

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

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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



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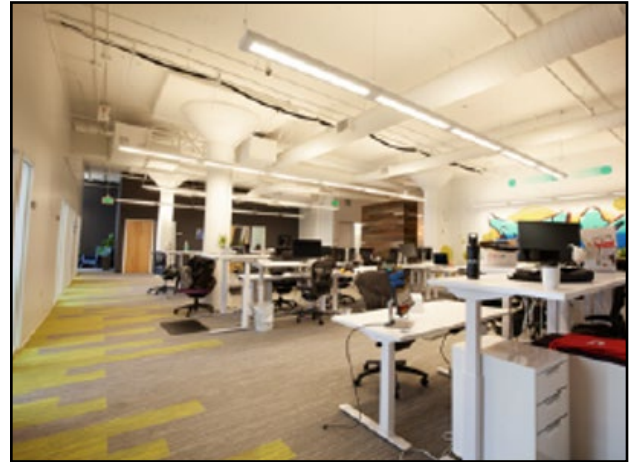
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444 Spear | Suite 210

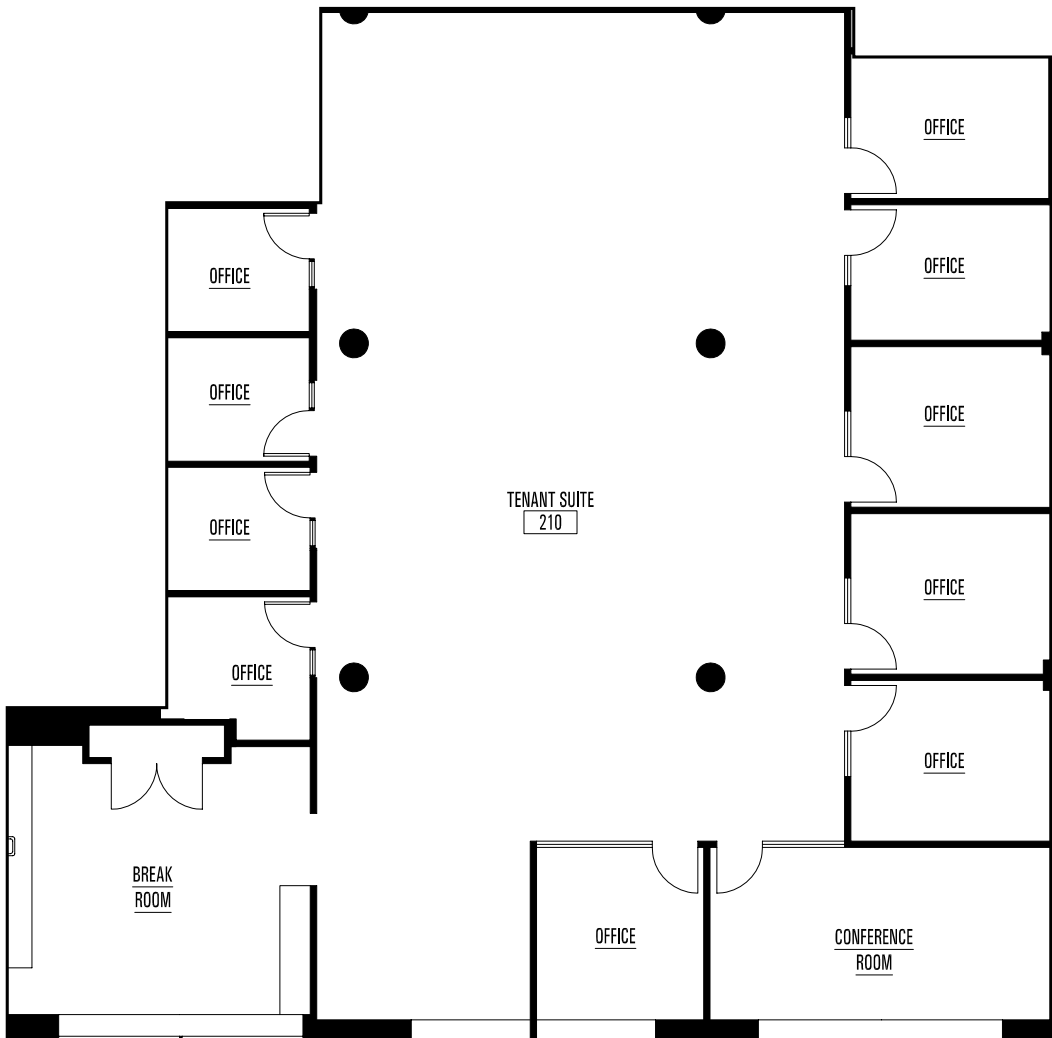


FLOOR PLAN

- 4,678 SF (can be combined with Suite 205 for a total of 10,351 SF)
- 10 Private Offices
- 1 Spacious Conference Rooms
- New Kitchen + Break Room
- Open Work Area



