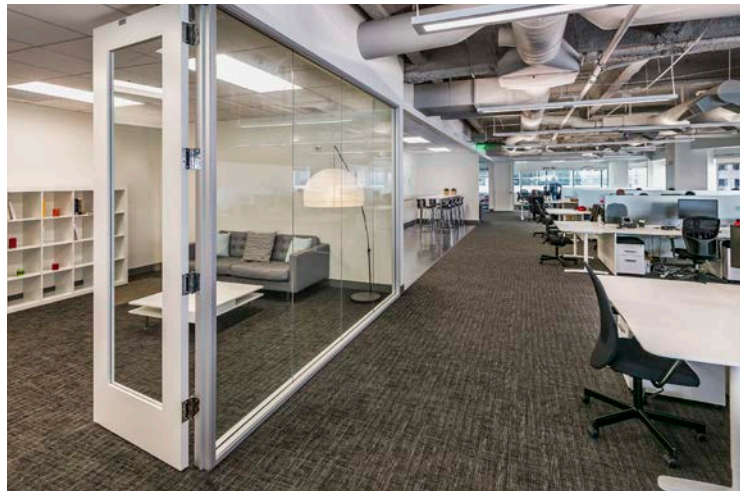




150 SPEAR



THE SPACE



## THE BUILDING

150 Spear Street is a 270,000 SF Class A building located directly along the desirable Spear Street Corridor in San Francisco's South Financial District. Just a block from the waterfront, 150 Spear Street offers its tenants easy access via the Ferry, Embarcadero BART/Muni Lightrail Station, Transbay and Muni buses, and the Bay Bridge. San Francisco's landmark mixed-use Rincon Center is directly across the street, and some of the city's finest luxury housing and most desirable amenities are just a short walk away, including the Ferry Building, the Embarcadero Promenade, and Restaurant Row. The area is favored by countless Fortune 500 companies and is home to some of San Francisco's largest and most important employers.



150 Spear was recently named the **2018 Energy Star Property of the Year** at the JLL Engineering Services Conference with an Energy Star Score of 99 out of 100.



# LOCAL HIGHLIGHTS



## SF MOMA

Recently expanded, the San Francisco Museum of Modern Art contains over 33,000 pieces of art.



## 150 Spear Street



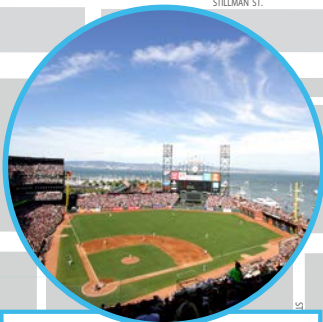
## Ferry Building

Ferry terminal and marketplace featuring artisanal foods, local vendors, and farmer's market.



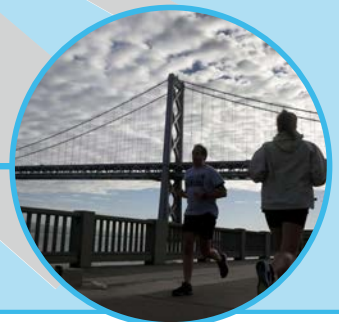
## Transbay Terminal

Opening late 2019, this state-of-the-art transit terminal will connect 11 public transit systems. It will also feature new shopping & dining and a 5.4 acre public rooftop park.



## Oracle Park

Home of the San Francisco Giants. Popular destination for games, concerts, and events.

