

# 550 CALIFORNIA 635 SACRAMENTO

SAN FRANCISCO | CALIFORNIA

10K TO 30K ft<sup>2</sup> FLOOR PLANS

## SAN FRANCISCO FINANCIAL DISTRICT

Located in San Francisco's financial district, this Class A Building is a unique dual-structure property.

Located in the Financial District close to restaurants, retail, entertainment options and nearby hotels.



## PROPERTY HIGHLIGHTS



AMENITY-RICH LOCATION CLOSE TO  
NUMEROUS DINING, RETAIL OPTIONS.



CONVENIENT ACCESS TO MUNI, RAILCAR, AND  
BART'S MONTGOMERY AND EMBARCADERO.



FLOOR PLANS RANGE FROM 10K TO 21K, WHICH  
CAN BE COMBINED TO PROVIDE A 30K+ SQ FT  
FLOOR PLAN OPTION.

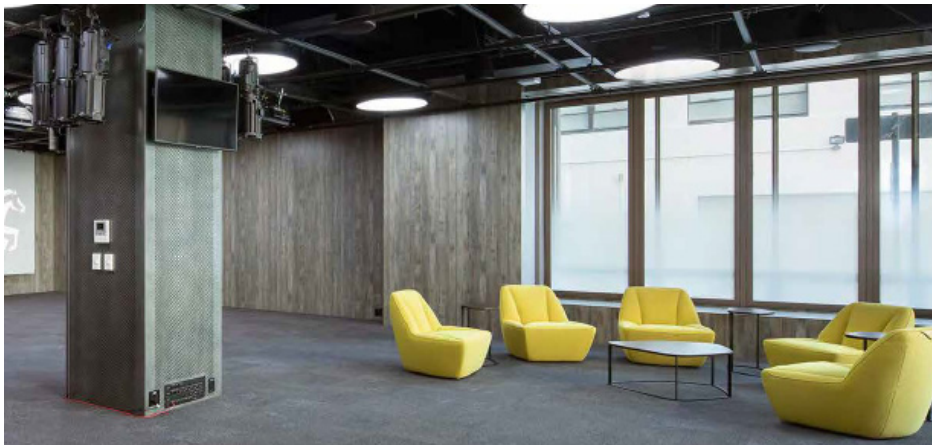


ON-SITE PARKING WITH SUBTERRANEAN GARAGE.





MORE THAN THREE-QUARTERS OF FLOORS HAVE BEEN RECENTLY UPGRADED, WITH NEW FLOORING, LIGHTING, PAINT, AND UPDATED BREAK AREAS AND RESTROOMS.





550  
CALIFORNIA

635  
SACRAMENTO

550 CALIFORNIA  
635 SACRAMENTO

550 California St. is an unique dual-structure property, interconnected at the lobby and via bridges across multiple floors and flexible floor plates designed for efficiency. Floor plans range from 10K to 20K ft<sup>2</sup>.

Interconnected floors can be combined to provide a 30K+ ft<sup>2</sup> floor plan option.

8<sup>TH</sup> FLOOR

**INTERCONNECTED FLOOR**

8<sup>TH</sup> FLOOR  
SUITE AVAILABLE - 34,062 ft<sup>2</sup>

5<sup>TH</sup> FLOOR

**INTERCONNECTED FLOOR**

5<sup>TH</sup> FLOOR  
SUITE AVAILABLE - 34,062 ft<sup>2</sup>

1<sup>ST</sup> FLOOR

**GROUND FLOOR - INTERCONNECTED FLOOR**  
RETAIL SPACE + CONFERENCE ROOMS + GYM  
SUITES AVAILABLE RANGE FROM 500 ft<sup>2</sup> - 4,500 ft<sup>2</sup>



# AVAILABLE SPACES

550 CALIFORNIA  
635 SACRAMENTO



- 635 Sacramento
- 550 California
- Interconnected Floor

# FLOOR PLAN | 550 CALIFORNIA & 635 SACRAMENTO

## 1<sup>st</sup> FLOOR

Available

SUITE 100 - 586 ft<sup>2</sup> | RETAIL

SUITE 120 - 4,427 ft<sup>2</sup> | RETAIL

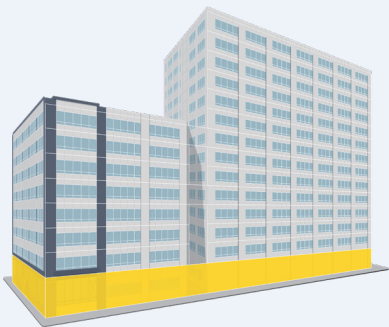
SUITE 130 - 2,446 ft<sup>2</sup> | RETAIL

