



TISHMAN SPEYER

160 Spear





Designed to Support Your **Vision**



A Commitment to Health

Now more than ever, we are committed to the wellness and safety of our customers by setting a new standard for cleaning, health and hygiene at the workplace.



100% outside air. Optimized HVAC air circulation to help draw in more fresh air from the outside.



Upgraded air filters to allow for the maximum allowable filtration specifications.



Employment of CDC recommended, EPA-registered anti-viral disinfectant cleaners.





Building Healthy, *Connected* *Communities.*

Our commitment to building healthy, connected communities across the world is top of mind in all that we do and stems from our commitment to ESG. At Tishman Speyer, ESG encompasses the major efforts we make around sustainability, resource efficiency and healthy buildings, community engagement, DE&I and employee engagement, and our investment in culture, integrity and human capital.



ESG

We are passionate about our commitment to responsible environmental stewardship and civic engagement.



Community

Our teams are always willing to put in the extra effort to support tight-knit neighborhoods and connected communities.



Placemaking

Investing in ESG means investing in people, and investing in people leads to stronger, more resilient communities.



Hospitality/Creativity

ESG has become a big part of the way we think about creating inspired environments. Green design can make a huge impact on wellbeing.



Innovation

Healthy buildings call for innovative solutions. As a future-focused business, it is crucial to consider the impact that our projects have on the world.



Flexibility & Partnership

Strategic, social and civic partnerships are quite familiar to Tishman Speyer. Our partnerships help ensure our projects inspire communities and take care of them.



Equinox

Live Well All Day, Every Day

Nourish your body and mind at historical landmarks, world-renowned galleries, premier fitness clubs, and trendy cafés. At 160 Spear your 9 to 5 will feel like the weekend came early.



