



600
CALIFORNIA

600 California - Home

600california.com

600 California Street is a Class "A" Office Building located in the Financial District of San Francisco, California. The building was built in 1990 and has 20 floors with 359,883 rentable square feet (350,061 SF for Office and 9,822 SF for Retail). The property also includes ground level retail space and a three level subterranean garage with 198 parking spaces.

© 2023 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Site powered by Weebly. Managed by [JLL - AM](#)

BUILDING HIGHLIGHTS



Fitness center with showers & lockers



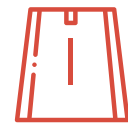
Highly efficient side-core design



On-site parking for 200 vehicles



Gold LEED certified by the US Green Building Council



Prime California Street location



Surrounded by world class shopping & dining



Directly on California Street Cable Car line



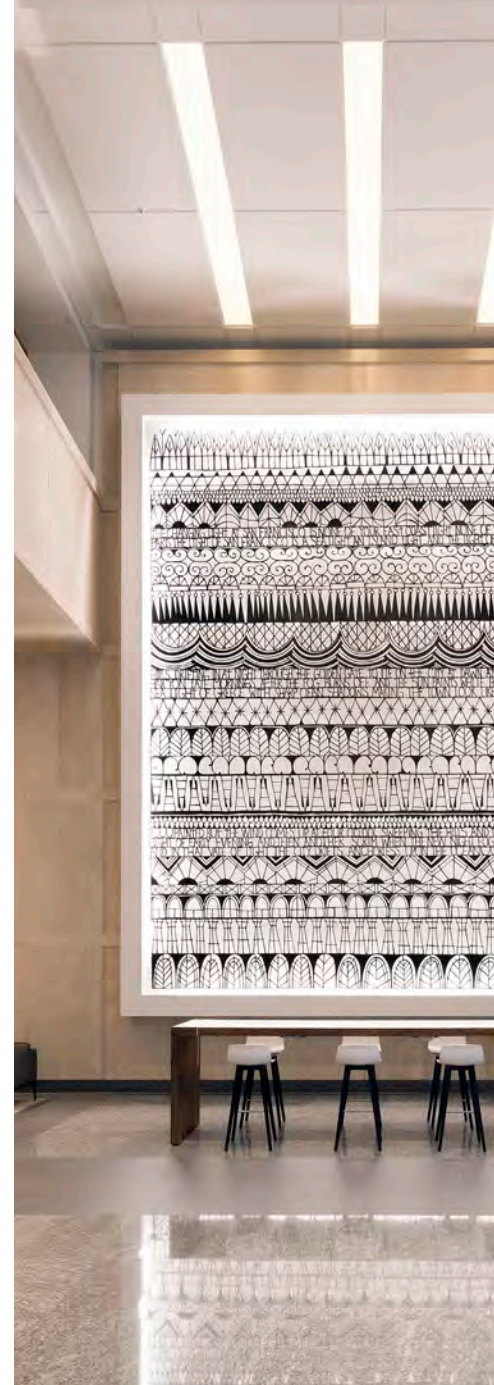
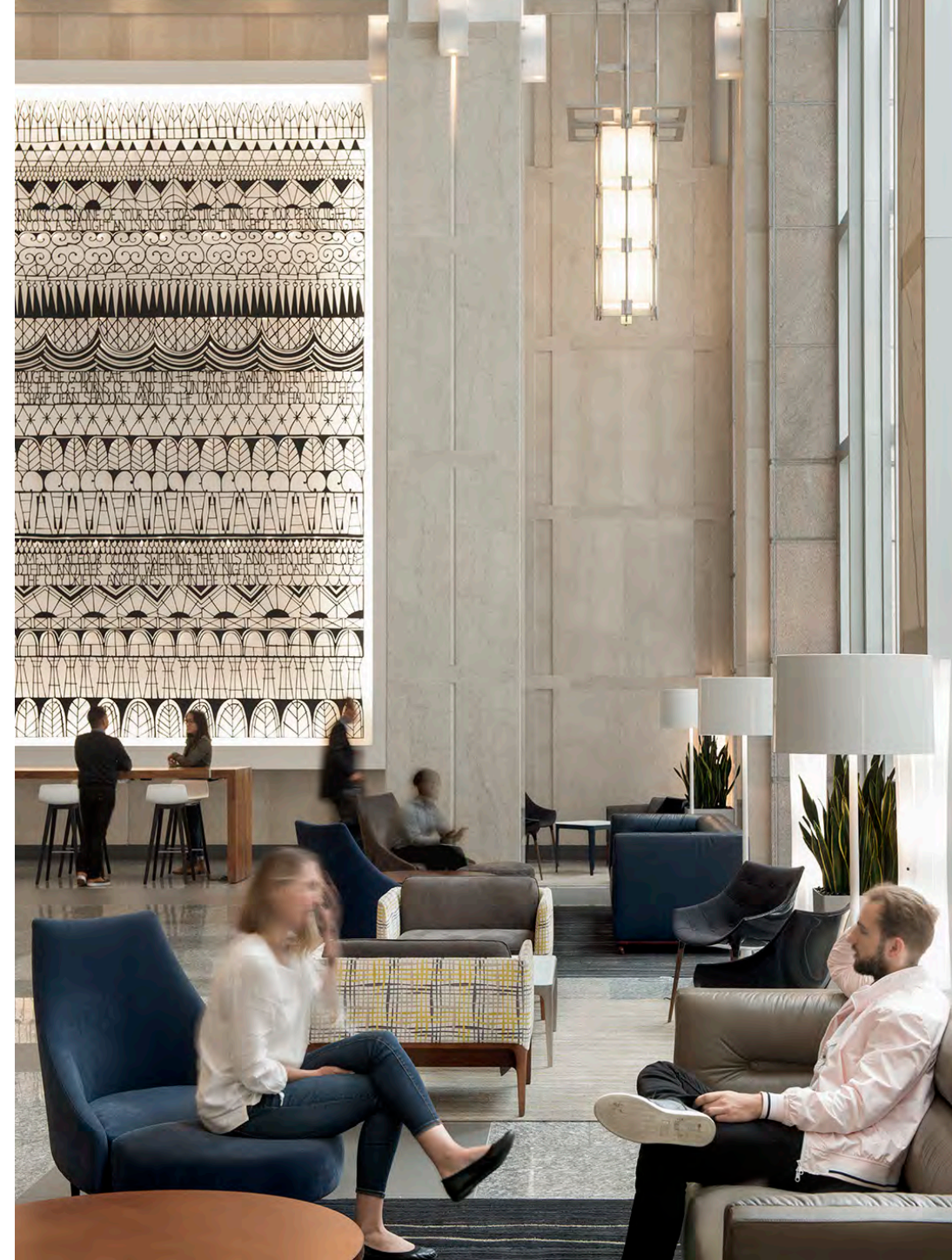
Efficient, advanced building systems



