

595 Market

HQ OPPORTUNITY



TISHMAN SPEYER



Available May 1, 2026



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

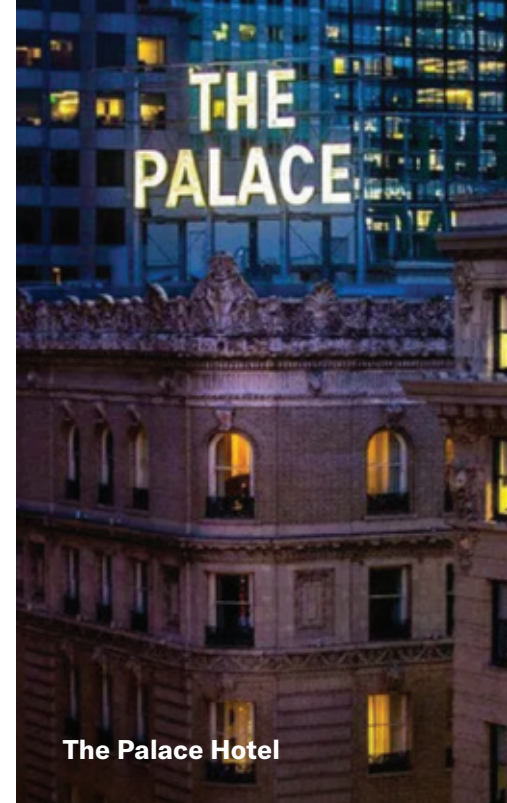
Strategic, social and civic partnerships are quite familiar to Tishman Speyer. Our partnerships help ensure our projects inspire communities and take care of them.

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



Holbrook House



Wayfare Tavern



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

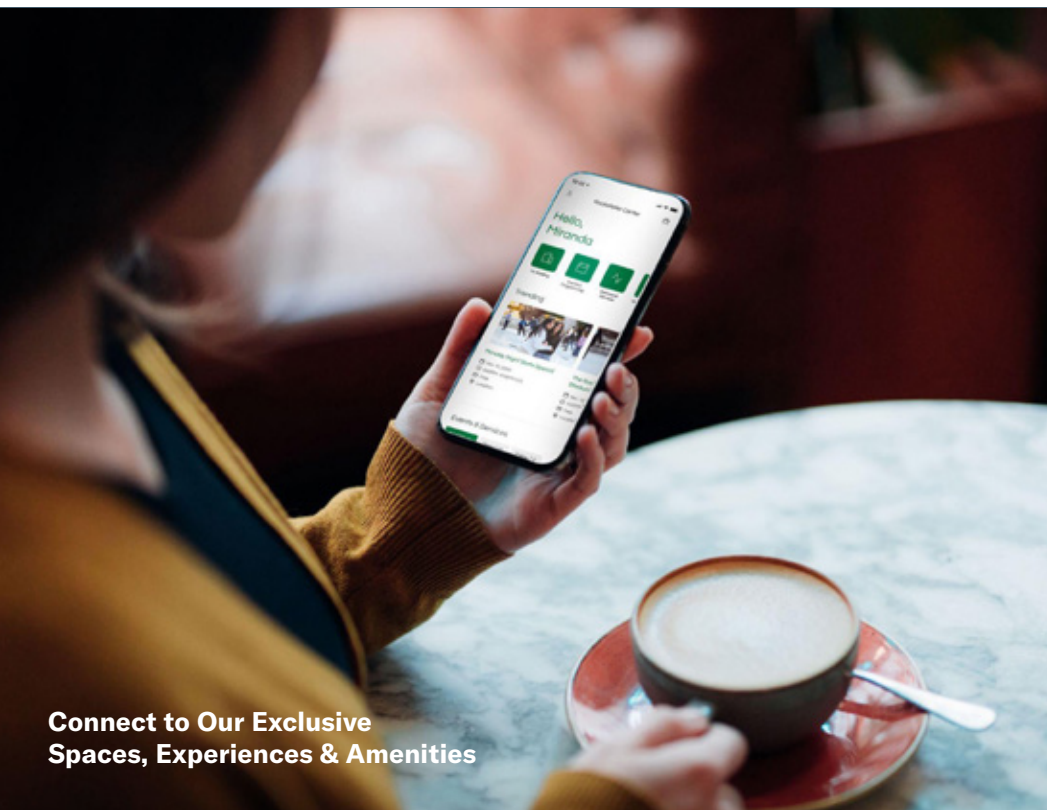


Premium Beauty Services



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 595 Market.

