



150SPEAR



THE SPACE

# THE BUILDING

150 Spear Street is a 270,000 SF Class A building located directly along the desirable Spear Street Corridor in San Francisco's South Financial District. Just a block from the waterfront, 150 Spear Street offers its tenants easy access via the Ferry, Embarcadero BART/Muni Lightrail Station, Transbay and Muni buses, and the Bay Bridge. San Francisco's landmark mixed-use Rincon Center is directly across the street, and some of the city's finest luxury housing and most desirable amenities are just a short walk away, including the Ferry Building, the Embarcadero Promenade, and Restaurant Row. The area is favored by countless Fortune 500 companies and is home to some of San Francisco's largest and most important employers.

150 Spear was certified LEED Platinum in 2020. The building was also named Energy Star Property of The Year in 2018.



# LOCAL HIGHLIGHTS





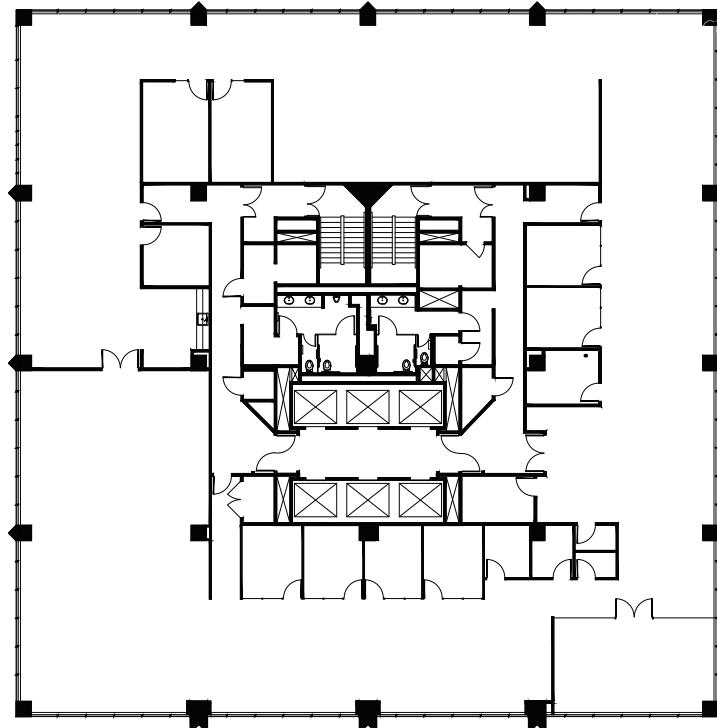
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AVAILABILITIES

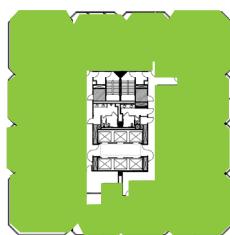
# SUITE 200

13,459 RSF

- Open plan
- Available now
- 11 Rooms/Offices
- Conference room
- Open kitchen
- Floor to ceiling glass window line



