

595 Market



TISHMAN SPEYER

595





Welcome *Each Day* with **Abundance**



All the Comforts of Home, Right *Where You Work*

Welcome each workday from our sleek, modern lobby with soft seating, contemporary art, and unique lighting design. While onsite, you can refuel at Peet's Coffee or relax and grab a bite at Louie's to power you through your day.





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

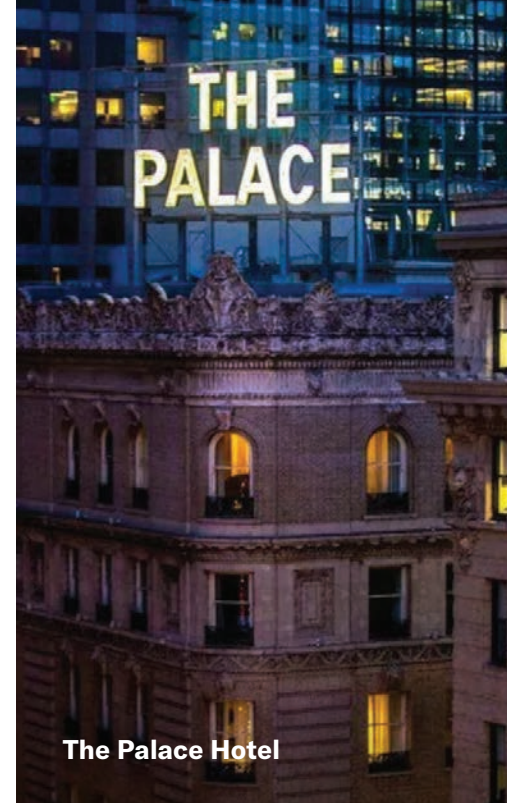
Strategic, social and civic partnerships are quite familiar to Tishman Speyer. Our partnerships help ensure our projects inspire communities and take care of them.

Where Commerce *Meets Culture*

At 595 Market, you'll find the perfect blend of commerce and culture — where the businesses, restaurants, shops, and entertainment all add up to make San Francisco an unforgettable experience.



SF MOMA



The Palace Hotel



Equinox



Louie's Bar



Luke's Lobster



Hassle-free Catering
& On-site Food Delivery

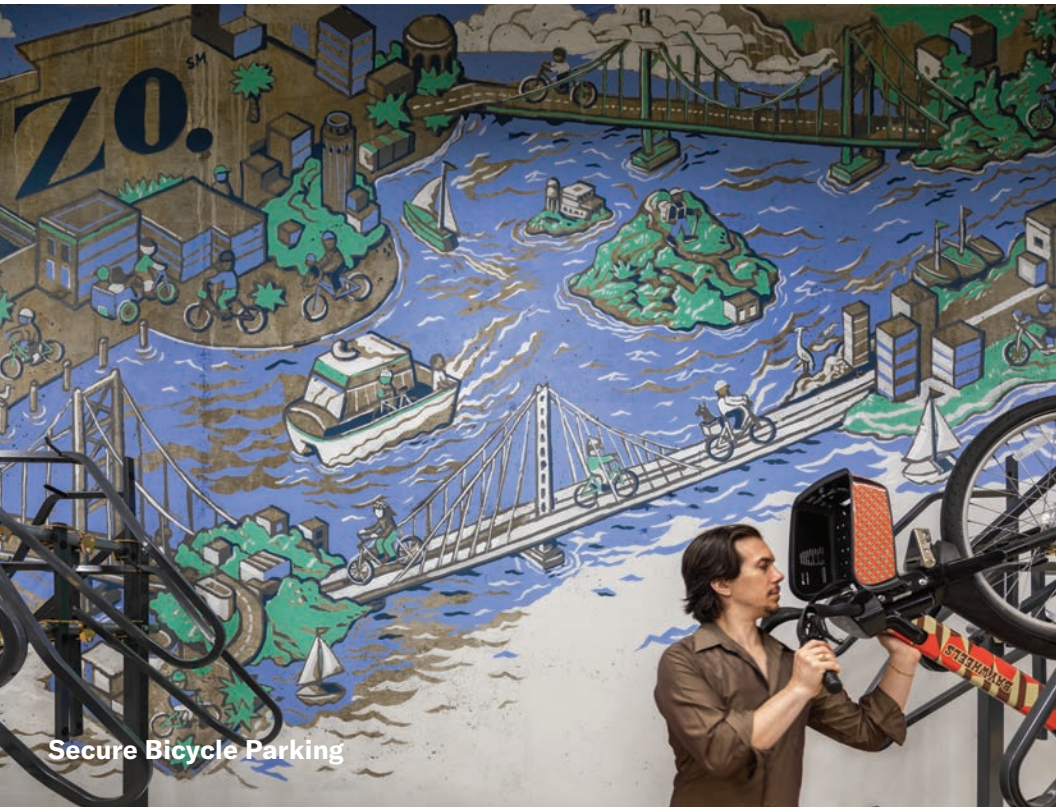


Premium Beauty Services

ZO.

Discover a sense of well-being and community with curated services and amenities exclusively designed for tenants of 595 Market.

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



Secure Bicycle Parking



Health & Wellness Classes



Art & Cultural Events

Elevated, flexible workspaces on a *global scale*

studio
BY TISHMAN SPEYER

Coworking at its best.

Private, move-in ready office space with premium furniture and shared amenities. Access to meeting rooms and common areas to inspire creativity, collaboration, and productivity.

studio
| PRIVATE |
BY TISHMAN SPEYER

Move-in ready office suites.

Enjoy the privacy of dedicated turnkey space with the flexibility and level of service your company needs. Tailor your experience with our a la carte menu of services.