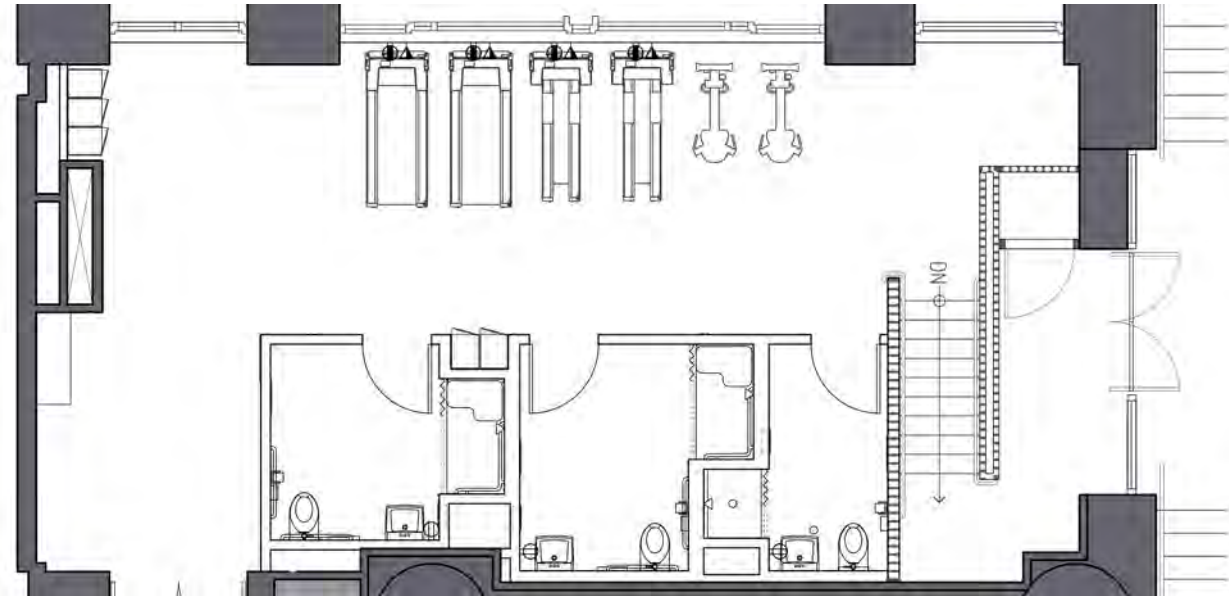
Easy access to highways and multiple modes of public transportation



Bay and Coit Tower views on upper floors; City views and abundant natural light throughout



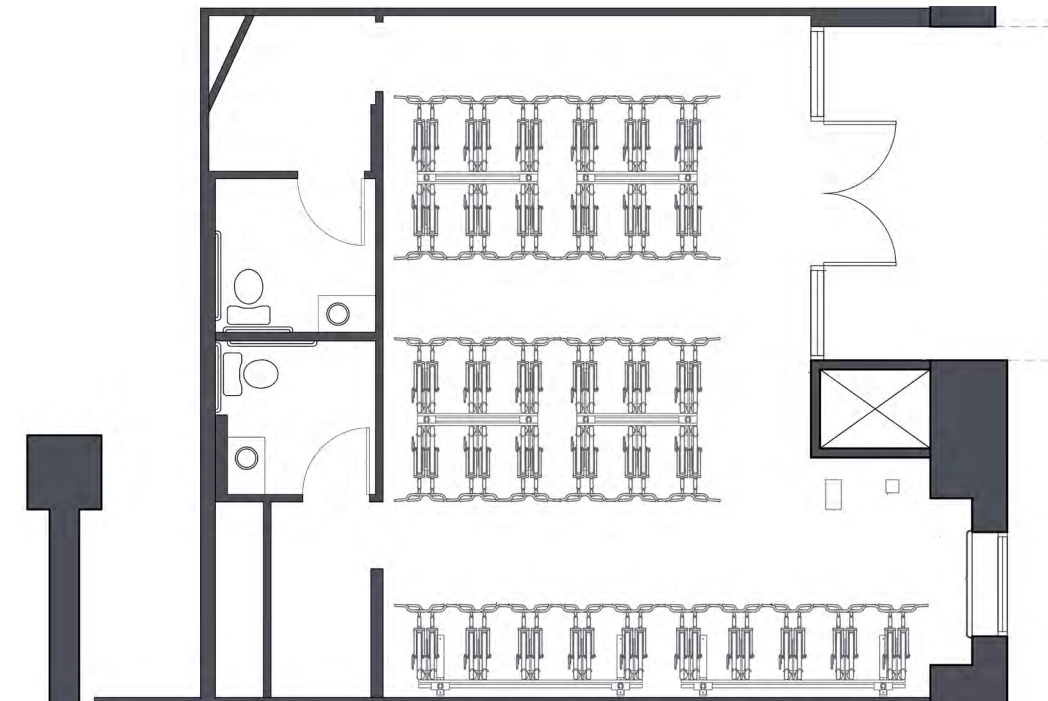
3RD FLOOR FITNESS CENTER



SECURE STORAGE FOR UP TO **58 BICYCLES**. COMPLETE WITH **RESTROOMS, BICYCLE REPAIR AND PUMPING STATION**.



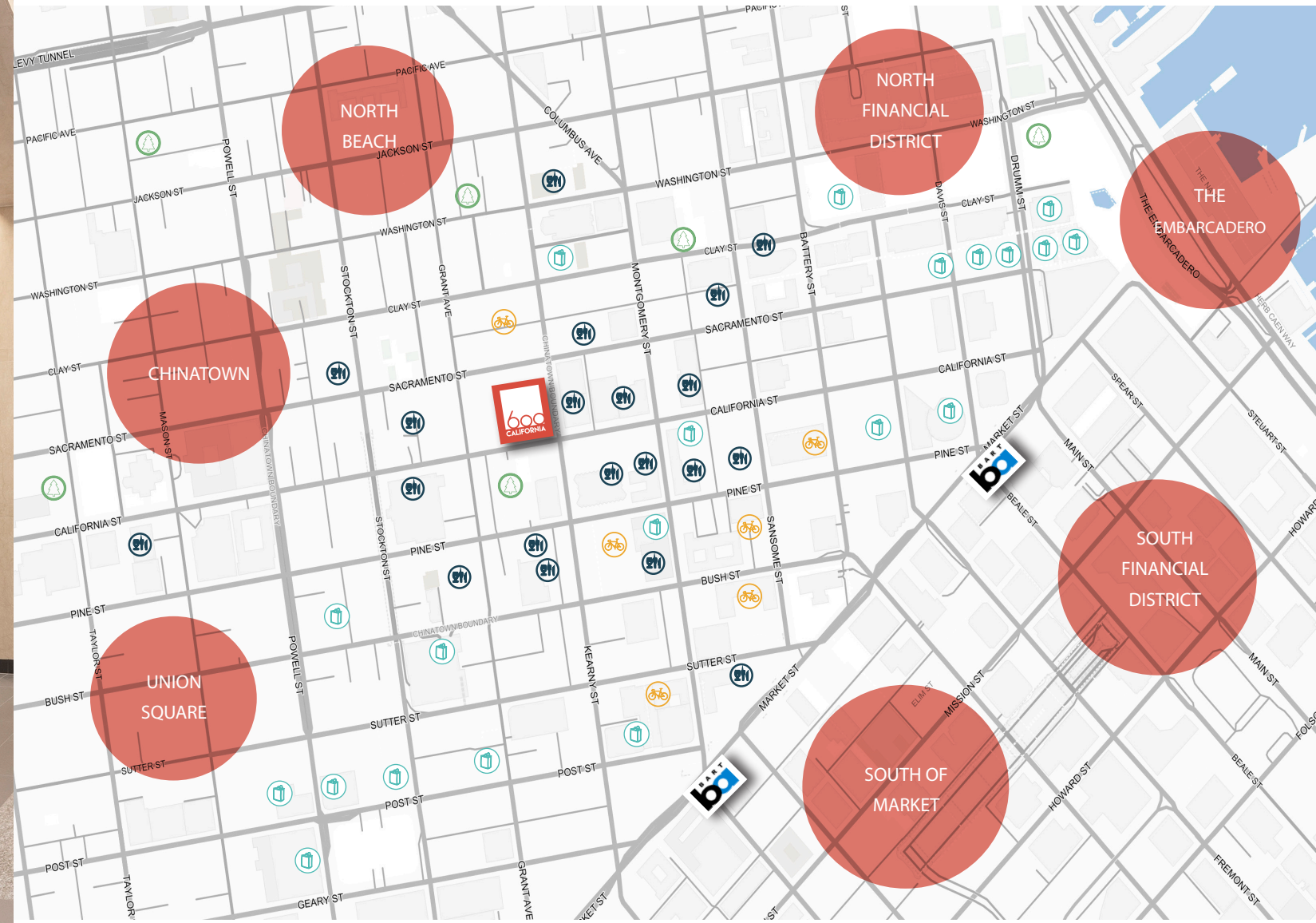
COMPLETE WITH **SHOWERS, LOCKERS, AND FITNESS MACHINERY** WITH VIEWS OVERLOOKING CALIFORNIA STREET. OFFERS **DIRECT, SECURED ACCESS** TO PLAZA FOR JOGGERS



