



# 201

SPEAR STREET

Bay View and Market  
Ready Suites Available





# SPEC SUITES & LARGE BLOCK OPPORTUNITIES



SUITE 1700 | 8,759 RSF | NOW | SPEC SUITE | [Virtual Tour](#)  
SUITE 1600 | 8,095 RSF | AVAILABLE NOW

SUITE 1400 | 14,011 RSF | AVAILABLE NOW

SUITE 900 | 14,024 RSF | AVAILABLE NOW  
SUITE 800 | 14,024 RSF | AVAILABLE NOW  
SUITE 700 | 14,004 RSF | AVAILABLE NOW

INTERCONNECTING STAIRWELL  
TO 8TH FLR  
INTERCONNECTING STAIRWELL  
TO 9TH FLR

42,052 RSF, CONTIGUOUS

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## CURRENT AVAILABILITIES

SUITE	RSF	AVAILABILITY	DESCRIPTION
1700	8,759	Available Now	Creative open plan spec suite, partial bay views and double door entry. Landlord willing to “turnkey” additional offices. Will consider short term deals. <a href="#">Virtual Tour</a>
1600	8,095	Available Now	Turnkey solution creative space, partial bay views, 1 large conference room, 5 huddle rooms/offices, large open area for ±50 workstations, kitchen/break area. Furniture available. Will consider short-term deals.
1400	14,011	Available Now	Turnkey full floor creative space: 1 large conference room, 7 small conference rooms, 5 private offices, kitchen/break area and open area. Furniture potentially available.
900	14,024	Available Now	Full floor with bay and city views. Interconnecting stairwell to the 8th floor. Warm shell delivery. Generous TI package available.
800	14,024	Available Now	Full floor with bay and city views. Interconnecting stairwell to the 9th floor. Warm shell delivery. Generous TI package available
700	14,004	Available Now	Full floor with bay and city views. Warm shell delivery. Generous TI package available.

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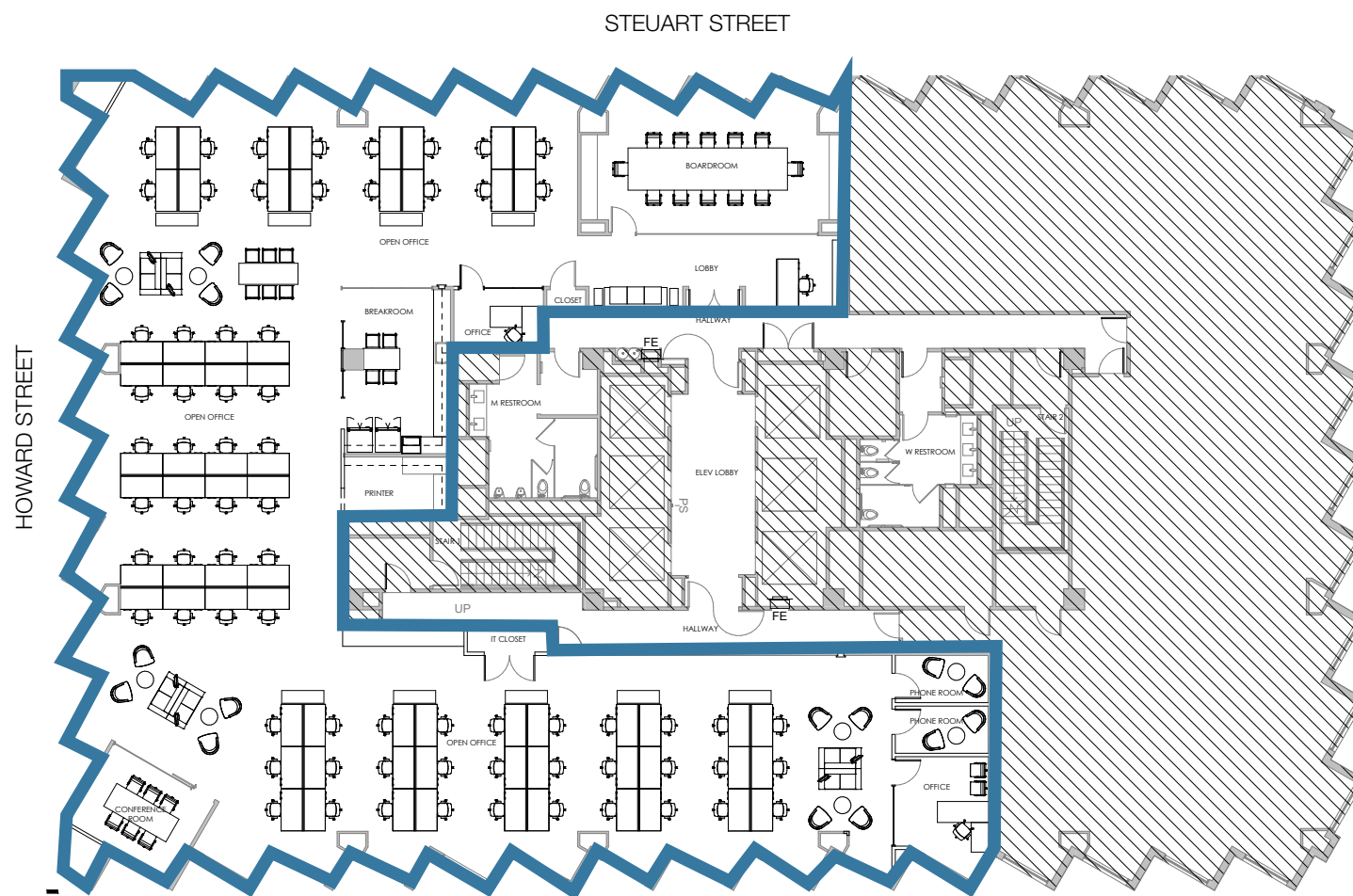
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**SUITE 1700**  
**8,759 RSF**  
[VIRTUAL TOUR](#)



