

WORLD CLASS CITY.
WORLD CLASS ASSET.
WORLD CLASS TENANTS.



Jones Lang LaSalle Brokerage, Inc.
Real Estate License #01856260

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PLETHORA OF AMENITIES

Located on the beautiful Embarcadero Waterfront, Hills Plaza is a world class office space in the heart of SOMA. With its unique campus environment, amenity-rich neighborhood, and views overlooking the Bay Bridge, Hills Plaza offers the perfect space for creative tenants and traditional users alike.



LEED Gold
Certified Building



Bay Views



Easy freeway
access



Chiropractic Care



Ample basement
parking



BART/MUNI,
Transbay Terminal
& Ferry Building



SPEAR STREET



FOLSOM STREET

THE EMBARCADERO

345 SPEAR RETAIL

SUITE 105

1,199 rsf
Available now

SUITE 121

479 rsf
Available now

SUITE 115

695 rsf
Available now

SUITE 100

Restaurant Space - 12,428 rsf
Patio - 2,371 rsf
Available now

SUITE 104A

11,758 rsf
Coming Available

SUITE 104B

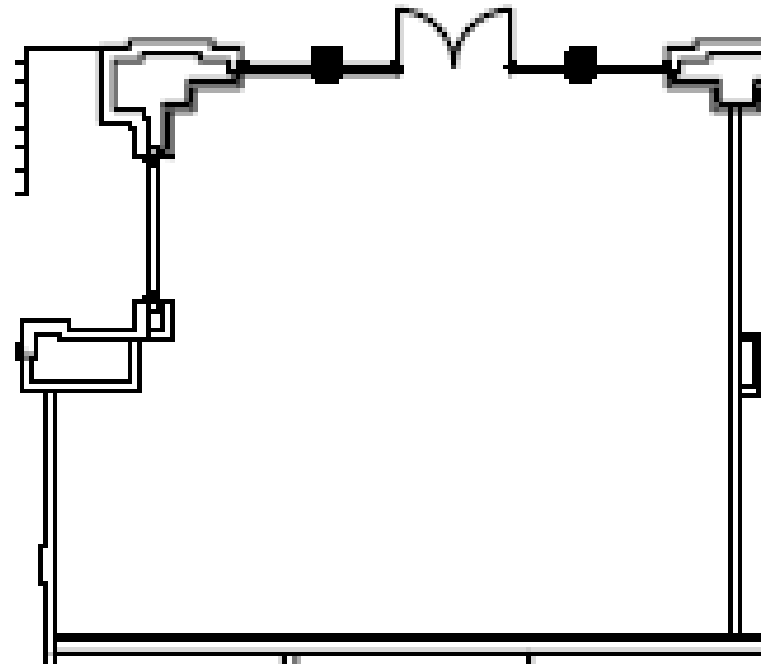
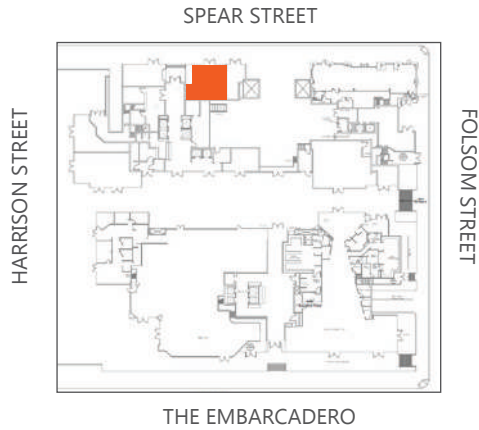
2,958 rsf
Coming Available



SUITE 105

1,199 rsf
Available now

Note: Can potentially be combined with adjacent suite, if vacant, for a total of 1,678 sf



