



150SPEAR

LOCAL HIGHLIGHTS



SF MOMA

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

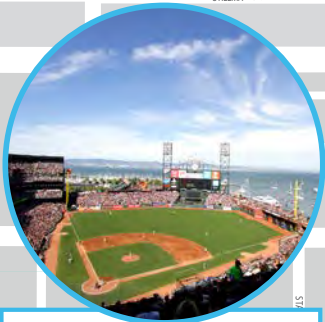


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Transbay Terminal

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.



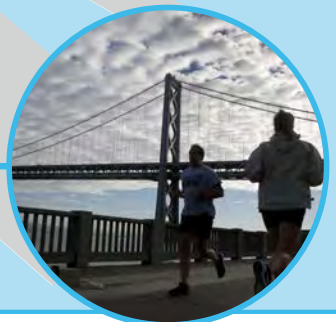
Oracle Park

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



Ferry Building

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



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.



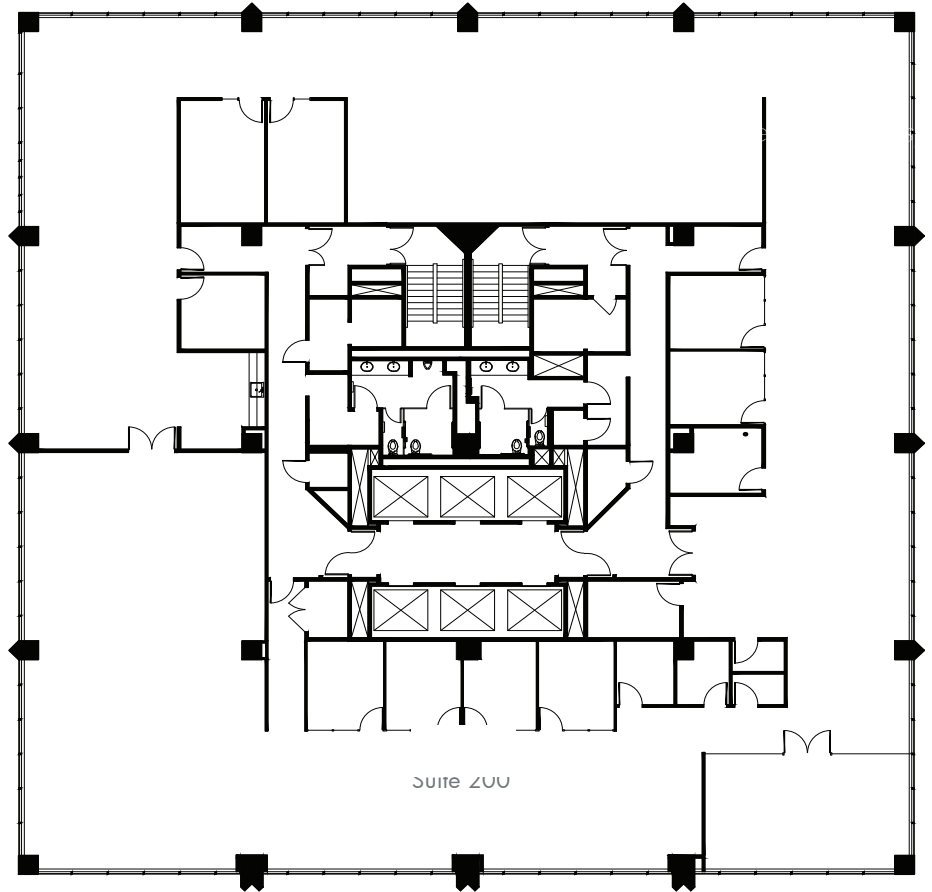
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AVAILABILITIES

