

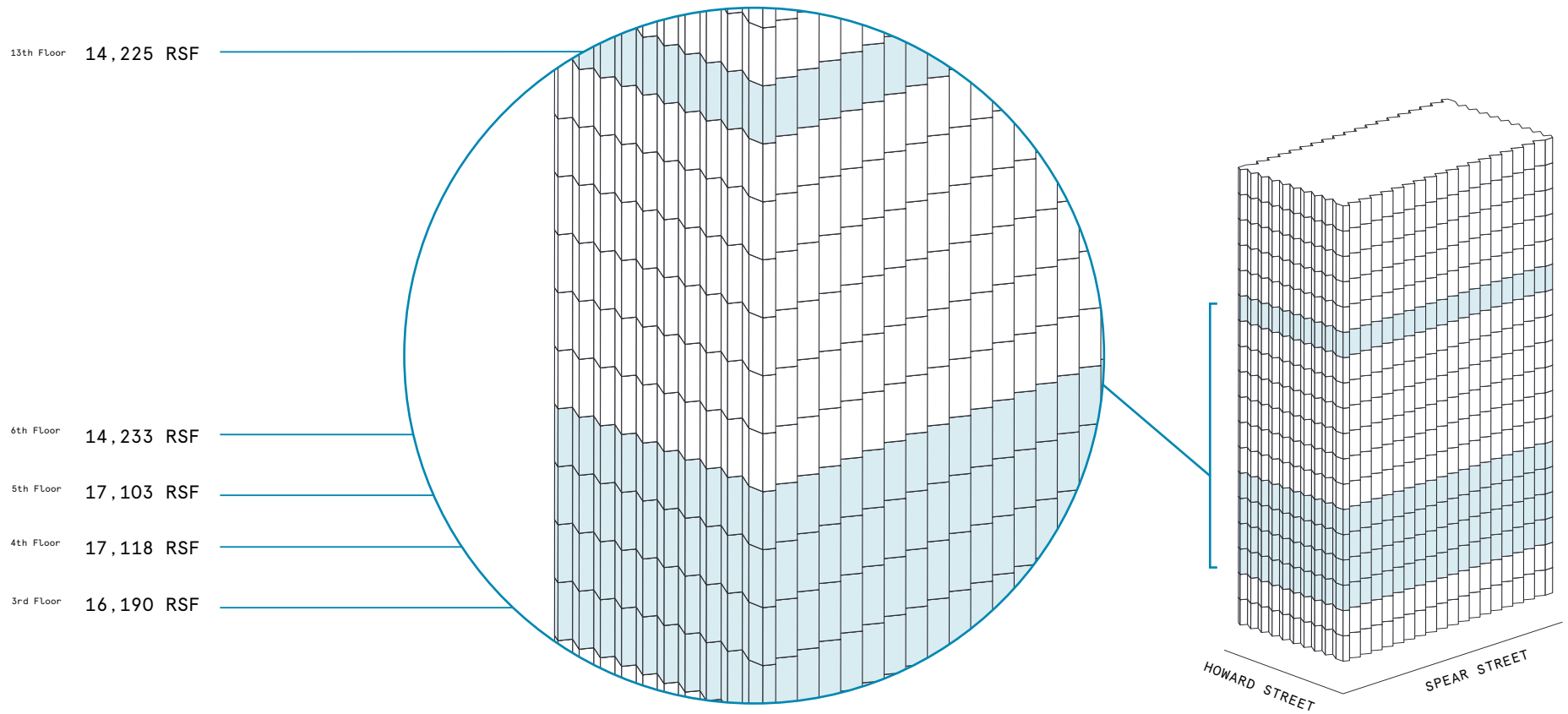


201 Spear Street

Space availability summary

WeWork @ 201 Spear Street
San Francisco, CA

wework



78,869 RSF

TOTAL WEWORK RSF

201 Spear Street

At a glance

Workspaces designed for productivity and creativity with flexible size & term

Dedicated, private offices available from 54 to 17,103 RSF

Move-in ready offices furnished & wired

18

TOTAL BUILDING FLOORS

252,591

TOTAL BUILDING SQ FT



A gradient wall offers a bold backdrop for built-in banquette seating.



Workspaces feature warm wood tones and natural light for a fresh, focused feel.

Waterfront workspace in San Francisco's Financial District

201 Spear Street is an 18-story Class-A tower just steps from the waterfront in San Francisco's Financial District. Built in 1986 and renovated in 2018, this eco-conscious building is LEED Gold certified, Fitwel certified, Energy Star certified, and WiredScore Platinum certified.

In addition to the building's several outdoor plazas, WeWork's offering at 201 Spear Street spans five floors and features a mix of inviting lounges and sunny workspaces, all with breathtaking views of the bay.



The building's floor-to-ceiling windows flood the space with natural light and offer unbeatable views of the bay.



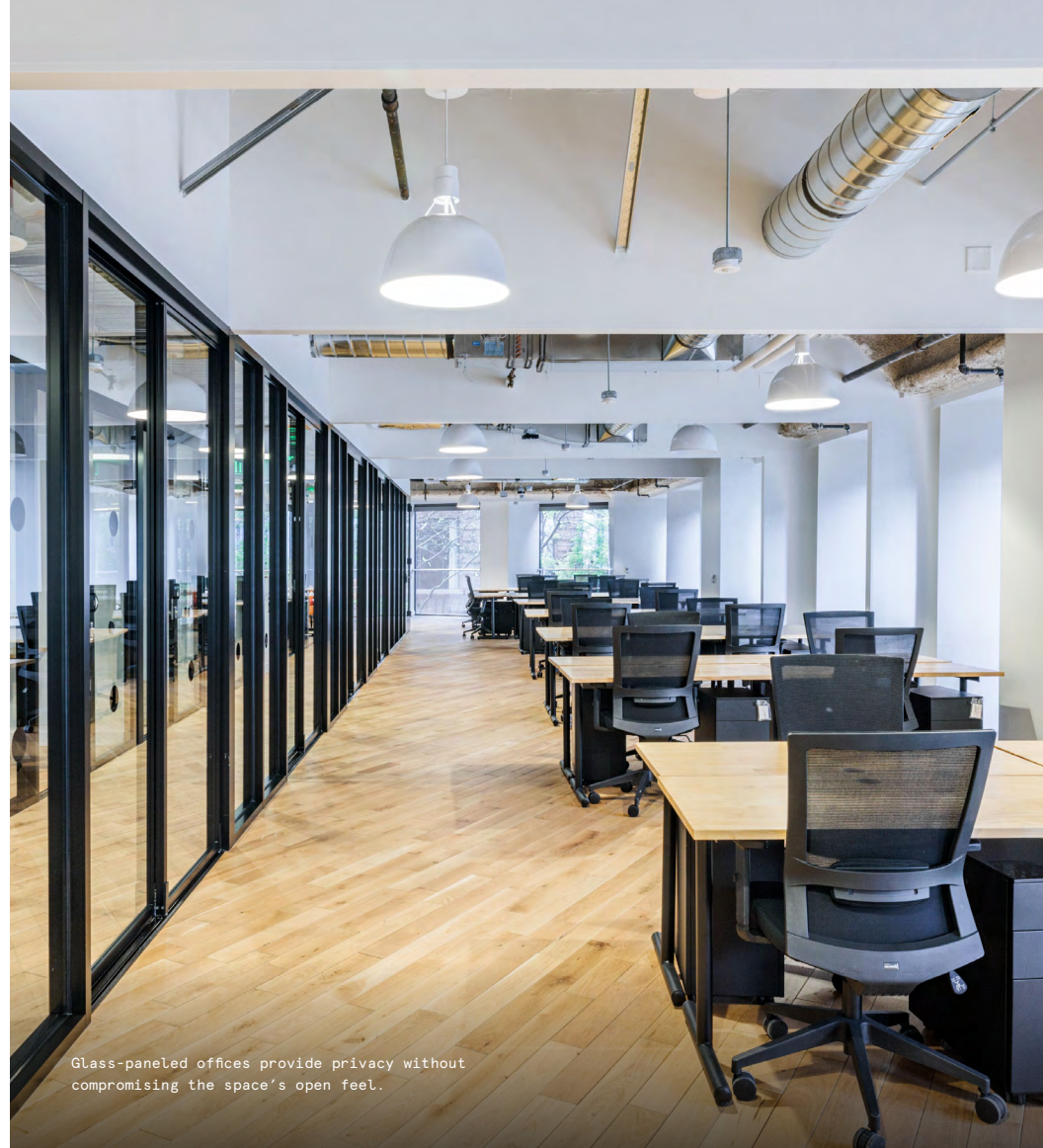
Exposed ceilings and metal ductwork add industrial appeal to this polished space.