Retail use



Open area



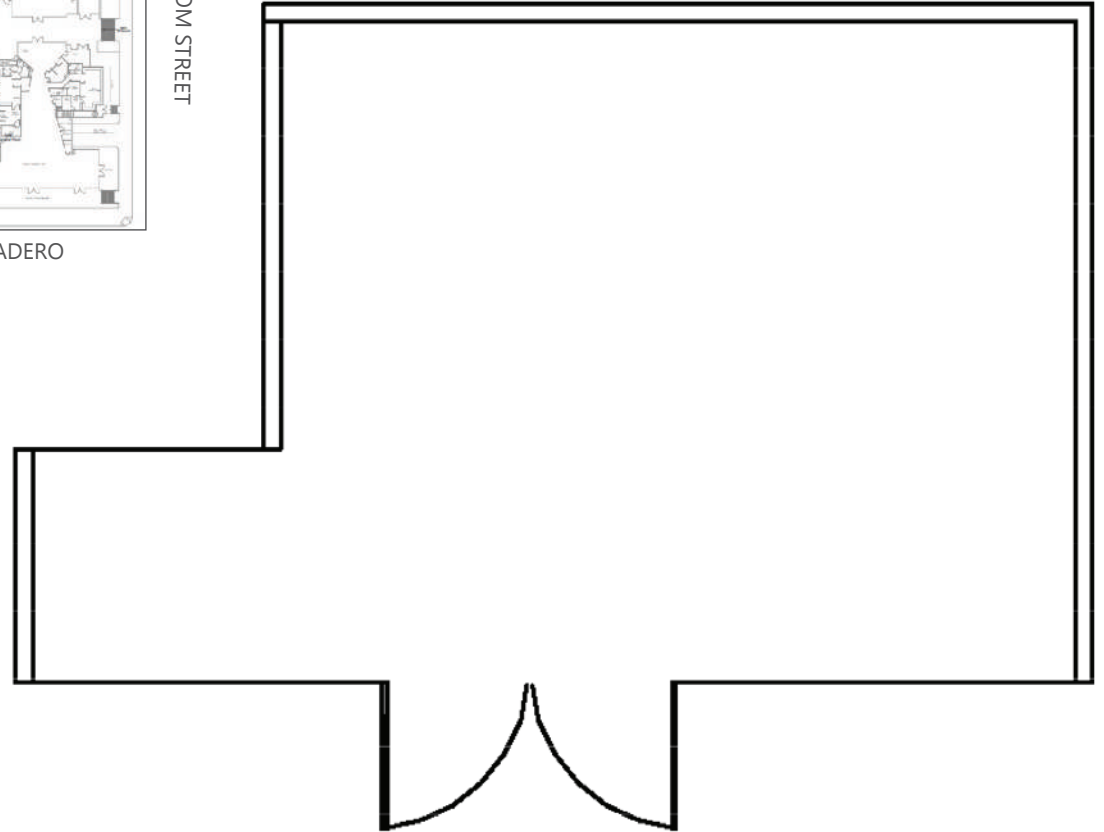
Spear Street frontage



SUITE 115

695 rsf

Available now



Retail use



Open area



Full glass front



