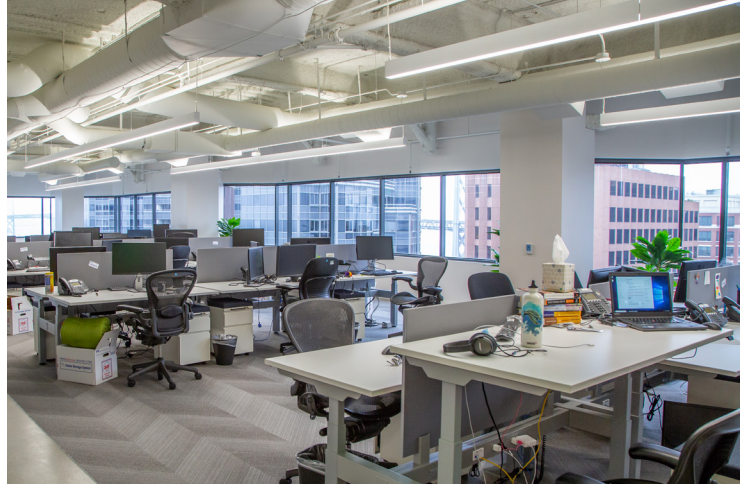




150SPEAR



THE SPACE



THE BUILDING

150 Spear Street is a 270,000 SF Class A building located directly along the desirable Spear Street Corridor in San Francisco's South Financial District. Just a block from the waterfront, 150 Spear Street offers its tenants easy access via the Ferry, Embarcadero BART/Muni Lightrail Station, Transbay and Muni buses, and the Bay Bridge. San Francisco's landmark mixed-use Rincon Center is directly across the street, and some of the city's finest luxury housing and most desirable amenities are just a short walk away, including the Ferry Building, the Embarcadero Promenade, and Restaurant Row. The area is favored by countless Fortune 500 companies and is home to some of San Francisco's largest and most important employers.

150 Spear was is certified LEED Platinum in 2020. The building was also named Energy Star Property of The Year in 2018.



LOCAL HIGHLIGHTS



SF MOMA

Recently expanded, the San Francisco Museum of Modern Art contains over 33,000 pieces of art.



150 Spear Street



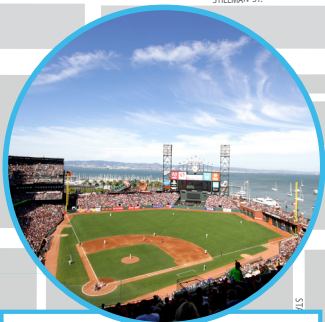
Transbay Terminal

This state-of-the-art transit terminal connects 11 public transit systems. It also features new shopping & dining and a 5.4 acre public rooftop park.



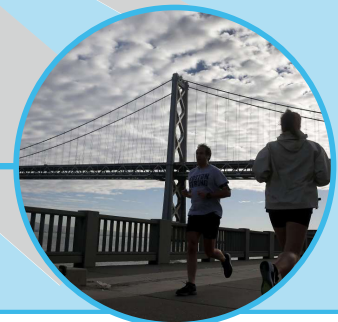
Ferry Building

Ferry terminal and marketplace featuring artisanal foods, local vendors, and farmer's market.



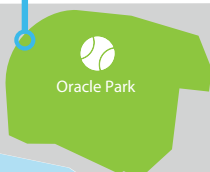
Oracle Park

Home of the San Francisco Giants. Popular destination for games, concerts, and events.



The Embarcadero

This 3 mile waterway & roadway extends along the eastern border of the city and is a popular destination for tourists and joggers for its beautiful views of the Bay and scenic walking paths.



