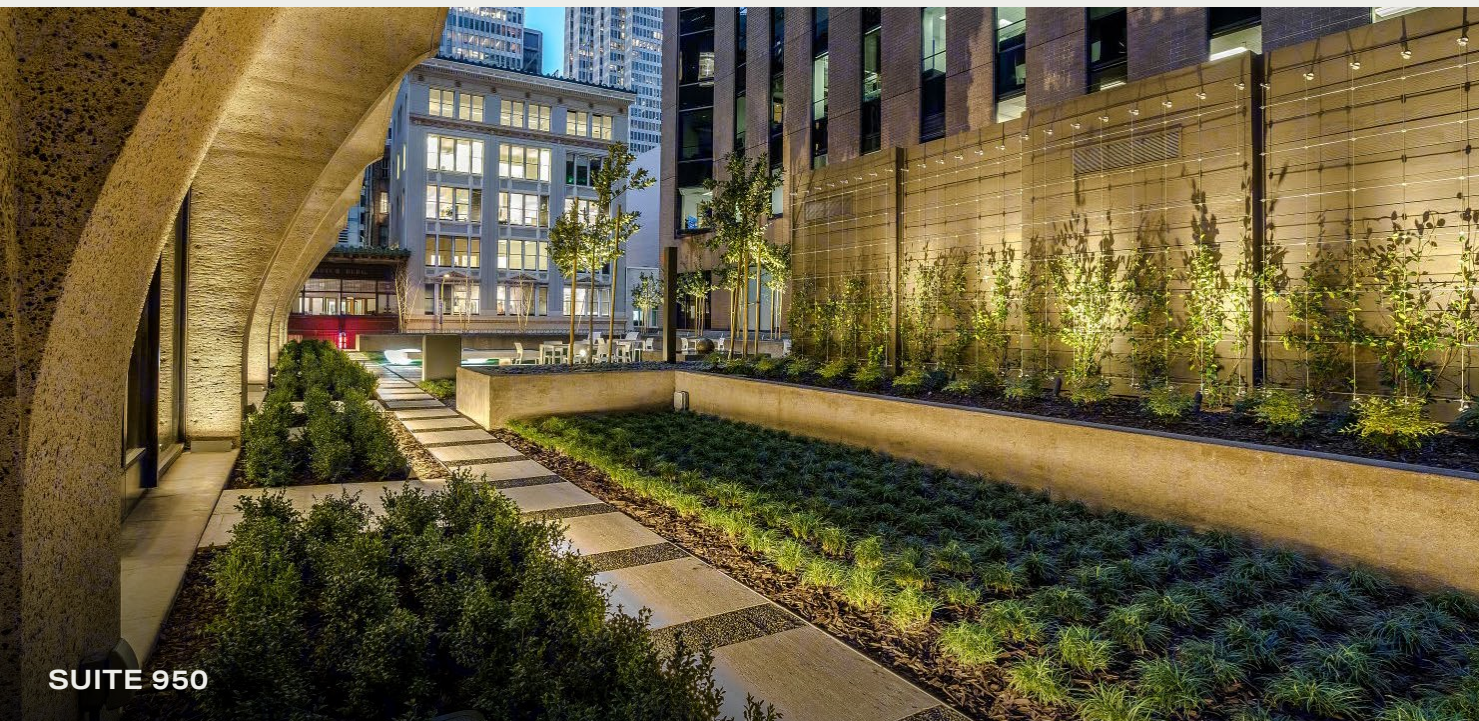
BATTERY STREET

CALIFORNIA STREET



\*HYPOTHETICAL PLAN ACCOMMODATES ±48 WORK STATIONS





SUITE 950





# Suite 425

**5,876 SF**  
**AVAILABLE SEPT. 2026**

## AS-BUILT PLAN

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

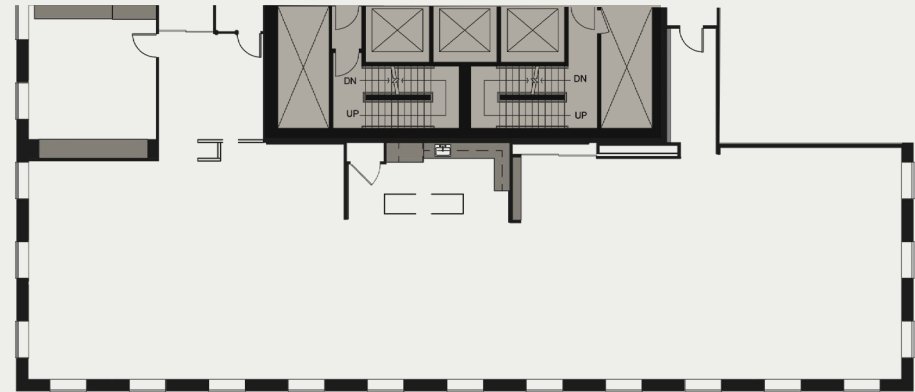
## HYPOTHETICAL PLAN

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