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



**Connect to Our Exclusive
Spaces, Experiences & Amenities**



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.

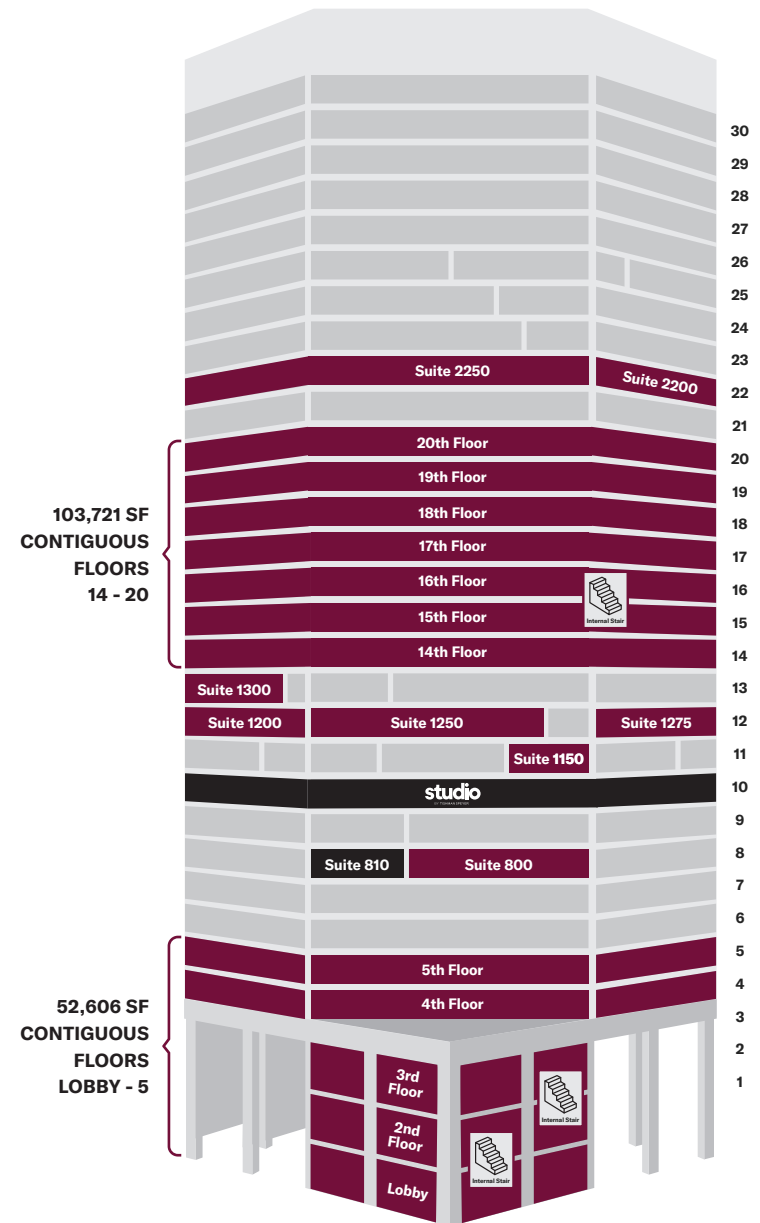
- 1 SALESFORCE TRANSIT CENTER
- 2 BART & MUNI STATION
- 3 MUNI STATION - FERRY PLAZA
- 4 GOLDEN GATE FERRY TERMINAL