SUITE 140 - 670 ft<sup>2</sup> | RETAIL

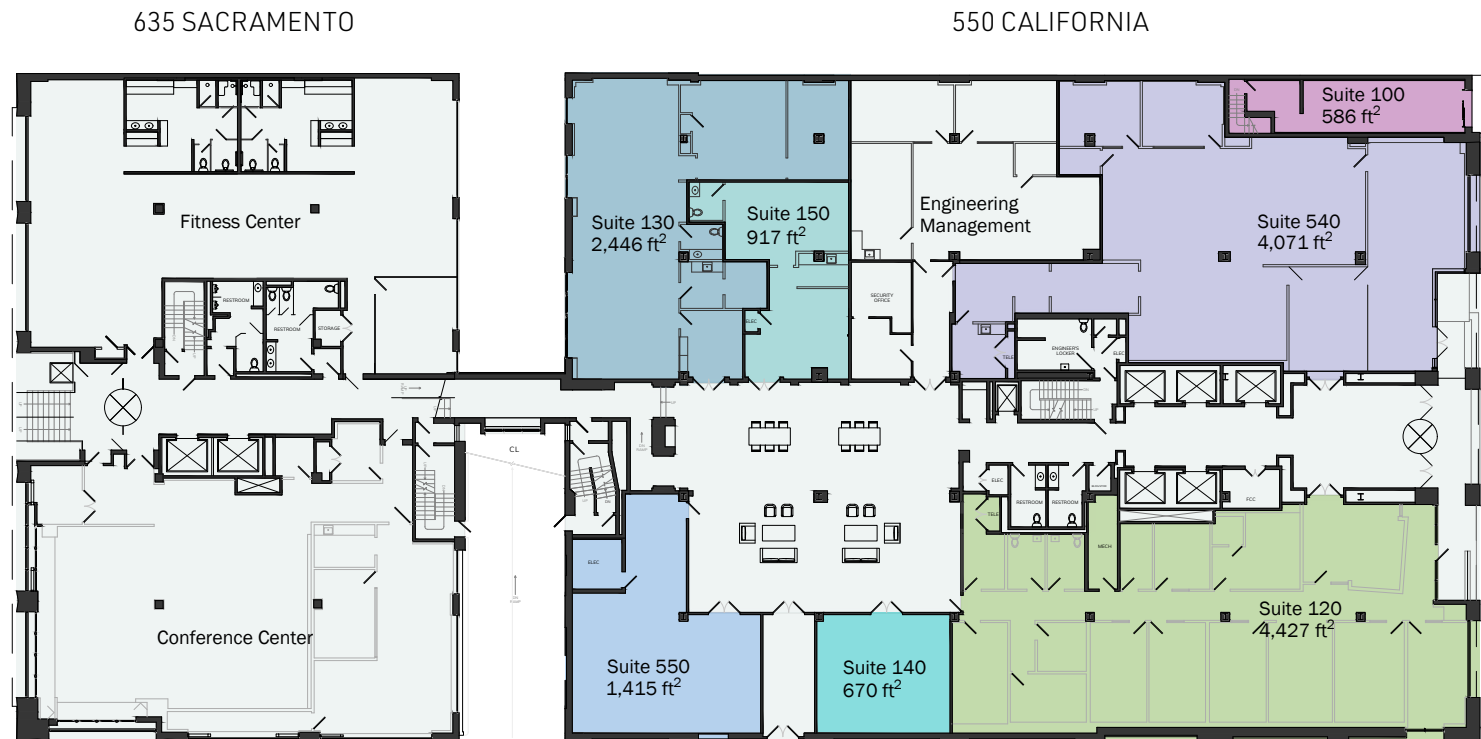
SUITE 150 - 917 ft<sup>2</sup> | RETAIL

SUITE 540 - 4,071 ft<sup>2</sup> | RETAIL

SUITE 550 - 1,415 ft<sup>2</sup> | RETAIL



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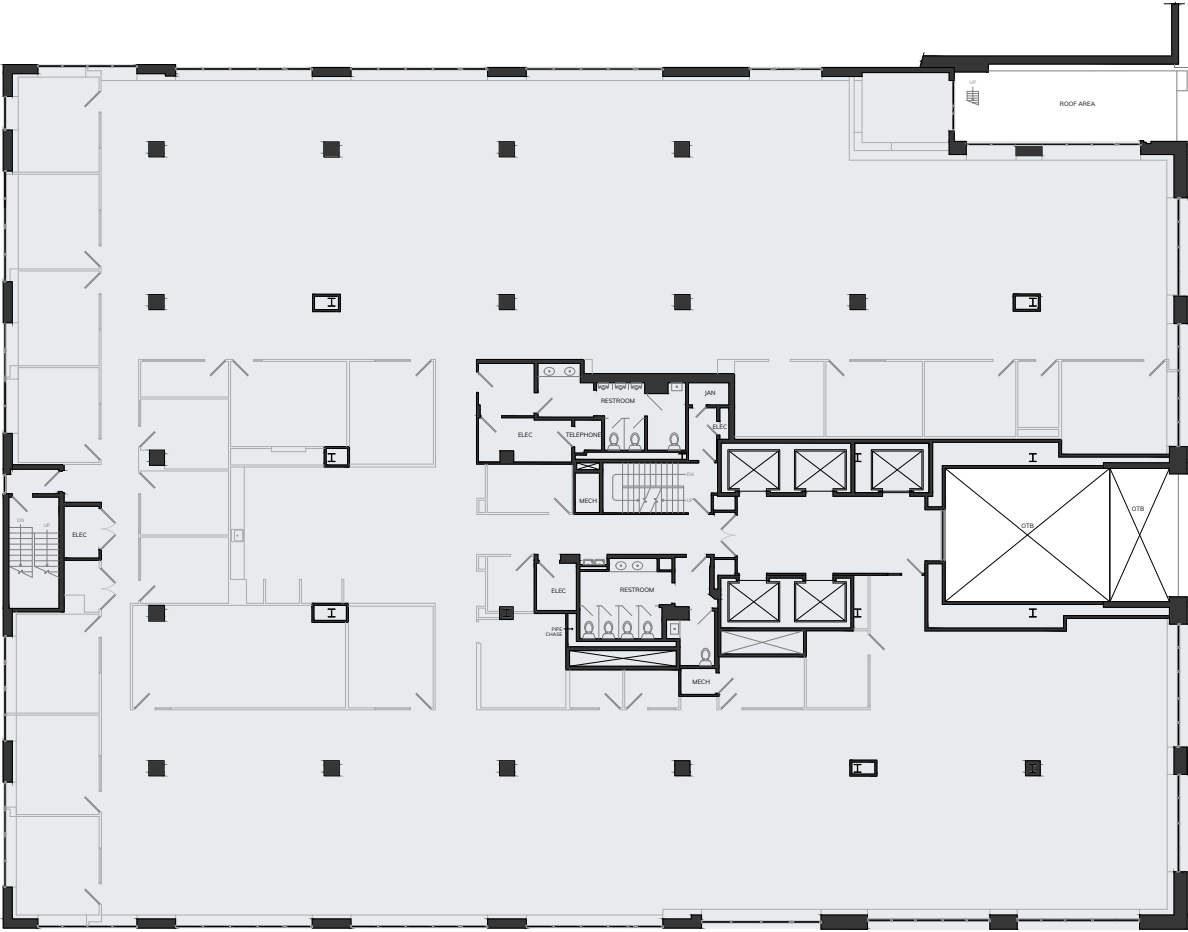
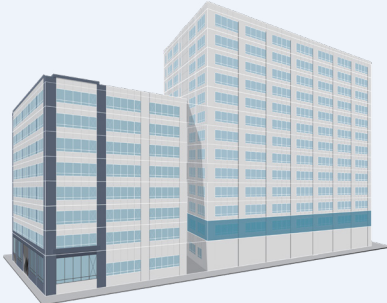


# FLOOR PLAN | 550 CALIFORNIA

## 2<sup>nd</sup> FLOOR

Available

SUITE 200 - 22,096 ft<sup>2</sup> | OFFICE



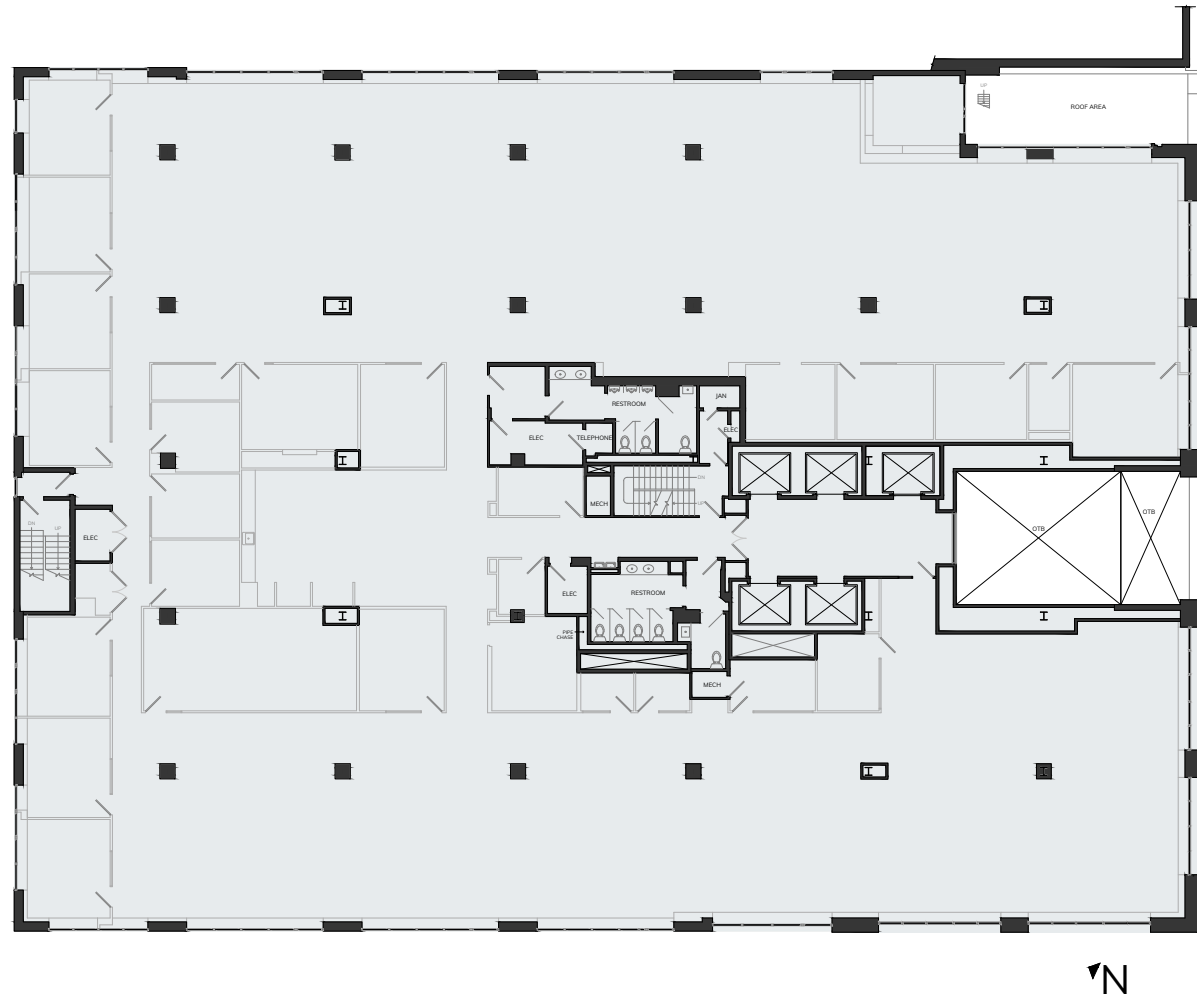
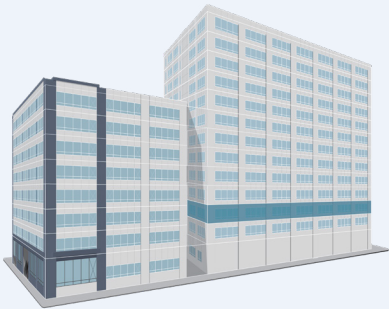
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# FLOOR PLAN | 550 CALIFORNIA

## 3<sup>rd</sup> FLOOR

Available

SUITE 300 - 22,596 ft<sup>2</sup> | OFFICE



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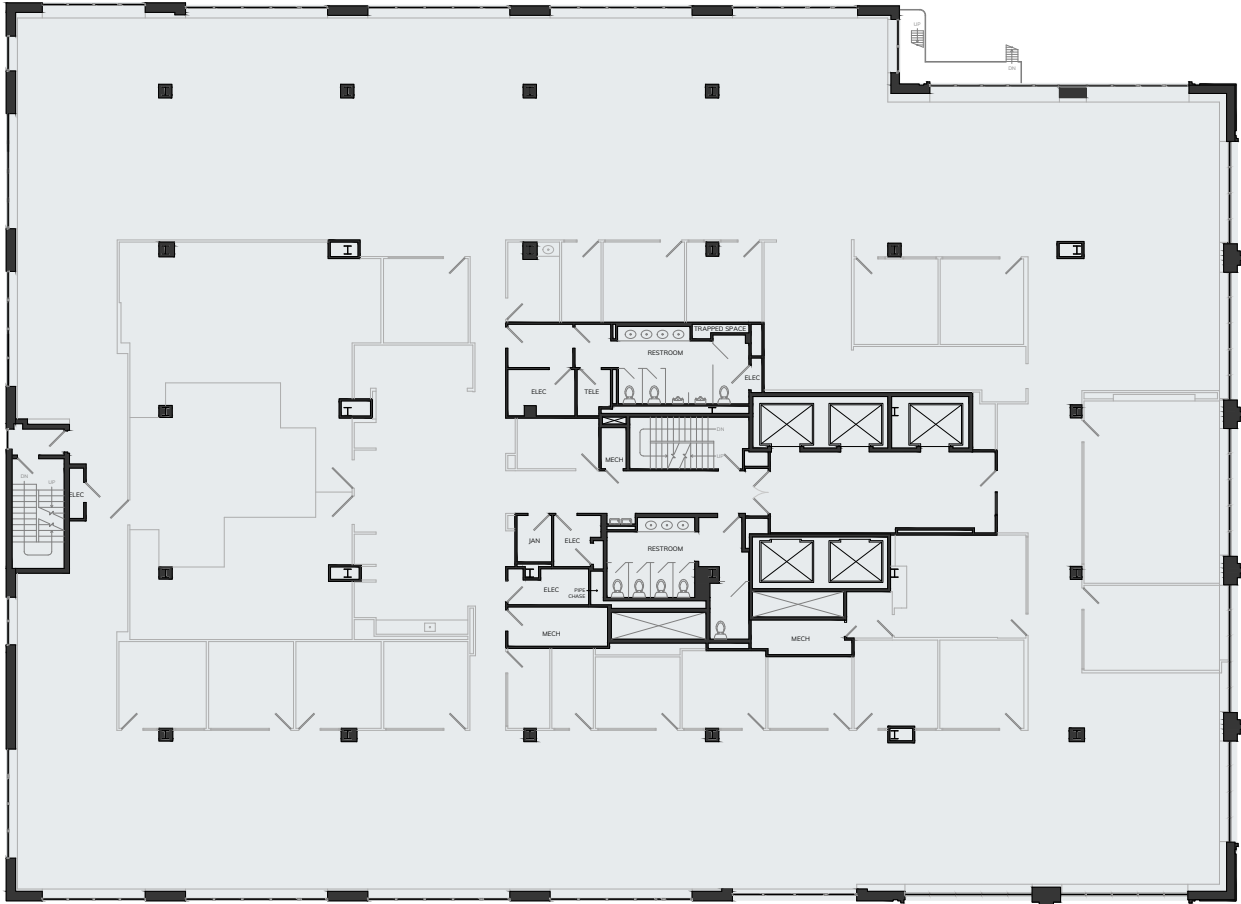
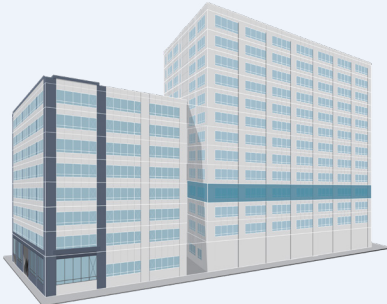