Bright, modern, and inviting

With its mix of warm wood tones, bright accent colors, and mid-century-inspired furnishings, 201 Spear Street combines professional polish with laid-back San Francisco appeal. A mix of man-made and natural materials comes together for an elevated industrial space paired with soft and comfortable textiles.

- Industrial elements include exposed ceilings, metal ductwork, and pendant lighting
- Custom millwork features throughout the space, serving as a focal point in the lounge's recessed seating nook
- Patterned textiles and pops of bright reds, yellows, and greens complement the space's largely neutral palette





On-site amenities

- 24/7 security
- Electronic keycard access
- Messenger center
- On-site staff
- New parent's room
- Phone booths
- Gender neutral restrooms
- Dog-friendly spaces
- Bicycle storage
- Supplemental HVAC and electric

Building specifications



Hours of operation

Monday - Friday: 7am-4pm



Security

24/7 attended lobby



HVAC

Monday - Friday: 7am-6pm



Building history

Built in 1986
Renovated in 2018
Designed by MSA



Ceiling heights

11 feet slab-to-slab



Fire strategy

Fully-sprinklered floors



Building size

18 stories
252,591 SF









Elevators

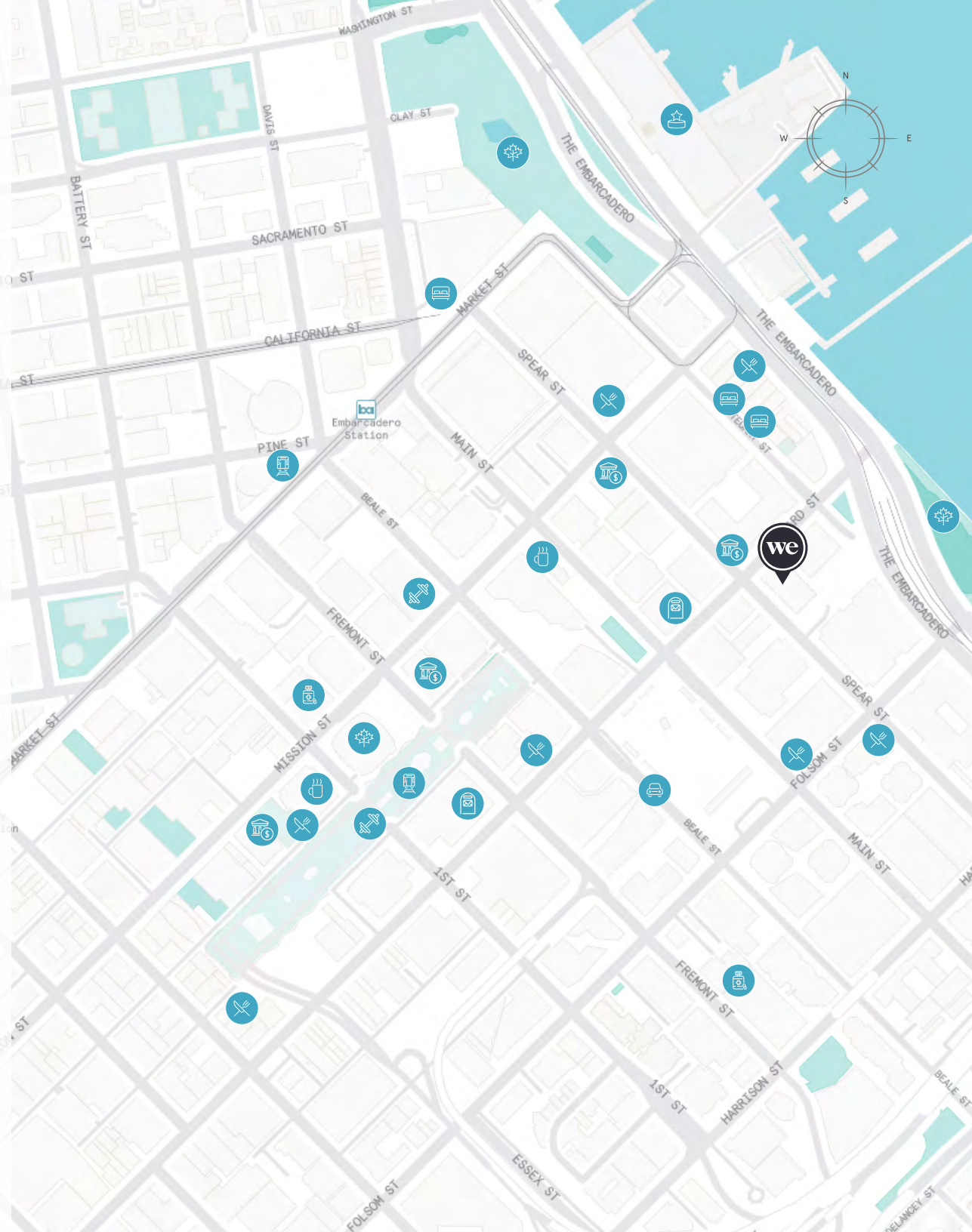
6 passenger elevators
1 freight elevator

Explore the heart of FiDi

San Francisco's Financial District is a buzzing hub of business and culture, and 201 Spear Street's prime waterfront location is in the heart of it all. Just two blocks from the Transbay Terminal Project, Market Street, and the revitalized Embarcadero, this location puts members within minutes of many of the city's best bars, restaurants, and attractions. Ozumo San Francisco, Yank Sing, Sweetgreen, and Philz Coffee offer nearby stops for drinks and bites, while Oracle Park and the Salesforce Tower Park provide spots for lunchtime strolls. After work, members can catch a game at Chase Center or get in a workout at Equinox or SF Fitness. Plus, commuting is easy, with nearby BART and Muni stops and easy access to the Bay Bridge.

