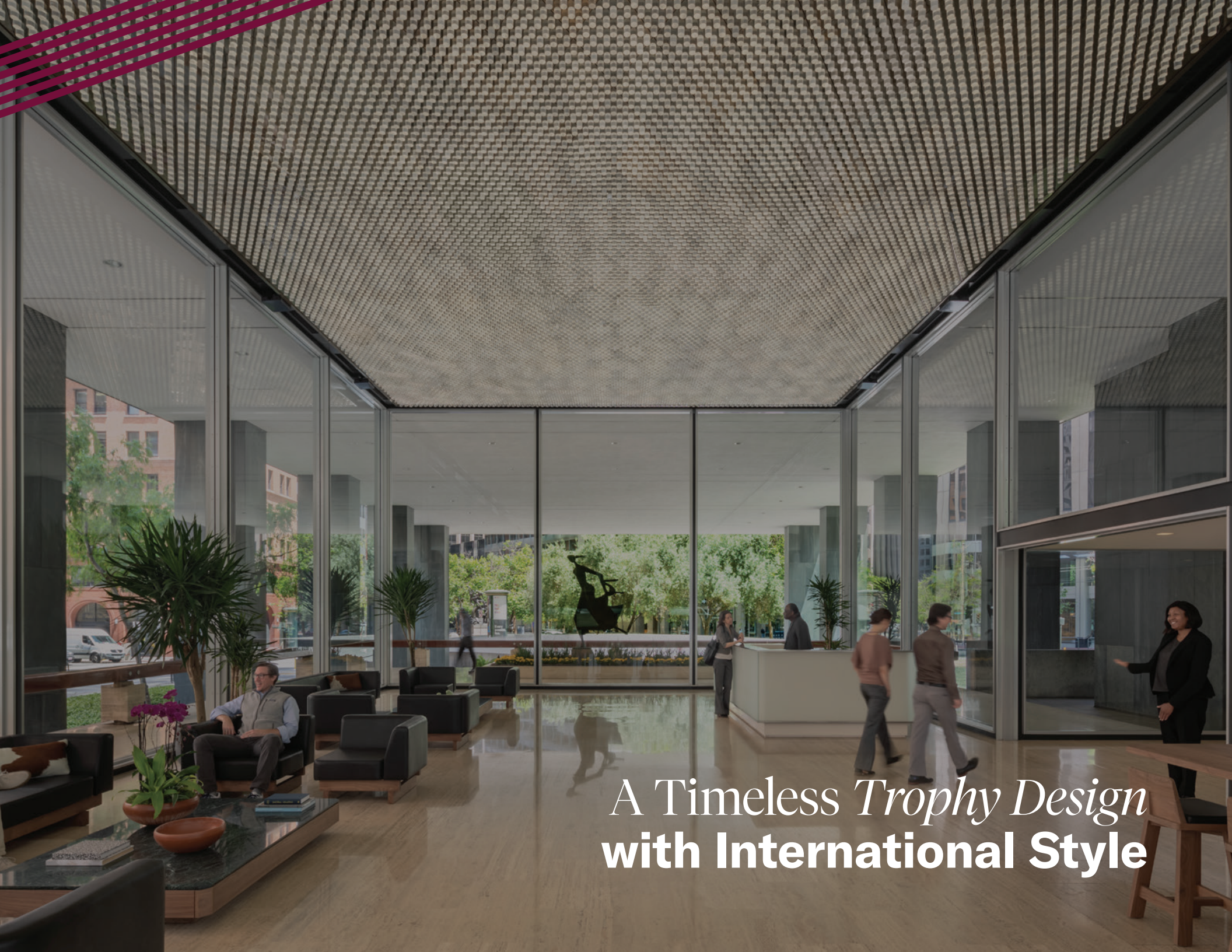




TISHMAN SPEYER

One Bush





A Timeless *Trophy Design*
with **International Style**

Meaningful Experiences at All Levels

—

One Bush Street is not only a 19-story Class A office building located in the heart of the Financial District, but a historic treasure. Set back from neighboring buildings on a beautifully landscaped 1.3-acre park-like setting, the property benefits from both effortless access to transit, in addition to a myriad of world-class amenities and experiences.





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.



Salesforce Park

Photo courtesy of the Transbay Joint Powers Authority (TJPA).



SF MOMA



City Club



Trailblazer Tavern



The Treasury

Where Business Meets Pleasure

Close to everywhere you want to be, One Bush is just steps away from a world-class combination of amenities for health and wellness, entertainment, dining, and shopping.