BICYCLE STORAGE ROOM



AMENITIES



-  20 RESTAURANTS
-  20 RETAIL STORES
-  5 FITNESS CENTERS
-  6 PARKS



MAPIFYI

AT THE HEART OF YOUR COMMUTE



Exclusive for TMASF Connects members, MAPIFYI is our cutting-edge mapping technology. It is an online tool with an interactive, static image that's unique to each member building.

What is MAPIFYI?

An online tool with an interactive image that's centered on your building. Users can access real-time transit and traffic information, allowing them to choose the best commute alternative.

QR Code

Your QR code provides you immediate access to MAPIFYI, where your building's location is set to default and where you have access to a real-time transit and traffic map.

1. Turn on your Camera App on a smart device
2. Frame the QR Code
3. Use your MAPIFYI to get directions. Its that easy!

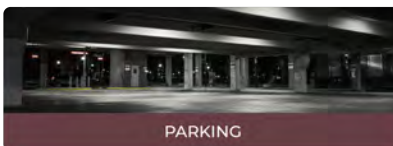
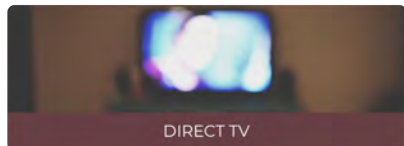
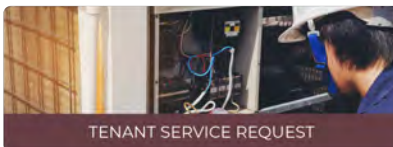
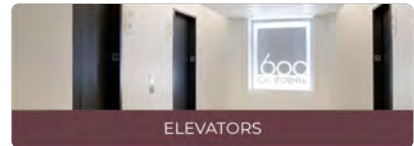
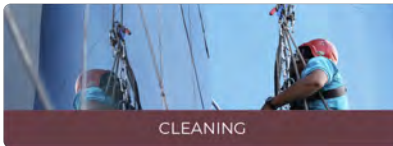


600 CALIFORNIA

Simplify your commute when you scan.

Building Services

600california.com/building-services.html



-

Building Signage & Directory

600 California Street has standard signage criteria for the Floor Directory, and Suite Signage. Tenants should submit all signage requests and/or signage changes in writing to the Management Office. All directories and signage must be in compliance with Building Standards and therefore must be reviewed and approved by the Management Office.

Any future changes to the directory or direction signage will be at the cost of the tenant.

-

Cleaning

NIGHTLY JANITORIAL SERVICE

A contracted, union janitorial service provides the building with nightly cleaning of interior office space and all common areas Monday through Friday. Routine cleaning includes dusting, vacuuming, emptying wastebaskets, and damp-mopping your office. In addition, all restrooms and common areas are cleaned and stocked each night. Additional cleaning services are provided on a monthly, quarterly, and annual basis.

DAY PORTERS

The building has one (1) Day Porter on-site to maintain the common areas during the day. Should a small cleaning problem arise during business hours, please contact the Management Office and we will dispatch the Day Porter to assist you.

CARPET CLEANING

Please contact the Management Office to report any “carpet spots” that require attention. The nightly cleaning crew will treat the area of concern. If you would like your entire carpet shampooed, an additional charge will be determined and submitted for your approval prior to the rendering of the service.

WINDOW CLEANING

Interior window washing is performed on an annual basis and exterior window washing is performed on a semi-annual basis. The Management Office can provide you with current scheduling information upon request. In the event of a weather conflict, window washing will be rescheduled.

TRASH DISPOSAL

Never place any object near, against, or on top of trash receptacles if the material is not intended for disposal. The building utilizes an on-site trash compactor. This means that even if we do manage to find the “valuable material” which was accidentally thrown away - you will likely not appreciate its new condition.

Never leave items near the freight elevator to await disposal. This is not only an “eyesore” for other Tenants; they can block access to restroom areas and constitute a fire hazard.

If you will be disposing of “unusual” items that will not fit into a standard trash receptacle, clearly mark the items for disposal and place them in a logical area.

Your firm can be provided with large trash dumpsters for the occasional “spring cleaning” events. A charge will apply for each dumpster load disposed to reimburse the building for excess disposal frequency expenses. Contact the Management Office for your requests.

SPECIAL CLEANING SERVICES

Please contact the Management Office to discuss setting up special cleaning services specifically tailored to your business needs. Special cleaning services will be at the tenant's expense. The Management Office can provide quotes for special cleaning services that you may require, such as:

- Carpet cleaning
- Appliance cleaning
- Upholstery cleaning
- Metal, stone or wood maintenance

Should you experience any problems with the quality of the housekeeping in your offices, please notify the Management Office. We will do our best to correct the situation as quickly as possible.

Elevators

600 California Street has a total of three (3) passenger elevator banks. The building also has one (1) freight elevator, which accesses all floors of the building.

- Low-rise elevator bank services floors 1 through 10.
- High-rise elevator bank services floors 11 through 20.
- Garage elevator bank services garage levels B1 through B3.

Passenger	Freight	Garage
<ul style="list-style-type: none">• Capacity: 3,000 pounds• Entrance: 42" x 96"• Lower point: 8ft• High center: 9ft• Length: 6ft 7in• Width: 4ft 8in	<ul style="list-style-type: none">• Capacity: 4,000 pounds• Entrance (front): 42" x 96"• Entrance (rear): 46" x 96"• Height: 9 ft• Length: 8ft 6in• Width: 4ft 7in	<ul style="list-style-type: none">• Capacity: 2,500 pounds• Entrance: 42" x 84"• Height: 7ft 6 in• Length: 6ft 8in• Width: 4ft 8in

All elevators at 600 California Street are maintained with the highest standards and should never be tampered with by anyone other than a certified technician.

