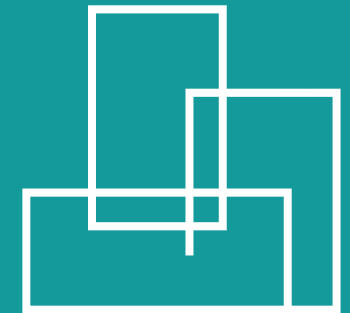




221 MAIN

YOUR FUTURE
**STARTS
HERE**

www.221MAIN.com



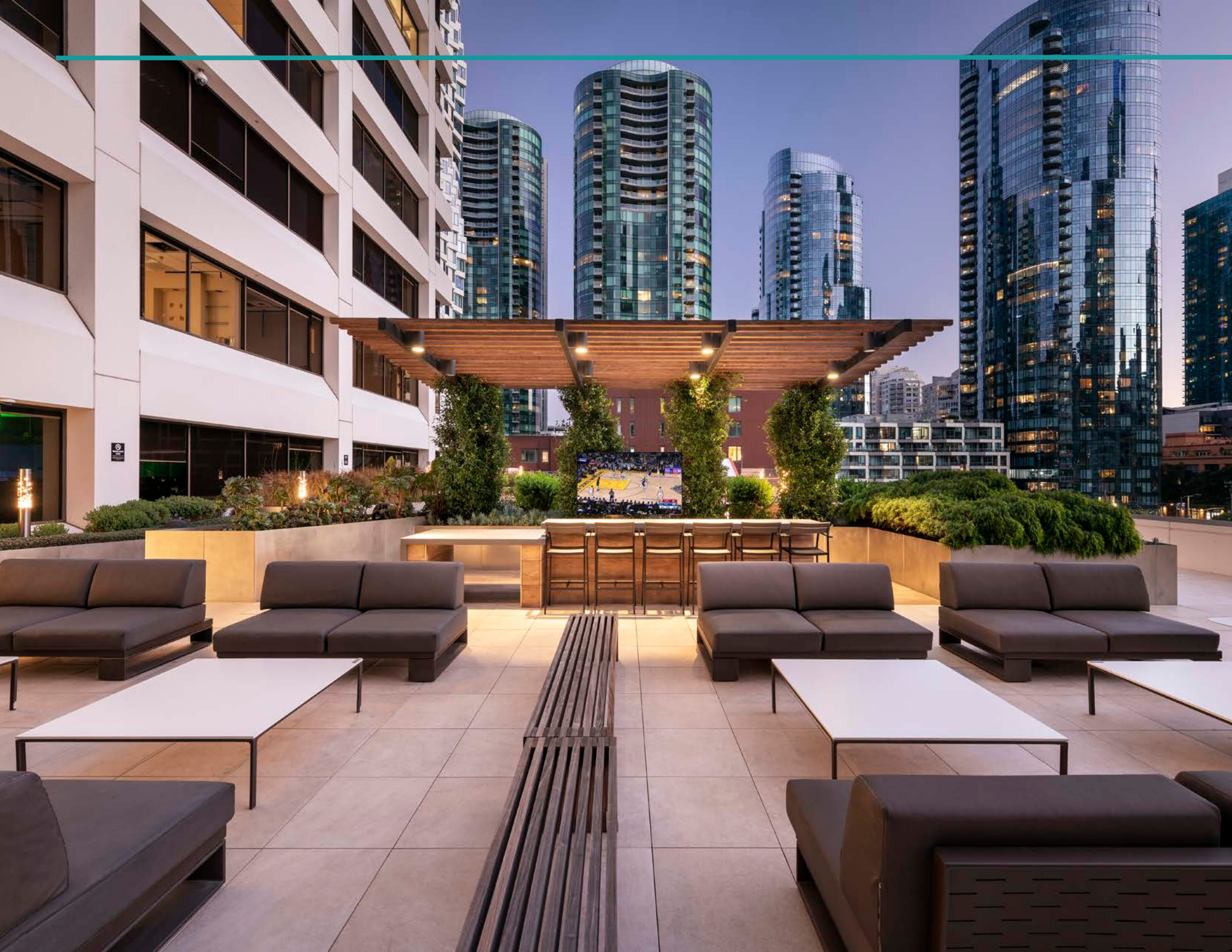
221 MAIN

is a modern 16-story Class - A high rise in the premier South of Market location of the Spear Street corridor. The building features an unparalleled amenity package with an abundance of outdoor space and is LEED Platinum certified.