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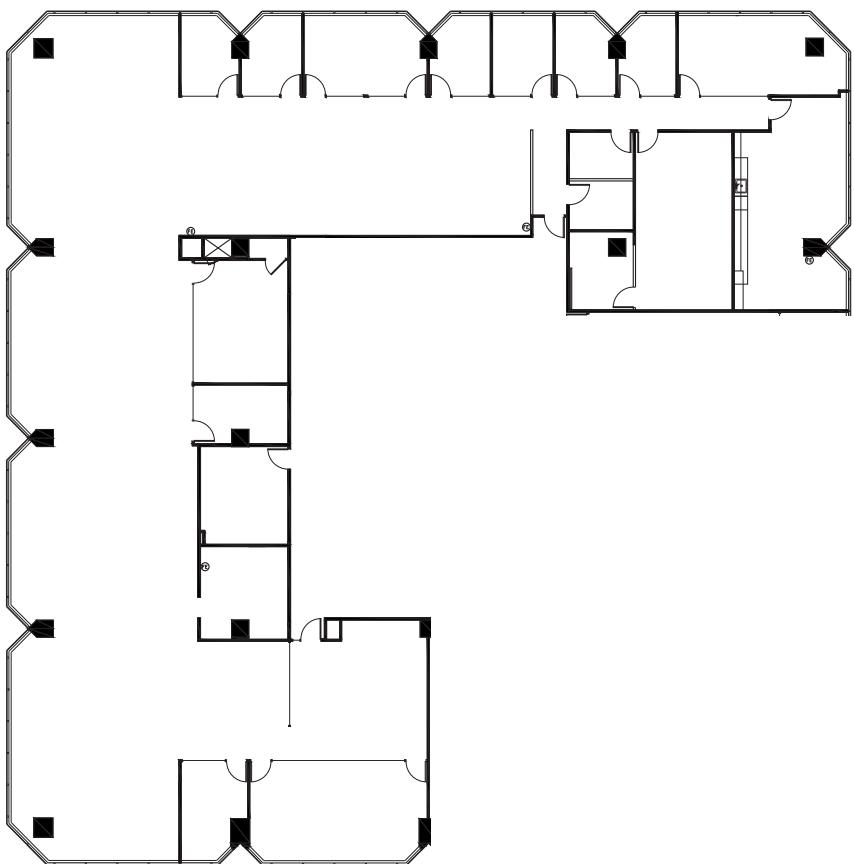


Spear Street

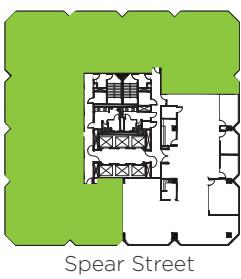
# SUITE 300

10,643 RSF

- Open plan
- Available now
- 9 Private offices
- 6 Conference rooms
- Large open area
- Kitchen break area



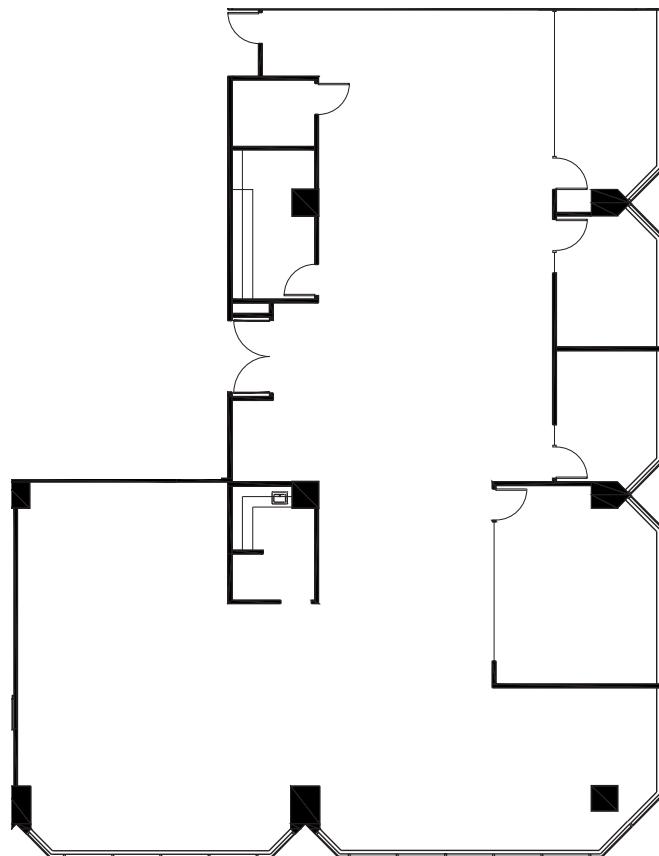
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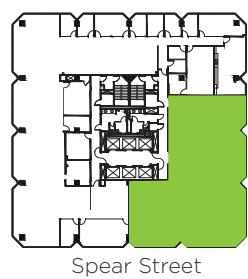
# SUITE 350

