

FOR LEASE

Highly Improved Creative Office

444 Spear | SOMA



Spec Suites Completed

Highlights

- SOMA, near Embarcadero MUNI
- Easy freeway access
- Located across from the Embarcadero
- Parking available at the building
- High ceilings
- New common area shower available to all tenants
- HVAC
- Operable windows

Available Suites

Suite 205:	5,074 SF
Suite 210:	4,692 SF
Suite 200*:	2,098 SF
Suite 220:	3,526 SF
Suite 215:	3,404 SF

Can be combined for a total of 9,766 SF

**Suite 200 is expandable to 2,740*

CONTACT

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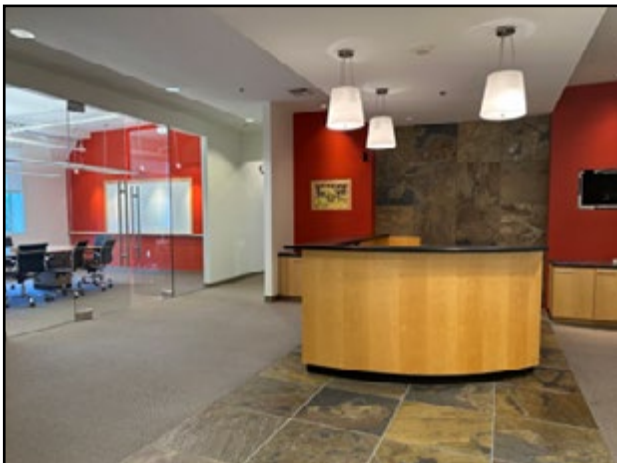
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444 Spear | Suite 205



FLOOR PLAN

- 5,074 SF
- 8 Private Offices
- Spacious Conference Room
- New Kitchen
- Open Work Area



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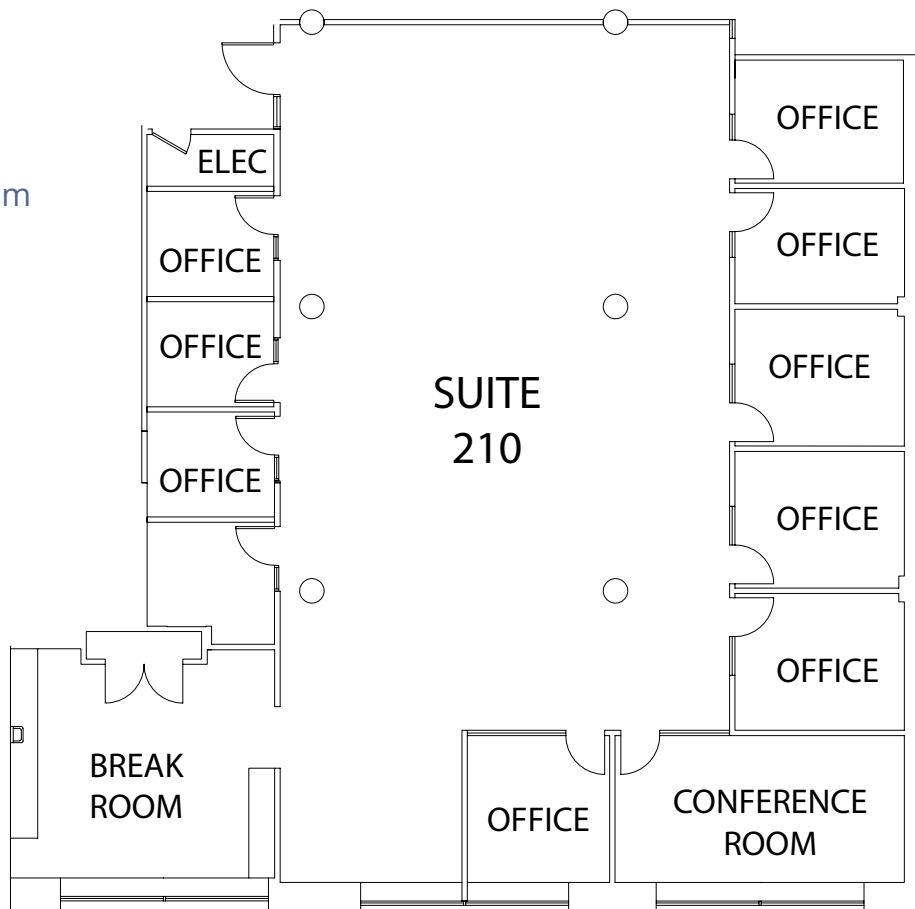
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444 Spear | Suite 210

