

188 SPEAR STREET

10TH-12TH FLOORS AVAILABLE
HIGH END CREATIVE PLUG & PLAY SPACE

CBRE

AVAILABLE TOGETHER OR SEPARATELY

10TH FLOOR - 18,363 SF*

11TH FLOOR - 18,363 SF*

12TH FLOOR - 18,302 SF

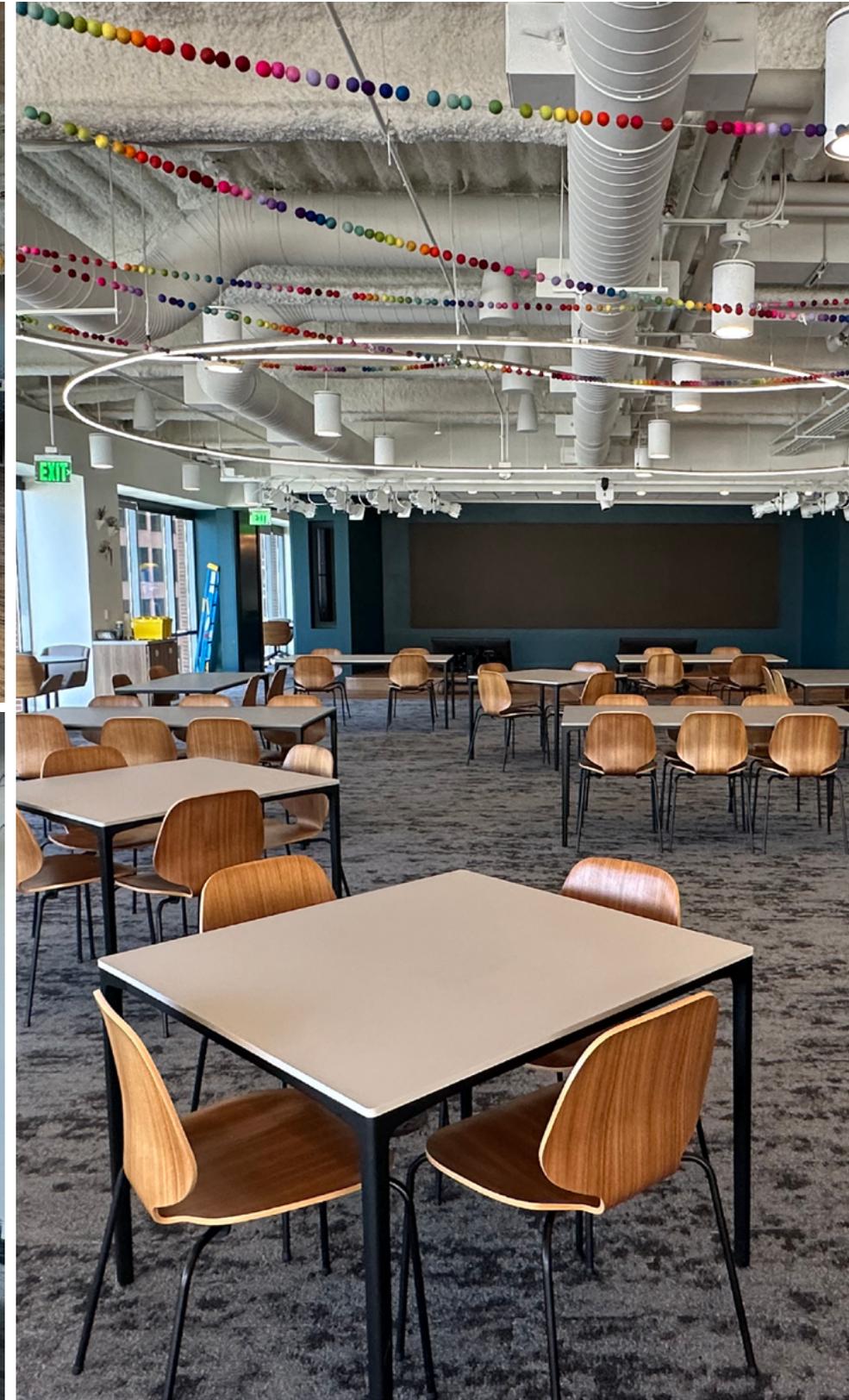
*** 10TH & 11TH MUST BE LEASED TOGETHER**



