



TISHMAN SPEYER

333 Bush





Make the Most of **Each Day**



Open Doors to Discovery

When you work at 333 Bush Street, it begs the question: what don't you have? A world-class building inside and out, you'll find amenities and services fit for everyone and any lifestyle. Our modern lobby renovations, state-of-the-art fitness center, and EV charging stations will help keep you feeling focused and recharged every 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.



Union Square



Apple Store



Wayfare Tavern

Right in the Heart of the Bay

Find yourself in the middle of just about everything — stunning nature, trendy cultural hotspots, and over 50 unique dining experiences within two blocks. At 333 Bush, the possibilities are truly endless.



St. Mary's Square Park



Chinatown



General Health & Wellness Offerings



Laundry/Dry Cleaning



Chair Massages



Hassle-free Catering & On-site Food Delivery



Connect to Our Exclusive Spaces, Experiences & Amenities



ZO
BY TISHMAN SPEYER

ZO is Tishman Speyer's global amenities network, providing members with access to our world-class spaces, services and experiences. Discover a sense of well-being and community with curated services and amenities exclusively designed for tenants of 333 Bush.

Unlock the freedom to put yourself first with the ZO App.

Elevated, flexible workspaces on a *global scale*

studio
BY TISHMAN SPEYER

An entire story of Coworking at its best, on the 4th floor.

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. Explore Studio by Tishman Speyer at yourstudio.com



Elevated design



Flexible terms



Inclusive pricing

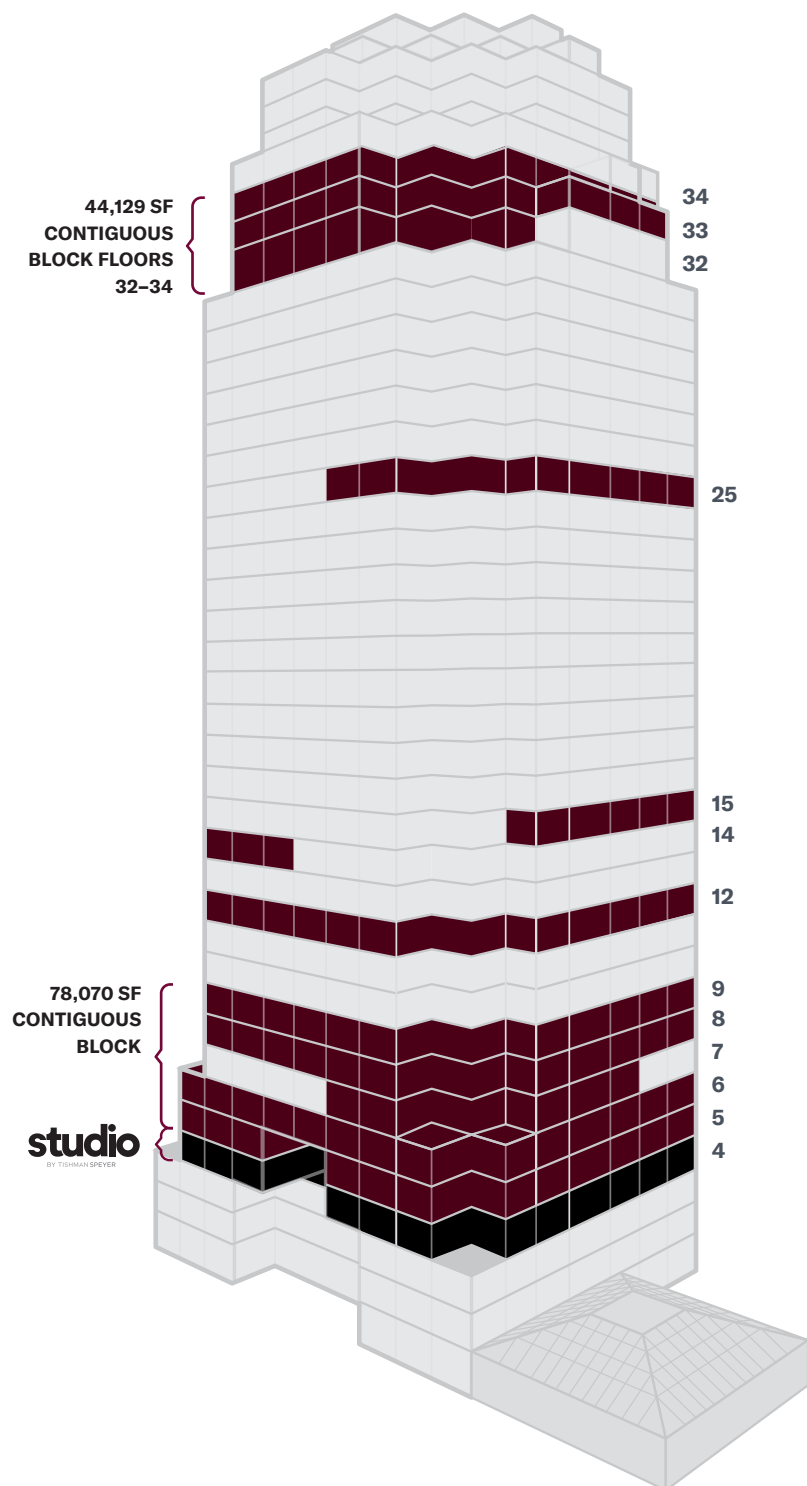
Steps From Everywhere

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



Big Block Availability Summary



Floor	Suite	SF Available	Date Available	Full Details
34	3400	17,784 SF	4/1/26	View Details
33	3300	17,777 SF	4/1/26	View Details
32	3250	8,568 SF	4/1/26	View Details
25	2550	12,569 SF	2/1/26	View Details
15	1550	9,028 SF	12/1/25	View Details
14	1410	2,356 SF	10/1/25	View Details
12	1200	17,662 SF	NOW	View Details
9	900	17,566 SF	NOW	View Details
8	800	19,075 SF	NOW	View Details
7	750	5,958 SF	NOW	View Details
6	600	17,291 SF	NOW	View Details
5	500	18,180 SF	NOW	View Details
4	400	studio BY TISHMAN SPEYER FLEXIBLE	NOW	View Details

