

High Identity
HQ Campus

ANDYTOWN
COFFEE ROASTERS

300
CALIFORNIA



Reimagined for What's Next

A rare opportunity to establish a connected 30,000 SF top-floor campus with a rooftop penthouse. Skyline views and high-visibility anchor signage create a workplace designed for presence and impact.

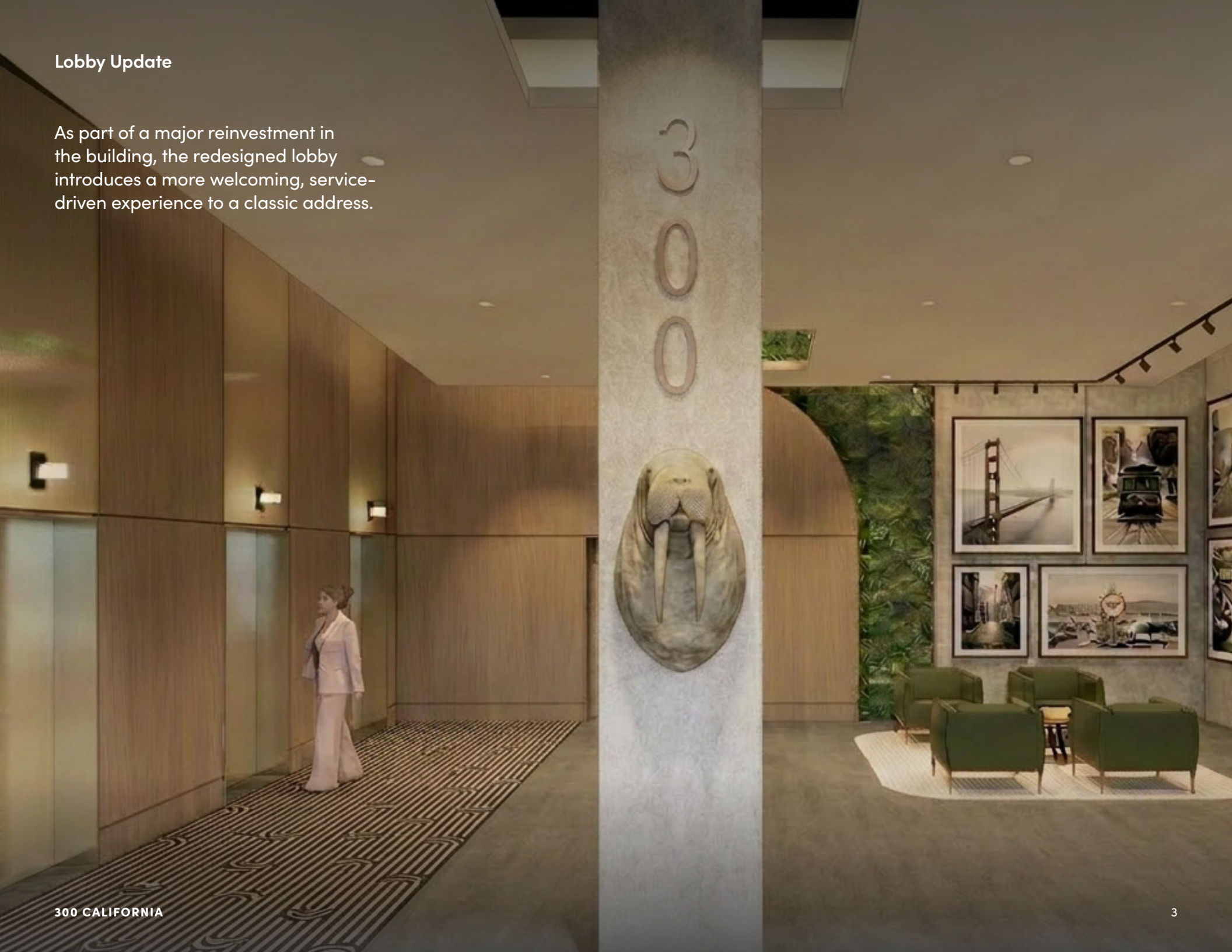
The redesigned lobby, centered around beloved local coffee roaster Andytown, transforms the everyday arrival into something warmer, more welcoming, and unmistakably San Francisco.



ANDYTOWN COFFEE ROASTERS

Lobby Update

As part of a major reinvestment in the building, the redesigned lobby introduces a more welcoming, service-driven experience to a classic address.