\*Hypothetical Furniture Plan

**Creative Spec Suite**

**Partial Exposed Ceiling**

**Open Kitchen**

**Glass Offices / Conference Room**

**1 Private Office, 2 Call Rooms**

**2 Conference Rooms**

**Kitchen/Break Area**

**Open Area for 70 Workstations**

**Available Now**

**LL Willing to Build Additional Offices**

**Will Consider Short-Term Deals**

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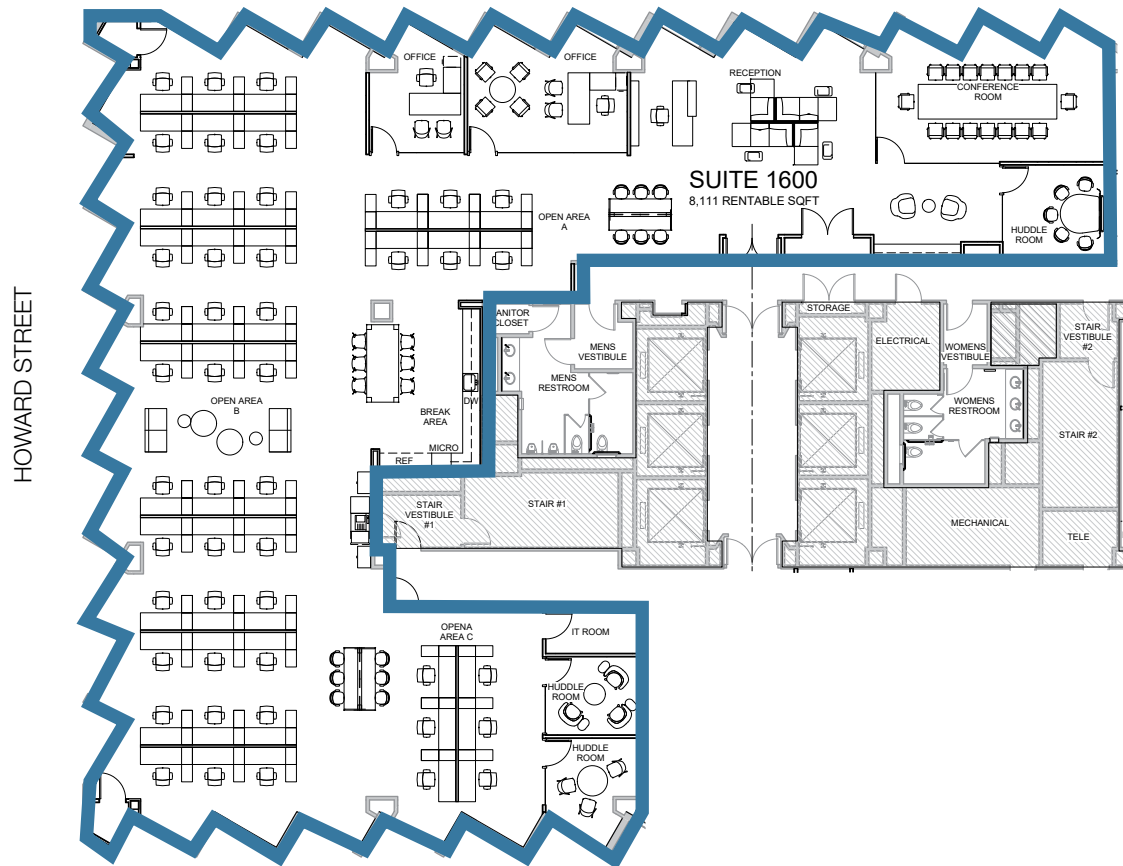




