



101 CALIFORNIA

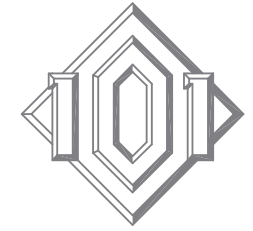
An aerial photograph of the San Francisco Financial District, featuring several prominent skyscrapers. The central focus is a tall, cylindrical tower with a grid-like facade. To its left is a shorter building with vertical stripes. To the right are several rectangular buildings with horizontal window patterns. The sky is blue with scattered white clouds. The text '48-STORY TOWER' is overlaid in the upper left, 'SAN FRANCISCO' is in the middle, 'FINANCIAL DISTRICT' is at the bottom, and 'ICONIC' is a large watermark in the center.

48-STORY TOWER

SAN FRANCISCO

ICONIC

FINANCIAL DISTRICT



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Since it was completed in 1982, 101 California has become a San Francisco landmark; an architectural achievement that enlivens the city skyline, provides quality office space to tenants and enhances its surrounding with a prominent public plaza. The concept of architects Philip Johnson and John Burgee was to create a structure instantly identifiable at both the street and skyline levels and to provide a significant pedestrian link between two main San Francisco streets, California and Market. The 48-story office tower is cylindrical with alternating bands of granite and glass that create an exciting pattern of light and shadow. The 1,200,000 square foot building provides floor sizes ranging from 22,000 square feet at the top to 34,000 square feet on the lower levels. A seven story, glass enclosed lobby filled with towering trees and plants creates a dramatic entry into the building from the plaza. 101 California has been recognized by the Building Owners and Managers Association (BOMA) International as North America's Building of the Year. 101 California is managed and maintained on-site according to Hines' standards of excellence.



Contact

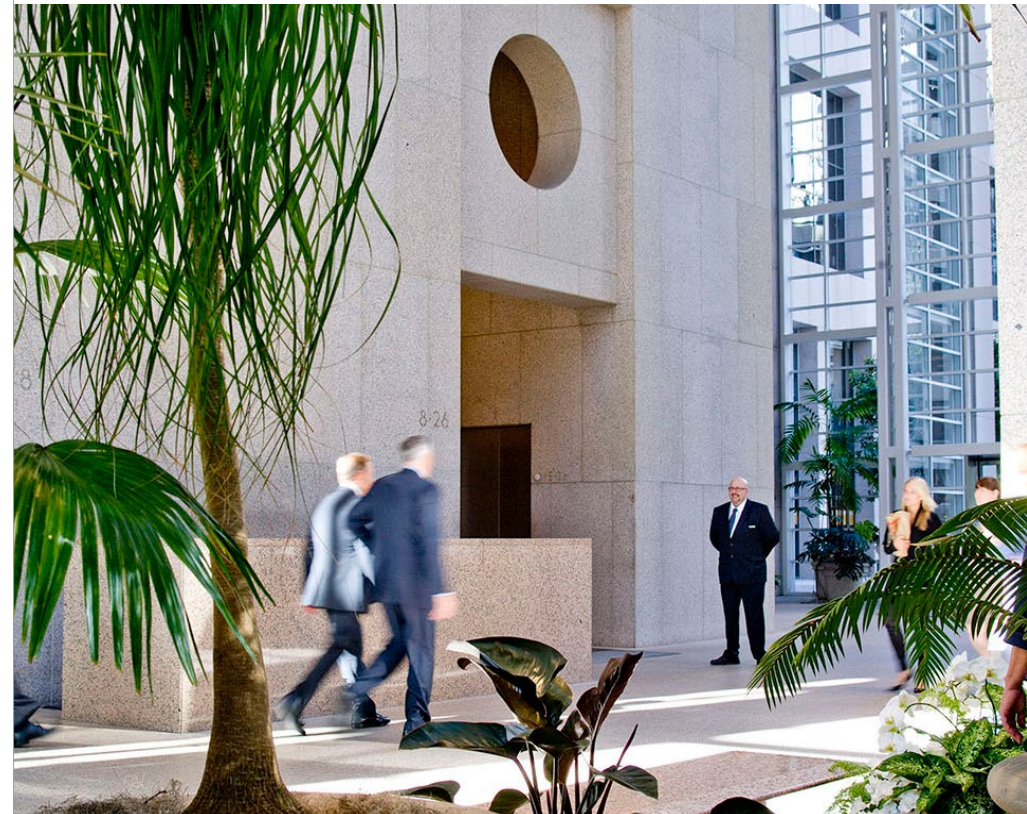
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A FULL CITY BLOCK

101 California's footprint spans one full block in the heart of San Francisco's Financial District. The building is oriented diagonally to bring together two of San Francisco's most important streets, California and Market.

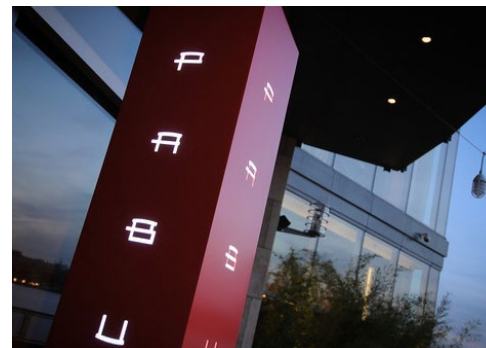
101 California features one of the largest and most popular plazas in the Financial District providing a venue to dine, enjoy occasional live music during the weekly summer concert series, or simply convene with others in the surrounding cityscape.





