

221 MAIN

Columbia
Property Trust



Your Future **Starts Here**

www.221main.com

221 MAIN



221 Main is a modern 16-story Class - A high rise in the premier South of Market location of the Spear Street corridor. The building features an unparalleled amenity package with an abundance of outdoor space and is LEED Platinum certified.

Large, open floor plates between 22,000 – 35,000 RSF offer a variety of space options for tenants. The continuous window line awards exceptional natural light with incredible views of the Bay. Private amenities include expansive roof terrace, conference center, tenant lounge, fitness center and ground floor retail.

Tenants at 221 Main have access to a secured bike storage, underground parking facility, building showers for exclusive tenant use and the best private deck in San Francisco!

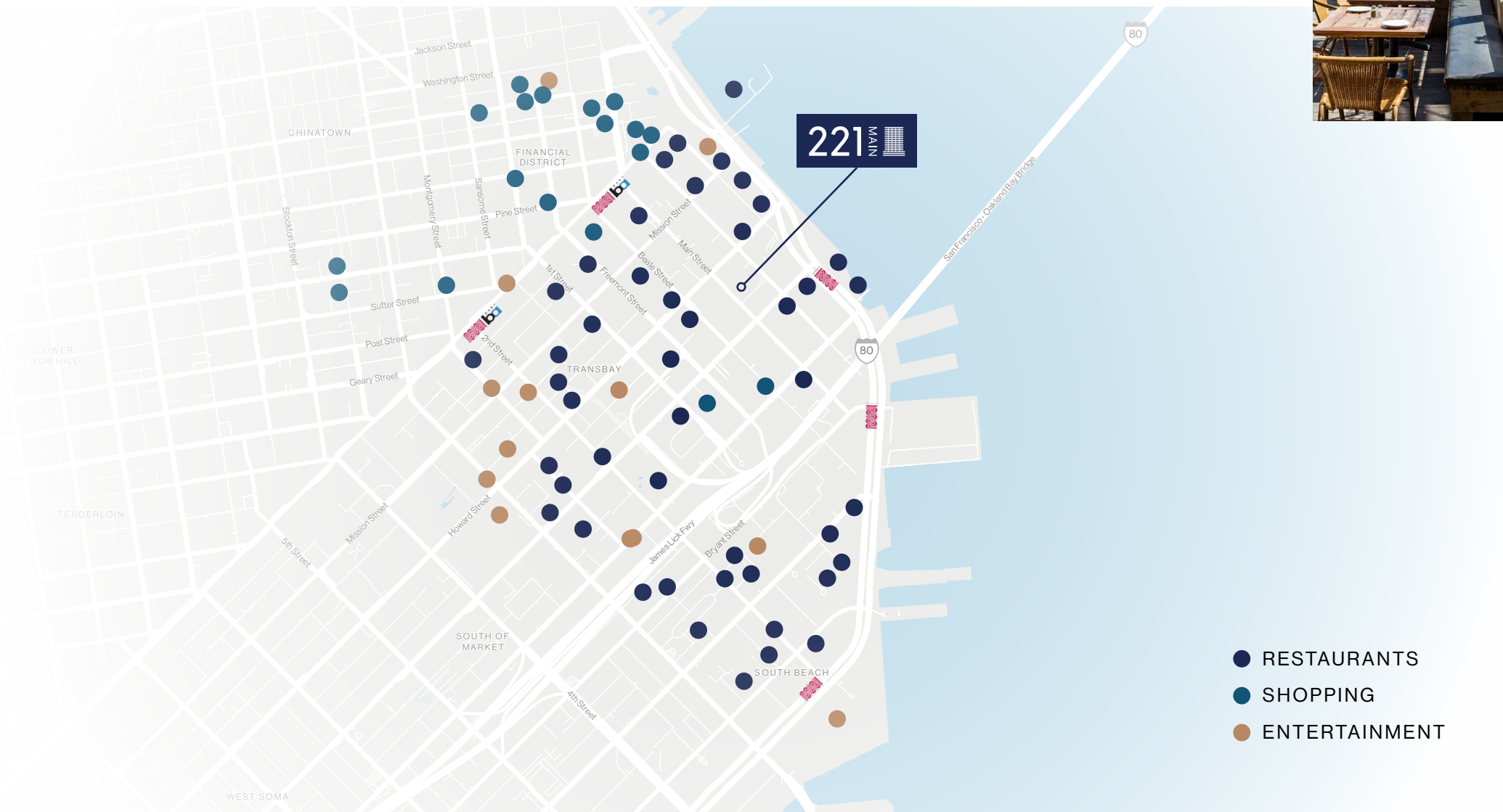


Services of the San Francisco
Public Utilities Commission



Local Amenities

221 Main's unprecedented location provides access to a plethora of neighborhood amenities, public transportation alternatives and easy access to the freeway. Directly across from the Transbay Temporary Terminal provides tenants with direct access to seven regional public transportation agencies, including BART, light rail, Caltrain, the ferry system and Muni.