Explore Studio by Tishman Speyer at yourstudio.com



Elevated design



Bespoke services



Inclusive pricing



Flexible terms

Gateway to SoMa

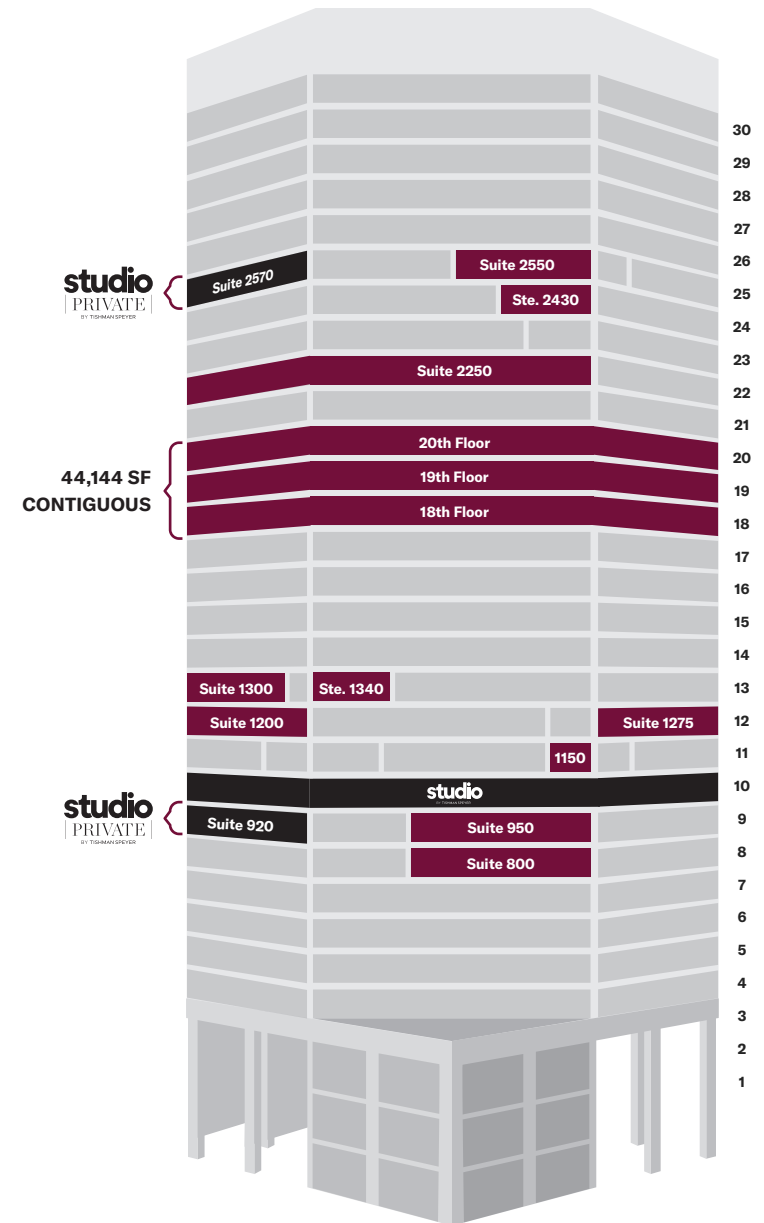
Designed with connectivity front and center, just about everything feels within reach at this South of Market location. Walk, drive, take the bus, ride the train, or cruise in to work on one of two nearby bike paths.

- 1 SALESFORCE TRANSIT CENTER
- 2 BART & MUNI STATION
- 3 MUNI STATION - FERRY PLAZA
- 4 GOLDEN GATE FERRY TERMINAL



Availability Summary

Floor	Suite	SF Available	Date Available	Full Details
25	2570 studio PRIVATE	3,800 SF	FEBRUARY 2023	View Details
25	2550 Spec Suite	2,485 SF	NOW	View Details
24	2430	2,557 SF	NOW	View Details
22	2250	11,793 SF	NOW	View Details
20	2000	14,681 SF	NOW	View Details
19	1900	14,729 SF	NOW	View Details
18	1800	14,734 SF	NOW	View Details
13	1340	2,163 SF	5/1/2023	View Details
13	1300	6,387 SF	NOW	View Details
12	1275	5,936 SF	NOW	View Details
12	1200	3,412 SF	DECEMBER 2023	View Details
11	1150	1,288 SF	NOW	View Details
10	1000 studio PRIVATE	FLEXIBLE	NOW	View Details
9	950	4,425 SF	AUGUST 2023	View Details
9	920 studio PRIVATE	3,935 SF	NOW	View Details
8	800	10,116 SF	NOW	View Details