SPEAR STREET



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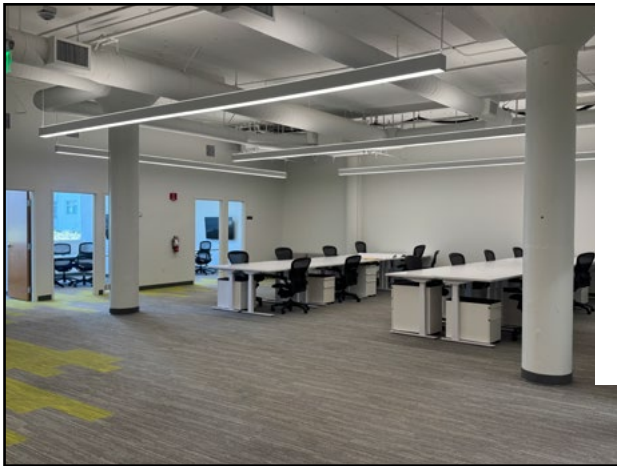
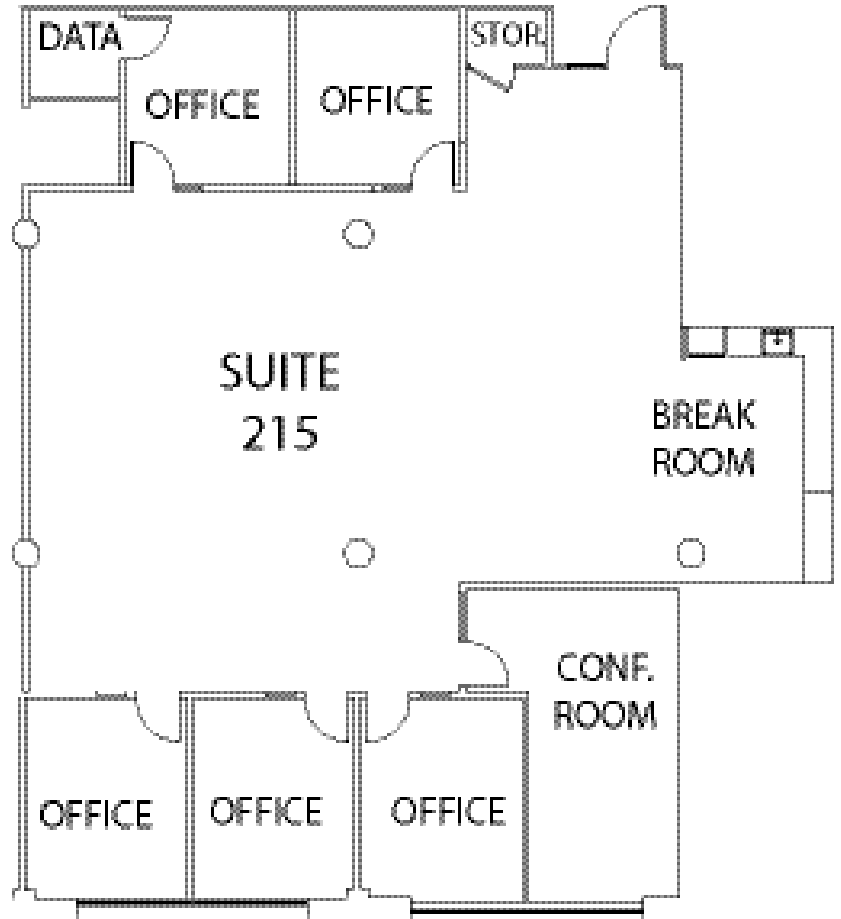
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444 Spear | Suite 215