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Availability

- **FLOOR 5**
- **AVAILABLE NOW**
- **18,180 SF***

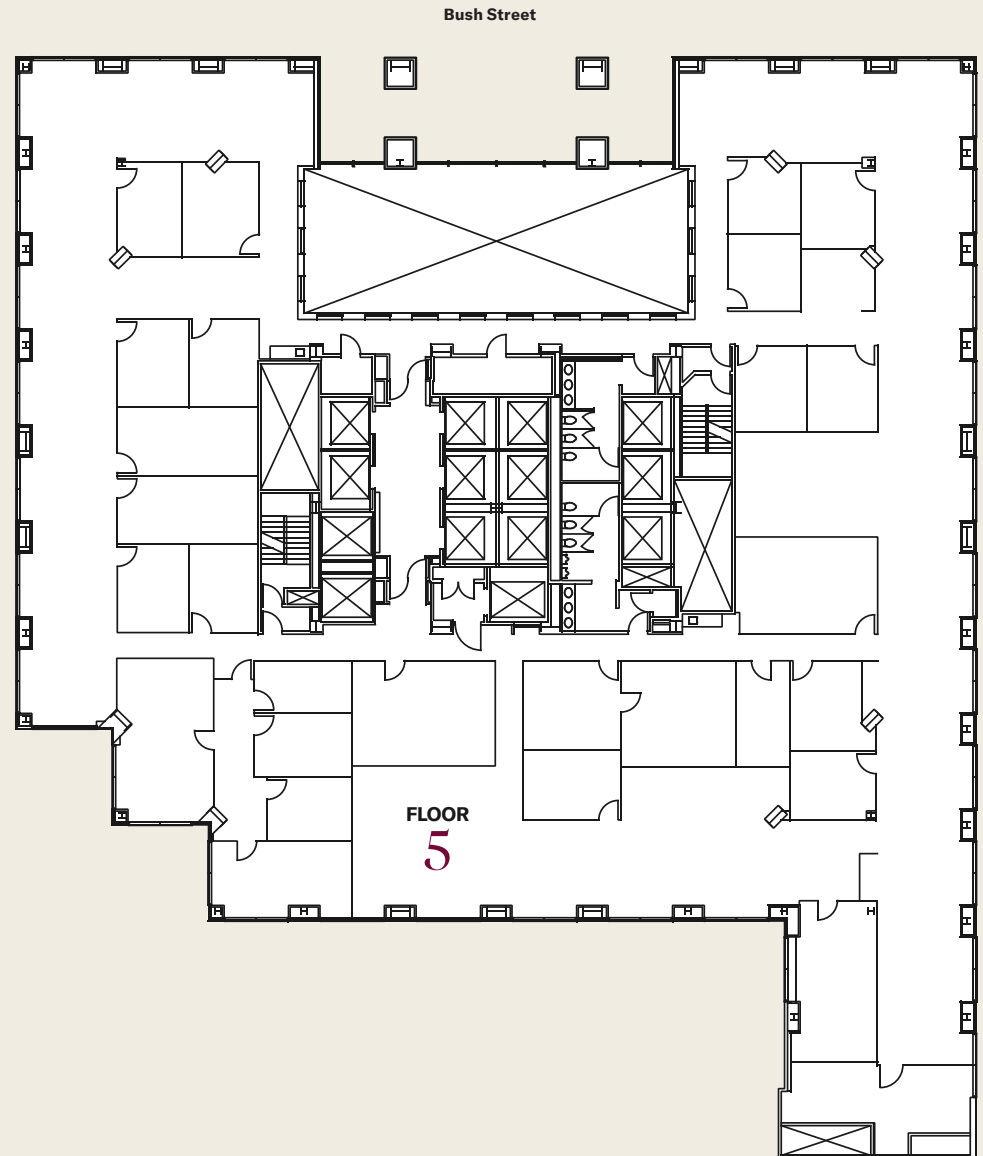
*Can be combined for up to 78,070 SF contiguous

Suite Features

- Highly improved professional build out with ample conference rooms
- Can be delivered as-is or in shell condition