4,919 RSF

- Open plan
- Available now
- 3 Private offices
- 1 Conference room
- Internal production area
- Kitchen



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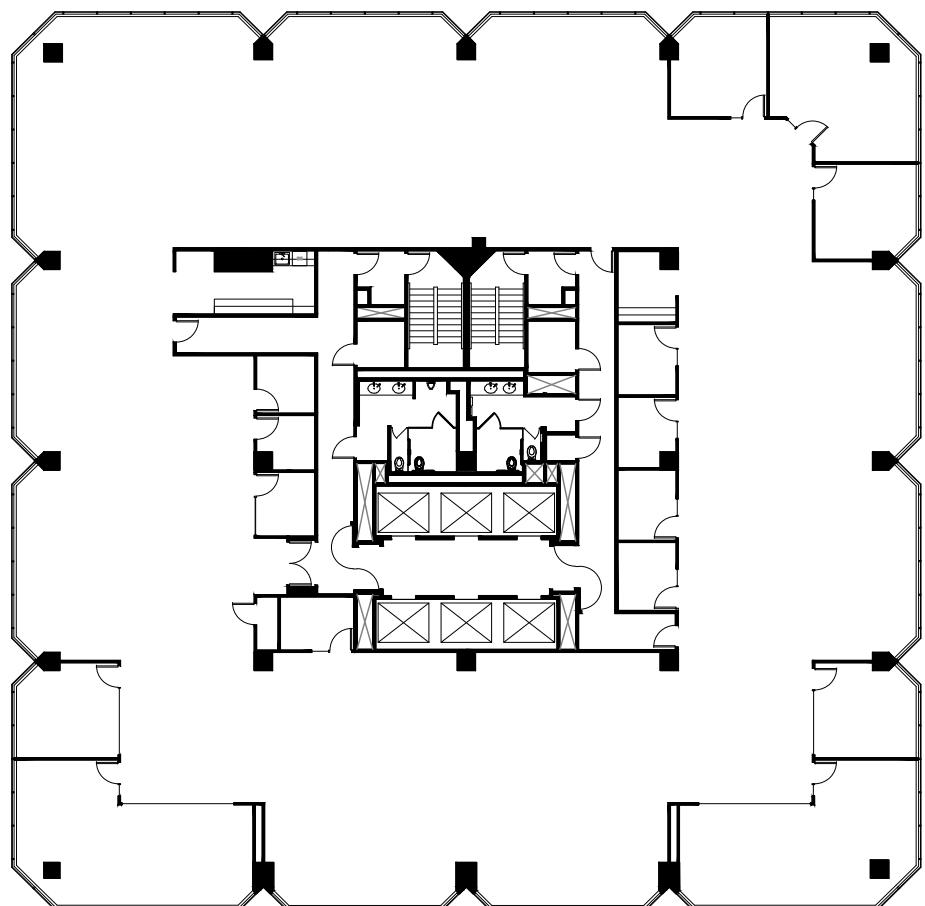




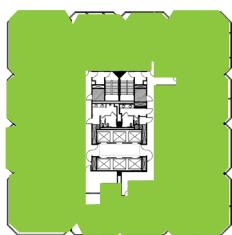
# SUITE 400

15,561 RSF

- Open area
- Available now
- 4 Breakout rooms
- 8 Offices
- 3 Conference rooms
- Kitchen