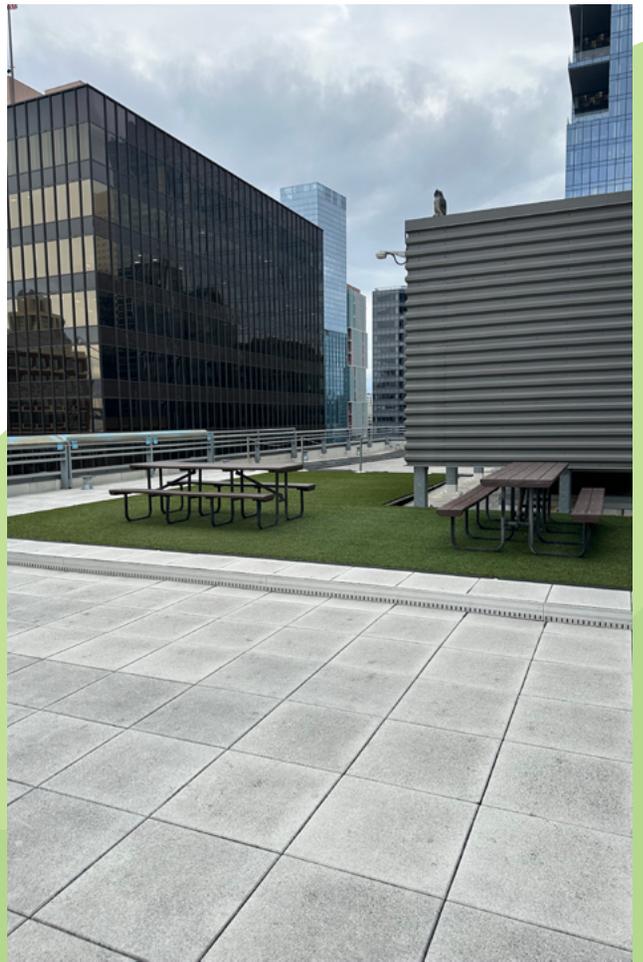
Space Highlights

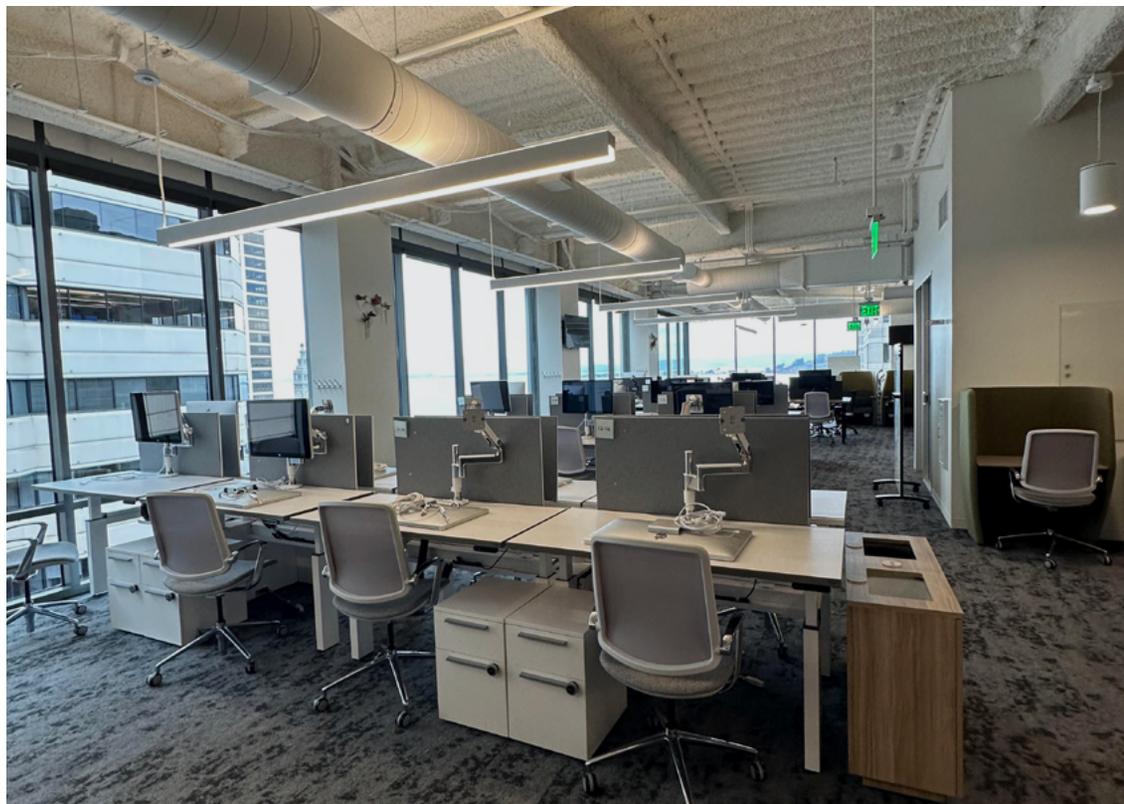
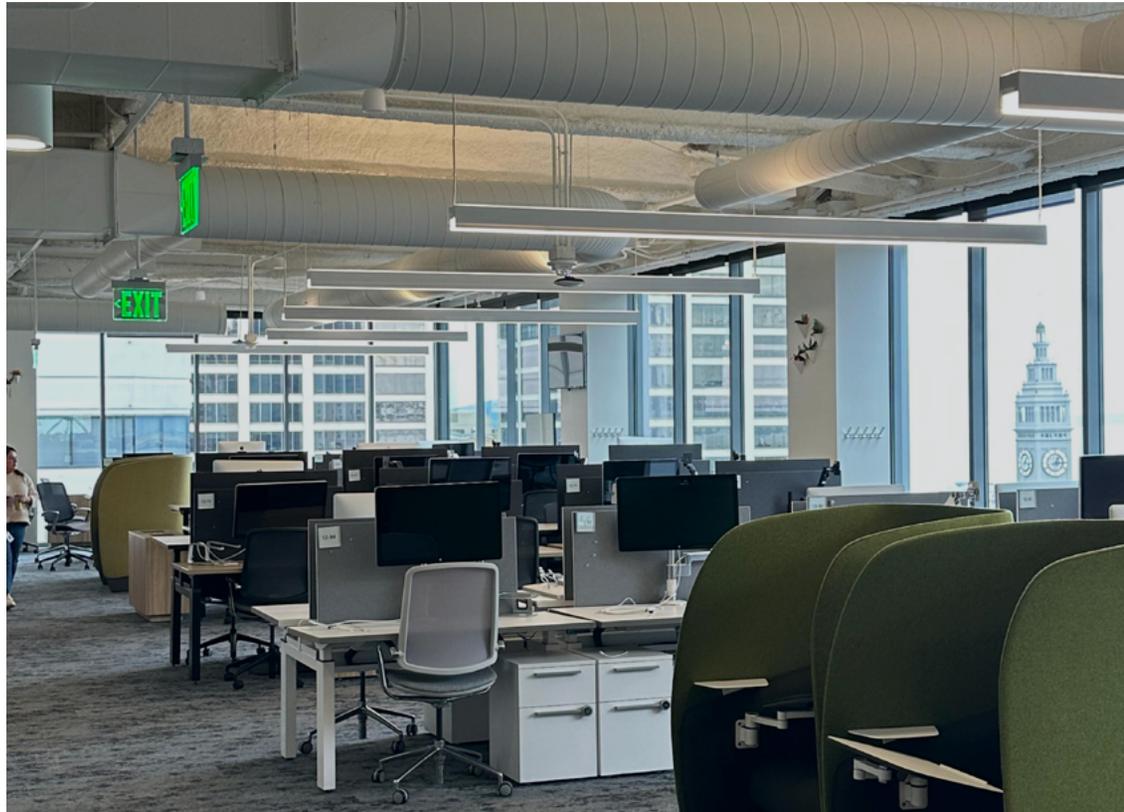
- Views of Bay Bridge, Ferry Building and the Bay
- Exposed Ceilings
- High Quality Finishes & Furniture
- Rental Rate- \$58/sf Full Service
- Term Through July 31, 2027
- Exclusive Roof Deck Access











10TH FLOOR

18,363 SF

* 10th & 11th must be leased together

- STUNNING RECEPTION AREA WITH BAY VIEWS
- LARGE KITCHEN WITH AMPLE DINNING AREA / ALL HANDS SPACE (W/ AV ROOM)
- LARGE BOARDROOM
- 12 CONFERENCE ROOMS OF VARYING SIZES
- 4 PHONE ROOMS
- COFFEE BAR AND COLLABORATIVE AREA
- LARGE TRAINING ROOM
- 50 WORKSTATIONS
- 2 GENDER NEUTRAL RESTROOMS WITH SHOWERS
- 1 ADDITIONAL GENDER NEUTRAL RESTROOM
- 1 WELLNESS ROOM
- 1 MOTHERS ROOM
- LARGE STORAGE ROOMS
- MAILROOM