Visit tishmanspeyer.com or click above for a link to more information



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Availability

- **FLOOR 6**
- **AVAILABLE NOW**
- **17,291 SF***

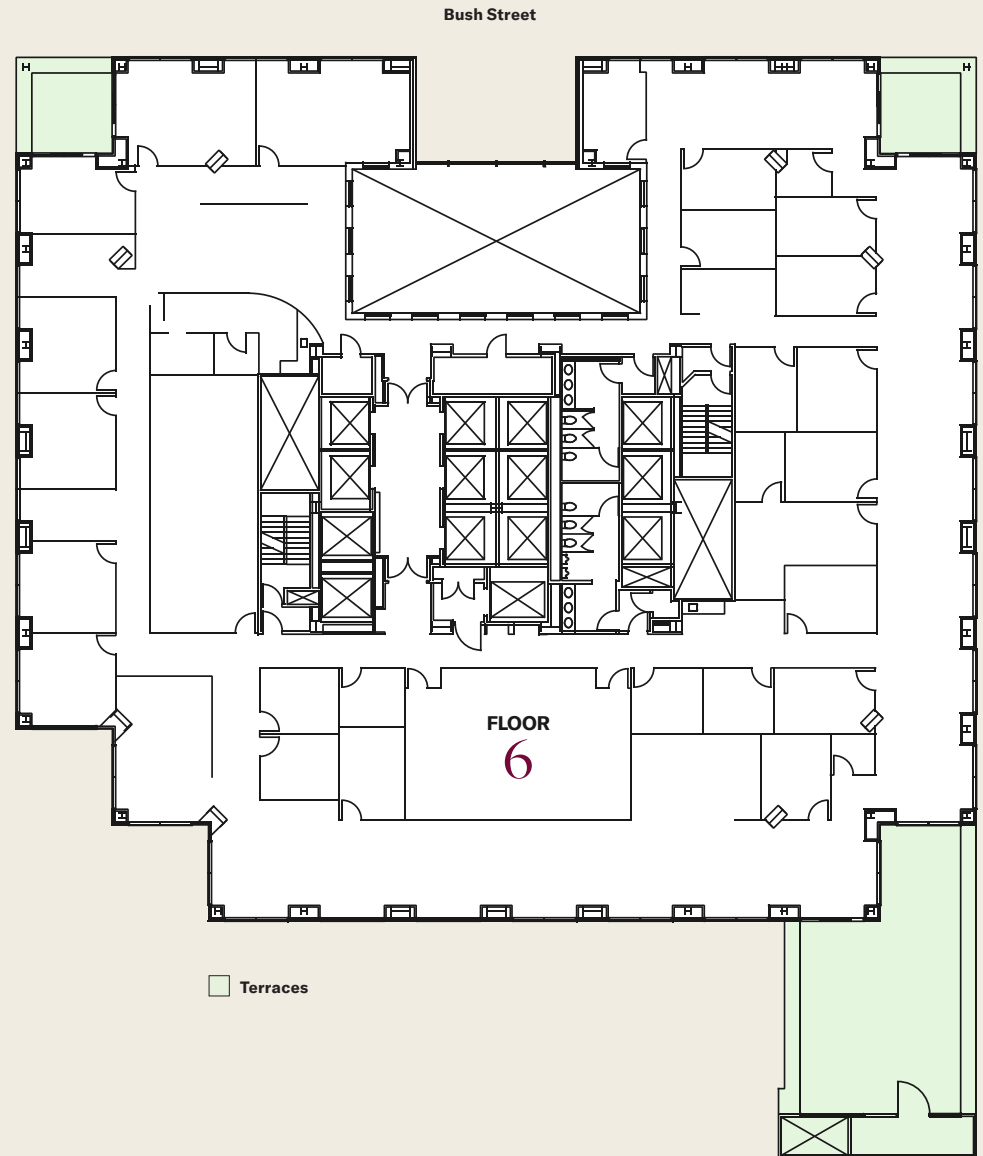
*Can be combined for up to 78,070 SF contiguous

Suite Features

- Three (3) outdoor terraces
- Highly improved professional build out with ample conference rooms
- Can be delivered as-is or in shell condition



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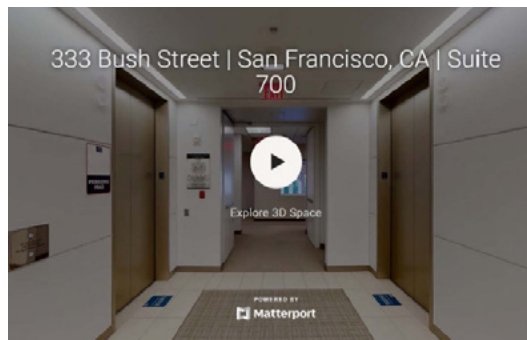
Availability

- **SUITE 750**
- **FLOOR 7**
- **AVAILABLE NOW**
- **5,958 SF**

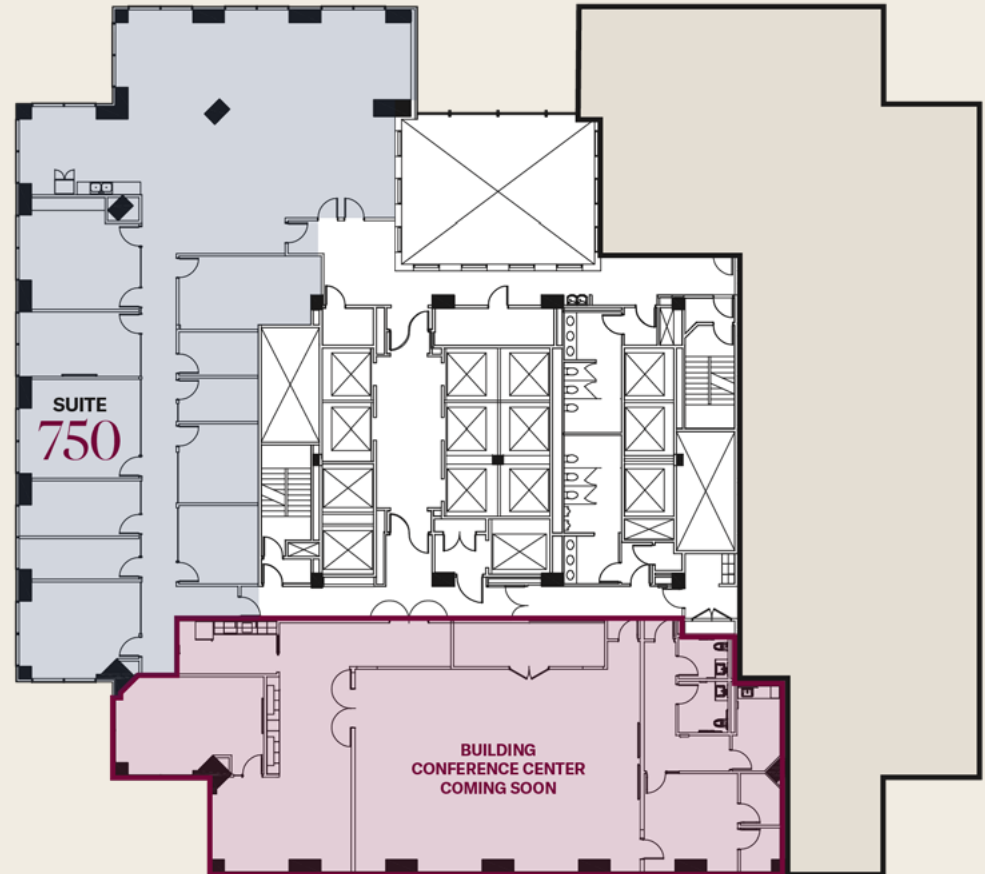
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Suite Features