**201**  
SPEAR STREET

**SUITE 1600**  
**8,095 RSF**

STEUART STREET



\*Hypothetical Furniture Plan

**Creative Space - Turnkey Solution**

**Partial Bay Views**

**1 Large Conference Room**

**5 Huddle Rooms/Offices**

**Large Open Area for  $\pm$ 50 Workstations**

**Kitchen/Break Area**

**Available Now**

**Will Consider Short-Term Deals**

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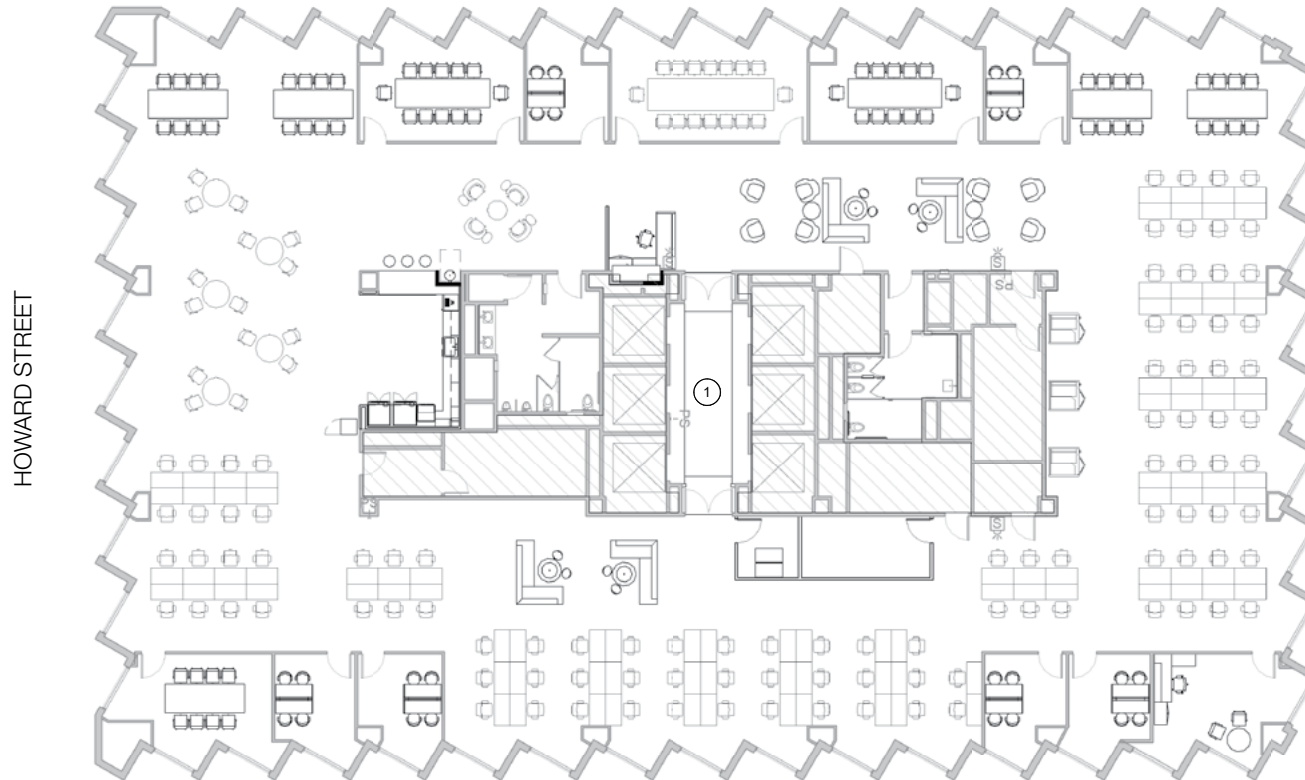
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**SUITE 1400**  
**14,011 RSF**