Courtyard suite

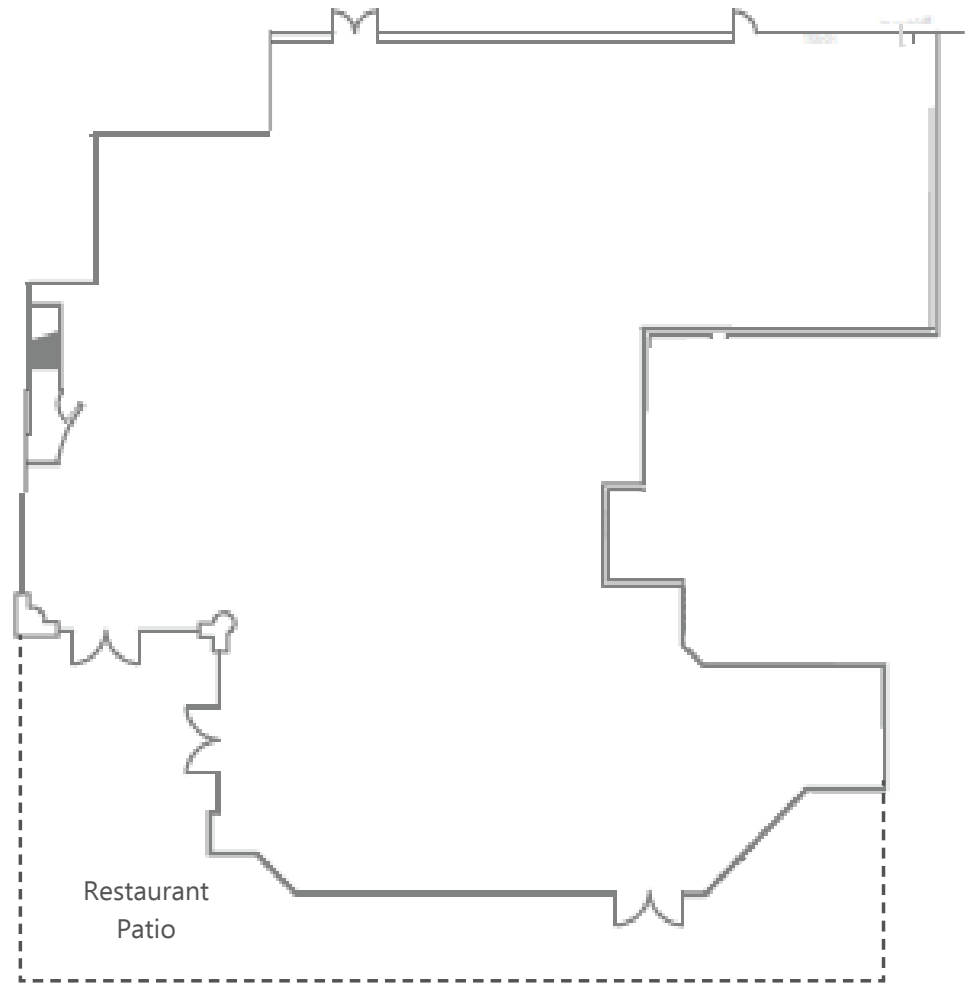
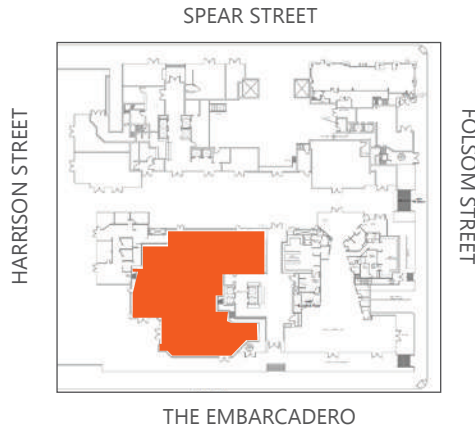


SUITE 100

Restaurant -
12,428 rsf

Patio - 2,371 rsf
Available now

[3D Tour](#)