ON SITE RETAIL & RESTAURANTS

101 California's on-site retail amenities include The Plant Café Organic, Yoppi frozen yogurt, Blooming Gazebo Florist, Green Streets Cleaners, and a US Bank branch with ATM. Restaurant offerings include Mina Group and Chef Ken Tominaga's two unique restaurants. PABU, featuring modern Japanese cuisine with global influences and a full bar with an extensive sake selection. Ramen Bar offers quick-service ramen bowls and salads featuring local, sustainable, organic ingredients.



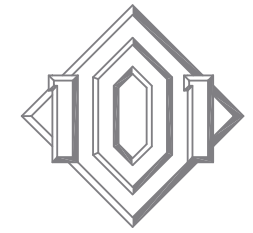
ON SITE AMENITIES

101 California offers state-of-the-art on-site amenities including five-star quality showers and locker rooms, high-end, secure access bike storage with a repair center, and shoe shine service.



TRANSIT & AREA AMENITIES

101 California is arguably the most centrally located office building in San Francisco for access to public transit. The building features a dedicated taxi stop and multiple MUNI bus line stops near its entrance; the Cable Car and historic Market Street F-Line Trolley, as well as MUNI light rail and BART access, are just across the street; and San Francisco's new Transbay Terminal and Ferry Building are just a short walk two blocks away.



101 CALIFORNIA



CENTRAL CBD LOCATION

The building's prestigious California Street address locates it within walking distance of over 200 restaurants, hotels, and entertainment venues. San Francisco's revitalized waterfront along the Embarcadero and the Ferry Building is just two blocks away.

Restaurants

- 1 Pabu
- 2 Barbacco
- 3 Perbacco
- 4 Tadich Grill
- 5 Michael Mina
- 6 Sushi Umi
- 7 Sens
- 8 Osha
- 9 Barasserie S&P
- 10 Credo
- 11 One Market
- 12 Americano Restaurant & Bar
- 13 RN74
- 14 Boulevard
- 15 Chaya Brasserie
- 16 Ozuma
- 17 Le Mar
- 18 Market Bar
- 19 Wayfare Tavern
- 20 Bob's Steak & Chophouse
- 21 Sam's Grill
- 22 Salt House
- 23 Anchor & Hope

Quick Bites

- 24 Ramen Bar
- 25 Yoppi Frozen Yogurt
- 26 The Plant Café
- 27 Specialty's
- 28 Mixed Greens
- 29 Eatsa
- 30 Portico
- 31 Cantina Verde
- 32 Sushirrito
- 33 Tender Greens
- 34 Chipotle
- 35 Subway
- 36 The Melt
- 37 SF Soup Company
- 38 Focaccia
- 39 Oasis Grill

Amenities

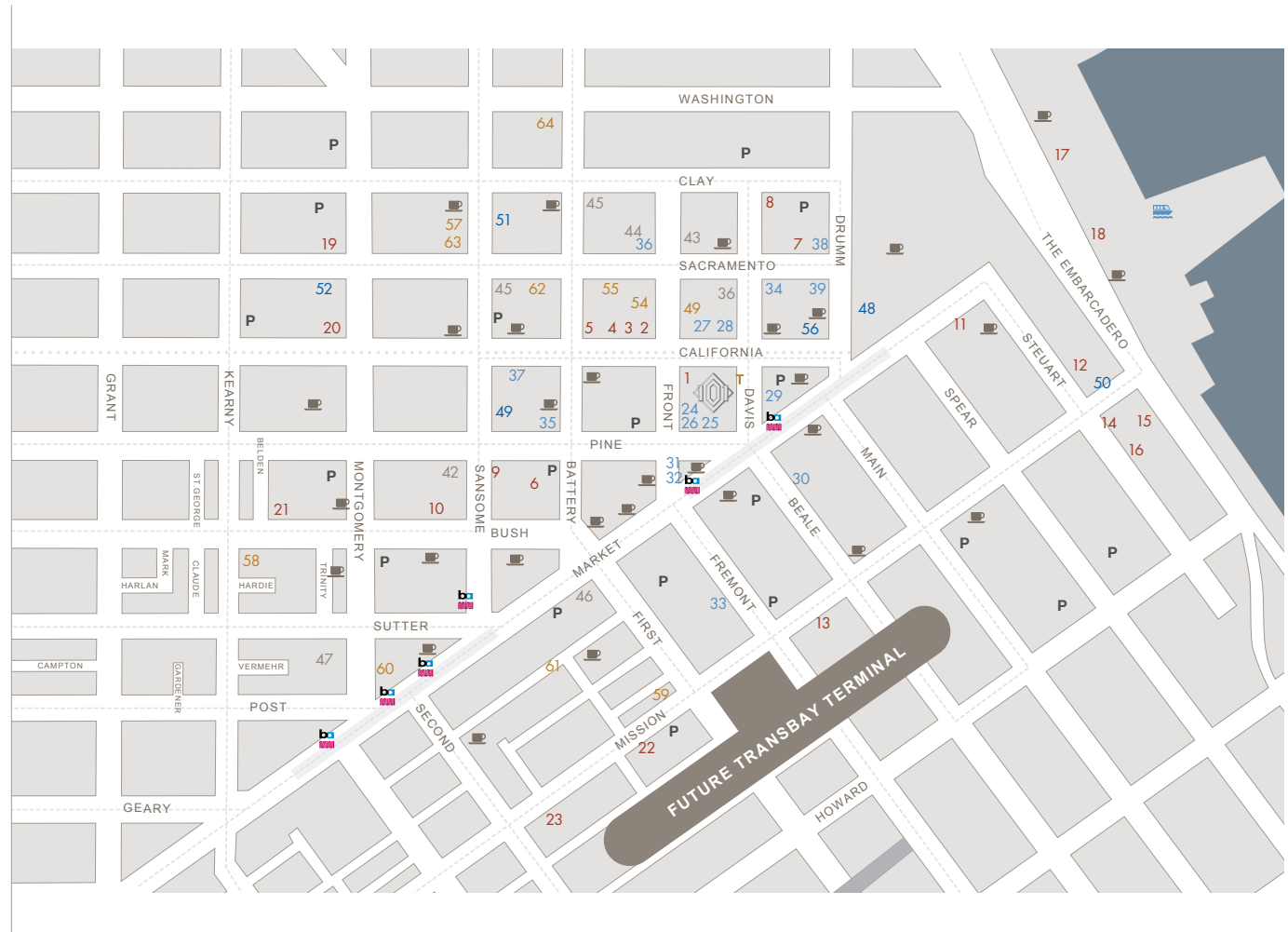
- 40 24 Hour Fitness
- 41 Planet Fitness
- 42 Equinox
- 43 Ann Taylor
- 44 Banana Republic
- 45 Allen Edmonds
- 46 455 Market Shopping Center
- 47 Crocker Galleria