Construction workers and vendors should be advised to use the freight elevator when traveling within the building. Contact the Management Office for reservation assistance.

Forms

For your convenience, we have included downloadable and printable PDF document forms that will expedite various building management service requests. Hard copies of all forms are available from the Property Management Office as well.

TENANT CONTACT FORM

TENANT EMERGENCY CONTACT LIST

BUILDING ACCESS FORM - GENERAL CONTRACTORS

-

HVAC

HVAC services are provided Monday through Friday, from 8:00 a.m. to 6:00 p.m. and on Saturdays from 9:00 a.m. to 12:00 p.m., excluding holidays.

After-hours/extra HVAC service can be made available at the Tenant's expense by contacting the Management Office at least 48 hours in advance.

-

Recycling & Composting Program

600 California Street participates in a recycling and compost program through the building's trash disposal contractor, Recology Golden Gate. The program will limit unnecessary refuse removal to landfill, directly impact and support local businesses and achieve direct savings to our bottom-line financial performance. We ask everyone to partake by separating the recycled, compostable and reusable waste.

RECYCLING (BLUE) & COMPOST (GREEN)

The individual BLUE receptacles usually located in production rooms, kitchens, and other common areas are to be used for all recyclable waste such as paper of all types, books, magazines, newspapers, file folders, cardboard, used pens (if not leaking), aluminum cans, plastic bottles, and any of the other recyclable materials listed on the Recyclable Materials Guide. At the end of the day, the night janitors place these recyclable items in the dry compactor located in the loading dock. When the dry compactor is picked-up, Golden Gate Debris sorts each item. Please keep in mind that once wet trash is thrown with the recycling, the entire trash will be placed in the wet trash compactor and is no longer recyclable.

The compost GREEN receptacles will be located in kitchens or break areas. Please dispose of all compost waste such as all food scraps (anything that used to be alive), soiled paper, yard trimmings (flowers and floral trimmings, etc.), other items labeled "Compostable", and any of the other compostable materials listed on the Compost Materials Guide.

Below is a review of the recycling, compost and refuse removal program for 600 California Street:

- All trash, compost, and recycling will be picked up from high traffic areas such as production rooms, breakrooms, and conference rooms. Occupants who previously had BLUE recycling bins with a small movable BLACK side caddy for trash or any combination of bins at their workstation will need to take their trash to those central locations for service.
- All occupant break areas will be equipped with BLUE recycling, BLACK refuse, and GREEN compost receptacles.
- All restrooms will be equipped with GREEN compost receptacles.
- Occupants whose business creates a need for large-item refuse removal i.e. carpet samples, architectural models, steel parts, etc. should bag these items and contact the Management Office to arrange for pick-up service by Recology Golden Gate. This also applies to office “clean-ups” that will generate items that can’t be mixed in the recycling compactor or would create too much of a load for the refuse container.

The following are a few ideas that will make this new program more easily adaptable

- Identify an employee who is passionate about environmental issues to educate and assist colleagues.
- Clearly identify receptacles for easy identification by all.
- Post signage in collection areas clarifying what is recycling, compost, or other.
- Encourage each employee to post the same signage in their work area.

Cardboard Box Recycling

Place cardboard boxes for disposal in a regularly serviced trash pick-up area such as a copy room or kitchen and clearly mark the boxes as “TRASH / BASURA”. Our janitorial staff is instructed not to dispose of boxes that are not clearly indicated for removal. The Building Management Office has “TRASH / BASURA” stickers available, however, it is equally acceptable to write a note and tape it to the box, or just write “TRASH / BASURA” on the boxes themselves.

We do not require you to “break down” your cardboard boxes if you only have a few, but we appreciate the effort. Flattening boxes will also help to reduce office clutter. For large disposals of cardboard boxes, a dumpster may be required. Please call the Management Office at 415.391.3471 if you have any questions. Remember the Fire Code states that all aisles and hallways leading to emergency exits must remain clear at all times.

DO NOT place empty boxes for disposal in the freight elevator vestibule. This poses a fire and trip hazard. If you have many boxes and you cannot keep them in your office until the evening pick-up, please call the Management Office for a daytime pick-up. We will be happy

to dispatch the Day Porter to help you. Boxes marked as "TRASH / BASURA" will be picked up every evening upon which janitorial service is normally provided.

Please click below to access the Recycling Color Guide Poster
[RECYCLING COLOR GUIDE POSTER](#)

E-WASTE, EQUIPMENT, FURNITURE, ETC.

Options for e-Waste recycling:

Green Citizen provided our tenants with responsible e-waste recycling. They will come to your floor/suite and pick-up your items. Please see Green Citizen's website for a list of accepted items. Charges may apply for toner recycling. Please call 650-493-8700 for more details.

Please see items that have an additional fee:

Batteries

We encourage the recycling of most business-related materials at the building. Batteries are accepted and collected at our kiosk located in the loading dock. You may also drop them off at the nearby Walgreens stores, who will accept them free of charge.

Optional Fee Services

- Physical Destruction (solo drive) - \$15/drive
- Physical Destruction (needs removal) - \$20/drive
- Physical Mass Destruction (solo drive) - \$5/drive
- Physical Mass Destruction (needs removal) - \$20/drive
- Tape Based Media Destruction - \$3/tape

Items we charge for

- Used Toner Cartridges - \$3 per unit
- Tape Based Media (Floppy, Cassette) - \$0.50 per tape
- Tape Based Media (DLT, LTO, VHS) - \$1.00 per tape
- Styrofoam /Polyethylene- (Clean White #6, #4) - \$55/Gaylord
- Microwave - \$30 per unit
- Floor Standing Copiers - \$220 per unit

Item handling fees:

- Items over 100lbs - \$110 per 100 lbs/item
- Oversized Items (server racks, smart boards, large TVs) - \$110

Please reach out to the property management team to see when the next pick up is scheduled.

-

Mail Service

The US Postal Service delivers mail Monday through Friday to the building mailroom located in the loading dock area. Tenants should contact building management in order to obtain a mailbox and key.

A Federal Express drop-off box is located in the loading dock. There is also a Federal Express/Kinkos office located in the retail space of our building. The address is 585 Kearny Street.

UPS services the building floors directly. There is no drop off box located on the premises.

-

Tenant Service Requests

WORK ORDERS & MAINTENANCE: All non-urgent, non-emergency work orders and maintenance requests are currently entered by tenants into Building Engines, our web-based building management system. In order to obtain the website link and a login, please contact the Building Management Office.

Once the work order is entered by the tenant, a “ticket” is generated and the appropriate staff member is notified electronically (i.e., day porter if a janitorial request, engineering if a maintenance request, management office staff for all other requests).

The ticket will be closed once the work has been completed. The tenant may track the status of the request in Building Engines.

The main tenant contact for your company will be set up on the system with a login and password. They will also be provided with a brief tutorial on how to enter and track work orders.

Additional staff may be added to the system by contacting the building management office.