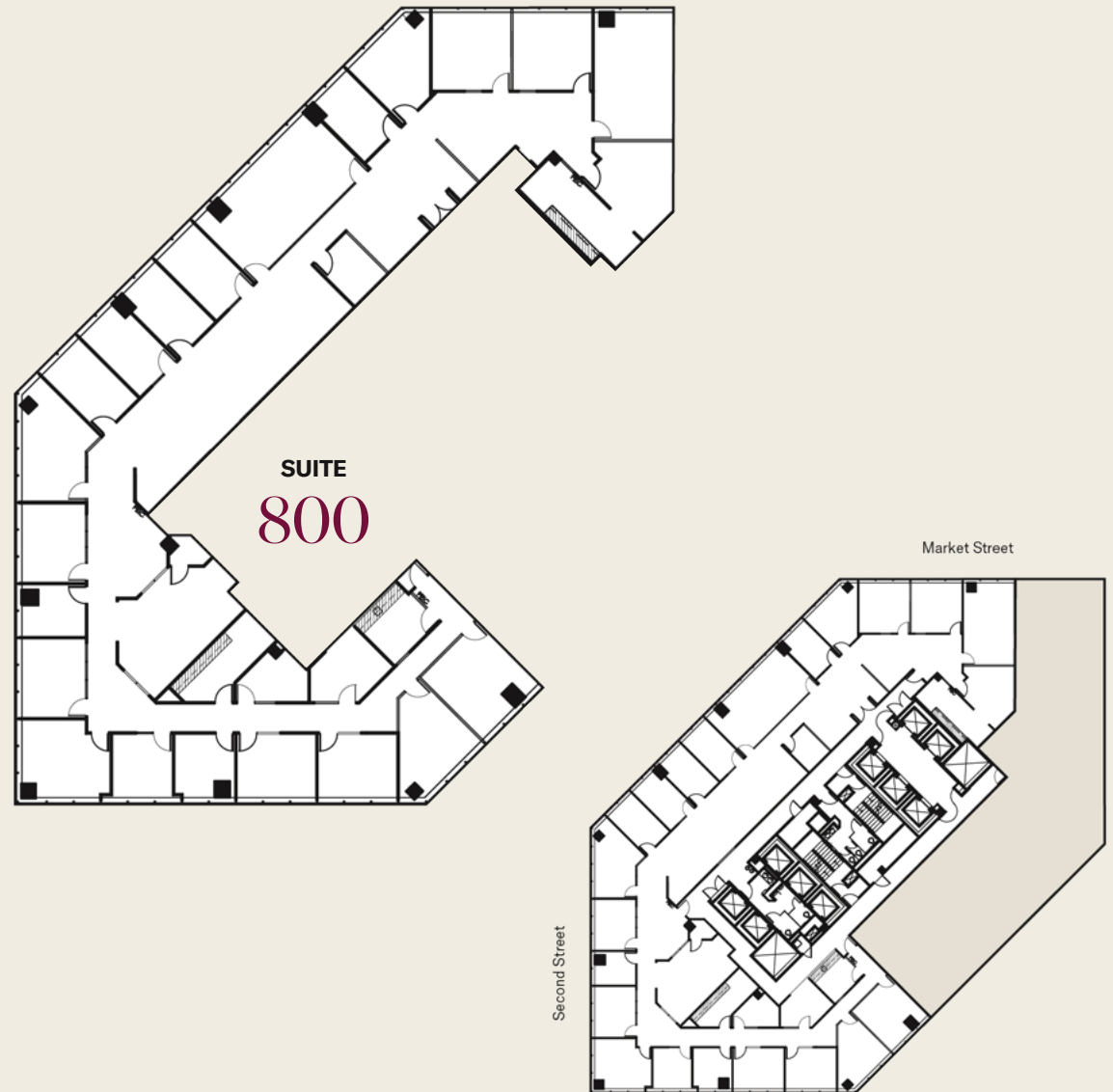
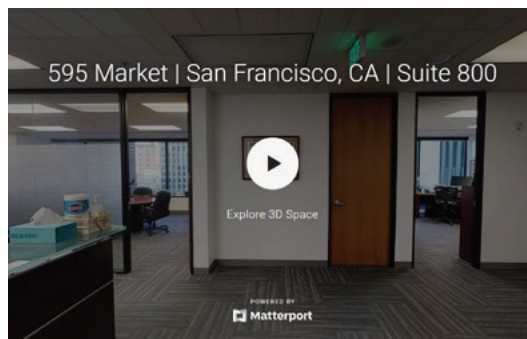
Availability

- SUITE 800
- FLOOR 8
- 10,116 RSF
- AVAILABLE NOW

Suite Features

- Double Door Elevator identity
- Excellent Market Street outlooks
- 19 perimeter private offices
- Large board room, 2 meeting rooms
- Break room
- Copy and storage room

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



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- **SUITE 920**
- **FLOOR 9**
- **3,935 RSF**
- **MOVE-IN NOW**

Suite Features

- Corner suite with excellent light & views
- 2 conference rooms
- 3 phone rooms plus 2 Phone Booths
- Storage / IDF
- Formal reception lounge
- 3 private offices
- Break room with appliances
- 20 Sit/stand desks in open work area

Studio Private Amenities

- Fully furnished with high-end furniture & appliances
- Wired for internet & WiFi
- Access control
- All utilities included
- Maintenance & daily cleaning
- Remote account manager
- Add-on custom services



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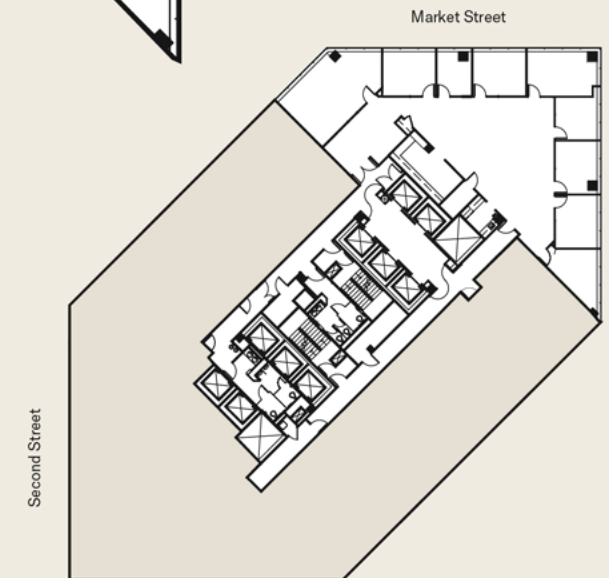
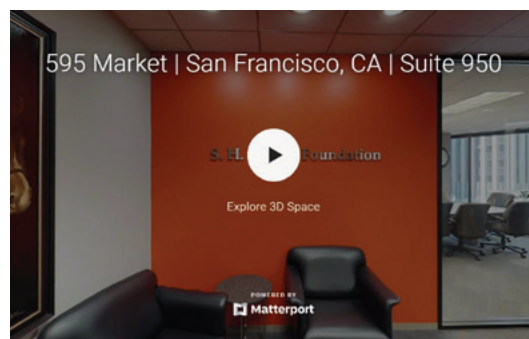
Availability

- SUITE 950
- FLOOR 9
- 4,425 SF
- AVAILABLE 8/1/2023

Suite Features

- Highly efficient professional suite
- Open area for workstations
- Formal reception area
- Kitchenette and copy / production room
- Eight (8) perimeter private offices
- Large conference room