Philz Coffee



SF Ferry Building



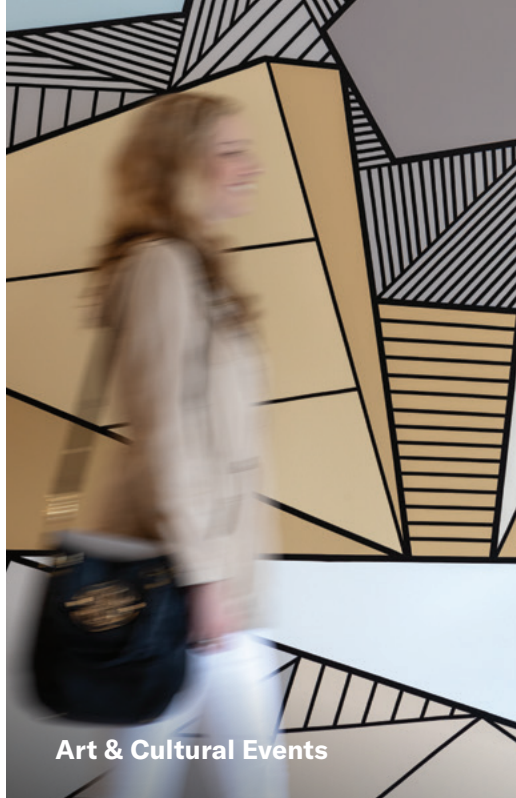
Trailblazer Tavern



Prospect



**Health &
Wellness Classes**



Art & Cultural Events



**Hassle-free Catering
& On-site Food Delivery**

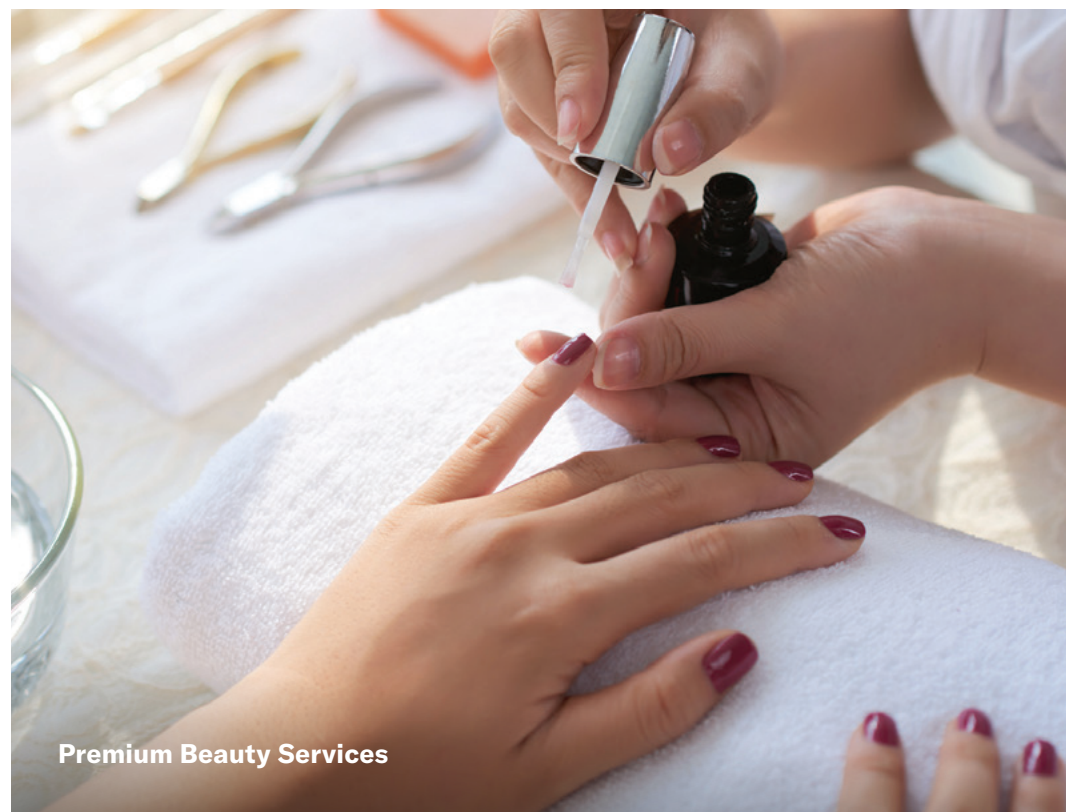


Secure Bike Parking

ZO.

Discover a sense of well-being and community with curated services and amenities exclusively designed for tenants of 160 Spear.

Unlock the freedom to put yourself first with the FindYourZO. app.



Premium Beauty Services

Steps From Everywhere

Ultimately connected, where the relationship between business and transit, work and leisure arrive in a single seamless experience.

- 1 SALESFORCE TRANSIT CENTER
- 2 BART & MUNI STATION
- 3 MUNI STATION - FERRY PLAZA
- 4 GOLDEN GATE FERRY TERMINAL
- 5 BELOW-GRADE VALET PARKING



Creative Spec Suite Underway

- **SUITE 475**
- **FLOOR 4**
- **4,986 SF**
- **FEBRUARY 2023 OCCUPANCY**

Suite Features

- Creative spec suite underway
- 7 meeting rooms
- Open plan for up to 24 workstations
- Open pantry and collaboration areas
- Double door elevator identity
- Excellent window line



