

# 201 SPEAR SAN FRANCISCO



**strada**  
Investment Group

 **CUSHMAN &  
WAKEFIELD**

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

COMING SOON

201  
SPEAR



AMENITY CENTER

## HIGHLIGHTS

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





CONFERENCE ROOM



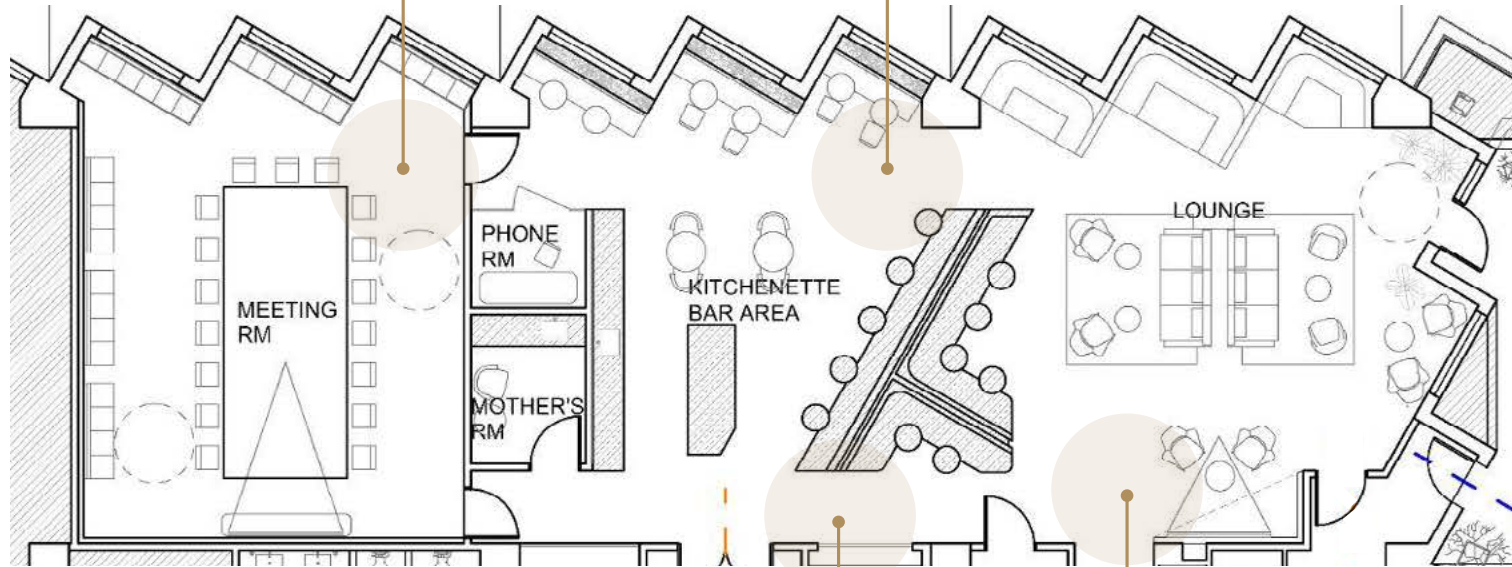
CAFE SPACE



ROOFTOP TERRACE



201  
SPEAR  
SAN FRANCISCO



2,500 SF LOUNGE & EVENT SPACE  
EXCLUSIVE ROOFTOP TERRACE

ROOFTOP TERRACE PLAN

ENTRY VIEW



LOUNGE

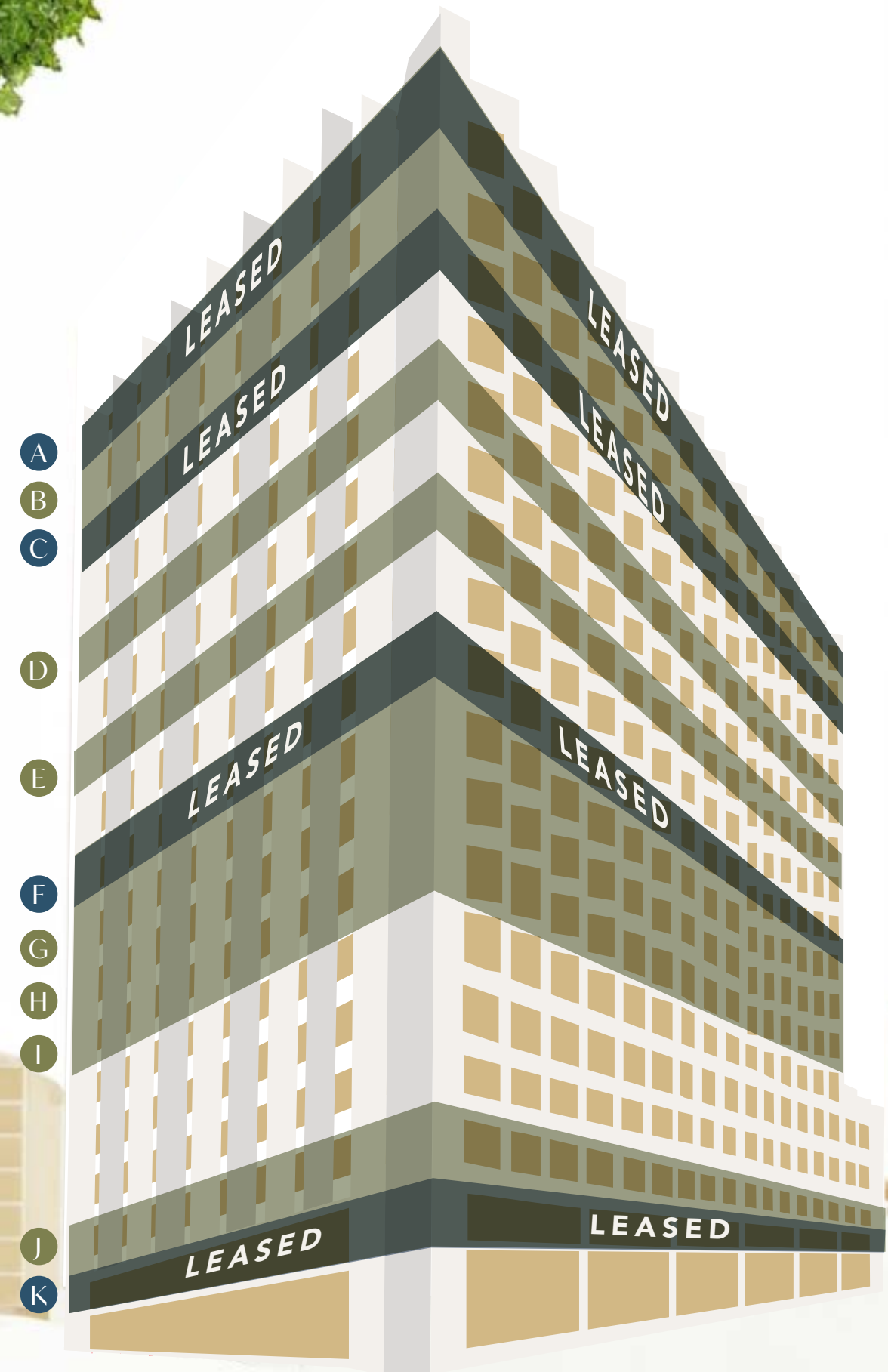




SPACE SOLUTIONS THAT  
**EXCEED** YOUR  
**EXPECTATIONS**

Key	Suite	RSF	Floor Plan	Availability	Suite Notes
A	Suite 1800	8,209 RSF		LEASED	
B	Suite 1700	8,878 RSF	<a href="#">View Plan</a>	NOW	Former spec suite, mostly open layout
C	Suite 1600	8,208 RSF		LEASED	
D	Suite 1400	14,216 RSF	<a href="#">View Plan</a>	NOW	Full floor creative space
E	Suite 1200	14,216 RSF	<a href="#">View Plan</a>	1/1/2025	Plug and Play creative opportunity, full floor with bridge and bay views
F	Suite 1050	7,974 RSF		LEASED	
G	Suite 900	14,216 RSF	<a href="#">View Plan</a>	NOW	Warm shell delivery / Interconnecting staircase to 8 <sup>th</sup> Floor
H	Suite 800	14,216 RSF	<a href="#">View Plan</a>	NOW	Warm shell delivery / Interconnecting staircase to 9 <sup>th</sup> Floor
I	Suite 700	14,195 RSF	<a href="#">View Plan</a>	NOW	Warm shell delivery
J	Suite 300	17,221 RSF	<a href="#">View Plan</a>	NOW	Flexible co-working configuration available for full or partial use
K	Suite 250	7,959 RSF	<a href="#">View Plan</a>	NOW	Mix of private office and open space, floor to ceiling windows
K	Suite 220	4,876 RSF		LEASED	