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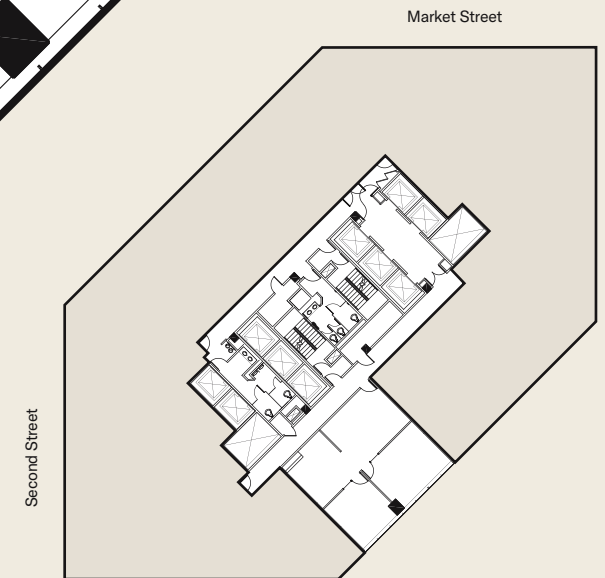
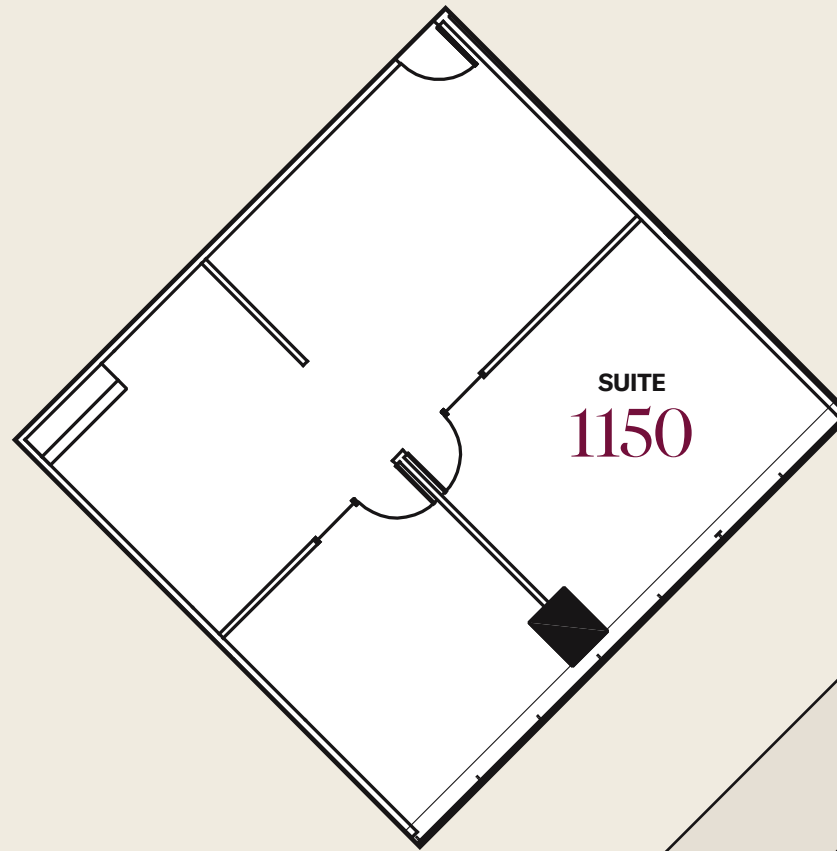
Availability

- SUITE 1150
- FLOOR 11
- 1,288 SF
- AVAILABLE NOW

Suite Features

- Kitchenette with sink and millwork
- Two (2) large meeting / team rooms
- Open area for workstations
- Efficient and clean suite with recent finish updates

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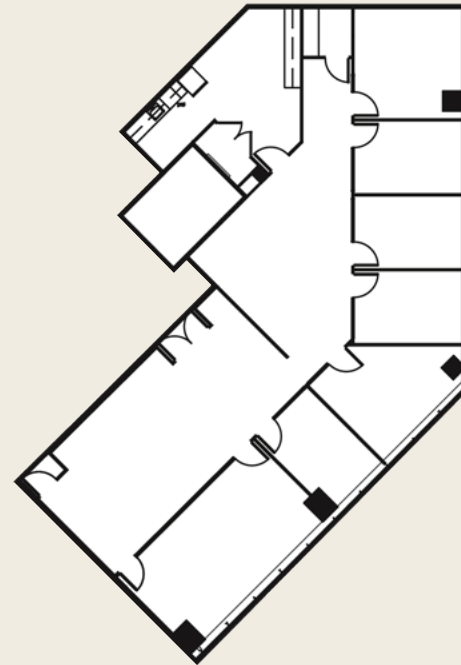
Availability

- SUITE 1200
- FLOOR 12
- 3,412 SF
- AVAILABLE 12/1/2023

Suite Features

- Double door identity with city views
- Professional suite with 6 private glass front offices
- Formal reception, large conference room
- Kitchenette and storage
- Open area for up to 8 workstations

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SUITE
1200



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Availability

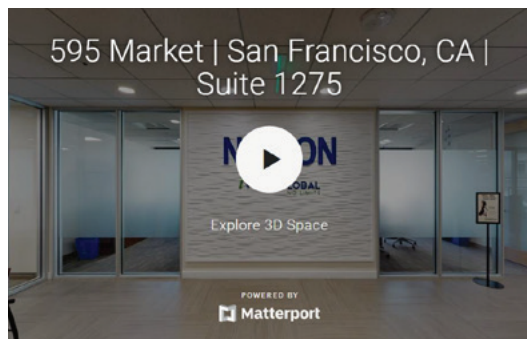
- SUITE 1275
- FLOOR 12
- 5,937 SF
- AVAILABLE NOW

Suite Features

- Double door elevator identity
- Large board room
- Kitchen with storage
- Open area for workstations
- 7 window lined private offices
- 2 meeting rooms
- Formal reception
- Move in ready