VIRTUAL TOUR

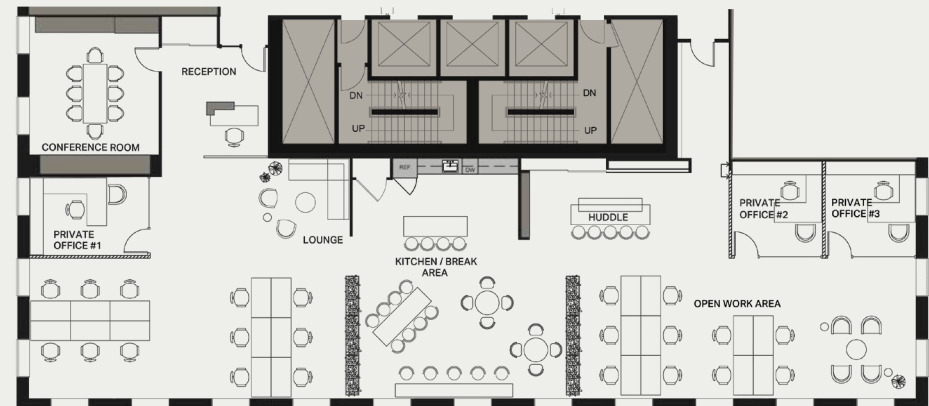
ALL AVAILABILITIES

CALIFORNIA STREET



\*AS-BUILT PLAN

BATTERY STREET



\*HYPOTHETICAL PLAN ACCOMMODATES ±22 WORK STATIONS

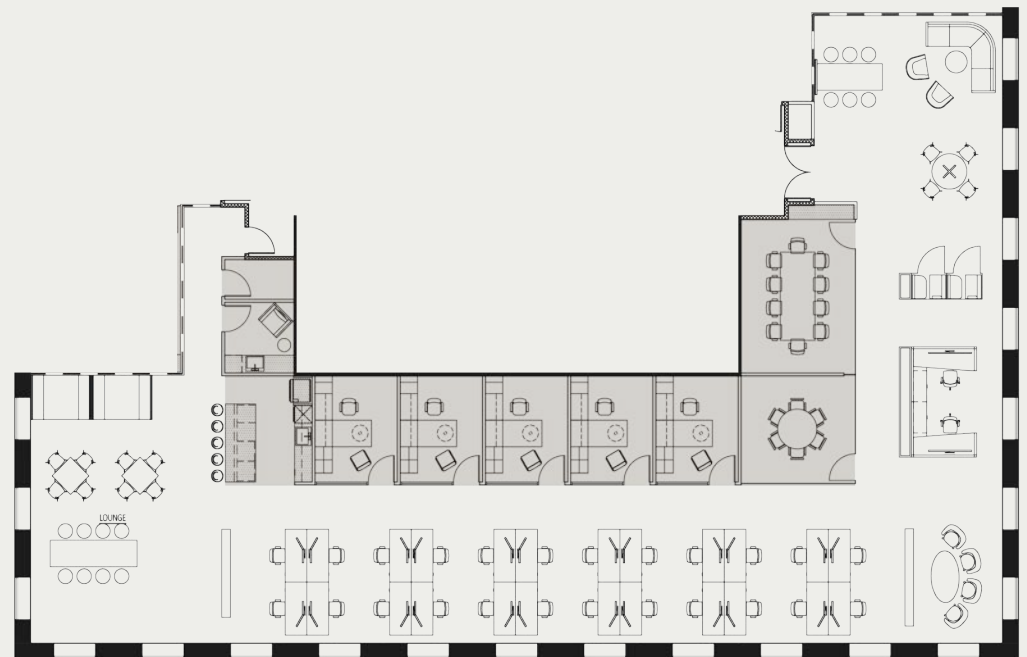
# Suite 950

**6,744 SF**  
**AVAILABLE NOW**

- Creative Spec Suite
- (2) Conference rooms
- (5) Offices/Meeting rooms
- Kitchen

