



## About

50 California Street was designed by architect Welton Becket & Associates. The lobby has flame-cut red and black granite finished floors and mahogany wall panels trimmed with black reveals and polished bronze. The exterior facade features vertical precast concrete columns with opaque spandrel and clear glass panels.

Remodeled in 1997, the exquisitely designed plaza is made of red granite contrasted with green limestone accents in the stone radius. The plaza is beautifully landscaped with seasonal planting in raised planters surrounding benches and spacious walkways.

50 California Street occupies one of the most strategic locations in the heart of San Francisco's Financial District, at the junction of California and Davis streets. As convenient as it is prestigious, the building is only steps away from all forms of public transportation including BART, Muni, the Marin, Solano, and Alameda County ferries, all Bay Area bus lines, and the historic California Street Cable Car. Fine restaurants, internationally renowned hotels, spacious parks, and a wide variety of retail shops are all within easy walking distance.

## Property Facts

- Completed in 1972
- 36-story office building
- 688,181 square feet

## Property Features

### LEED® CERTIFIED

Awarded LEED® Gold certification for an Existing Building: Operations & Maintenance in April 2011

### PARKING

145-stall parking garage with attendants

### FLOOR PLATES

18,000-19,000 square feet

### ELEVATORS

- 16 passenger elevators in three banks
- 1 dedicated garage shuttle elevator
- 1 dedicated freight elevator

