

205,833 RSF
AVAILABLE FOR LEASE

188

speor

San Francisco, CA

*Rare Full Building
Opportunity Available
with Exterior Signage*

CUSHMAN &
WAKEFIELD

SHORENSTEIN



Thoughtful Design. Exceptional Presence.

Originally designed in 1972 and reimagined for today's workplace, 188 Spear Street is a distinctive presence in the heart of San Francisco's Financial District. A comprehensive redevelopment introduced expansive, virtually column-free floor plates, abundant natural light, and a dramatic double-height lobby, all framed by distinctive red brick architecture. 188 Spear is a place where thoughtful design and prime location create an exceptional setting for modern business.

Simply Effective.

Designed to support the needs of today's businesses, 188 Spear Street offers a highly functional workplace paired with exceptional access and visibility.

♦ **LARGE, OPEN FLOOR PLATES**

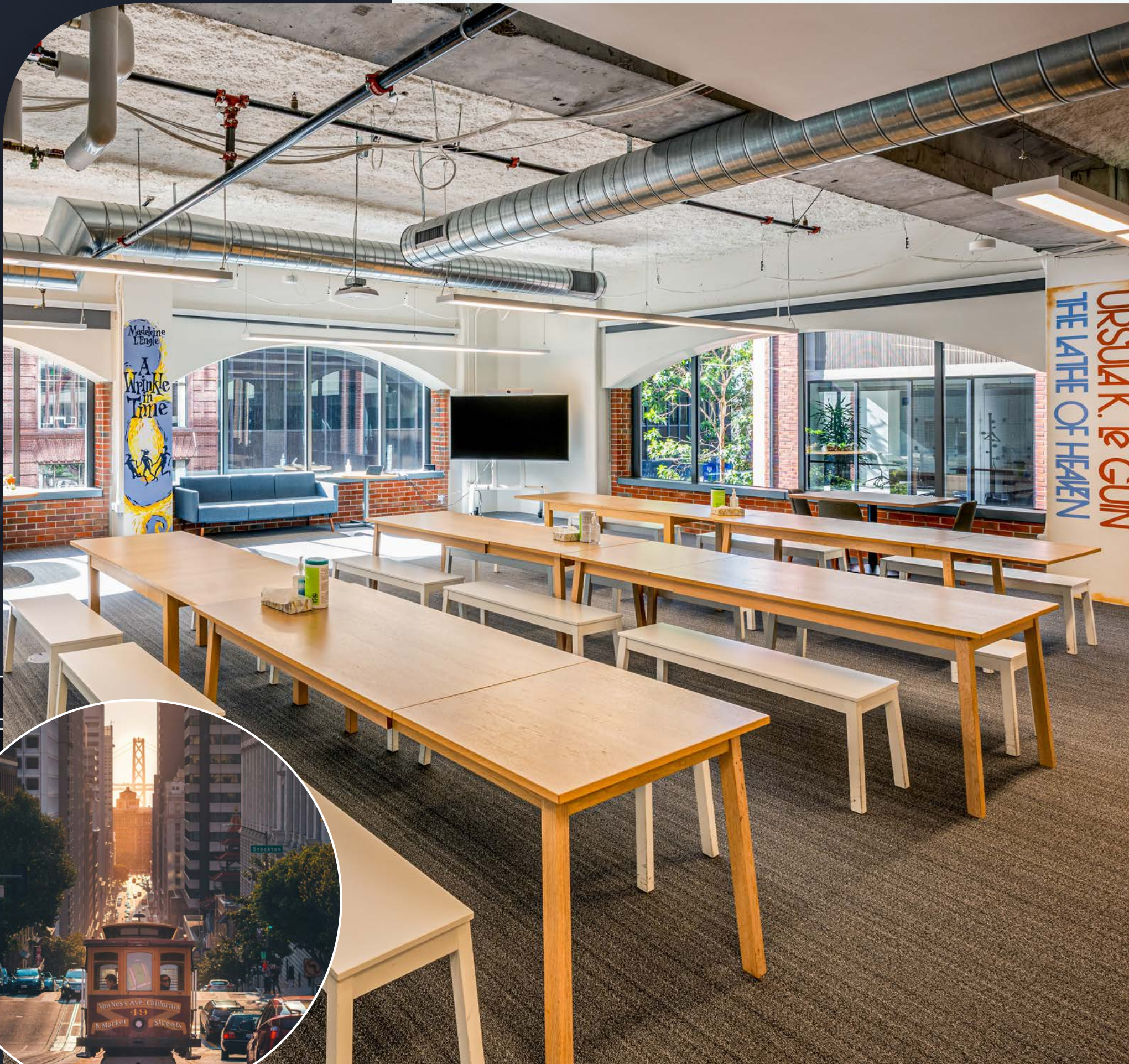
♦ **GREAT VIEWS AND NATURAL LIGHT**

♦ **EXTERIOR BUILDING SIGNAGE AVAILABLE**

♦ **GROUND FLOOR RETAIL**

♦ **ON-SITE PARKING**

♦ **EASY ACCESS TO BART, MUNI, FERRIES & TRANSBAY TERMINAL**





Rare Full Building Opportunity Available.

