



150SPEAR

LOCAL HIGHLIGHTS



SF MOMA

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

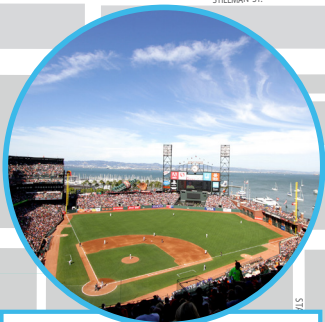


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Transbay Terminal

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.



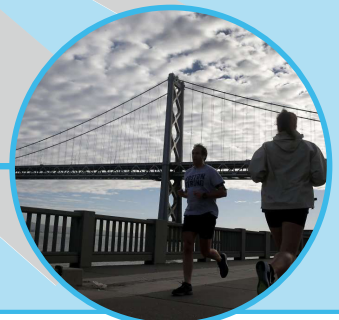
Oracle Park

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.



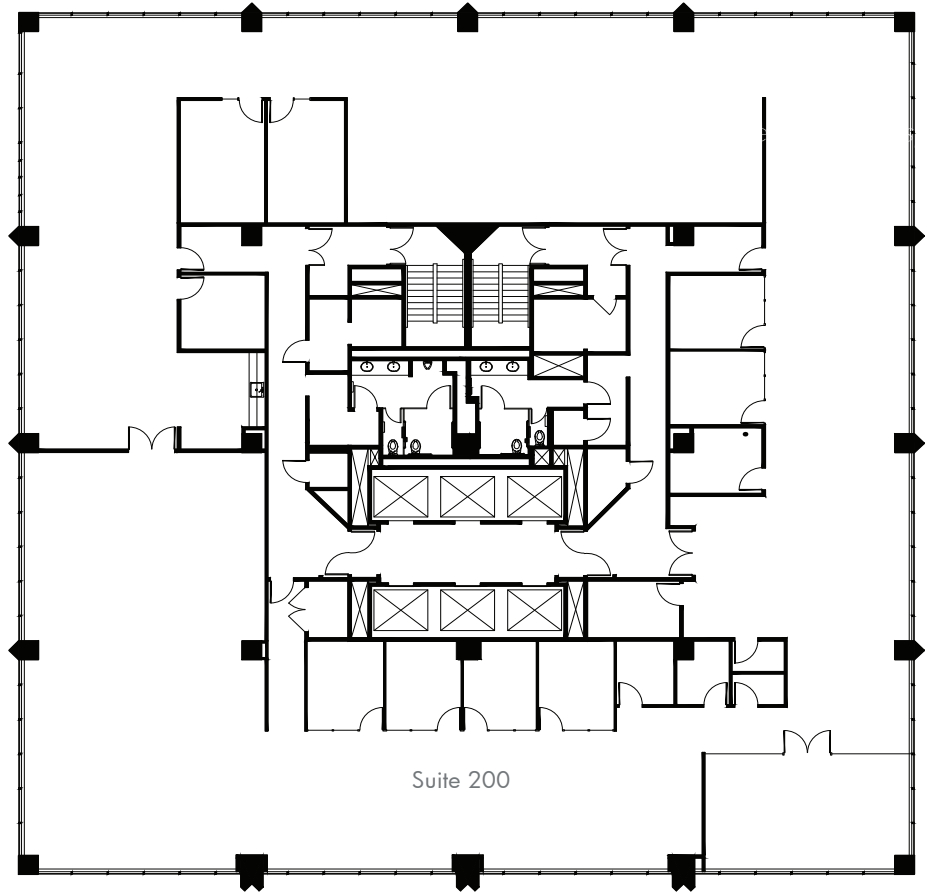
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AVAILABILITIES