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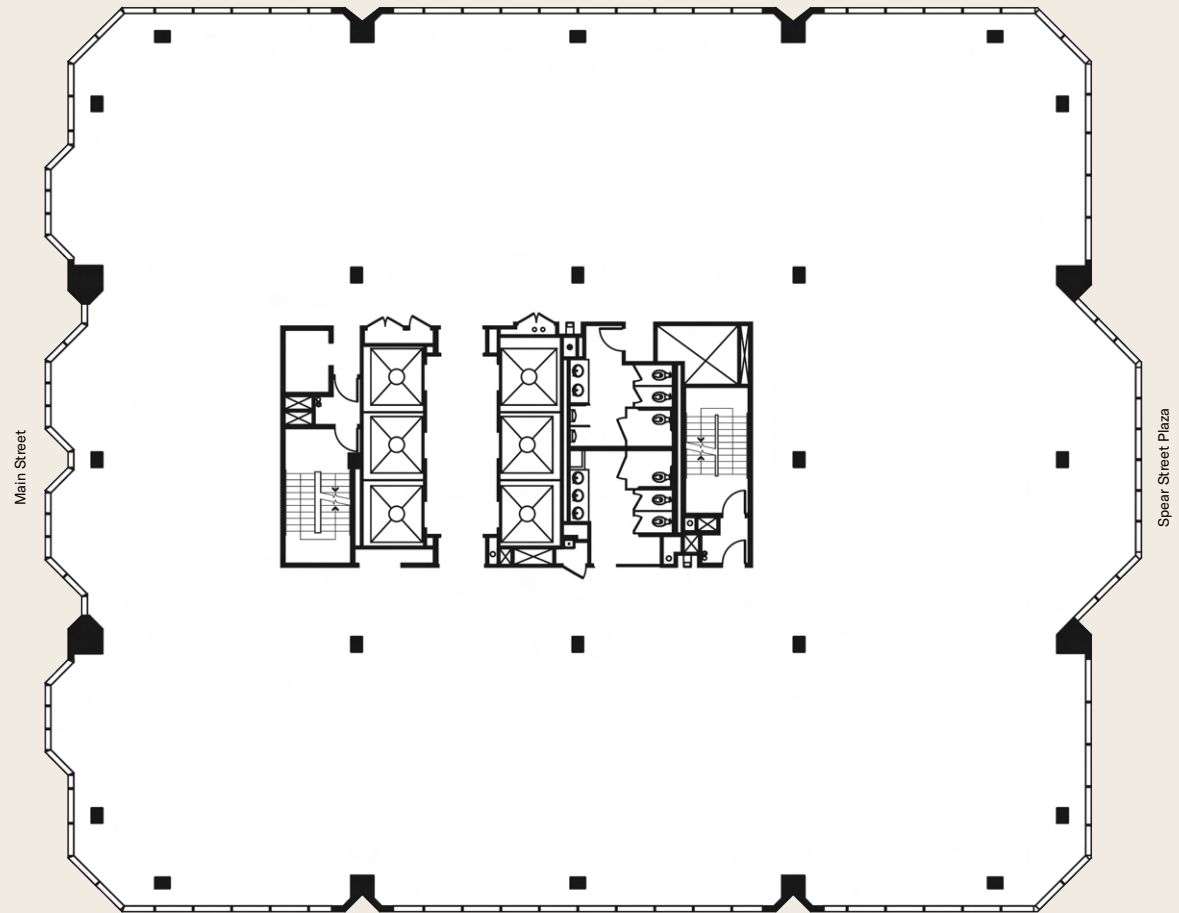


Availability

- ◆ **FLOOR 9**
- ◆ **16,642 SF**
- ◆ **AVAILABLE NOW**

Suite Features

- Full floor with Bay Park and water views
- Delivered in shell condition
- Flexible terms and substantial TIA available
- Experience ZO by Tishman Speyer



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BY TISHMAN SPEYER

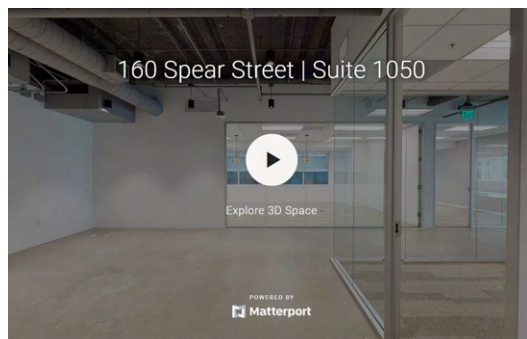
Coming Soon

- SUITE 1050
- FLOOR 10
- 4,994 SF
- FEBRUARY 2023 OCCUPANCY

Suite Features

- Fully furnished with high-end furniture and appliances
- WiFi ready
- Open plan for 24 workstations
- 5 meeting rooms
- Open pantry and collaboration spaces
- Double door elevator identity
- Excellent window line