# FLOOR PLAN | 550 CALIFORNIA

## 4<sup>th</sup> FLOOR

Available

SUITE 400 - 22,647 ft<sup>2</sup> | OFFICE



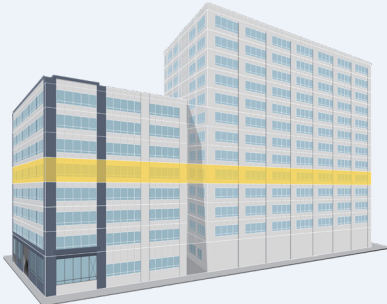
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# FLOOR PLAN | 550 CALIFORNIA & 635 SACRAMENTO

## 5<sup>th</sup> FLOOR

Available

SUITE 500 - 34,062 ft<sup>2</sup> | OFFICE



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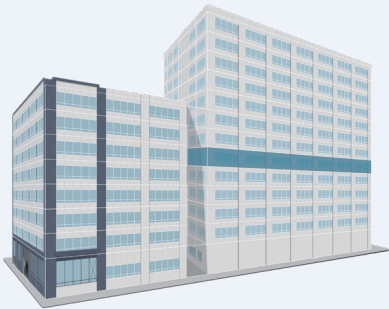




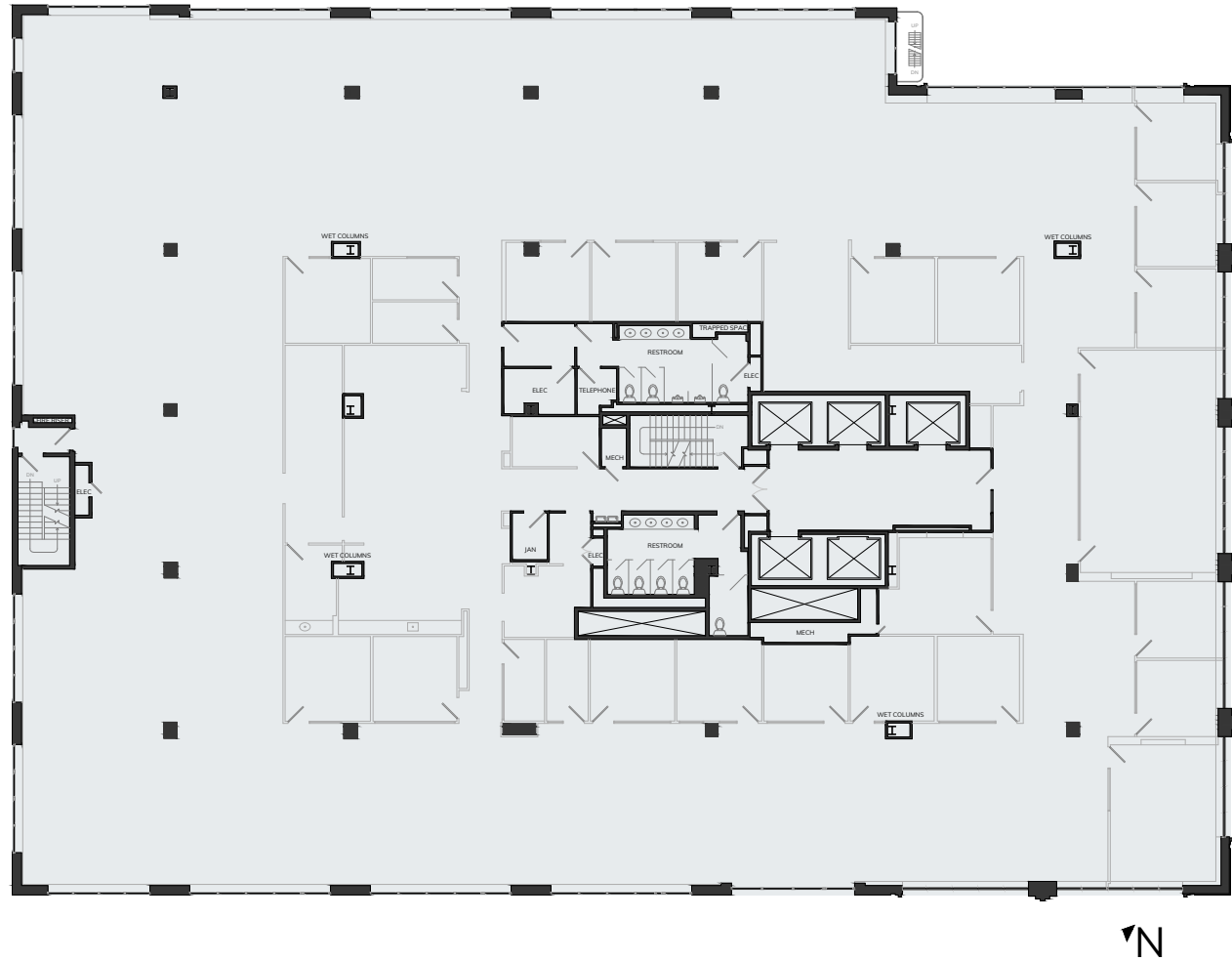
# FLOOR PLAN | 550 CALIFORNIA

6<sup>th</sup> FLOOR  
*Available*

SUITE 600 - 22,647 ft<sup>2</sup> | OFFICE



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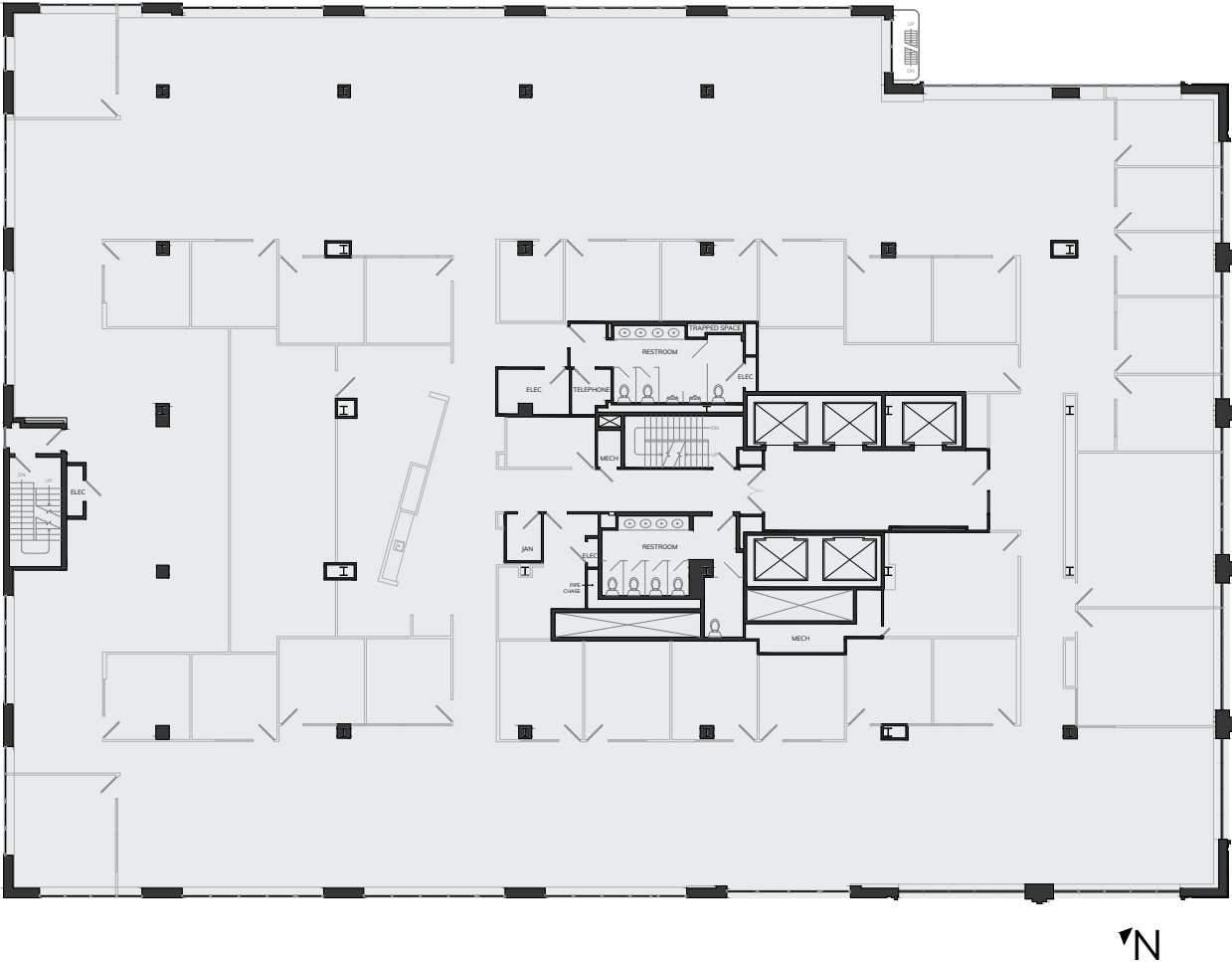
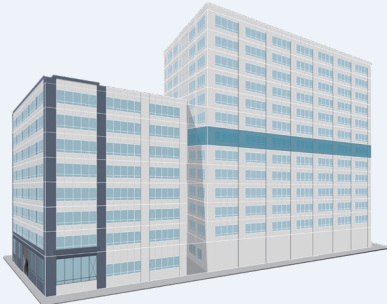