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FLOOR PLAN

- 4,692 SF
- 9 Private Offices
- Spacious Conference Room
- Large Kitchen
- Open Work Area



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444 Spear | Suite 200

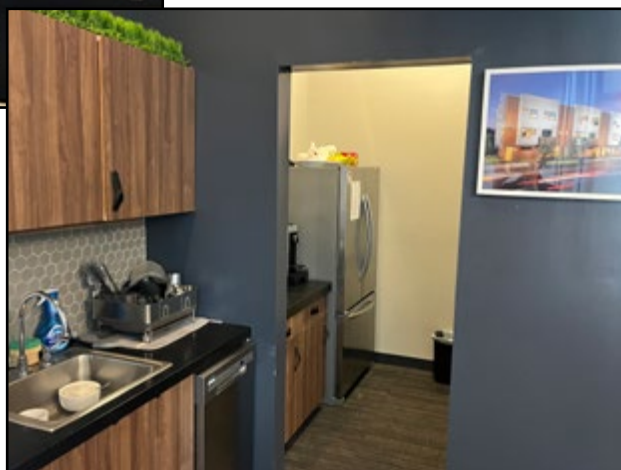
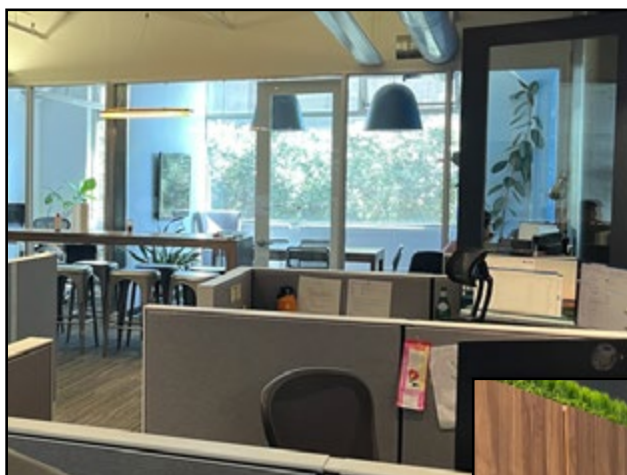
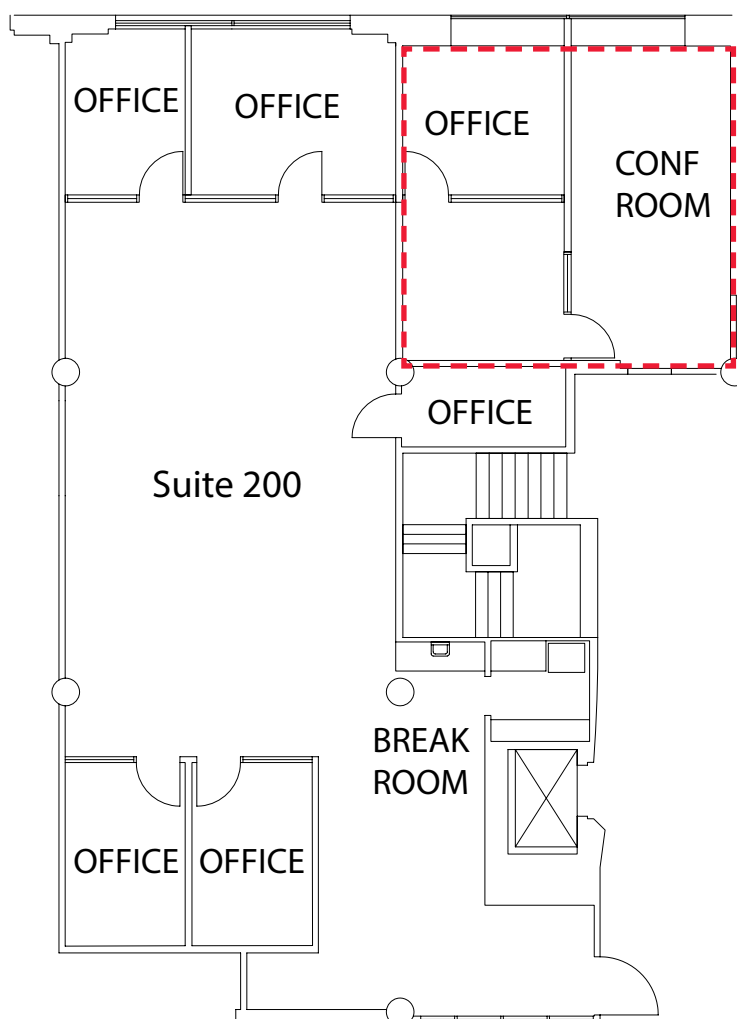
Spec Suite Completed