BATTERY STREET

CALIFORNIA STREET



VIRTUAL TOUR

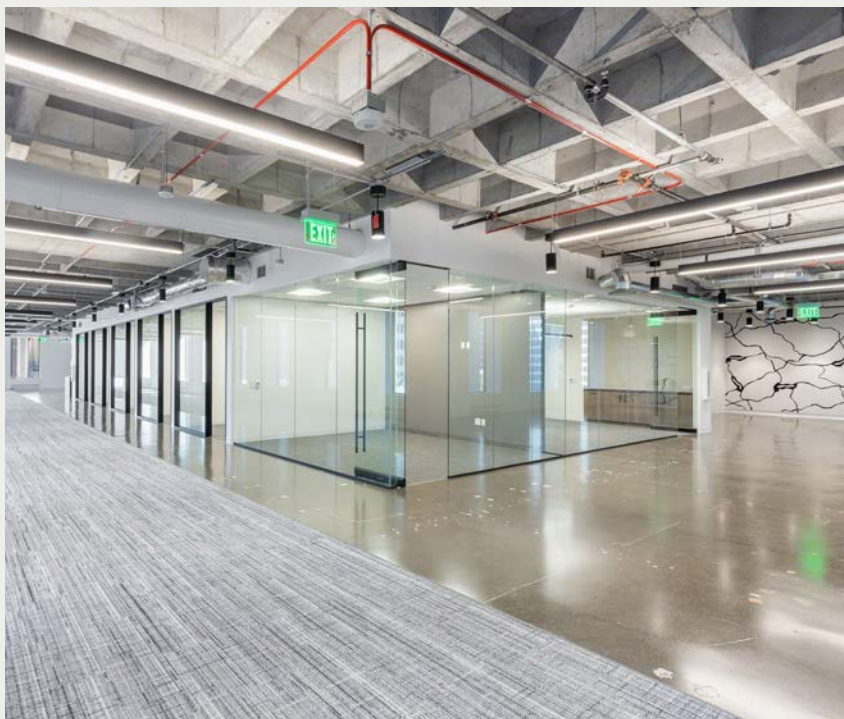
ALL AVAILABILITIES

\*ACCOMMODATES ±26 WORK STATIONS





SUITE 950



# Suite 1000

**14,006 SF  
AVAILABLE NOW**

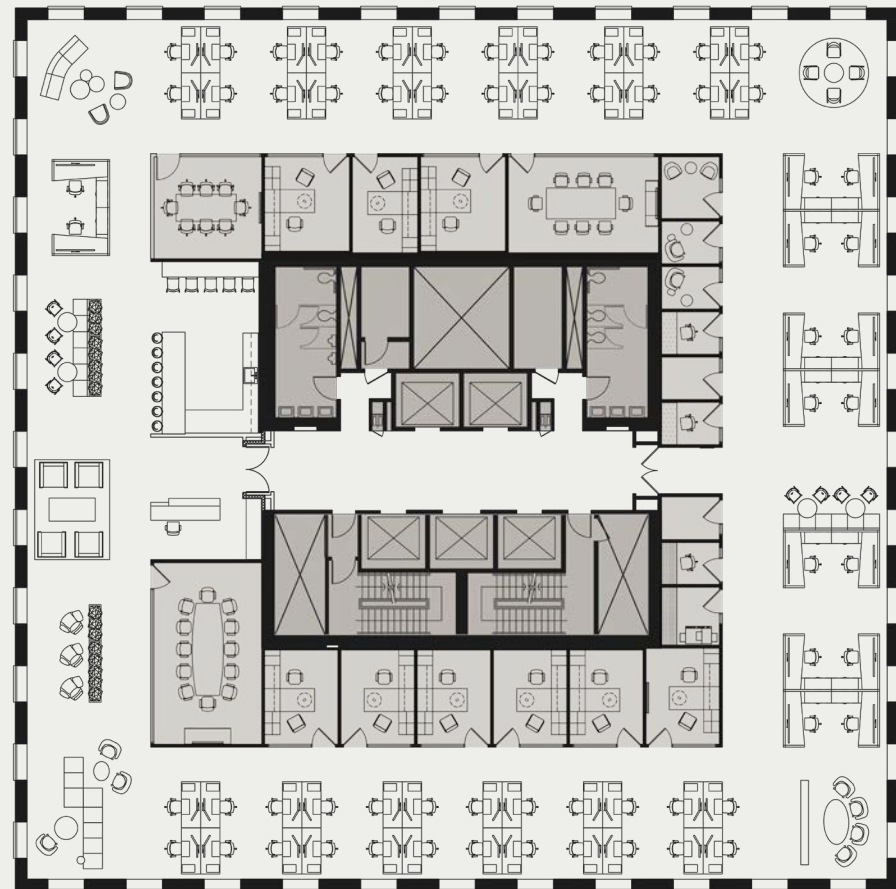
- Creative full floor with high-end finishes
- (3) Large conference rooms
- (8) Offices/Meeting rooms
- (9) Phone rooms
- Open kitchen
- IT/Storage