SUITE 200

13,459 RSF

- 11 meeting rooms
- Conference room
- Open kitchen
- Available now



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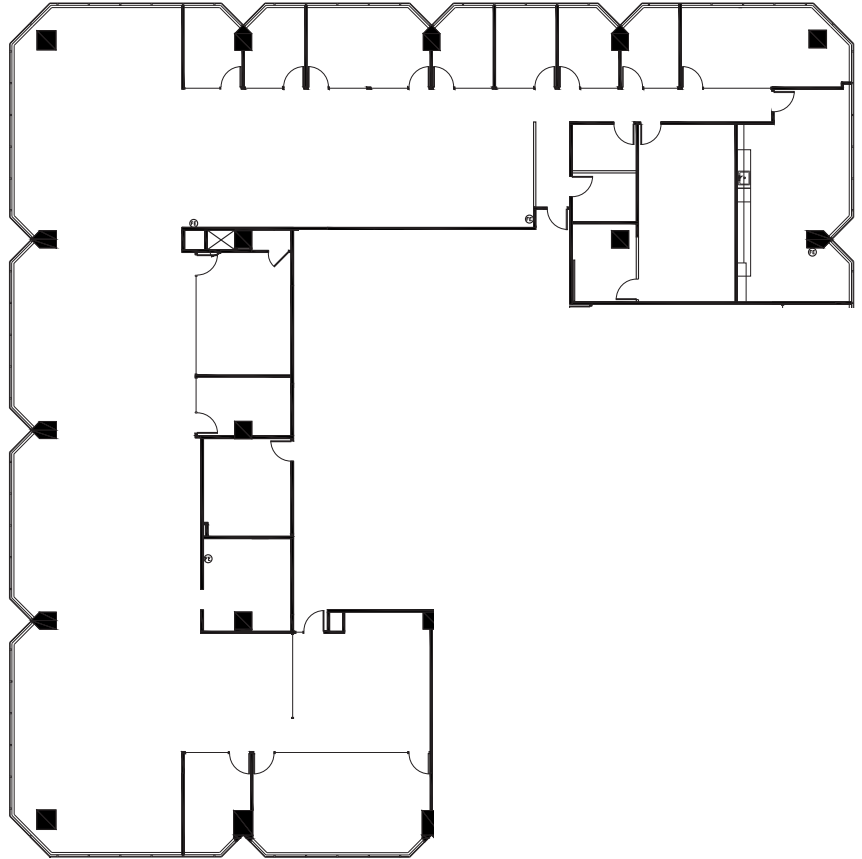


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SUITE 300

10,643 RSF

- 11 medium meeting rooms
- 2 smaller meeting rooms
- Large conference room
- Kitchen break area
- Large server / storage room
- Available now



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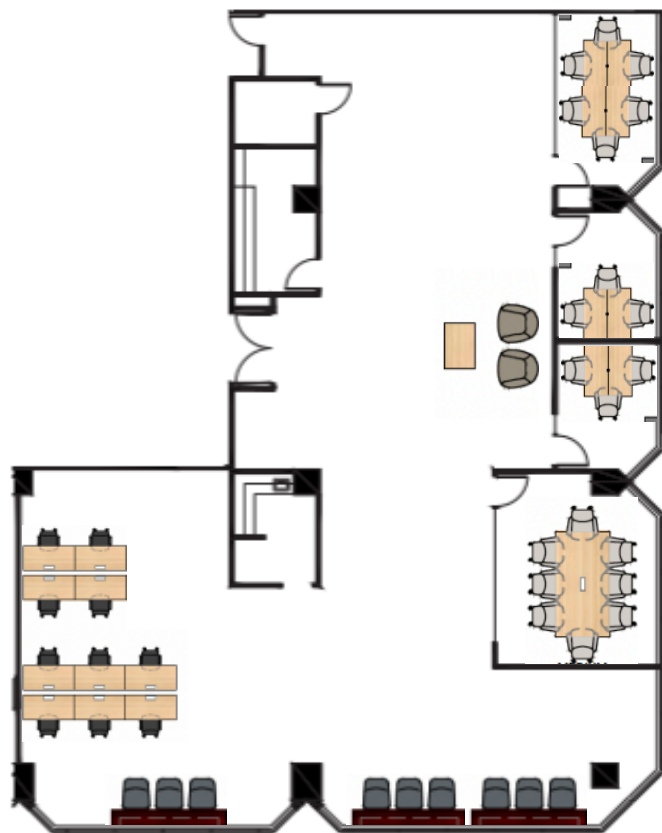
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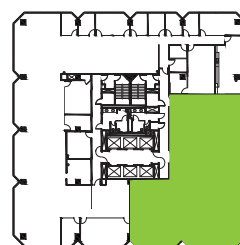
SUITE 350

4,919 RSF

- Fully furnished
- 3 small meeting rooms
- 1 medium meeting room
- Kitchen
- Server / storage closet
- Available now