Large, open floor plates between 22,000 – 35,000 RSF offer a variety of space options for tenants. The continuous window line awards exceptional natural light with incredible views of the Bay. Private amenities include expansive roof terrace, conference center, tenant lounge and ground floor retail.

Tenants at 221 Main have access to a secured bike storage, underground parking facility, building showers for exclusive tenant use and the best private deck in San Francisco!





LOCAL AMENITIES

221 MAIN's unprecedented location provides access to a plethora of neighborhood amenities, public transportation alternatives and easy access to the freeway. Directly across from the Transbay Temporary Terminal provides tenants with direct access to seven regional public transportation agencies, including BART, light rail, Caltrain, the ferry system and Muni.

ENTERTAINMENT

1. SF Museum of Modern Art
2. Moscone Convention Center
3. California Historical Society
4. Carbon Art Museum
5. SF Railway Museum
6. Theatre Rhinoceros
7. Landmark Theater
8. Supperclub
9. 21st Amendment Brewery
10. AT&T Park
11. Eagle Club Indoor Golf

RESTAURANTS

1. Ferry Building - Multiple
2. One Market
3. Americano
4. Boulevard
5. One Market Plaza - Multiple
6. Rincon Center - Multiple
7. Rosa Mexicano
8. Ozumo
9. Epic Roasthouse
10. Prospect
11. 50 Fremont - Multiple
12. Rn74
13. Town Hall

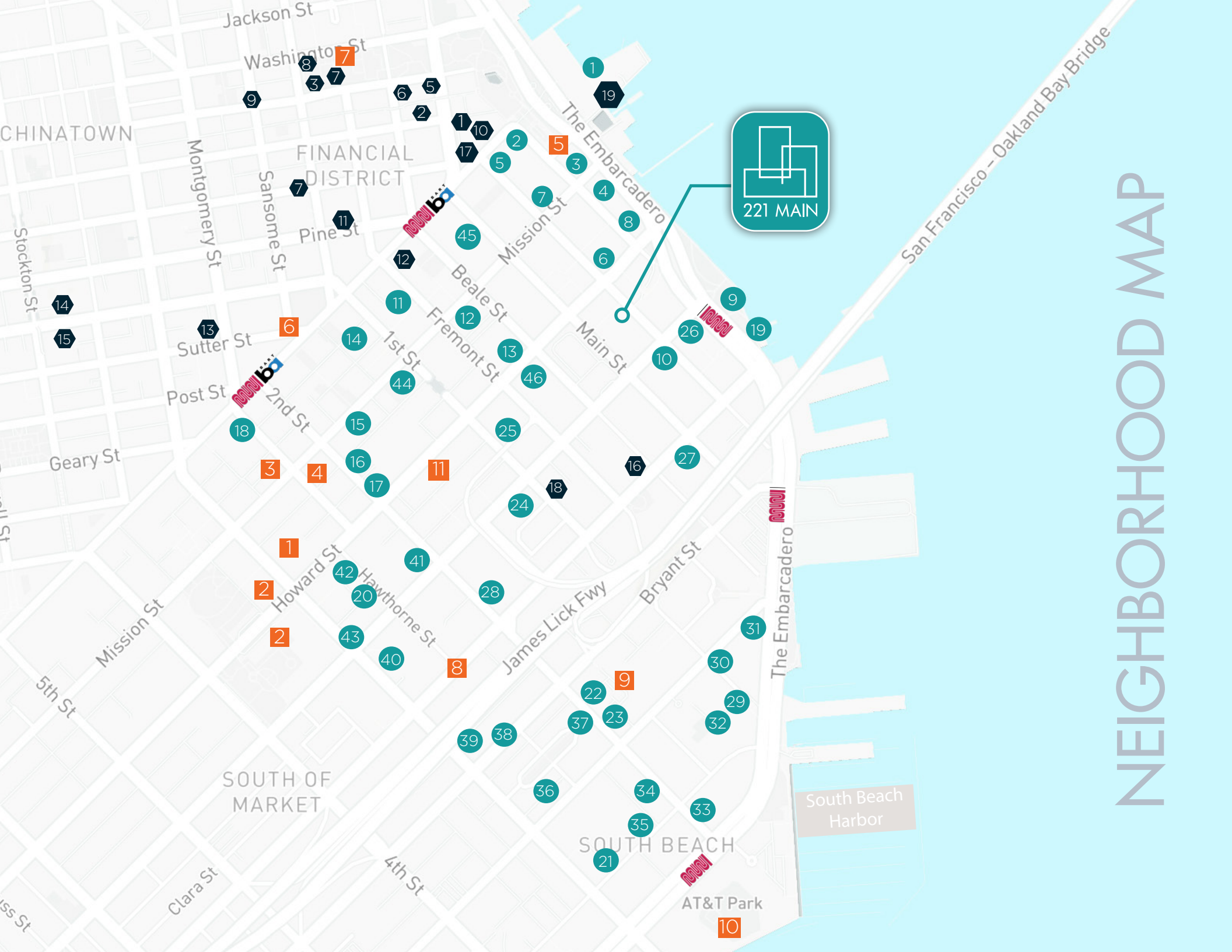
14. Yank Sing
15. Salt House
16. Anchor & Hope
17. Osha Thai
18. Pied Piper
19. Waterbar
20. Benu
21. Saison
22. Nova Restaurant & Bar
23. 21st Amendment
24. Local Kitchen & Wine Merchant
25. Spice Kit
26. Palomino
27. Gabby Cafe
28. Red Dog Restaurant + Bar
29. Town's End Bakery
30. Crossroads
31. Delancey Street
32. House of Hunan
33. Paragon Restaurant + Bar
34. Ironside
35. Tres
36. The Butler and Chef Bistro
37. Ozone Thai
38. La Briciola
39. Garaje
40. Canton Seafood + Dim Sum

