

150SPEAR

LOCAL HIGHLIGHTS



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



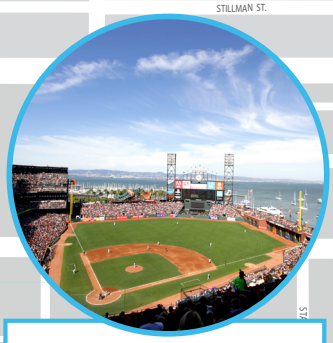
150 Spear Street



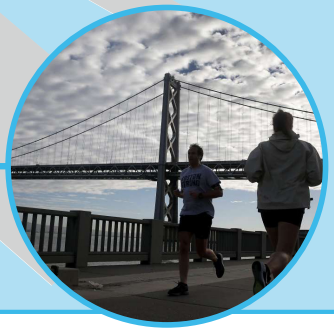
Ferry Building
Ferry terminal and marketplace featuring artisinal foods, local vendors, and farmer's market.



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.



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.

MARKET ST.
MISSION ST.
HOWARD ST.
FOLSOM ST.
STEUART ST.
Ferry Building
City Park/Fu
THIRD ST.
SECOND ST.
BEALE ST.
MAIN ST.
SPEAR ST.
THE EMBARCADERO
Oracle Park

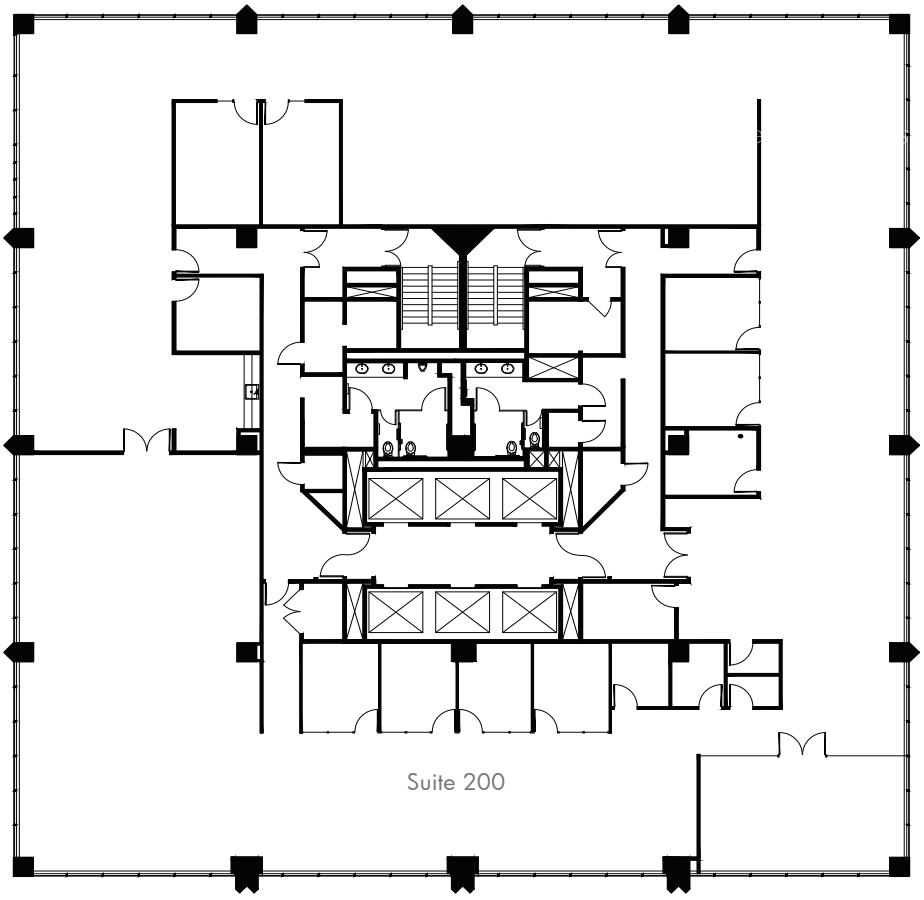
150SPEAR

AVAILABILITIES

SUITE 200

13,459 RSF