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FLOOR PLAN

- 2,098 SF (Expandable to 2,740 SF)
- 5 Private Offices
- Large Conference Room
- Kitchen
- Open Work Area

SPEAR STREET



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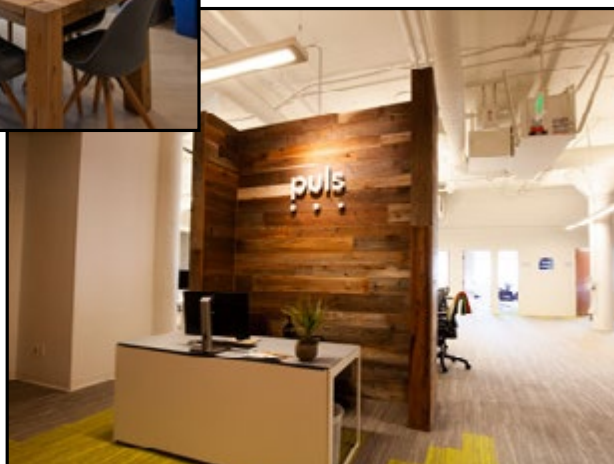
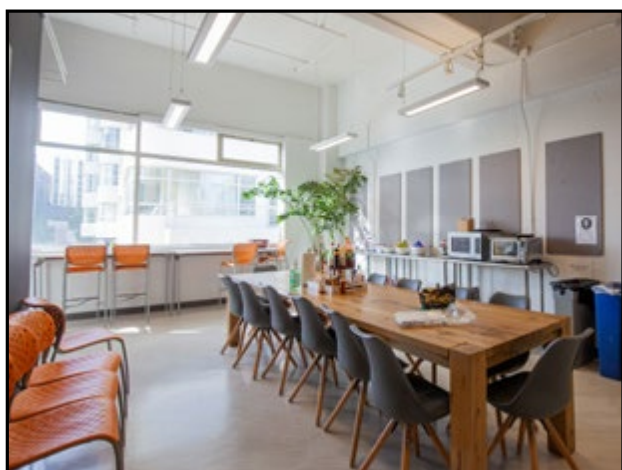
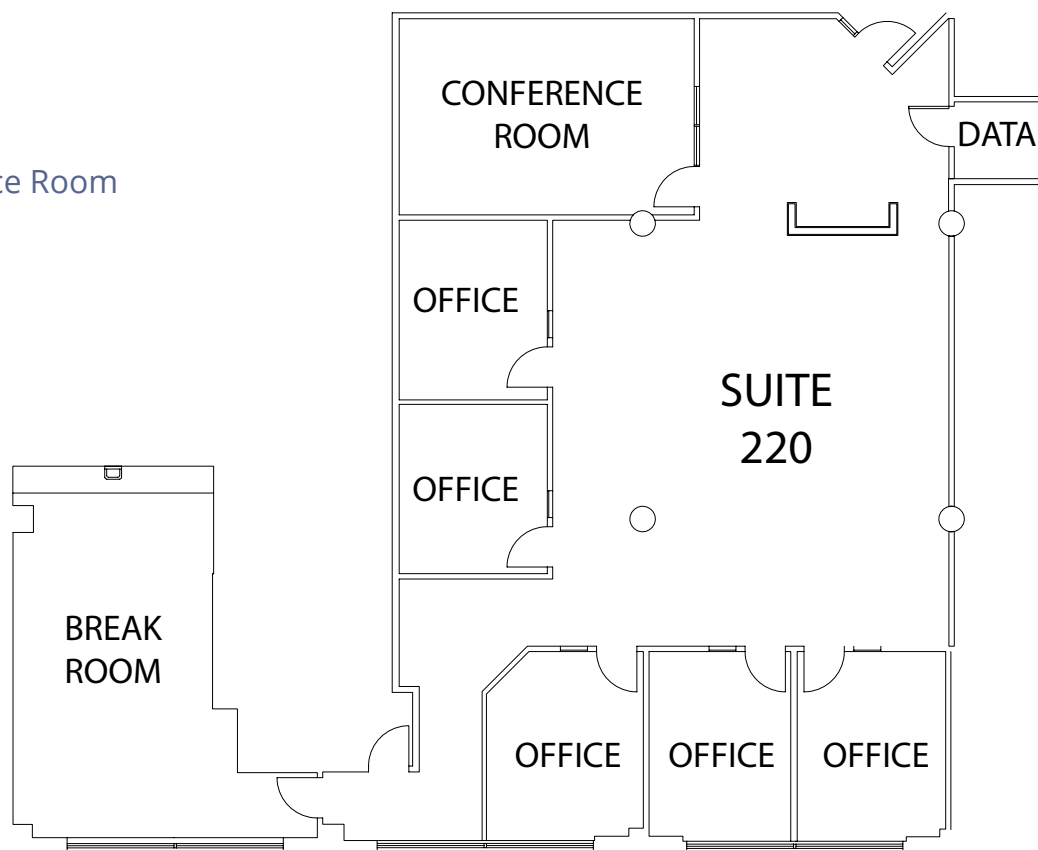
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444 Spear | Suite 220 *Spec Suite Completed*