Hotels

- 48 Hyatt Regency
- 49 Loews Regency
- 50 Hotel Vitale
- 51 Meridian Hotel
- 52 Omni San Francisco Hotel

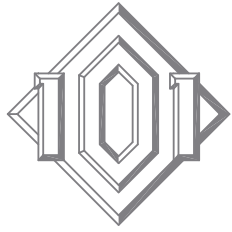
Bars/Public Houses

- 53 Schroeders
- 54 Harrington's
- 55 The Royal Exchange
- 56 Terminus
- 57 The Barrel Room
- 58 Rickhouse
- 59 83 Proof
- 60 Sutter station Tavern
- 61 Louie's Bar
- 62 Marengo on the Alley
- 63 Irish Times
- 64 Hidden Vine

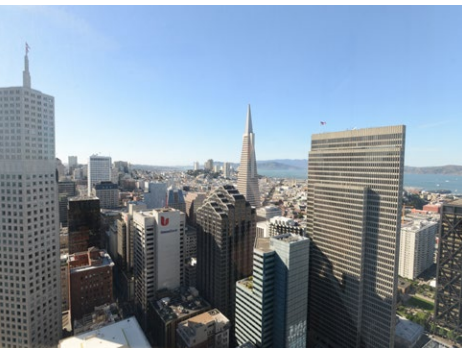


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CITYWIDE VIEWS



101 California enjoys generous natural light and open views given its full city block footprint. The lower floors benefit from sunlit cityscape perspectives unavailable at partial block office towers, and the upper floors offer some of the Bay Area's most impressive views to the San Francisco Bay, Bay Bridge, Treasure Island, Alcatraz, Coit Tower, Angel Island, and the Golden Gate Bridge.



SUSTAINABLE
GREEN

ZERO-ENERGY
LEED PLATINUM CERTIFIED



SPACE AVAILABLE

10/FL 2,966sf

- Highly improved pre-built suite
- 3 perimeter offices with glass fronts, 1 perimeter conference room with glass front, kitchen with sink and upper and lower cabinets, reception area and telecom closet
- Exceptional San Francisco cityscape views
- Available December 20, 2018

22/FL 25,660sf

- Full floor opportunity
- Panoramic cityscape and Bay views
- Can be combined with 23rd floor for a contiguous 51,323 sq. ft.
- Available immediately

23/FL 25,663sf

- Full floor opportunity
- Panoramic cityscape and Bay views
- Can be combined with 22nd floor for a contiguous 51,323 sq. ft.
- Available in 180 days

30/FL 7,088sf

- Highly improved pre-built suite
- 11 perimeter offices with glass fronts, 1 perimeter conference room with glass front, 1 large interior conference room with glass front, kitchen with sink and upper and lower cabinets, production room, telecom closet, and reception area
- Exceptional panoramic views of the Bay Bridge and San Francisco Cityscape
- Can be combined with adjacent suite for a contiguous 15,463 sq. ft.
- Available immediately

30/FL 8,375sf

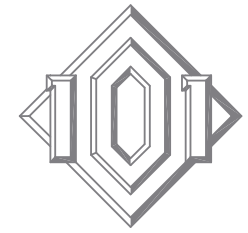
- Pre-built suite
- Double door elevator identity
- 13 perimeter offices with glass fronts, 1 large interior conference room with glass front, 1 small interior conference room with glass front, large kitchen with sink, dishwasher and upper and lower cabinets, large production room, telecom closet, and reception area
- Exceptional views of the Golden Gate Bridge, Russian Hill, Marin Headlands, and San Francisco Bay
- Can be combined with adjacent suite for a contiguous 15,463 sq. ft.
- Available January 1, 2019