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



Suite 200

150SPEAR

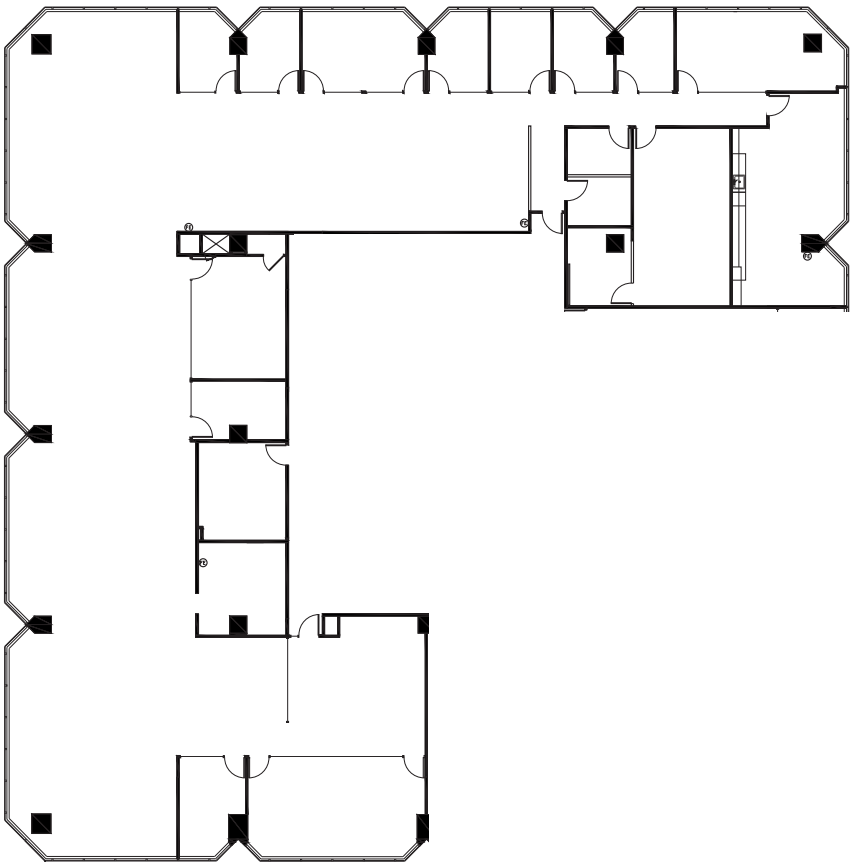


Spear Street

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



150SPEAR



Spear Street

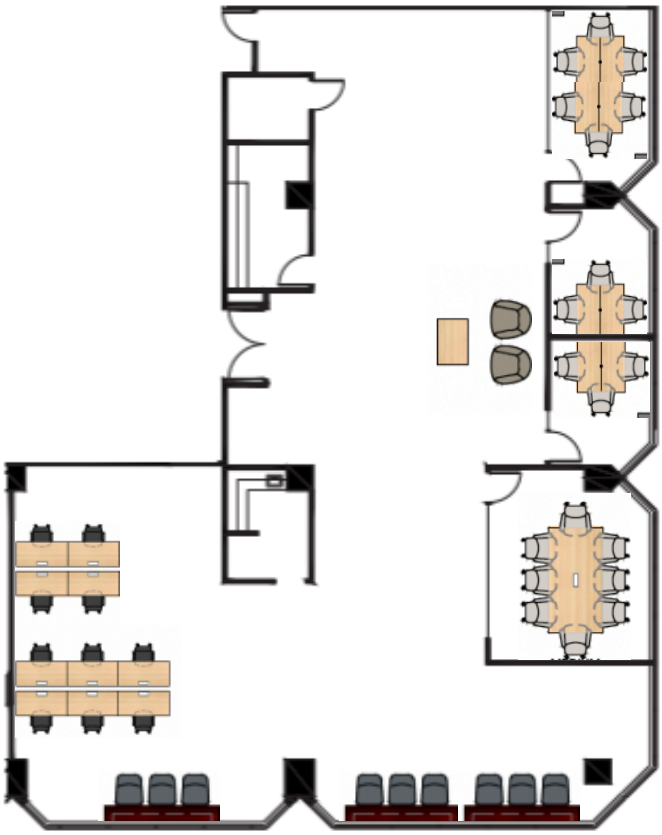




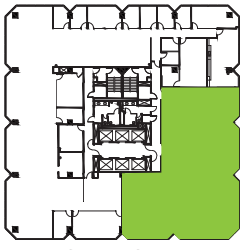
SUITE 350

4,919 RSF