41. Fly Trap
42. Roe Restaurant
43. Shiki Japanese Restaurant
44. Proper Food
45. Torc
46. Sushi Fantastic

SHOPPING

1. Ann Taylor Loft
2. Ann Taylor
3. Banana Republic
4. Edwards Luggage
5. Lucy Activewear
6. Gap
7. Papyrus (3)
8. Jos A. Bank (2)
9. San Francisco News & Gifts
10. GNC
11. Financial District Hardware
12. Carlton Cards
13. Crocker Galleria
14. The North Face
15. Marmot
16. Luxury Pets
17. Barcelino Men's Apparel
18. Publique Living
19. Sur La Table





NEIGHBORHOOD MAP

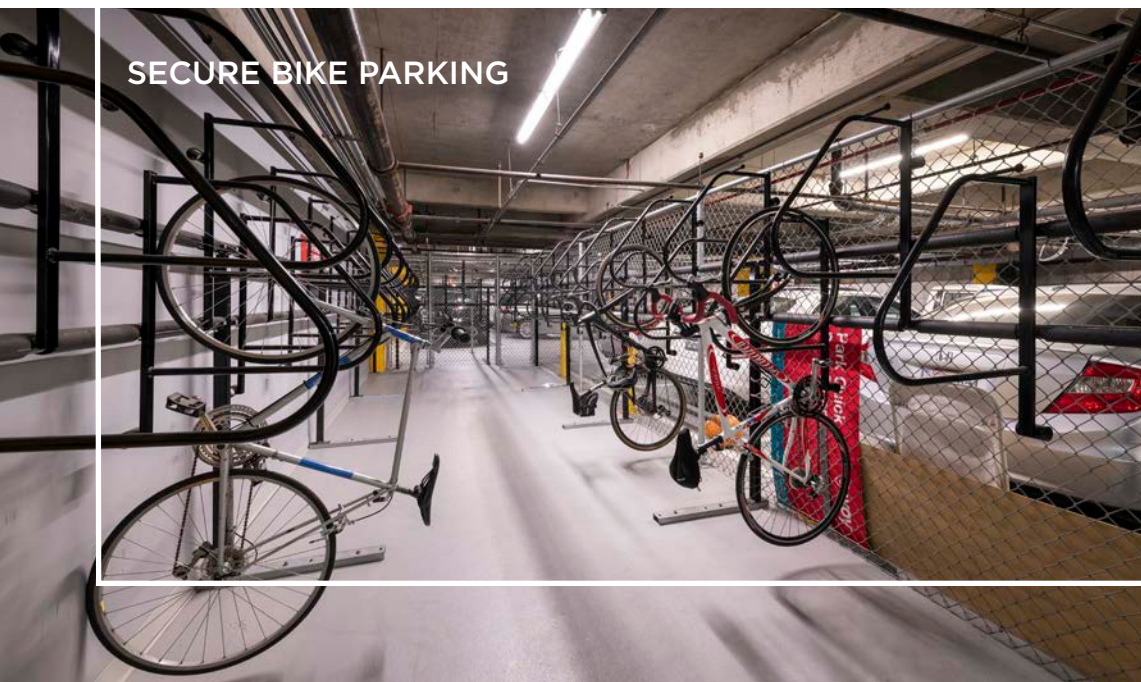
ONSITE AMENITIES

EXPANSIVE PRIVATE TERRACE WITH UNPARALLELED VIEWS AND AN ABUNDANCE OF AREAS TO RELAX, REGROUP AND COLLABORATE

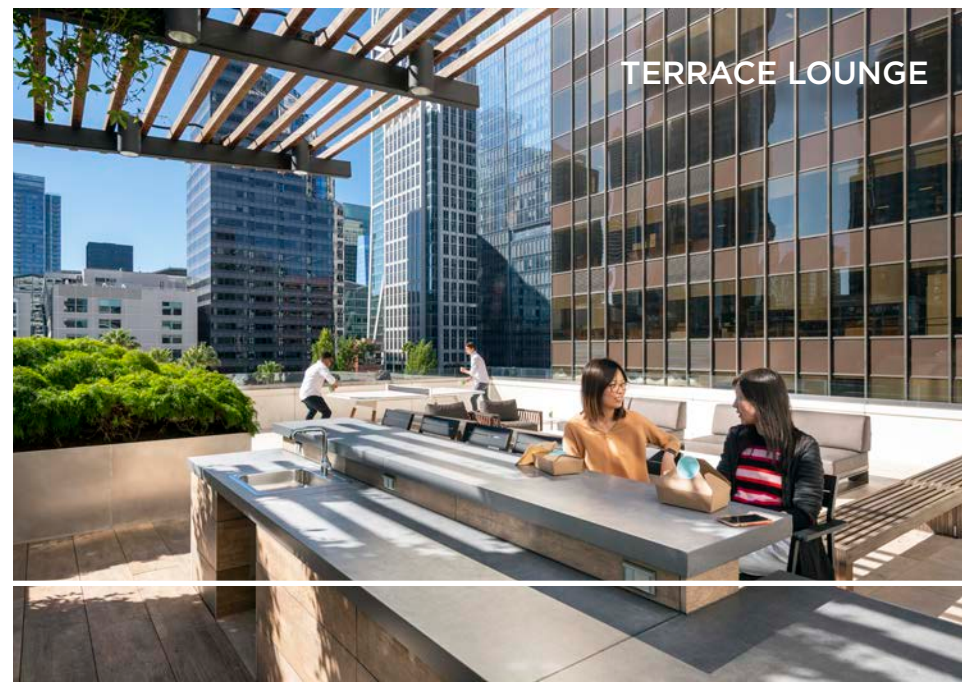




TERRACE PING-PONG



