

FOR LEASE

Highly Improved Creative Office

444 Spear | SOMA



Spec Suites Completed

Highlights

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

Available Suites

Suite 205: 5,673 SF

Suite 210: 4,678 SF

**SUITE 205 & 210 CAN BE COMBINED
FOR A TOTAL OF 10,351 SF**

LEASED

~~**Suite 200:** 2,098 SF~~

LEASED

~~**Suite 220:** 3,526 SF~~

Suite 215: 3,404 SF

CONTACT

Tim Maas

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

Colliers

One Market Plaza,
Steuart Tower, Suite 1300
San Francisco, CA 94105

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 licensors(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 205



FLOOR PLAN

- 5,673 SF (can be combined with Suite 210 for a total of 10,351 SF)
- 10 Private Offices
- 4 Spacious Conference Rooms
- New Kitchen + Break Room
- Open Work Area

SPEAR STREET



CONTACT

Tim Maas

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

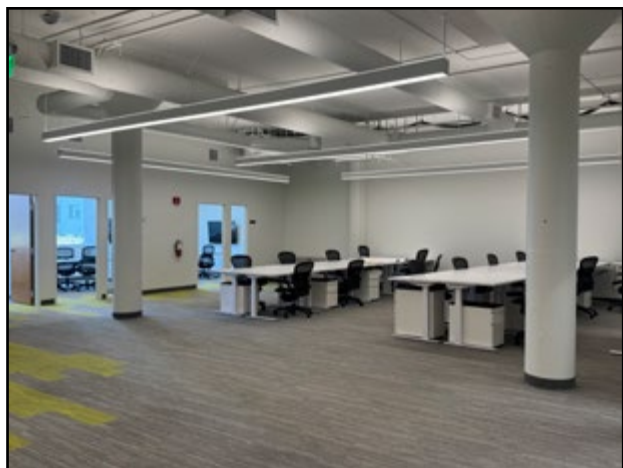
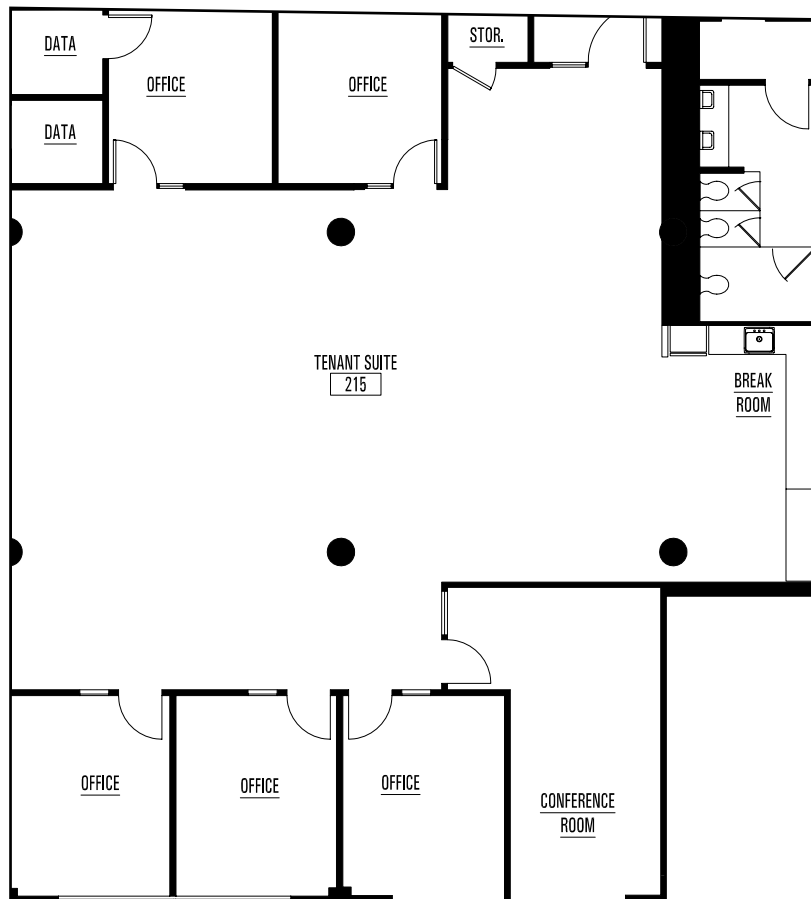
FOR LEASE

444 Spear | Suite 215 *Spec Suite Completed*



FLOOR PLAN

- 3,404 SF
- 5 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

Colliers



SUITE 205 5,673 SF

SUITE 210 4,678 SF

SUITE 215 3,404 SF

SUITE 205 & 210 CAN BE
COMBINED FOR A
TOTAL OF 10,351 SF

CONTACT

Tim Maas

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

AMENITIES GALORE



ALL WITHIN A MILE



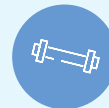
240+
RESTAURANTS
& BARS



50+
RESIDENTIAL
TOWERS



20+
HOTELS



20+
FITNESS



15+
FITNESS

CONTACT

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

Colliers

EASE OF ACCESS

Minutes from the Ferry Building, BART, Muni and **quick** freeway access



LEGEND

BART
ba

Muni



Bay Wheel
+ Lyft Bikes

CONTACT

Tim Maas

Executive Vice President

+1 415 288 7863

tim.maas@colliers.com

Lic. 00956740

Colliers