* Existing furniture potentially available from current tenant

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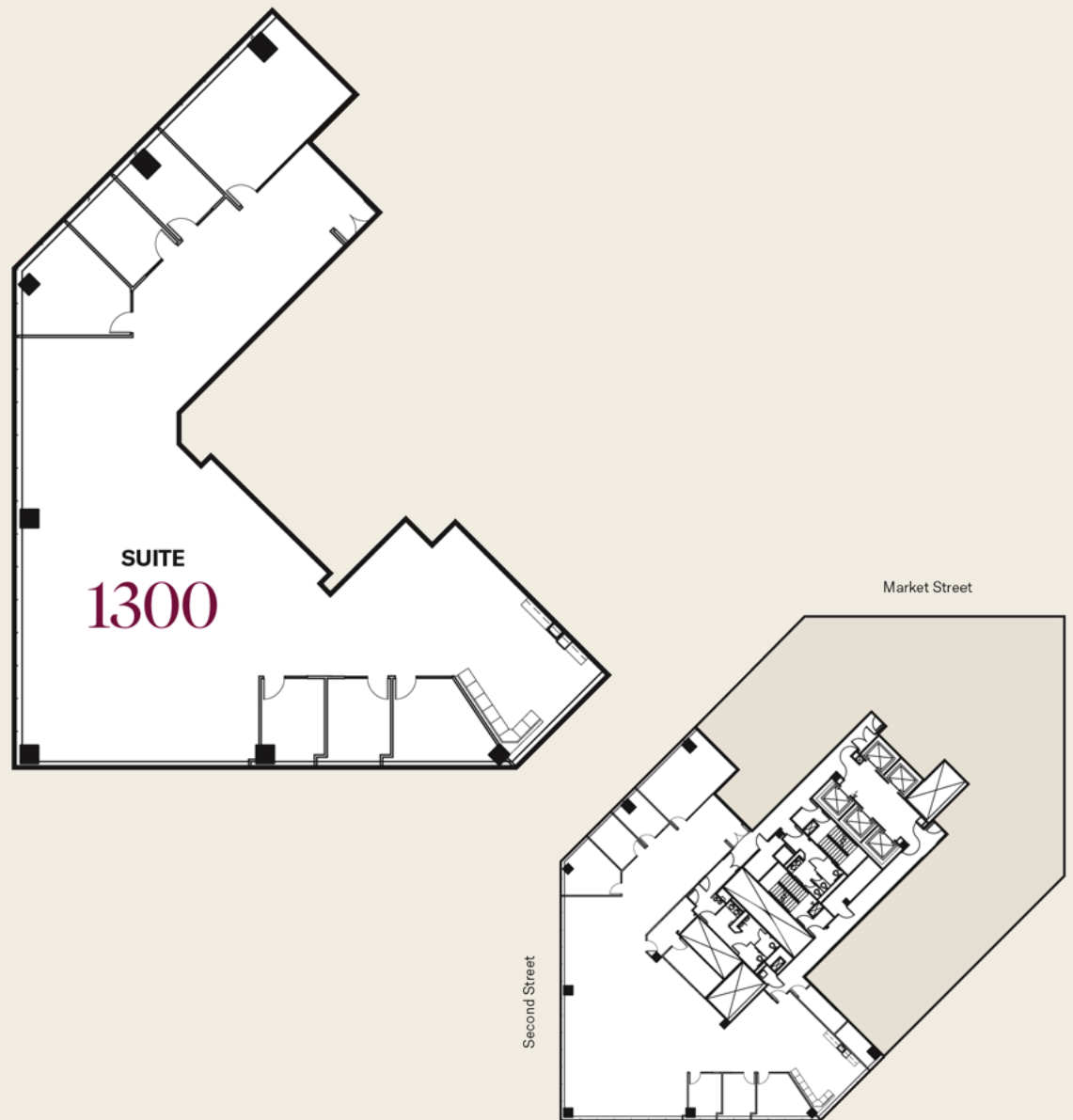
Availability

- SUITE 1300
- FLOOR 13
- 6,387 RSF
- AVAILABLE NOW

Suite Features

- Corner suite with excellent views & light
- 6 meeting rooms
- Open kitchen / break area
- Move-in ready
- Large conference room
- Open area for 30+ workstations
- Nice finishes

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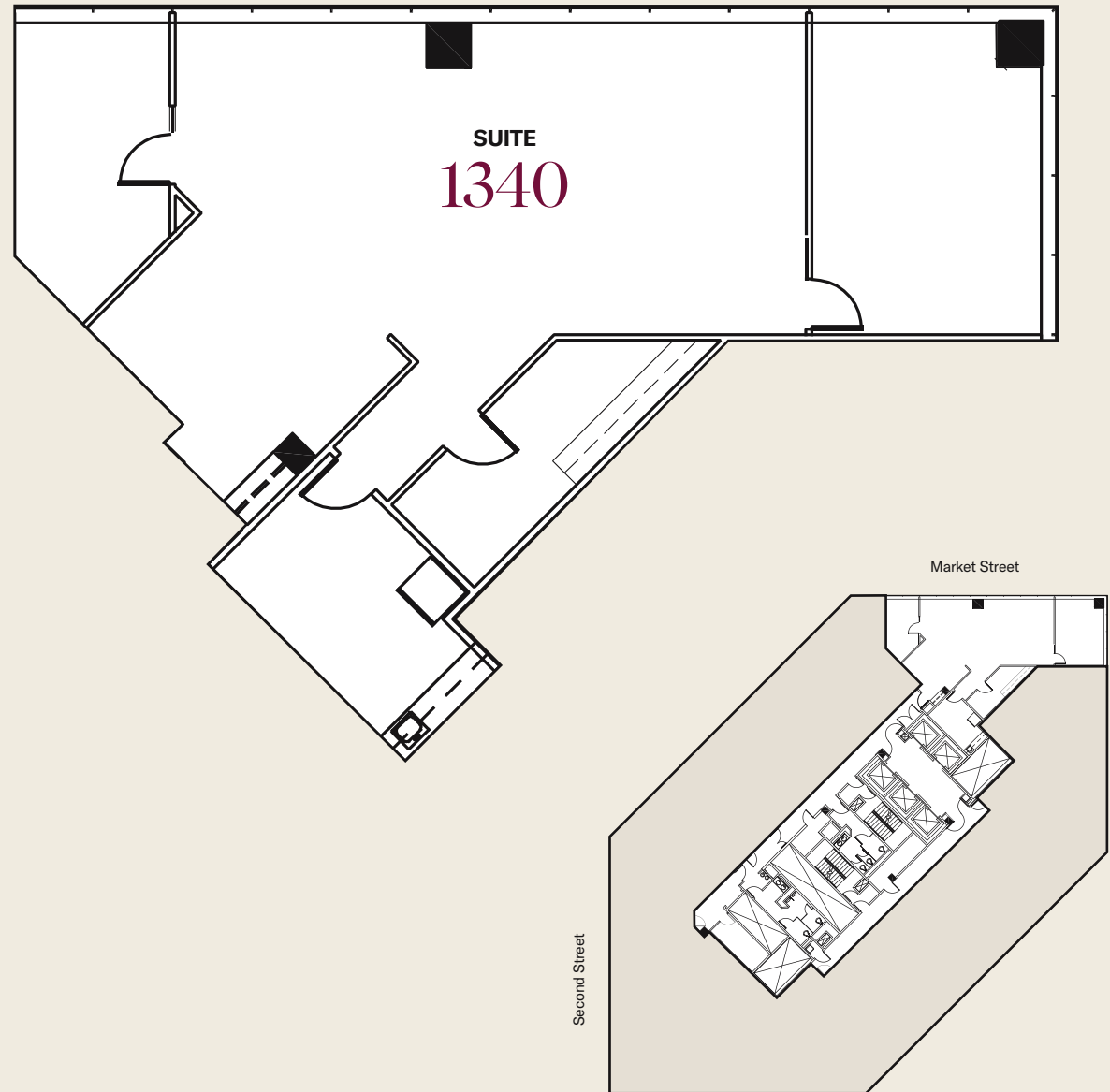
Availability