Expansive
Bay Views



Open, high
ceilings



+ 1,500 rsf of
outdoor patio
space



Restaurant
infrastructure
in place



SUITE 104A

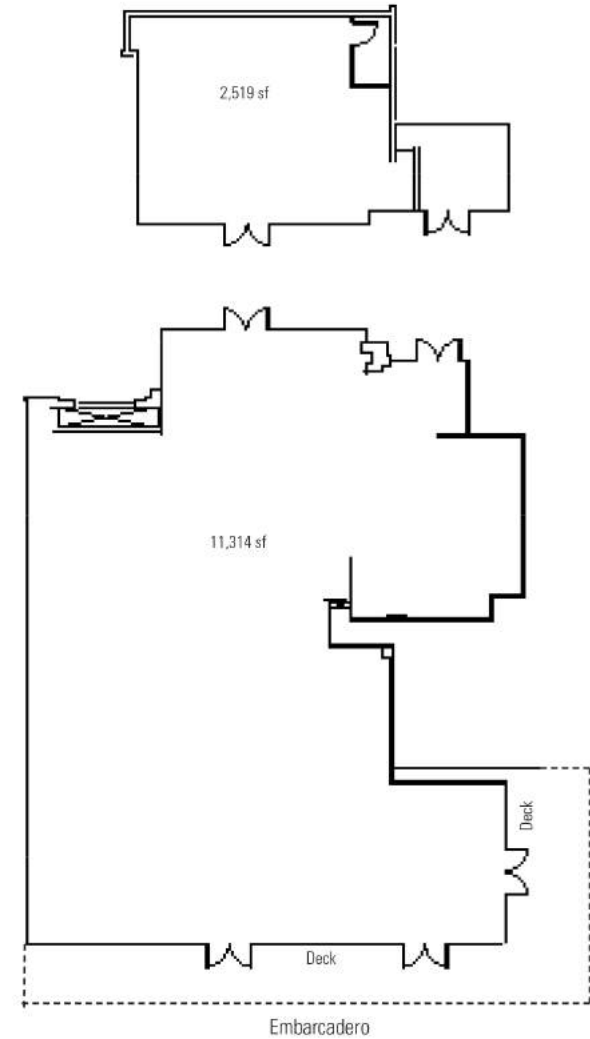
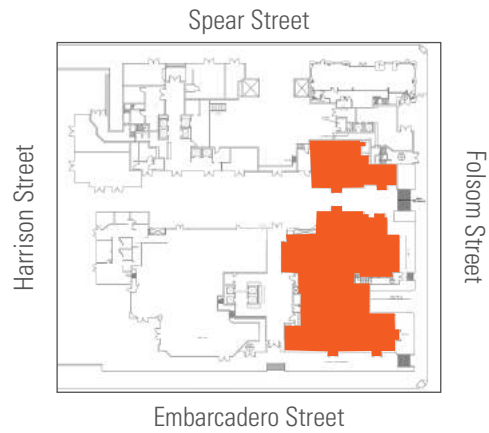
11,758 rsf
Coming Available

[3D Tour](#)

SUITE 104B

2,958 rsf
Coming Available

[3D Tour](#)