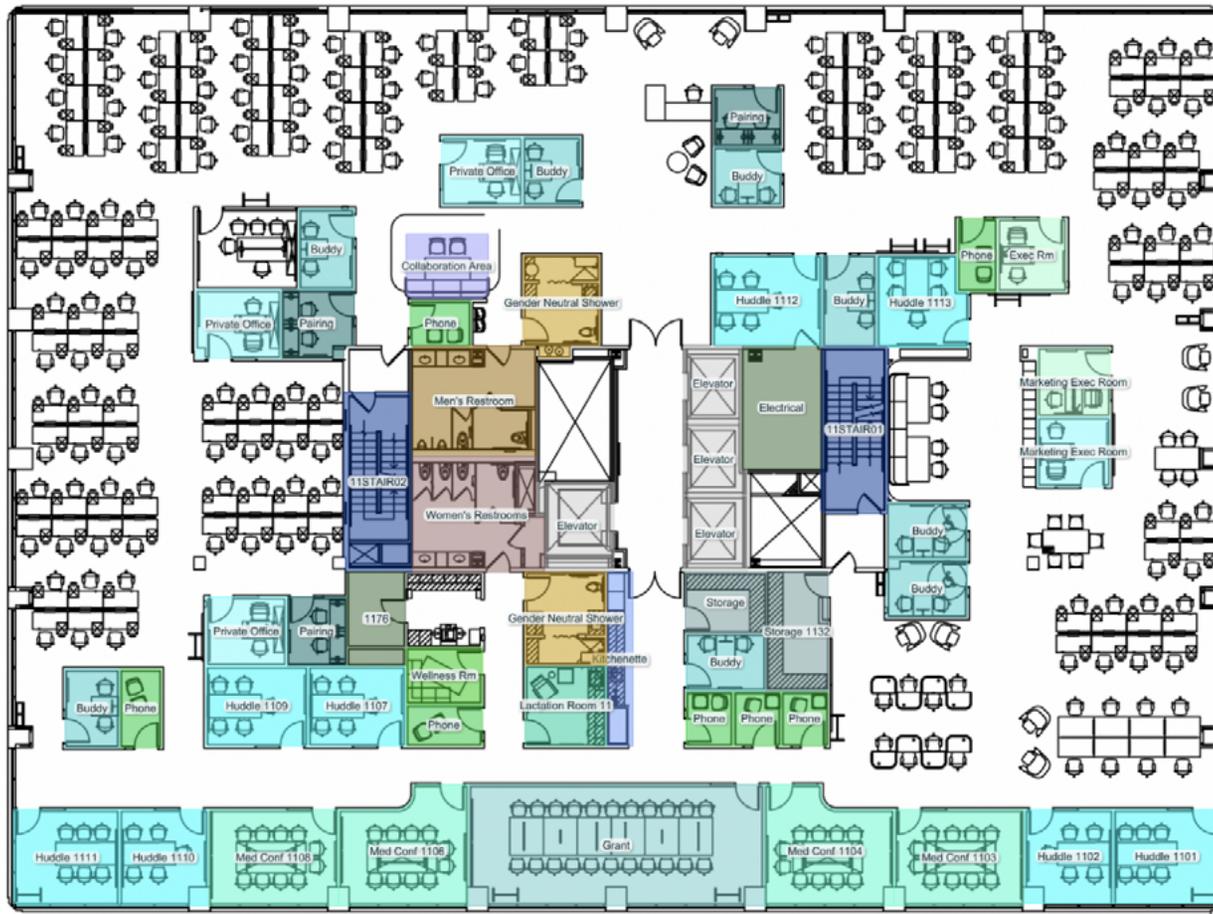


11TH FLOOR

18,363 SF

* 10th & 11th must be leased together

- 1 BOARDROOM
- 4 MEDIUM CONFERENCE ROOMS
- 8 HUDDLE ROOMS
- 6 PRIVATE OFFICES
- 11 SMALL PRIVATE OFFICES
- 7 PHONE ROOMS
- 164 SIT/STAND DESKS & 8 FIXED DESKS
- KITCHEN WITH LARGE REFRIGERATOR
- MEN'S & WOMEN'S RESTROOMS / 2 SHOWERS



12TH FLOOR

18,302 SF

- ULTRA HIGH CEILINGS
- 1 BOARDROOM
- 4 MEDIUM CONFERENCE ROOMS
- 9 HUDDLE ROOMS
- 1 PRIVATE OFFICE
- 7 SMALL PRIVATE OFFICES
- 6 PHONE ROOMS
- 175 SIT/STAND DESKS & 8 FIXED DESKS
- KITCHEN WITH LARGE REFRIGERATOR
- MEN'S & WOMEN'S RESTROOMS / 2 SHOWERS
- EXCLUSIVE ROOF DECK ACCESS





**188
SPEAR
STREET**

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