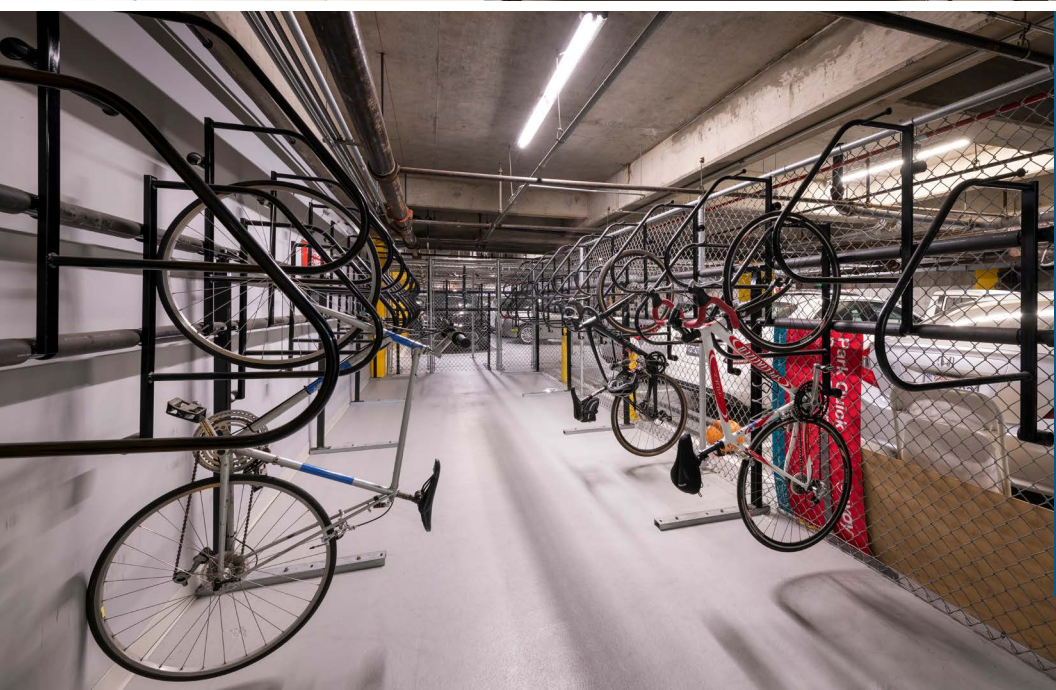


Onsite Amenities

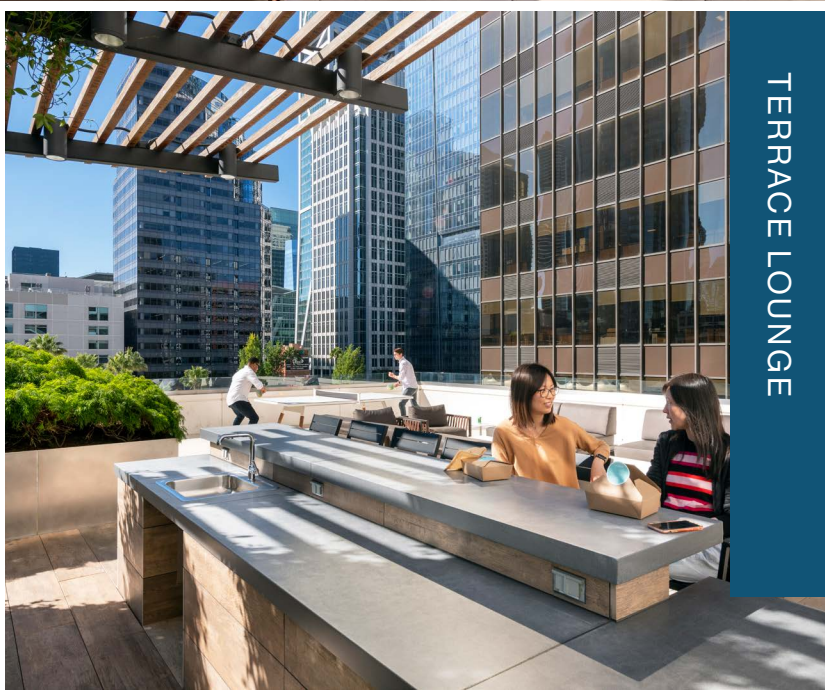
Expansive private terrace with unparalleled views and an abundance of areas to relax, regroup and collaborate.