ZO.

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

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



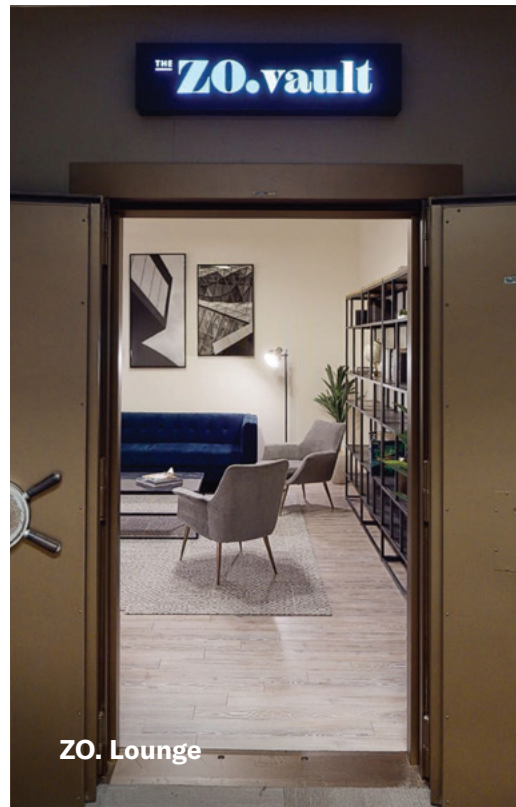
Health & Wellness Classes



Art & Cultural Events



Premium Beauty Services



ZO. Lounge

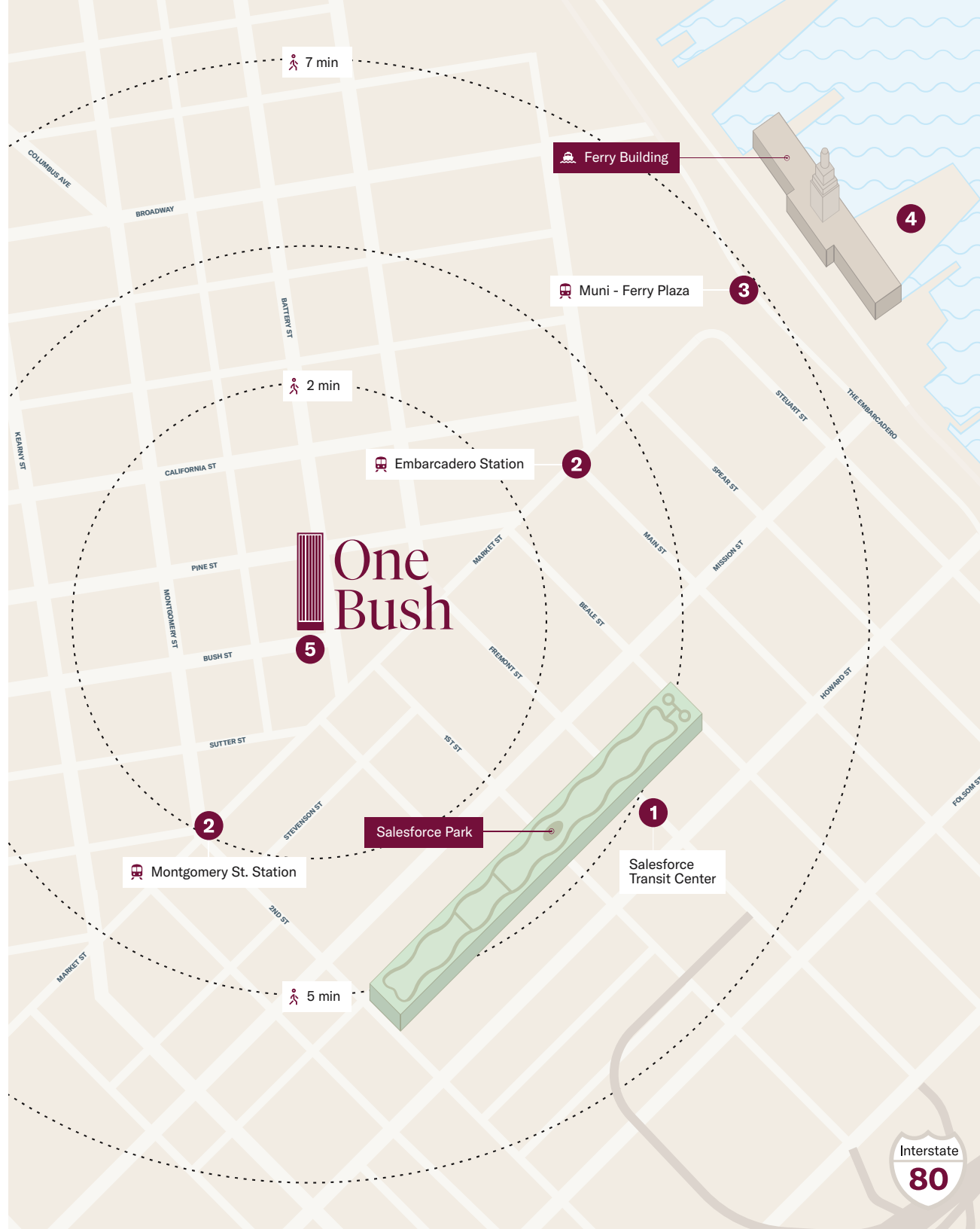


Hassle-free Catering & On-site Food Delivery

One Ideal Location

Located in the heart of the financial district, One Bush has effortless access to all major bus and mass transit systems.

- 1 SALESFORCE TRANSIT CENTER
- 2 BART & MUNI STATION