STEUART STREET



HOWARD STREET

\*Hypothetical Furniture Plan

**Full Floor Creative Space**

**Turnkey Solution**

**1 Large Conference Room**

**7 Small Conference Rooms**

**5 Private Offices**

**Kitchen/Break Area**

**Open Area**

**Furniture Potentially Available**

**Available Now**

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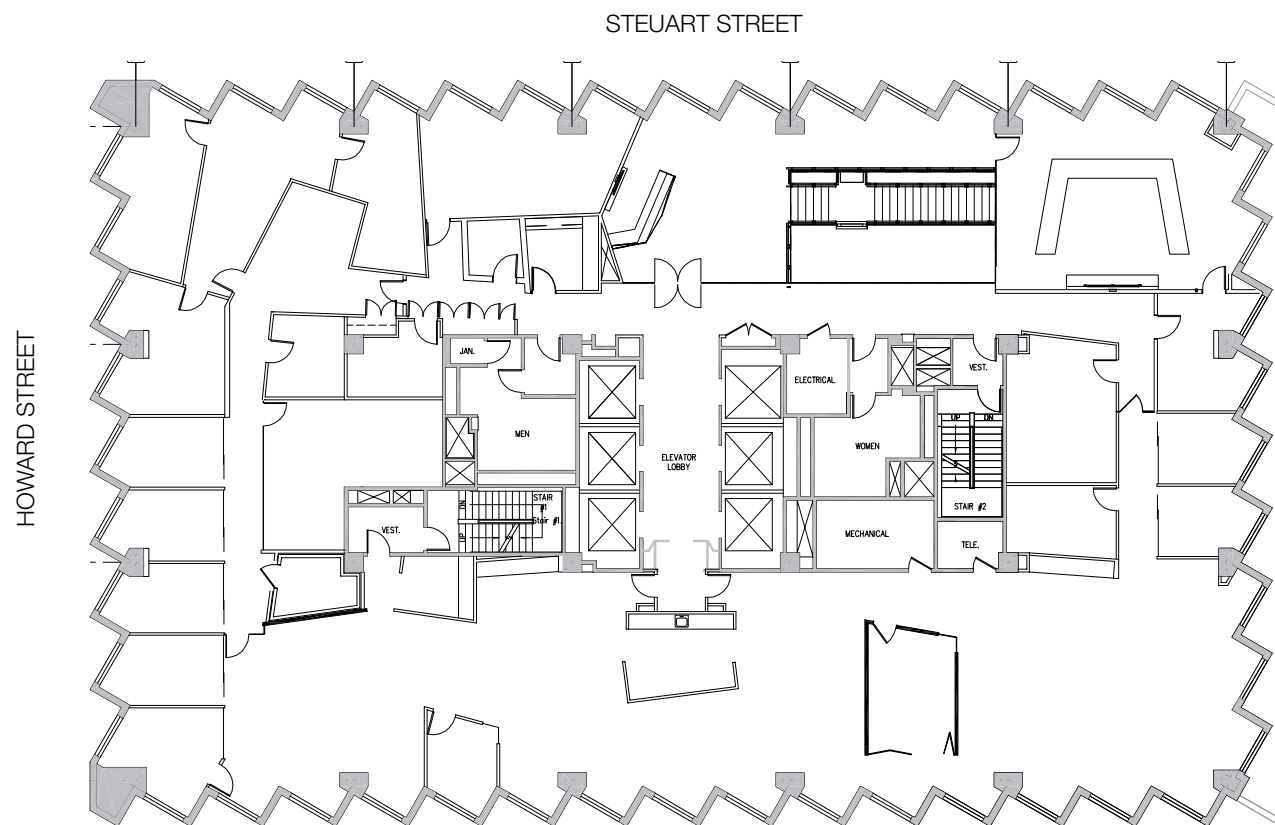
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**SUITE 900**  
**14,024 RSF**



