

FOR LEASE

# Highly Improved Creative Office

444 Spear | SOMA

**\$5.00 PSF  
PER YEAR BROKER  
COMMISSIONS**

Broker Incentive for leases signed  
prior to December 31, 2024

New leases, terms greater  
than or equal to 2 years

## *Spec Suites in Development*

### Highlights

- SOMA, near Embarcadero MUNI
- Easy freeway access
- Parking available at the building
- High ceilings
- HVAC
- Operable windows

### Available Suites

**Suite 200A:** 5,070 SF

**Suite 200B:** 4,689 SF

**Suite 203:** 2,738 SF

**Suite 205A:** 3,478 SF

**Suite 205B:** 3,404 SF

### CONTACT

#### Tim Maas

Executive Vice President  
+1 415 288 7863  
tim.maas@colliers.com  
Lic. 00956740

**Colliers**

101 2nd St, Fl. 11  
San Francisco, CA 94105  
[Colliers.com](https://www.colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International.

FOR LEASE

# 444 Spear | Suite 200A



## FLOOR PLAN

- 5,070 SF
- 8 Private Offices
- Spacious Conference Room
- New Kitchen
- Open Work Area



## CONTACT

**Tim Maas**

Executive Vice President  
+1 415 288 7863  
tim.maas@colliers.com  
Lic. 00956740

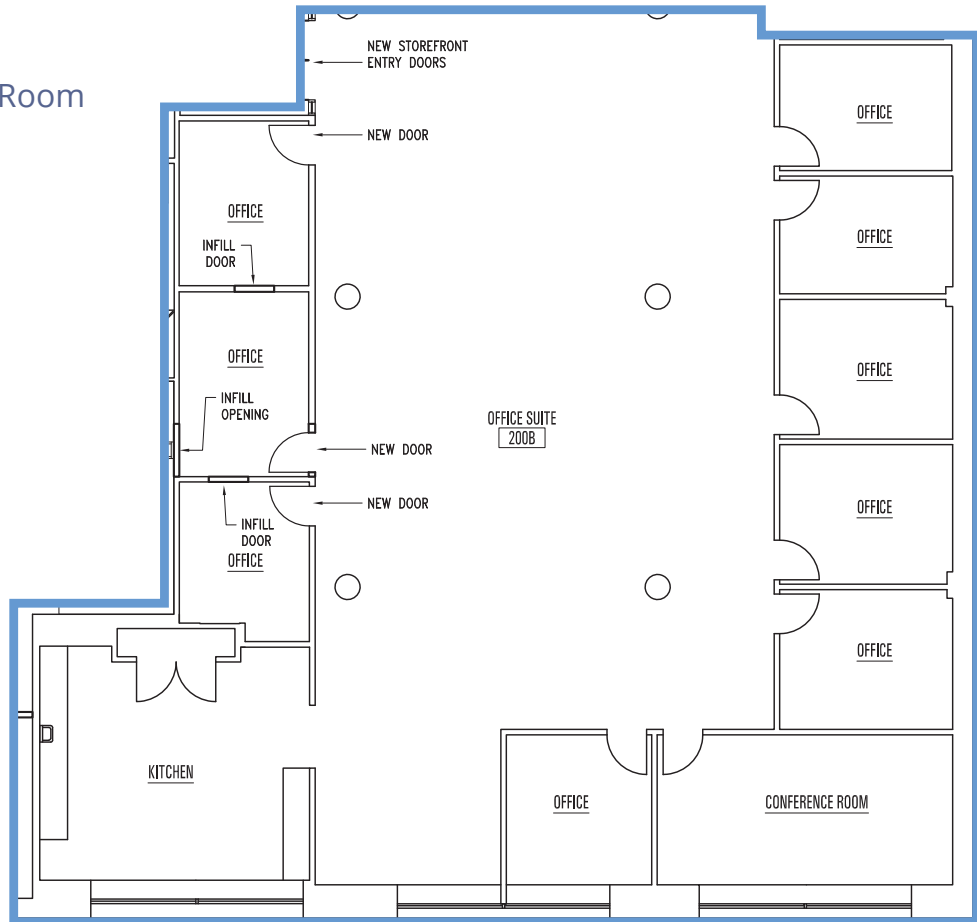
FOR LEASE

# 444 Spear | Suite 200B



## FLOOR PLAN

- 4,689 SF
- 9 Private Offices
- Spacious Conference Room
- Large Kitchen
- Open Work Area