Do not use this system for urgent requests such as overflowing toilets, leaks, smoke, electrical malfunctions, medical emergencies, or any situation that may cause a hazard. Please call the Building Office immediately at 415-391-3471.

-

Telecommunications & Riser Manager

For all telecommunication needs, tenants must include IMG Technologies to ensure a smooth transition into the building. IMG Technologies serves as 600 California Street's riser manager and thus helps design, install, and maintain the telecommunications infrastructure of the building.

Please note: Telecommunications providers MUST arrange access to any telecom rooms (risers or MPOE) with our riser management company prior to any work being performed.

Contact IMG Technologies:

Phone: (630) 737-9800

Email: imgservice@img-connect.com

Online: www.img-connect.com

-

Parking

Vehicle Entry Monday - Friday 4:00 AM - 5:00 PM

Ingress is gained via Sacramento Street with egress onto Kearny Street.

Parking Rates:

- \$2.00 each 15 minutes (or fraction thereof)
- \$32.00 Daily Maximum (up to 12 hours)
- \$22.00 Early Bird (enter before 8:30am/exit before 7:30pm)

There is a \$0.50 transaction fee applied at check out.

24/7 vehicle retrieval when leaving after 5:00 PM. Please enter gate code located at the garage exit.

There is no weekend parking allowed for daily parkers, monthly parkers are allowed to park on the weekends.

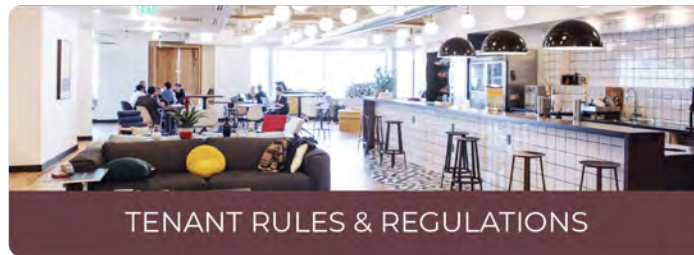
On-site parking totaling 198 spaces (including five (5) ADA stalls and one (1) van stall on G1, and is provided in a three-level subterranean parking garage. Parking Ratio of 1 car per 1,800 square feet leased.

Garage Level 1 has a 98-inch clearance. Garage Levels 2 & 3 have reduced clearance at less than 93-inches.

Tenants with questions related to parking services should contact: Alex Cun, with SP Plus Corporation, at (415) 606-2071.

Policies & Procedures

600california.com/policies--procedures.html



Tenant Rules and Regulations

BUILDING RULES AND REGULATIONS

Tenant shall faithfully observe and comply with the following Rules and Regulations. Landlord shall not be responsible to Tenant for the nonperformance of any of said Rules and Regulations by or otherwise with respect to the acts or omissions of any other tenants or occupants of the Project. In the event of any conflict between the Rules and Regulations and the other provisions of this Lease, the latter shall control.

1. Tenant shall not alter any lock or install any new or additional locks or bolts on any doors or windows of the Premises without obtaining Landlord's prior written consent. Tenant shall bear the cost of any lock changes or repairs required by Tenant. Two keys will be furnished by Landlord for the Premises, and any additional keys required by Tenant must be obtained from Landlord at a reasonable cost to be established by Landlord. Upon the termination of this Lease, Tenant shall restore to Landlord all keys of stores, offices, and toilet rooms, either furnished to, or otherwise procured by, Tenant and in the event of the loss of keys so furnished, Tenant shall pay to Landlord the cost of replacing same or of changing the lock or locks opened by such lost key if Landlord shall deem it necessary to make such changes.
2. All doors opening to public corridors shall be kept closed at all times except for normal ingress and egress to the Premises.

3. Landlord reserves the right to close and keep locked all entrance and exit doors of the Building during such hours as are customary for comparable buildings in the San Francisco County, California area. Tenant, its employees and agents must be sure that the doors to the Building are securely closed and locked when leaving the Premises if it is after the normal hours of business for the Building. Any tenant, its employees, agents or any other persons entering or leaving the Building at any time when it is so locked, or any time when it is considered to be after normal business hours for the Building, may be required to sign the Building register. Access to the Building may be refused unless the person seeking access has proper identification or has a previously arranged pass for access to the Building. Landlord will furnish passes to persons for whom Tenant requests same in writing. Tenant shall be responsible for all persons for whom Tenant requests passes and shall be liable to Landlord for all acts of such persons. The Landlord and his agents shall in no case be liable for damages for any error with regard to the admission to or exclusion from the Building of any person. In case of invasion, mob, riot, public excitement, or other commotion, Landlord reserves the right to prevent access to the Building or the Project during the continuance thereof by any means it deems appropriate for the safety and protection of life and property.
4. No furniture, freight or equipment of any kind shall be brought into the Building without prior notice to Landlord. All moving activity into or out of the Building shall be scheduled with Landlord and done only at such time and in such manner as Landlord designates. Landlord shall have the right to prescribe the weight, size and position of all safes and other heavy property brought into the Building and also the times and manner of moving the same in and out of the Building. Safes and other heavy objects shall, if considered necessary by Landlord, stand on supports of such thickness as is necessary to properly distribute the weight. Landlord will not be responsible for loss of or damage to any such safe or property in any case. Any damage to any part of the Building, its contents, occupants or visitors by moving or maintaining any such safe or other property shall be the sole responsibility and expense of Tenant.
5. No furniture, packages, supplies, equipment or merchandise will be received in the Building or carried up or down in the elevators, except between such hours, in such specific elevator and by such personnel as shall be designated by Landlord.
6. The requirements of Tenant will be attended to only upon application at the management office for the Project or at such office location designated by Landlord. Employees of Landlord shall not perform any work or do anything outside their regular duties unless under special instructions from Landlord.
7. No sign, advertisement, notice or handbill shall be exhibited, distributed, painted or affixed by Tenant on any part of the Premises or the Building without the prior written consent of the Landlord. Tenant shall not disturb, solicit, peddle, or canvass any occupant of the Project and shall cooperate with Landlord and its agents of Landlord to prevent same.

8. The toilet rooms, urinals, wash bowls and other apparatus shall not be used for any purpose other than that for which they were constructed, and no foreign substance of any kind whatsoever shall be thrown therein. The expense of any breakage, stoppage or damage resulting from the violation of this rule shall be borne by the tenant who, or whose servants, employees, agents, visitors or licensees shall have caused same.
9. Tenant shall not overload the floor of the Premises, nor mark, drive nails or screws, or drill into the partitions, woodwork or drywall or in any way deface the Premises or any part thereof without Landlord's prior written consent.
10. Except for vending machines intended for the sole use of Tenant's employees and invitees, no vending machine or machines other than fractional horsepower office machines shall be installed, maintained or operated upon the Premises without the written consent of Landlord.
11. Tenant shall not use or keep in or on the Premises, the Building, or the Project any kerosene, gasoline, explosive material, corrosive material, material capable of emitting toxic fumes, or other inflammable or combustible fluid chemical, substitute or material. Tenant shall provide material safety data sheets for any Hazardous Material used or kept on the Premises.
12. Tenant shall not without the prior written consent of Landlord use any method of heating or air conditioning other than that supplied by Landlord.
13. Tenant shall not use, keep or permit to be used or kept, any foul or noxious gas or substance in or on the Premises, or permit or allow the Premises to be occupied or used in a manner offensive or objectionable to Landlord or other occupants of the Project by reason of noise, odors, or vibrations, or interfere with other tenants or those having business therein, whether by the use of any musical instrument, radio, phonograph, or in any other way. Tenant shall not throw anything out of doors, windows or skylights or down passageways.
14. Tenant shall not bring into or keep within the Project, the Building or the Premises any animals, birds, aquariums, or, except in areas designated by Landlord, bicycles or other vehicles. Animals are *not* allowed in the building unless they are directly related to assisting a tenant or visitor with a disability. All dogs must be controlled on a leash by an able-bodied person.
15. Bikes and two-wheeled vehicles are prohibited in the main lobby and the passenger elevators at all times. Building Management will not enforce individual tenant rules regarding bikes in their suites. Any employee that is allowed by their employers to bring bikes into their premises must have their building access card activated for the freight elevator. Each tenant representative will need to send the building office a list of their employees who should have freight elevator access for their bikes.