Oracle Park



Ferry Building



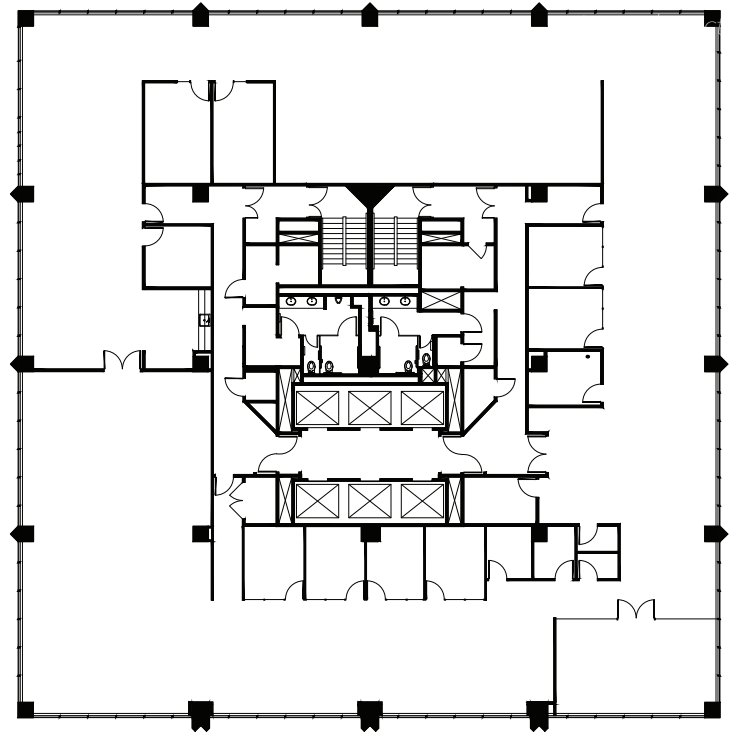
150SPEAR

AVAILABILITIES

SUITE 200

13,459 RSF

- Open plan
- Available now
- 11 Rooms/Offices
- Conference room
- Open kitchen
- Floor to ceiling glass window line



150SPEAR

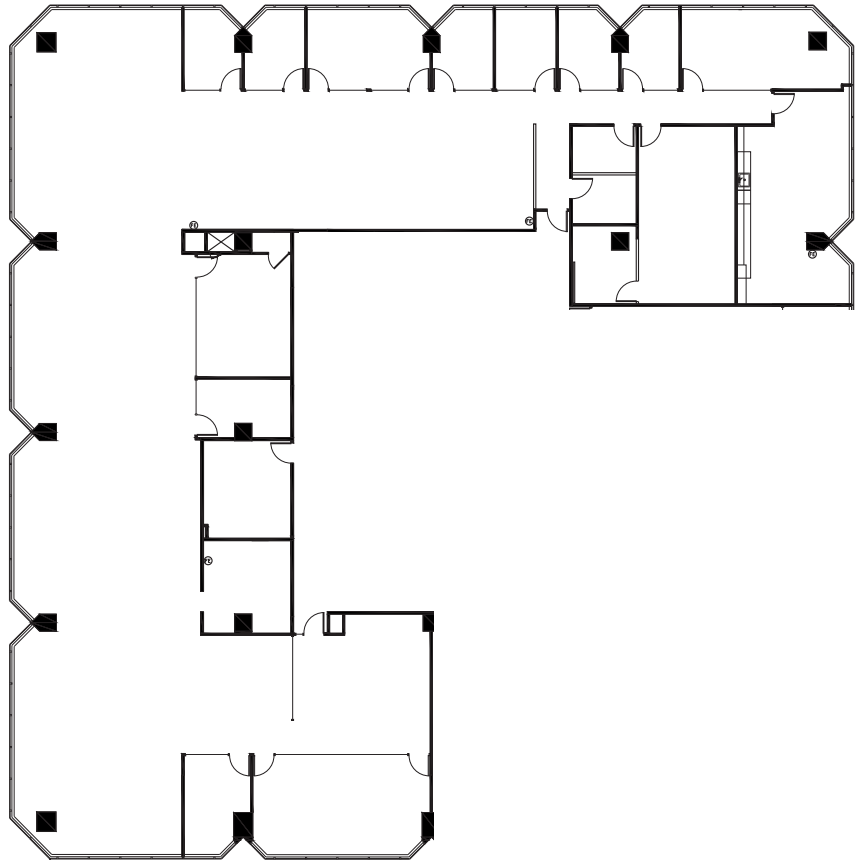


Spear Street

SUITE 300

10,643 RSF

- Open plan
- Available now
- 9 Private offices
- 6 Conference rooms
- Large open area
- Kitchen break area