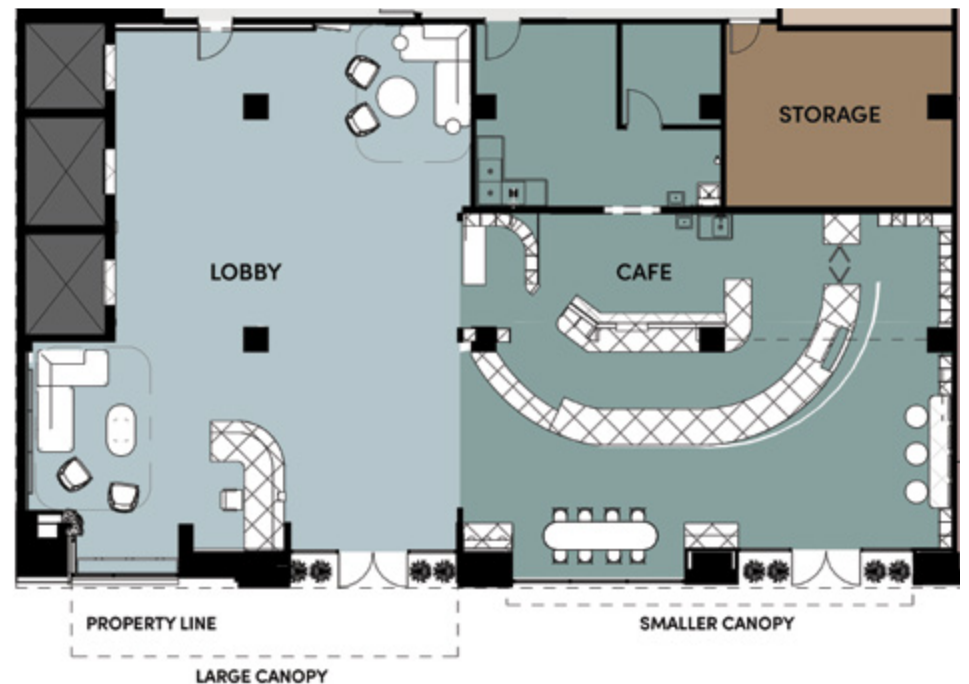


The Arrival Experience



Every great workplace begins with the first impression.

The lobby sets the tone for everything that follows. Thoughtfully reimagined with hospitality-inspired design and anchored by Andytown Coffee, it creates an experience that feels welcoming from the moment you step inside.



What Sets This Space Apart

Two full floors with all the makings of a headquarters:

Two-Floor Penthouse

30,000 SF spanning the 7th and 8th floors, this penthouse opportunity offers the space, presence, and privacy to shape your future headquarters.

Interconnecting Staircase

A light-filled internal stair connects the 7th and 8th floors—encouraging movement, collaboration, and team culture.

Private Rooftop

The 1,070 SF private rooftop adds a rare outdoor extension to your workplace—open-air flexibility just steps away.

High-Visibility Signage

Exclusive and distinctive signage placement for a true HQ-level presence.

High Ceilings

14'6" clear height with board-form concrete—bringing volume, texture, and a creative edge to the workspace.

Efficient Floorplates

Side-core design and an 18% load factor mean more usable space, and more ways to make it your own.



Interconnecting Staircase



Floor 8

15,483 SF

Reached by a light-filled internal stair, the 8th floor elevates the penthouse setting with a balanced mix of enclosed offices and flexible team areas on the top floor of the building.