Distance to WeWork

Embarcadero Street Bart Station	 Walk	7 min
Embarcadero Street Muni Station	 Walk	7 min
Montgomery Street Bart Station	 Walk	10 min
Montgomery Street Muni Station	 Bus	10 min
Ferry Building	 Ferry	10 min
San Francisco International Airport	 Drive	30 min



3rd Floor

16,190 RSF



4

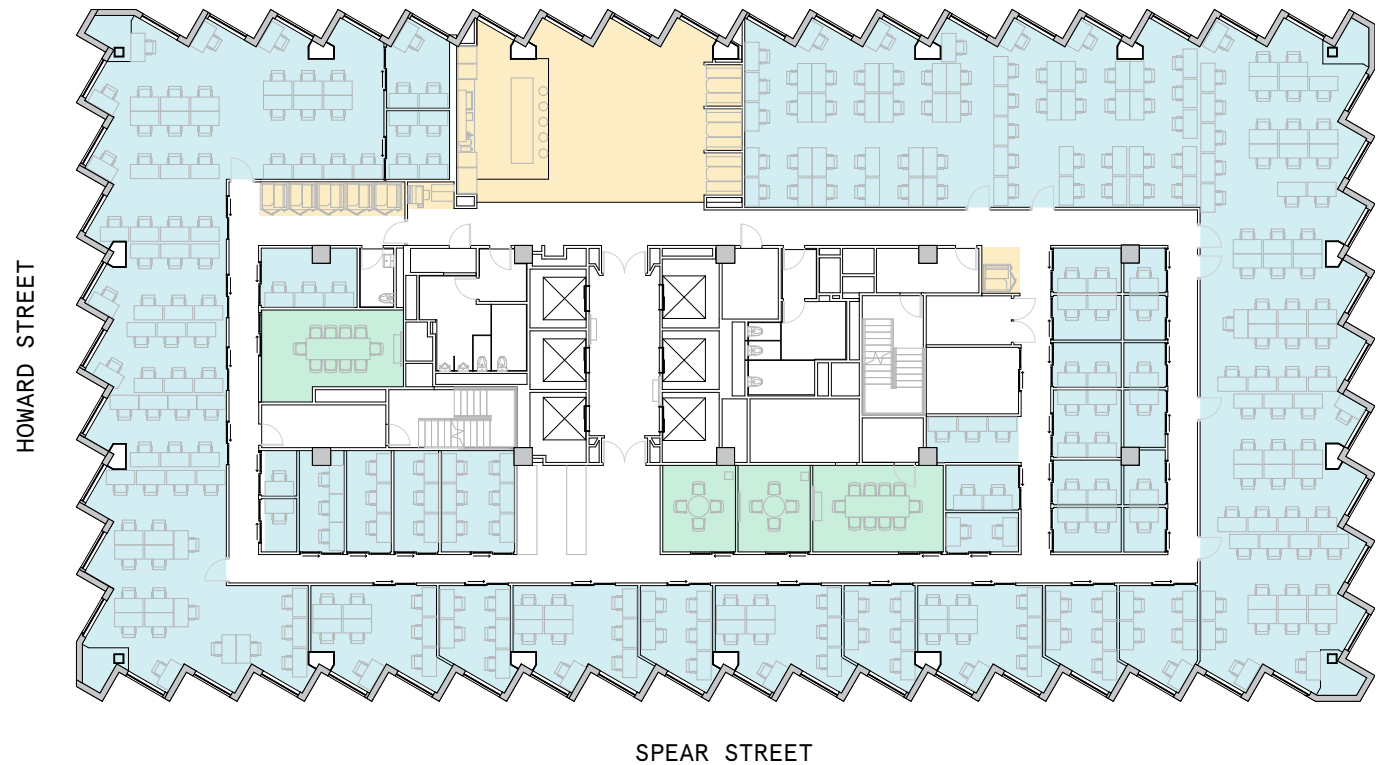
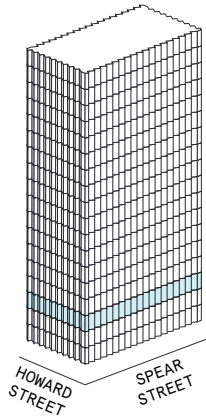
MEETING ROOM(S)