150SPEAR

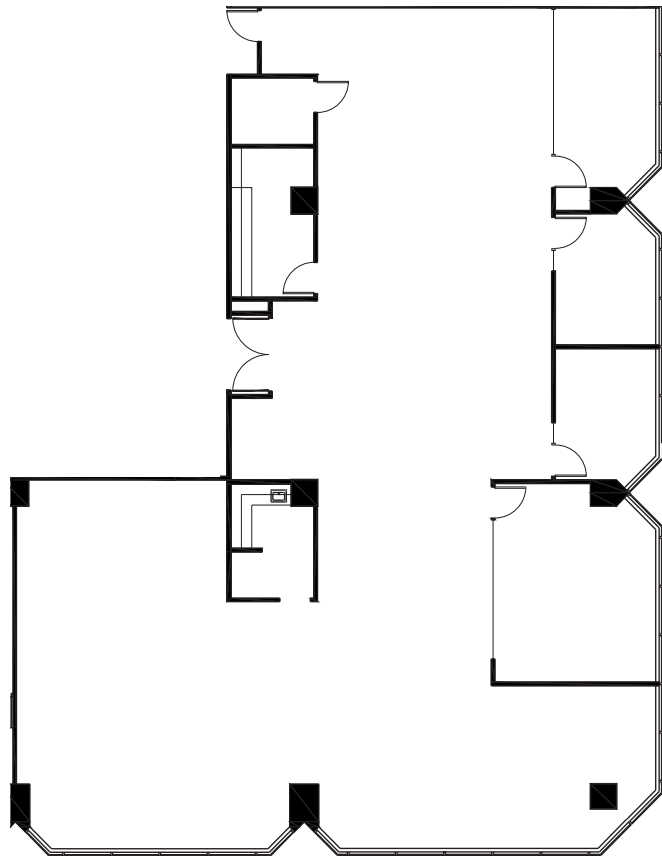


Spear Street

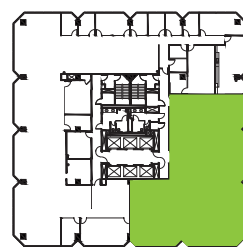
SUITE 350

4,919 RSF

- Open plan
- Available now
- 3 Private offices
- 1 Conference room
- Internal production area
- Kitchen