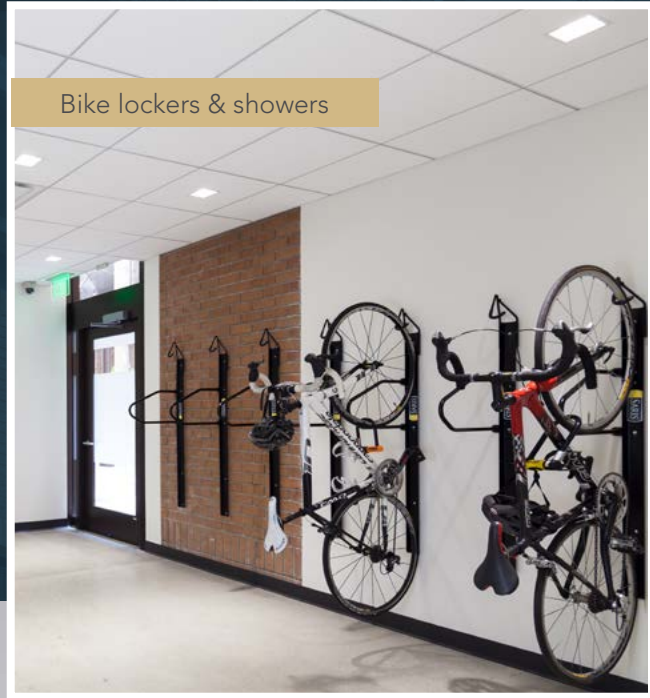
42,627 RSF  
 CONTIGUOUS







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



 Salesforce Park & Transit Center

201  
SPEAR

 SAN FRANCISCO FERRY BUILDING G

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.

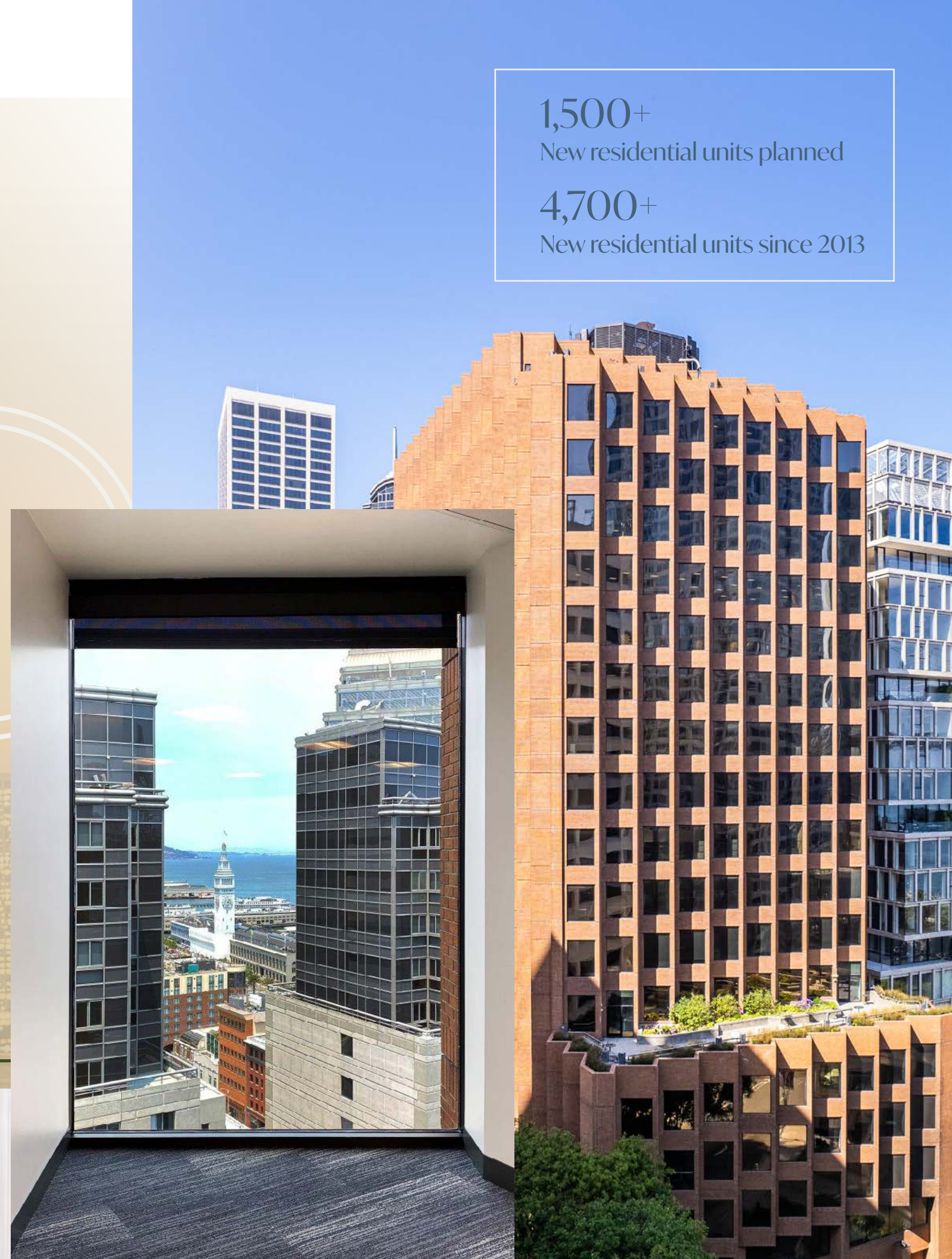
## CORPORATE NEIGHBORS:



# OF GROWTH

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.

For More Information, Please Contact:

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