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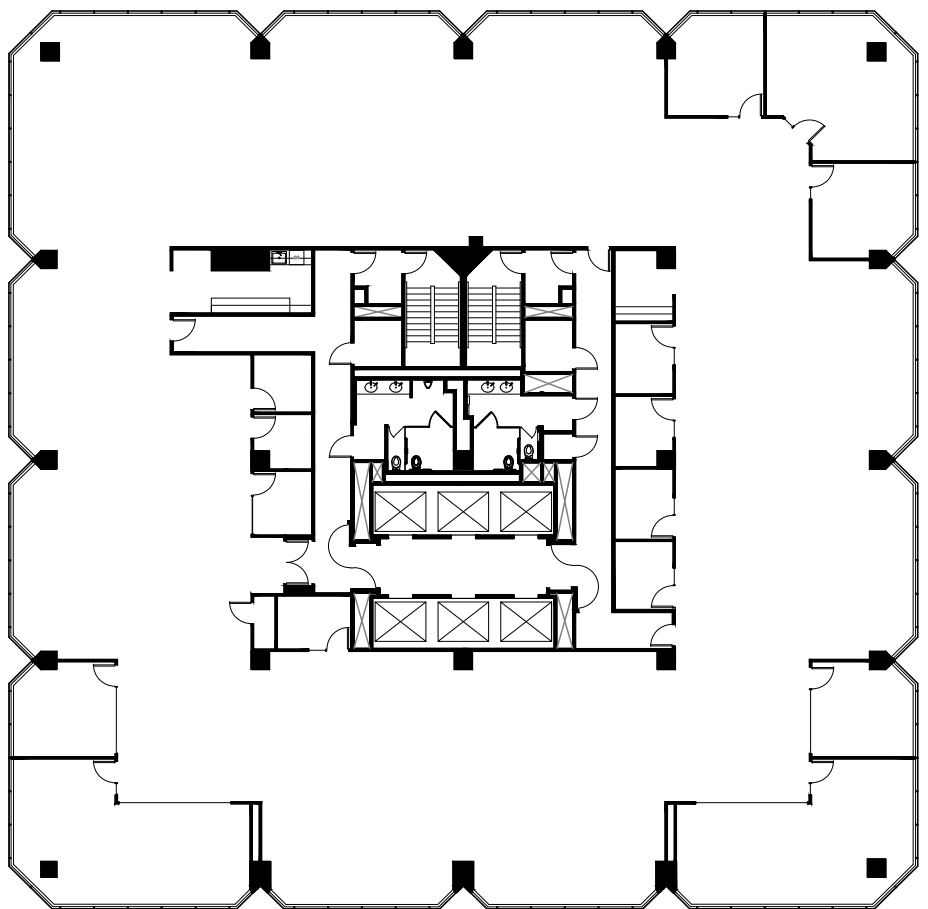
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SUITE 400

15,561 RSF

- 8 Small meeting rooms
- 5 Medium meeting rooms
- 2 Large conference rooms
- Storage / copy room
- Kitchen
- Available now



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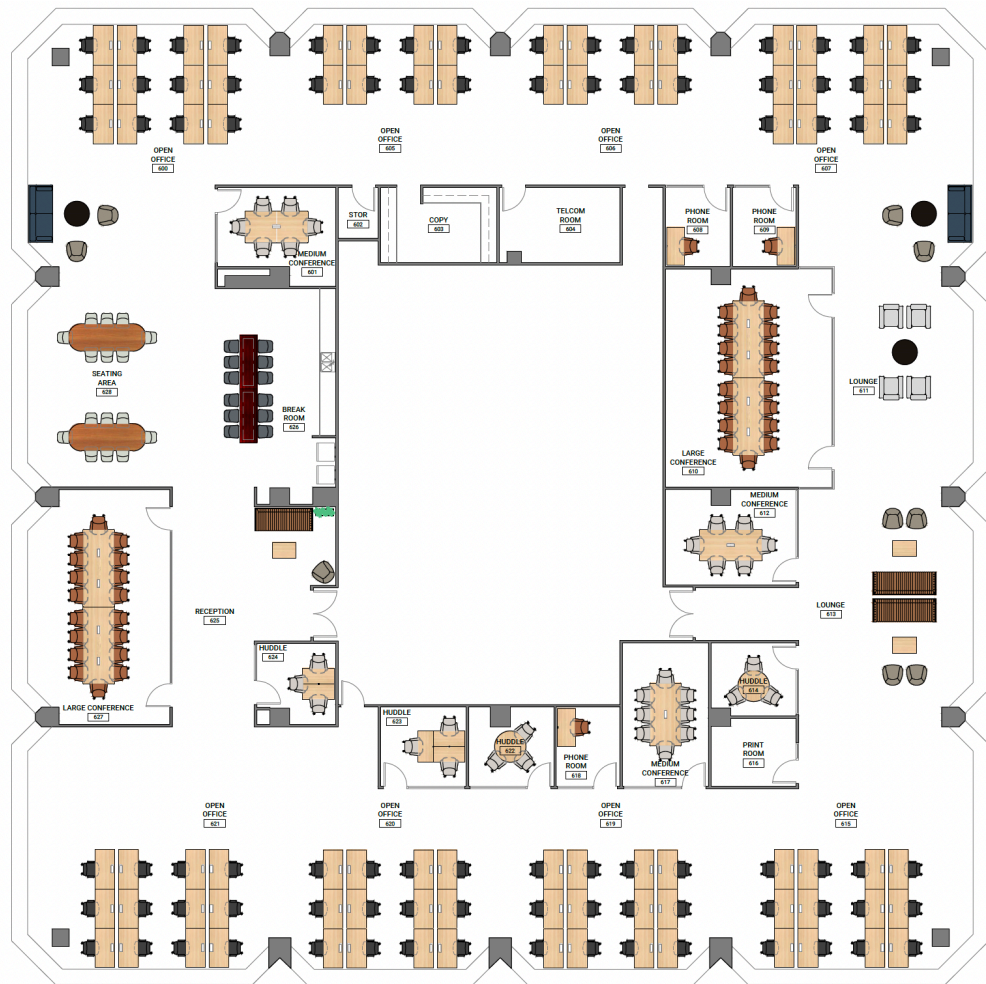
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SUITE 600