# FLOOR PLAN | 550 CALIFORNIA

## 7<sup>th</sup> FLOOR

Available

SUITE 700 - 22,647 ft<sup>2</sup> | OFFICE



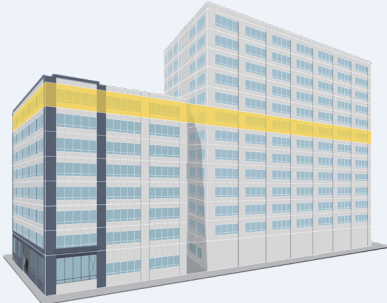
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# FLOOR PLAN | 550 CALIFORNIA & 635 SACRAMENTO

## 8<sup>th</sup> FLOOR

Available

SUITE 800 - 34,062 ft<sup>2</sup> | OFFICE



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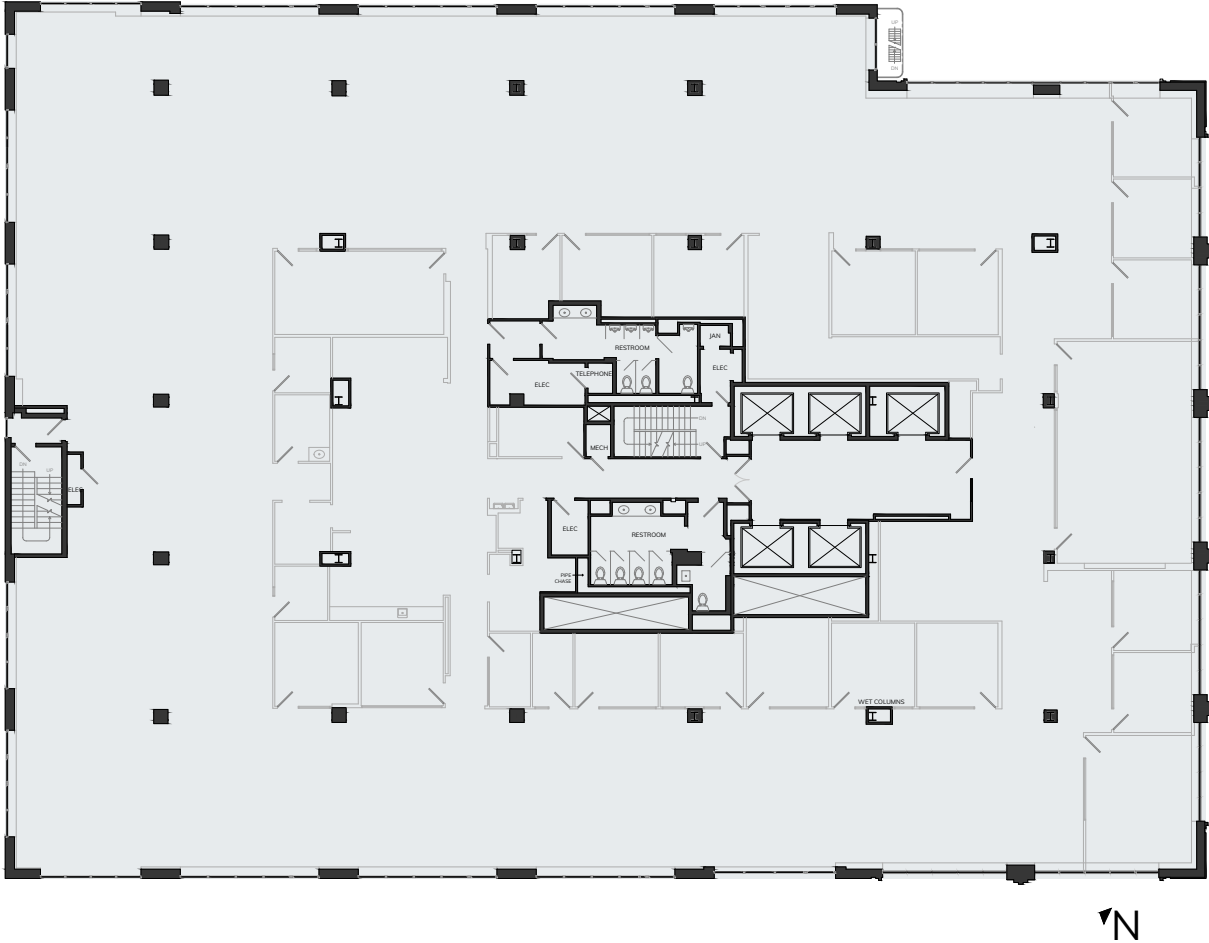
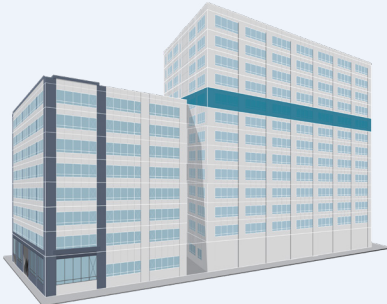


# FLOOR PLAN | 550 CALIFORNIA

## 9<sup>th</sup> FLOOR

Available

SUITE 900 - 22,647 ft<sup>2</sup> | OFFICE



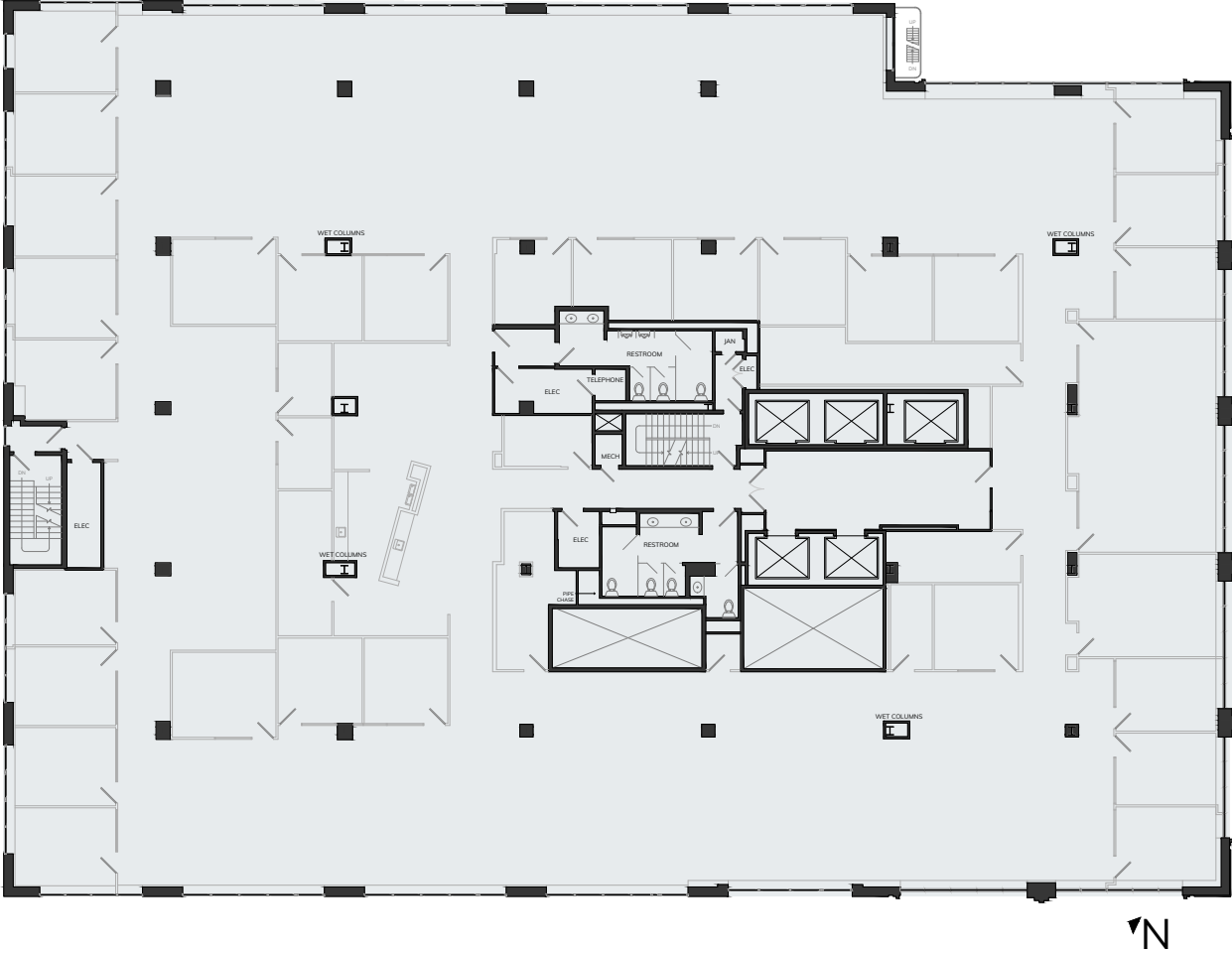
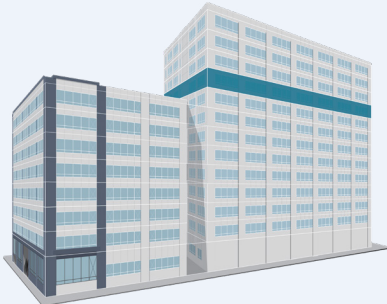
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# FLOOR PLAN | 550 CALIFORNIA