SUITE 200

13,459 RSF

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



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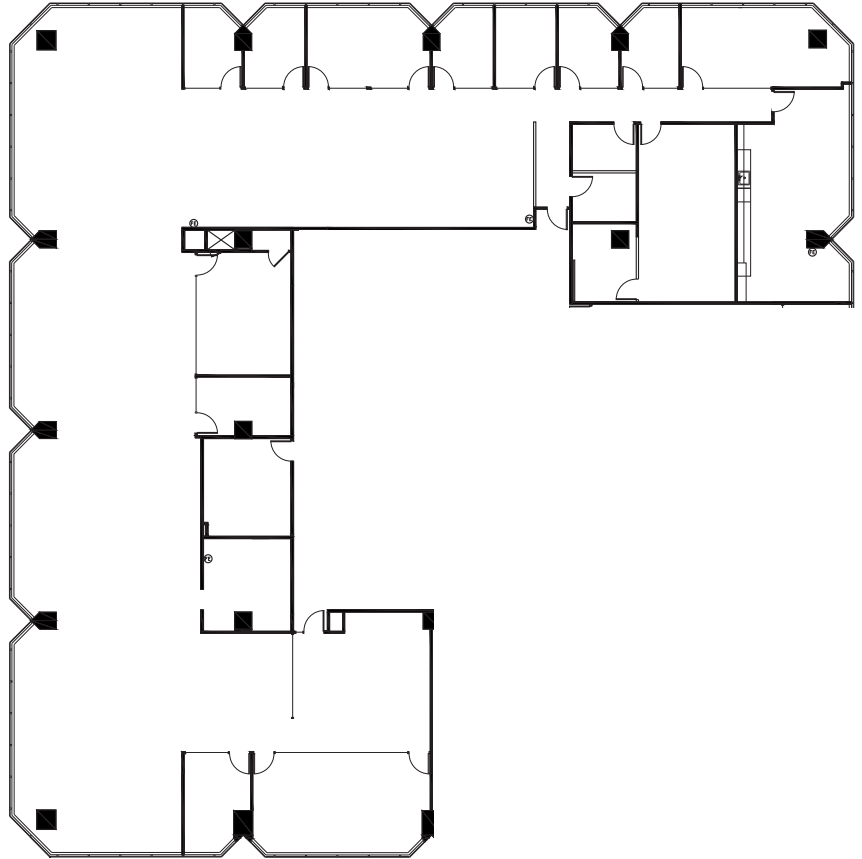


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SUITE 300

10,643 RSF

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



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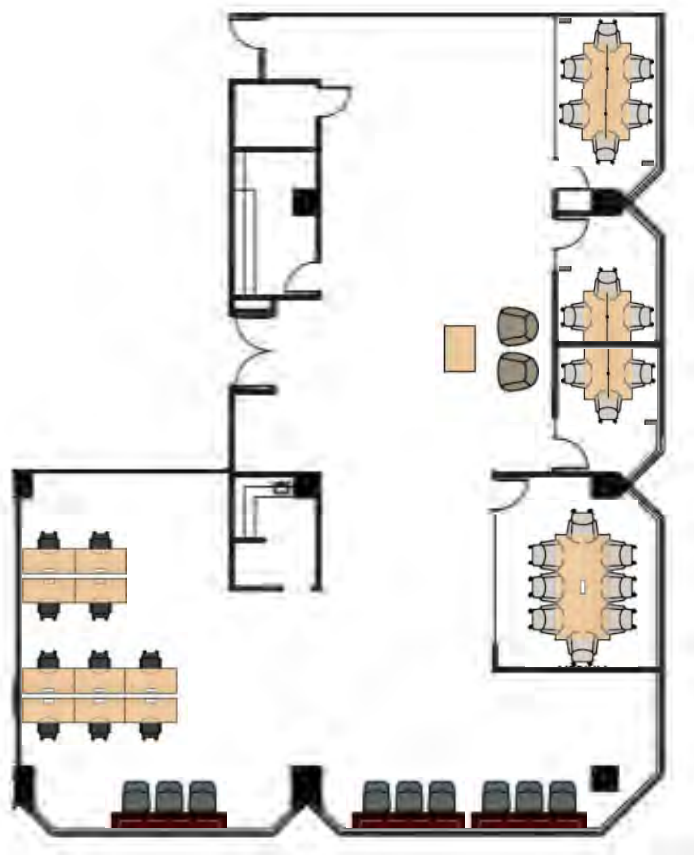
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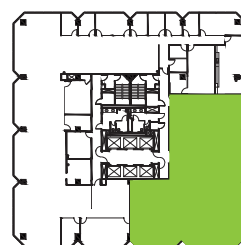
SUITE 350

4,919 RSF

- Available now
- Fully furnished
- 3 Meeting rooms
- 1 Conference room
- Kitchen