15,563 RSF

- Fully furnished spec suite
- 94 Workstations
- 2 large conference rooms
- 8 meeting rooms
- 3 phone rooms
- Large open kitchen
- New elevator lobby and restrooms
- Available now



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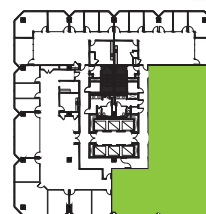
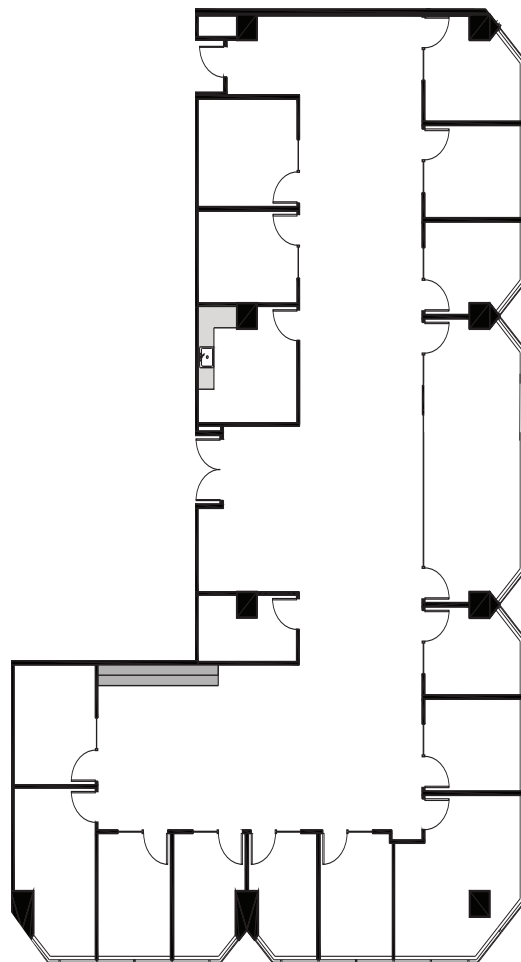
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SUITE 800

5,405 RSF

- 12 private offices
- 2 internal meeting rooms / offices
- Large conference room
- Kitchen
- Server/storage closet
- Available now



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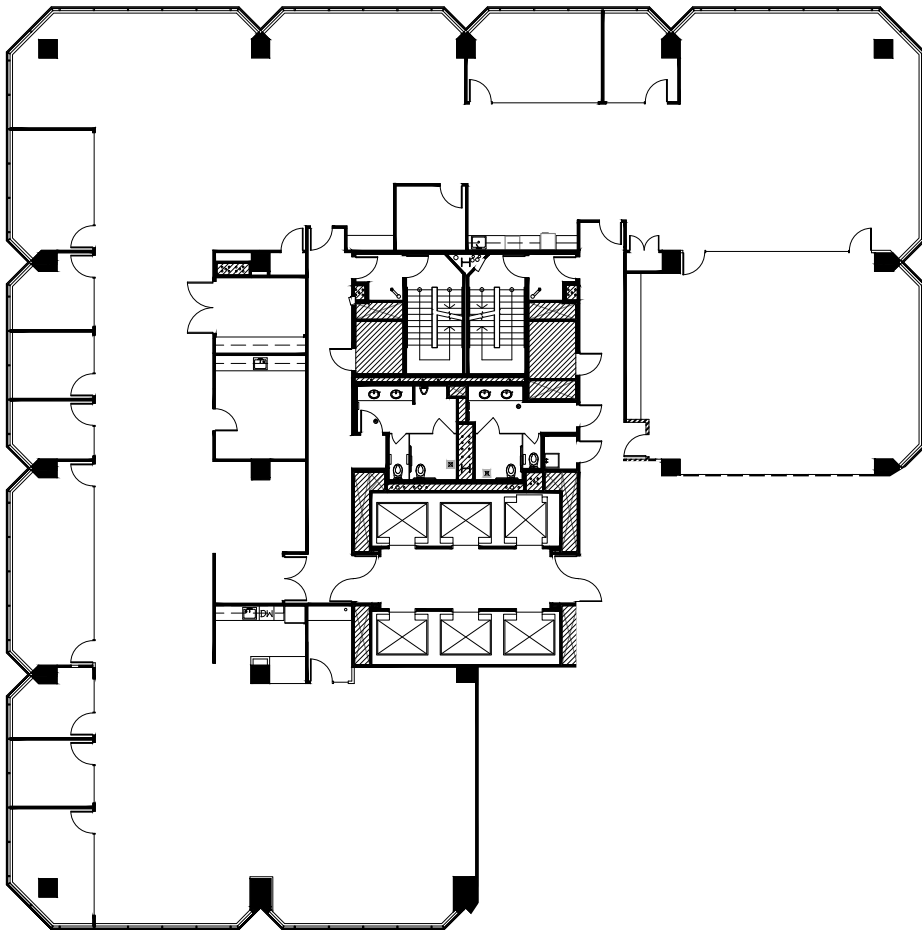