150SPEAR



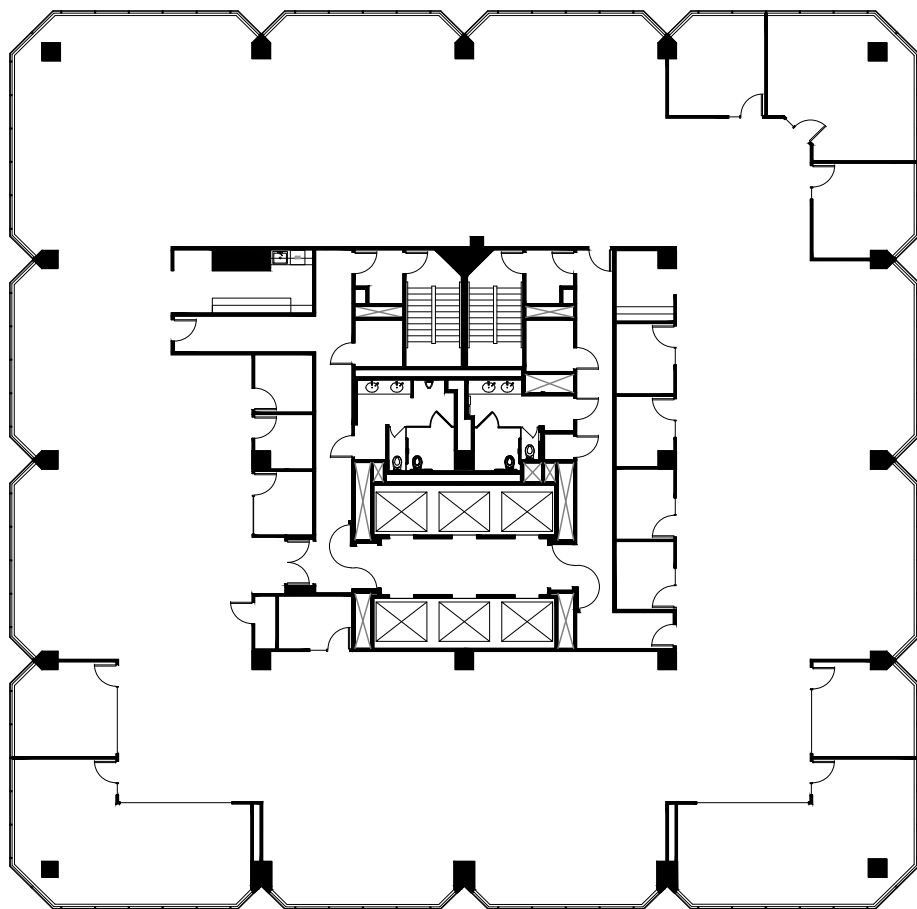
Spear Street



SUITE 400

15,561 RSF

- Open area
- Available now
- 4 Breakout rooms
- 8 Offices
- 3 Conference rooms
- Kitchen