- 2nd generation professional improvements
- Flexible layout, potential value in existing improvements
- Elevator identity
- Bush Street window line with good natural light and outlooks



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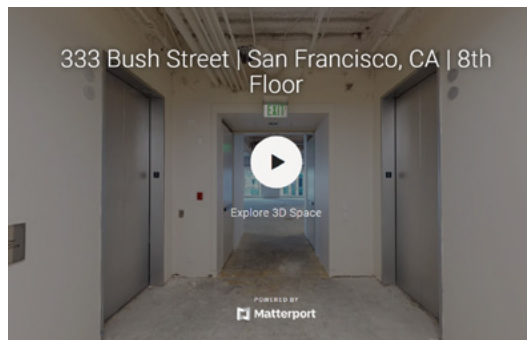
Availability

- **FLOOR 8**
- **AVAILABLE NOW**
- **19,075 SF***

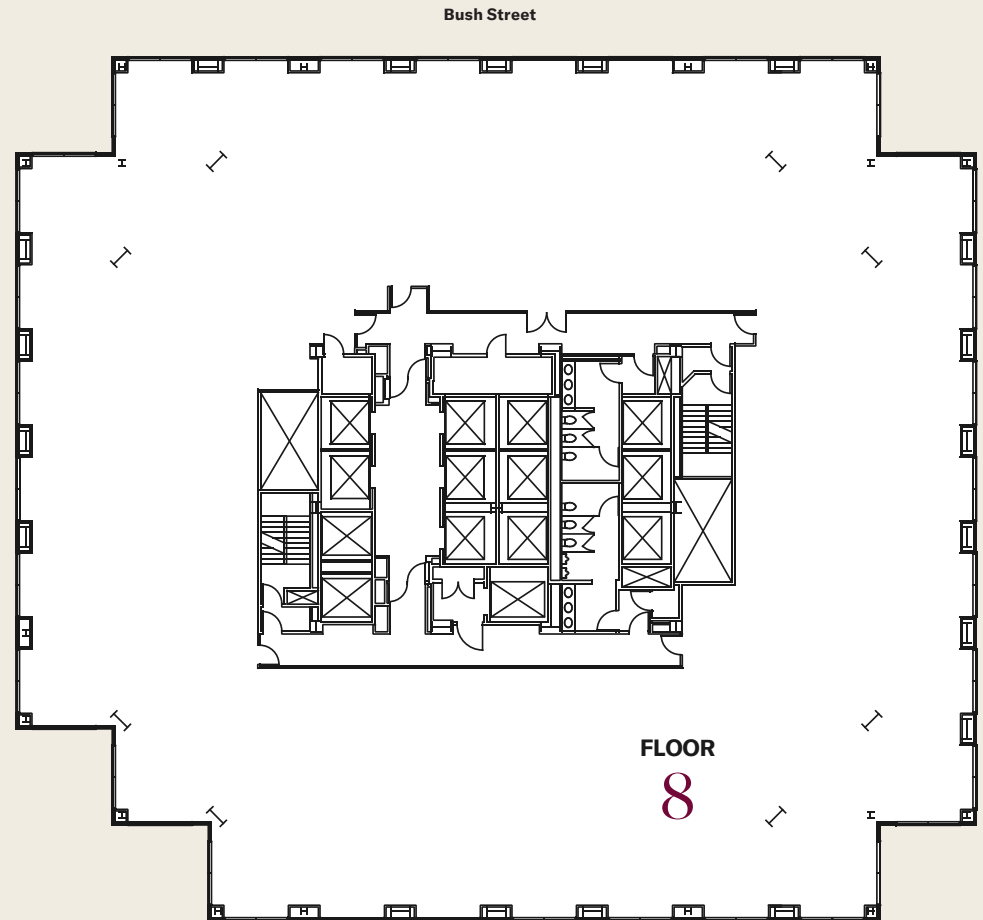
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Suite Features

- Shell condition



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Availability

- **FLOOR 9**
- **AVAILABLE NOW**
- **17,566 SF***

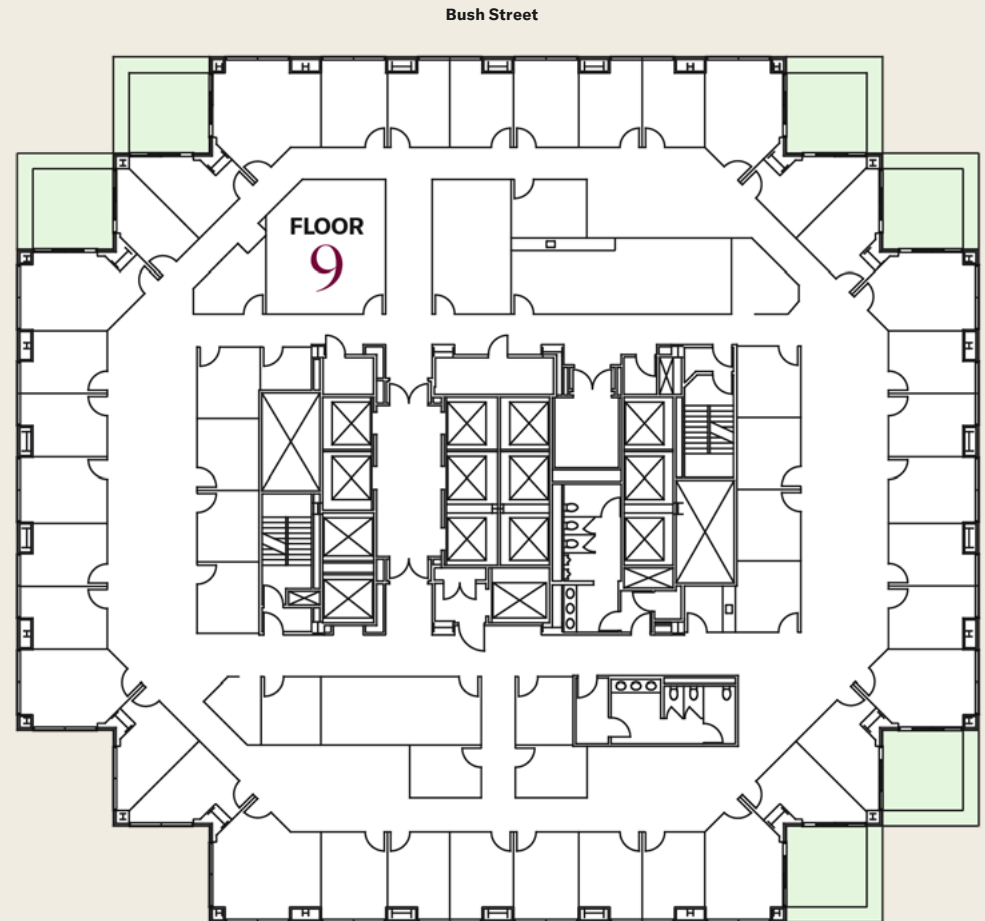
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Suite Features