39/FL 4,530sf

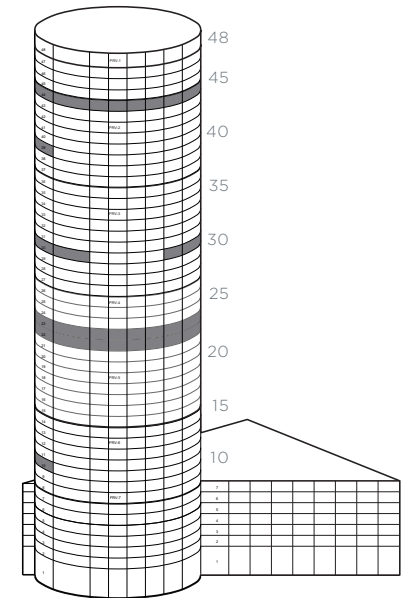
- 6 perimeter offices with full-height glass fronts, 1 interior conference room with full-height glass front, kitchen/production area, IT closet, open area for up to 20 desks
- Double door elevator identity
- Exceptional views of Bay Bridge, Treasure Island, Coit Tower, Mt. Diablo and San Francisco Bay
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44/FL 24,424sf

- Rare full floor view space opportunity
- Exceptional panoramic views of the Golden Gate Bridge, Bay Bridge, Mt. Tam, Alcatraz and Pacific Ocean
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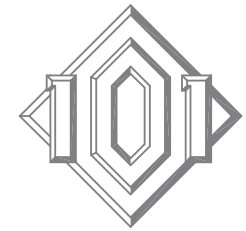


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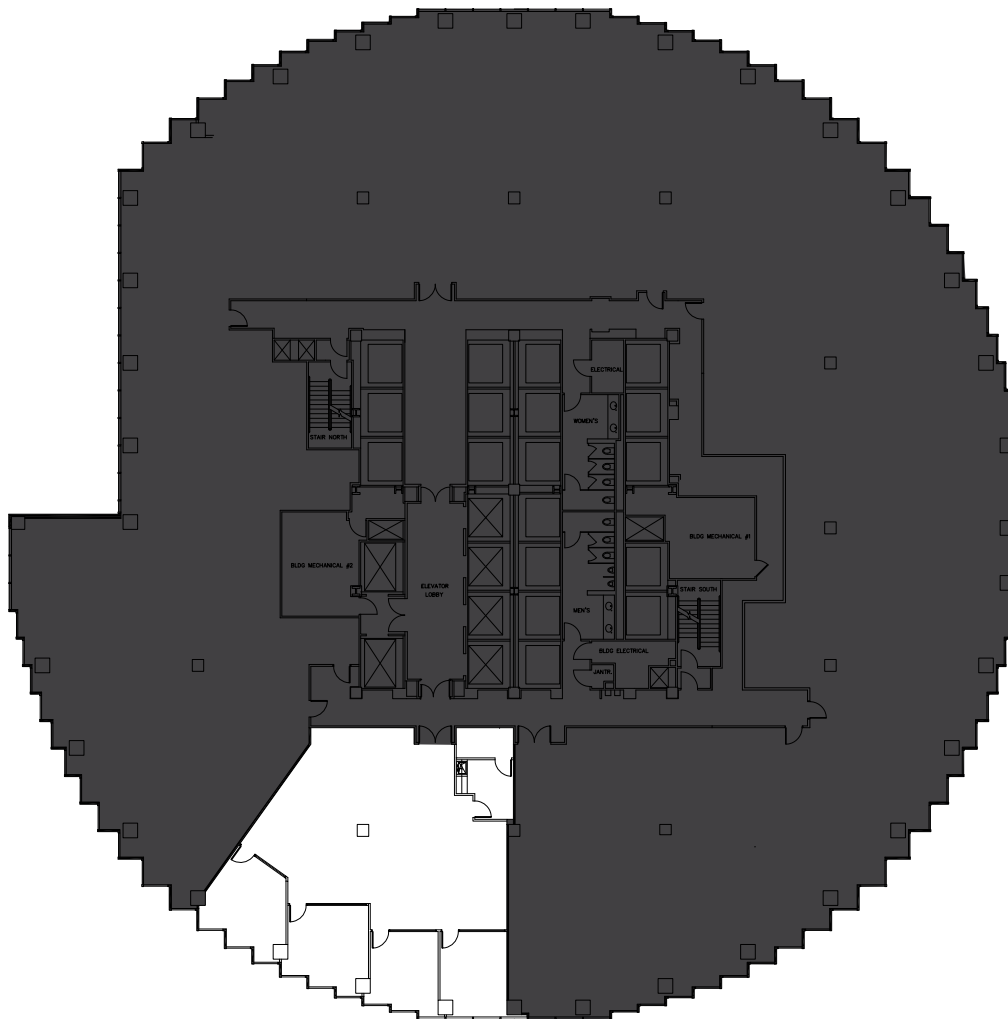
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10/FL
2,966 sf