Headquarter Opportunity

150,000 RSF | AVAILABLE MAY 1, 2026

- Unmatched branding potential
- Building signage for 100k+
- Exclusive terraces
- Exclusive fitness center
- All hands stadium stair
- Game lounge
- Excellent light and outlooks
- Exclusive lobby access
- Café's, lounges, etc.
- Interconnecting stairs 1-2, 2-3, 15-16



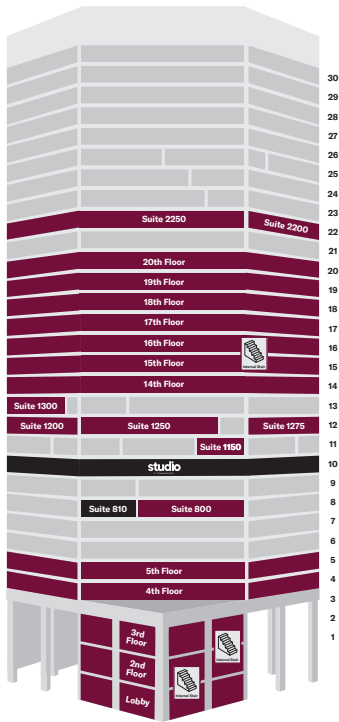
 **595 Market**

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Big Block

595 Market



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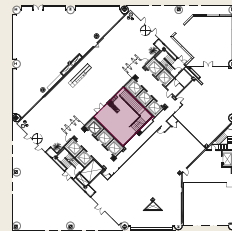
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OVER 150,000 RSF HQ OPPORTUNITY

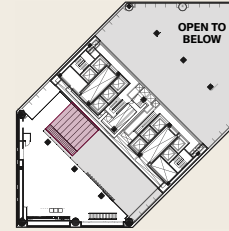
FLOORS 1-5 | 50,000 RSF



Lobby – 782 SF
Available 5/1/26
Dedicated Lobby Entry



2nd Floor – 14,256 SF
Available 5/1/26
All Hands



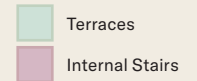
3rd Floor Mezz – 3,270 SF
Available 5/1/26
All Hands



4th Floor – 19,208 SF
Available 5/1/26
Terraces



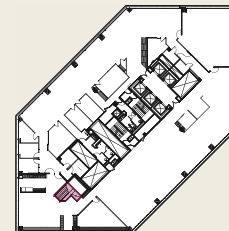
5th Floor – 15,090 SF
Available 5/1/26



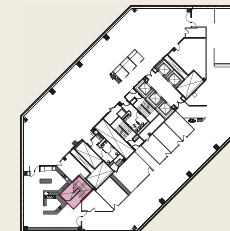
FLOORS 14-20 | 100,000 RSF



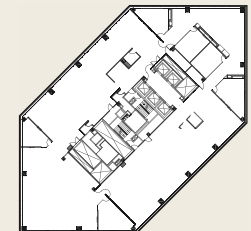
14th Floor – 14,907 SF
Available 5/1/26



15th Floor – 14,913 SF
Available 5/1/26
Internal Stair



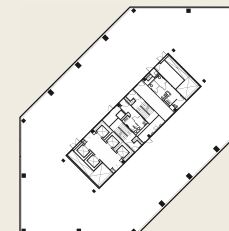
16th Floor – 14,761 SF
Available 5/1/26
Internal Stair



17th Floor – 14,868 SF
Available 5/1/26



18th Floor – 14,782 SF
Available Now



19th Floor – 14,762 SF
Available Now



20th Floor – 14,728 SF
Available Now



TISHMAN SPEYER



Private Terrace - **4th Floor**



Private Terrace - **4th Floor**



Cafes and Lounges - **5th Floor**



Exclusive **Fitness Center**

Energizing Outlooks





Unmatched **Branding**



All Hands & Game Lounge



Stadium Stair **All Hands Seating**



TISHMAN SPEYER

Get in Touch

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