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Spear Street

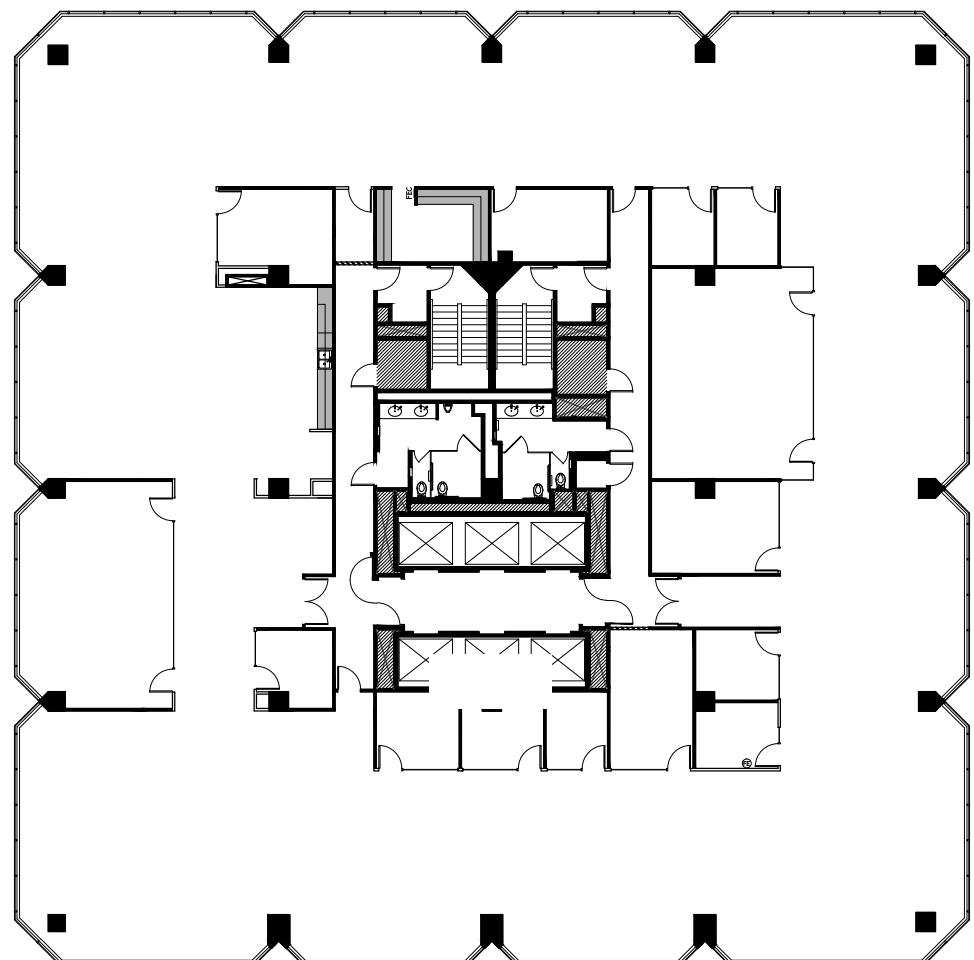


# SUITE 600

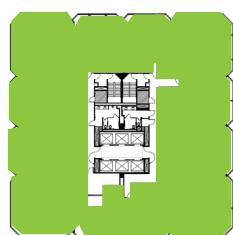
15,563 RSF

## Newly Constructed Spec Suite

- Available now
- 2 Conference rooms
- 9 Private office/ small rooms
- 3 Huddle rooms
- Open kitchen
- New floor common areas and restrooms



