



555
CALIFORNIA STREET

Classic address /
/ Cutting edge retail



THE VAULT

555

CALIFORNIA STREET

Project Overview

Vornado's 555 California Street is an address identified internationally as the center of San Francisco's financial district. With a historic plaza on California Street and three entrances via California, Montgomery, and Pine Streets, the complex occupies an entire block in downtown. 555 California has perhaps the most impressive lease roll in the country with some of the world's leading financial, legal and technology companies as tenants. KKR, Goldman Sachs, Kirkland and Ellis, Jones Day and Microsoft are just a few of the blue chip companies that occupy the building. 555 California is located several blocks from major public transportation system, Market Street and is surrounded by dense, Class A office buildings and best in market hotels.

In line with the premium position of its office tenants, ownership has completed a best in class remodel of 555 California's concourse level and retail space. This reimagined space offers a fresh design with new materials, seating areas and most importantly redesigned retail spaces. The collection includes strong performers, Proper Food, Poké Bar, The Boy's Deli and The Vault, a highly anticipated restaurant by Hi Neighbor Hospitality (Stones Throw, Fat Angel), which had its grand opening in April 2019 over the Easter weekend.

Asset Highlights

- » 52 floors of Class A office with best in class companies
- » Over 3,500 daytime employees in the building
- » Access to concourse from three streets
- » On-site fitness facility, The Bay Club
- » Proximate to public transportation and Market Street
- » On-site parking with immediate access to concourse level

Retail Concourse

- » Redesigned storefronts and signage
- » Movable storefront doors
- » Additional public seating and open space
- » Complete remerchandising of retail tenants
- » Architectural treatments and increased lighting
- » Increased pedestrian flow

Cutting edge retail // Classic address

Retail Concourse



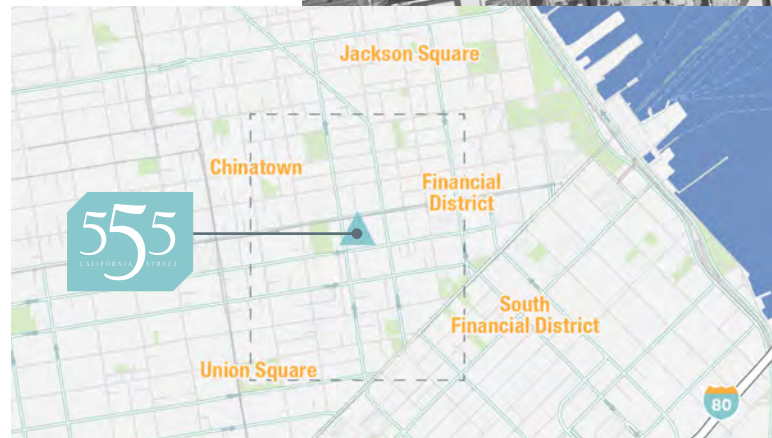
The Neighborhood

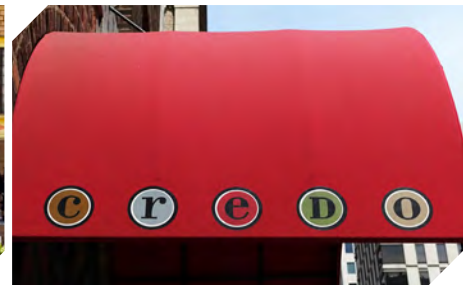
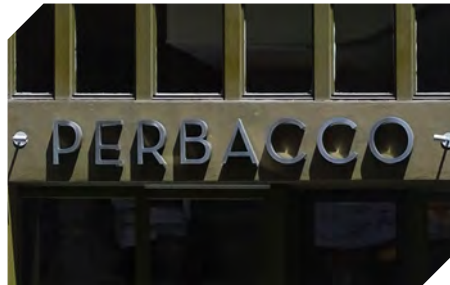
Major Office Tenants