## 10<sup>th</sup> FLOOR

Available

SUITE 1000 - 22,647 ft<sup>2</sup> | OFFICE



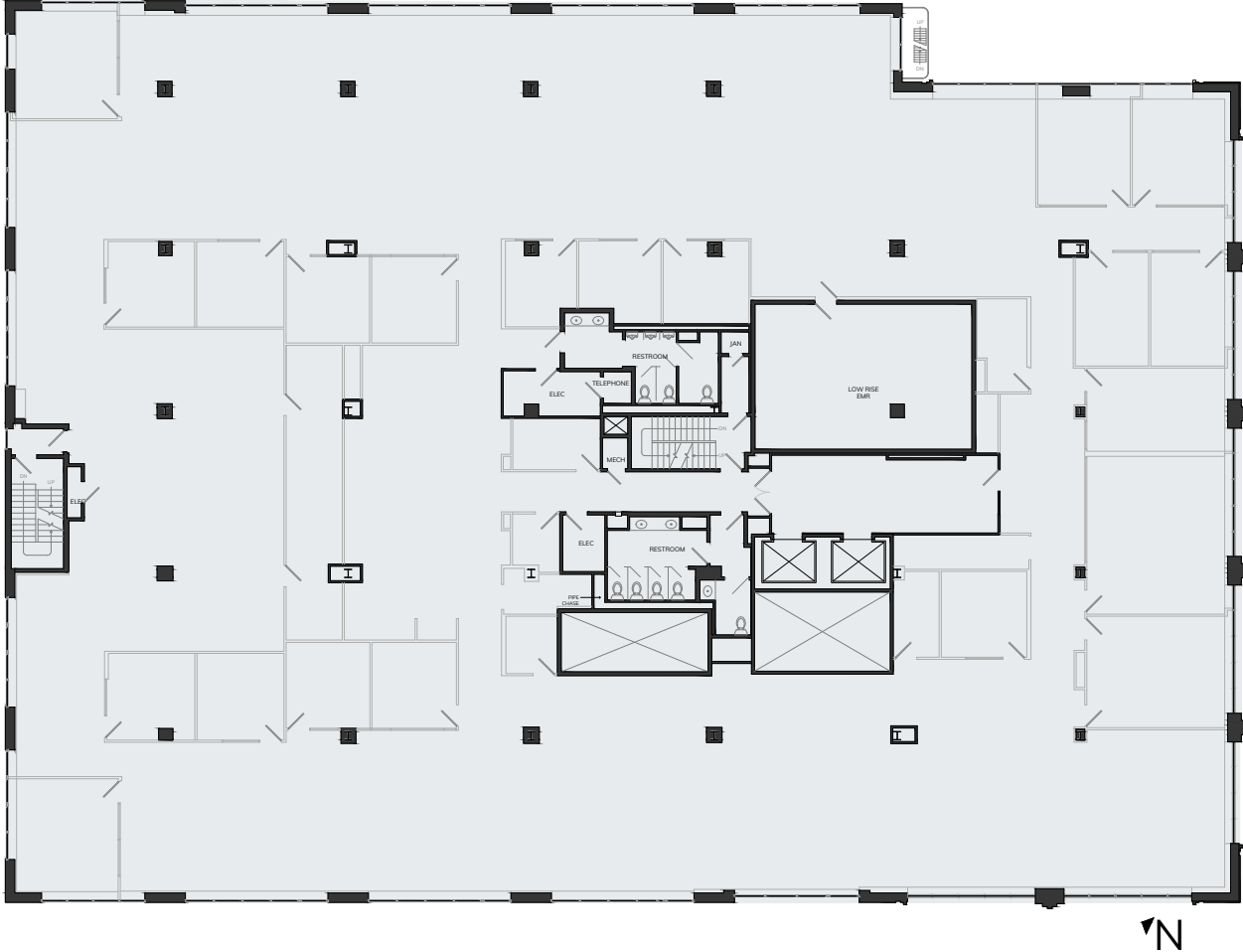
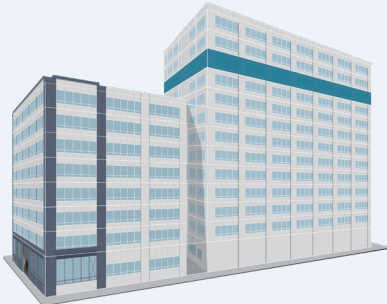
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# FLOOR PLAN | 550 CALIFORNIA

## 11<sup>th</sup> FLOOR

Available

SUITE 1100 - 22,647 ft<sup>2</sup> | OFFICE



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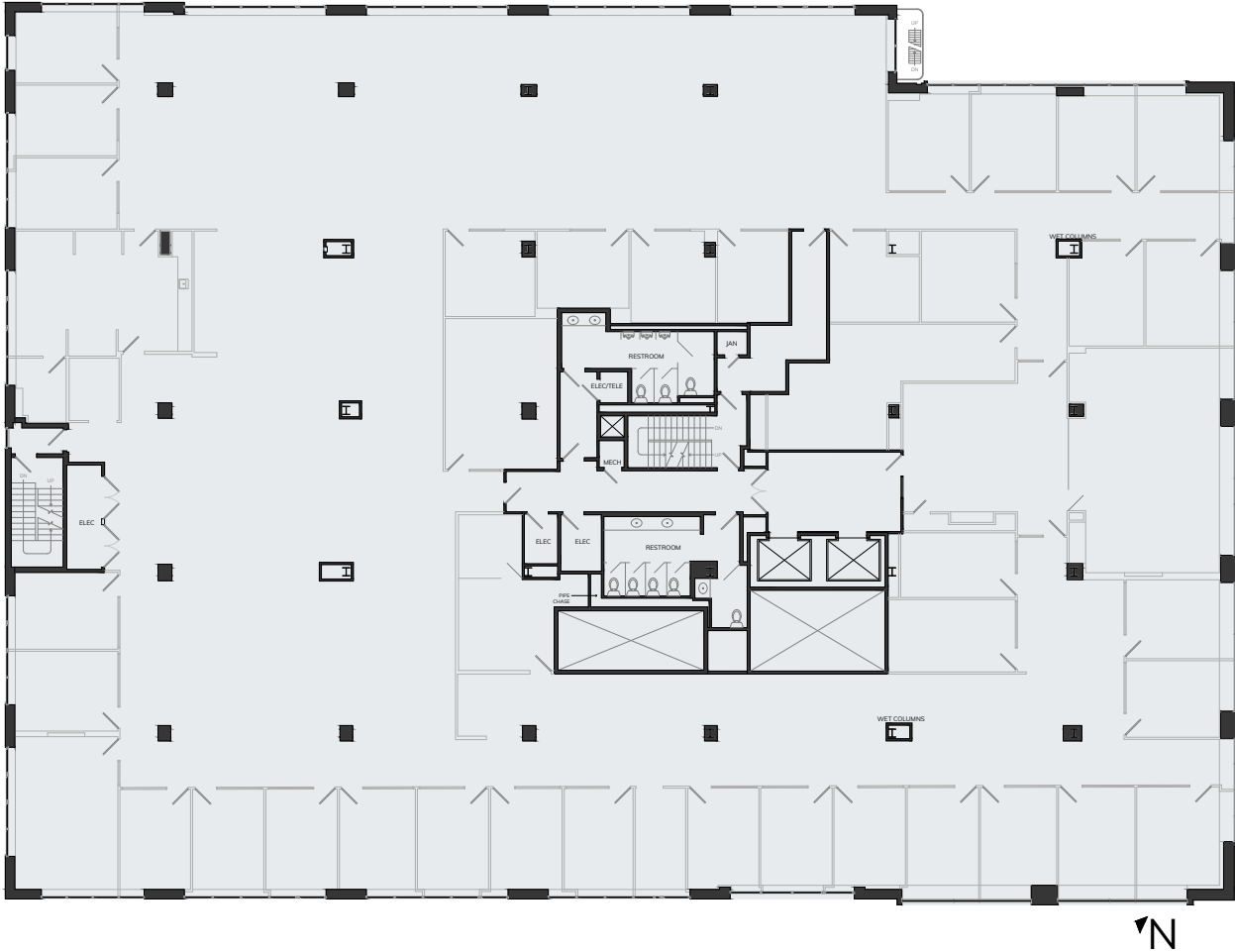