## CONTACT

**Tim Maas**

Executive Vice President  
+1 415 288 7863  
tim.maas@colliers.com  
Lic. 00956740

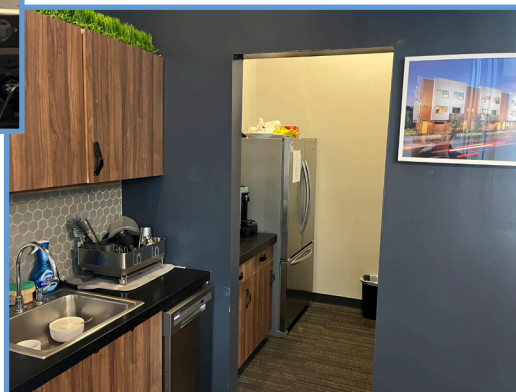
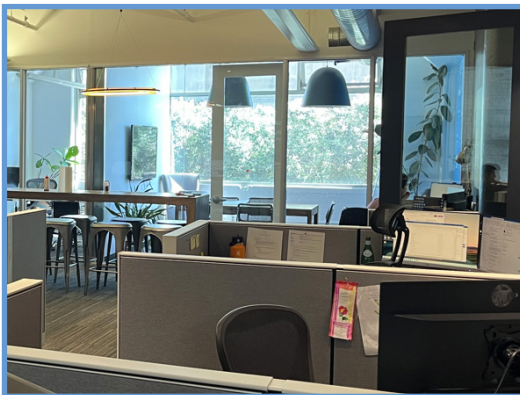
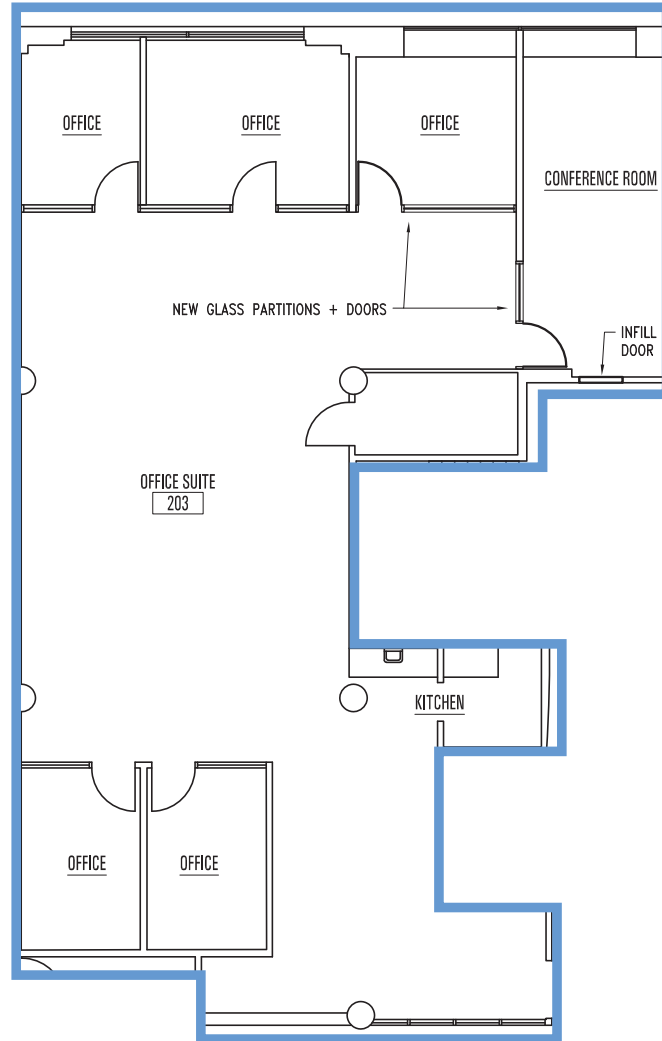
FOR LEASE

444 Spear | Suite 203



**FLOOR PLAN**

- 2,738 SF
- 5 Private Offices
- Large Conference Room
- Kitchen
- Open Work Area