- 1 Callan Associates
Diamond Foods
JMP Group LLC
- 2 Gordon & Rees LLP
- 3 Goodby Silverstein & Partners
- 4 Credit Suisse
Littler Mendelson PC
- 5 Burr Pilger Mayer LLP
- 6 Union Bank
- 7 Goldman Sachs
Kirkland & Ellis LLP
McKinsey & Co.
Morgan Stanley
UBS
Wells Fargo Advisors
- 8 Chevron Energy Solutions
Marsh, Inc.
TPG Global
- 9 Kixeye
Lewis Brisbois Bisgaard & Smith LLP
Sedgwick LLP
- 10 BDO USA, LLP
HOK
- 11 Text 100
- 12 Citigroup
- 13 Carroll, Burdick & McDonough LLP
US Securities & Exchange Commission
- 14 Uber (future)
- 15 Open Table
Stifel Nicolaus
URS
- 16 McKesson Corporation
- 17 SunRun

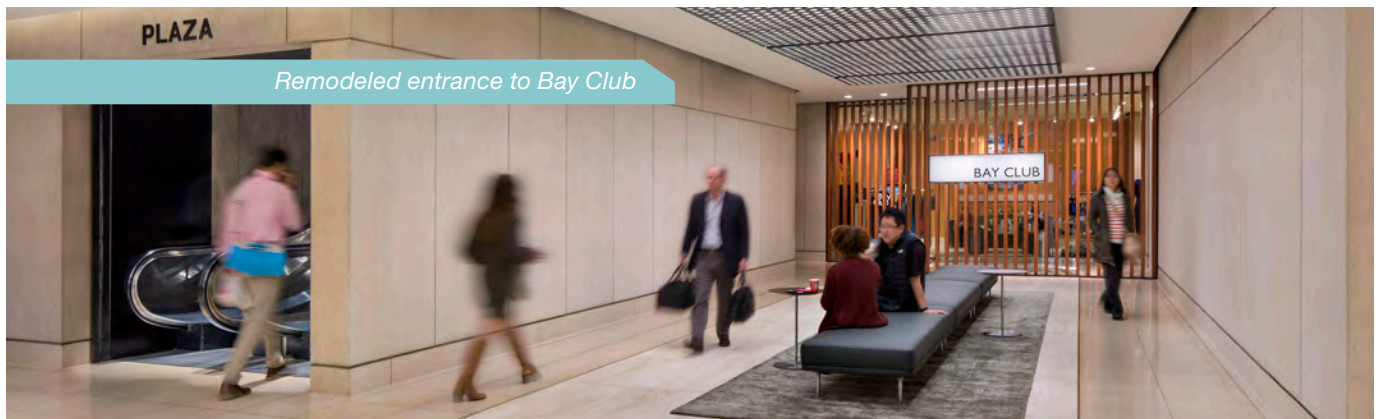
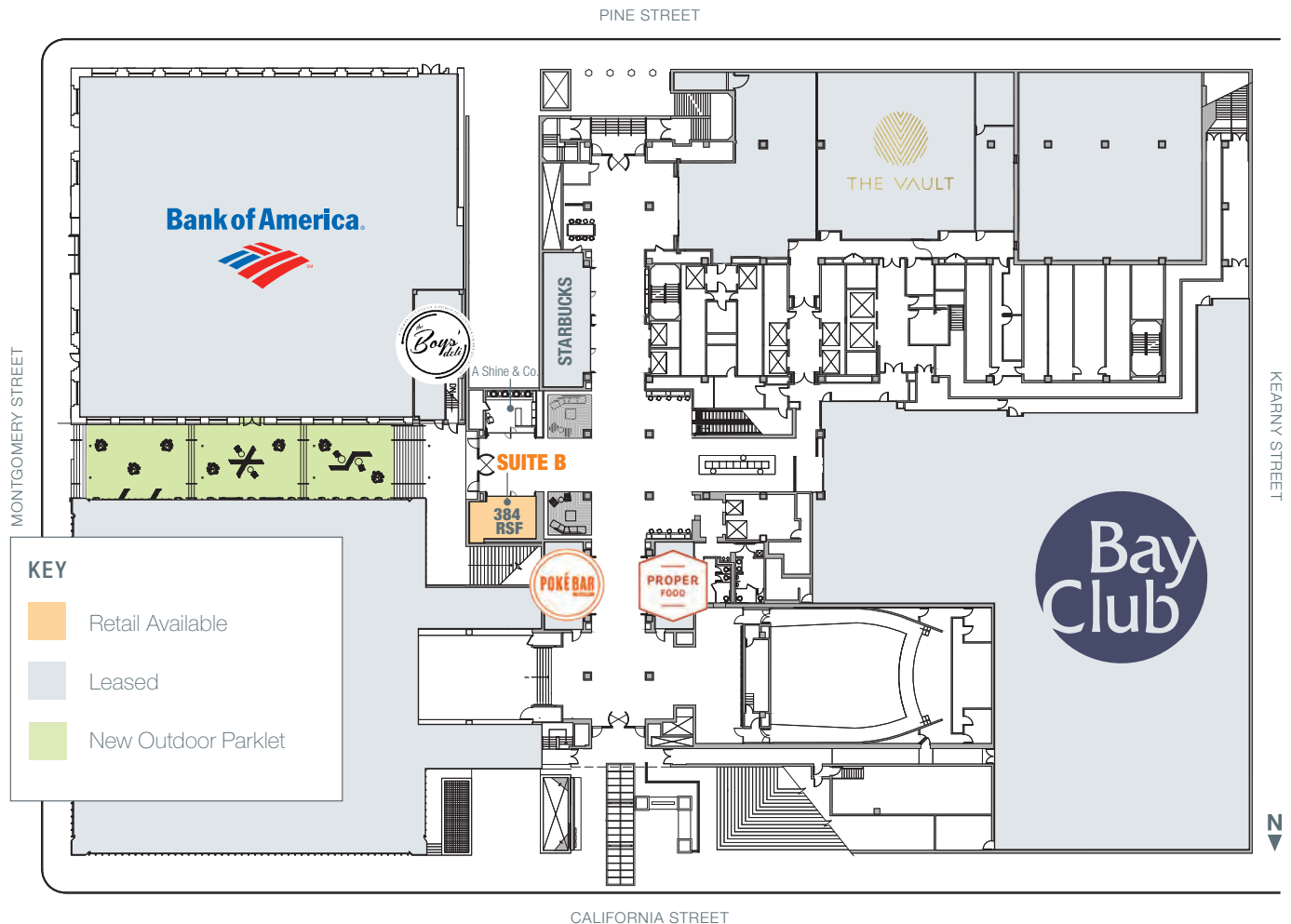
Retail Amenities