- 3 MUNI STATION - FERRY PLAZA
- 4 GOLDEN GATE FERRY TERMINAL
- 5 ON-SITE PARKING: 280 CAR GARAGE

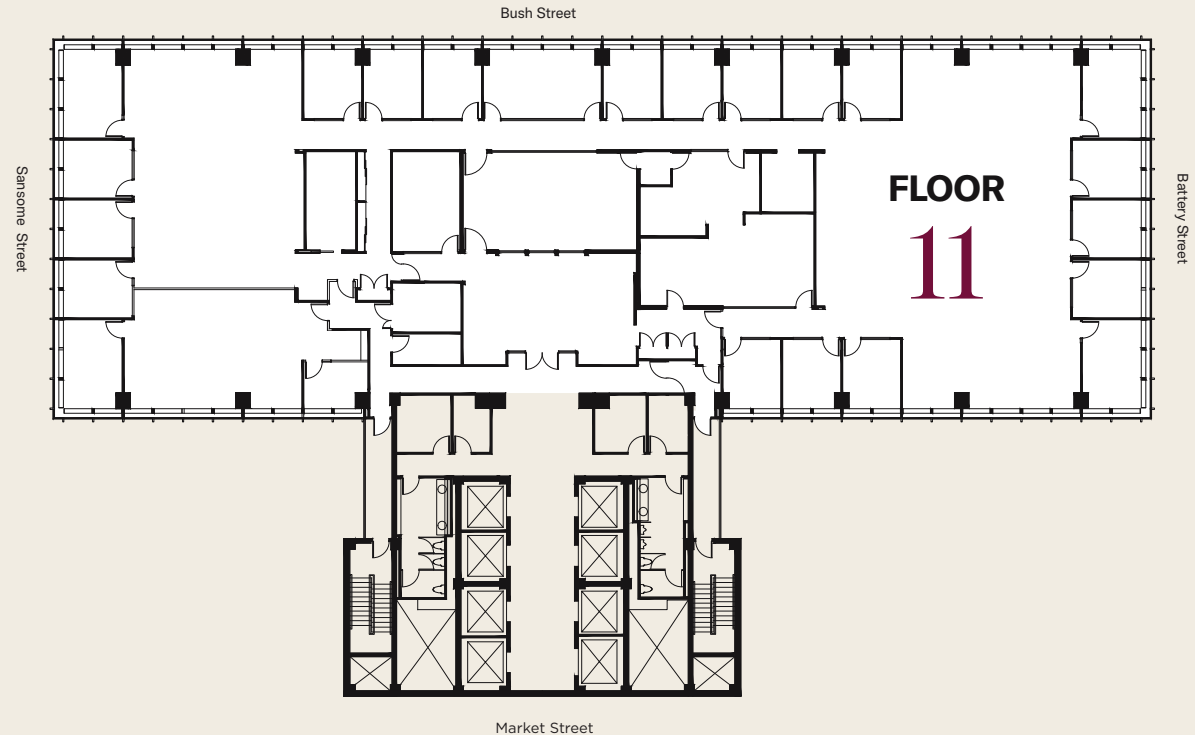


Availability

- **FLOOR 11**
- **17,966 RSF**
- **AVAILABLE 8/1/23**
- **POTENTIAL TO DEMISE, CORRIDOR IN PLACE**

Suite Features

- Full floor with formal reception and high-end finishes
- Large board room with 18+ person capacity
- 20 private offices with large open areas for workstations
- Break room, copy storage and separately demised suite for compliance
- Excellent natural light and setbacks