# FLOOR PLAN | 550 CALIFORNIA

## 12<sup>th</sup> FLOOR

Available

SUITE 1200 - 22,647 ft<sup>2</sup> | OFFICE



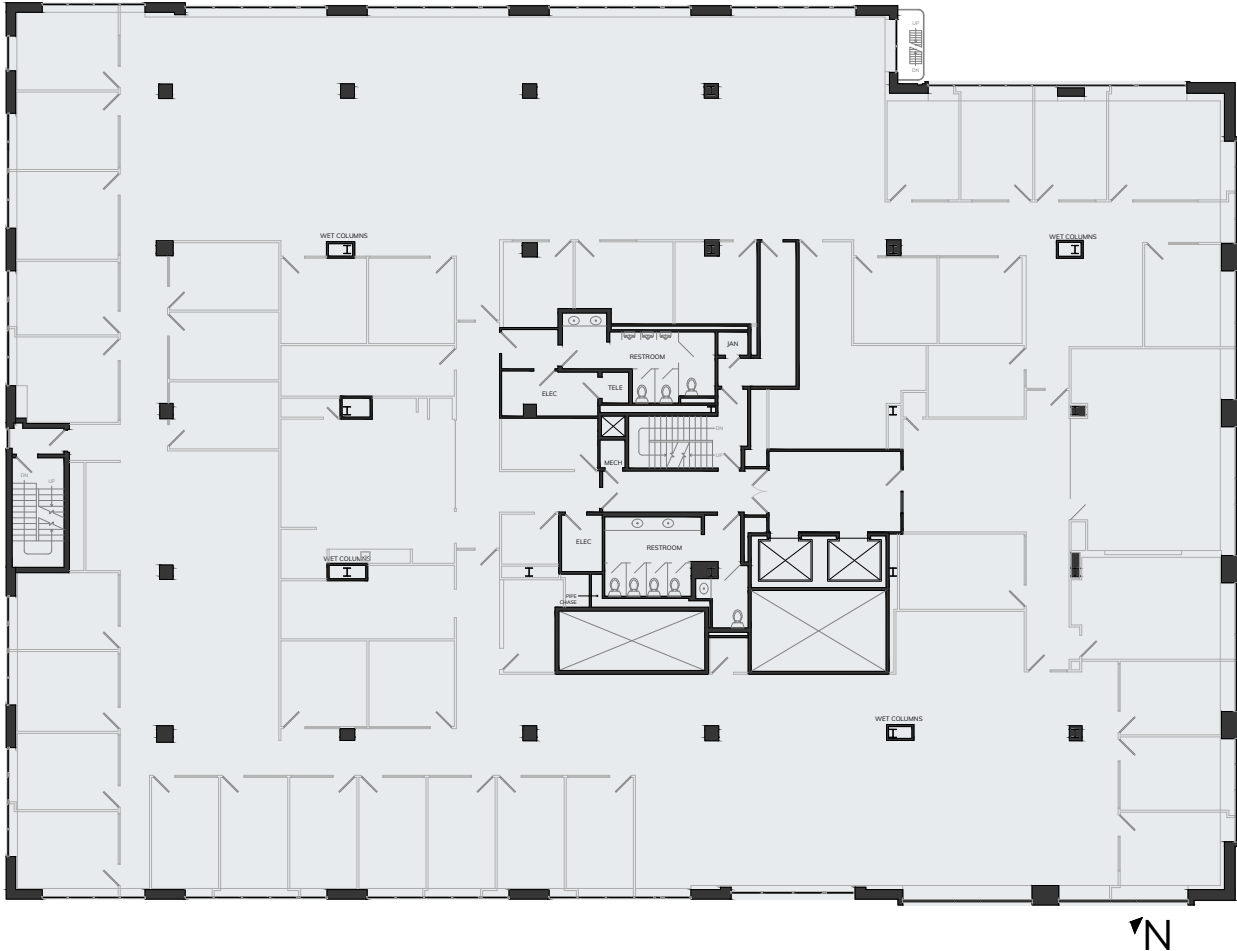
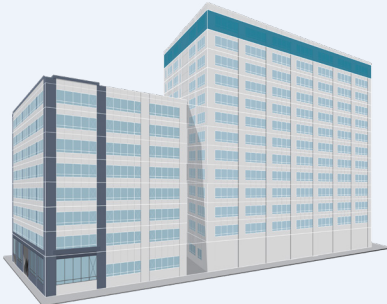
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# FLOOR PLAN | 550 CALIFORNIA

## 14<sup>th</sup> FLOOR

Available

SUITE 1400 - 22,647 ft<sup>2</sup> | OFFICE

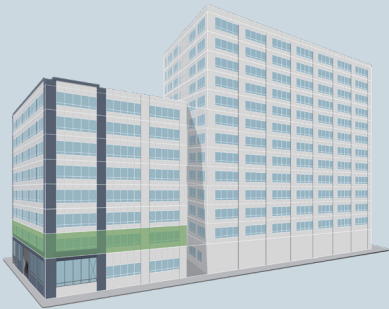


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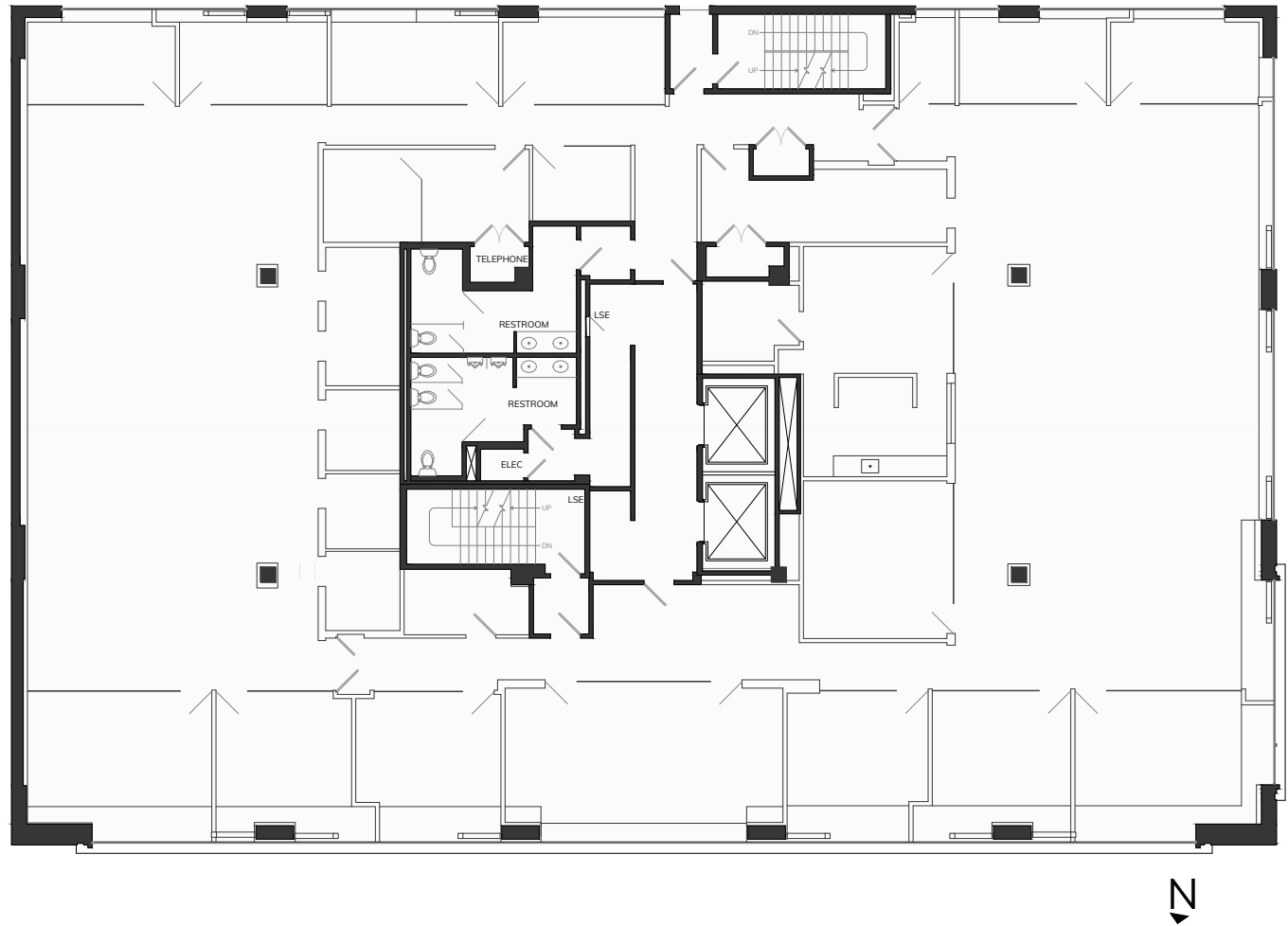
# FLOOR PLAN | 635 SACRAMENTO

2<sup>nd</sup> FLOOR  
*Available*

SUITE 200 - 11,248 ft<sup>2</sup> | OFFICE



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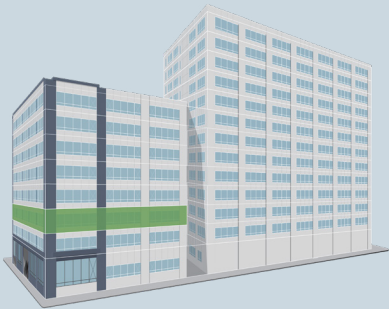