72 Workstations

28 Kitchen/lounge seats

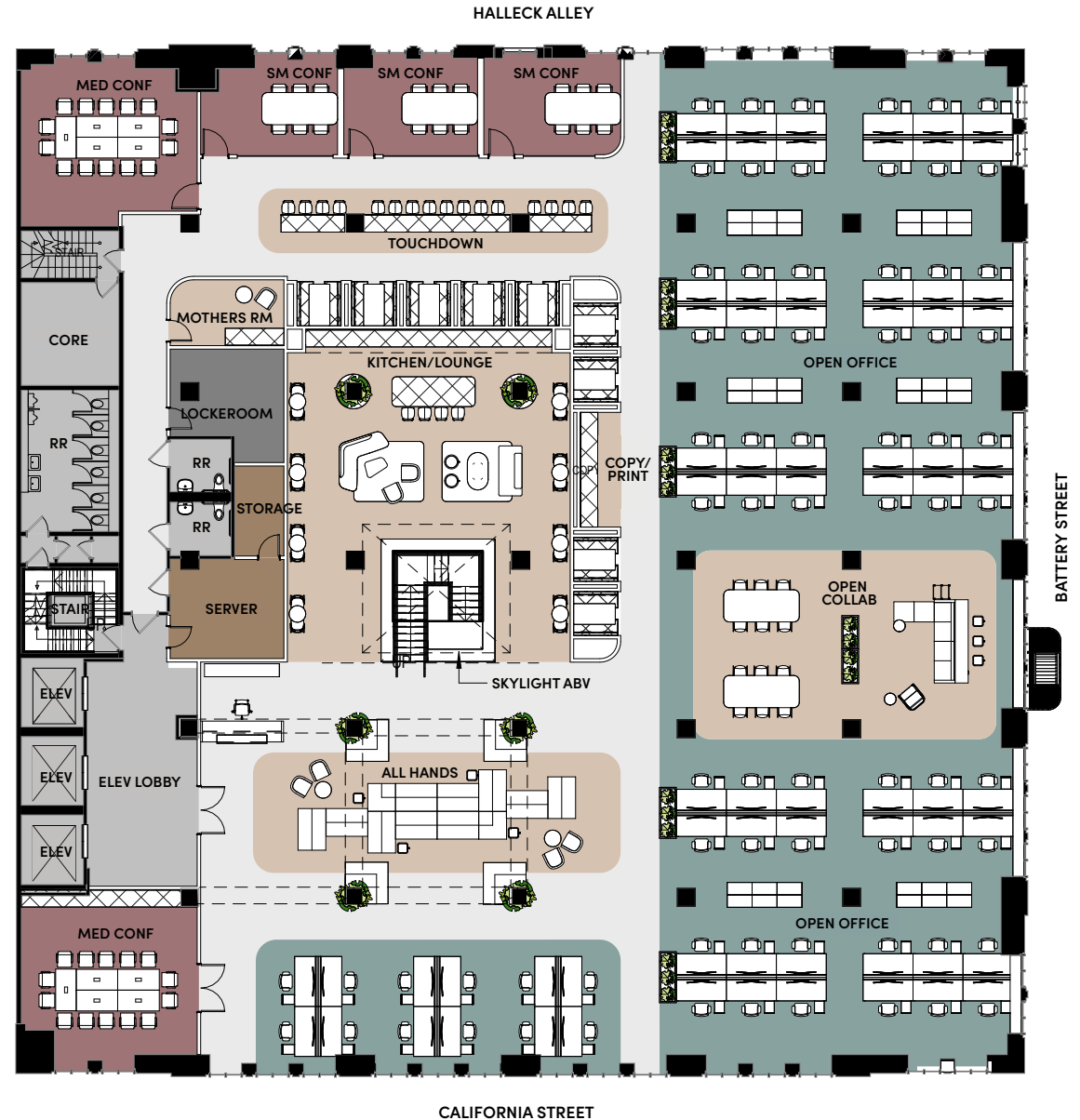
5 Meeting rooms

16 Collab space/lounge seats

52 Touchdown seats

Space Legend

- Workstations
- Conference Room
- Support/Amenities
- Open Office/Circulation
- Storage
- Core
- NIC



Floor 7

15,396 SF

Designed for presence and flexibility, the 7th floor offers a refined workplace setting with private offices along the perimeter, collaborative open office areas, and engaging amenity spaces that support both focused work and team connection.

60 Workstations

37 Kitchen/lounge seats

7 Meeting rooms

24 Collab space/lounge seats

40 Touchdown seats

Space Legend

- Workstations
- Conference Room
- Support/Amenities
- Open Office/Circulation
- Storage
- NIC