ALLEN PALMER
415.344.6622
apalmer@tishmanspeyer.com

PATRICK DEVINGER
415.273.7921
pdevinger@tishmanspeyer.com



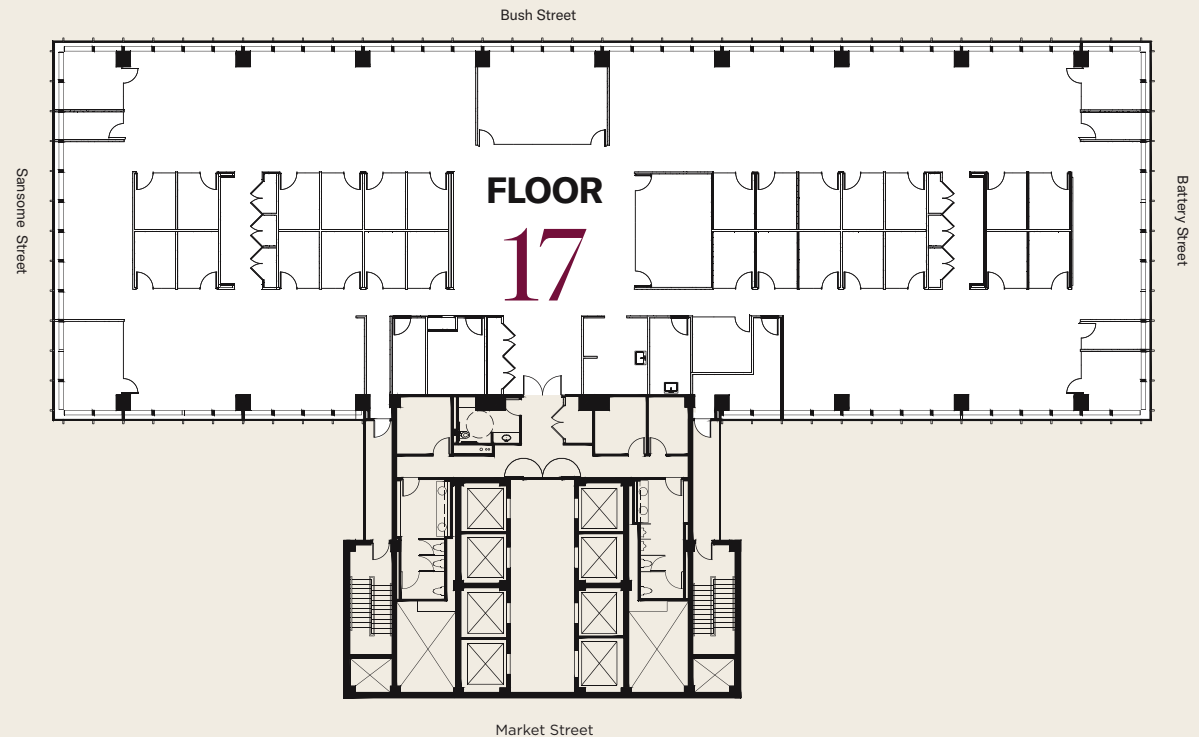
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Availability

- **FLOOR 17**
- **17,966 RSF**
- **AVAILABLE 9/1/23**
- **FULL FLOOR**

Suite Features

- Full floor with high-end finishes
- Open reception area, 2 large conference rooms and 7 small/medium conference rooms
- 26 interior offices, leaving window line open for ample workstations