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SUITE 950

11,710 RSF

- Excellent water views
- 9 meeting rooms/offices
- Large conference room
- Kitchen
- Copy/production room
- Server/storage room
- Available now



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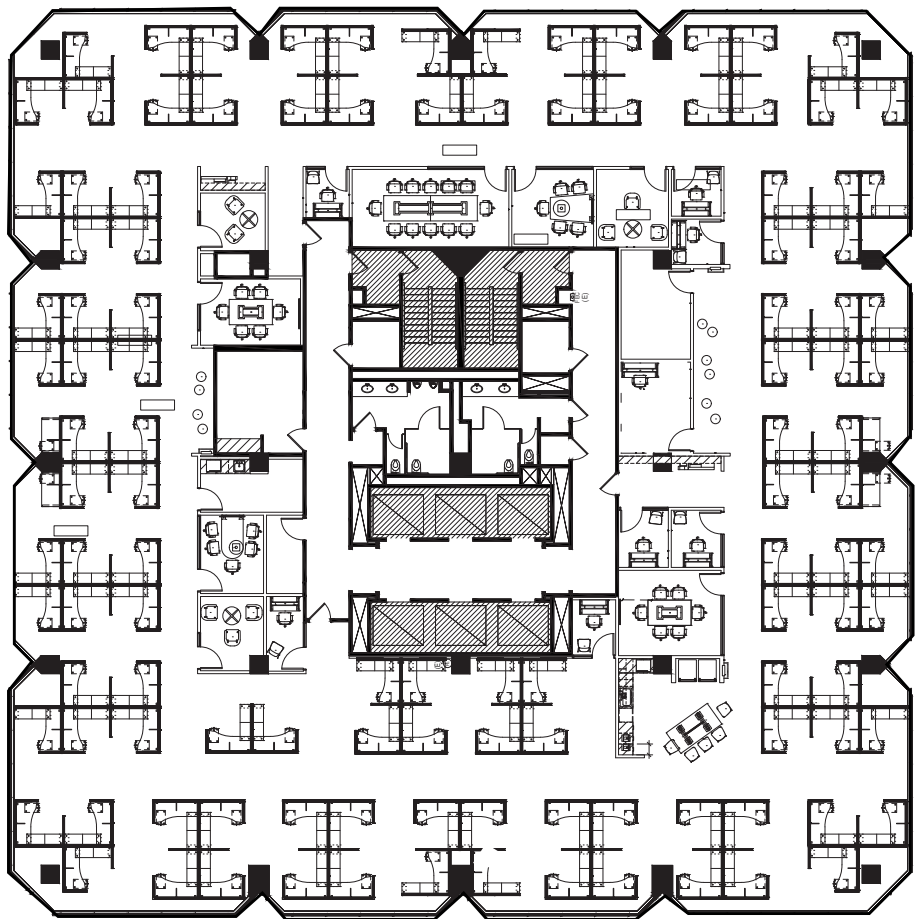
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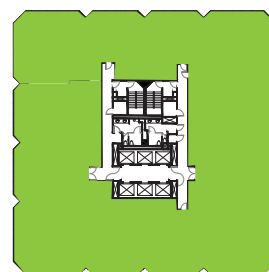
SUITE 1000

15,561 RSF

- 118 Workstations
- 1 Large conference room
- 1 Multimedia studio
- 14 Meeting rooms
- Kitchenette
- 2 Copy areas
- 1 Wellness room
- 2 Storage / IT rooms
- Available July 1, 2027