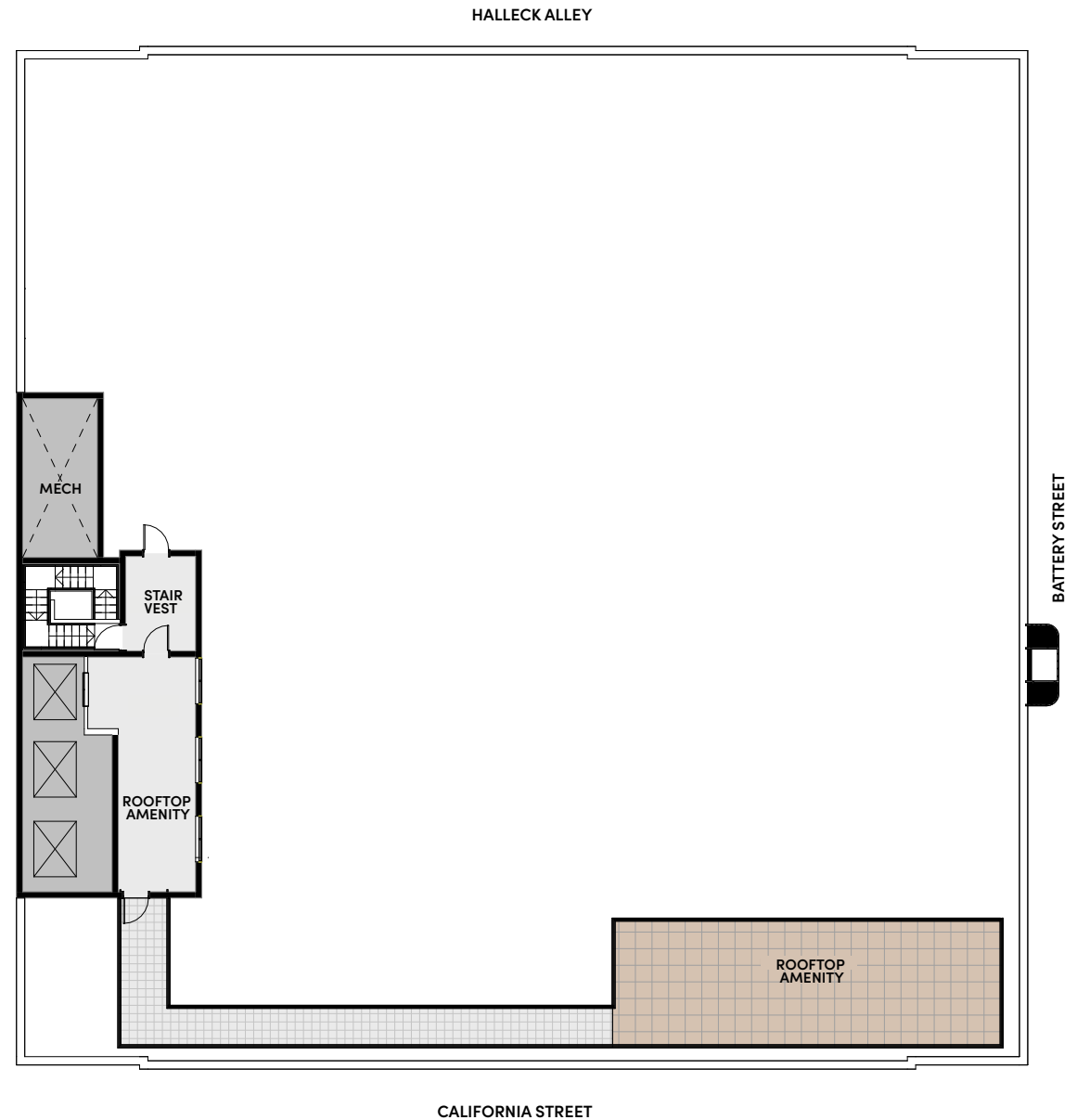
Rooftop

1,070 SF Rooftop Penthouse

Private rooftop access adds a rare outdoor extension to your workplace—open-air flexibility just steps away.

Space Legend

- Circulation
- Support/Amenities
- NIC



Amenities

Badge-Access Elevators

Upgraded and enhanced with destination dispatch and badge access for a faster, more secure ride.



Refreshed Lobby

A newly renovated lobby sets the tone with elevated finishes and a hospitality-forward feel.



Valet Parking

On-site 70-stall valet parking with charging upgrades already underway.



On-Site Coffee Shop

Small-batch and beloved, Andytown brings its signature warmth (and cold brew) to the ground floor.



On-Site Bike Parking

On-site bike lockers provide secure, convenient storage for daily riders.