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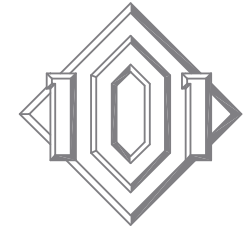
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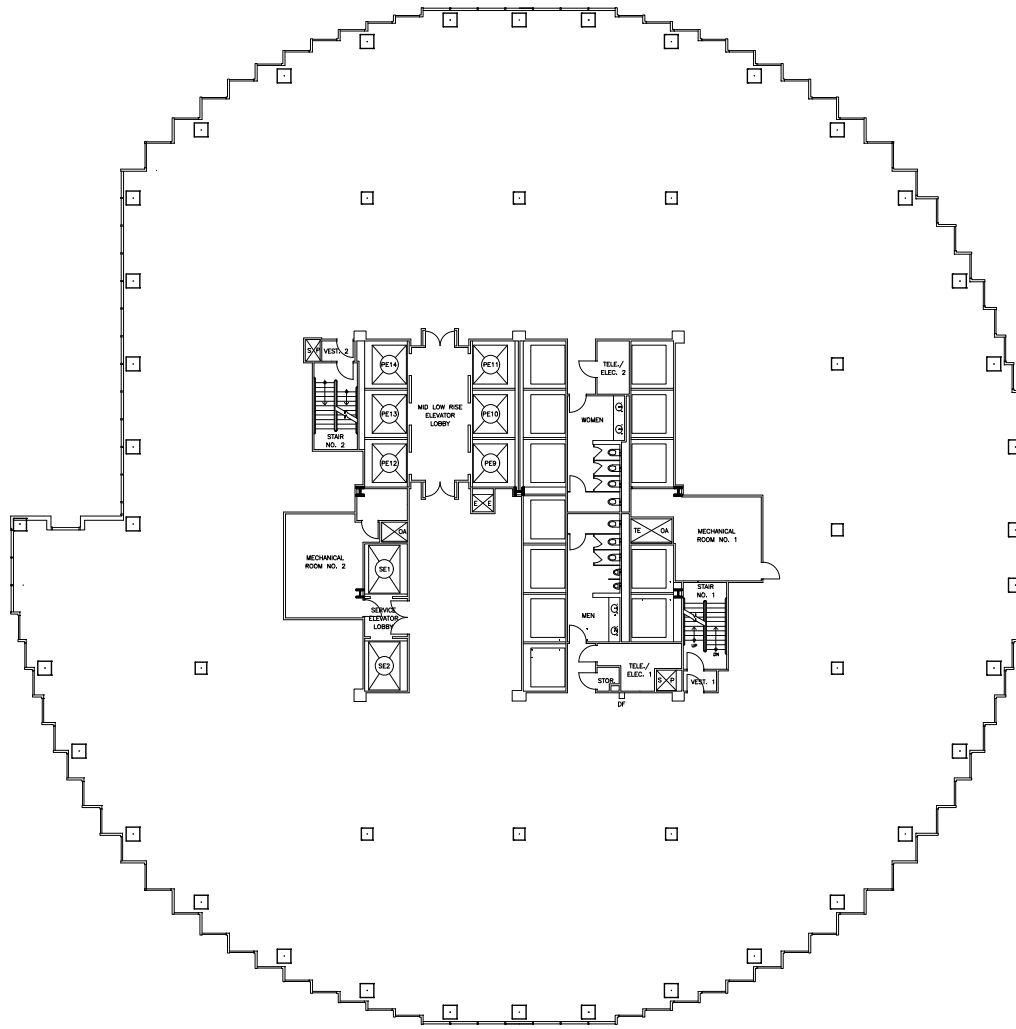


Hines

22/FL
25,660 sf



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Demising Plan

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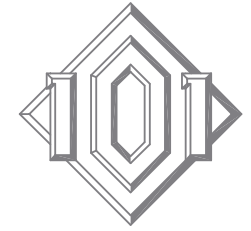
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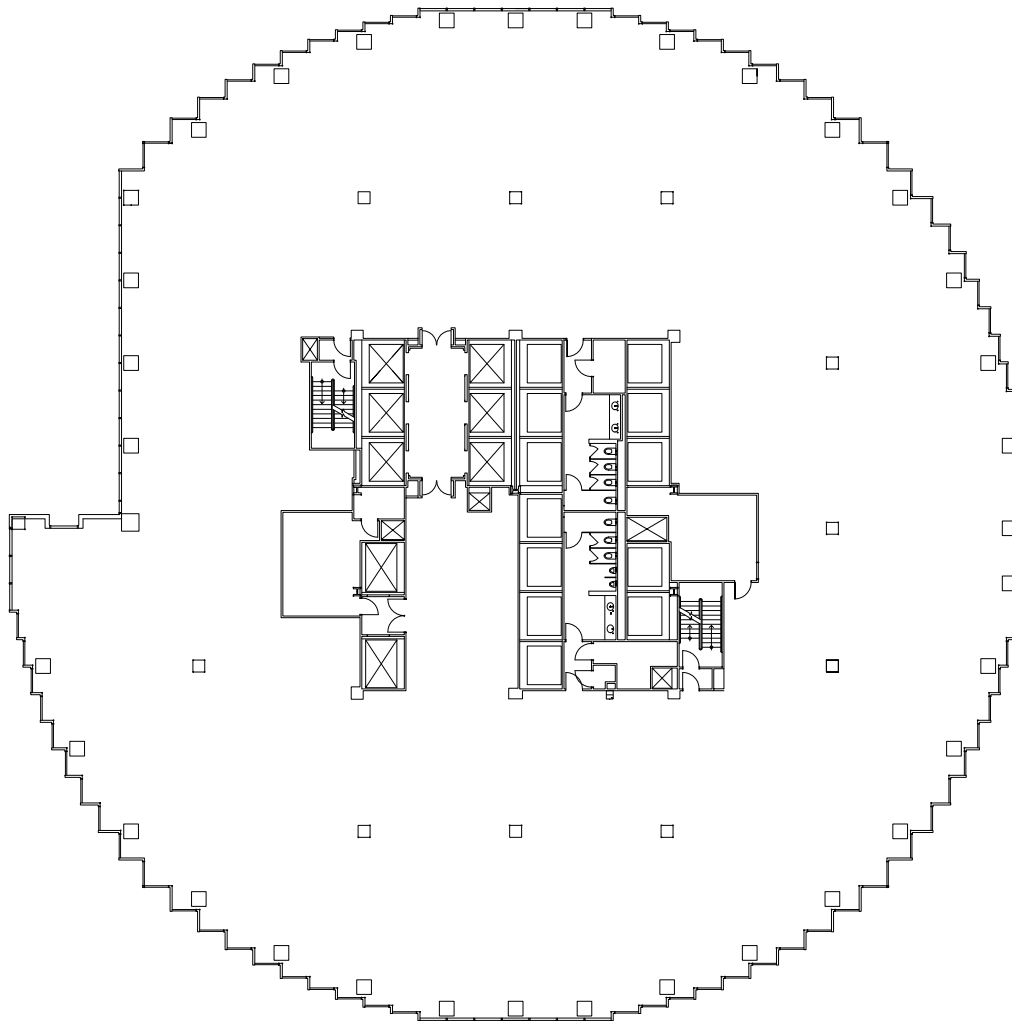