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



150SPEAR



Spear Street

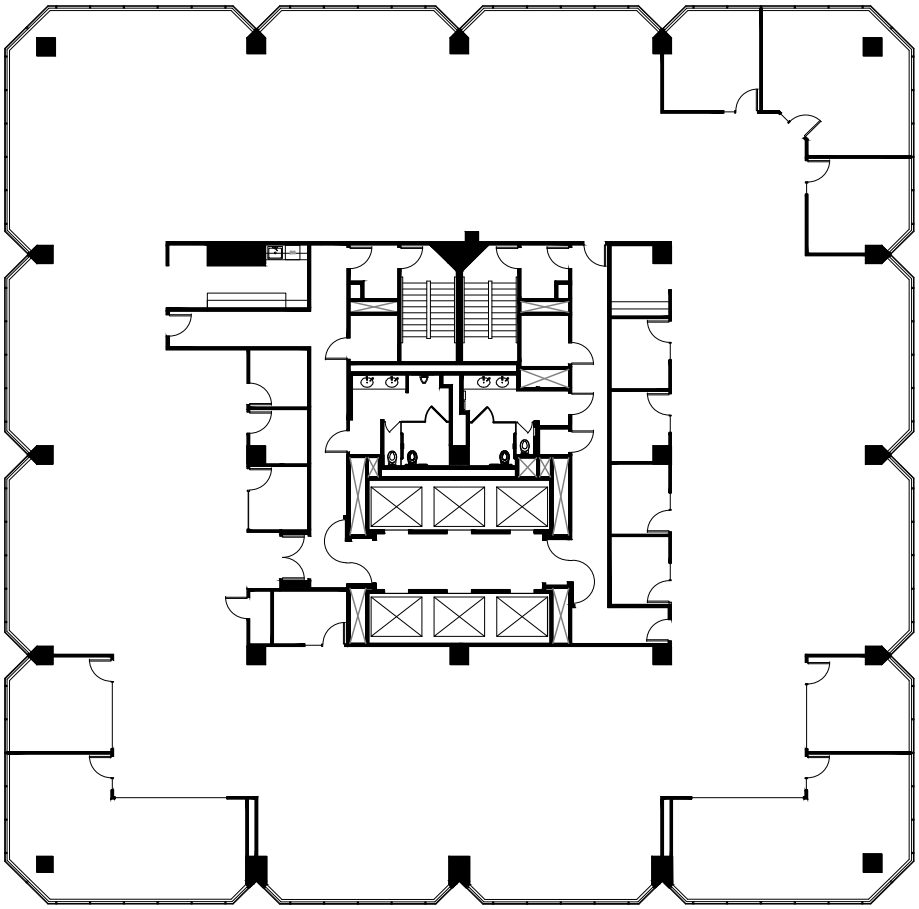




SUITE 400

15,561 RSF

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



150SPEAR



Spear Street

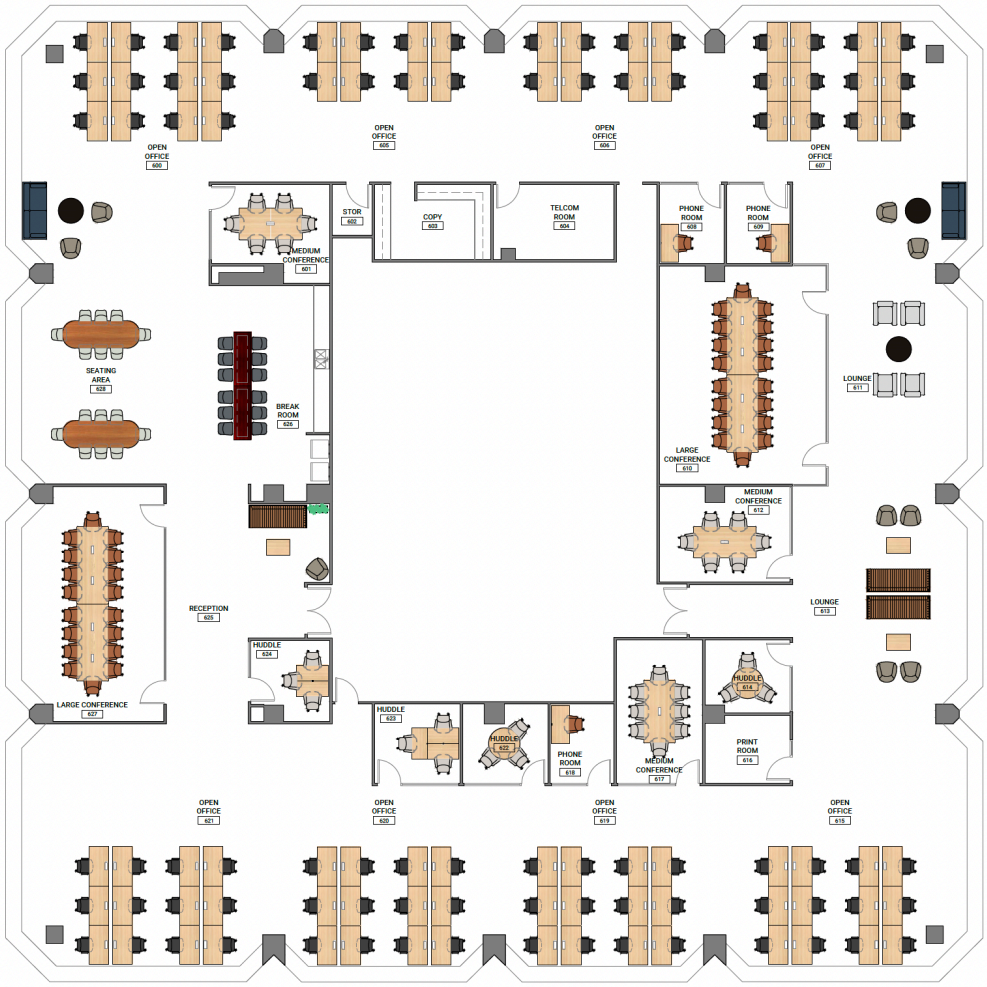




SUITE 600

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