4

SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



3rd Floor

16,190 RSF

16,190 RSF Suite 03000A

4

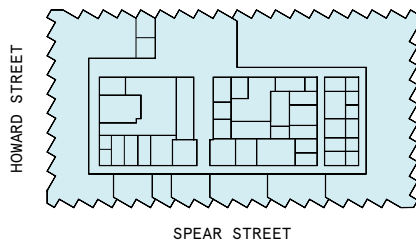
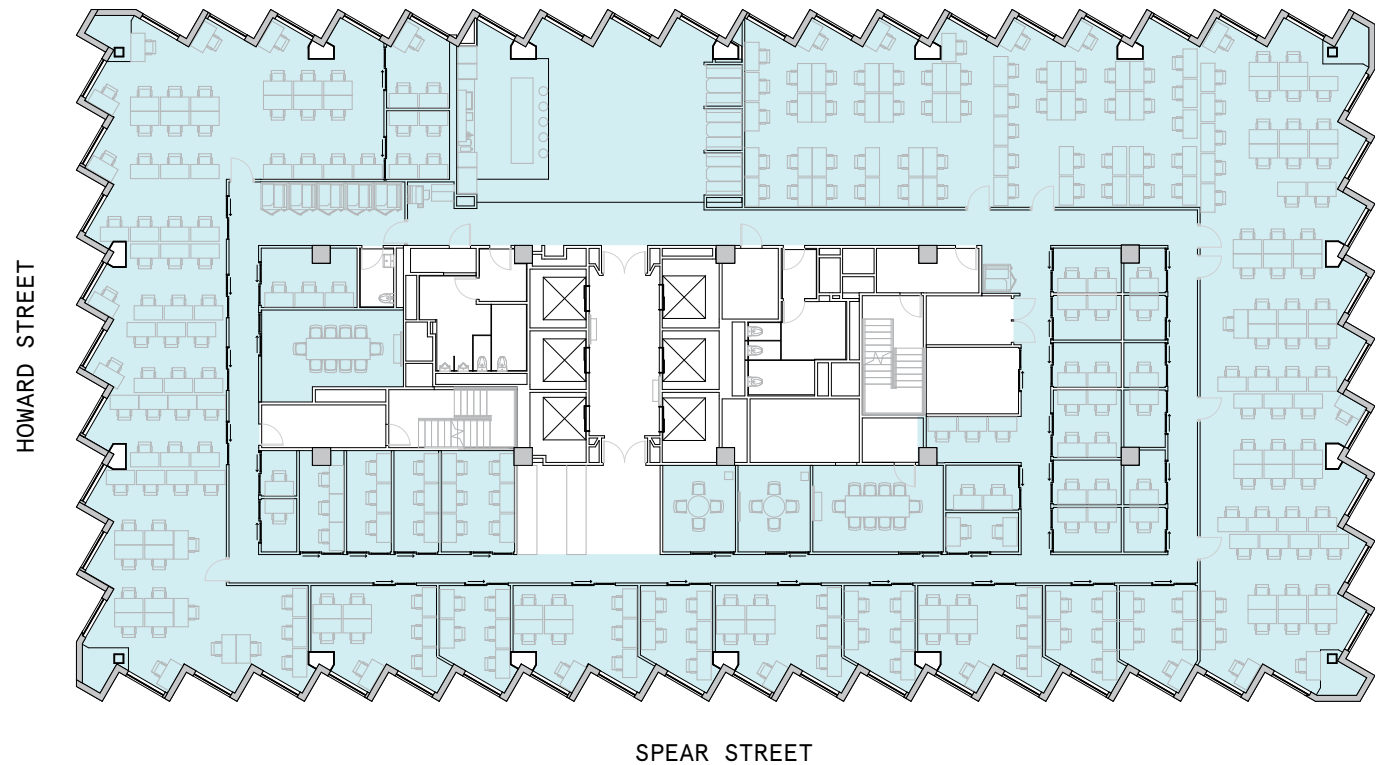
MEETING ROOM(S)

24

PRIVATE OFFICE(S)

LEGEND

 DEDICATED SPACE



4th Floor

17,118 RSF






6

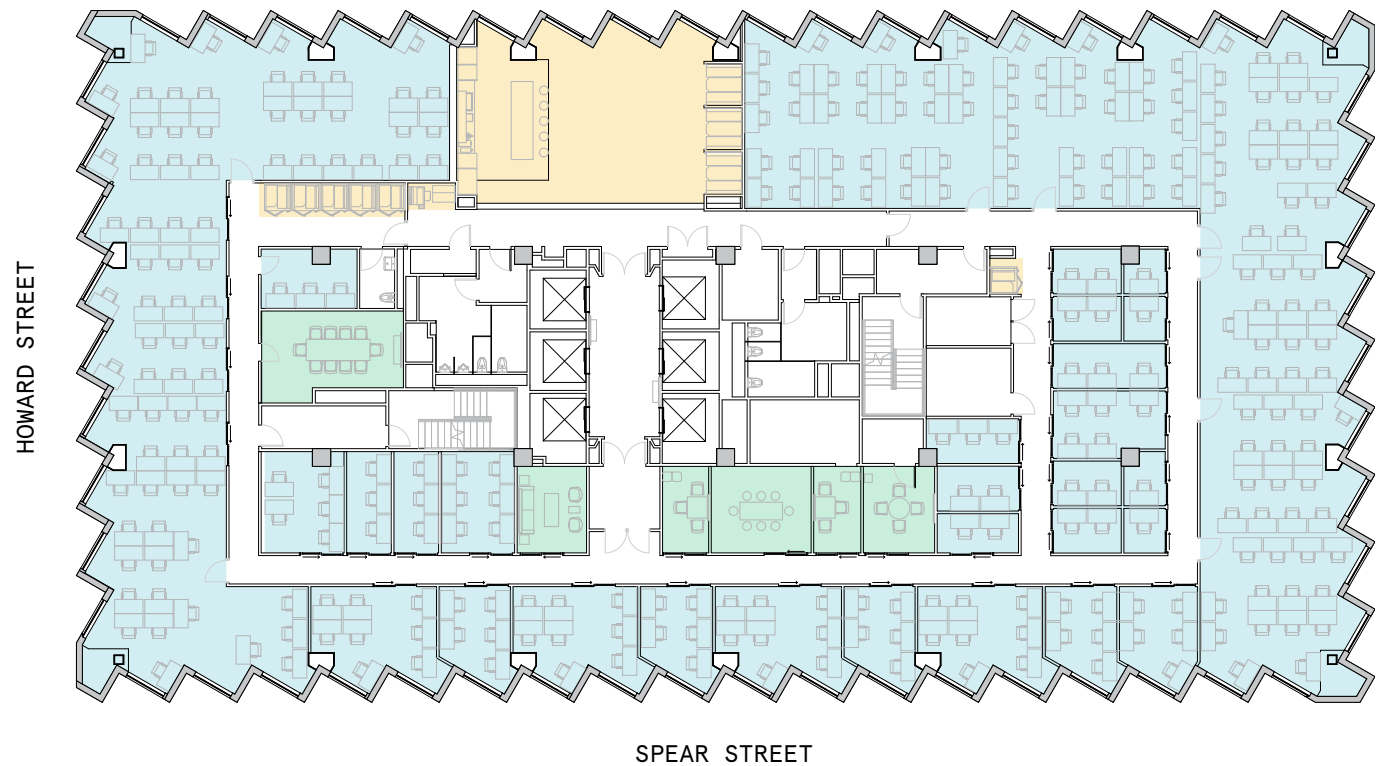
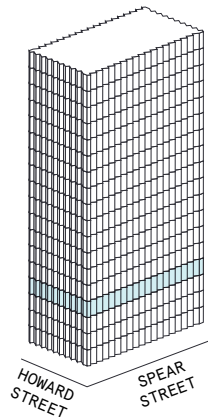
MEETING ROOM(S)

4

SHARED WORKSPACE(S)