- SUITE 1340
- FLOOR 13
- 2,163 SF
- AVAILABLE 5/1/23

Suite Features

- Highly efficient corner suite
- Two (2) meeting rooms
- Reception, open area for workstations
- Market Street views and good natural light
- Kitchenette with sink
- Storage / file room

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Availability

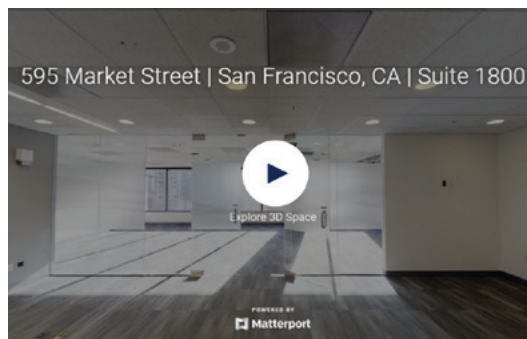
- **FLOOR 18**
- **14,734 SF***
- **AVAILABLE NOW**

*combine floors 18-20 for 44,144 RSF contiguous

Suite Features

- 14 private offices
- Large open area for workstations
- Multiple storage rooms
- IT room
- Kitchen
- 18th floor is the first stop in the upper elevator bank
- Excellent natural light and Market Street outlooks
- Existing professional improvements – tenant improvement allowance available

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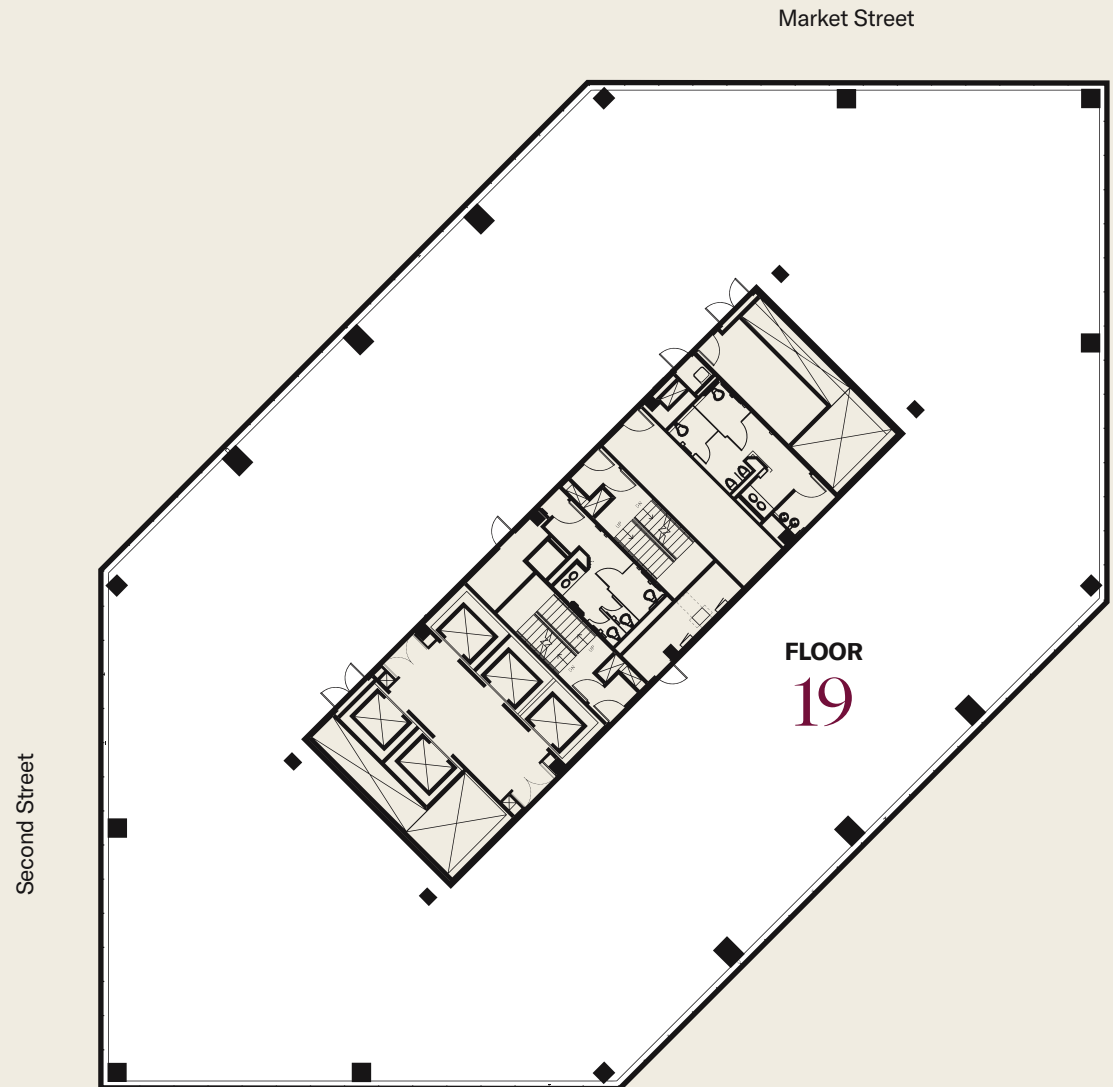
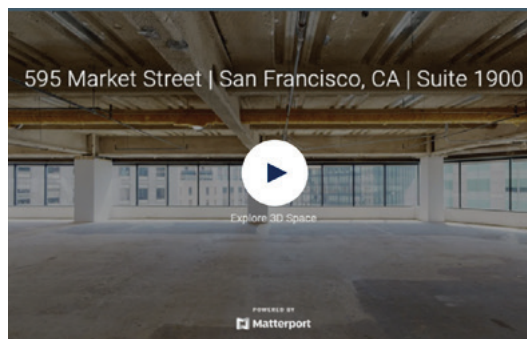
- **FLOOR 19**
- **14,729 SF***
- **AVAILABLE NOW**