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23/FL
25,663 sf



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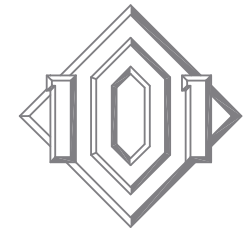
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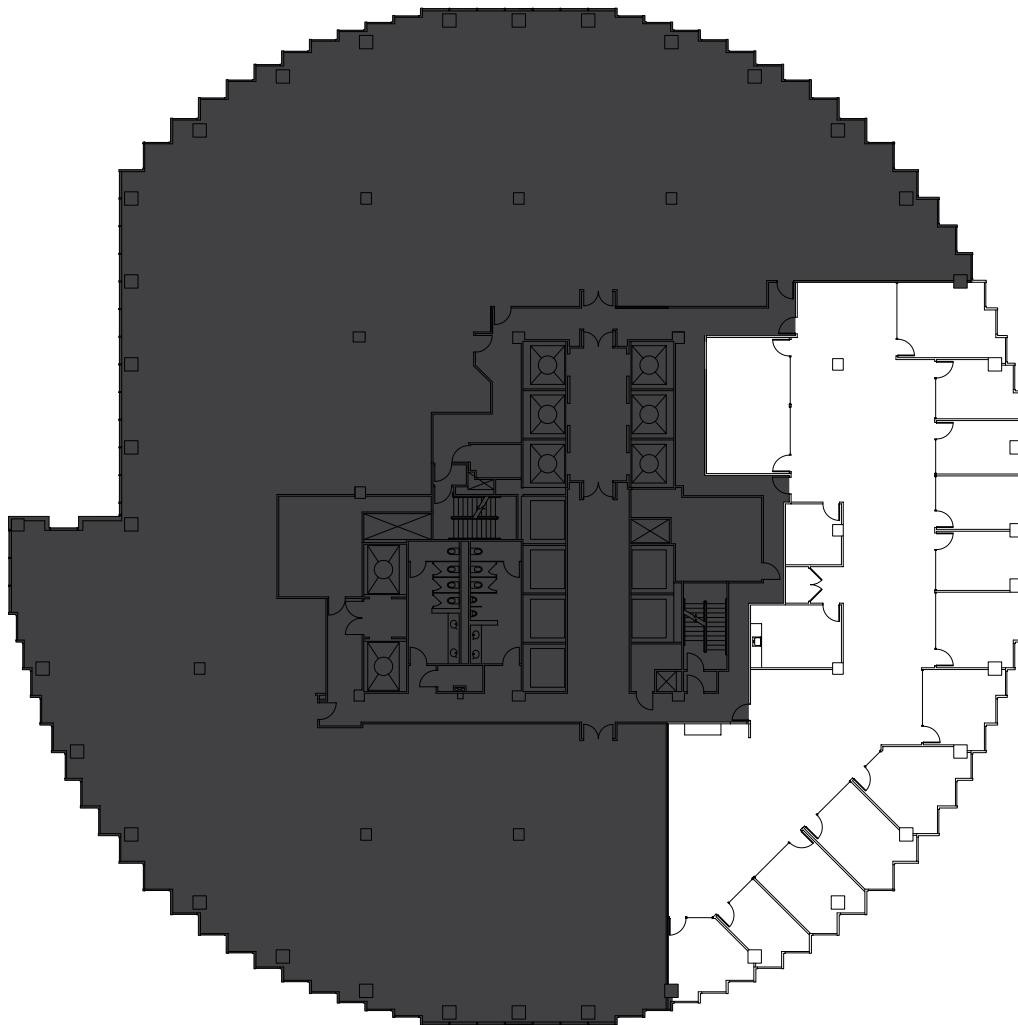
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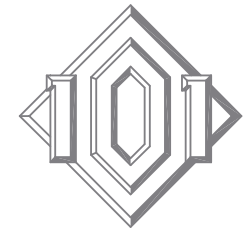
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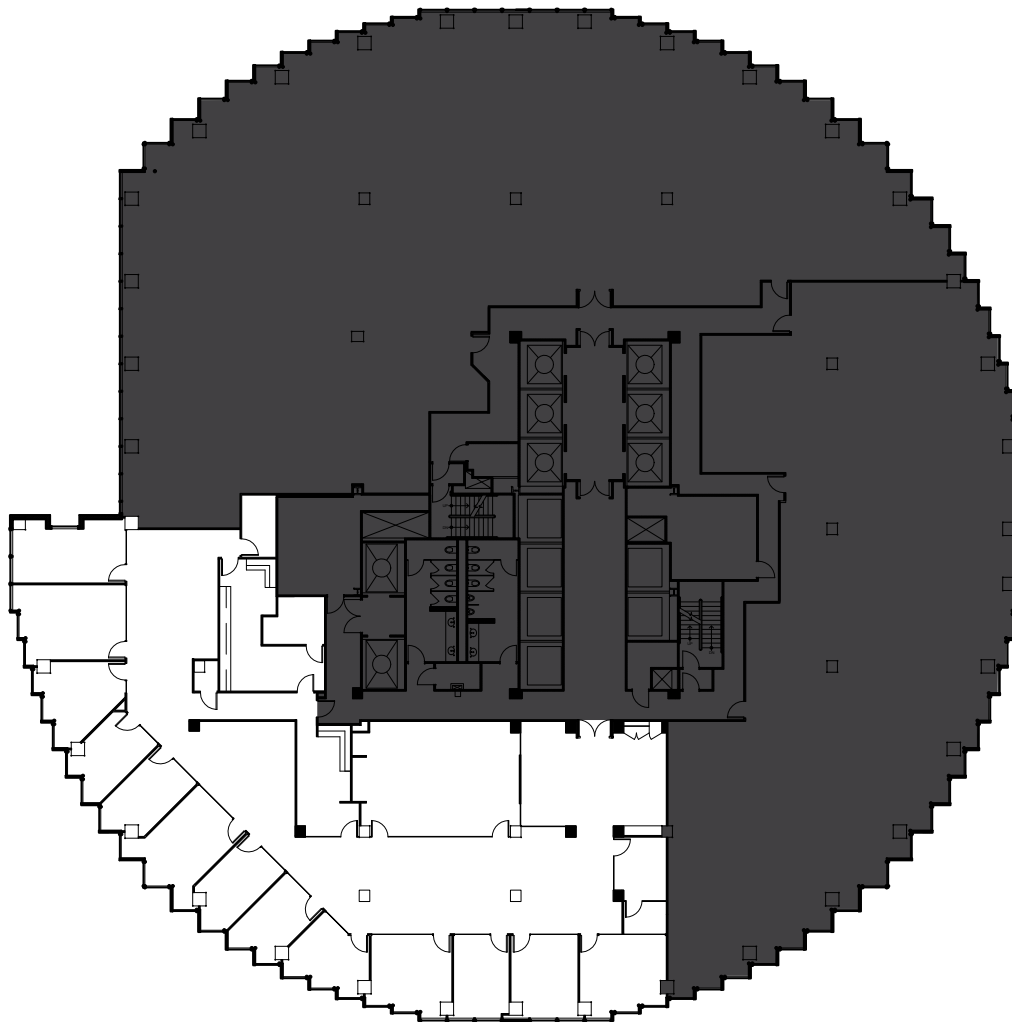