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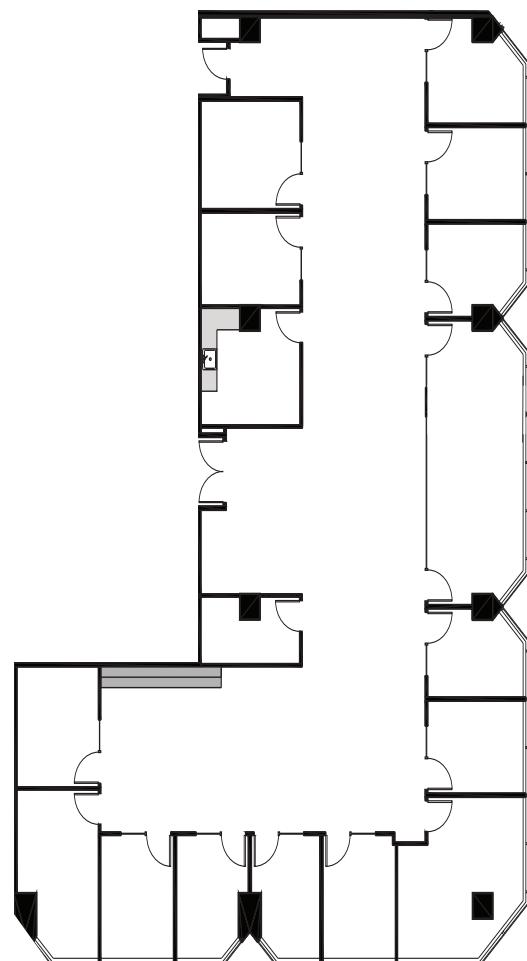
Spear Street



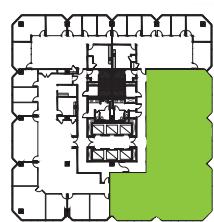
# SUITE 800

5,405 RSF

- Refreshed office intensive
- Available now
- Large boardroom
- 14 Private offices
- Kitchen



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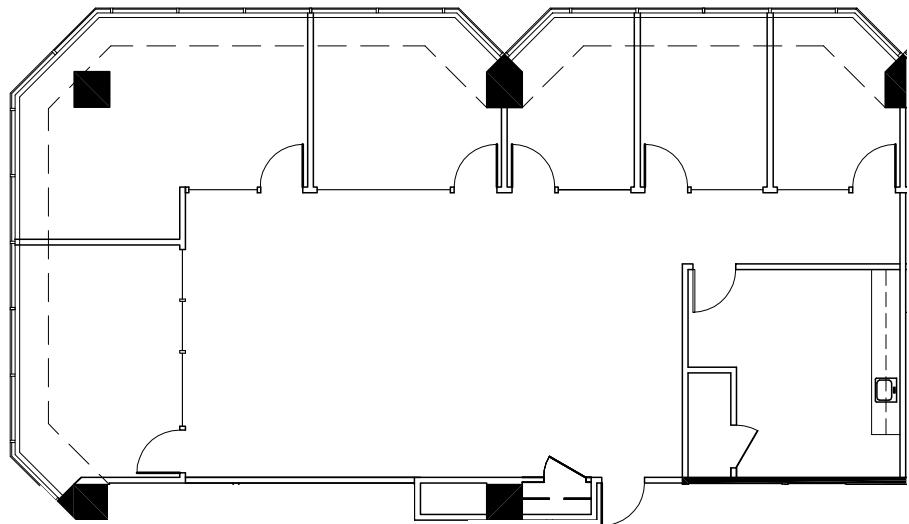
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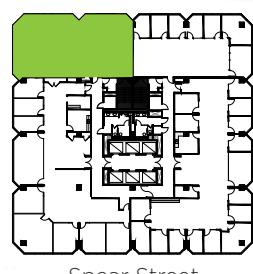
## SUITE 875

2,474 RSF

- Available now
- 4 Private offices/ huddle rooms
- 2 Conference rooms
- Open area
- Kitchen break room