SECURE BIKE PARKING



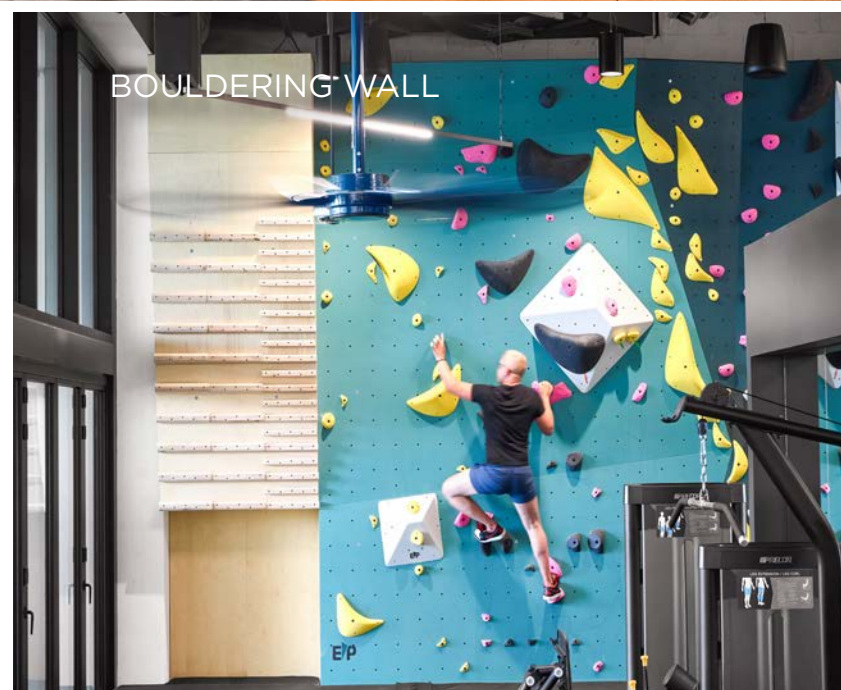
TERRACE LOUNGE



TENANT LOUNGE AND BAR



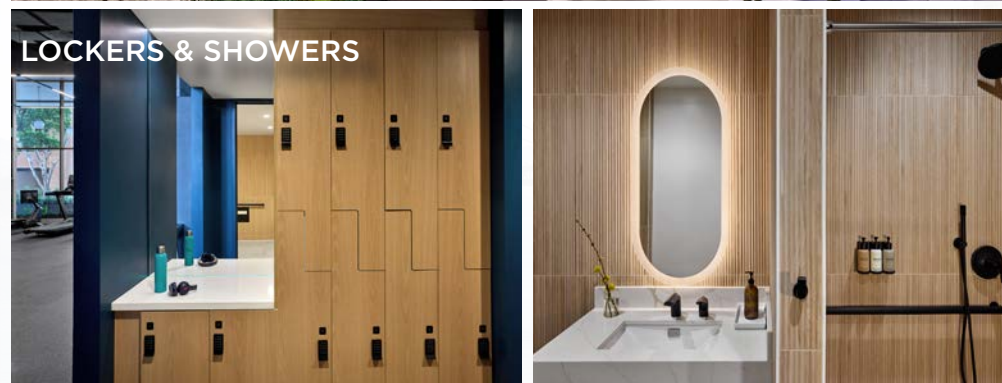
FITNESS CENTER



BOULDERING WALL

AVAILABILITIES

OUTDOOR SEATING



TENANT LOUNGE SEATING

SUITE 400 | 4,102 RSF Available Q1 2026

Suite Notes:

- As-Built

- Brand New Spec Suite Underway!
- Creative Ceilings
- Fully Furnished
- 6 Private Offices
- 1 Large Conference Room
- Phone Room
- Kitchen
- Break Area
- Reception

SUITE 770 | 5,941 RSF Available Now

Suite Notes:

- Fully Furnished
- 2 Private Offices/Meeting Rooms
- 1 Conference Room
- Large Open Space
- Kitchenette
- Great Natural Light
- Exposed Ceilings

SUITE 1200 | 18,400 RSF Available Now

Suite Notes:

- As-Built

- Amazing Bay Bridge & Water Views
- Fully Furnished
- Open Ceiling
- 3 Large Conference Rooms
- 4 Medium Conference Rooms
- 2 Focus Rooms
- Open Area - Room For 120+ Workstations
- Large Kitchen/Break Area
- Storage Room
- IDF Room

SUITE 1650 | 12,012 RSF Available Now

Suite Notes:

- As-Built

- 17 Private Offices
- 2 Large Conference Rooms
- 2 Medium Conference Rooms
- Kitchen/break Area
- Open Area | 25' 6" x 8' Workstations
- Copy Area
- Storage Room
- Wellness Room
- Partially Exposed Ceilings



221 MAIN

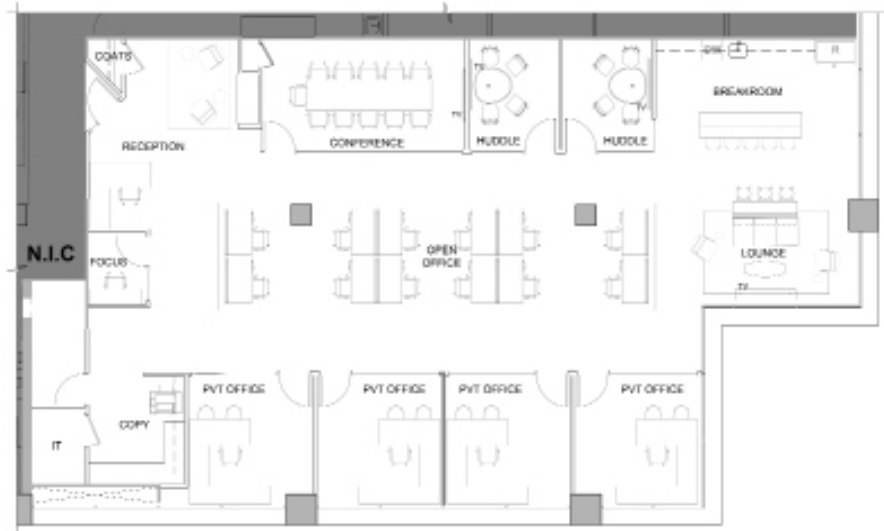
SUITE 400

4,102 RSF

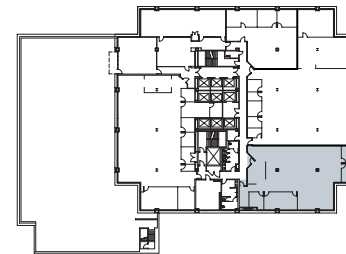
AVAILABLE Q1 2026

- Brand New Spec Suite Underway!
- Creative Ceilings
- Fully Furnished
- 6 Private Offices
- 1 Large Conference Room
- Phone Room
- Kitchen
- Break Area
- Reception