*combine floors 18-20 for 44,144 RSF contiguous

Suite Features

- 19th floor is the second stop in the upper elevator bank
- Excellent natural light and Market Street outlooks
- Shell condition - tenant improvement allowance available

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Availability

- **FLOOR 20**
- **14,681 SF***
- **AVAILABLE NOW**

*combine floors 18-20 for 44,144 RSF contiguous

Suite Features

- Full floor with excellent light and views
- Open plan creative layout
- Formal reception
- Large boardroom
- 8 meeting rooms
- 3 phone rooms + mothers room
- Large open area for workstation
- Open break room with seating area

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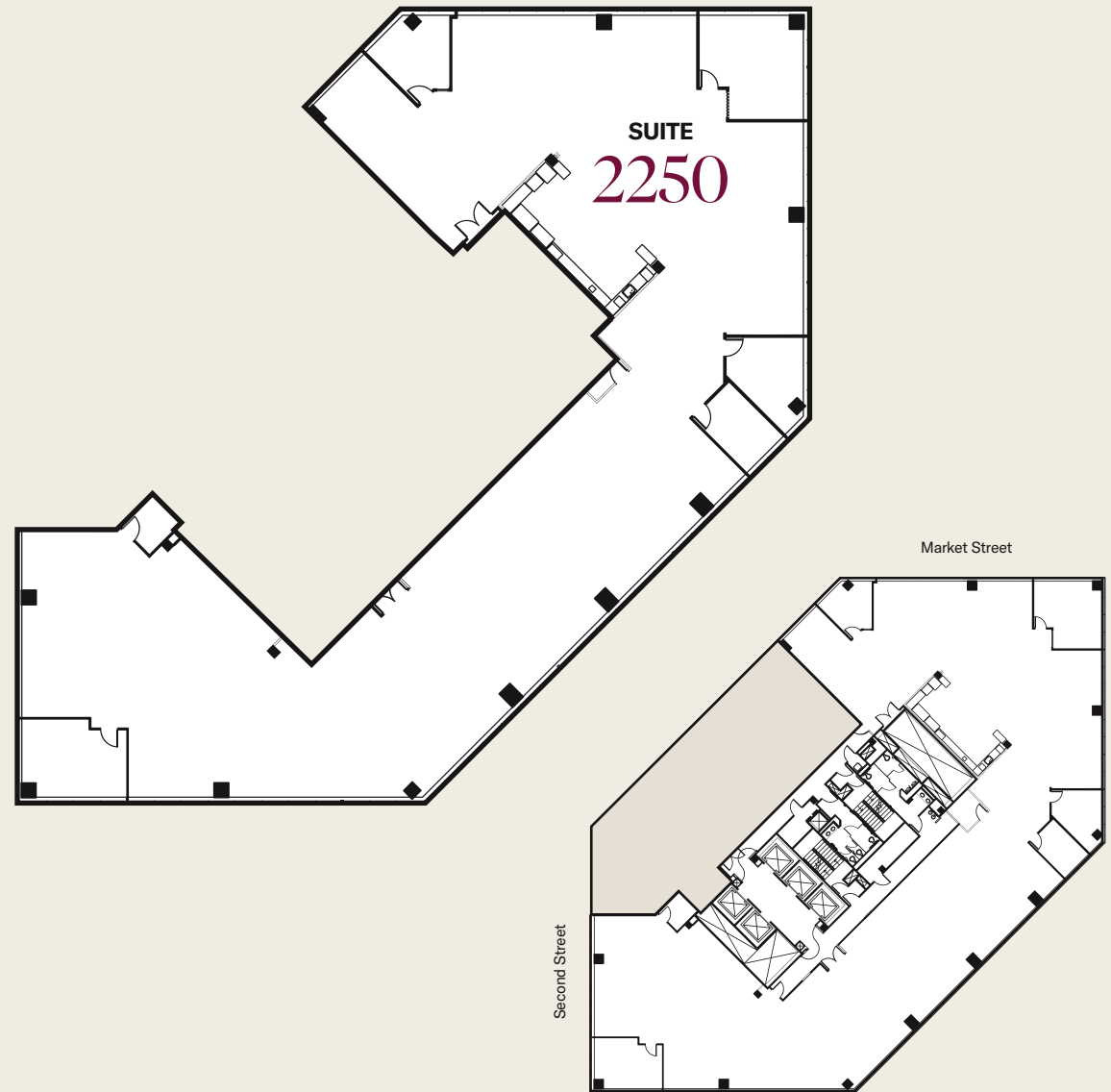
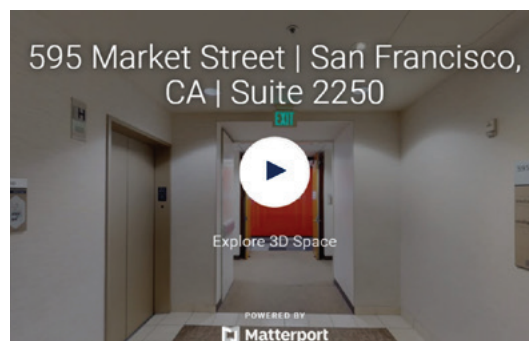
Availability

- SUITE 2250
- FLOOR 22
- 11,793 RSF
- AVAILABLE NOW

Suite Features

- Double door elevator identity with excellent light & views
- Efficient open floor plan
- 6 meeting rooms
- Large open kitchen
- Can be combined for full floor with Suite 2200