**Full Floor with Partial Bay  
and City Views**

**Warm Shell Delivery**

**Interconnecting stairwell to 8th Floor**

**Generous TI Package Available**

**Available Now**

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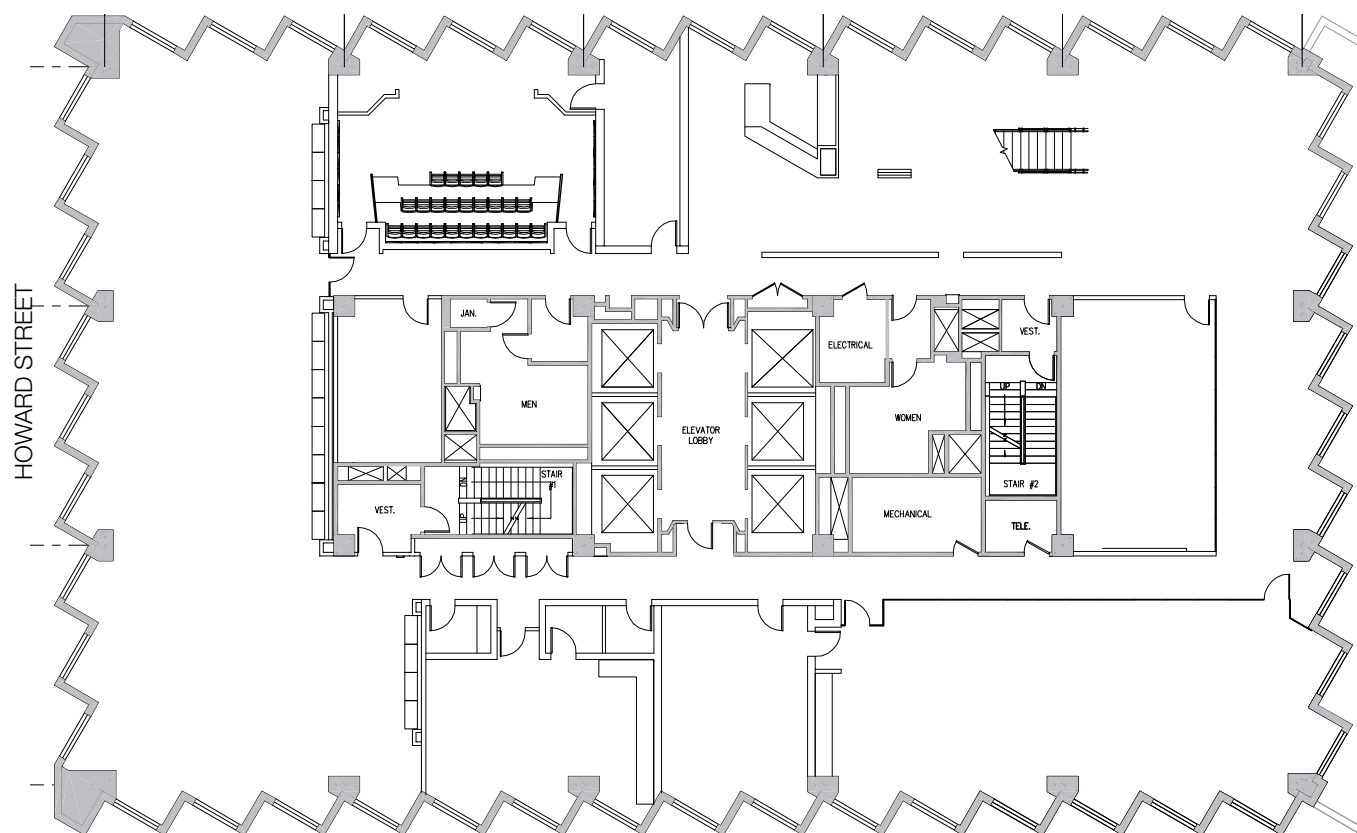