MAIN STREET



SPEAR STREET





221 MAIN

SUITE 770

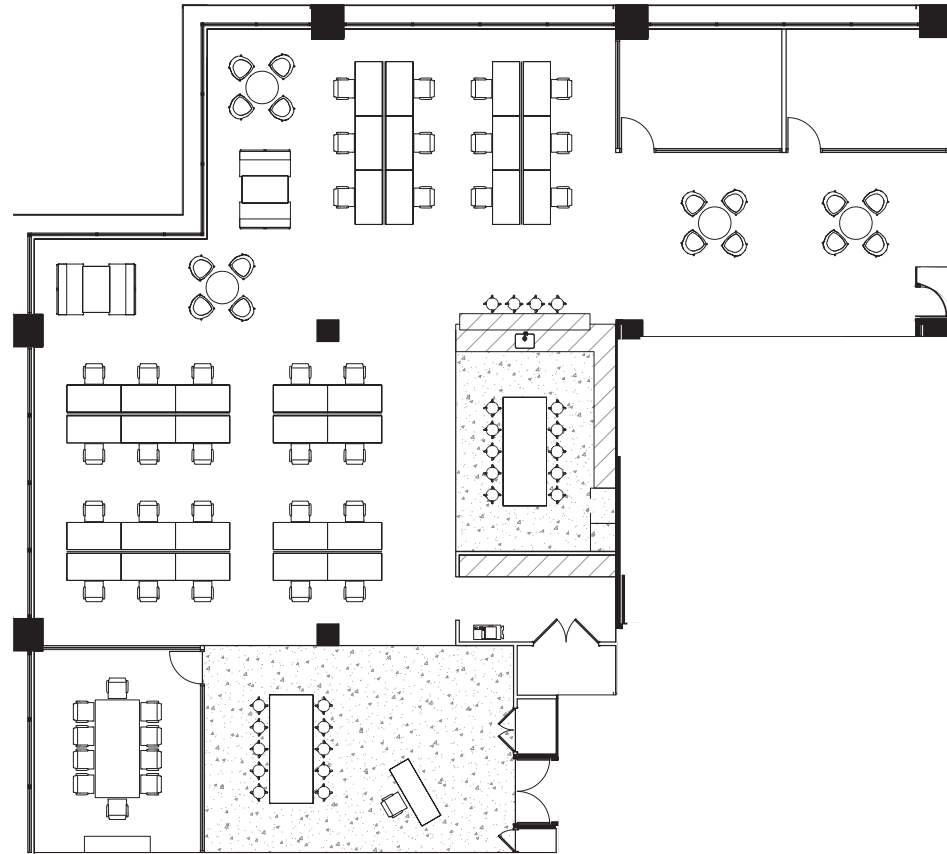
5,941 RSF

AVAILABLE NOW

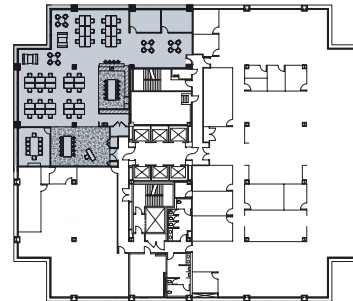
- Fully Furnished
- 2 Private Offices/Meeting Rooms
- 1 Conference Room
- Large Open Space
- Kitchenette
- Great Natural Light
- Exposed Ceilings

[CLICK HERE TO SEE PHOTOS](#)