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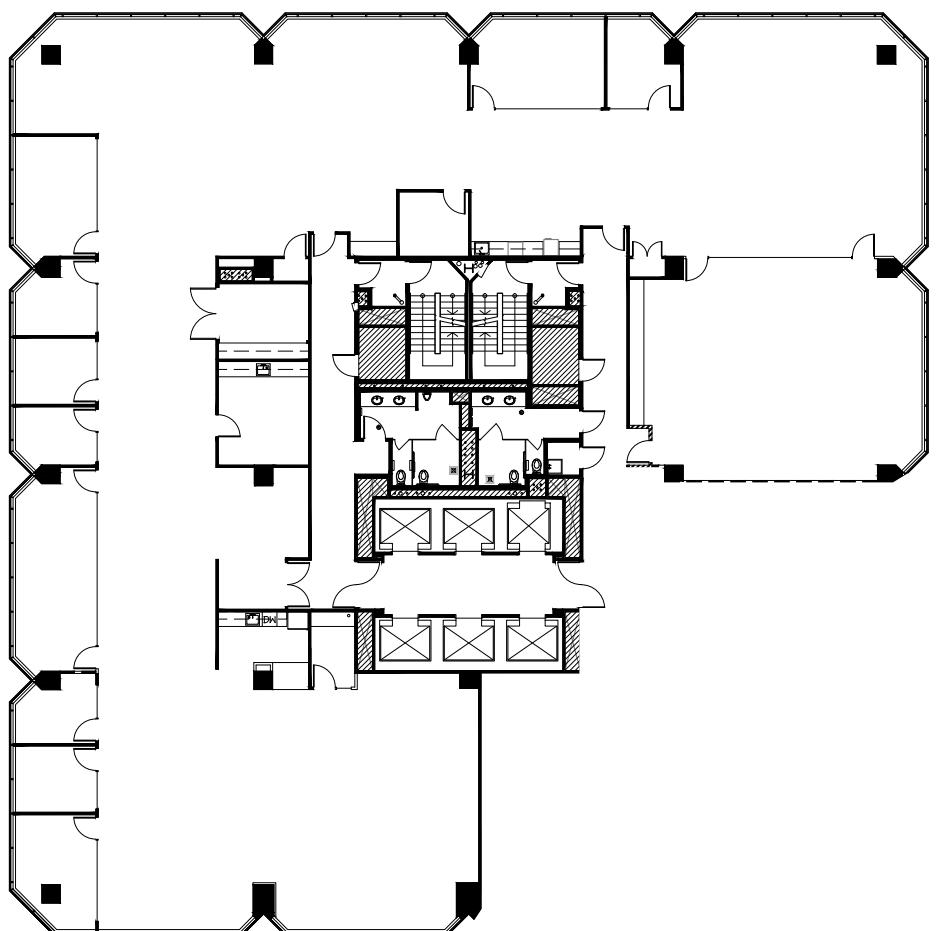


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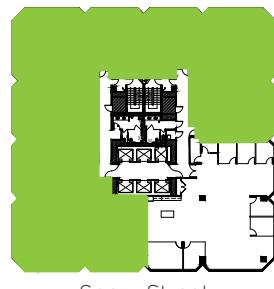
# SUITE 950

11,710 RSF

- Available now
- Excellent bay views
- 9 meeting rooms/offices
- Large conference room
- Open area