Visit tishmanspeyersf.com or click below for a link to our virtual tour

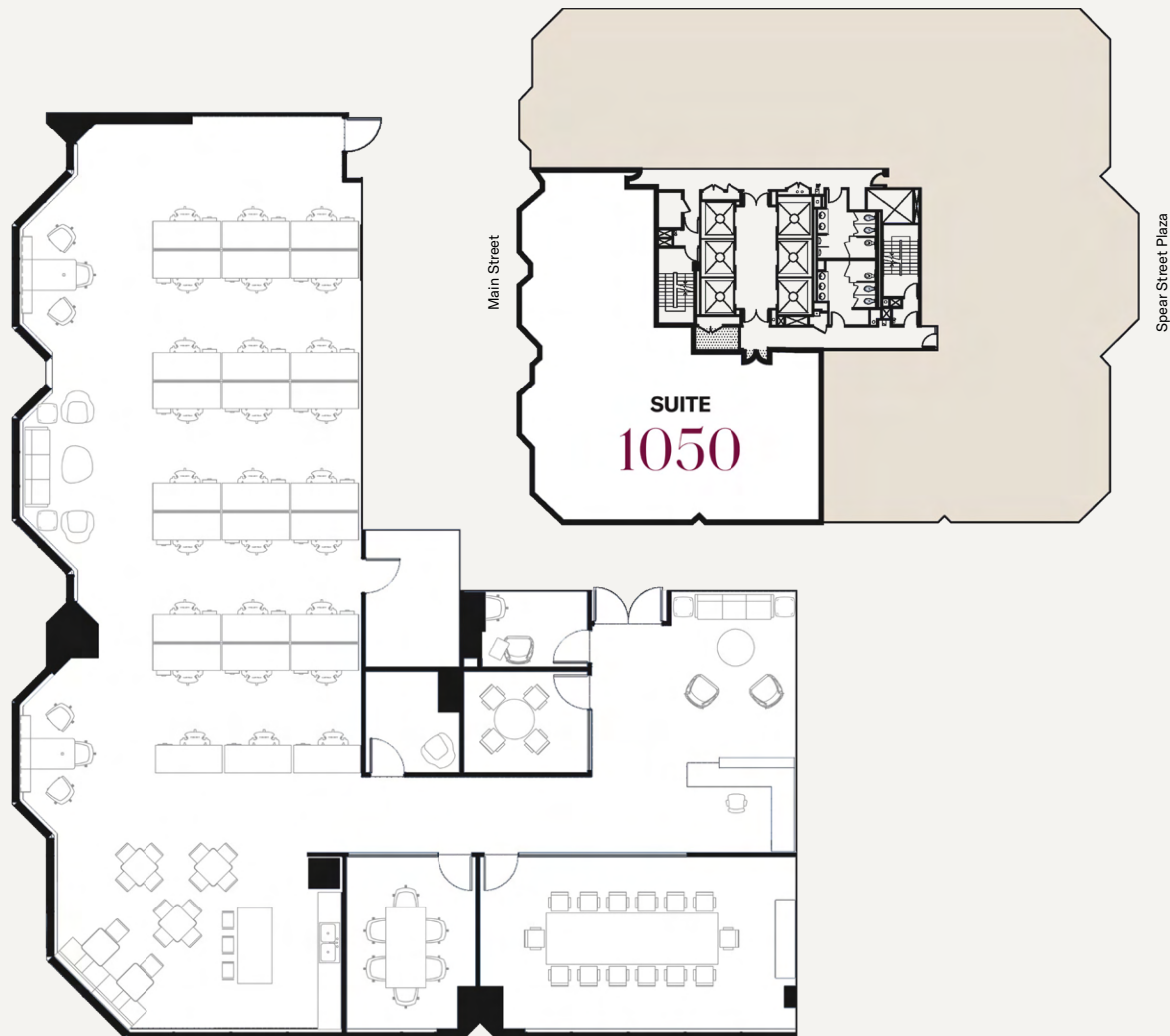


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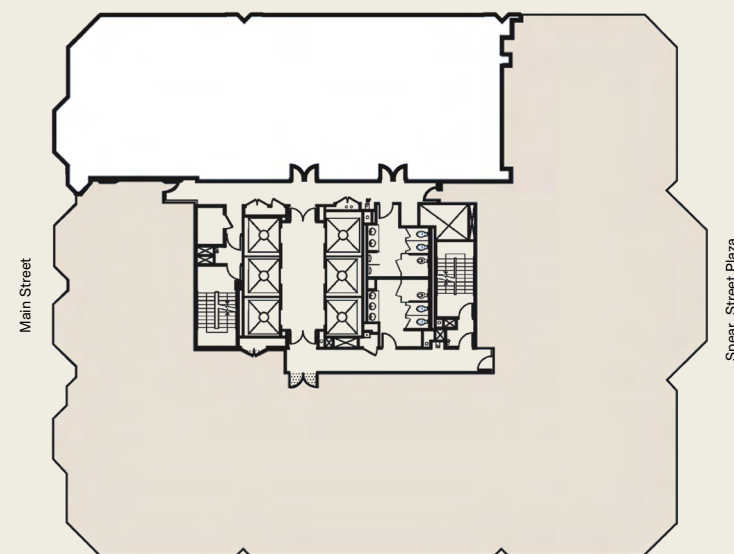
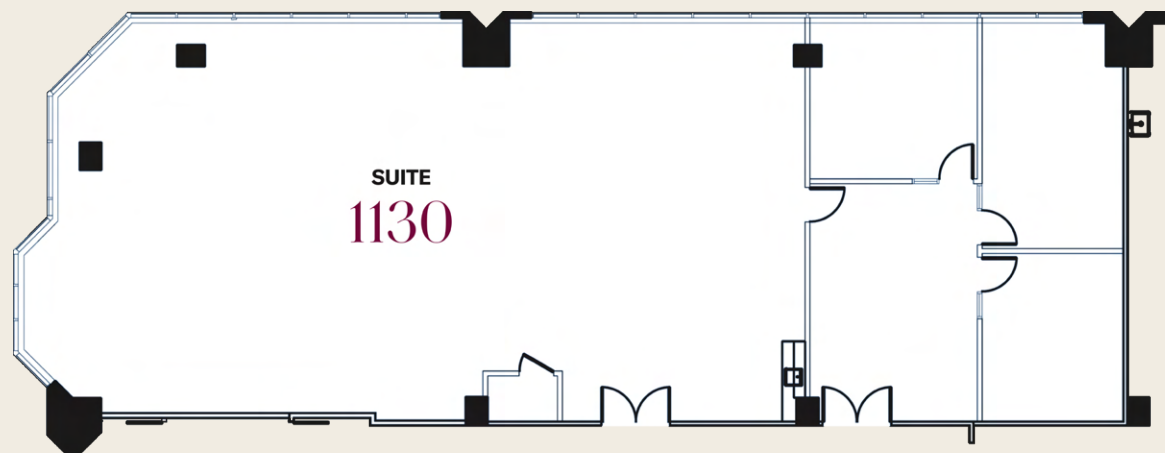
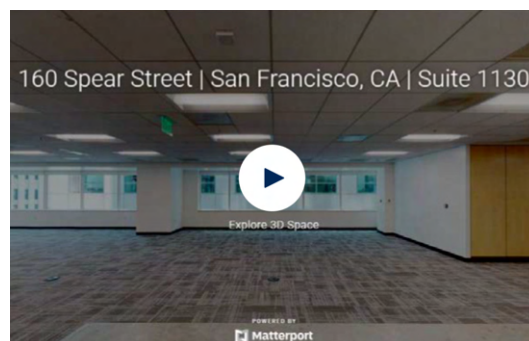
Availability

- **SUITE 1130**
- **FLOOR 11**
- **4,169 SF**
- **AVAILABLE NOW**

Suite Features

- Double door elevator identity
- Excellent natural light with views of Salesforce Park
- Mostly open plan
- New paint, carpet, and kitchenette
- 3 meeting rooms

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TISHMAN SPEYER

Our Bay Area at a Glance

Creative innovation meets artistic integration in all of our San Francisco Bay Area-based properties. From thriving downtown office towers to residential developments beaming with possibility, creating meaningful experiences that seamlessly connect work, home and life has been at the heart of who we are since 1978.

2.4MM
SF OFFICE SPACE

3,200+
MARKET RATE UNITS

1,100+
AFFORDABLE HOUSING UNITS

ACTIVE PROPERTIES



One Bush



160 Spear



333 Bush



222 Second



595 Market



400 Castro

NEW DEVELOPMENTS



Brannan Square



Mission Rock



MIRA



Get in Touch

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