Spec Suite Completed

FLOOR PLAN

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



CONTACT

Tim Maas

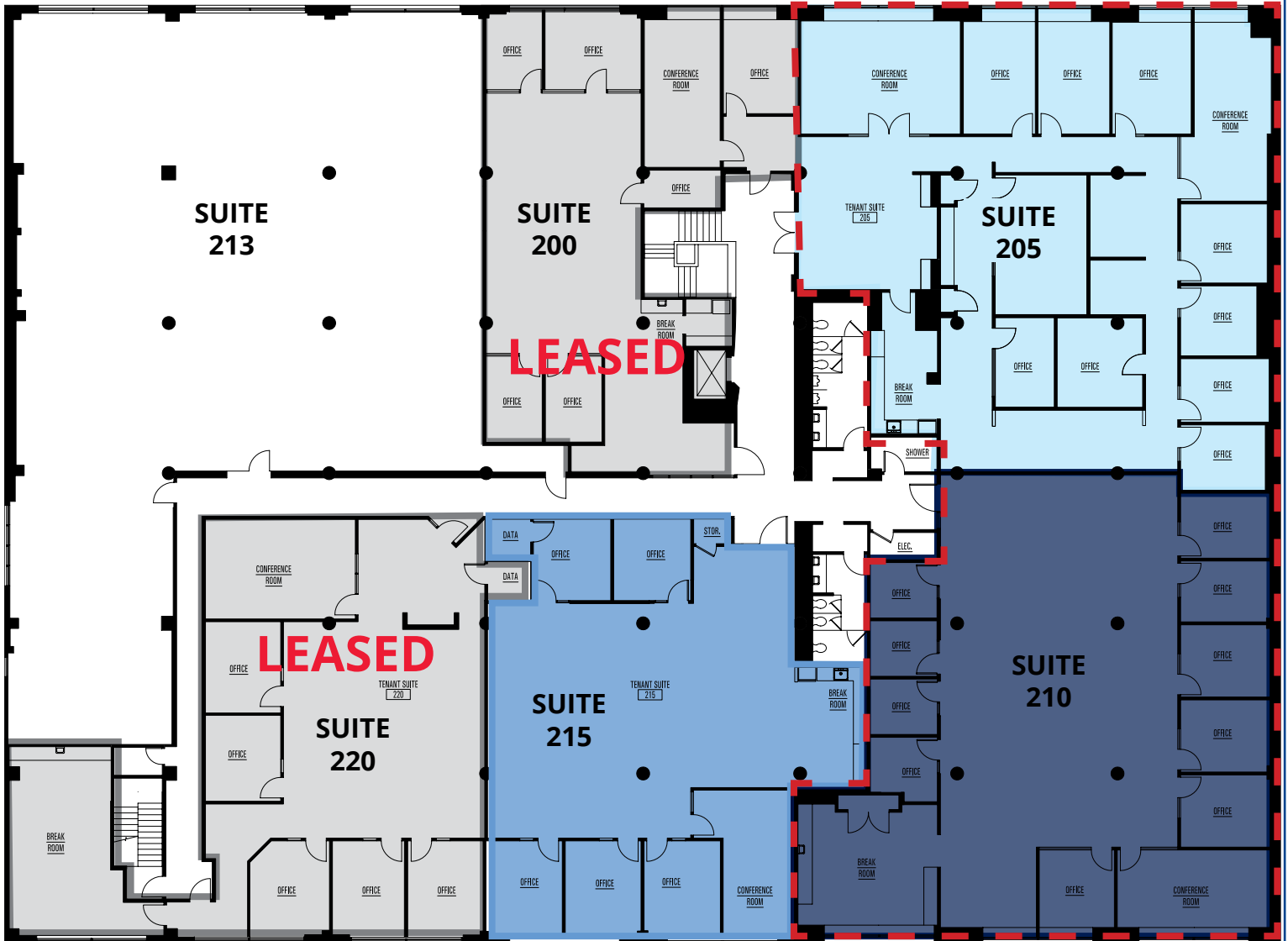
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444 Spear | Second Floor

SPEAR STREET



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**






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AMENITIES GALORE



ALL WITHIN A MILE

- 
240+
 RESTAURANTS
 & BARS
- 
50+
 RESIDENTIAL
 TOWERS
- 
20+
 HOTELS
- 
20+
 FITNESS
- 
15+
 FITNESS

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EASE OF ACCESS

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



LEGEND

- BART
- Muni
- Bay Area Rapid Transit
- Bay Wheel + Lyft Bikes

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