LEGEND

-  MEETING ROOM
-  SHARED WORKSPACE
-  DEDICATED SPACE



4th Floor

17,118 RSF

17,118 RSF Suite 04000A

6

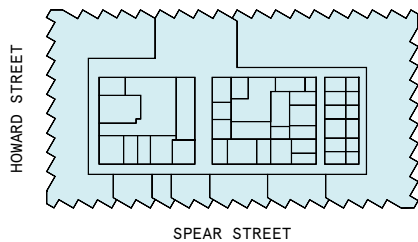
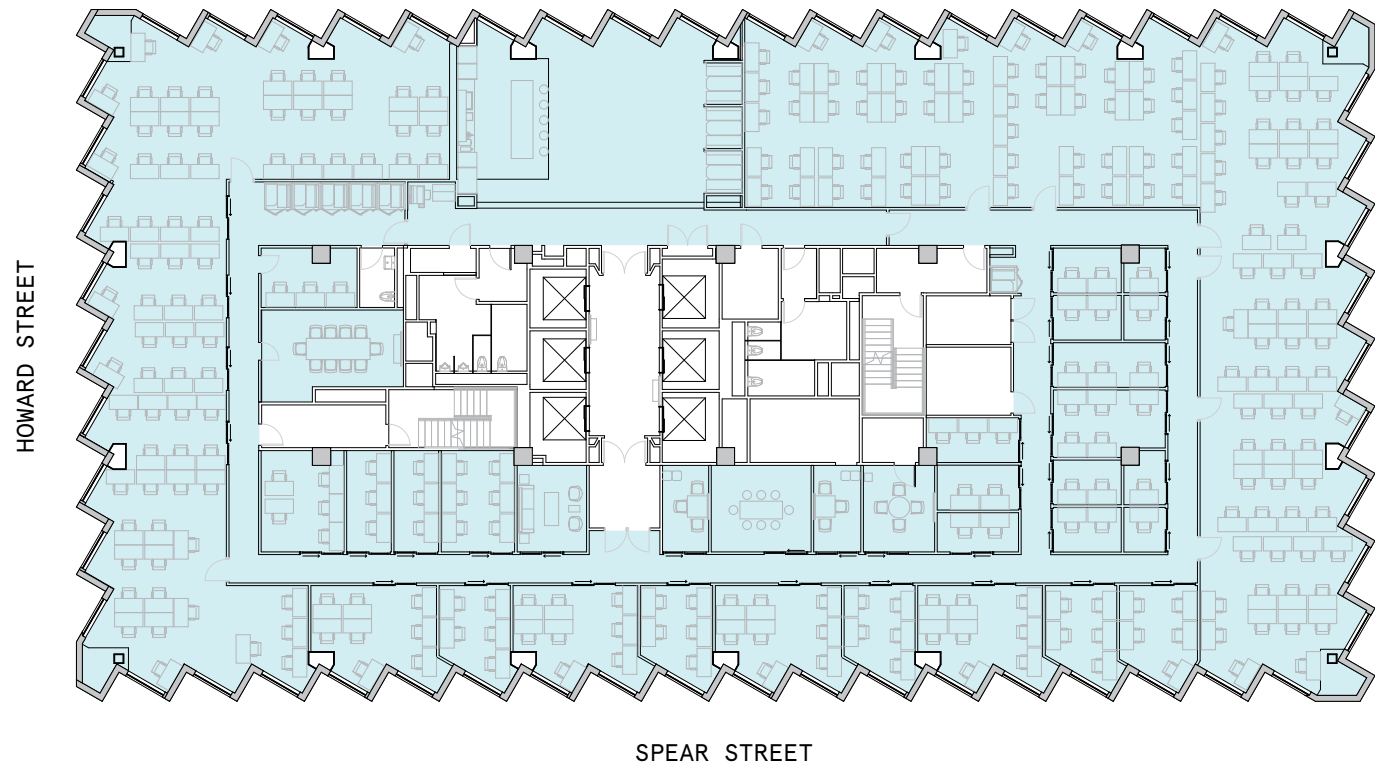
MEETING ROOM(S)

18

PRIVATE OFFICE(S)

LEGEND

 DEDICATED SPACE



5th Floor

17,103 RSF



6

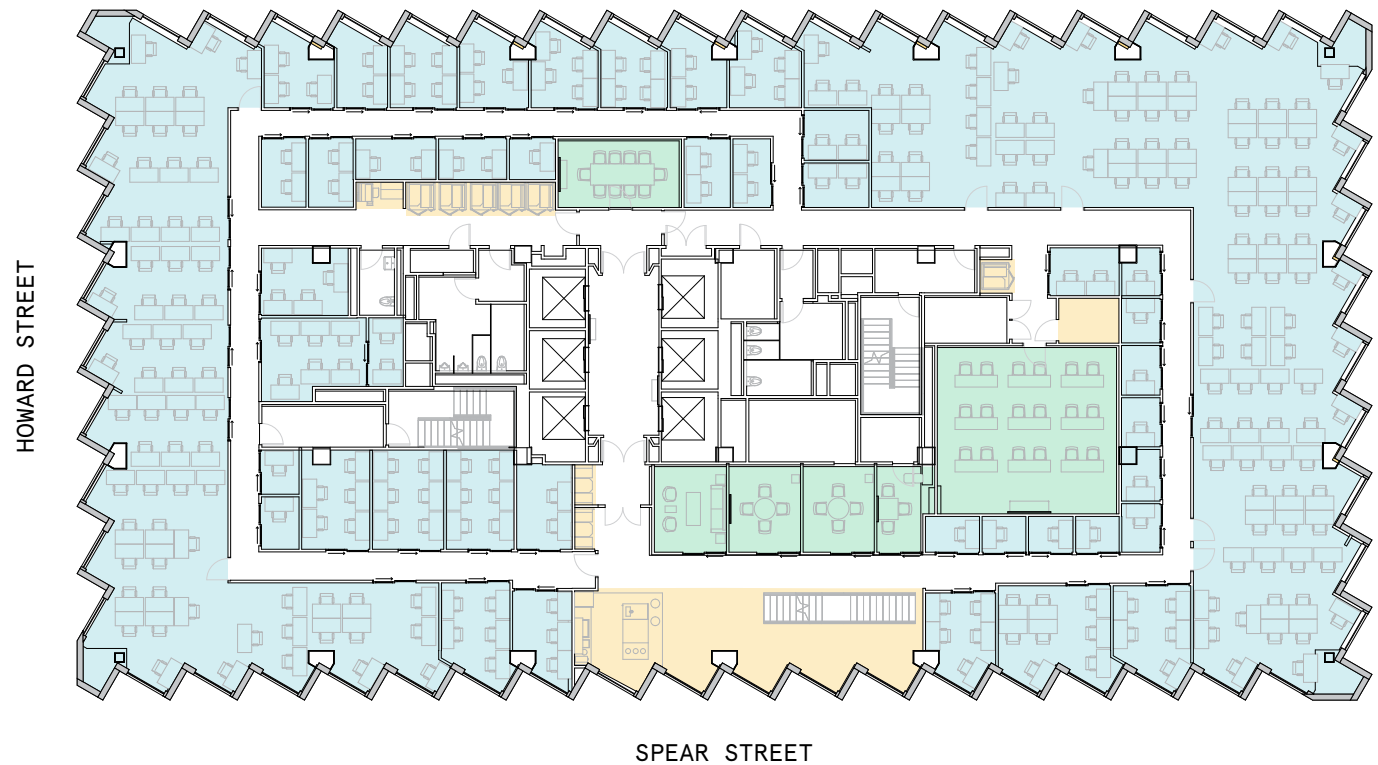
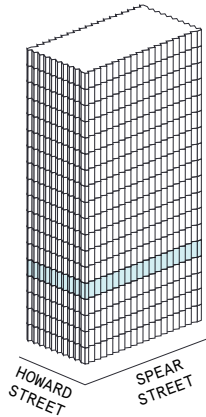
MEETING ROOM(S)