**CONTACT**

**Tim Maas**  
Executive Vice President  
+1 415 288 7863  
tim.maas@colliers.com  
Lic. 00956740

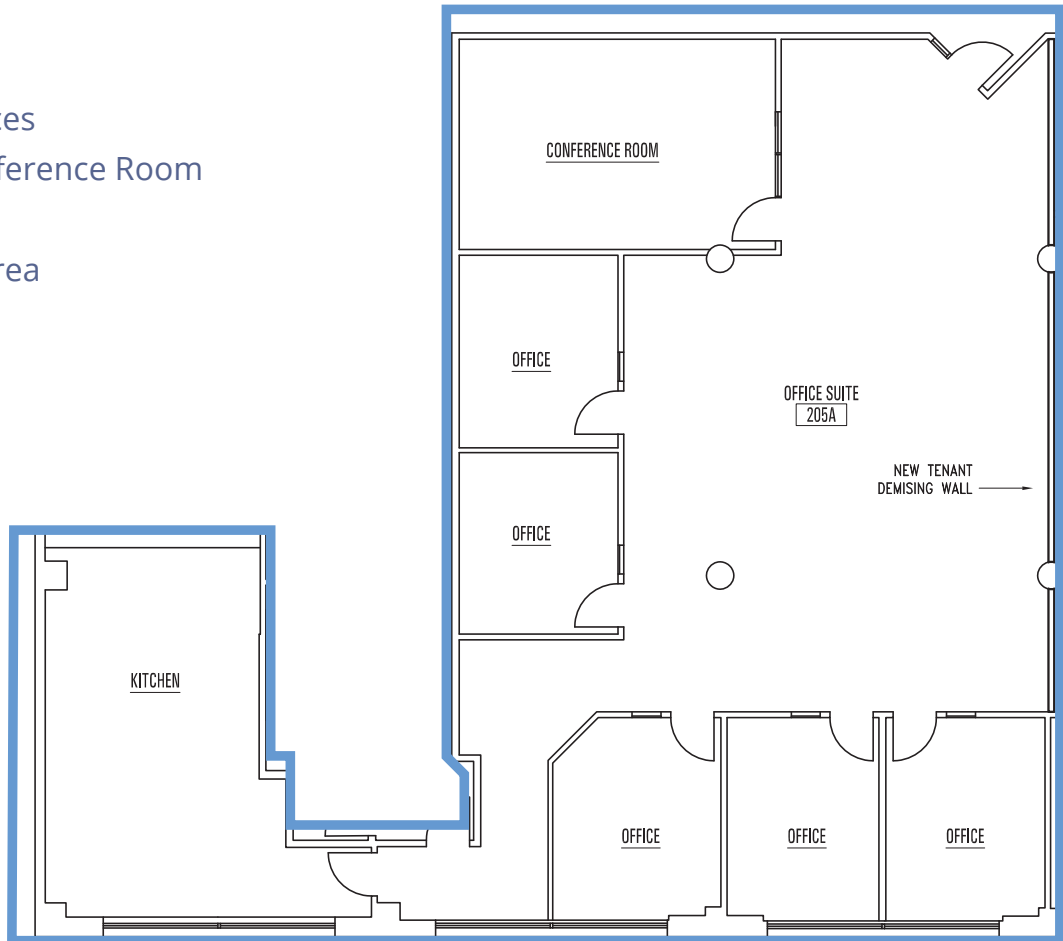
FOR LEASE

444 Spear | Suite 205A



**FLOOR PLAN**

- 3,478 SF
- 5 Private Offices
- Spacious Conference Room
- Large Kitchen
- Open Work Area



