

201 SPEAR

SAN FRANCISCO



strada
Investment Group



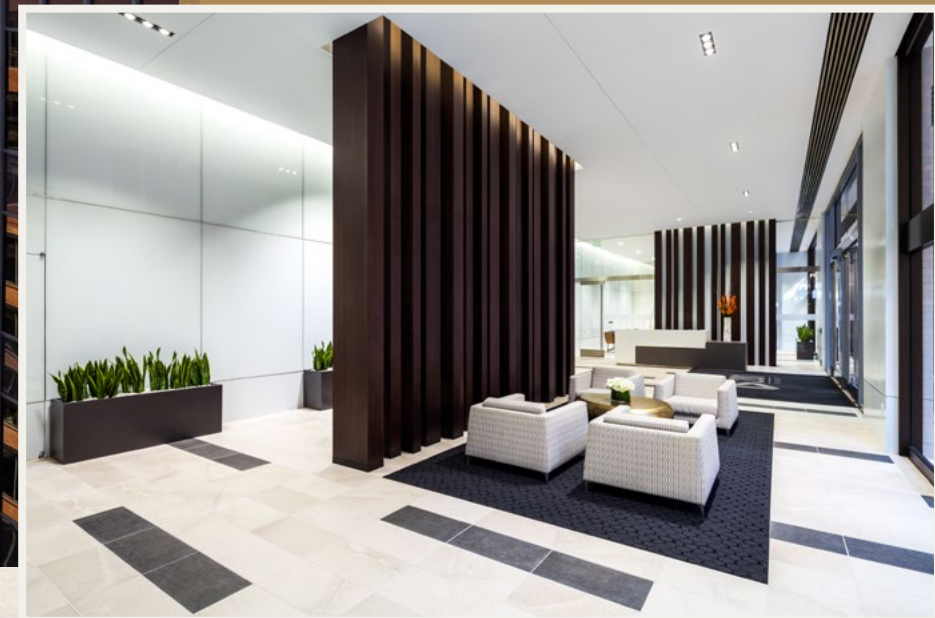
CLASS A OFFICE SPACE AVAILABLE FOR LEASE

EXPERIENCE THE SERENITY OF

STUNNING VIEWS IN A PRIME SETTING

201 Spear's modernized interiors, awe-inspiring bay views, and state-of-the-art indoor/outdoor amenities offer tenants inspiration at every turn. Positioned just steps away from the iconic Embarcadero Waterfront, within the heart of San Francisco's most dynamic tech hub, the unbeatable location of 201 Spear offers a home for tenants to thrive, from sunrise to sunset.

- Flexible floor plates ranging between $\pm 14,000$ - $\pm 17,000$ SF
- Centrally located within walking distance of multiple transit options
- Unobstructed views of the San Francisco Bay and the Bay Bridge
- Double-glazed solar glass windows
- Secured surface and structured parking
- Two large south-facing roof terraces



PENTHOUSE AMENITY CENTER



201
SPEAR

AMENITY CENTER

HIGHLIGHTS

- Tenant exclusive lounge, conferencing, and event space
- Completed Q4 2025
- Large boardroom with seating for ±40 people
- Outdoor terrace overlooking the Bay Bridge
- Design by: IWAMOTOSCOTT House & Robertson
ARCHITECTS