150SPEAR



Spear Street

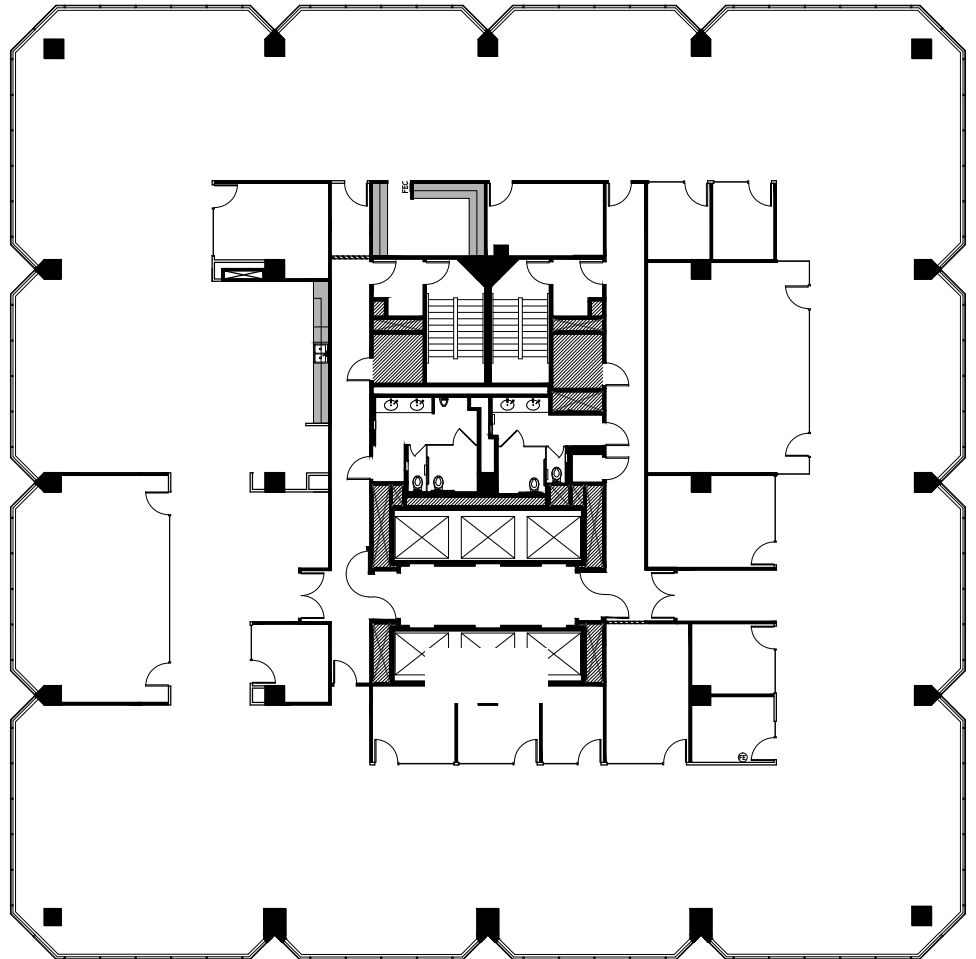


SUITE 600

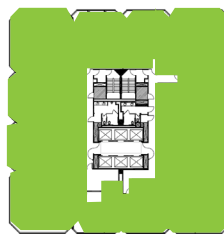
15,563 RSF

Newly Constructed Spec Suite

- Available now
- 2 Conference rooms
- 9 Private office/ small rooms
- 3 Huddle rooms
- Open kitchen
- New floor common areas and restrooms



150SPEAR



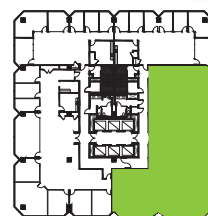
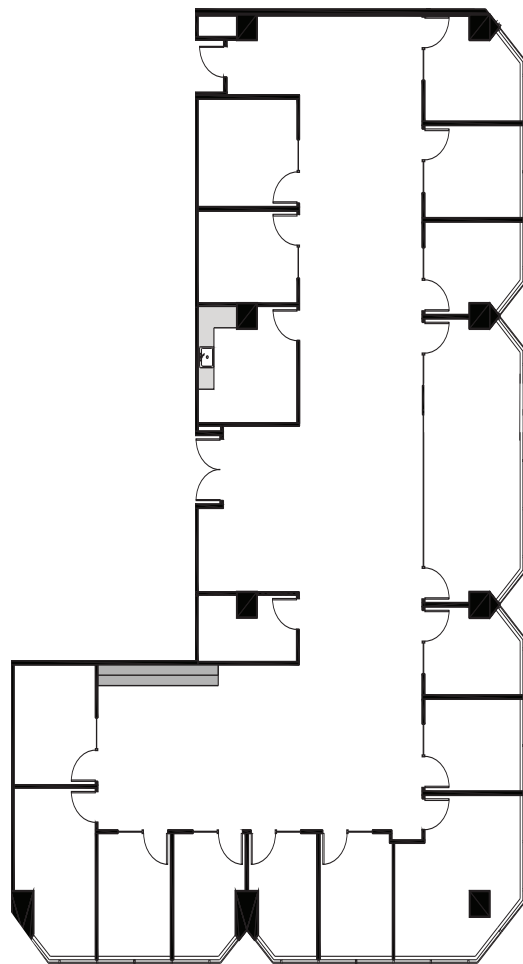
Spear Street



SUITE 800

5,405 RSF

- Refreshed office intensive
- Available now
- Large boardroom
- 14 Private offices
- Kitchen