### TENANT ACCESS

24-hour tenant access all year

### SECURITY

24-hour professional security staff

### TELECOMMUNICATIONS

Advanced telecommunications infrastructure and service

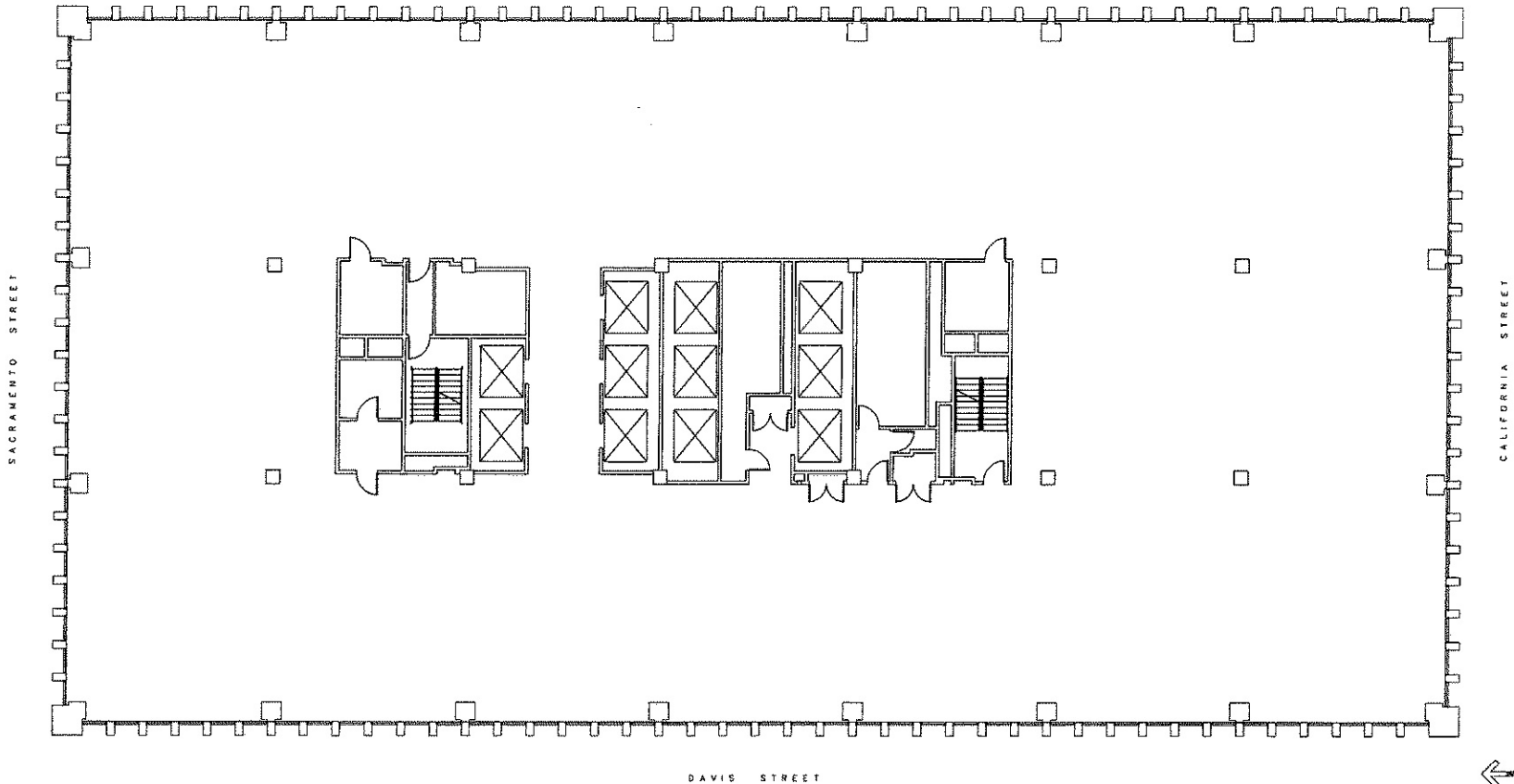
## LEASING CONTACT

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# Typical Floor Plan



## On-Site Amenities

- \* STARBUCKS
- \* BANK OF AMERICA U.S. BANKING CENTER
- \* WALKING DISTANCE TO THE FERRY BUILDING



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# 50 California

50 California Street  
San Francisco, CA 94111  
[www.50Cal.com](http://www.50Cal.com)

SHORENSTEIN

Excellent  
location  
in San  
Francisco  
CBD



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# Technology Snapshot



## 50 California

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We're  
leading the  
way in  
IT-related  
Tenant  
Services

HIGH-SPEED BROADBAND INTERNET PROVIDERS	AVAILABLE	NOTES
In-Building Service Providers	Yes	at&t, Verizon, TW Telecom, Cogent, IP Networks and Satel
Broadband Related Copper Services	Yes	at&t, Verizon and TW Telecom
Fiber Optic Related Services	Yes	at&t, Verizon, TW Telecom, Cogent and IP Networks
Wireless Broadband	-	Building compatible
TV SERVICES	IN-BUILDING	NOTES
Rooftop, Dish Satellite and Antennae	Yes	Satel provides satellite television services
TELECOM & WIRING INFRASTRUCTURE	IN-BUILDING	NOTES
Riser System wiring infrastruc- ture	Multi-Tenant Ready	Primary distribution to all tenant occupied floors.
Incoming Copper Pairs/Lines for Voice, DSL, and T1 Services	Approximately 5,400 Pairs	at&t has more than enough capacity to serve tenants voice and data requirements.
Minimum Point of Entry (MPOE) & Telecom Closets	The building has one MPOE located in the basement. The main riser system is offset from the MPOE and all telecom closets are stacked. Each floor has one main telecom closet.	
ADDITIONAL DATA OR TELECOM RESOURCES		
Campus or Building link notes	Building has multiple communications service providers with diverse access points into the building. The building has various locations where service providers have located their equipment. Overall, 50 California is leading the way in IT related tenant services. Tenants have access to multiple providers and services ensuring a technology-rich business environment.	

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# Green Scorecard

This Building is:  
**LEED® GOLD  
CERTIFIED**



SHORENSTEIN



## 50 California

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San Francisco, CA 94111



### ENERGY CONSUMPTION

	Baseline (2006)	Current	Change
EPA ENERGY STAR®	94	99	+5
Energy Intensity (kBtu/sf)	161.8	154.4	-7.4
<b>Associated Carbon Dioxide Reduction (in tons)</b>			<b>-111.61</b>

### SUSTAINABLE IMPROVEMENTS

- Window film to reduce solar load
- Variable Frequency Drives ("VFD") on mechanical equipment to reduce energy consumption
- Motion sensors on stairwell and garage lighting for energy savings
- Energy efficient lighting throughout the building

### SUSTAINABLE OPERATIONS

- LEED-compliant cleaning procedures and cleaning supplies
- Recycling program which includes paper, glass, aluminum, plastic, and cardboard
- Electronics recycling program, which includes collection of batteries, cell phones & other small electronics
- Semi-annual e-waste collection and recycling (for larger electronics)
- Annual waste audit to ensure effectiveness of recycling program
- Sustainable purchasing policy for Management Office
- Construction standards require use of low-VOC products & recycling of demolished materials
- Composting of restroom paper towels

### SUSTAINABLE MEASURES

- Online Tenant Handbook and Online Tenant Service Request Program
- Annual participation in Earth Hour and Earth Day
- Participation in Spare the Air Days
- Covered bike parking provided

### EDUCATION

- Monthly Green Tenant Tip
- BOMA BEEP certification for all Property Managers
- ENERGY STAR® Training for all Property Managers

### AFFILIATIONS

- Member of United States Green Building Council ("USGBC")
- EPA ENERGY STAR® Partner
- BOMA's 7 Point Challenge

## Green Real Estate Environments Now!

### MISSION STATEMENT:

Promote environmental stewardship through the implementation of sustainable ecological initiatives that benefit our assets, investors, customers, employees, and planet.