SUITE	SF	AVAILABLE
1200**	±18,658 SF	August 2027
1100**	±18,658 SF	August 2027
1000**	±18,658 SF	August 2027
900**	±18,591 SF	August 2027
800*	±18,790 SF	February 2027
700*	±18,804 SF	February 2027
600*	±18,804 SF	February 2027
500*	±18,804 SF	February 2027
400*	±18,804 SF	February 2027
300*	±18,804 SF	February 2027
200*	±18,458 SF	February 2027

±205,833 RSF CONTIGUOUS

CLICK SUITE NUMBER TO VIEW FLOOR PLAN

CONTIGUOUS | ±74,565 SF

CONTIGUOUS | ±131,268 SF



Built to Work.

Designed to support the needs of today's businesses, 188 Spear Street offers a highly functional workplace paired with exceptional access and visibility.

12
TOTAL STORIES

18,500
SF FLOOR PLATES

GOLD
LEED CERTIFICATION

57
PARKING SPOTS
WITH VALET

220,000
TOTAL SQUARE FEET

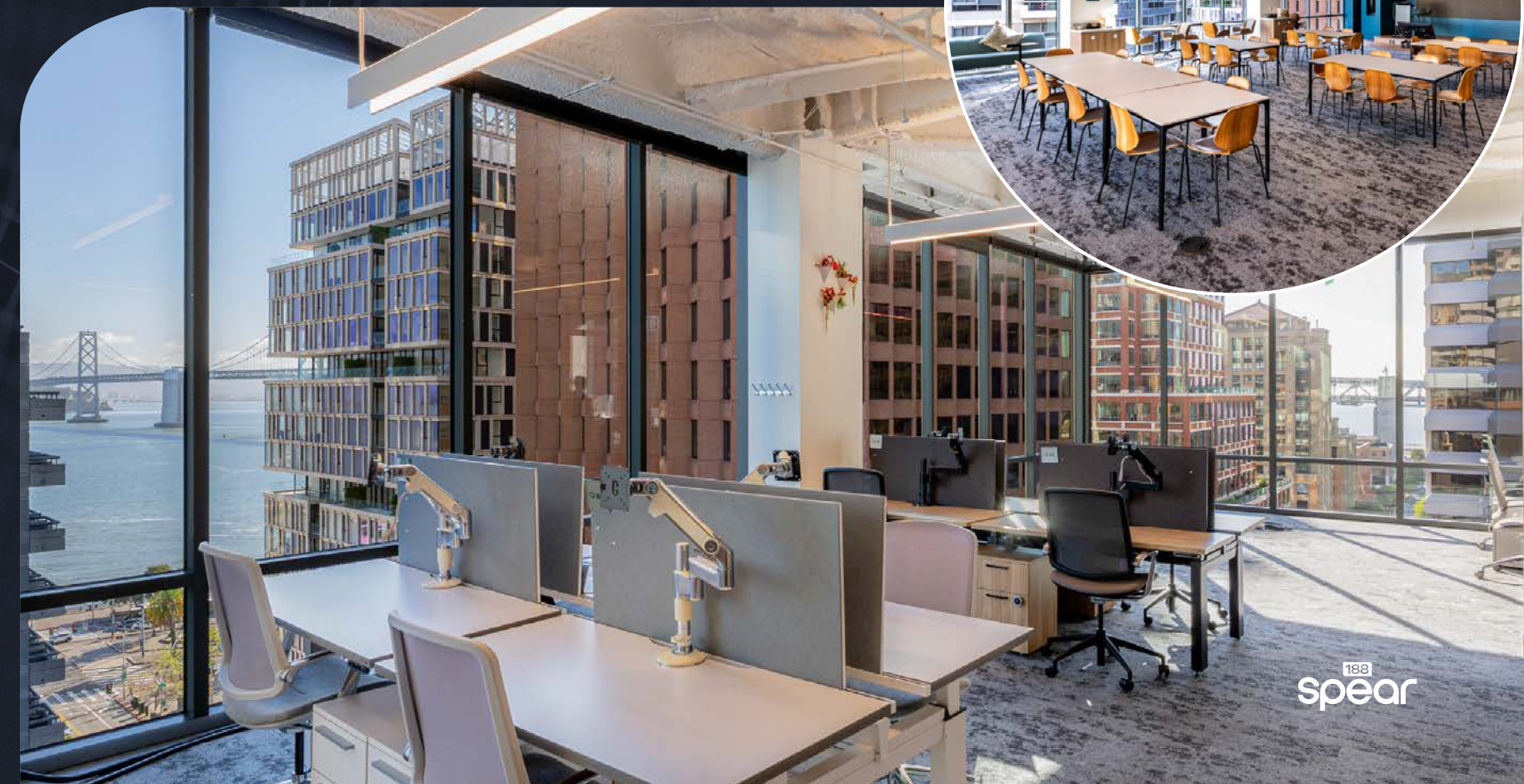
92
ENERGY STAR SCORE

Significant Building Improvements
Renovated in 2012

UPGRADED
HVAC, ELEVATOR &
ELECTRICAL

INTERIOR
IMPROVEMENTS

SEISMIC
UPGRADES



Effortlessly Connected.