CONFERENCE ROOM



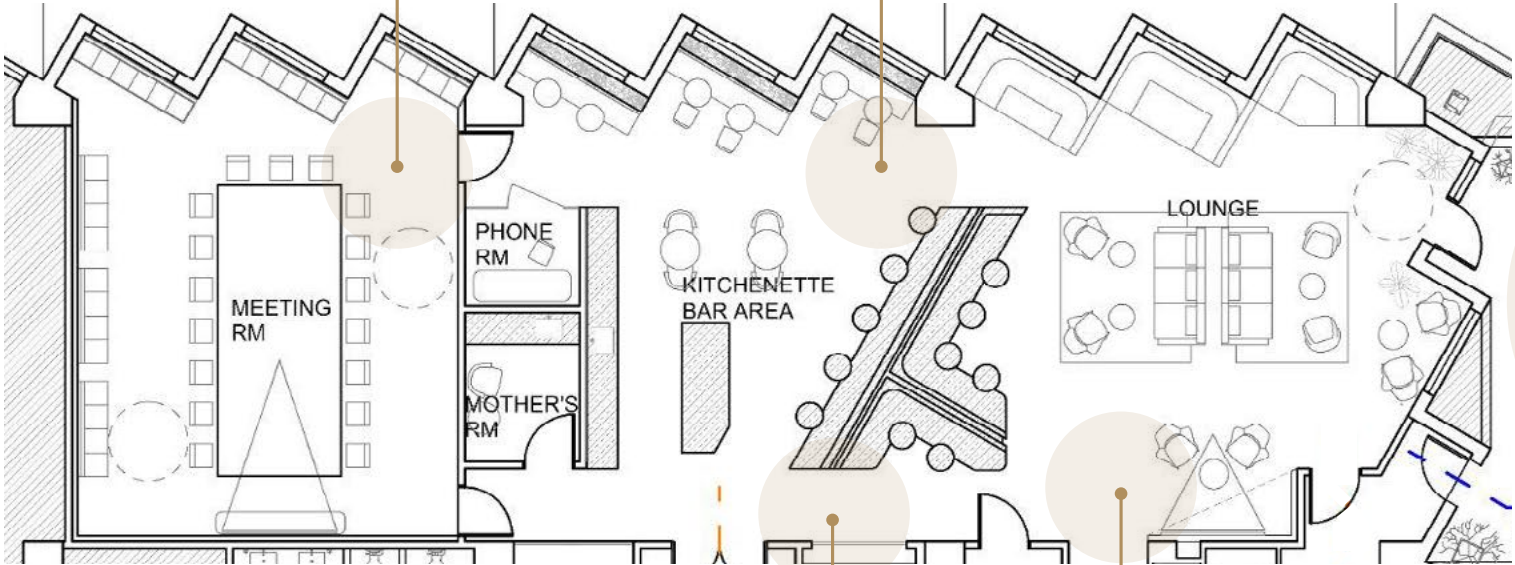
CAFE SPACE



ROOFTOP TERRACE



201 SPEAR SAN FRANCISCO



2,500 SF LOUNGE & EVENT SPACE
EXCLUSIVE ROOFTOP TERRACE

ROOFTOP TERRACE PLAN

ENTRY VIEW



LOUNGE



SPACE SOLUTIONS THAT

EXCEED YOUR EXPECTATIONS

42,627 RSF
CONTIGUOUS

Key	Suite	RSF	Floor Plan	Availability	Suite Notes
A	Suite 1700	8,878 RSF	View Plan	NOW	Partial floor spec suite, delivering February 2026
B	Suite 1400	14,216 RSF	View Plan	PENDING	Full floor creative space
C	Suite 900	14,216 RSF	View Plan	NOW	Warm shell delivery / Interconnecting staircase to 8 th Floor
D	Suite 800	14,216 RSF	View Plan	NOW	Warm shell delivery / Interconnecting staircase to 9 th Floor
E	Suite 700	14,195 RSF	View Plan	NOW	Warm shell delivery
F	Suite 300	17,221 RSF	View Plan	NOW	Flexible co-working configuration available for full or partial use
G	Suite 250	7,959 RSF	View Plan	NOW	Mix of private office and open space, floor to ceiling windows





Roof deck terrace



Bike lockers & showers



Exclusive tenant lounge & conference center

ELEVATE YOUR WORKDAY

Indulge in an elegant collection of on-site amenities at 201 Spear Street. From modernized lounge spaces to outdoor terraces with expansive views, each space has been curated to fuel creativity and enhance the well-being of employees.

EXPERIENCE



Car charging station



Outdoor plaza



Onsite Starbucks &
GOZU Wagyu Restaurant

UNLOCK THE CITY'S

PULSE



Within 0.25 Miles...

50+ Restaurants

35+ Retailers

4 Hotels

4 Parks



Step outside and experience the dynamic pulse of the city, where retail therapy, culinary adventures, and an array of entertainment options are all just minutes away. The vibrant neighborhood tapestry provides the perfect gateway to turn an ordinary workday, extraordinary.

- 8 minutes to BART & Muni Metro Light Rail
- 5 minutes to Salesforce Park & Transit Center
- 4 minutes to F-Line & Wharves Streetcar
- 9 minutes to Ferry Plaza Terminal

	Walk Score	97
	Transit Score	100
	Bike Score	80

RIGHT OUTSIDE YOUR

OFFICE DOOR

AT THE EPICENTER

The Spear Street Corridor, a thriving hub hosting the headquarters of influential tech and financial services companies, also features thousands of high-end residential units, embodying a seamless blend of innovation and luxurious living. Nestled beside the lively East Cut CBD, 201 Spear effortlessly harmonizes work and leisure, offering a seamless fusion of productivity and relaxation around the clock.

CORPORATE NEIGHBORS:

Google

AUTODESK

DocuSign

amazon

databricks

charles
SCHWAB



GAP

workday

OF GROWTH

SAN FRANCISCO / CA

1,500+
New residential units planned

4,700+
New residential units since 2013





Embark on a new adventure in
one of San Francisco's
most sought-after locations.

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