Expansive
Bay Views



Can be leased
together or
separate



Currently a
Fitness Center

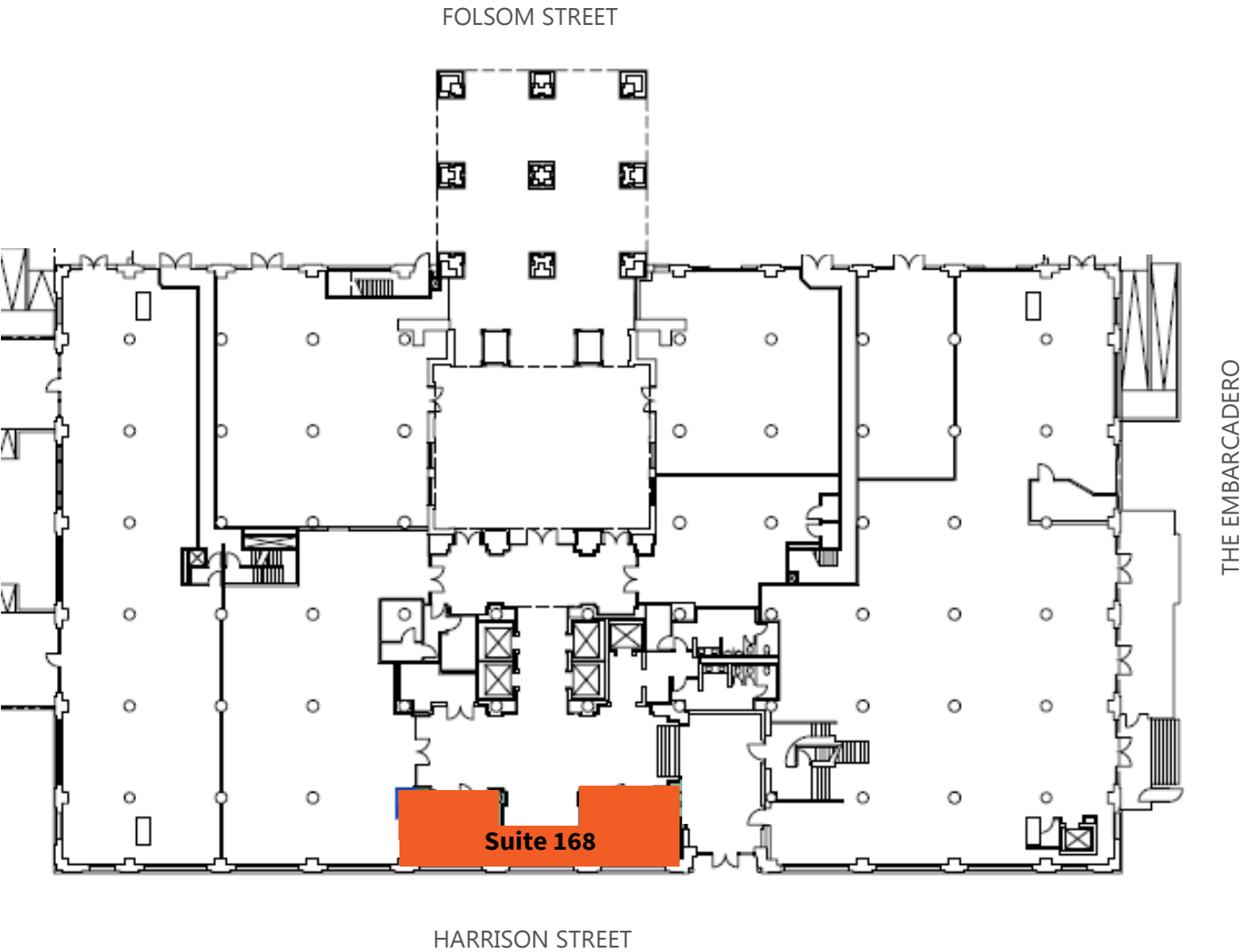


Ground Floor
with signage



2 HARRISON RETAIL

SUITE 168
1,137 rsf
Available now



FOLSOM STREET

HARRISON STREET

THE EMBARCADERO

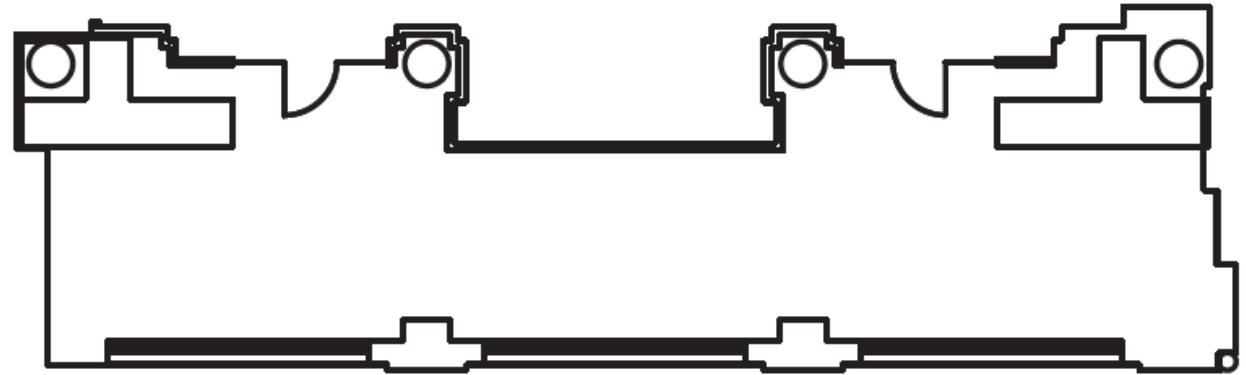


2 HARRISON RETAIL

SUITE 168

1,137 rsf

Available now



Retail use



Open area



Abundant
natural light





RESTAURANTS

- 1 PABU Izakaya
- 2 EPIC Steak
- 3 Waterbar
- 4 Ozumo
- 5 Prospect
- 6 International Smoke
- 7 Town Hall
- 8 Boulevard
- 9 Rosa Mexicano
- 10 CHAYA Brasserie
- 11 Perry's Embarcadero

FITNESS

- 1 CorePower Yoga
- 2 SoulCycle SoMa
- 3 Dailey Method
- 4 Embarcadero YMCA
- 5 YMCA
- 6 24-Hour Fitness

PARKS

- 1 Rincon Park
- 2 Spear Street Plaza
- 3 Beale Street Plaza
- 4 Sue Bierman Park
- 5 Transbay Terminal

TRANSPORTATION

- Parking Garage
- From East Bay
- To East Bay
- Muni Route
- BART Route
- HILLS PLAZA

HILLS PLAZA



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