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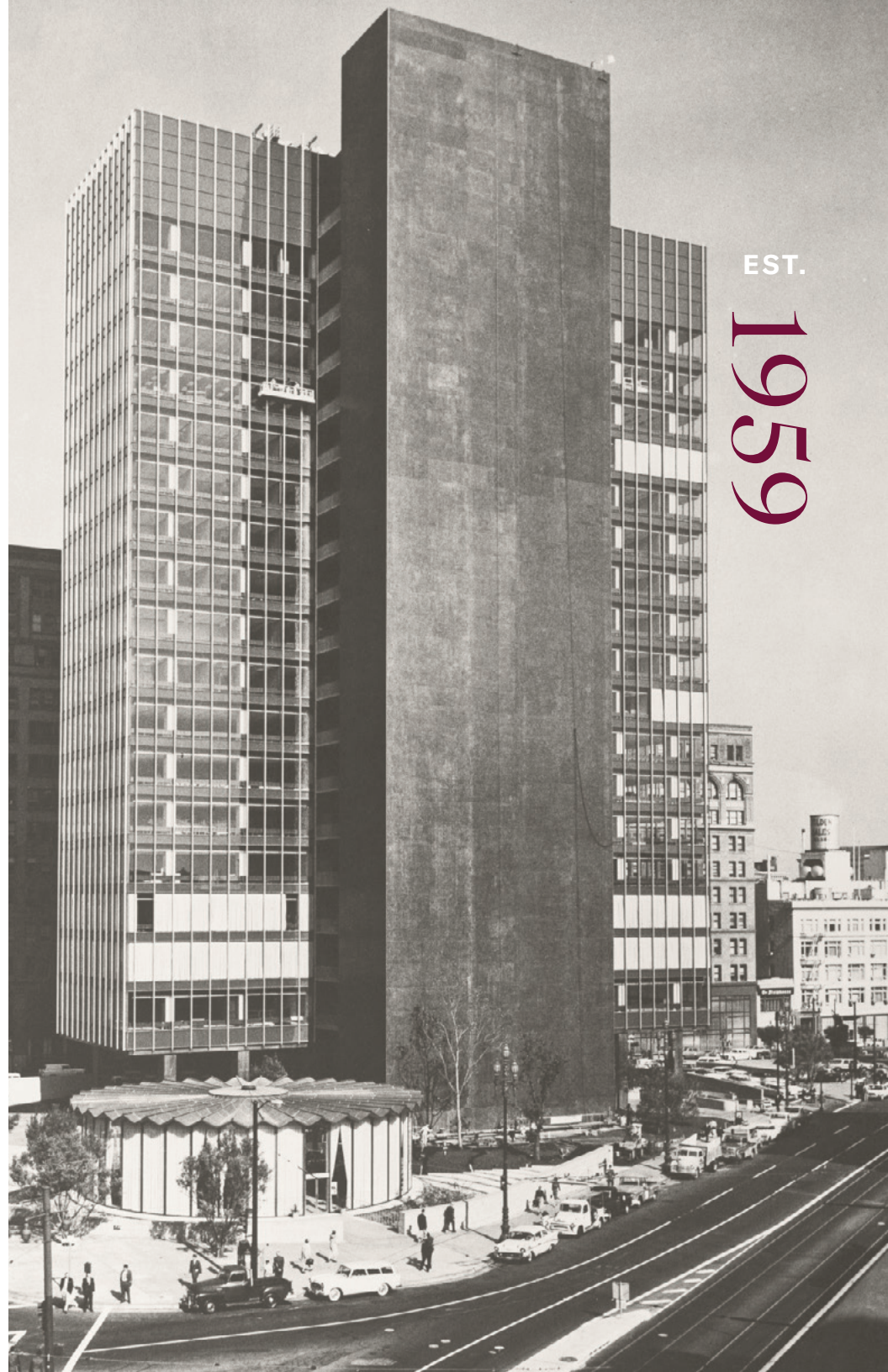
Internationally Known

One Bush Plaza, also known as the Crown Zellerbach Building, is widely recognized as a classic example of the International Style of architecture.

International style is a phase of Modern architecture that encompasses three elements: expression of volume rather than mass, emphasis on balance rather than preconceived symmetry, and expulsion of applied ornament. Designed by Skidmore, Owings and Merrill, construction began on One Bush in 1957, and was completed in 1959 with further renovations made in 1990.

This stunning glass office tower is set back from all neighboring properties on a beautifully landscaped 1.3-acre triangular plaza that includes a circular retail building. The building has a distinctive design that includes full-height glass and a side core design that allows for column-free space, an abundance of light, and remarkable city views from all floors.

One Bush Plaza was recognized as a San Francisco Historical Landmark in 1987.



EST.

1959

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

ALLEN PALMER

415.344.6622

apalmer@tishmanspeyer.com

PATRICK DEVINGER

415.273.7921

pdevinger@tishmanspeyer.com



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