- Existing private office build out with over 35 exterior private offices
- 6 exclusive outdoor terraces



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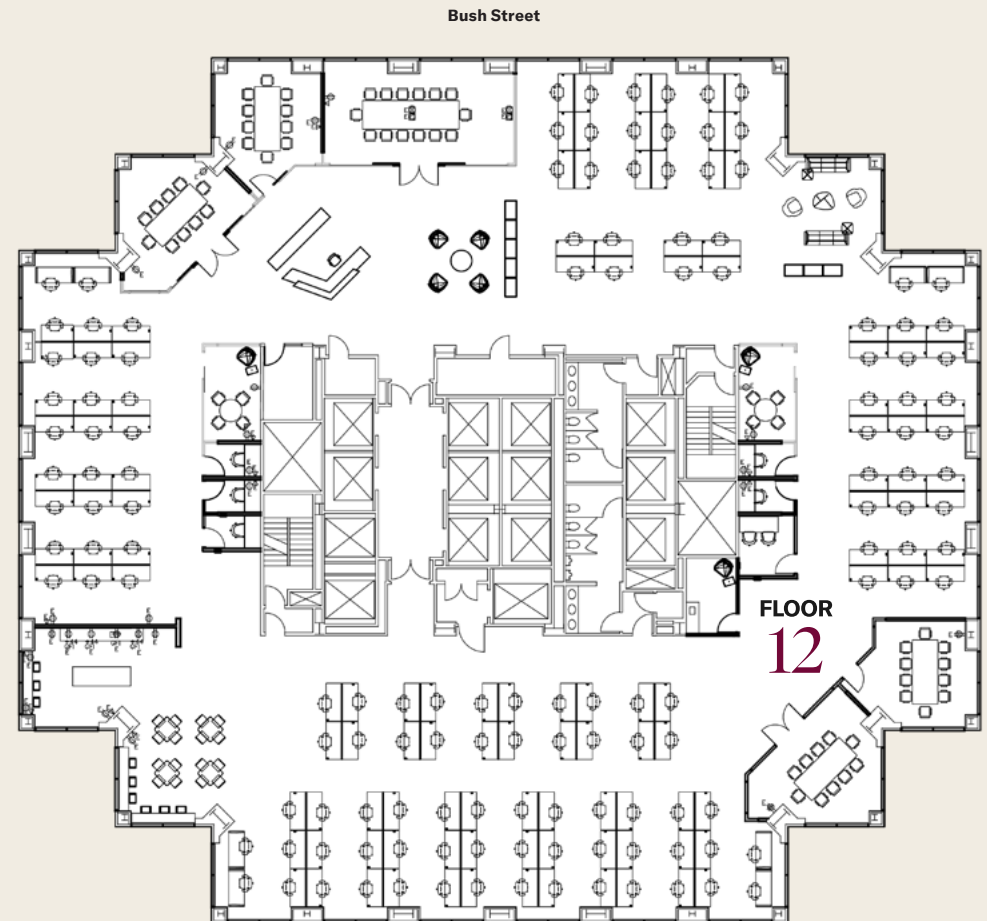
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Availability

- **FLOOR 12**
- **AVAILABLE NOW**
- **17,662 SF**

Suite Features

- Full floor with creative finishes including exposed ceilings and polished concrete
- 5 large conf. rooms plus 8 medium / small conf. rooms
- Excellent natural light and views
- Wellness room
- Open kitchen with bar height seating
- FF&E available



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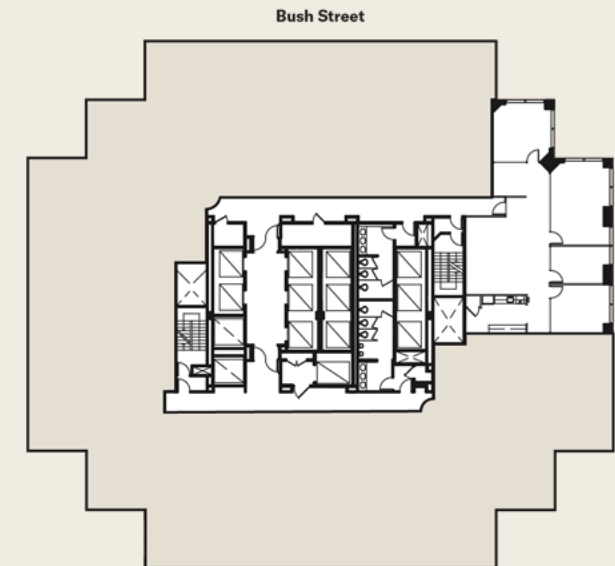
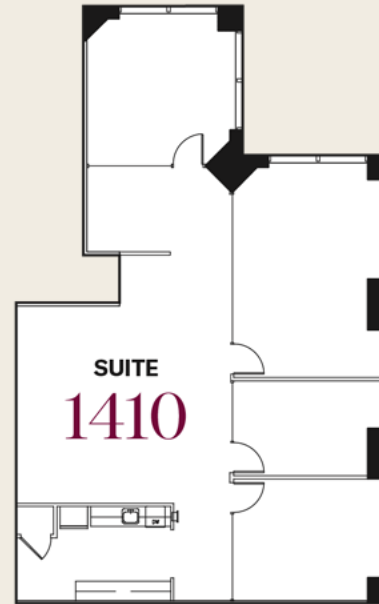
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Availability