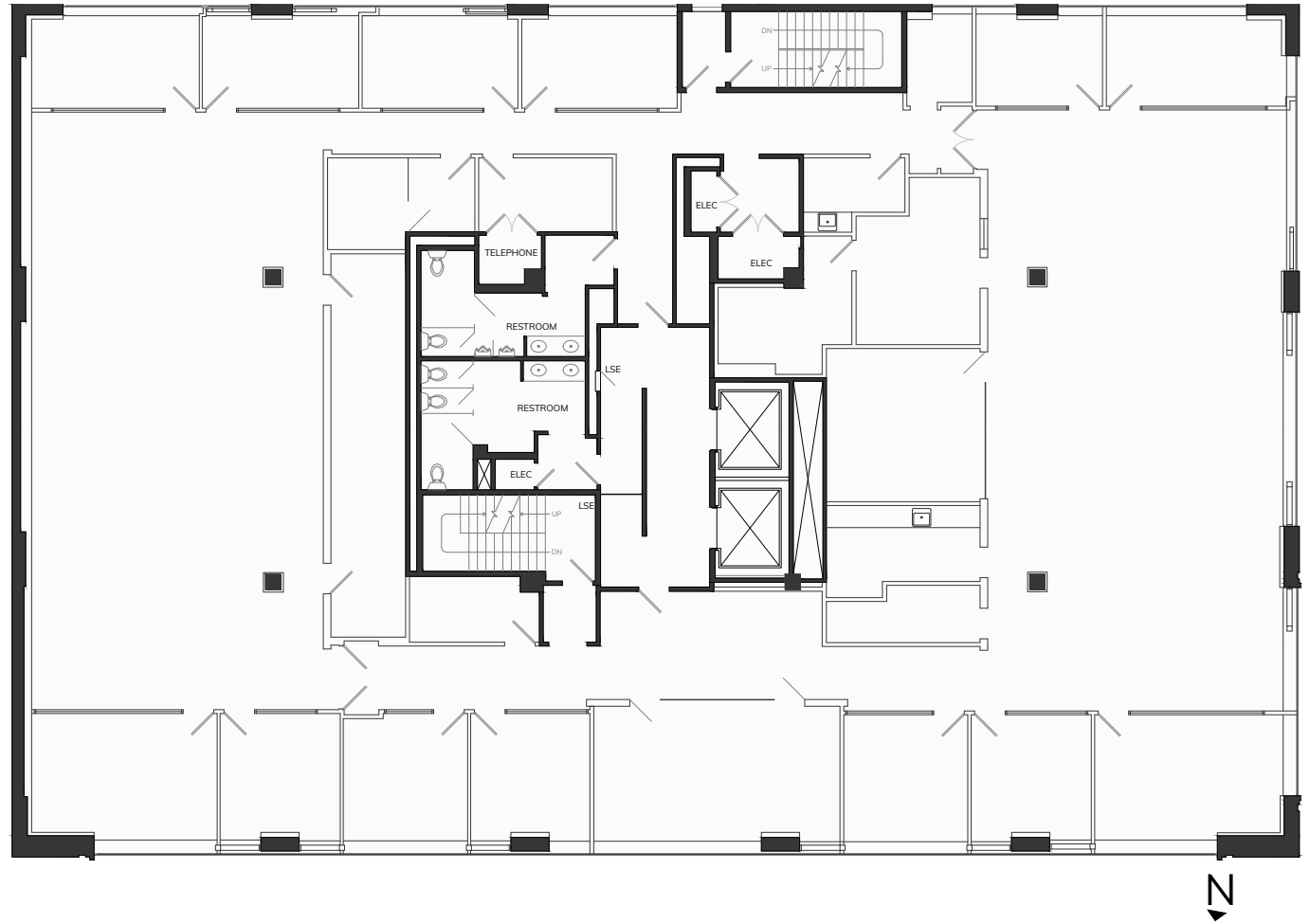
# FLOOR PLAN | 635 SACRAMENTO

3<sup>rd</sup> FLOOR  
*Available*

SUITE 300 - 11,248 ft<sup>2</sup> | OFFICE



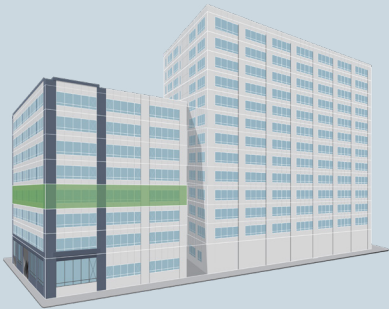
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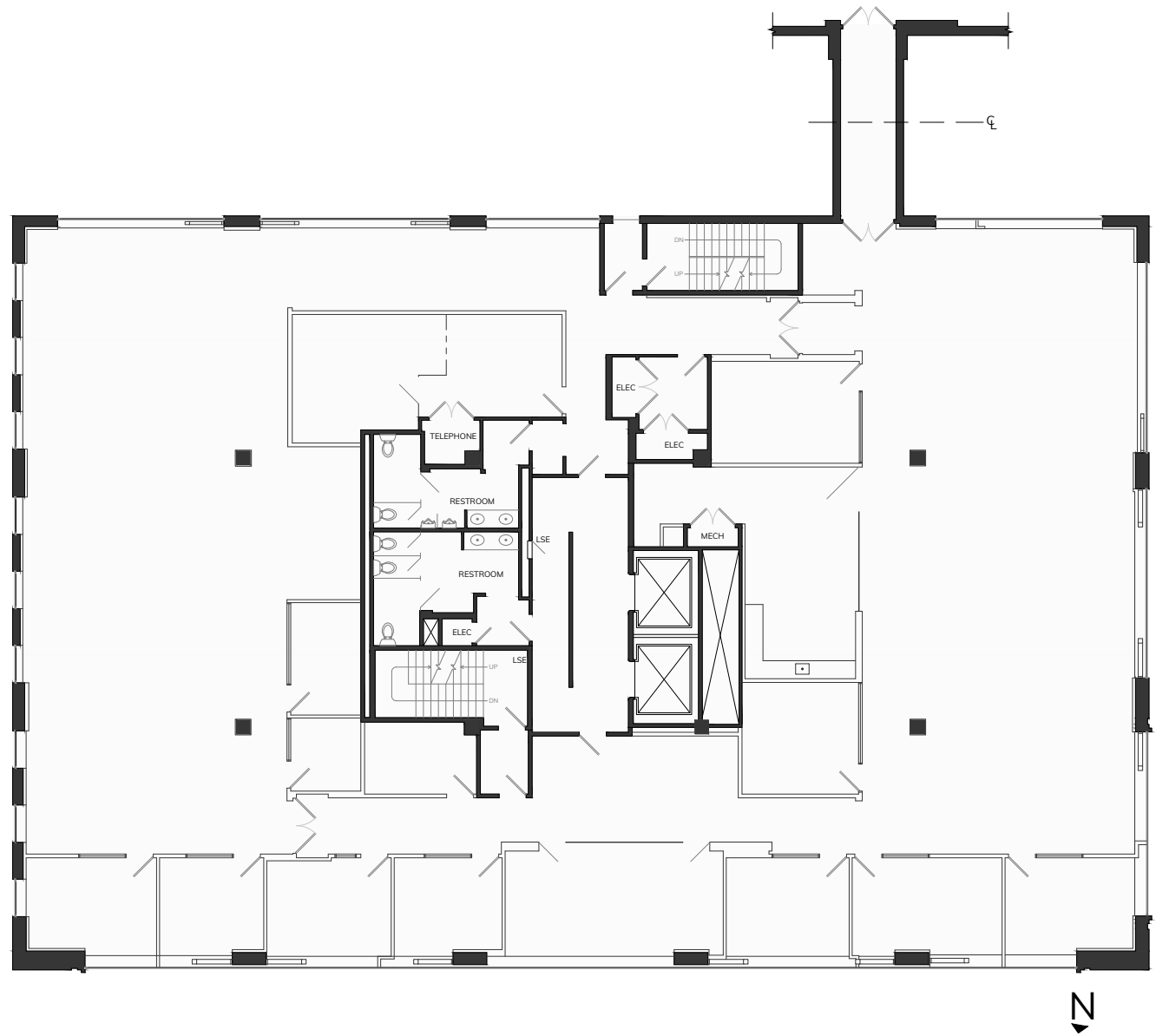
# FLOOR PLAN | 635 SACRAMENTO

4<sup>th</sup> FLOOR  
*Available*

SUITE 400 - 11,248 ft<sup>2</sup> | OFFICE



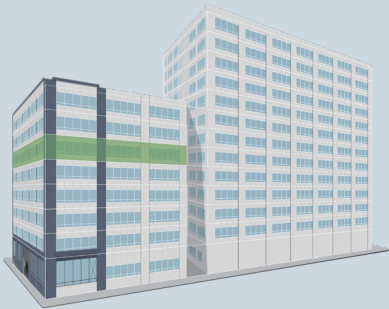
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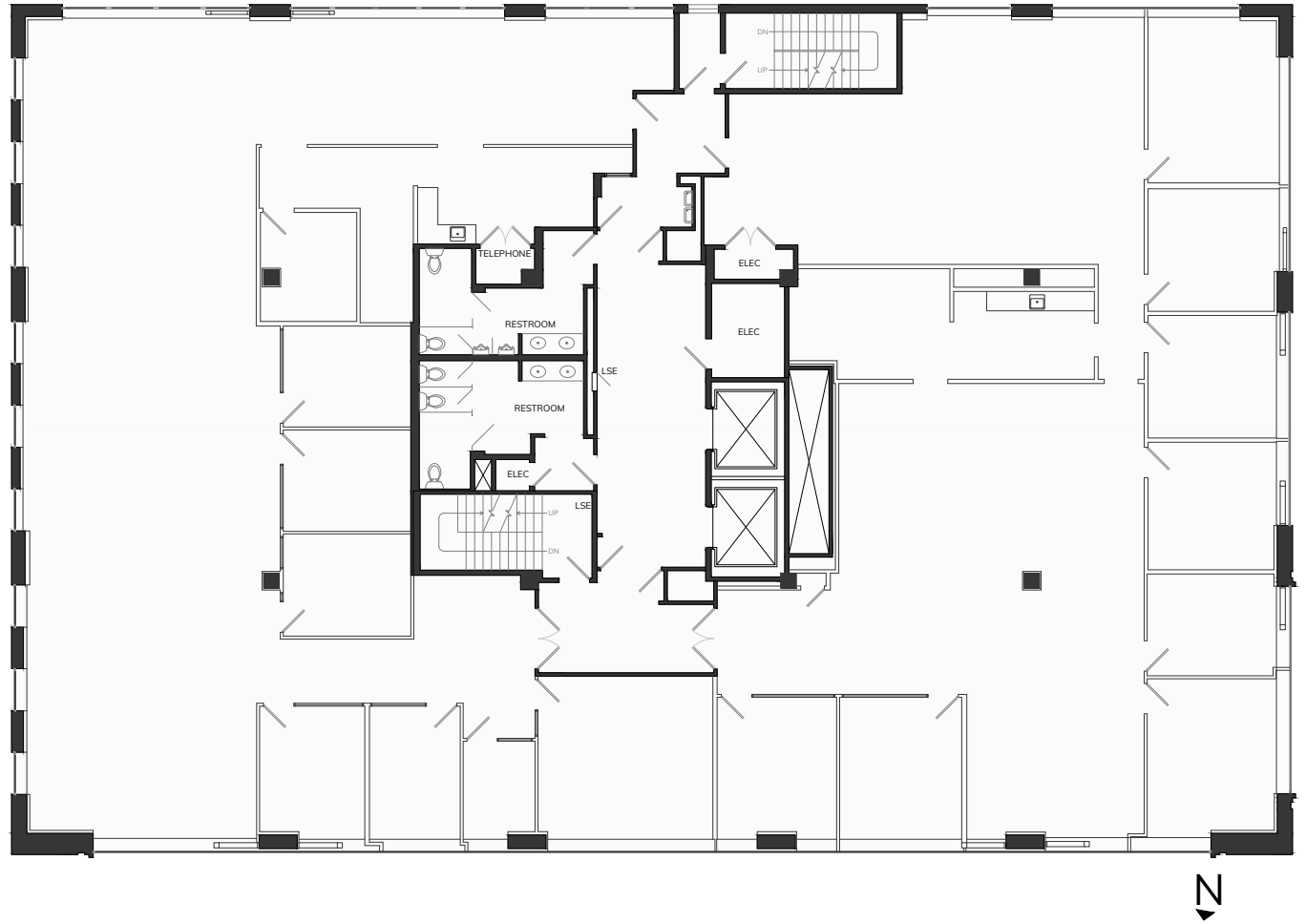
# FLOOR PLAN | 635 SACRAMENTO