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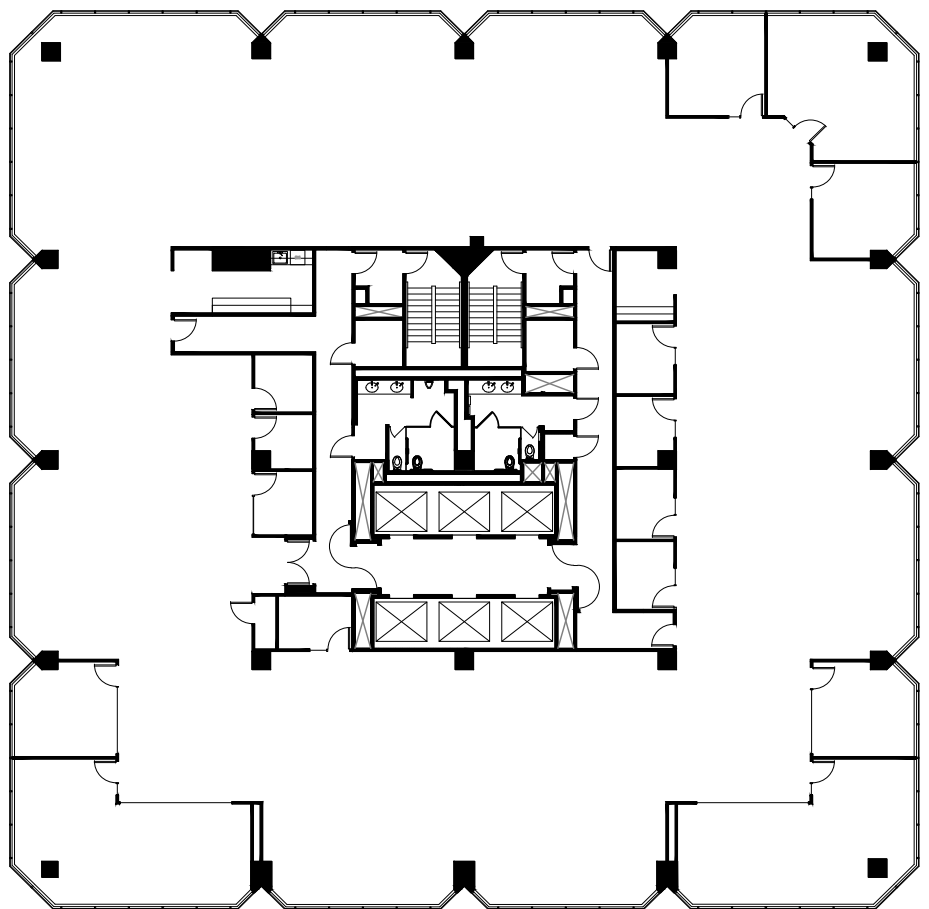
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SUITE 400

15,561 RSF

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



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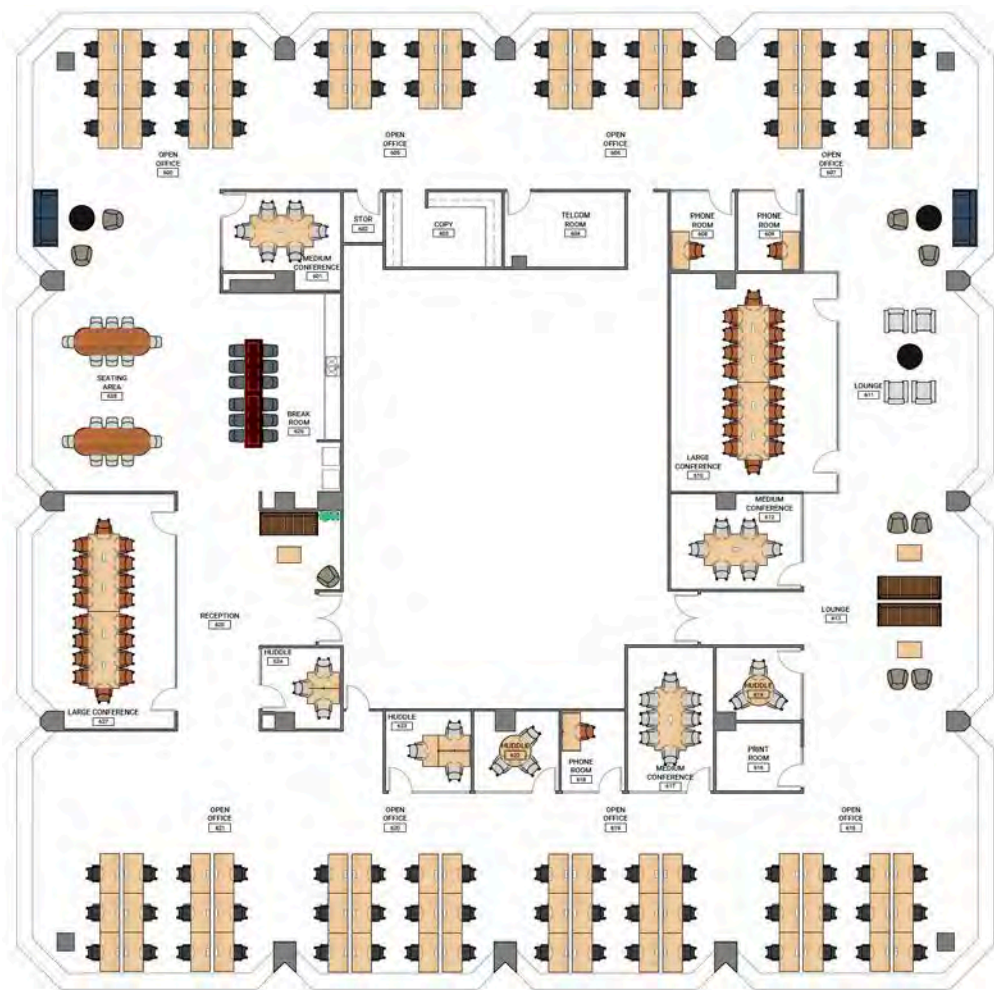
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SUITE 600