6

SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



5th Floor

17,103 RSF

17,103 RSF Suite 05000A

6

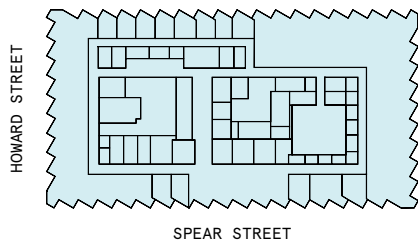
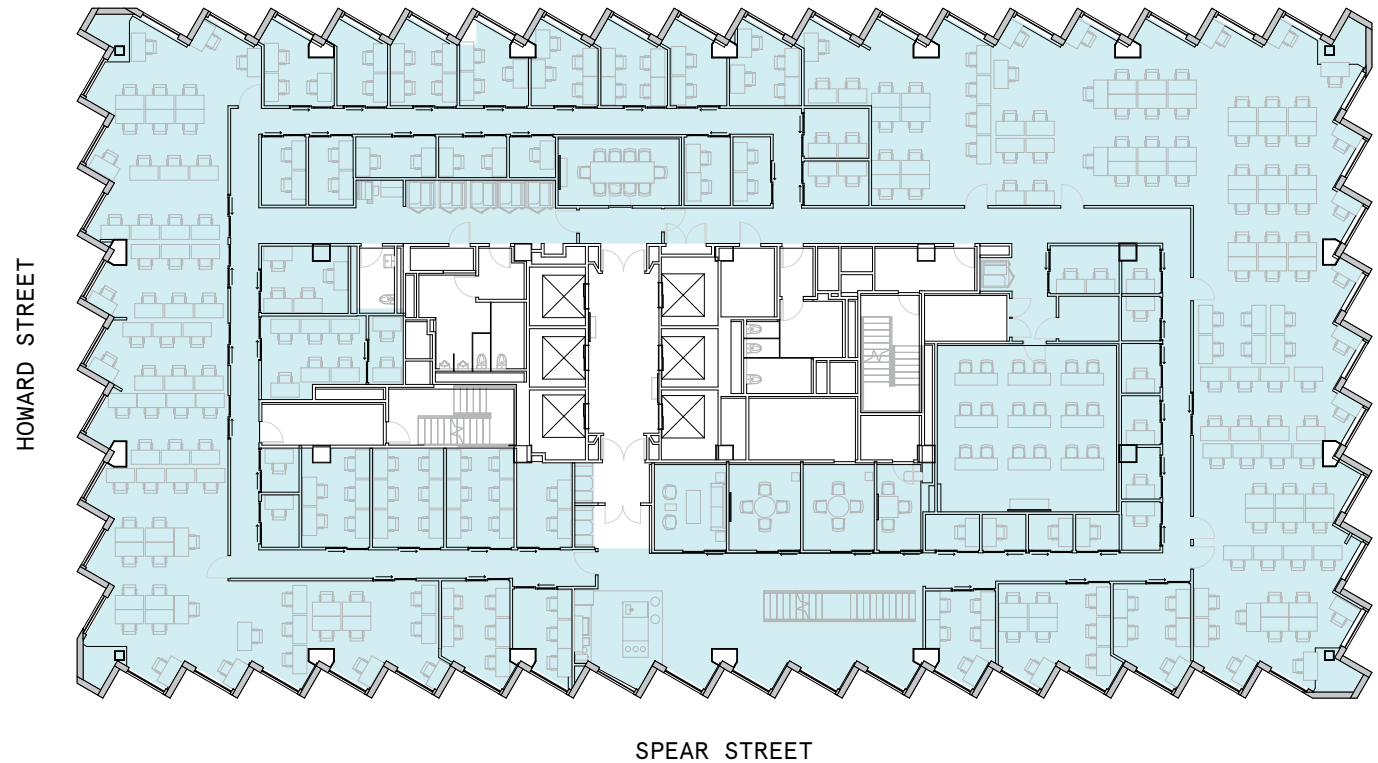
MEETING ROOM(S)

42

PRIVATE OFFICE(S)

LEGEND

 DEDICATED SPACE



6th Floor

14,233 RSF



4

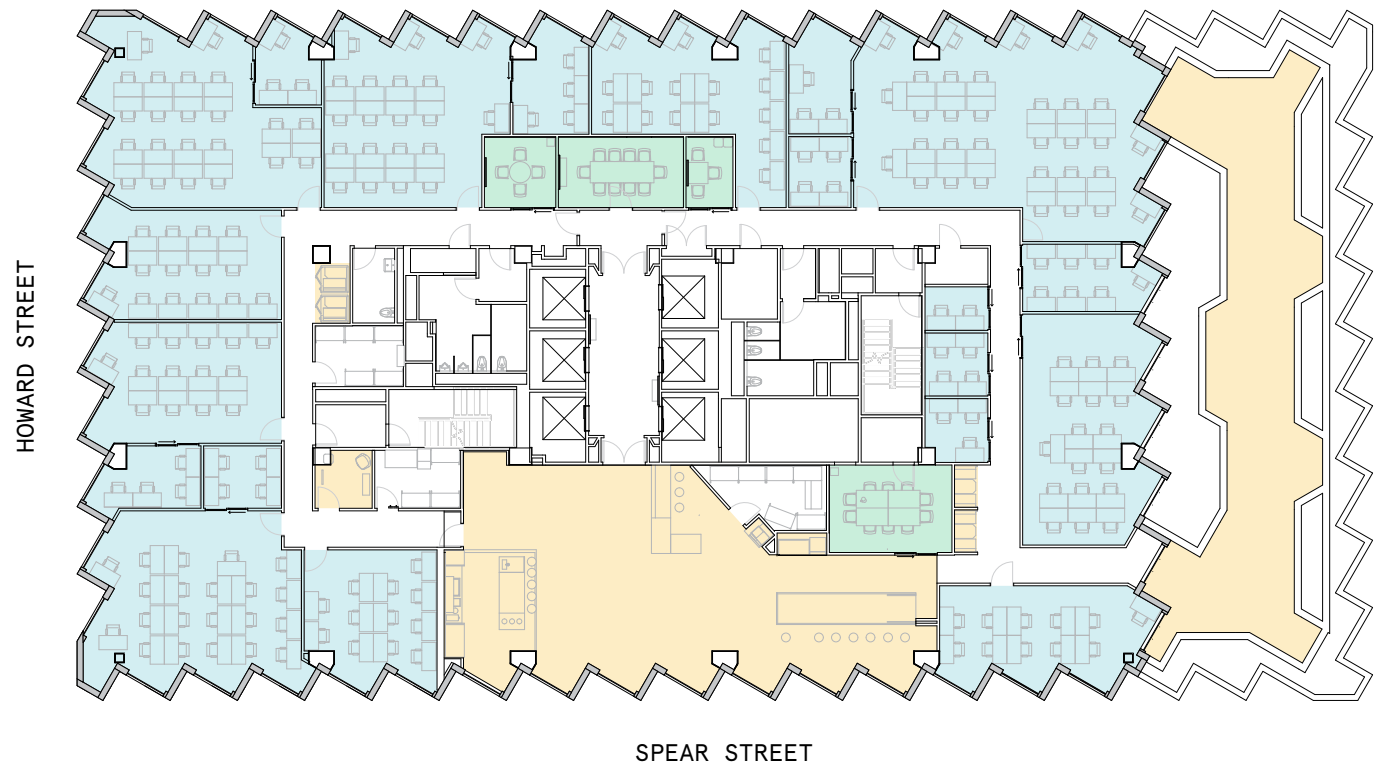
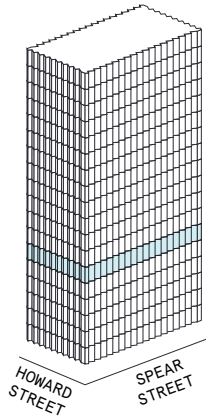
MEETING ROOM(S)