- A The Boy's Deli
Poké Bar
Proper Food
The Vault
- B Wayfare Tavern
- C CVS
- D Ritz Carlton Hotel
- E Walgreens
- F Credo
- G Café Bastille
- H The Plant Café Organic
- I Mixt
- J Café Claude
- K Rickhouse
- L Pagan Idol
- M Workshop Café
- N Crocker Galleria

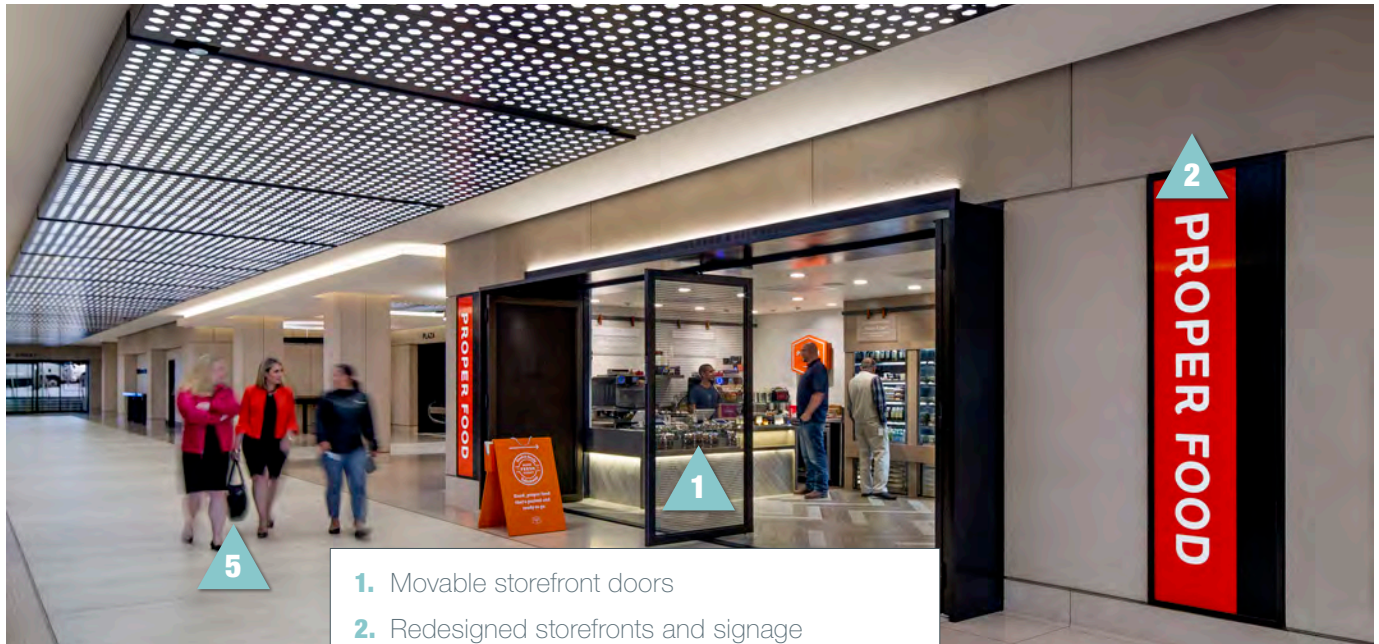




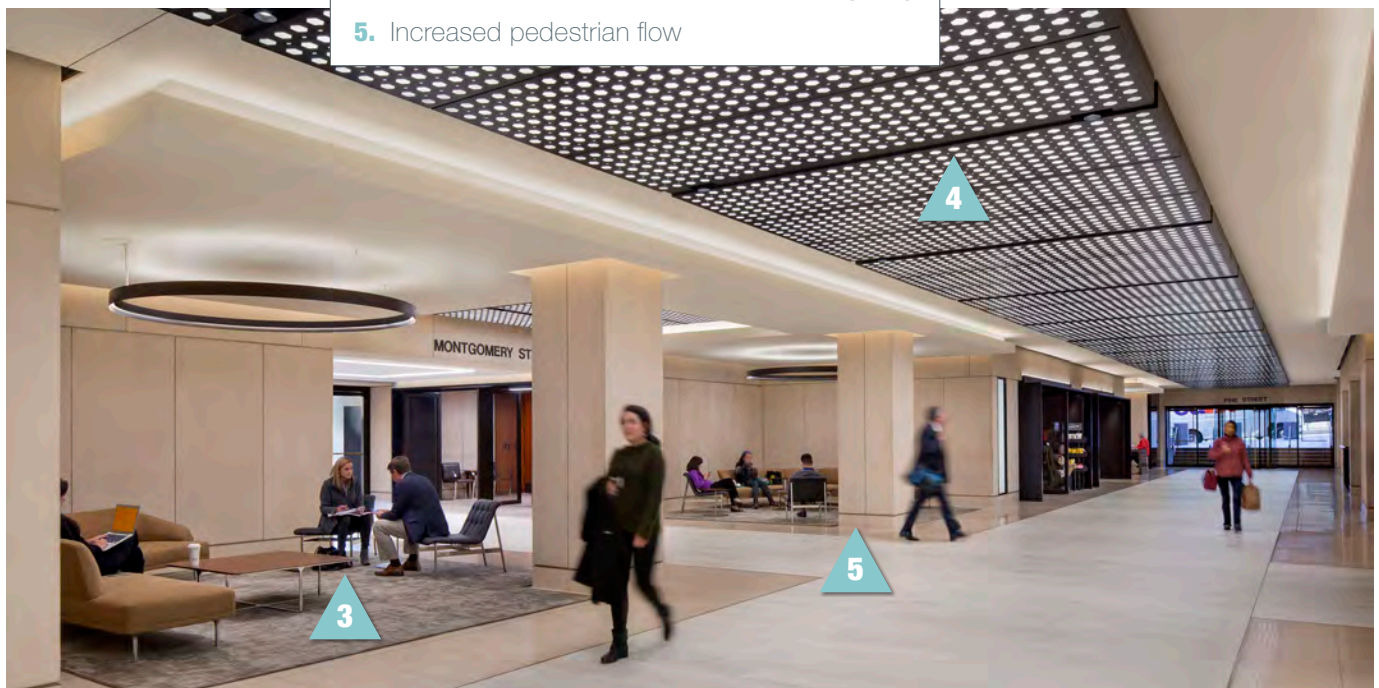
Retail Concourse Site Plan



Retail Concourse Redesign



1. Movable storefront doors
2. Redesigned storefronts and signage
3. Additional public seating and open space
4. Architectural treatments and increased lighting
5. Increased pedestrian flow





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