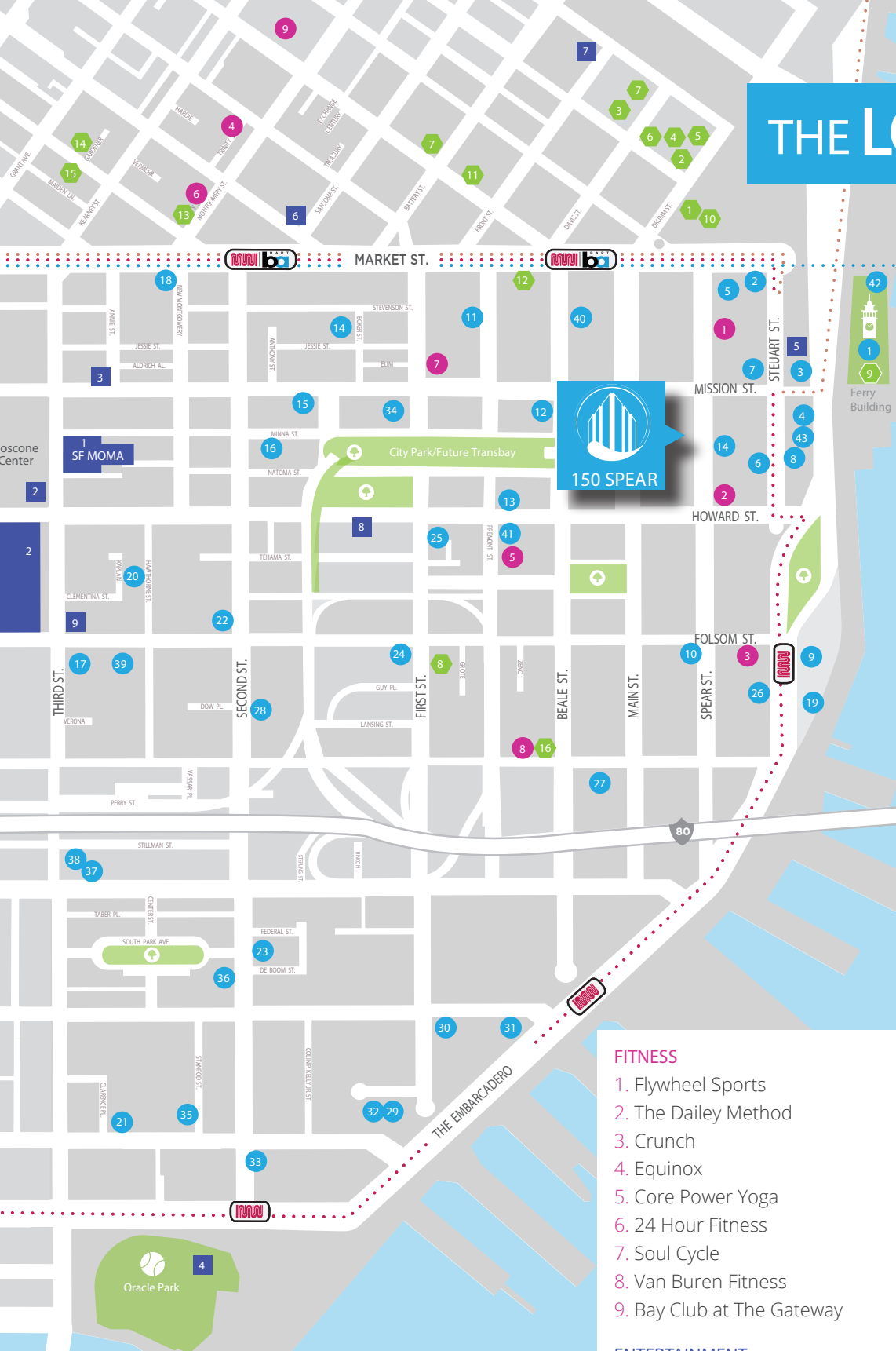


## The Embarcadero

This 3 mile waterway & roadway extends along the eastern border of the city and is a popular destination for tourists and joggers for its beautiful views of the Bay and scenic walking paths.



# THE LOCATION



## RESTAURANTS

1. Ferry Building - Multiple
2. One Market
3. Americano
4. Boulevard
5. One Market Plaza - Multiple
6. Rincon Center - Multiple
7. Rosa Mexicano
8. Ozumo
9. Epic Steak
10. Prospect
11. 50 Fremont - Multiple
12. International Smoke
13. Town Hall
14. Yank Sing - Multiple
15. Salt House
16. Anchor & Hope
17. Osha Thai
18. Pied Piper
19. Waterbar
20. Benu
21. Saison
22. Fly Trap
23. 21st Amendment
24. Local Kitchen & Wine Merchant
25. Spice Kit
26. Palomino
27. Gabby Cafe
28. Red Dog Restaurant + Bar
29. Town's End Bakery
30. Crossroads Cafe
31. Delancey Street
32. House of Hunan
33. Paragon Restaurant + Bar
34. Proper Food
35. Tres
36. Ozone Thai
37. La Briciola
38. Garaje
39. Canton Seafood + Dim Sum
40. Portico
41. Sushi Fantastic
42. Slanted Door
43. Super Duper Burger

## FITNESS

1. Flywheel Sports
2. The Dailey Method
3. Crunch
4. Equinox
5. Core Power Yoga
6. 24 Hour Fitness
7. Soul Cycle
8. Van Buren Fitness
9. Bay Club at The Gateway

## ENTERTAINMENT

1. SF Museum of Modern Art
2. Moscone Convention Center
3. California Historical Society
4. Oracle Park
5. SF Railway Museum
6. Theatre Rhinoceros
7. Landmark Theater
8. Eagle Club Indoor Golf
9. SPiN