FLOOR PLAN

- 3,526 SF
- 5 Private Offices
- Spacious Conference Room
- Large Kitchen
- Open Work Area



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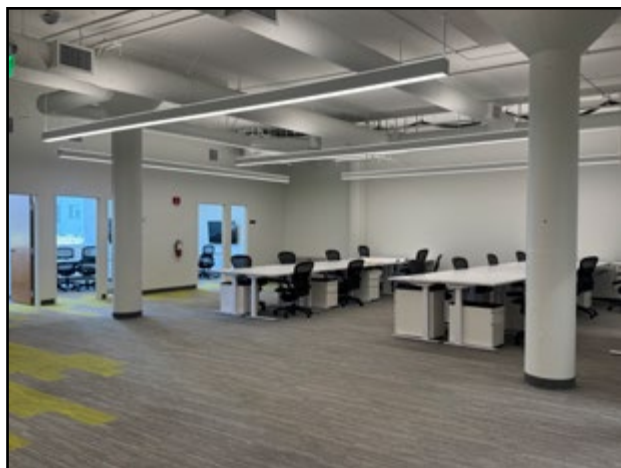
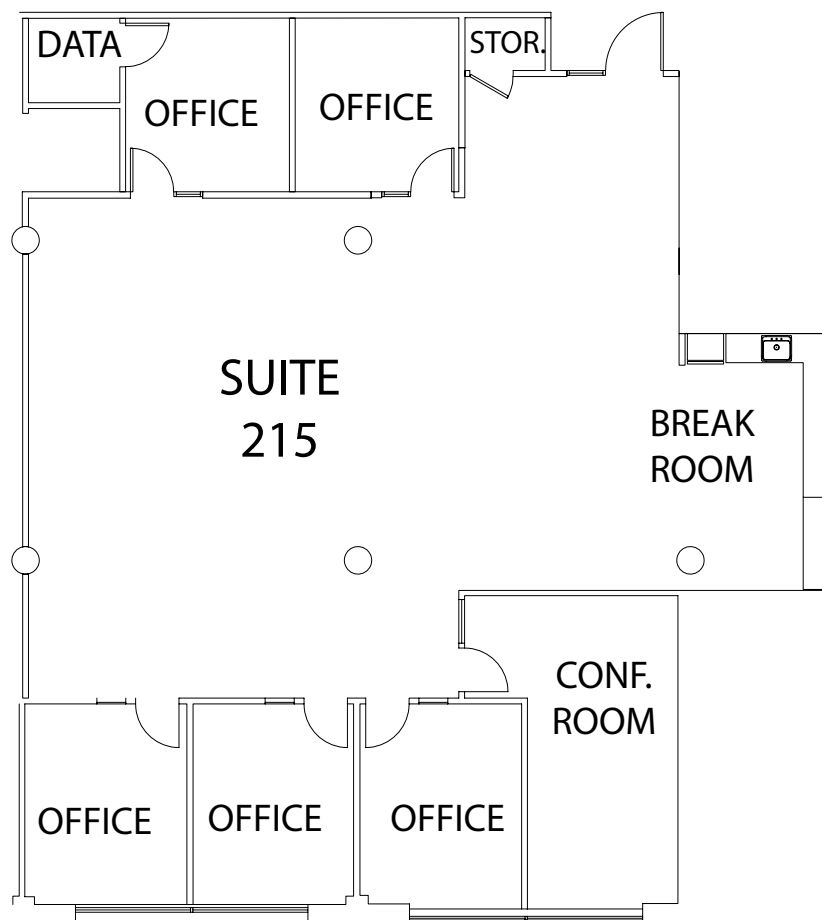
444 Spear | Suite 215