5

SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



6th Floor

14,233 RSF

14,011 RSF Suite 06000B

4

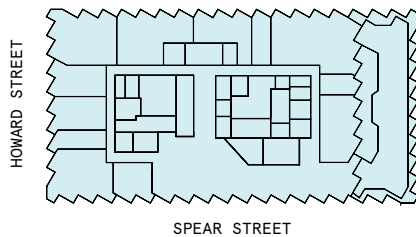
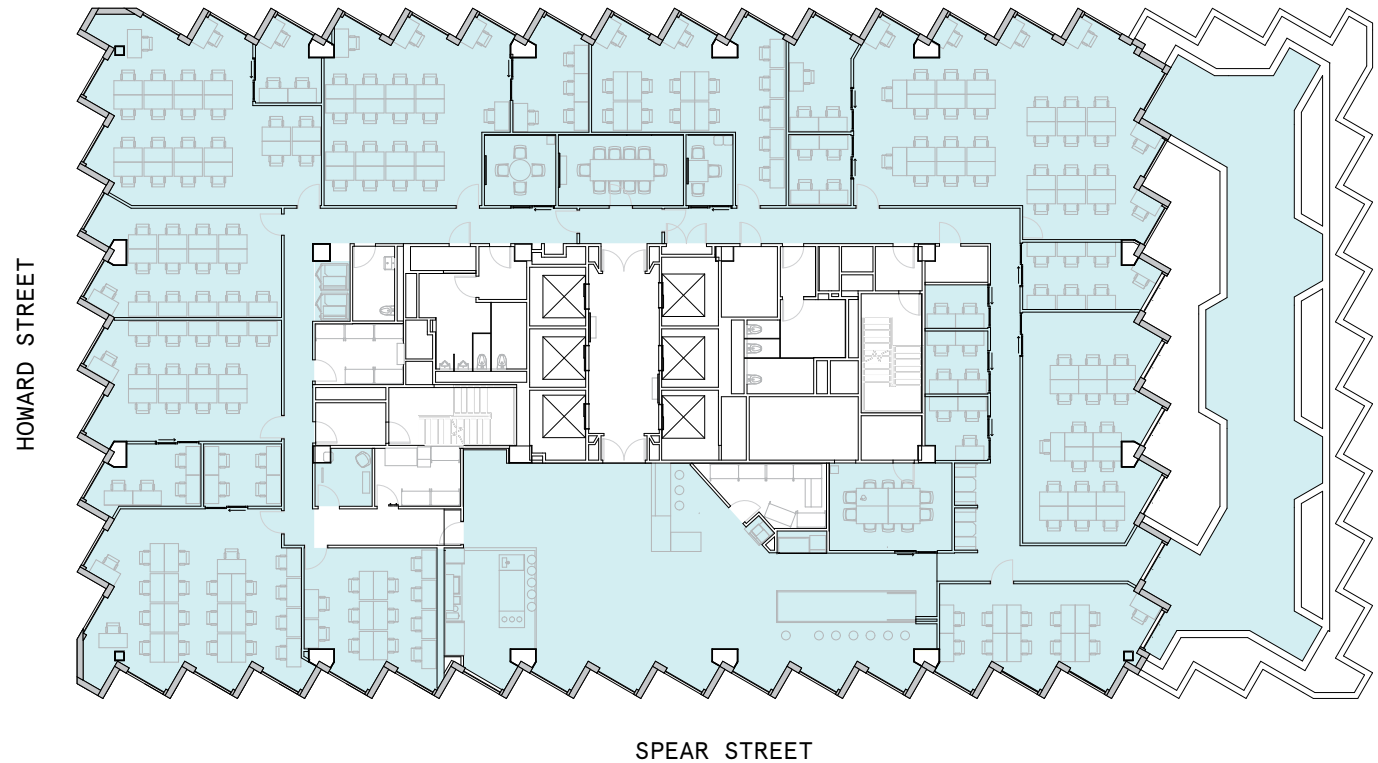
MEETING ROOM(S)

10

PRIVATE OFFICE(S)