- **SUITE 1410**
- **FLOOR 14**
- **AVAILABLE 10/1/25**
- **2,356 SF**

Suite Features

- Highly efficient professional suite with Bush Street Views
- Three (3) private offices
- Break room with copy area and storage
- Move-in ready
- Large conference room
- Open area for workstations



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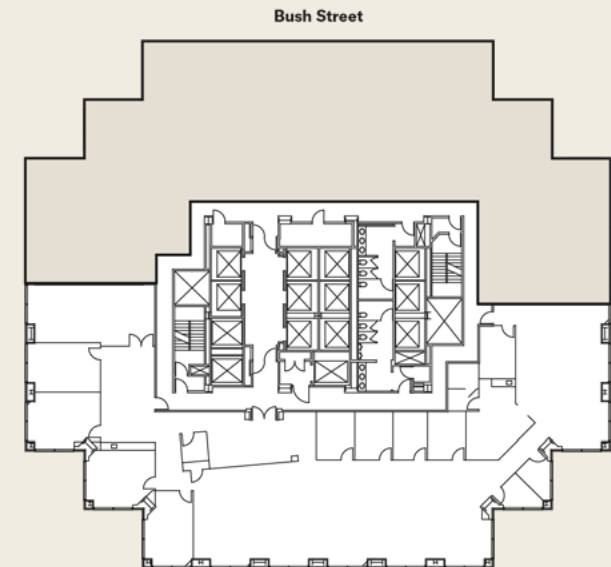
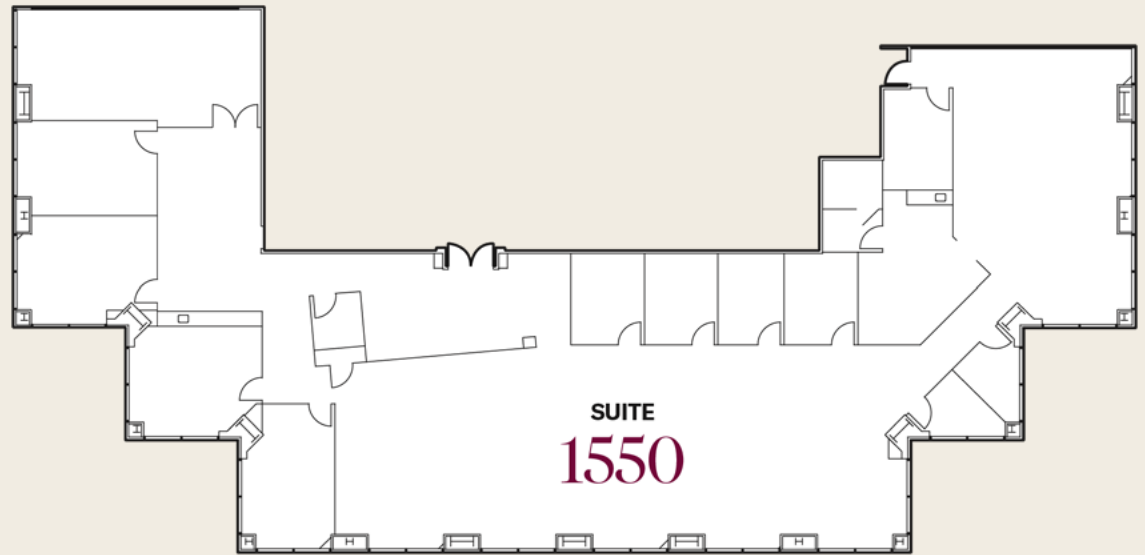
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Availability

- **SUITE 1550**
- **FLOOR 15**
- **AVAILABLE 12/1/25**
- **9,028 SF**

Suite Features

- Double door elevator identity with formal reception
- Excellent natural light and city outlooks
- High quality professional suite
- Conference area with large board room, eight (8) meeting rooms
- Large open area for workstations
- Open kitchen with bar height seating and entertaining space and ample storage



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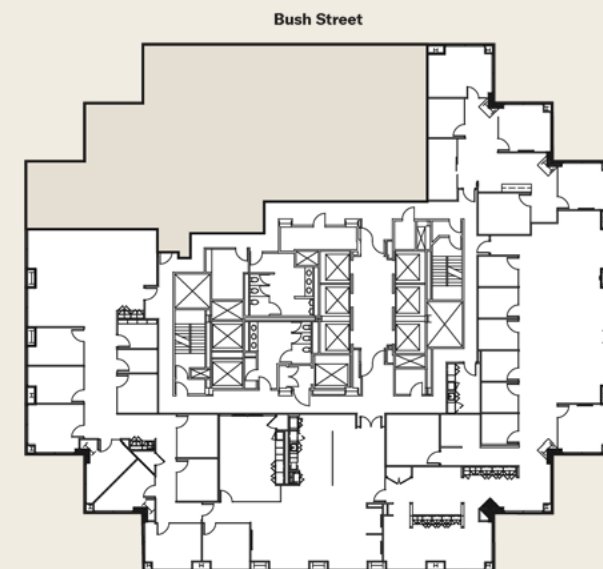
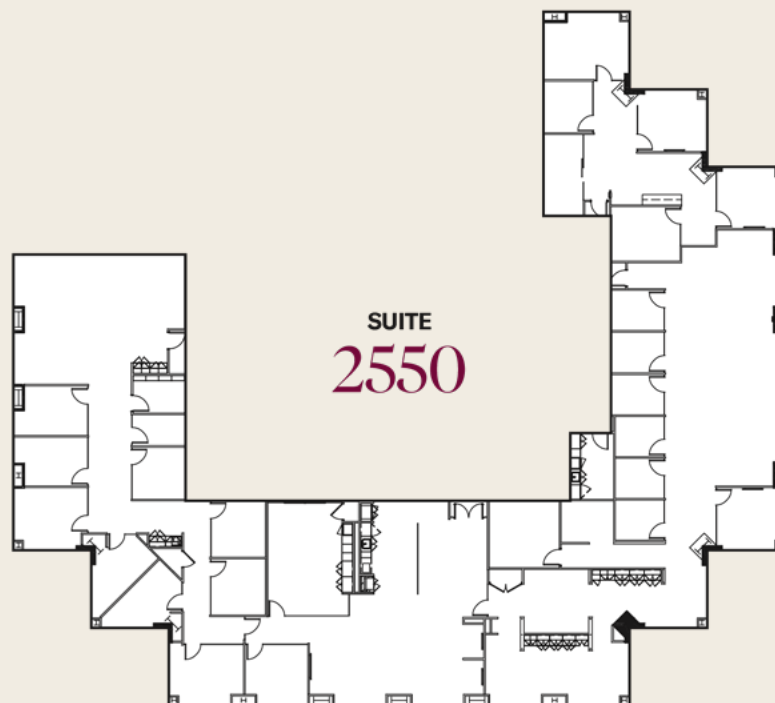
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Availability