150SPEAR



Spear Street

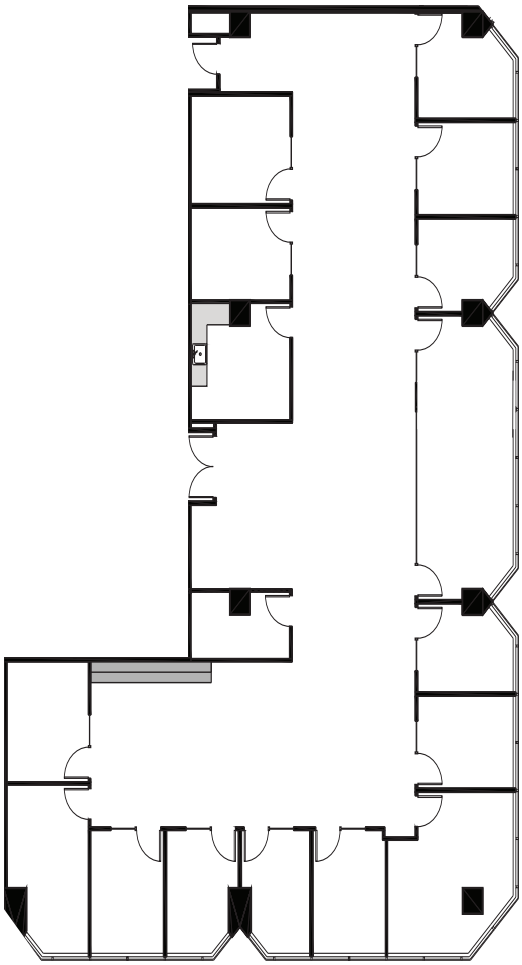




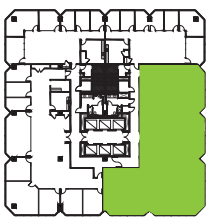
SUITE 800

5,405 RSF

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



150SPEAR

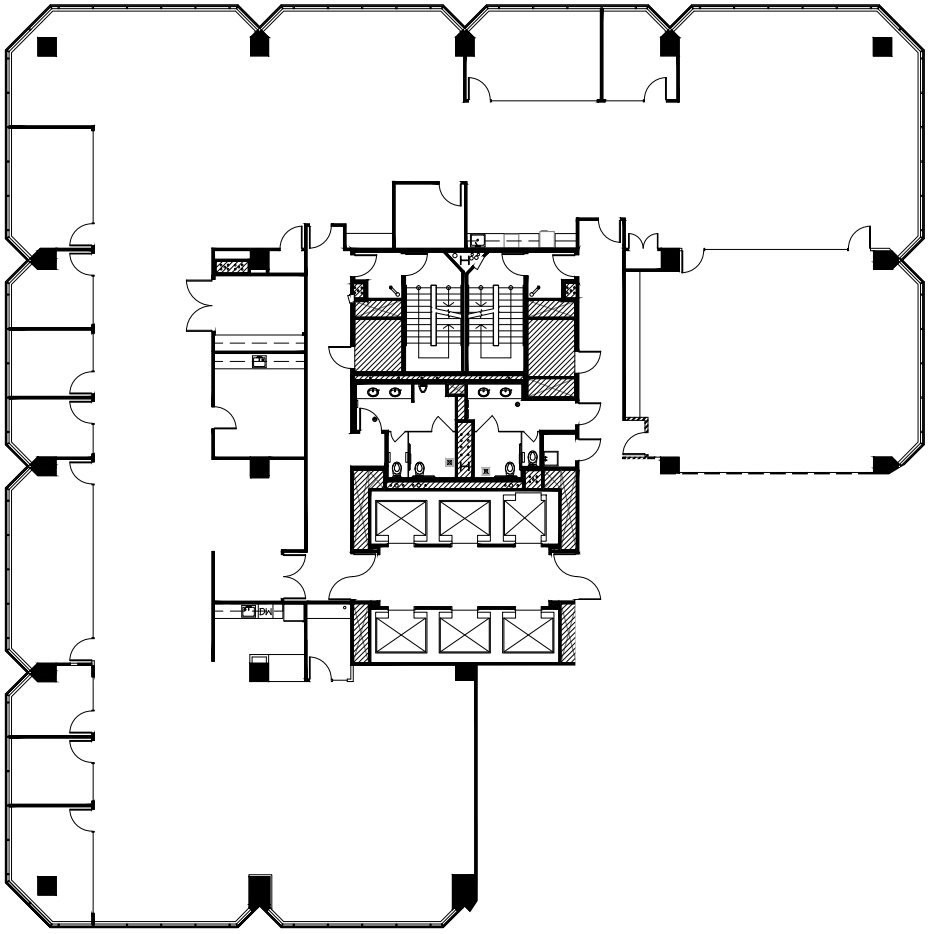


Spear Street

SUITE 950

11,710 RSF

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