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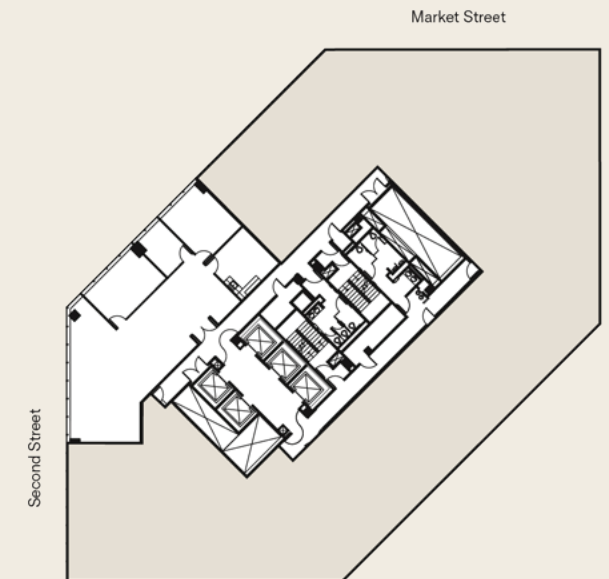
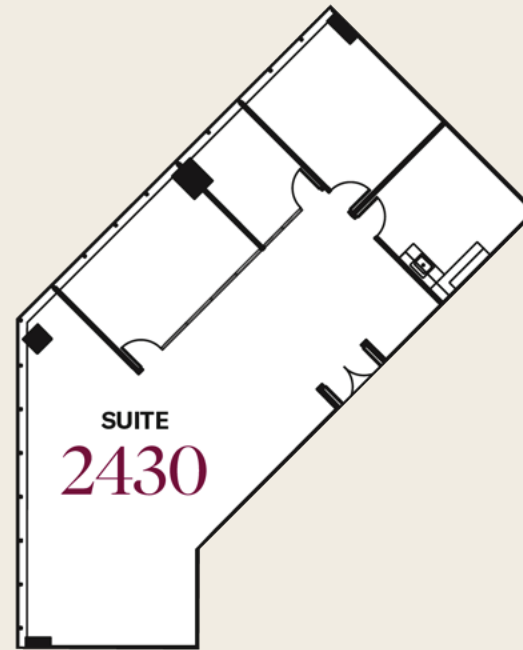
Availability

- SUITE 2430
- FLOOR 24
- 2,557 RSF
- AVAILABLE 7/1/22

Suite Features

- Double Door Elevator identity
- Open work area for workstations
- Excellent natural light and views
- Break room
- Large board room, 2 meeting rooms

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Availability

- SUITE 2550
- FLOOR 25
- 2,310 SF
- AVAILABLE NOW

Suite Features

- Double door elevator identity
- Formal reception
- 5 private offices
- Kitchenette
- Excellent light & views
- Large conference room
- Open area for workstations

**VIRTUAL TOUR
COMING SOON**



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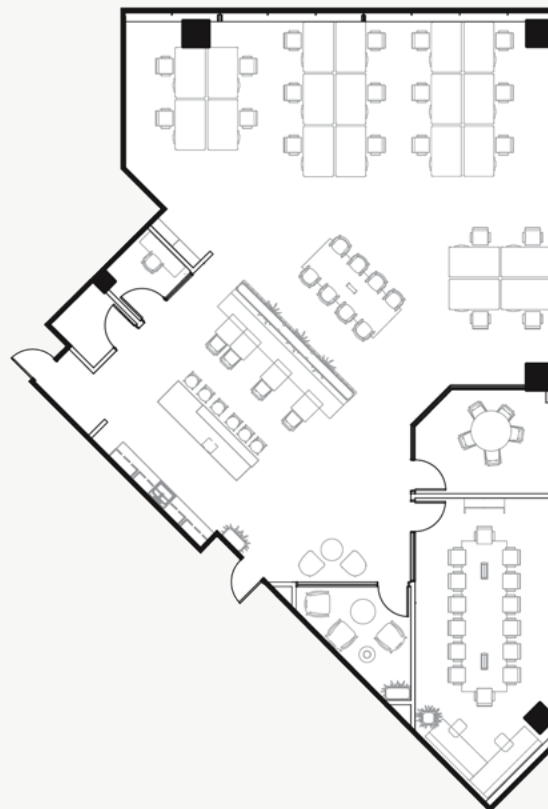
- **SUITE 2570**
- **FLOOR 25**
- **3,800 SF**
- **AVAILABLE FEBRUARY 2023**

Suite Features

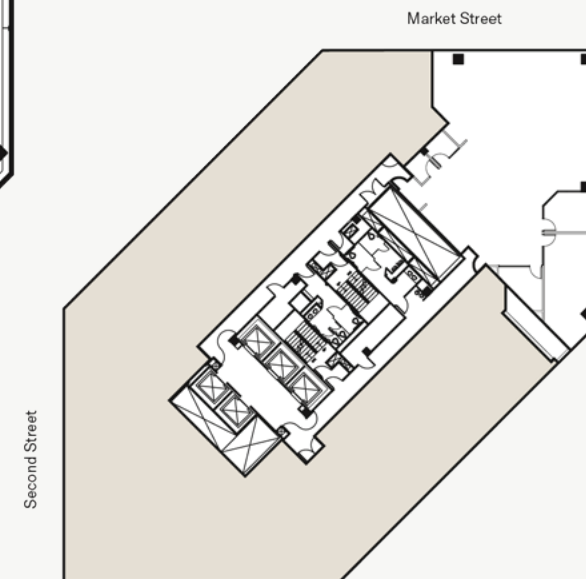
- Fully furnished Studio Private underway
- Creative finishes, exposed ceilings, polished concrete
- 4 meeting rooms
- Open plan with 20 sit/stand workstations
- Open pantry with banquette seating, and collaboration areas
- Excellent window line and natural light

Studio Private Amenities

- Fully furnished with high-end furniture & appliances
- Wired for internet & WiFi
- Remote account manager



SUITE
2570



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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

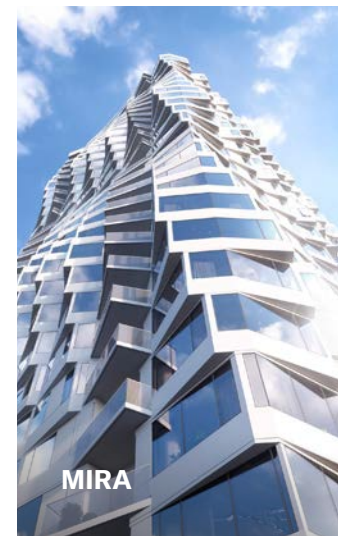
NEW DEVELOPMENTS



Brannan Square



Mission Rock



MIRA



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