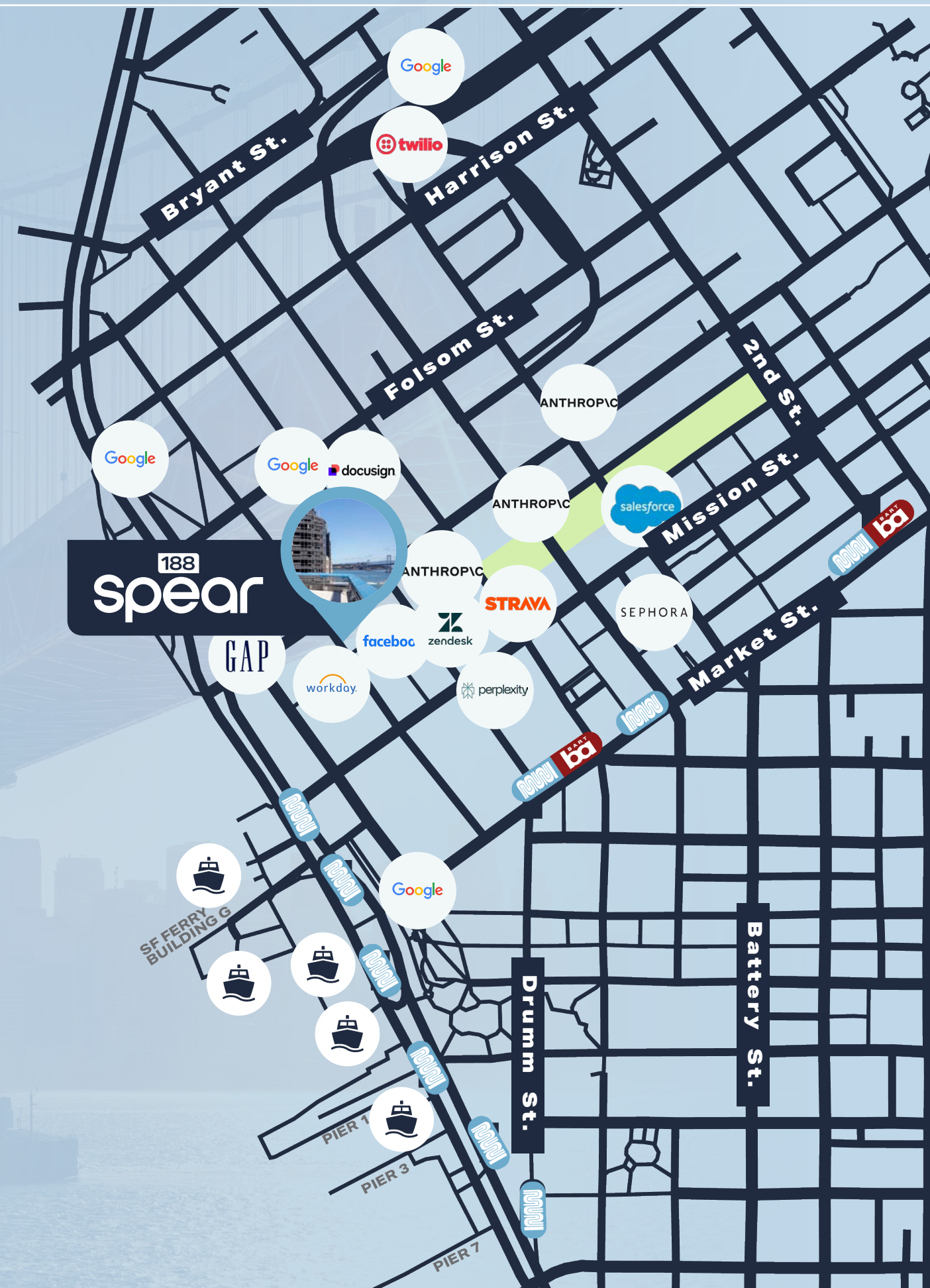
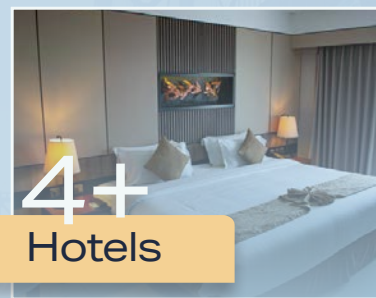
Surrounded by the best of San Francisco, 188 Spear places you steps from industry leaders and within walking distance of the city's top restaurants, seamless transit, and vibrant waterfront experiences.

 **80**
BIKE SCORE

 **100**
TRANSIT SCORE

 **100**
WALK SCORE

WITHIN 0.25 MILES



188

spear

San Francisco, CA

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