16. No cooking shall be done or permitted on the Premises, nor shall the Premises be used for lodging or for any improper, objectionable or immoral purposes. Notwithstanding the foregoing, Underwriters' laboratory-approved equipment and microwave ovens may be used in the Premises for heating food and brewing coffee, tea, hot chocolate and similar beverages for employees and visitors, provided that such use is in accordance with all applicable federal, state, county and city laws, codes, ordinances, rules and regulations.
17. The Premises shall not be used for manufacturing or for the storage of merchandise except as such storage may be incidental to the use of the Premises provided for in the Summary. Tenant shall not occupy or permit any portion of the Premises to be occupied as an office for a messenger-type operation or dispatch office, public stenographer or typist, or for the manufacture or sale of liquor, narcotics, or tobacco in any form, or as a medical office, or as a barber or manicure shop, or as an employment bureau without the express prior written consent of Landlord. Tenant shall not engage or pay any employees on the Premises except those actually working for such tenant on the Premises nor advertise for laborers giving an address at the Premises.
18. Premises nor advertise for laborers giving an address at the Premises. Landlord reserves the right to exclude or expel from the Project any person who, in the judgment of Landlord, is intoxicated or under the influence of liquor or drugs, or who shall in any manner do any act in violation of any of these Rules and Regulations.
19. Tenant, its employees and agents shall not loiter in or on the entrances, corridors, sidewalks, lobbies, courts, halls, stairways, elevators, vestibules or any Common Areas for the purpose of smoking tobacco products or for any other purpose, nor in any way obstruct such areas, and shall use them only as a means of ingress and egress for the Premises.
20. Tenant shall not waste electricity, water or air conditioning and agrees to cooperate fully with Landlord to ensure the most effective operation of the Building's heating and air conditioning system, and shall refrain from attempting to adjust any controls. Tenant shall participate in recycling programs undertaken by Landlord.
21. Tenant shall store all its trash and garbage within the interior of the Premises. No material shall be placed in the trash boxes or receptacles if such material is of such nature that it may not be disposed of in the ordinary and customary manner of removing and disposing of trash and garbage in San Francisco County, California without violation of any law or ordinance governing such disposal. All trash, garbage and refuse disposal shall be made only through entry-ways and elevators provided for such purposes at such times as Landlord shall designate. If the Premises is or becomes infested with vermin as a result of the use or any misuse or neglect of the Premises by Tenant, its agents, servants, employees, contractors, visitors or licensees, Tenant shall forthwith, at Tenant's expense, cause the Premises to be exterminated from time to time to the satisfaction of Landlord and shall employ such licensed exterminators as shall be approved in writing in advance by Landlord.

22. Tenant shall comply with all safety, fire protection and evacuation procedures and regulations established by Landlord or any governmental agency.
23. Any persons employed by Tenant to do janitorial work shall be subject to the prior written approval of Landlord, and while in the Building and outside of the Premises, shall be subject to and under the control and direction of the Building manager (but not as an agent or servant of such manager or of Landlord), and Tenant shall be responsible for all acts of such persons.
24. No awnings or other projection shall be attached to the outside walls of the Building without the prior written consent of Landlord, and no curtains, blinds, shades or screens shall be attached to or hung in, or used in connection with, any window or door of the Premises other than Landlord standard drapes. All electrical ceiling fixtures hung in the Premises or spaces along the perimeter of the Building must be fluorescent and/or of a quality, type, design and a warm white bulb color approved in advance in writing by Landlord. Neither the interior nor exterior of any windows shall be coated or otherwise sun screened without the prior written consent of Landlord. Tenant shall be responsible for any damage to the window film on the exterior windows of the Premises and shall promptly repair any such damage at Tenant's sole cost and expense. Tenant shall keep its window coverings closed during any period of the day when the sun is shining directly on the windows of the Premises. Prior to leaving the Premises for the day, Tenant shall draw or lower window coverings and extinguish all lights. Tenant shall abide by Landlord's regulations concerning the opening and closing of window coverings which are attached to the windows in the Premises, if any, which have a view of any interior portion of the Building or Building Common Areas.
25. The sashes, sash doors, skylights, windows, and doors that reflect or admit light and air into the halls, passageways or other public places in the Building shall not be covered or obstructed by Tenant, nor shall any bottles, parcels or other articles be placed on the windowsills.
26. Tenant must comply with requests by the Landlord concerning the informing of their employees of items of importance to the Landlord.
27. Tenant must comply with all applicable "NO-SMOKING" or similar ordinances. If Tenant is required under the ordinance to adopt a written smoking policy, a copy of said policy shall be on file in the office of the Building.

28. Tenant hereby acknowledges that Landlord shall have no obligation to provide guard service or other security measures for the benefit of the Premises, the Building or the Project. Tenant hereby assumes all responsibility for the protection of Tenant and its agents, employees, contractors, invitees and guests, and the property thereof, from acts of third parties, including keeping doors locked and other means of entry to the Premises closed, whether or not Landlord, at its option, elects to provide security protection for the Project or any portion thereof. Tenant further assumes the risk that any safety and security devices, services and programs which Landlord elects, in its sole discretion, to provide may not be effective, or may malfunction or be circumvented by an unauthorized third party, and Tenant shall, in addition to its other insurance obligations under this Lease, obtain its own insurance coverage to the extent Tenant desires protection against losses related to such occurrences. Tenant shall cooperate in any reasonable safety or security program developed by Landlord or required by law.
29. All office equipment of any electrical or mechanical nature shall be placed by Tenant in the Premises in settings approved by Landlord, to absorb or prevent any vibration, noise and annoyance.
30. Tenant shall not use in any space or in the public halls of the Building, any hand trucks except those equipped with rubber tires and rubber side guards.
31. No auction, liquidation, fire sale, going-out-of-business or bankruptcy sale shall be conducted in the Premises without the prior written consent of Landlord.
32. No tenant shall use or permit the use of any portion of the Premises for living quarters, sleeping apartments or lodging rooms. Tenant shall not purchase spring water, towels, janitorial or maintenance or other similar services from any company or persons not approved by Landlord. Landlord shall approve a sufficient number of sources of such services to provide Tenant with a reasonable selection, but only in such instances and to such extent as Landlord in its judgment shall consider consistent with the security and proper operation of the Building.
33. Tenant shall install and maintain, at Tenant's sole cost and expense, an adequate, visibly marked and properly operational fire extinguisher next to any duplicating or photocopying machines or similar heat producing equipment, which may or may not contain combustible material, in the Premises.
34. No vehicle belonging to or in the control of Tenant, or any of Tenant's employees, licensees, clients, visitors or other occupants of the Premises, shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from the Project, the Project parking facility, the Project loading dock, or any other area designated as a "no-parking" zone or area.
35. Tenant, Tenant's employees, licensees, clients, visitors or other occupants of the Premises, shall not, at any time or for any reason whatsoever, enter upon or attempt to enter upon the roof of the Building or Project, except as directed to do so by Landlord or public authorities in the event of a life safety emergency.