- **SUITE 2550**
- **FLOOR 25**
- **AVAILABLE 2/1/26**
- **12,569 SF**

Suite Features

- Partial floor suite with double door elevator identity
- Professional, client-facing layout with flexible internal team separation
- Mix of private offices, collaboration space, and open workstation areas
- Large conference room, 3 medium conference rooms, 22 private offices
- Formal reception, lounge, and break area
- Excellent views and natural light



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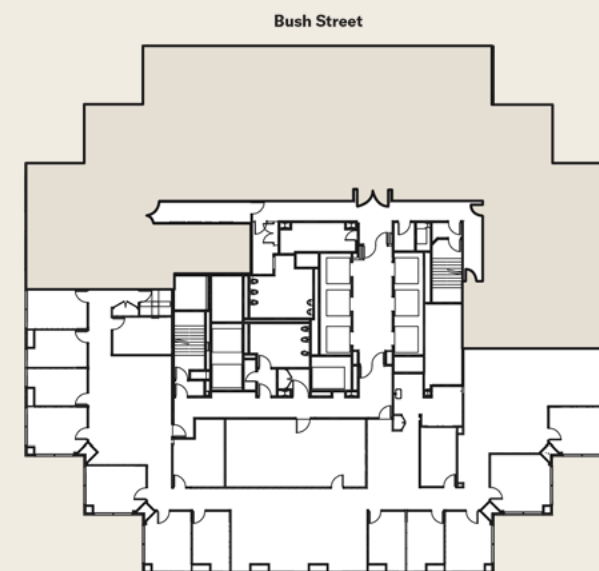
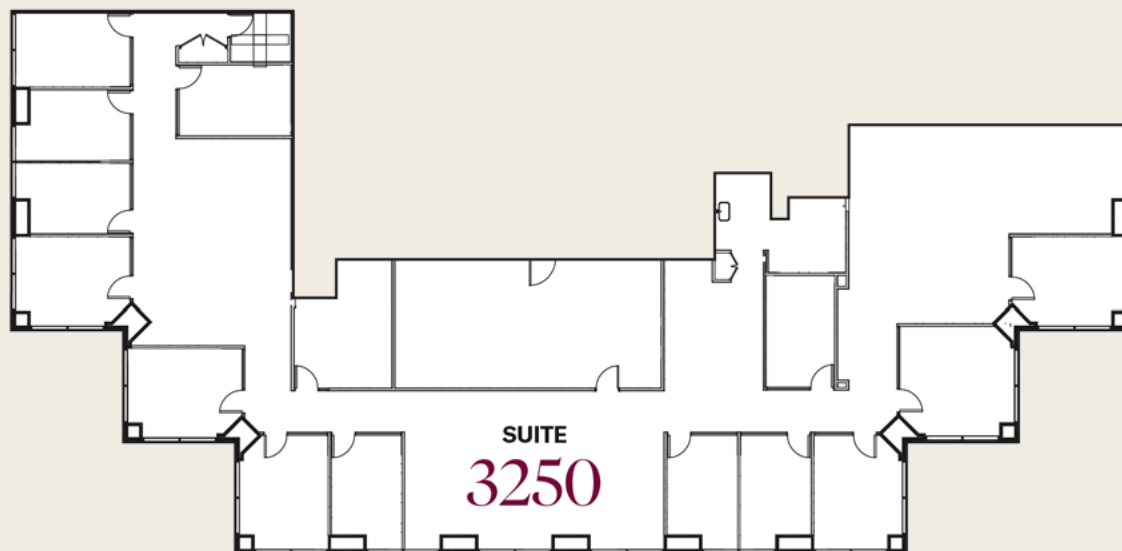
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Availability

- **SUITE 3250**
- **FLOOR 32**
- **AVAILABLE 4/1/26**
- **8,568 SF**

Suite Features

- Partial floor suite with double door elevator identity
- High-end law firm build out
- Large conference room, 12 window line offices, 3 interior offices, and open space
- Panoramic views of the Bay, Golden Gate, and Bay Bridge
- Can be combined with 34th and the 33rd for 44,129 RSF