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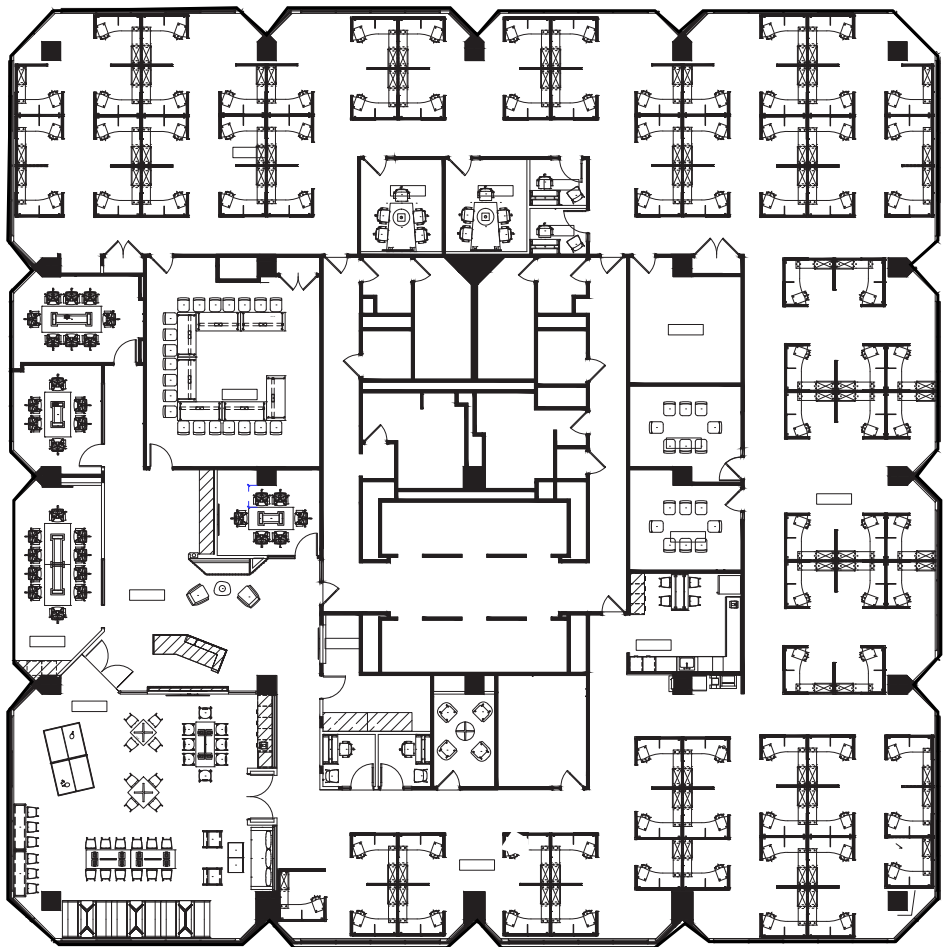
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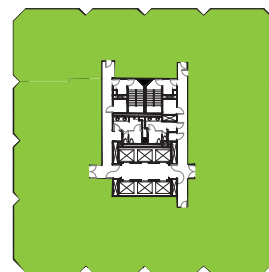
SUITE 1100

15,560 RSF

- 84 Workstations
- 1 Large training room
- 1 Large conference room
- 13 Meeting rooms
- Formal reception
- Lounge areas
- Kitchen
- 2 Storage / IT rooms
- Available July 1, 2027



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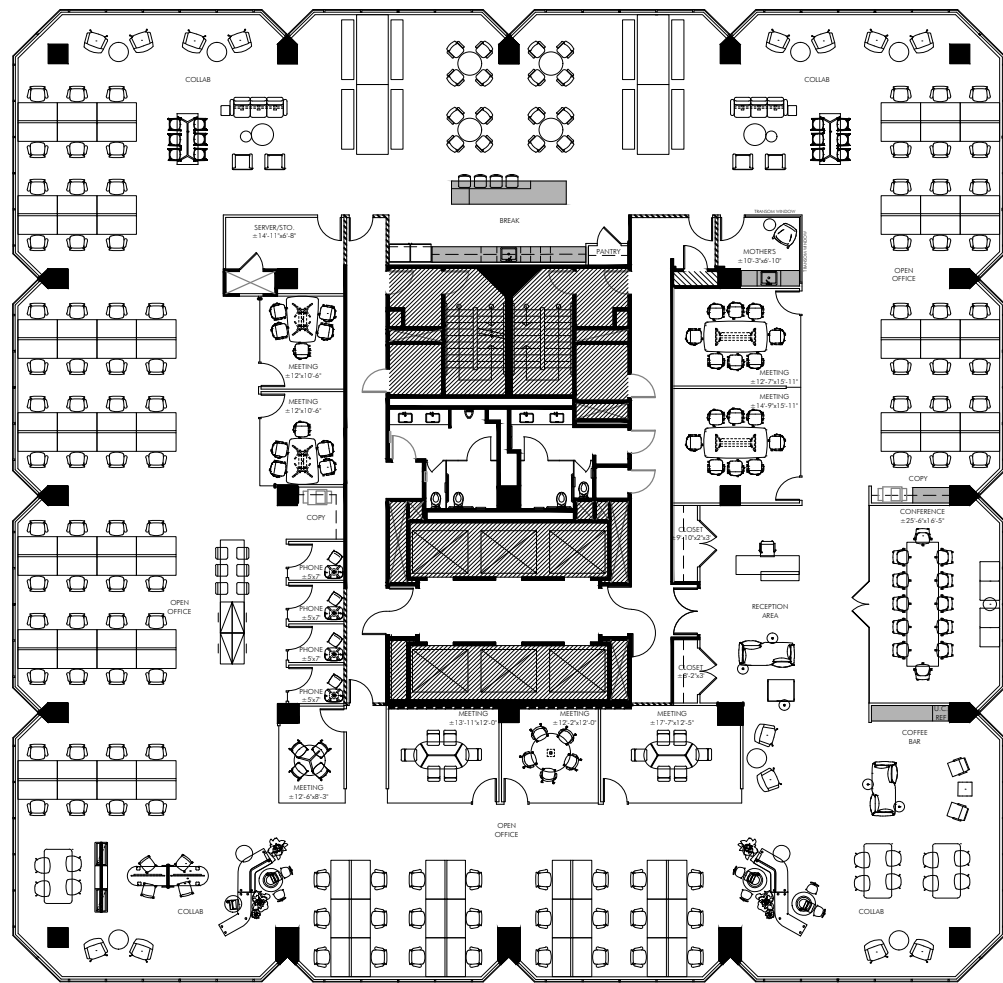
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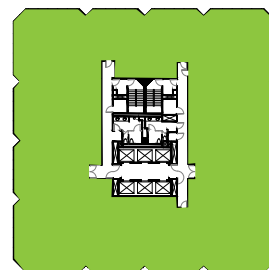
SUITE 1200

