

150 Spear

SAN FRANCISCO, CALIFORNIA



Accelerating success.



150 Spear Street > Ideally Located View Space

150 Spear Street is located in the heart of the Spear Street Corridor, a premier office address in downtown San Francisco offering close proximity to various transportation lines, short walking distances to many well-known restaurants, and a bustling working environment of employees from San Francisco's most prominent tenants.

Building Specifications

Year Built:	1982
Owner/Purchased:	Principal Real Estate Investors, LLC/2007
On-Site Parking:	15 reserved spaces at \$425 per month
Sustainability Program:	USGBC LEED Gold certified. * Energy star rated (88/100 rating)
Cross Streets:	Mission and Howard
Building Size:	264,492 square feet
Number of Floors:	18
Bay Views:	Floors 8-18
Ceiling Height:	8' 10"
Window Module:	4' 8" on center
Onsite Property Management:	Pacific Eagle Holdings

Location

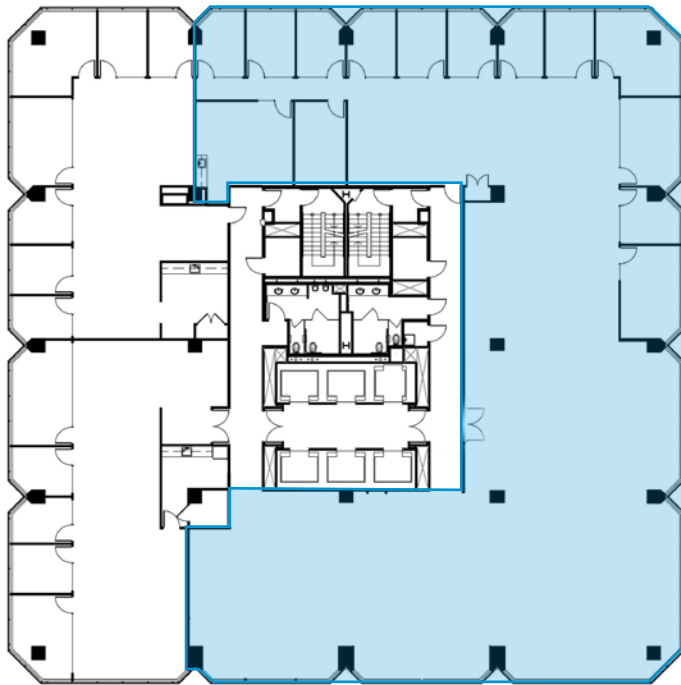
- > 2 blocks to BART, Market Street, and Ferry Building
- > 3 blocks to the Transbay Transit Terminal
- > Walking distance to several popular lunch spots –
 - One Market Restaurant
 - Waterbar
 - Boulevard
 - Sens
 - Osha Thai
 - Yank Sing
 - Rincon Center Food Court
 - One Market Plaza Food Court
- > All-star cast of companies on Spear Street Corridor
 - AIG
 - Amazon
 - Autodesk
 - Google
 - New Relic
 - Salesforce
 - Visa





Suite 900 - 10,107 Square Feet

- › Water & Bay Bridge views
- › 10 private offices
- › Large open areas
- › 2 conference rooms
- › Eat-in kitchen
- › Server room
- › New ceiling and indirect lighting
- › Double door entry off lobby



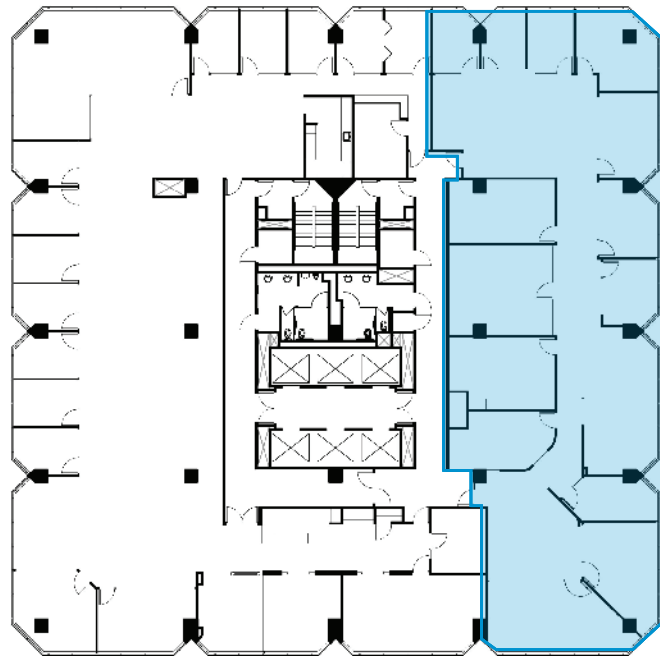
SPEAR STREET



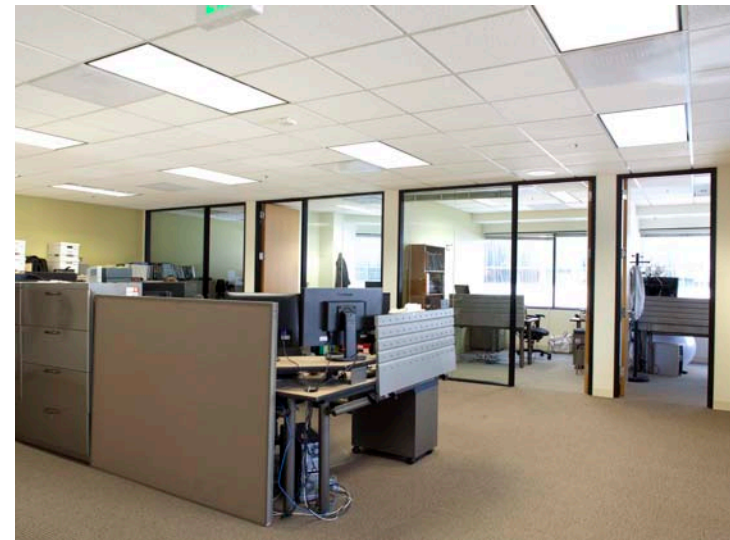


Suite 1550 - 6,034 Square Feet

- Available 8/1/2014
- Water and Bay Bridge Views
- 8 Private Offices
- Kitchen
- 2 Conference Rooms



SPEAR STREET







RESTAURANTS

- 1 Waterbar
- 2 Epic Roadhouse
- 3 Palaminos
- 4 Prospect
- 5 RINCON CENTER

SOMA Chicken
Yank Singe
Sorabol
- 6 STEUART ST & MISSION ST

Perry's
Ozumo
Boulevard
Chaya Brasserie
- 7 Americano
- 8 ONE MARKET

Rosa Mexicana
Mixt Greens
One Market
- 9 Sen's
- 10 Osha Thai
- 11 FERRY PLAZA

Market Bar
The Slanted
Gotts
Il Carne Rosso
Mijita
Recchiuti Confections

HOTELS

- 1 Harbor Coast
- 2 Hotel Griffon
- 3 Hotel Vitale
- 4 Hyatt



GOLDEN GATE BRIDGE

150 SPEAR ST

STEWART ST
THE EMBARCADERO

SPEAR ST

BAY BRIDGE

80

PIER 14

RINCON PARK



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