6<sup>th</sup> FLOOR  
*Available*

SUITE 600 - 11,248 ft<sup>2</sup> | OFFICE



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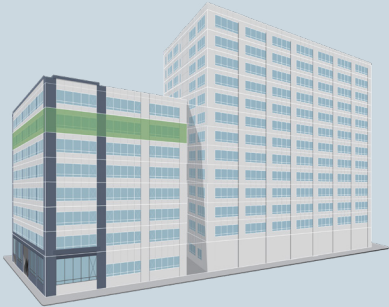


# FLOOR PLAN | 635 SACRAMENTO

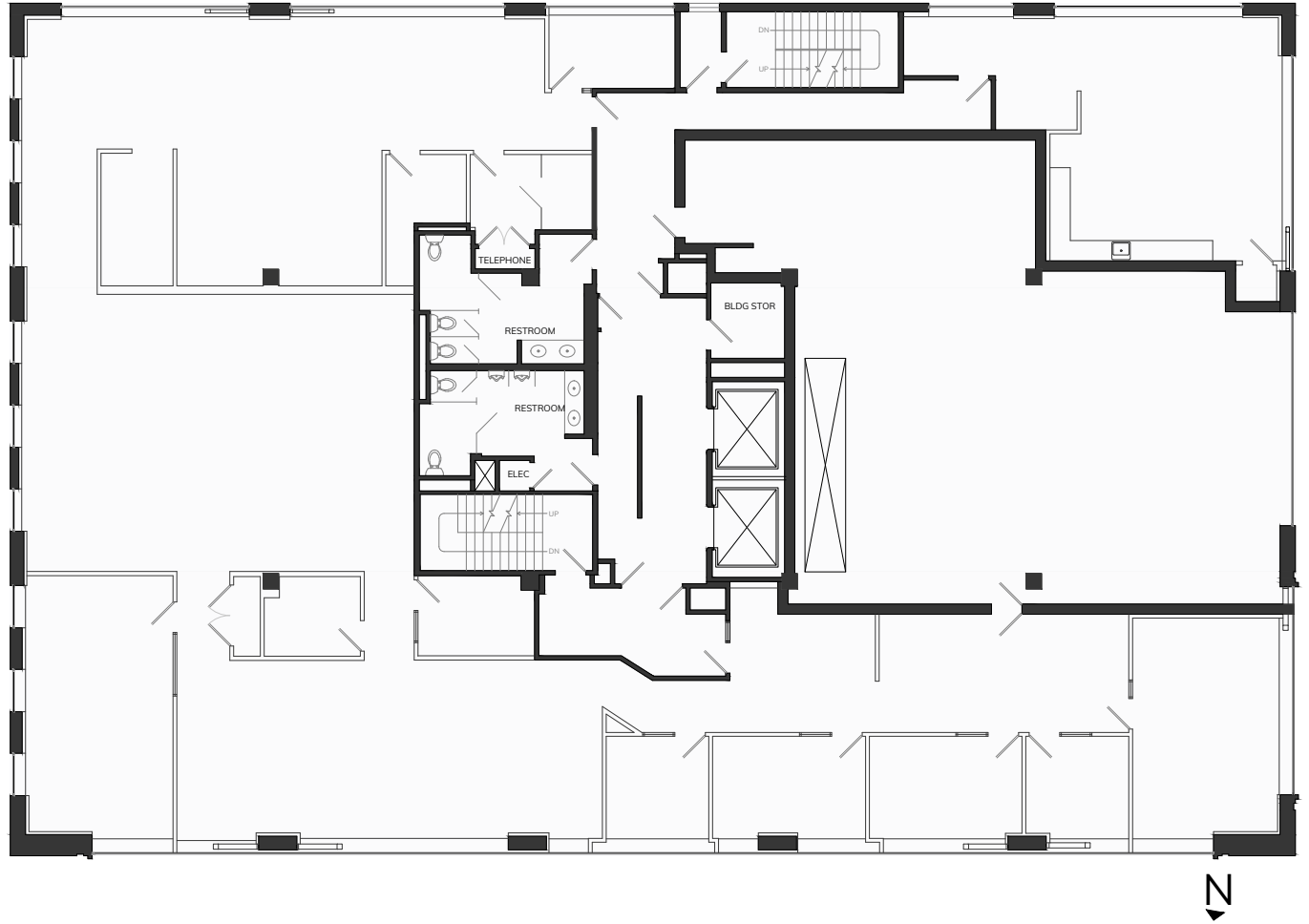
## 7<sup>th</sup> FLOOR

Available

SUITE 700 - 8,900 ft<sup>2</sup> | OFFICE



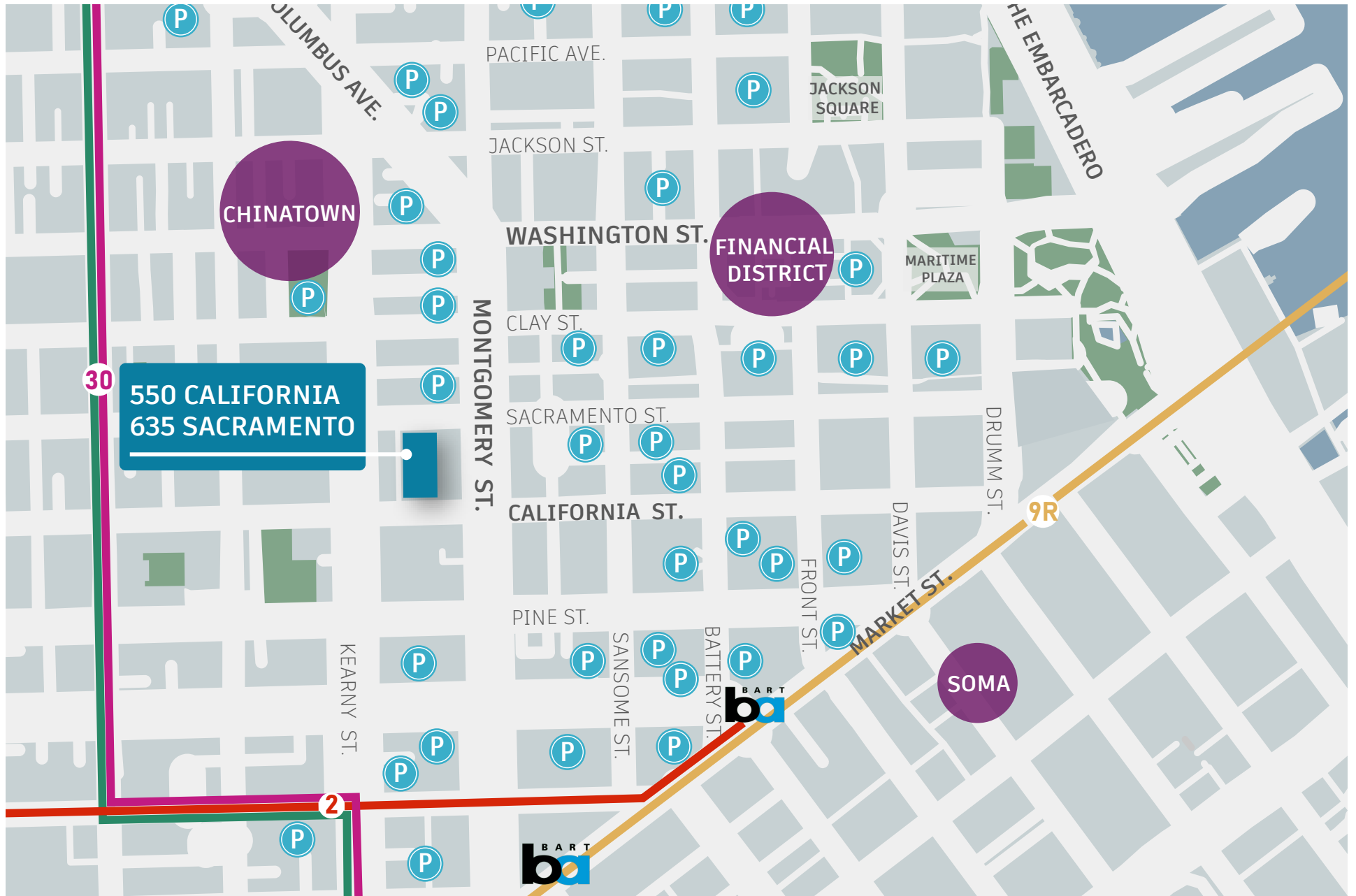
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# SURROUNDING AMENITIES



# PARKING & TRANSPORTATION MAP



# FOR ADDITIONAL INFORMATION, PLEASE REACH OUT TO THE LISTING TEAM:

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