Spear Street

150SPEAR

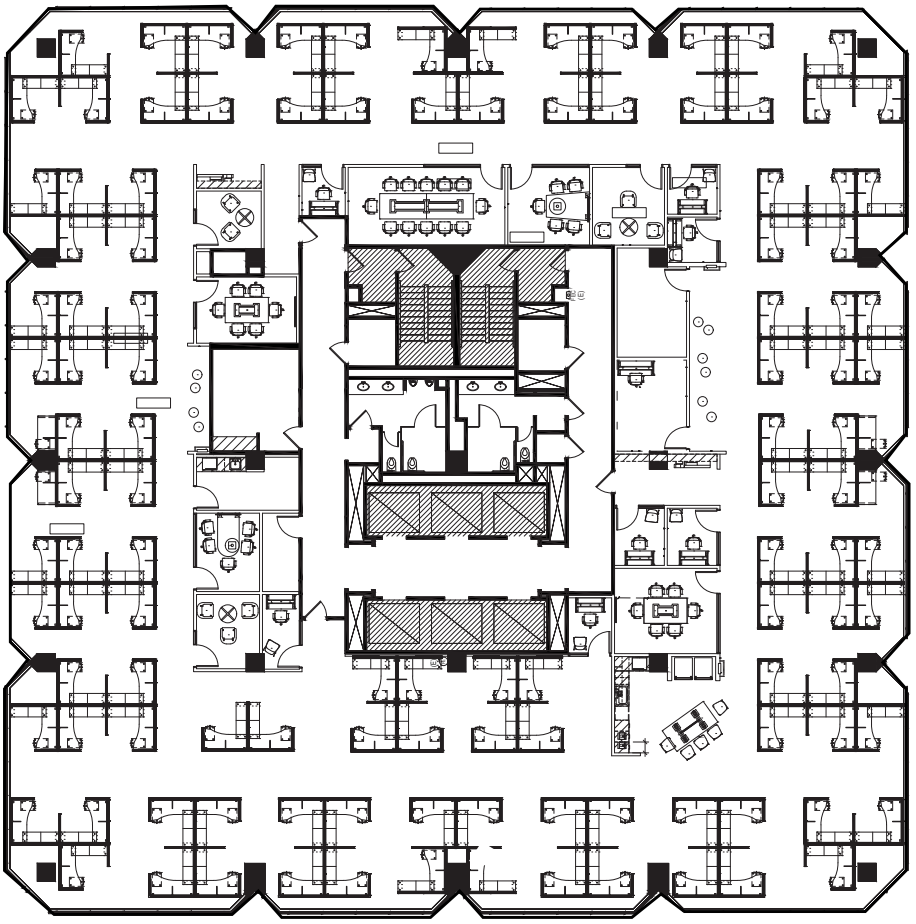




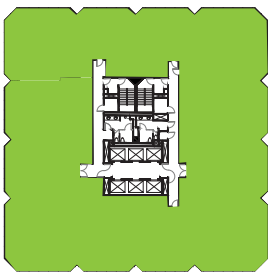
SUITE 1000

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



150SPEAR



Spear Street

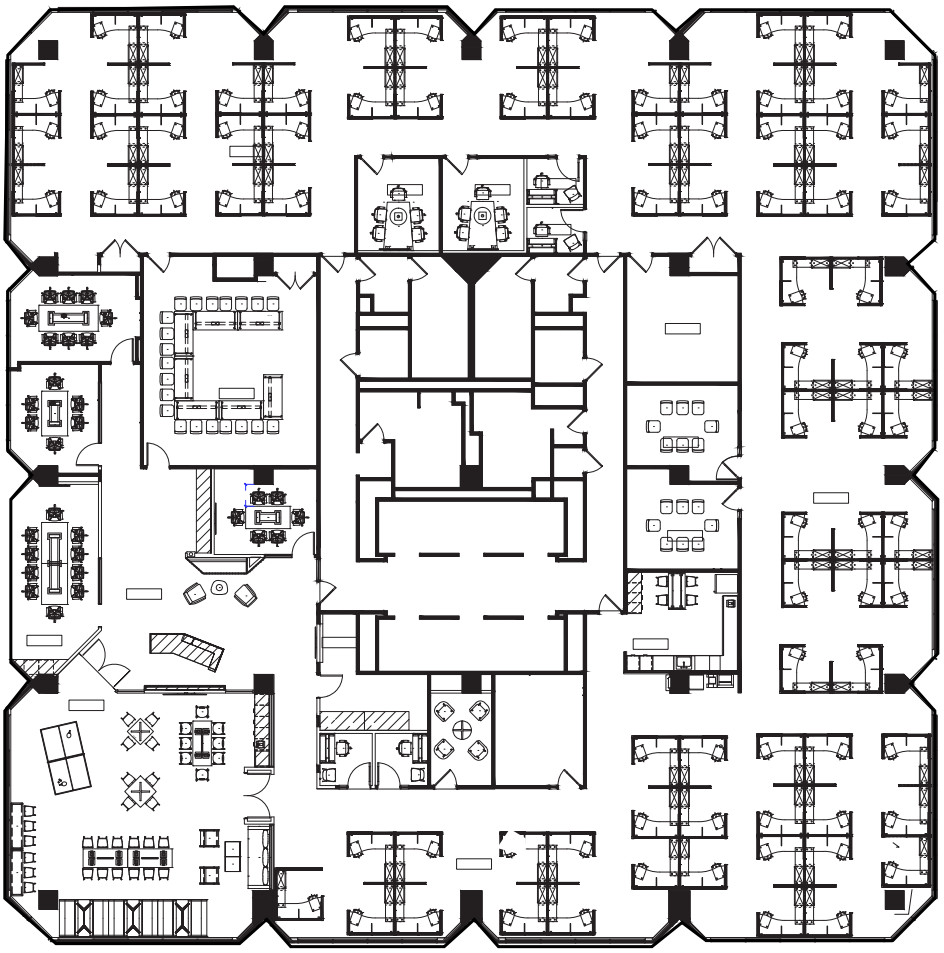


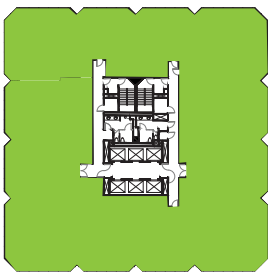


SUITE 1100

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