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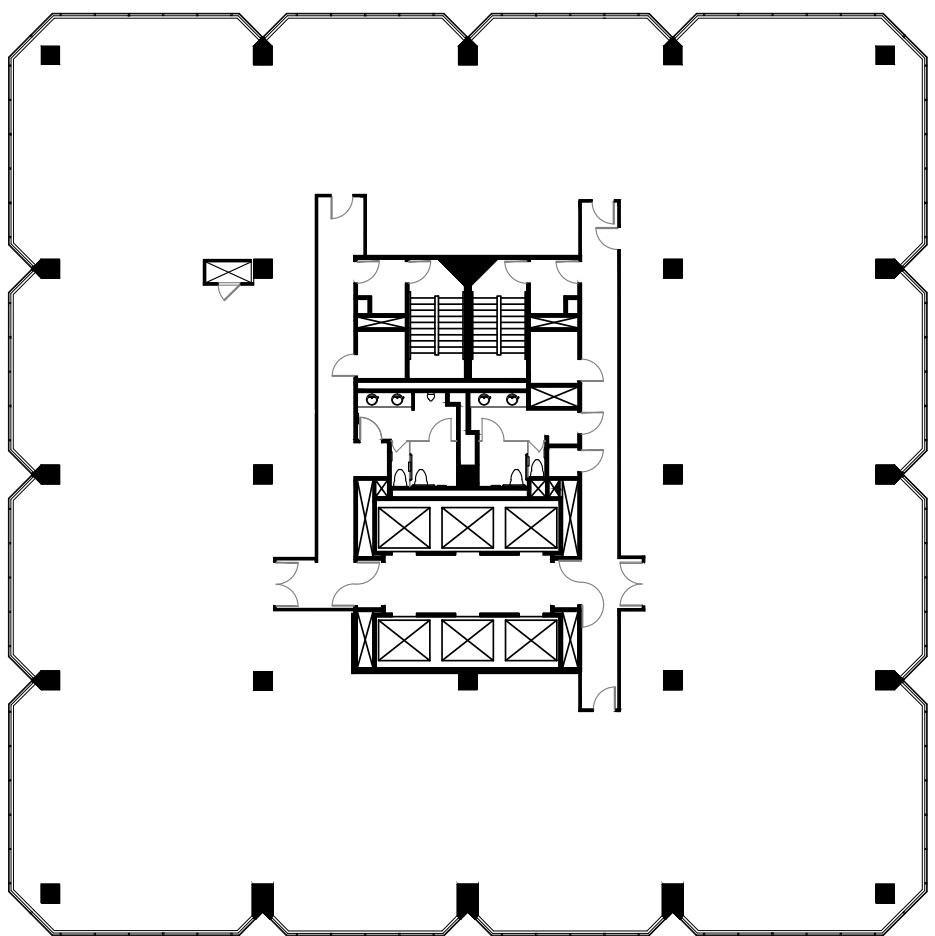


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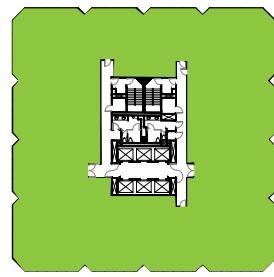
# SUITE 1200

15,562 RSF

- Available now
- Excellent bay views
- Full floor



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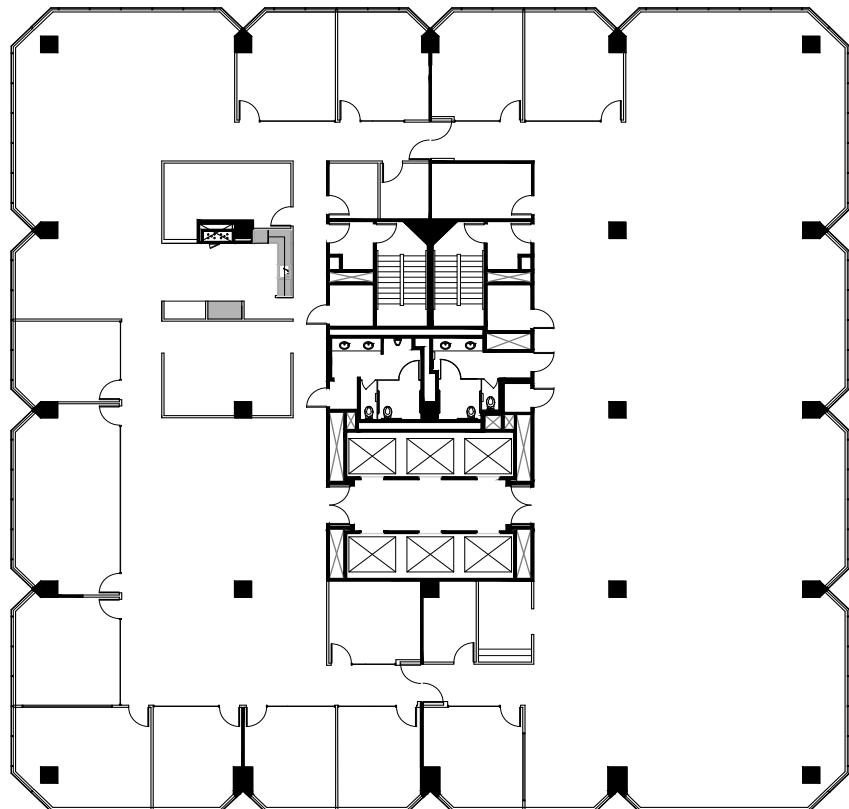
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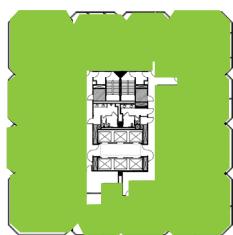
# SUITE 1400