15,563 RSF

- Fully Furnished spec suite
- Available now
- 94 Workstations
- 2 Large conference rooms
- 9 Private office / small meeting rooms
- 3 Huddle rooms
- Open kitchen
- New floor common areas and restrooms



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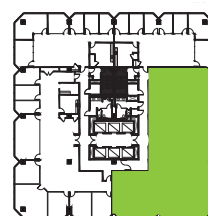
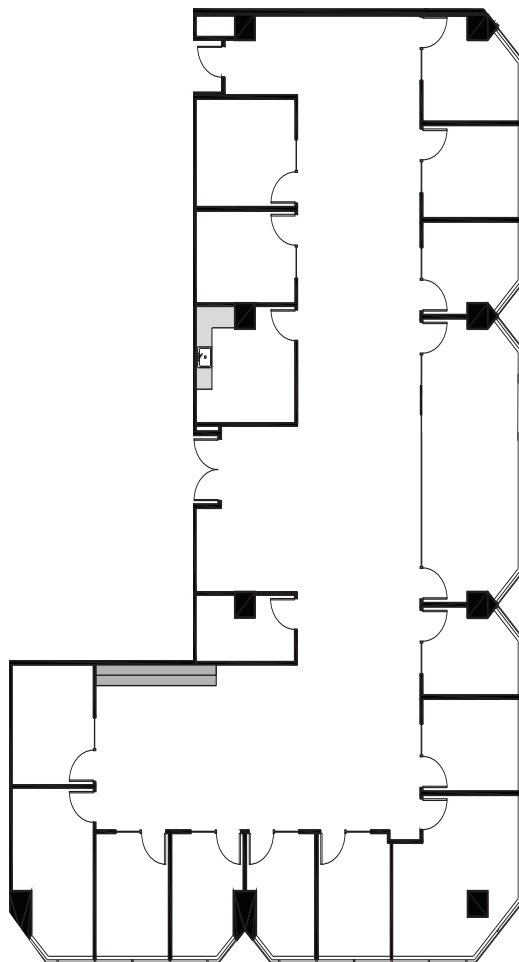
SUITE 800

5,405 RSF

- Professional service spec
- Available now
- Large boardroom
- 14 Private offices
- Kitchen