LEGEND

 DEDICATED SPACE



13th Floor

14,225 RSF



10

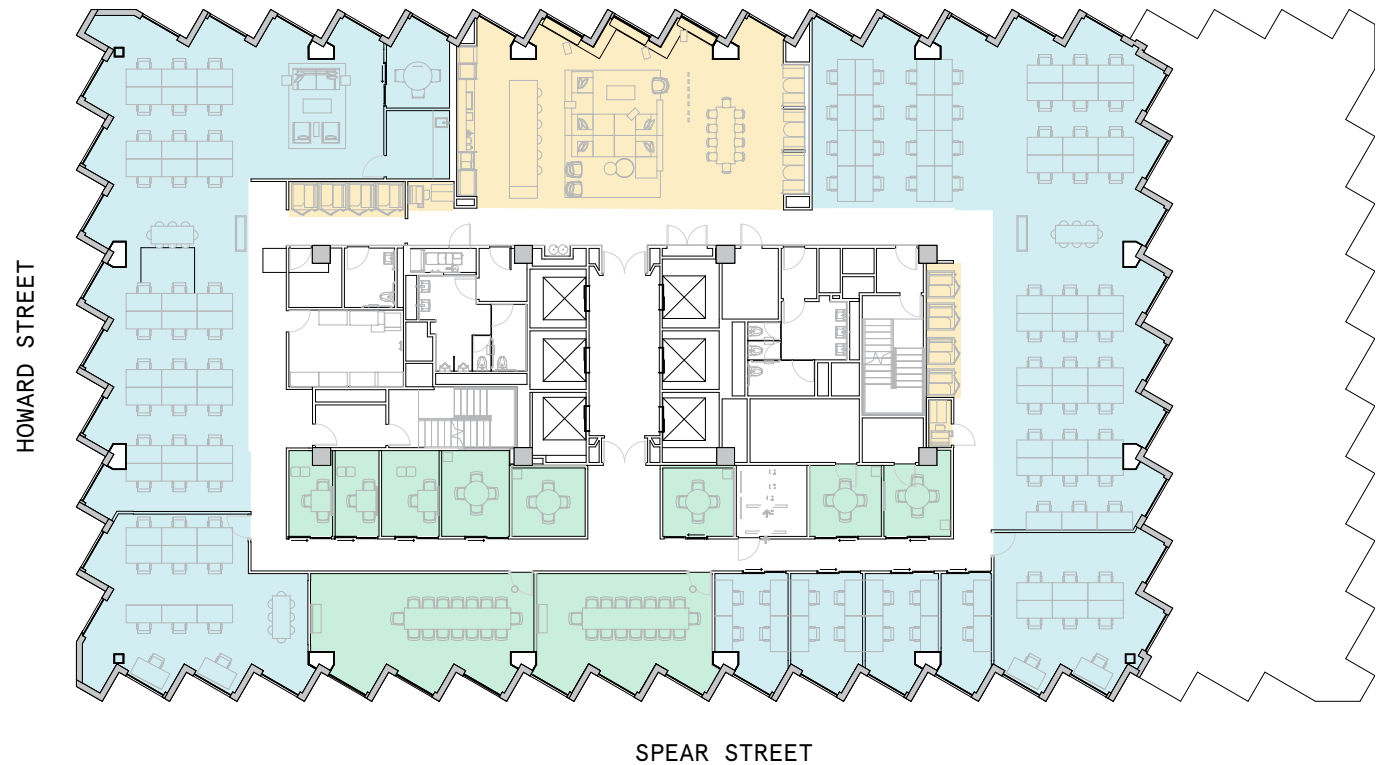
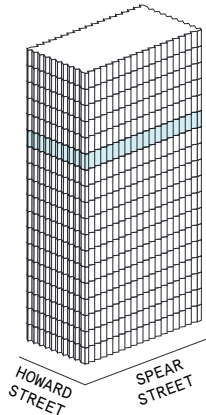
MEETING ROOM(S)

5

SHARED WORKSPACE(S)

LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



13th Floor

14,225 RSF

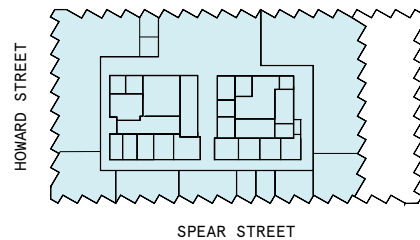
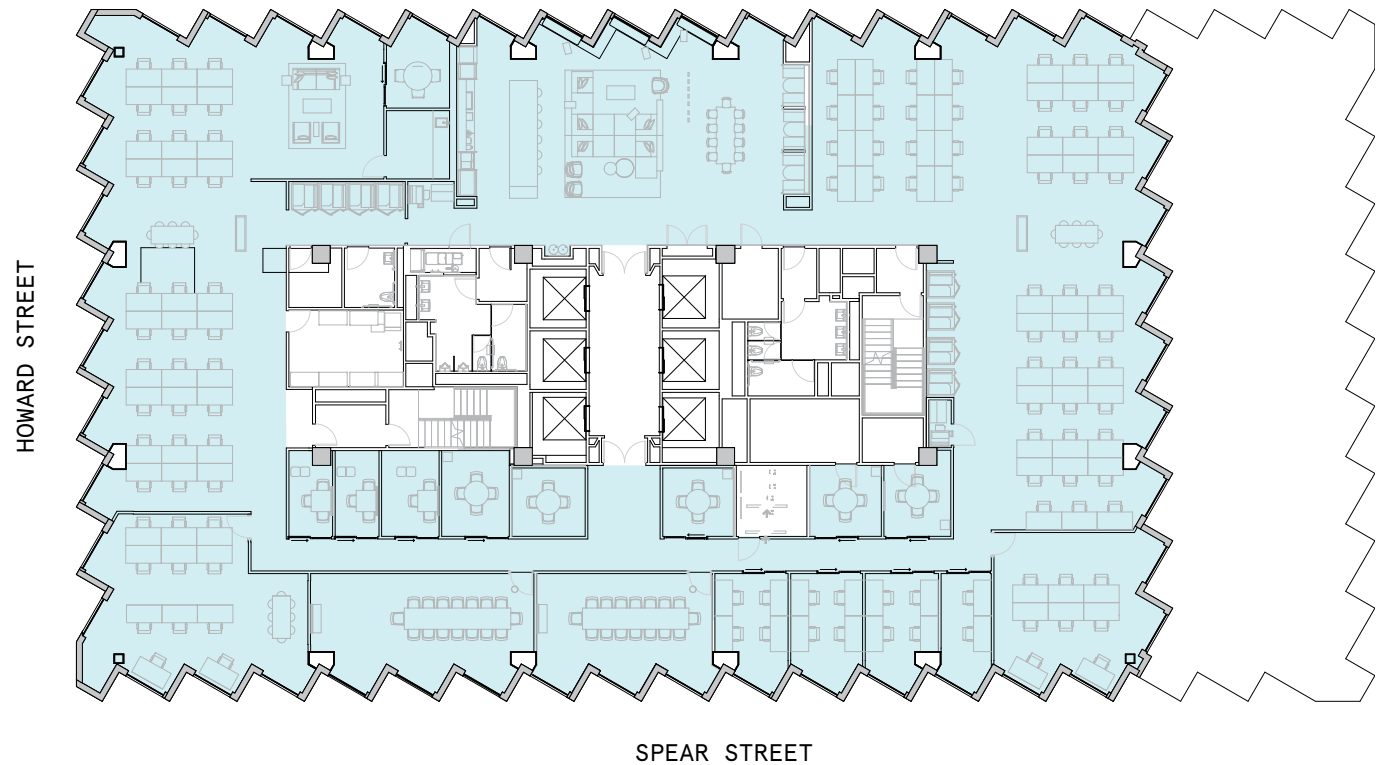
14,225 RSF Suite 01300A

10
MEETING ROOM(S)

6
PRIVATE OFFICE(S)

LEGEND

 DEDICATED SPACE



Contact

For leasing inquiries please
reach out to our team.



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