15,560 RSF

- Available now
- Open area
- 12 Breakout rooms/Offices
- 2 Conference rooms
- Open kitchen
- Bay views



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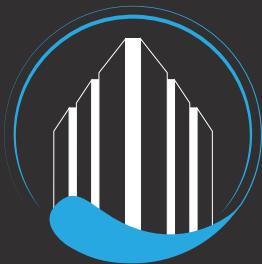
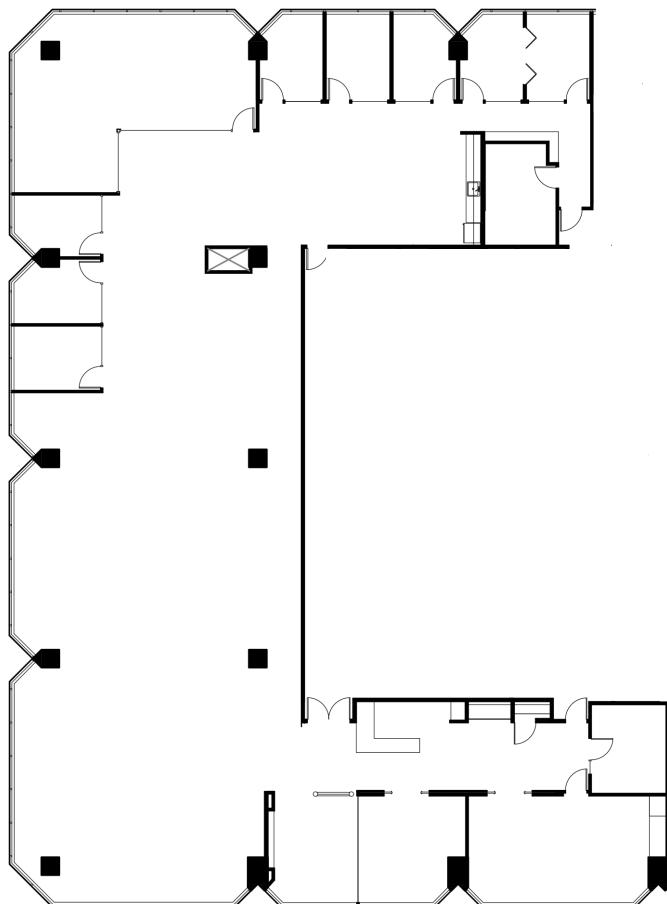
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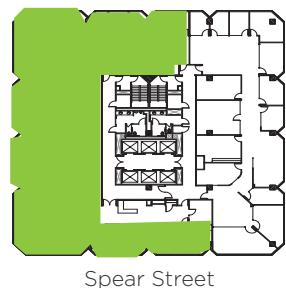
# SUITE 1500

9,526 RSF

- Available now
- Open plan
- 1 Boardroom
- 1 Large conference room
- 2 Medium conference rooms
- 8 Offices/meeting rooms
- Kitchenette
- IT/Storage room with dedicated cooling
- Can be combined with Suite 1550 for 15,560 RSF Full Floor opportunity



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## BRAND NEW LOBBY COMPLETE



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### FOR MORE INFORMATION:

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