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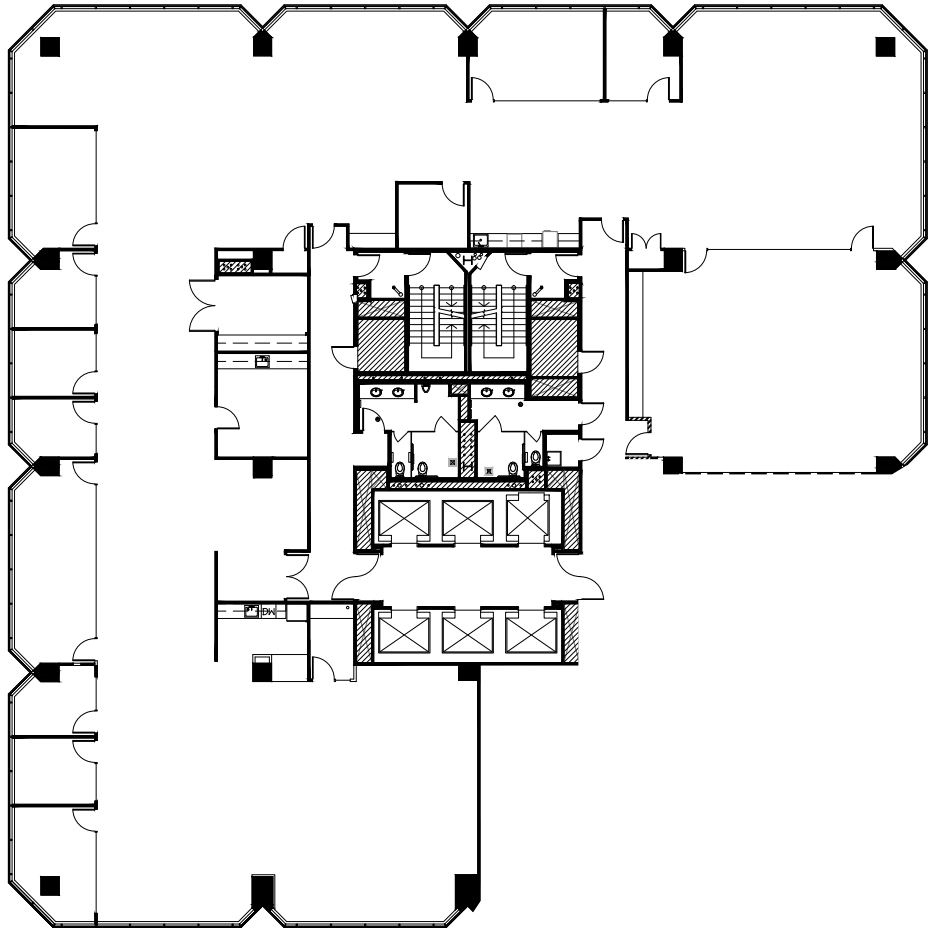


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SUITE 950

11,710 RSF

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



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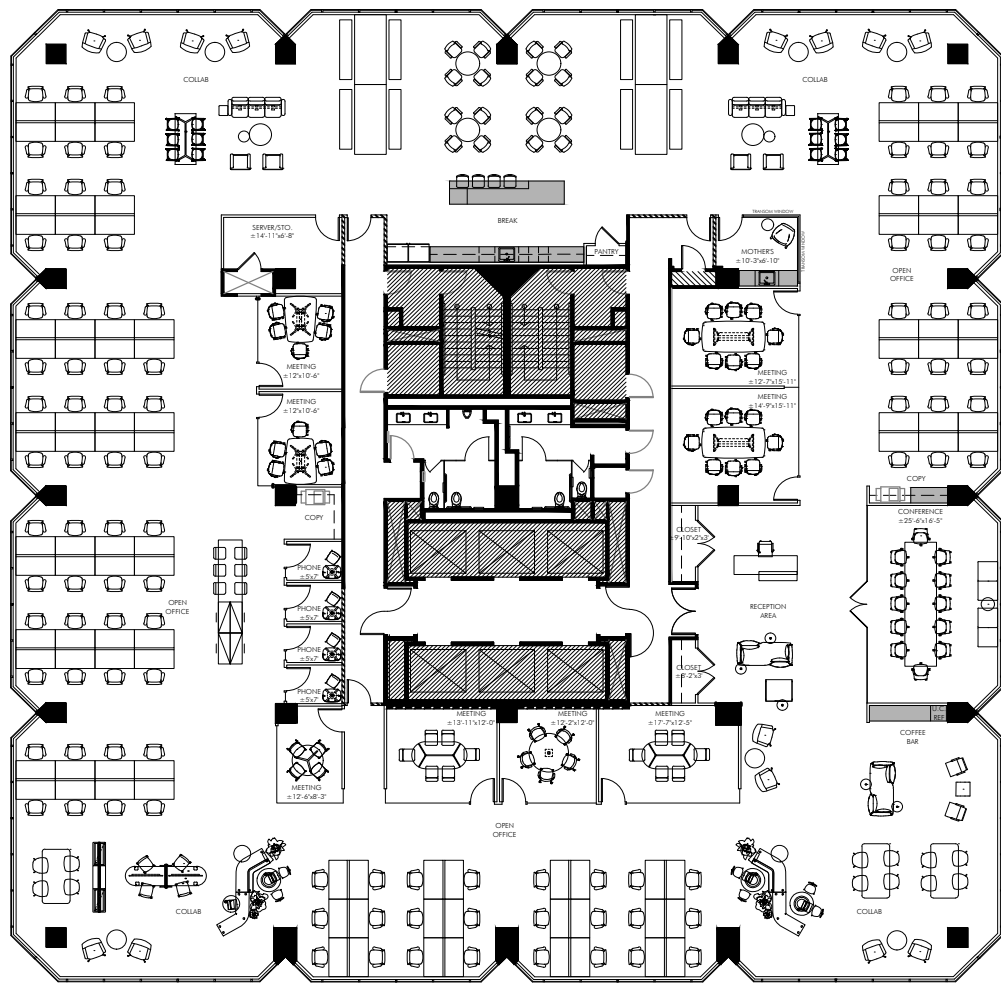
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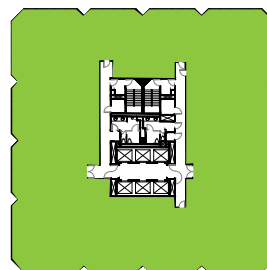
SUITE 1200