15,562 RSF

- Full floor spec suite
- Excellent water views
- 106 workstations
- 8 meeting rooms
- 4 phone rooms
- Large conference room
- Large break area
- Mother's room
- Available Q4 2026



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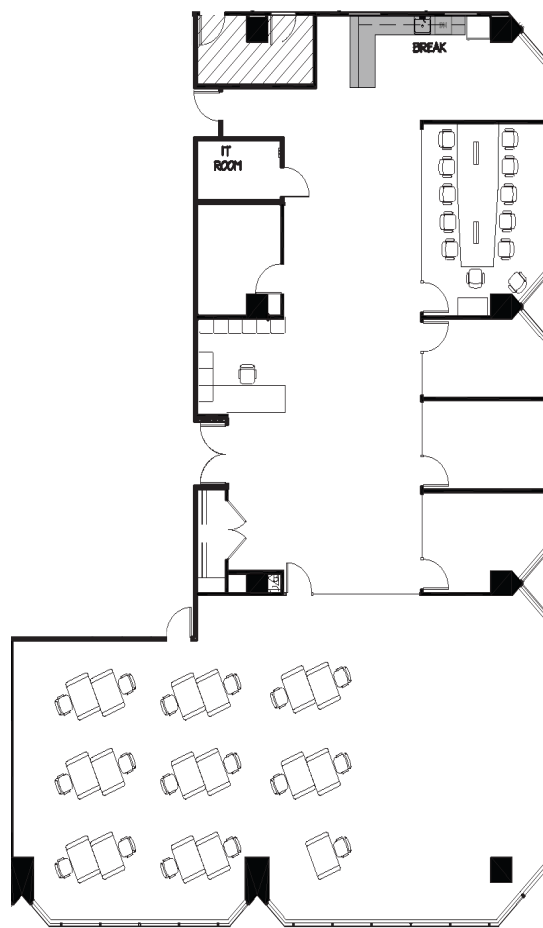
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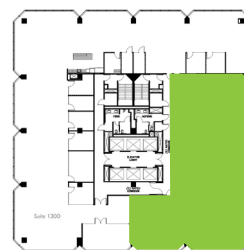
SUITE 1350

5,226 RSF

- Excellent bay views
- 4 meeting rooms
- Conference room
- Kitchen
- Server/storage room
- Available 1/1/2027