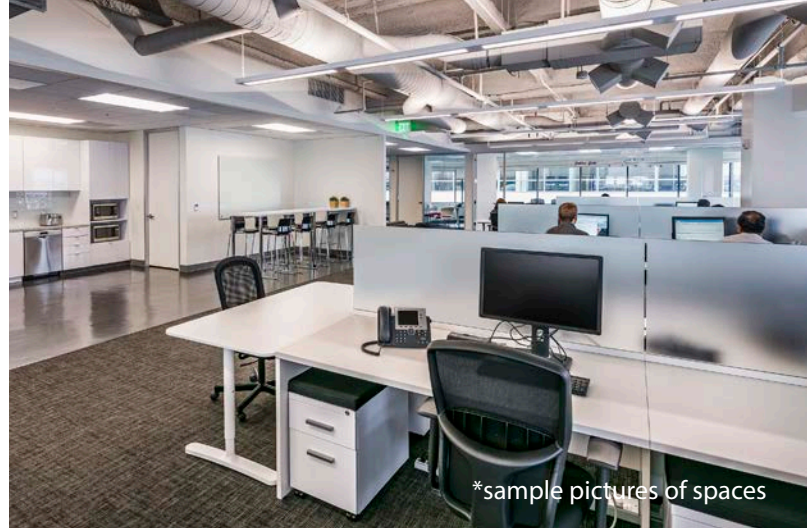
## SHOPPING

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Ann Taylor Loft</li> <li>2. Ann Taylor</li> <li>3. Banana Republic</li> <li>4. Edwards Luggage</li> <li>5. Lucy Activewear</li> <li>6. Gap</li> <li>7. Papyrus (3)</li> <li>8. Publique Living</li> </ol> | <ol style="list-style-type: none"> <li>9. Sur La Table</li> <li>10. GNC</li> <li>11. Financial District Hardware</li> <li>12. Carlton Cards</li> <li>13. Crocker Galleria</li> <li>14. The North Face</li> <li>15. Marmot</li> <li>16. Luxury Pets</li> </ol> |
|---|---|



150 SPEAR

**AVAILABILITIES**



\*sample pictures of spaces

# SUITE 750

7,300 RSF

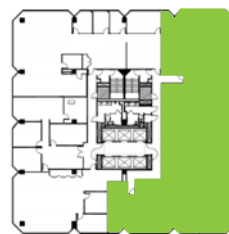
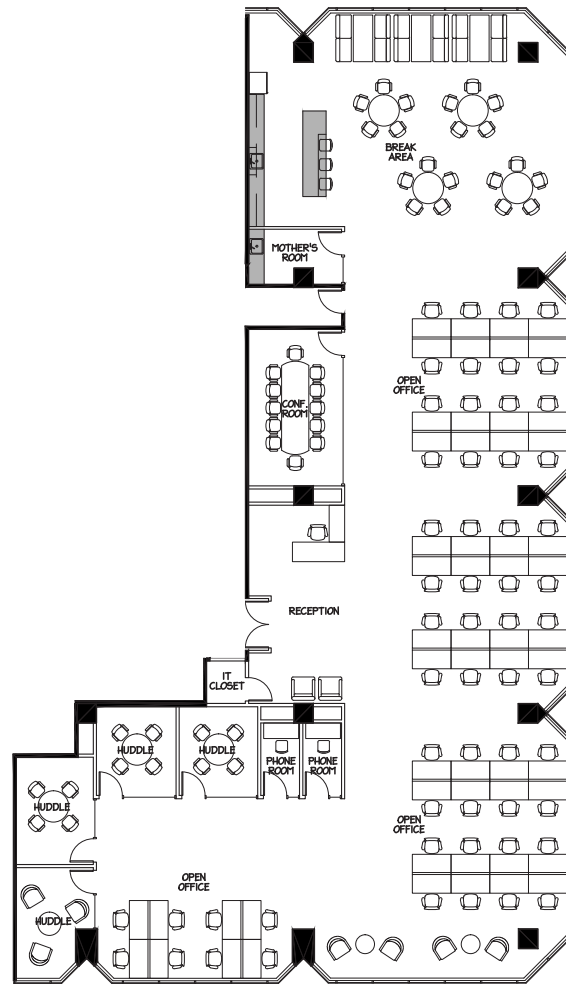
- Brand new spec suite
- Available now
- Boardroom
- 4 Huddle rooms
- 2 Phone rooms
- Mother's room
- Large open area
- Open kitchen
- Exposed ceiling
- Exposed concrete