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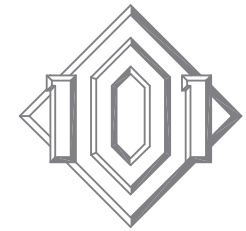
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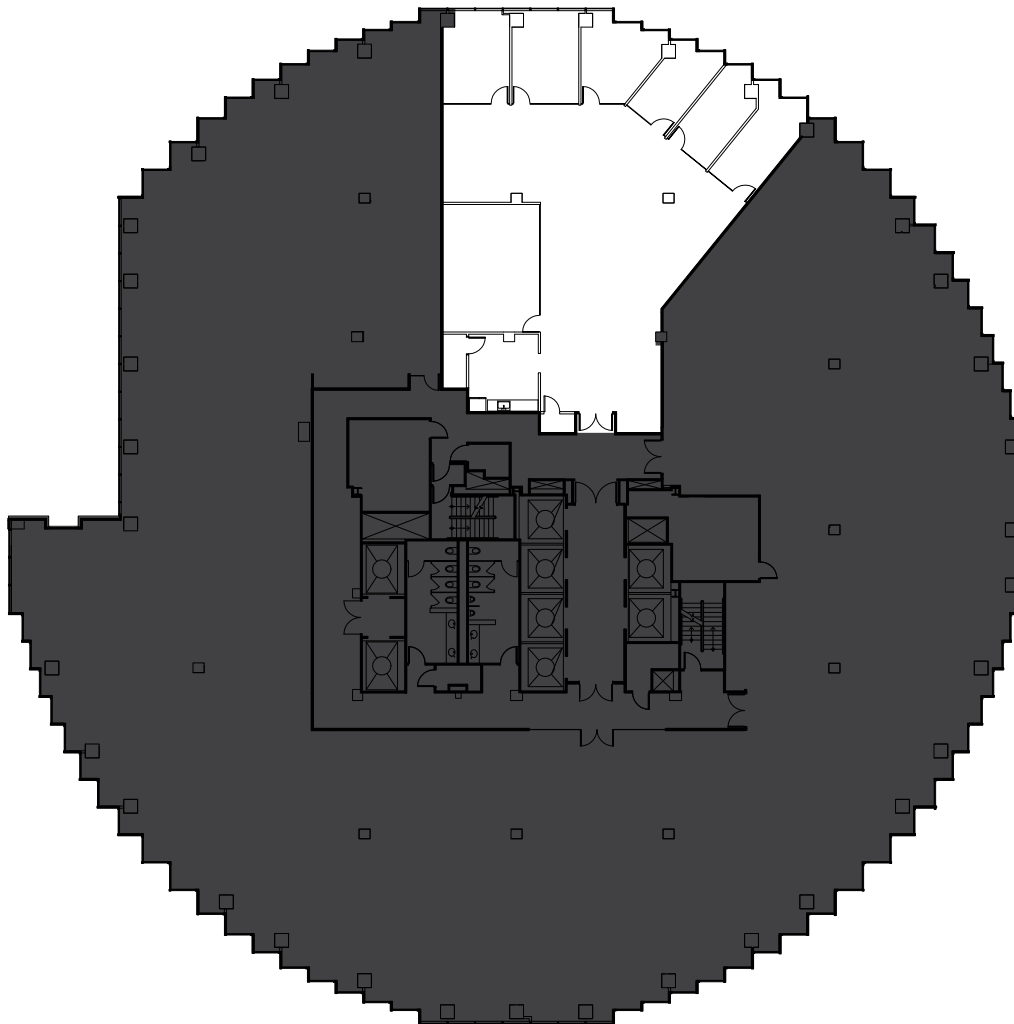