Spec Suite Completed



FLOOR PLAN

- 3,404 SF
- 5 Private Offices
- New Kitchen
- Storage
- Open Work Area



CONTACT

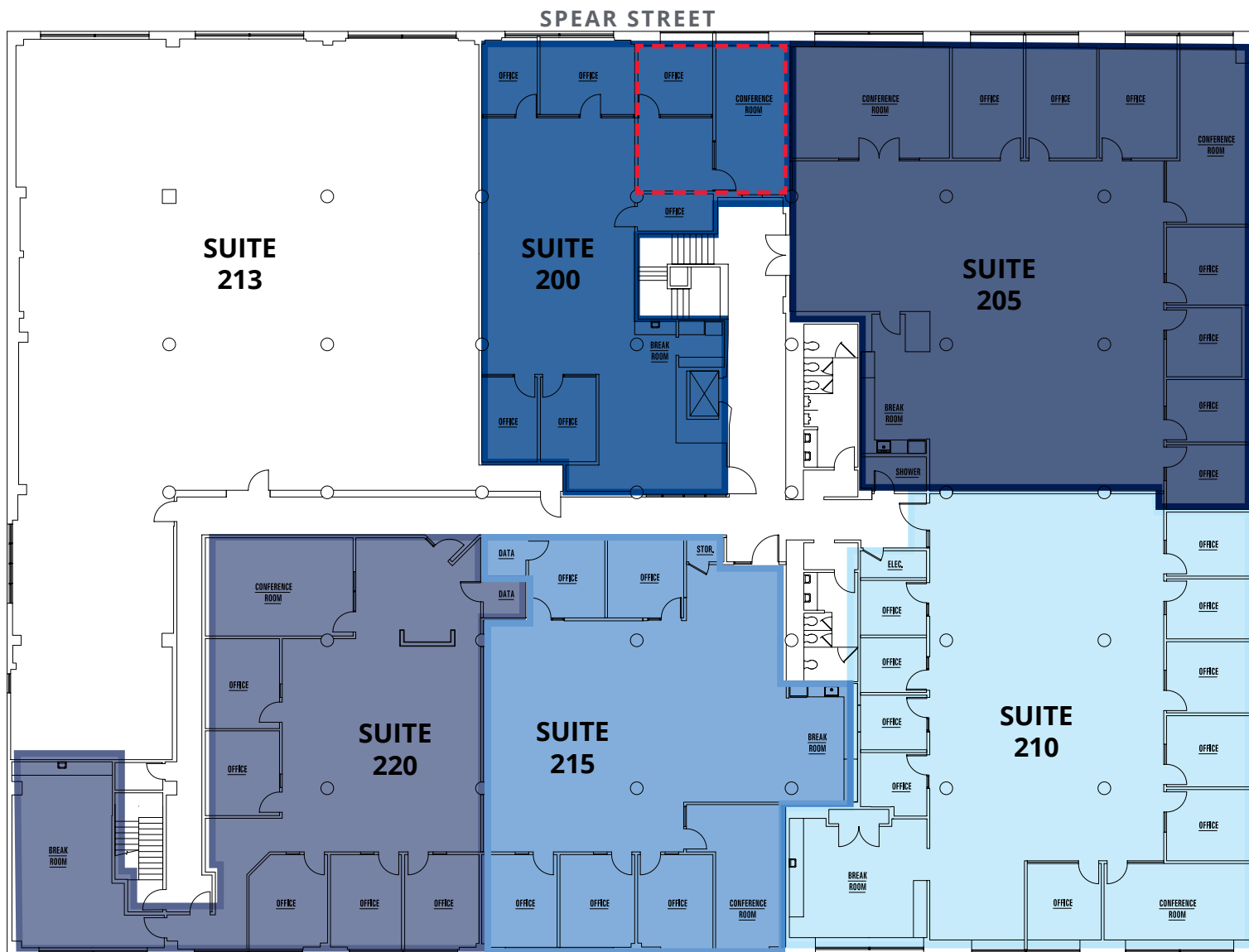
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444 Spear | Second Floor

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SUITE 205 5,074 SF

SUITE 210 4,692 SF

SUITE 200* 2,740 SF

SUITE 220 3,526 SF

SUITE 215 3,404 SF

*Can be
combined
for a total
of 9,766 SF*

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**Suite 200 is expandable to 2,740*

AMENITIES GALORE



ALL WITHIN A MILE



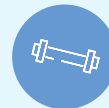
240+
RESTAURANTS
& BARS



50+
RESIDENTIAL
TOWERS



20+
HOTELS



20+
FITNESS



15+
FITNESS

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EASE OF ACCESS

Minutes from the Ferry Building, BART, Muni and **quick** freeway access



LEGEND



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