36. After reasonable notice, except in the event of an emergency in which no notice shall be required, Landlord may close the Building and/or Project during normal Building hours for the purpose of performing maintenance or repairs which cannot feasibly be made outside of such normal Building hours.
37. Requests for services or maintenance, or any complaints regarding such services or maintenance or the operation of the Building shall be made in writing and delivered to the office of the Building to the attention of the Building manager.
38. In order to ensure the safety and convenience of all our patrons, we kindly request that no one utilizes scooters, bikes, or motorized vehicles in the lobby unless it is necessary for individuals with disabilities as stipulated by the Americans with Disabilities Act (ADA). This policy is crucial for maintaining an orderly and hazard-free environment within our premises.

Landlord reserves the right at any time to change or rescind anyone or more of these Rules and Regulations, or to make such other and further reasonable Rules and Regulations as in Landlord's judgment may from time to time be necessary for the management, safety, care and cleanliness of the Premises, Building, the Common Areas and the Project, and for the preservation of good order therein, as well as for the convenience of other occupants and tenants therein. Landlord may waive any one or more of these Rules and Regulations for the benefit of any particular tenants, but no such waiver by Landlord shall be construed as a waiver of such Rules and Regulations in favor of any other tenant, nor prevent Landlord from thereafter enforcing any such Rules or Regulations against any or all tenants of the Project. Tenant shall be deemed to have read these Rules and Regulations and to have agreed to abide by them as a condition of its occupancy of the Premises.

SECURITY - 600 California

600california.com/security.html

Security



Security Contacts

600 California Street has 24/7 Security on-site, provided by ProTech. In addition to security officers, 600 California Street has a full-time Security Supervisor Monday through Friday from 7:00 a.m. to 3:00 p.m. The guards are responsible for monitoring the Fire Life Safety Systems, traffic in the lobby, and loading dock. In addition, they routinely patrol the interior and exterior of 600 California. Our security guards enforce building regulations, maintain order, and stay alert for any unusual activity within the building.

Security can be reached during business hours and non-business hours at:

LOBBY CONSOLE SECURITY CELL PHONE

CALL: (415) 391-3471 CALL: (415) 583-7667

Building Access

NORMAL BUILDING HOURS

600 California Street is open Monday through Friday from 6:00 a.m. to 6:30 p.m. (excluding holidays). During this period, elevator access to tenant floors remains unlocked for convenient access. Outside of normal building hours, elevator access cards are required to gain access to tenant floors.

To request/make changes to an elevator access card, please reach out to Sally Chen at Sally.Chen@jll.com. Please note that access cards are programmed during the following hours: Monday, Wednesday, & Friday from 2:00 pm – 3:00 pm PST.

ACCESS TO SECURE AREAS

Please notify the Management Office in advance if anyone will need access to secure areas such as telephone or electrical closets. Prior to accessing any telecom closets, tenants or vendors will need to contact IMG Technologies at (630) 737-9800. A confirmation of work will be emailed to the Management Office before access is granted. IMG Technologies is the only agent authorized to access the telephone closets. Vendors requesting access to other secure locations are to notify the Management Office or Security when on-site. The Engineering Staff will provide access to secure areas.

AFTER HOURS ACCESS

Access to 600 California Street is restricted to authorized individuals during the hours of 6:30 p.m. to 6:00 a.m., Monday through Friday and on weekends.

AFTER HOURS - TENANT ACCESS

Outside of normal business hours, access to the passenger elevators is controlled by a security card system. All building occupants will be expected to utilize their elevator access cards for after-hours access to their authorized locations.

Persons wishing to access 600 California Street without an elevator access card during non-business hours must be listed on the after-hours access list. It is within the discretion of each tenant to determine which persons should be allowed access into their suite after normal business hours. Each tenant must provide the Management Office with an updated access list.

Tenants should also carry the appropriate key to their suite. Security will not provide suite access outside of normal business hours.

AFTER HOURS - VENDORS AND CONTRACTORS

Vendors coming in after-hours or on the weekends are required to check-in at the Main Lobby Security Console during non-business hours.

Additionally, tenants must notify the Management Office at least 24-hours in advance. When notifying the Management Office please include:

- Name of the company
- Date(s) they will be on-site
- Location needing access to
- Approximate time of arrival
- Brief description of the service provided by the vendor

Each vendor will need to have some form of identification to present to the guard on duty. The vendor will also need to provide a valid Certificate of Insurance to the Management Office prior to coming on-site.

COI REQUIREMENTS -
LOW RISK

COI REQUIREMENTS -
MEDIUM RISK

COI REQUIREMENTS -
HIGH RISK

Please note that the guard does not have the authority to let vendors or contractors into tenant spaces.

AFTER HOURS - VISITORS

Visitors who require after-hours access must check in with the security officer on duty at the Security Desk located in the main lobby. If the visitor(s) is accompanied by a tenant of 600 California, the tenant must present his/her valid elevator access card. If an unaccompanied individual requests admittance to the Building, the security attendant on duty will telephone the tenant's office for approval. Upon confirmation from the tenant, visitors will be allowed access to the elevators.

-

General Office Security

600 California Street provides Security service 24-hours a day, seven days a week. The security console is located in the Main Lobby. Security Officers are present to assist visitors, monitor access, and prevent solicitors from entering the building. You may telephone the security console or the Management Office at (415) 391-3471 to provide a radio dispatch during office hours.

CONTACT SECURITY AND/OR THE MANAGEMENT OFFICE IF:

- An emergency occurs. If the emergency is medical in nature start by dialing 911, then notify the security console or the Management Office. The Security Officers can assist medical technicians with parking, dedicated elevator service, and directions to expedite the process.
- You observe unusual activity or suspicious people around your suite.
- A solicitor enters your suite and tries to sell something.
- Notify us of any crimes committed, after you notify the Police Department.

SECURITY CHECK-LIST

The following checklist contains general office security suggestions. The checklist may be used as an aid in establishing whether your internal security procedures are adequate.