MAIN STREET



SPEAR STREET





221 MAIN

SUITE 1200

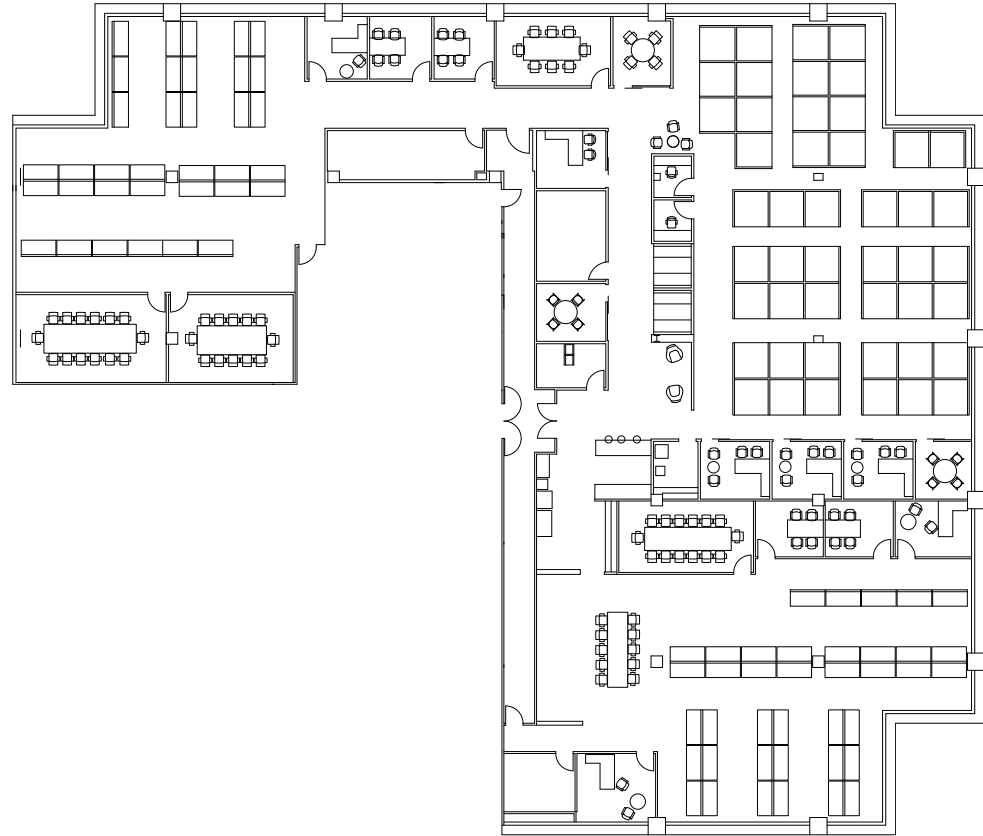
18,400 RSF

AVAILABLE NOW

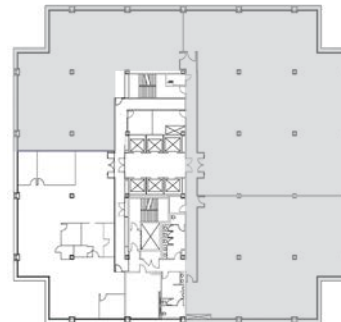
- Amazing Bay Bridge & Water Views
- FULLY FURNISHED
- Open Ceiling
- 3 Large Conference Rooms
- 4 Medium Conference Rooms
- 12 Private Offices/Huddle Rooms
- 2 Focus Rooms
- Open Area - Room for 120+ Workstations
- Large Kitchen/Break Area
- Storage Room
- IDF Room

[CLICK HERE FOR VTS MARKETPLACE](#)

MAIN STREET



SPEAR STREET