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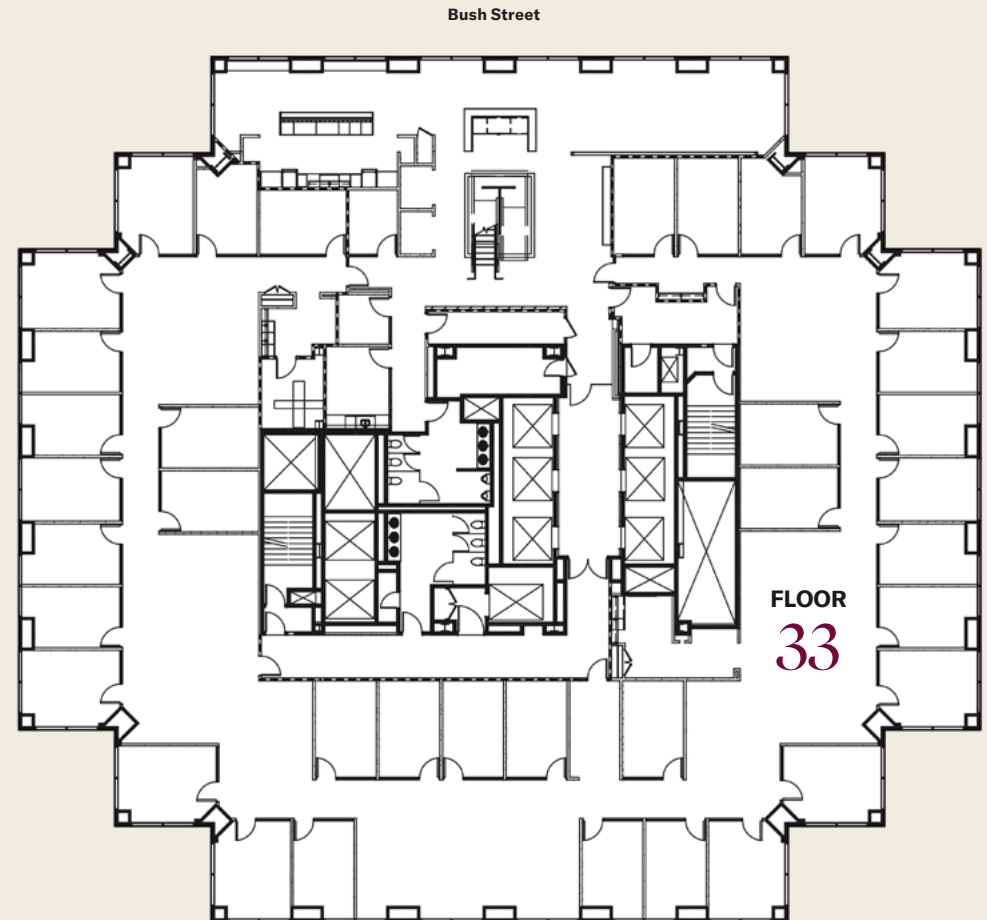
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Availability

- **FLOOR 33**
- **AVAILABLE 4/1/26**
- **17,777 SF**

Suite Features

- Full-floor identity with efficient center-core layout
- High-end law firm build out
- 23 window line offices, 15 interior offices, and large all hands break area
- Interconnecting stairwells on floors 33 and 34
- Panoramic views of the Bay, Golden Gate, and Bay Bridge
- Can be combined with 34th and a portion of the 32nd for 44,129 RSF



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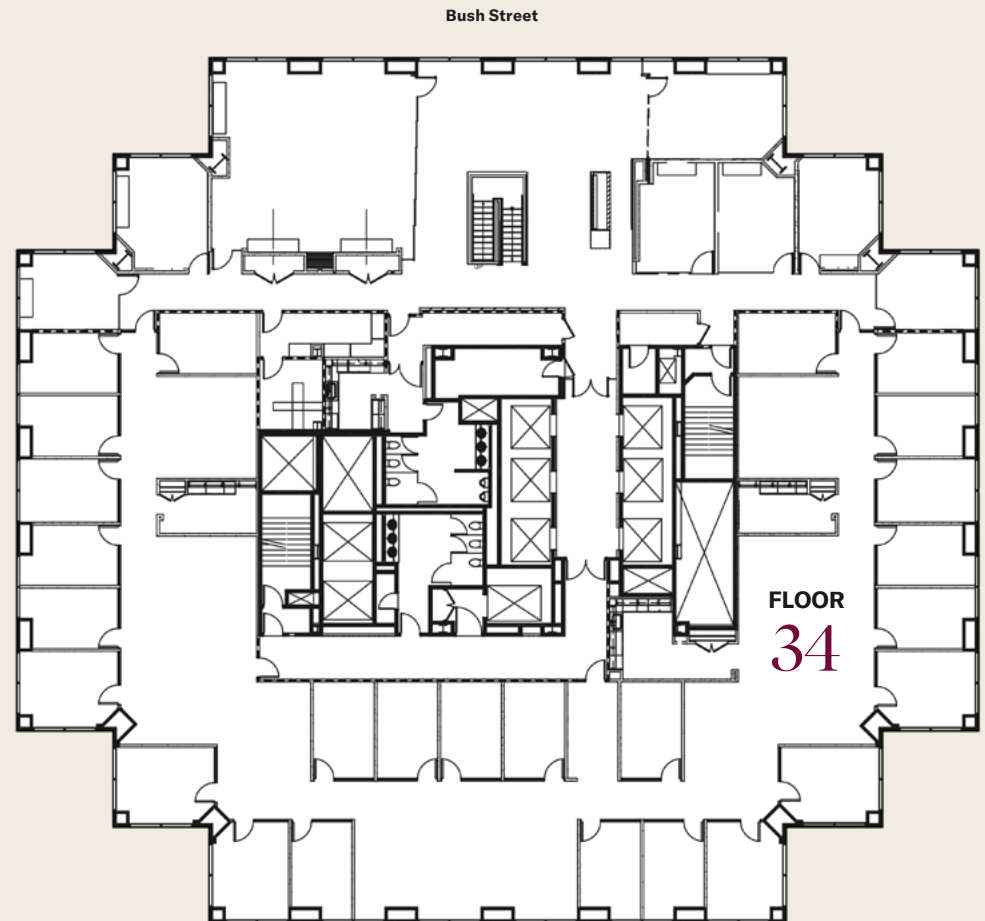
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Availability

- **FLOOR 34**
- **AVAILABLE 4/1/26**
- **17,784 SF**

Suite Features

- Full-floor identity with efficient center-core layout
- High-end law firm build out
- Large board room, 3 large conference rooms, 23 window line offices, 7 interior offices, and open area for workstations
- Interconnecting stairwells on floors 33 and 34
- Panoramic views of the Bay, Golden Gate, and Bay Bridge
- Can be combined with 33rd and a portion of the 32nd for 44,129 RSF



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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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