Virtual Tour



150 SPEAR



Spear Street

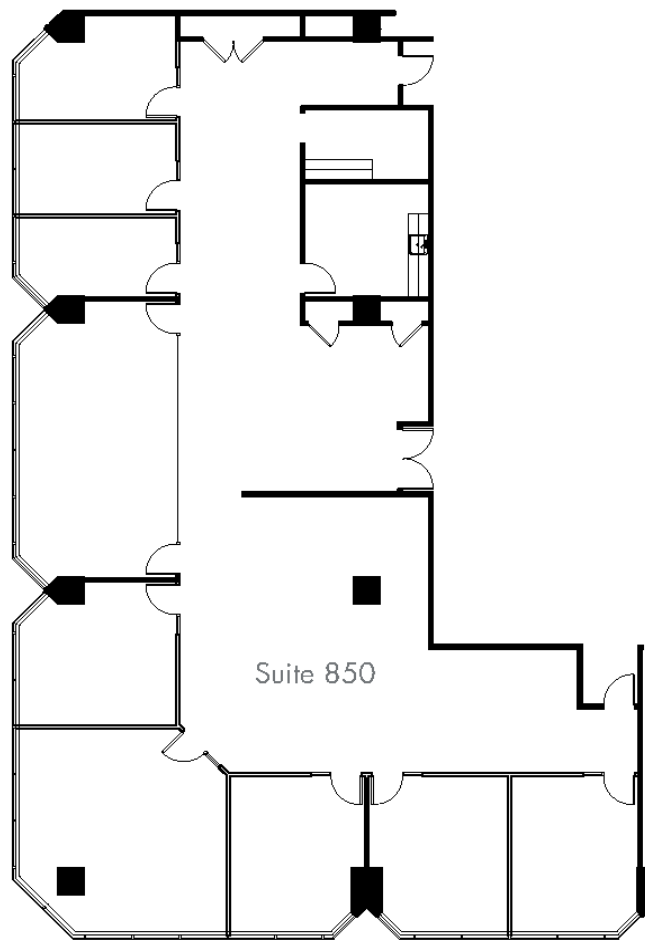


\*sample pictures of spaces

# SUITE 850

5,208 RSF

- Available September 1, 2020
- Professional firm layout
- 7 Private offices
- 2 Conference rooms
- Kitchenette
- Storage
- Open area
- Elevator Identity



Spear Street



150 SPEAR



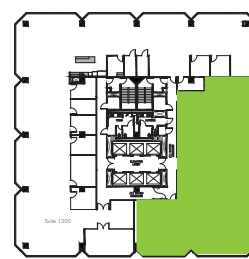
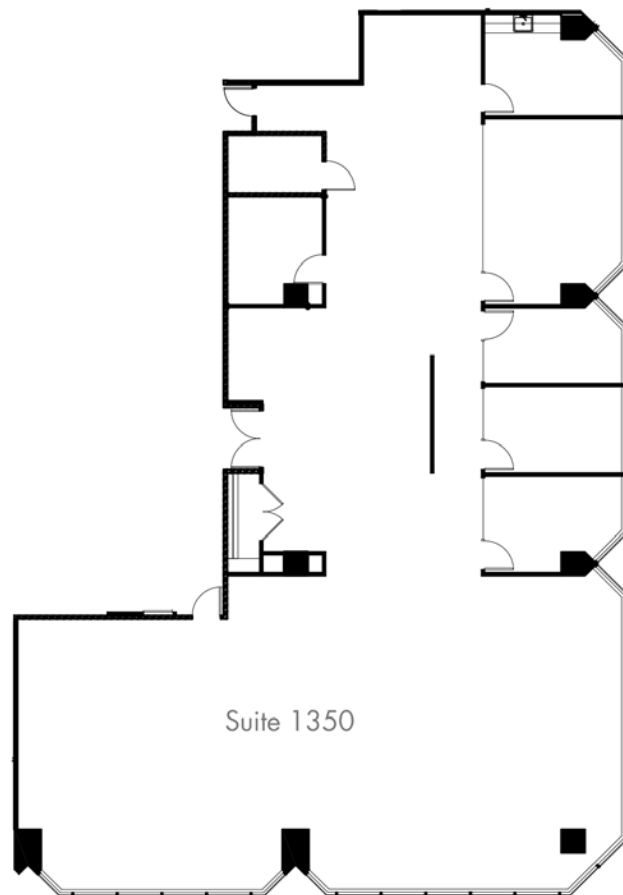


\*sample pictures of spaces

# SUITE 1350

5,225 RSF

- Available December 1, 2020
- 3 Private offices
- 2 Conference rooms
- Kitchenette
- Open area
- Bay views



150 SPEAR



## BRAND NEW LOBBY COMPLETE



150 SPEAR

## FOR MORE INFORMATION:

**Matt Shewey**

+1 415 395 7255

[Matt.Shewey@am.jll.com](mailto:Matt.Shewey@am.jll.com)

RE License # 01445125

**Steve Anderson**

+ 1 415 395 7265

[Steve.Anderson@am.jll.com](mailto:Steve.Anderson@am.jll.com)

RE License # 00869389