**201**  
SPEAR STREET

**SUITE 800**  
**14,024 RSF**

STEUART STREET



**Full Floor with Partial Bay  
and City Views**

**Warm Shell Delivery**

**Interconnecting stairwell to 9th Floor**

**Generous TI Package Available**

**Available Now**

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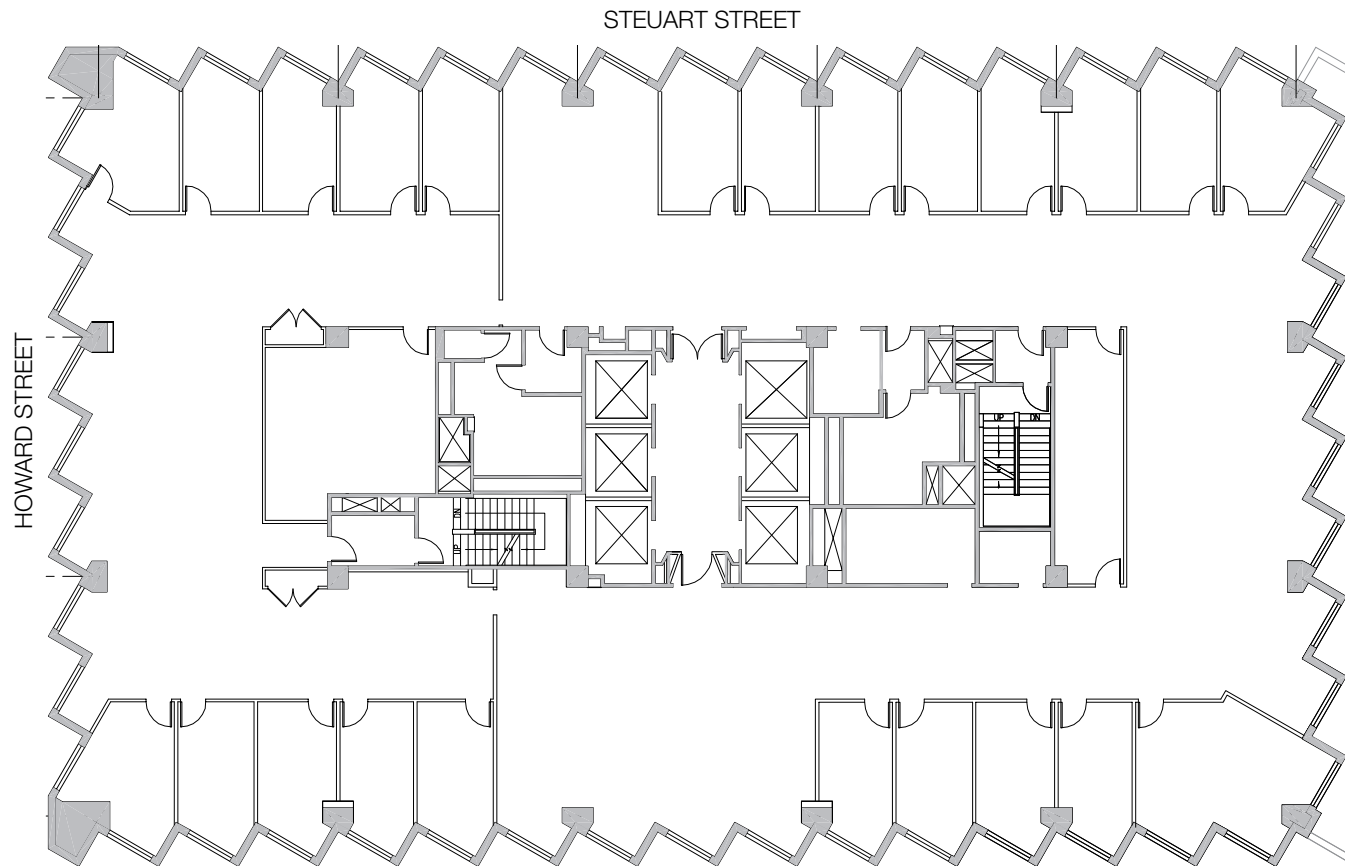
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**SUITE 700**  
**14,004 RSF**



**Full Floor with Partial Bay  
and City Views**

**Warm Shell Delivery**

**Generous TI Package Available**

**Available Now**

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## MODERNIZATION HIGHLIGHTS

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**Major Lobby Renovation Completed**

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**Exclusive Tenant Lounge**

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**Conference Facility**

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**Locker Room With Showers**

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**Bicycle Parking**

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**Refreshed Elevator Cabs**

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**Upgraded Common Areas**

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**Gozu, a Wagyu Beef Restaurant**

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## TENANT AMENITIES

- 1** Tenant Showers/  
Locker Room
- 2** Bicycle Storage
- 3** Tenant Conference  
Facility
- 4** Onsite Property  
Manager
- 5** Dry Cleaners
- 6** Gozu Restaurant
- 7** Tenant Lounge
- 8** Starbucks