- Limit the number of keys issued to your office. Only those people requiring after-hours access should be provided with a key.
- Keep complete, up-to-date records of the disposition of all office keys.
- Establish uniform procedures for collecting keys, company I.D. cards, and/or building passes from terminated employees.
- Establish a rule that keys must not be left on unattended desks or cabinets.
- Require that filing cabinet keys be removed from locks and placed in a secure location after opening of cabinets in the morning.
- A responsible person should be in charge of issuing all keys. (Only Tenant Administrators are authorized to request additional keys.) This prevents unauthorized personnel from reporting a lost key and receiving a replacement.
- Store keys systematically in a secured wall cabinet of either your own design or one that conforms to a commercial key control system.
- Keep a record showing the date/time of issuance and return of every key, including the name of the person.
- Shred all confidential papers before discarding.
- Insist on identification from vendors and contractors who come to work in your office.
- When working alone in the office at night, lock the front door to prevent anyone else from entering (excluding janitorial personnel).
- Keep the police, fire department, and Building Security telephone numbers posted and handy.
- Double-check to see that all doors are securely locked before you leave.
- For those offices that are equipped with an alarm system or protected by a security alarm service, make sure the alarm equipment is properly set each night.

ALARM SYSTEMS

If you are considering the installation of an alarm system for your suite, please contact the Management Office. All systems must be fully compatible with 600 California Street systems and designs must be submitted to the Management Office for review and approval prior to any installation. Special arrangements regarding janitorial and emergency access will be required.

CONTACT INFORMATION

Every tenant must provide the Management Office with a written list of persons that should be contacted in the event of an after-hours emergency situation. These people should be listed in the order in which they will be contacted. Always keep your tenant after-hours

emergency contact list and after-hours employee access list up to date with the Management Office.

-

Key & Lock Policy

OFFICE KEYS & LOCKS

All keys in the Building are included in a Building Master Key System. This key system is necessary so that the building staff has access to all areas in the event of an emergency. For this reason, we require that tenants do not alter existing locks or affix additional locks on doors within your suite. Tenants are not permitted to purchase duplicate keys from any source other than the Management Office. Duplicate door key, installation of replacement, or additional lock mechanisms and key cylinders are available upon Tenant's written request, through the Management Office or Building Engines.

All keys must be returned to the Management Office upon move-out.

TENANT ACCESS CARDS

To request security access cards, please contact the Management Office. A card will be assigned and activated for your specific floor(s). Lost or stolen access cards should be reported immediately to the Management Office.

When an employee is terminated from the tenant's employment, his/her access card should be collected and deactivated. It is the tenant's responsibility to collect the keys and cards of all terminated employees in order to maintain the security of the suite. If replacement locks are needed because keys have not been collected from the individual(s) who have left the tenant's company, the tenant will be charged for this service.

Please note that freight elevator access cards are programmed and controlled by the Management Office. One freight elevator card will be issued for each floor of occupancy.

-

Lost & Found

Any lost item(s) should be turned in to the Management Office, Suite 510, or the Security Desk in the main lobby. Please contact the Management Office at (415) 391-3471 to claim items that have been lost or found in the building. A full description of the item must be provided in order to claim.

-

Solicitation

No one likes to be hassled by people seeking donations, passing out handbills, or conducting surveys. Therefore, under no circumstance is 600 California Street's property (interior and exterior) to be used for the purpose of soliciting business, donations, recruitment, petition signing, etc. This pertains to office tenants and their employees. No handbills may be distributed inside or outside the 600 California Street premises. All violators should be reported to the Management Office immediately.

BUILDING CONTACT - 600 California

600california.com/building-contact.html

Building Management

The 600 California Property Staff is dedicated to making your work environment as safe and pleasant as possible. The Building Management Office is located on the 5th floor in Suite 510. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. Please do not hesitate to contact the Management Office at:

CALL: (415) 391-3471 FAX: (415) 391-2955

The following personnel are available to address your needs:

MANAGEMENT CONTACTS



General
Manager
Reina Hugh

Reina.Hugh@jll.com



Assistant
General Manager
Gloria Lau

GloriaW.Lau@jll.com



Property
Associate
Sally Chen

Sally.Chen@jll.com



Property
Accountant
Scott Thomas

Scott.Thomas@jll.com

ENGINEERING CONTACTS



Chief

Engineer

Carl Black

Carl.Black@abm.com



Engineer

Steve Nissen

Steve.Nissen@abm.com



Engineer

Saw Gay

Saw.Gay@abm.com



Engineer

Miguel Chacon

Miguel.Chacon@abm.com

SECURITY CONTACT



Security Site
Supervisor
Rudy Trejo

Building Hours & Holidays

HOURS OF OPERATION

Normal business hours are 8:00 a.m. to 6:00 p.m. Monday through Friday, and 9:00 a.m. to 12:00 p.m. on Saturdays.

BUILDING HOLIDAYS

The Building Holidays observed each year are listed below in order to aid in your planning operations during the year.

- New Year's Day
- President's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day

The building will not provide HVAC or janitorial services on the holidays listed above. Should you require any building services on any of the above holidays, please contact the Management Office at least 48-hours prior. A charge may be assessed for building services provided on holidays, and we will be happy to provide you with an estimate. If you need immediate assistance over a Holiday, you may contact the Lobby Security Desk at 415-391-3471, which is staffed 24 hours a day, seven days a week, including all holidays.

MANAGEMENT OFFICE HOLIDAYS

The Management Office will be closed on the following Holidays*:

- New Year's Day
- Martin Luther King Jr. Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Day After Thanksgiving
- Christmas Eve
- Christmas Day
- New Year's Eve

** Only the Management Office will be closed. Building will remain in full operation. Please submit all requests to Building Management by 12:00p.m. the day before.*

Accounting

Rent is due and payable on or before the first of every month without demand. Rent checks should be made out to and mailed to the following address:

600 California Owner LLC
P.O. Box 645746
Lockbox #005746
Cincinnati, OH 45264-5746

This is a lock-box address and overnight deliveries are not accepted.

Please contact the Management Office for instructions on wire/ACH payments.

LEASING CONTACT - 600 California

600california.com/leasing-contact.html

Office Leasing

The leasing company for 600 California Street is Jones Lang LaSalle Americas, Inc., located at:

**One Front Street, Suite 2100
San Francisco, CA 94111**

CALL: (415) 395-4900

Listed below is the contact information for the authorized representatives.

TENANT LEASING CONTACTS



Christopher T. Roeder
Managing Director

(415) 395-4971
Chris.Roeder@jll.com



Steve Anderson
Managing Director

(415) 395-7265
Steve.Anderson@jll.com



Carlye Parker
Vice President

(415) 395-7229
Carlye.Parker@jll.com

Retail Leasing

The leasing company for 600 California Street is Jones Lang LaSalle Americas, Inc., located at:

**One Front Street, Suite 2100
San Francisco, CA 94111**

CALL: (415) 228-3070

Listed below is the contact information for the authorized representatives.

RETAIL LEASING CONTACT



Ben Lazzerschi
Executive Vice President

(415) 228-3070
Ben.Lazzareschi@jll.com



Kevin Kennick
Brokerage Associate

(415) 228-3070
Kevin.Kennick@am.jll.com



CHRISTOPHER T. ROEDER
+1 415 395 4971
chris.roeder@jll.com
RE License #: 01190523

STEVEN A. ANDERSON
+1 415 395 7265
steve.anderson@jll.com RE
License #: 00869389

CARLYE PARKER
+1 415 288 3130
carlye.parker@jll.com RE
License #: 2089807

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022, Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.