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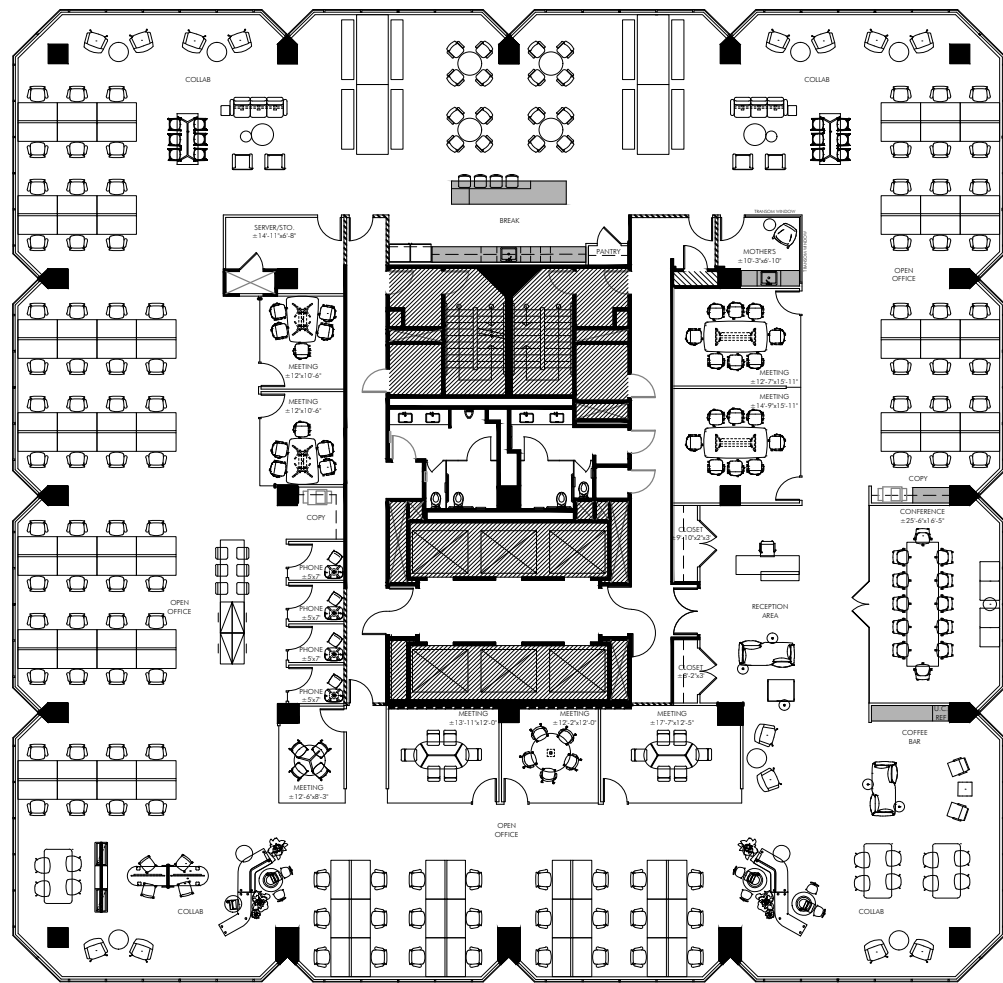
Spear Street



SUITE 1400

15,560 RSF

- Full floor spec suite
- Excellent water views
- 106 workstations
- 8 meeting rooms
- 4 phone rooms
- Large conference room
- Large break area
- Mother's room
- Available Q3 2026



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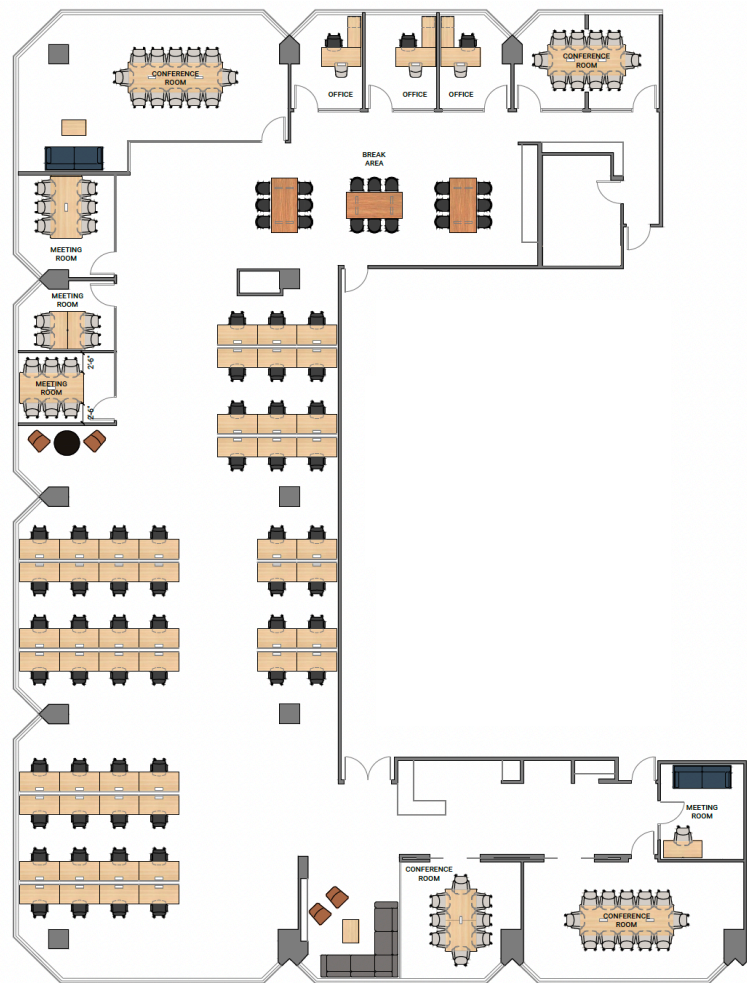
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SUITE 1500

9,526 RSF

- Fully furnished
- 52 workstations
- 2 large conference rooms
- 5 medium meeting rooms
- 4 small meeting rooms
- Kitchen
- IT/Storage room with dedicated cooling
- Available now



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