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



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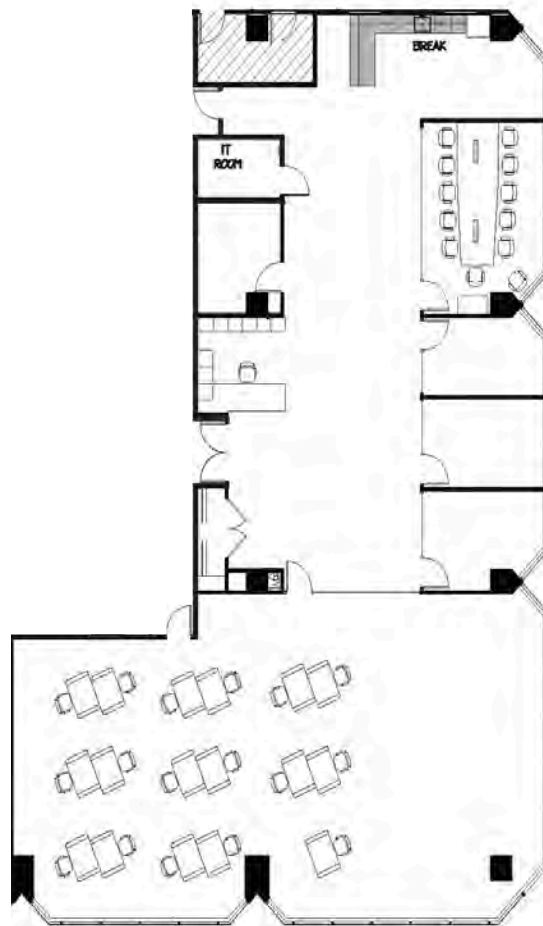
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SUITE 1350