VIRTUAL TOUR

ALL AVAILABILITIES

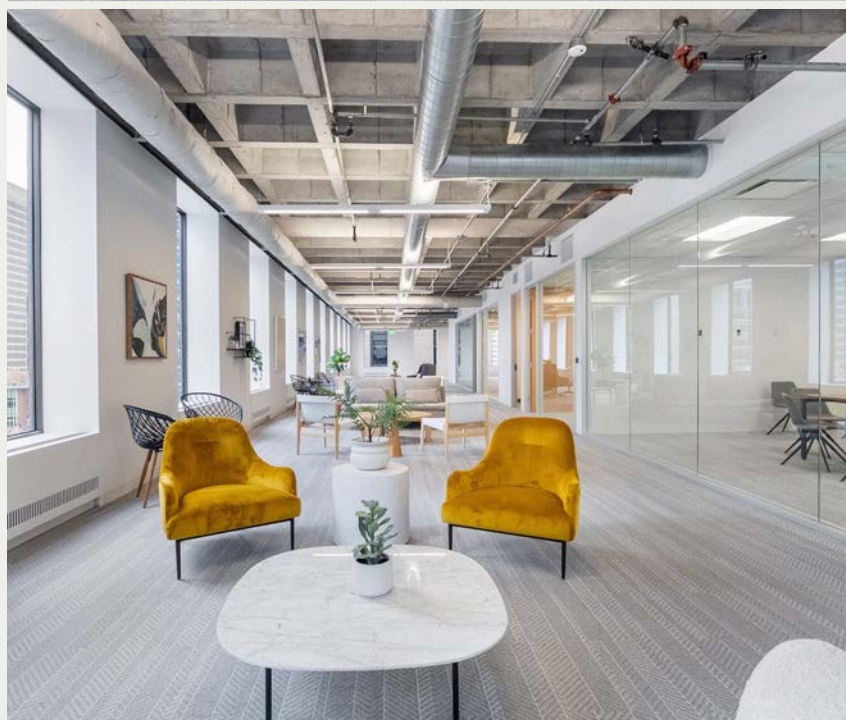
CALIFORNIA STREET

BATTERY STREET



\*ACCOMMODATES ±62 WORK STATIONS





SUITE 1000

# Suite 1400

**14,006 SF**  
**AVAILABLE NOW**

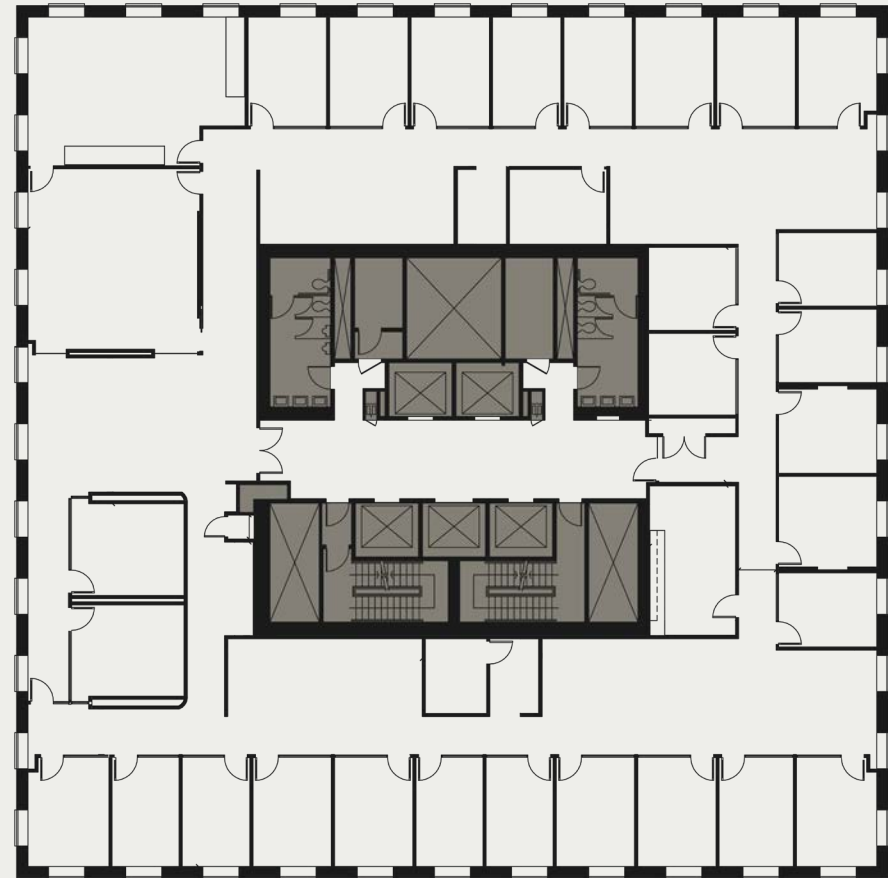
- Professional services suite with high-end finishes throughout
- Partial Bay views
- Boardroom
- (2) Medium conference rooms
- (26) Offices/Meeting rooms
- Kitchen

VIRTUAL TOUR

ALL AVAILABILITIES

BATTERY STREET

CALIFORNIA STREET







SUITE 1400



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