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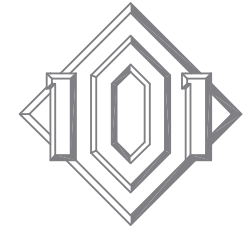
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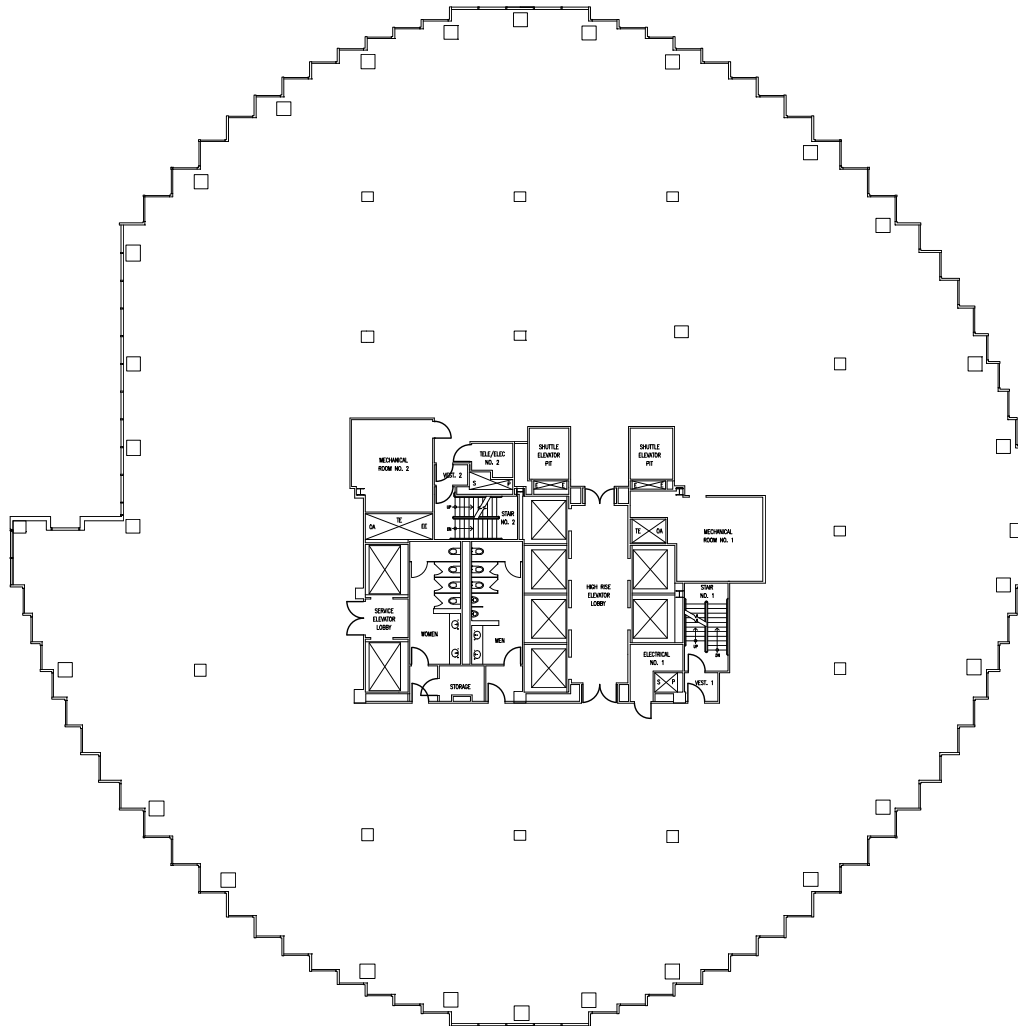


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