**CONTACT**

**Tim Maas**  
Executive Vice President  
+1 415 288 7863  
tim.maas@colliers.com  
Lic. 00956740

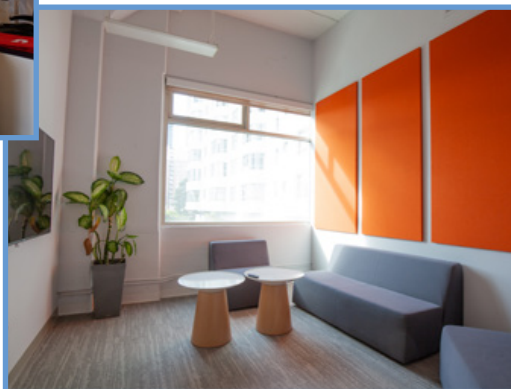
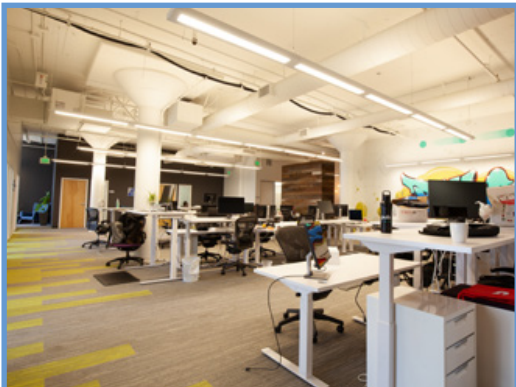
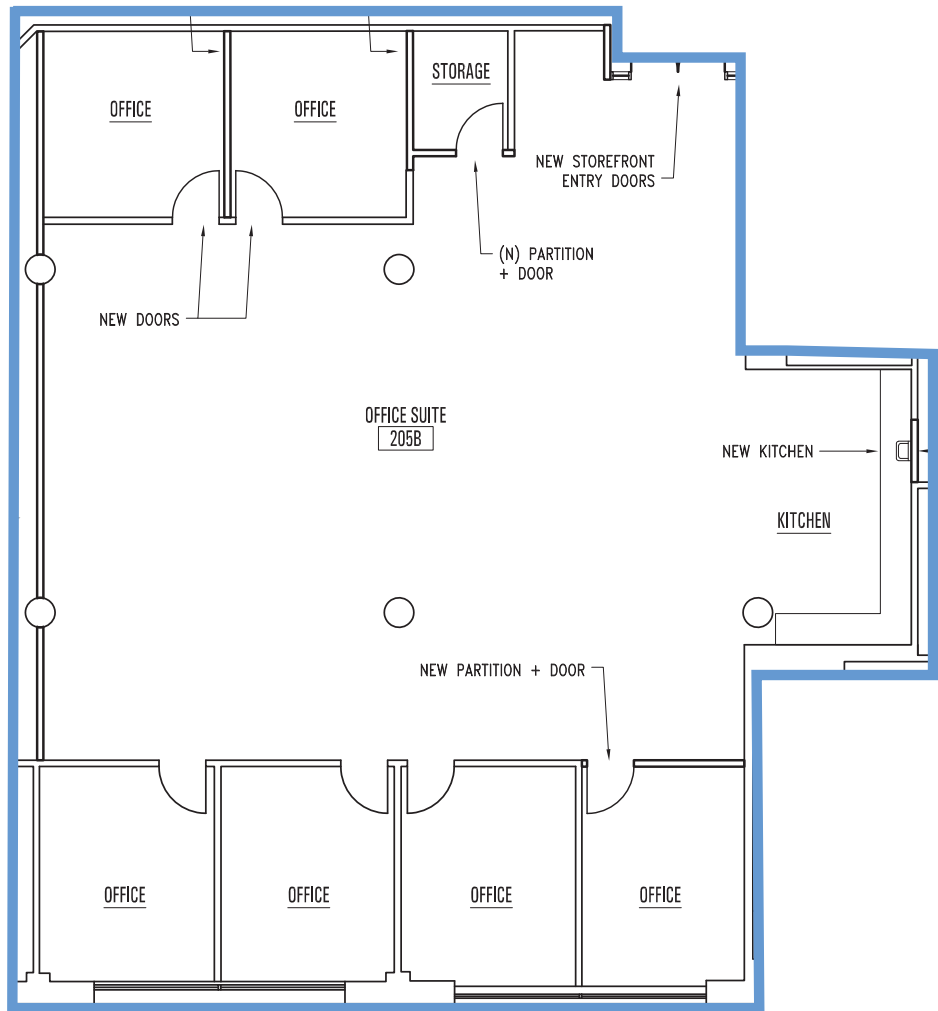
FOR LEASE