Spear Street

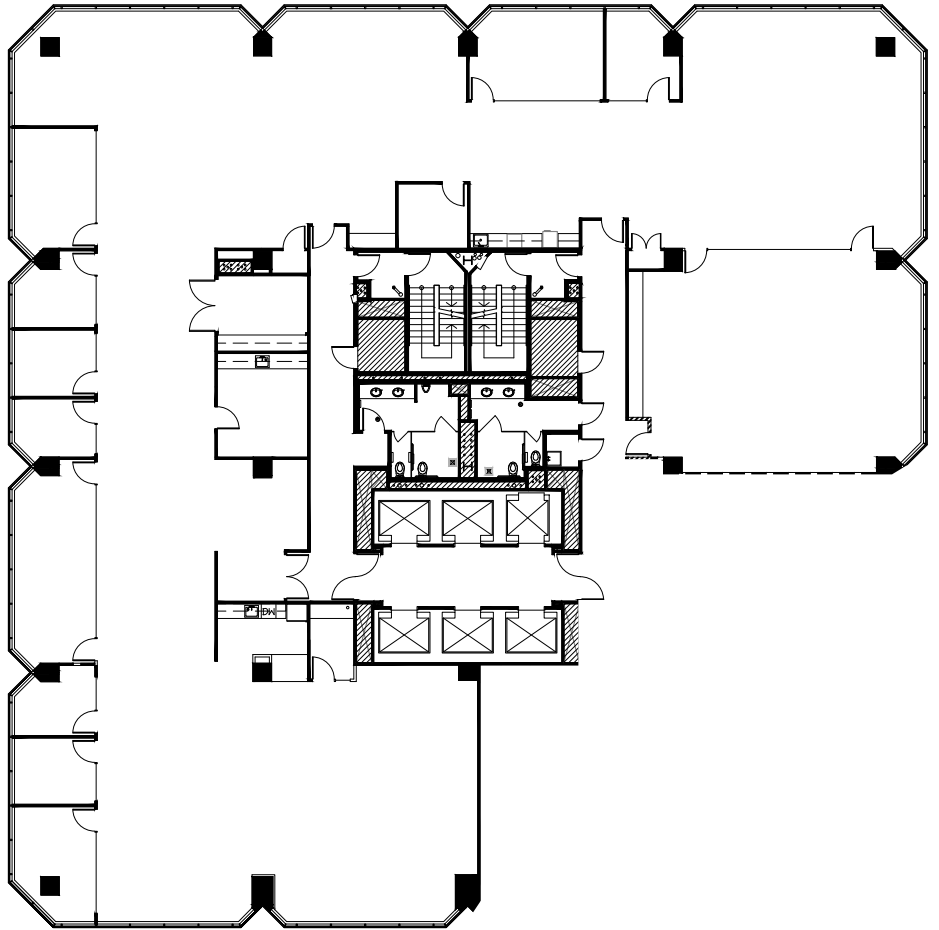


150SPEAR

SUITE 950

11,710 RSF

- Available now
- Excellent bay views
- 9 meeting rooms/offices
- Large conference room
- Open area