TERRACE PING-PONG



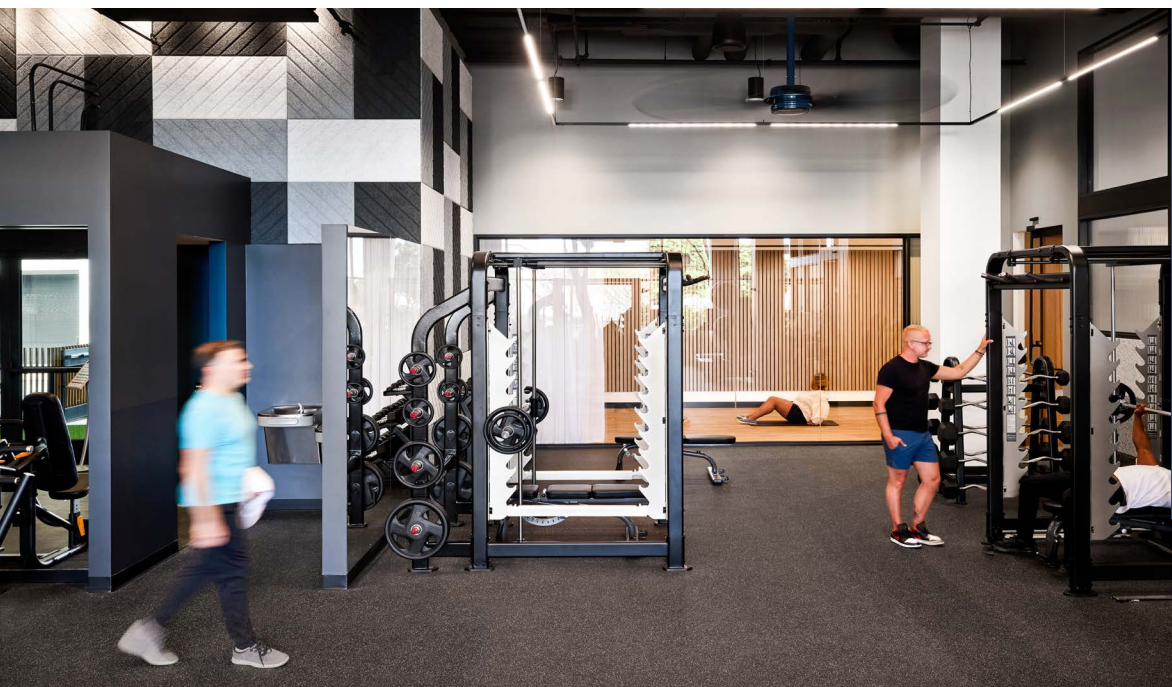
SECURE BIKE PARKING



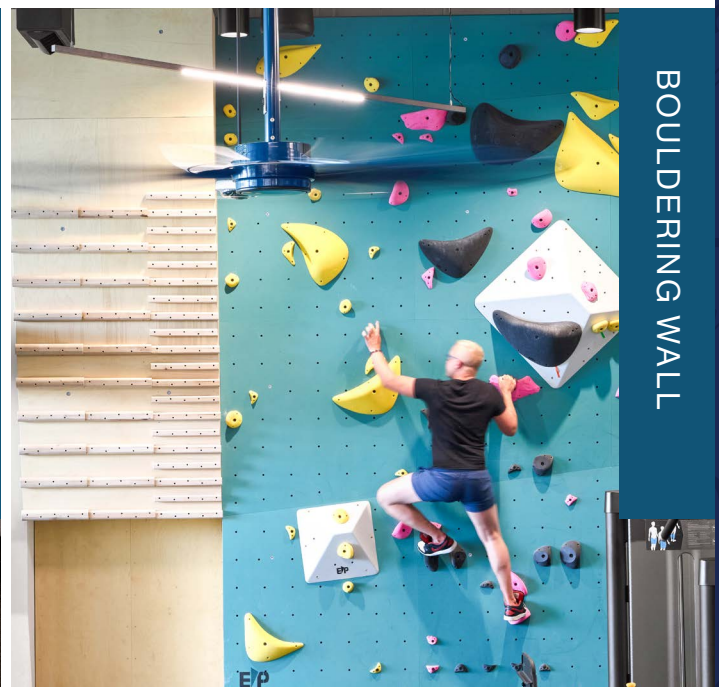
TERRACE LOUNGE



TENANT LOUNGE & BAR



FITNESS CENTER



BOULDERING WALL

Availabilites

SUITE 400 | 4,102 RSF

- Available Q3 2026
- As-Built

SUITE NOTES:

- Brand New Spec Suite Underway!
- Creative Ceilings
- Fully Furnished
- 6 Private Offices
- 1 Large Conference Room
- Phone Room
- Kitchen
- Break Area
- Reception



OUTDOOR SEATING



LOCKERS & SHOWERS

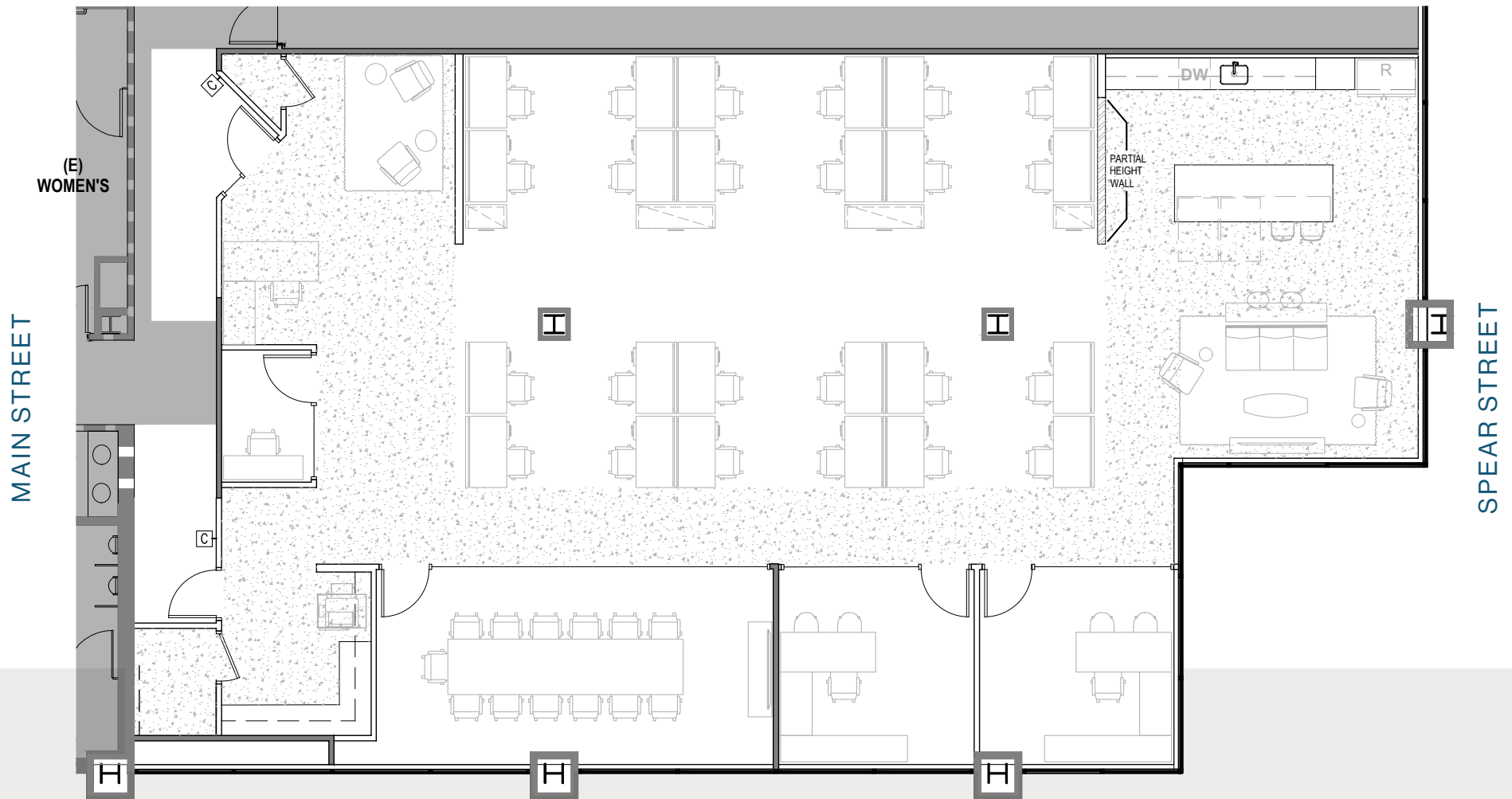
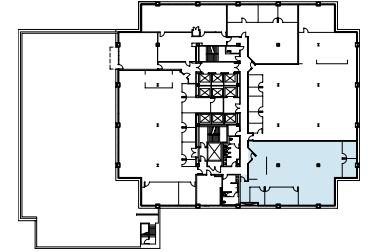


TENANT LOUNGE SEATING

Suite 400 | 4,102 RSF

AVAILABLE Q3 2026

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