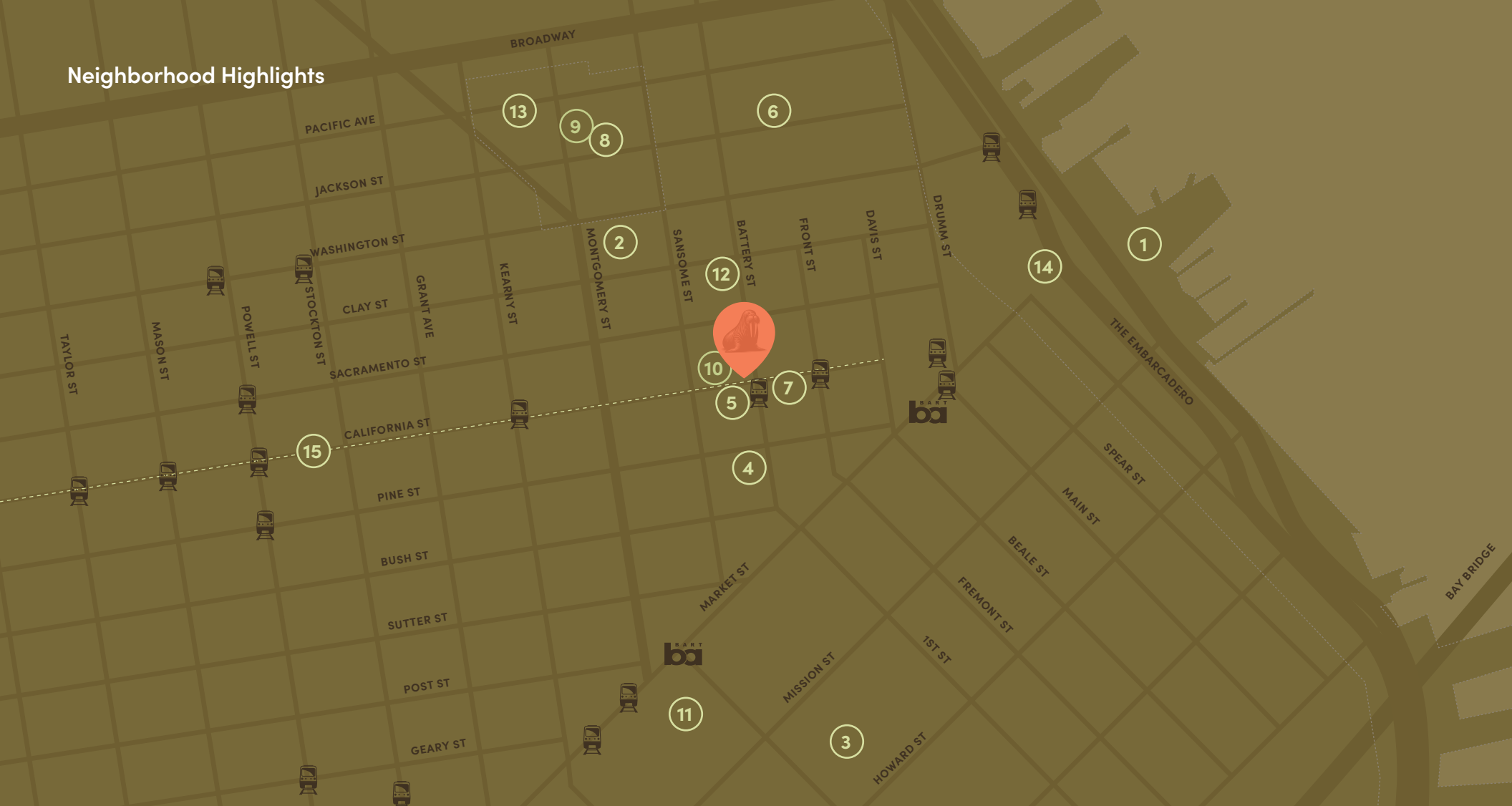
In Good Company

Located at the intersection of business, convenience, and character, 300 California offers easy access to neighborhood favorites, transit, and everyday essentials—all just steps away.

300 CALIFORNIA



Neighborhood Highlights



- 1 Ferry Building**
Historic waterfront marketplace
- 2 Transamerica Pyramid**
San Francisco skyline icon
- 3 Salesforce Park**
An urban oasis above the city
- 4 Wayfare Tavern**
Classic client lunch spot

- 5 Mendocino Farms**
Neighborhood lunch favorite
- 6 Kokkari Estiatorio**
Beloved Greek restaurant
- 7 Tadich Grill**
A San Francisco institution
- 8 Bix**
Timeless cocktails, jazz & dinner

- 9 Cotogna**
Neighborhood Italian favorite
- 10 Andytown Coffee**
Craft coffee in the lobby
- 11 Palace Hotel**
Luxury landmark
- 12 The Jay**
Modern downtown hotel

- 13 Jackson Square**
Gold Rush-era neighborhood
- 14 Embarcadero**
Waterfront promenade
- 15 California Street Cable Car**
A classic San Francisco commute

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REDCO
DEVELOPMENT

A large, detailed illustration of a walrus, rendered in a dark brown color that blends with the background. The walrus is shown in profile, facing right, with its long, curved tusks and thick, wrinkled skin clearly visible. It appears to be sitting or standing in shallow water, with some ripples indicated at its feet.

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