150SPEAR

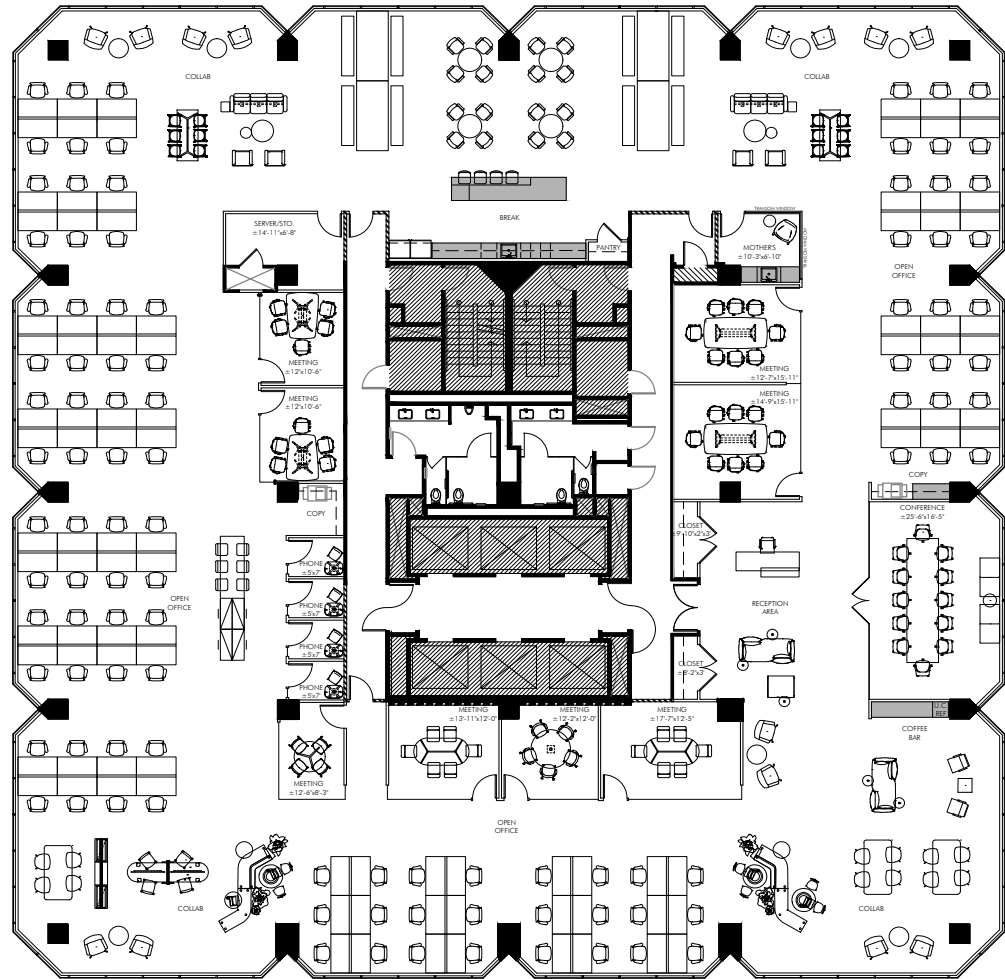


Spear Street

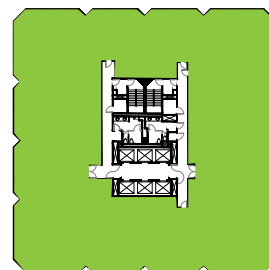
SUITE 1200

15,562 RSF

- Full floor spec suite to be delivered Q3 2026
- Excellent bay views
- 106 Workstations
- 4 Phone rooms
- 8 Meeting rooms
- Break area
- Mother's room
- 1 Large conference room