444 Spear | Suite 205B



**FLOOR PLAN**

- 3,404 SF
- 6 Private Offices
- New Kitchen
- Storage
- Open Work Area



**CONTACT**

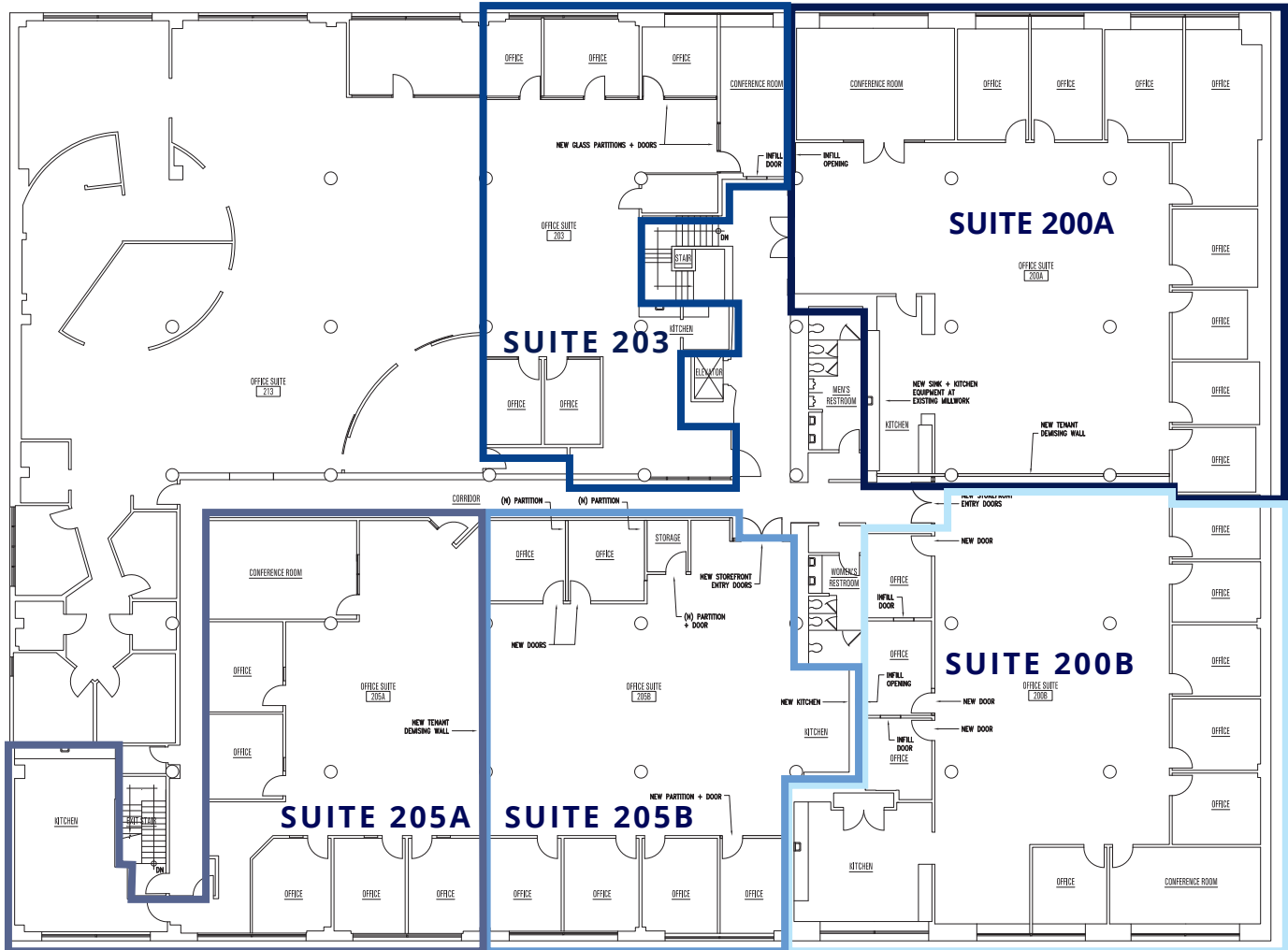
**Tim Maas**  
Executive Vice President  
+1 415 288 7863  
tim.maas@colliers.com  
Lic. 00956740

FOR LEASE



# 444 Spear | Second Floor

## SECOND FLOOR



<b>SUITE 200A</b>	<b>5,070 SF</b>
<b>SUITE 200B</b>	<b>4,689 SF</b>
<b>SUITE 203</b>	<b>2,738 SF</b>
<b>SUITE 205A</b>	<b>3,478 SF</b>
<b>SUITE 205B</b>	<b>3,404 SF</b>

### CONTACT

**Tim Maas**  
Executive Vice President  
+1 415 288 7863  
tim.maas@colliers.com  
Lic. 00956740