Spear Street

150SPEAR

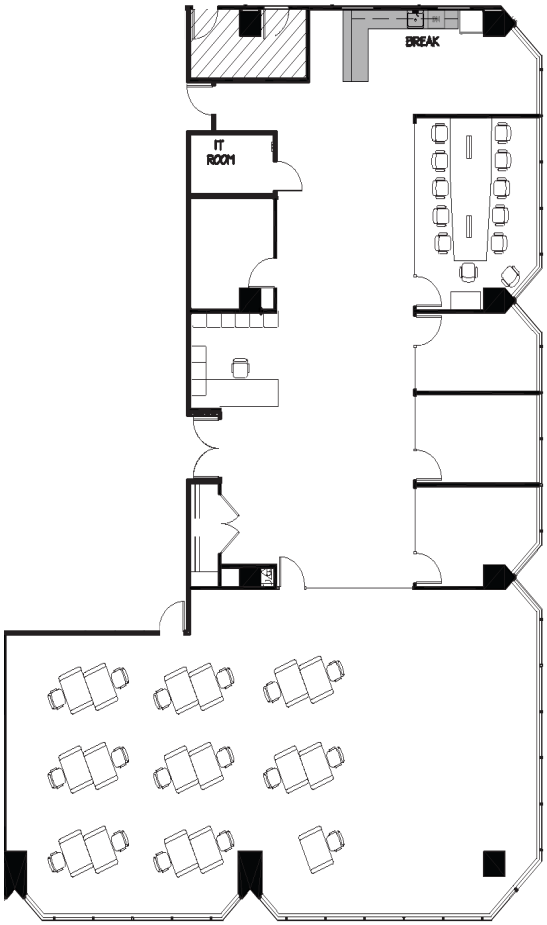




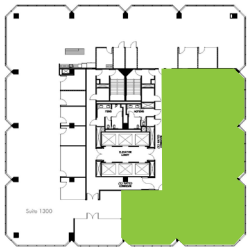
SUITE 1350

5,226 RSF

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



150SPEAR



Spear Street

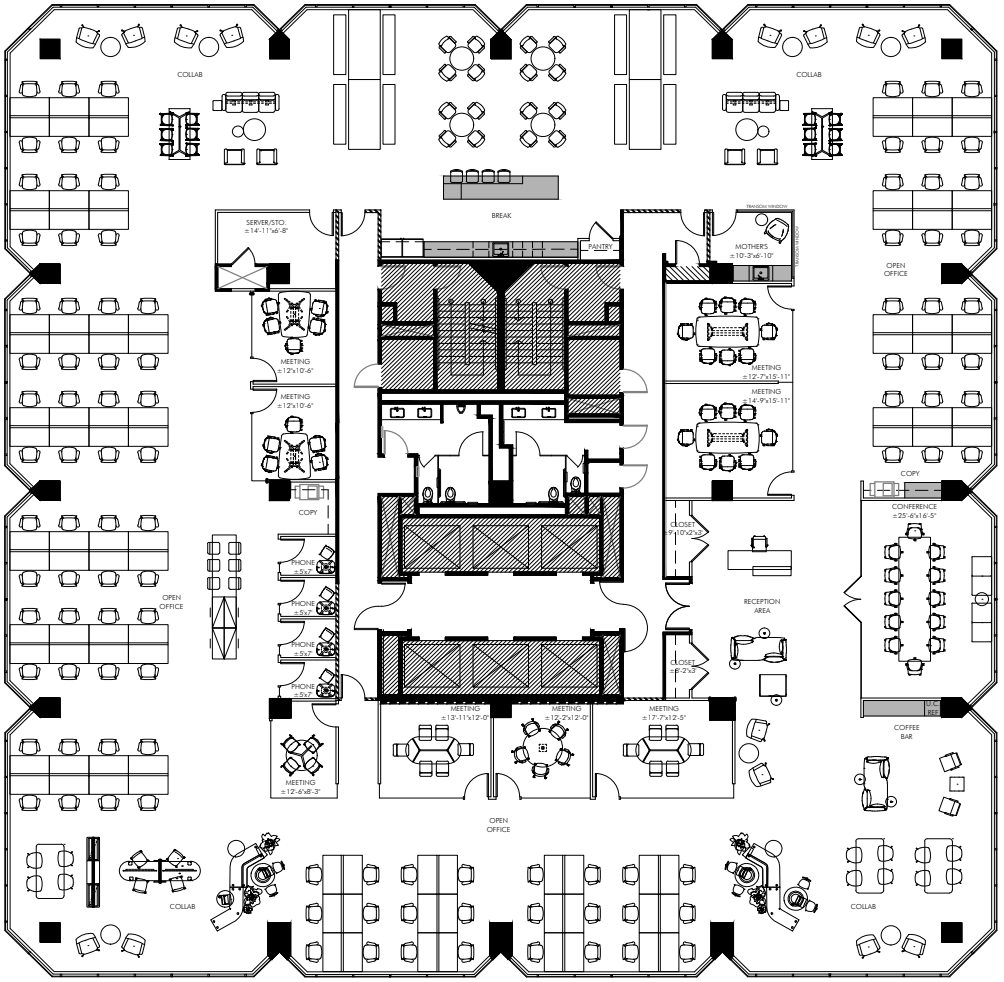




SUITE 1400

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 Q2 2027





Spear Street

150SPEAR





150SPEAR

FOR MORE:

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

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained herein is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof. Some of the images are created using generative AI.

WALNUT HILL GROUP
JLL