150SPEAR



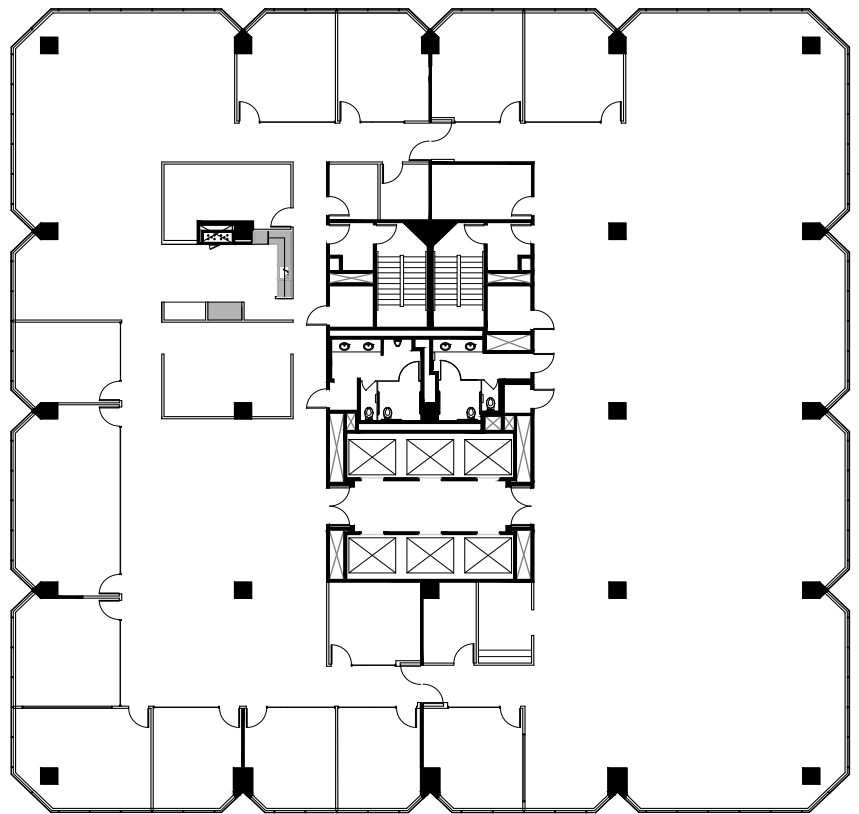
Spear Street



SUITE 1400

15,560 RSF

- Available now
- Open area
- 12 Breakout rooms/Offices
- 2 Conference rooms
- Open kitchen
- Bay views



150SPEAR



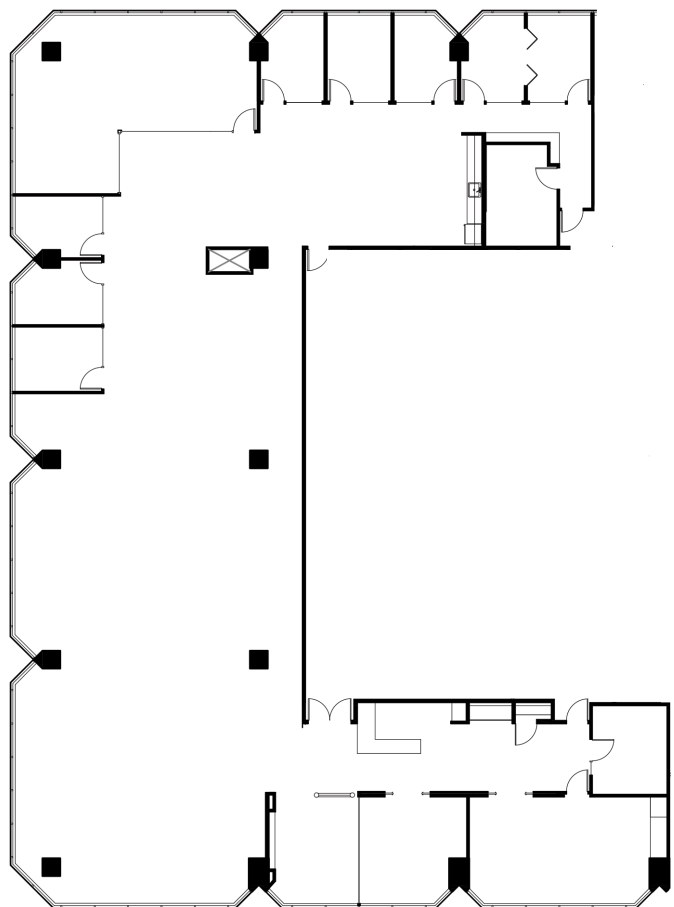
Spear Street



SUITE 1500

9,526 RSF

- Available now
- Open plan
- 1 Boardroom
- 1 Large conference room
- 2 Medium conference rooms
- 8 Offices/meeting rooms
- Kitchenette
- IT/Storage room with dedicated cooling
- Can be combined with Suite 1550 for 15,560 RSF Full Floor opportunity



150SPEAR



Spear Street



BRAND NEW LOBBY COMPLETE



150SPEAR

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