5,226 RSF

- Available 1/1/2027
- 5 Meeting rooms
- Open space for ~30 workstations



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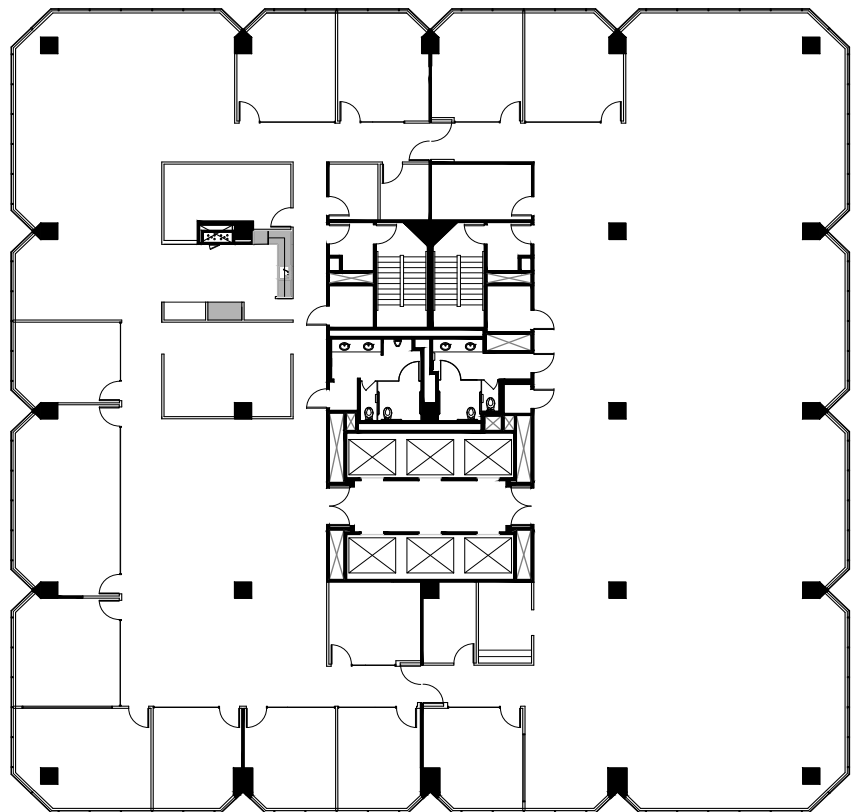
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SUITE 1400

15,560 RSF

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



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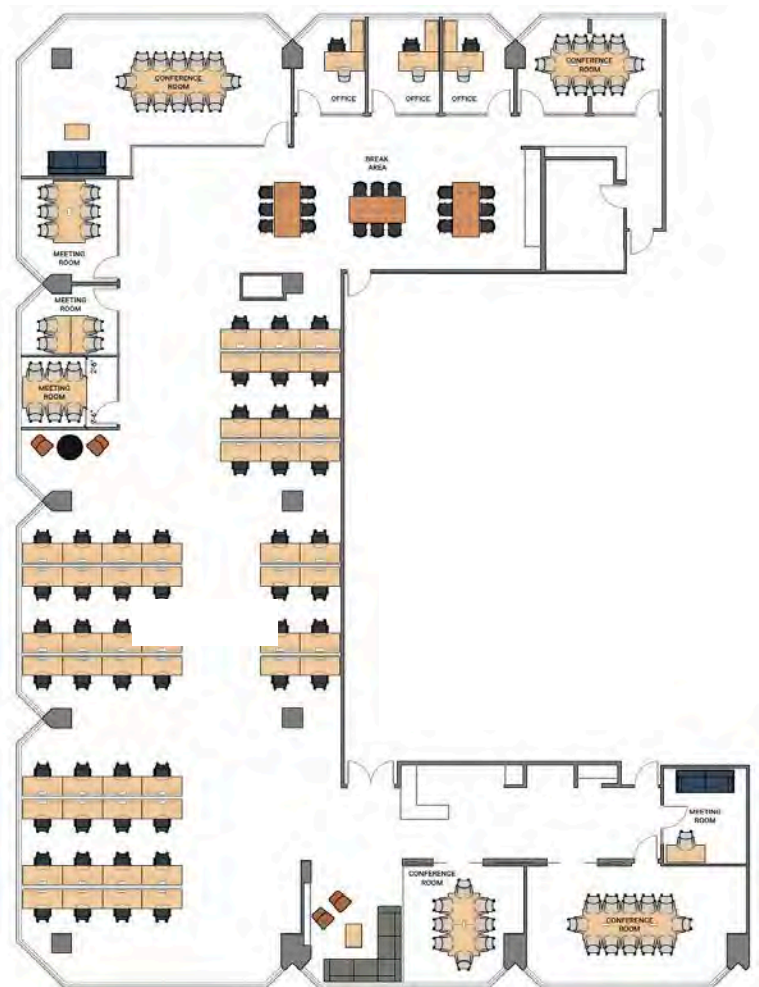
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SUITE 1500

9,526 RSF

- Available now
- Fully furnished
- Open plan
- 1 Boardroom
- 1 Large conference room
- 2 Medium conference rooms
- 8 Offices/meeting rooms
- Kitchenette
- IT/Storage room with dedicated cooling



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FOR MORE INFORMATION:

Matt Shewey

+1 415 395 7255

matt.shewey@jll.com

RE License # 01445125

Steve Anderson

+ 1 415 395 7265

steve.anderson@jll.com

RE License # 00869389

Teva Myatt

+ 1 415 395 7290

teva.myatt@jll.com

RE License # 02198058