SUITE 1650

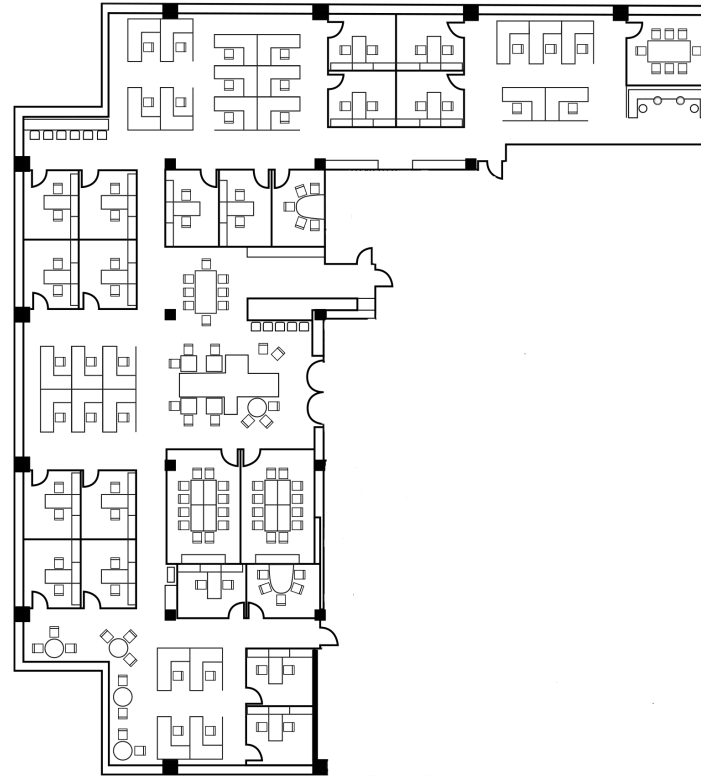
12,012 RSF

AVAILABLE NOW

- 17 Private Offices
- 2 Large Conference Rooms
- 2 Medium Conference Rooms
- Open Area | 25 6' x 8' Workstations
- Kitchen/Break Area
- Copy Area
- Storage Room
- Wellness Room
- Partically Exposed Ceilings

[CLICK HERE TO SEE PHOTOS](#)

MAIN STREET



SPEAR STREET





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Columbia
Property Trust



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