

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.



More than Space, *A Platform for Your Business.*

At Tishman Speyer, we're reshaping what it means to deliver space that works, today and into the future.

For over 40 years, we've partnered with leading brands to understand what matters most to businesses, designing environments that support performance, culture, and growth.

Our **More Than Space** platform brings together exceptional design, hospitality, built-in flexibility, wellness-centered experiences, and seamless execution - backed by data and delivered with care.

We're more than a real estate provider. We're your strategic partner, your hospitality solution, and your platform that evolves with you. Whether you're rethinking workspace, driving team engagement, or navigating change, we deliver the insights and agility to help you adapt and thrive.

More than Space. A platform built for business.



What You Need

Partnership & Consistency



High-Performance Space



Seamless Delivery



Flexibility



Growth



Engagement & Experience



Connectivity On The Move



Insights & Data



What We Deliver

A single in-house team

Best-in-class design + amenities

We operate what we build, no handoffs

Studio by Tishman Speyer

Services that scale with you

ZO Amenities & Programming

Global Access to 45+ Spaces

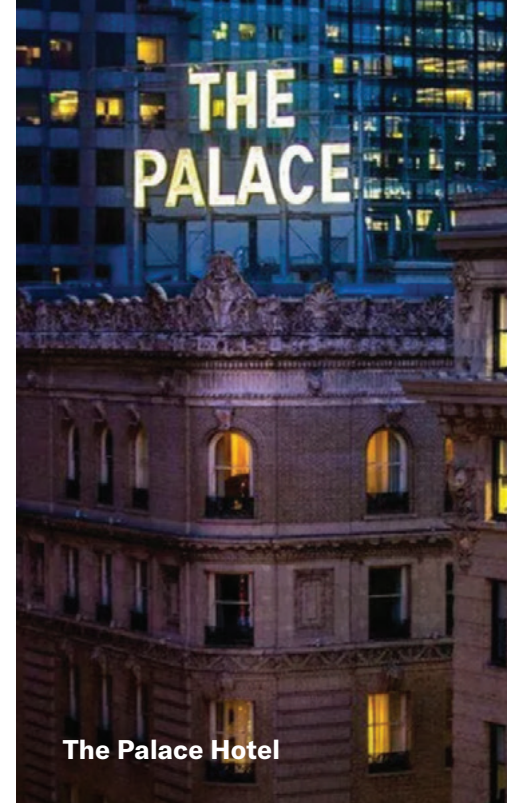
Customer intelligence analysis

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

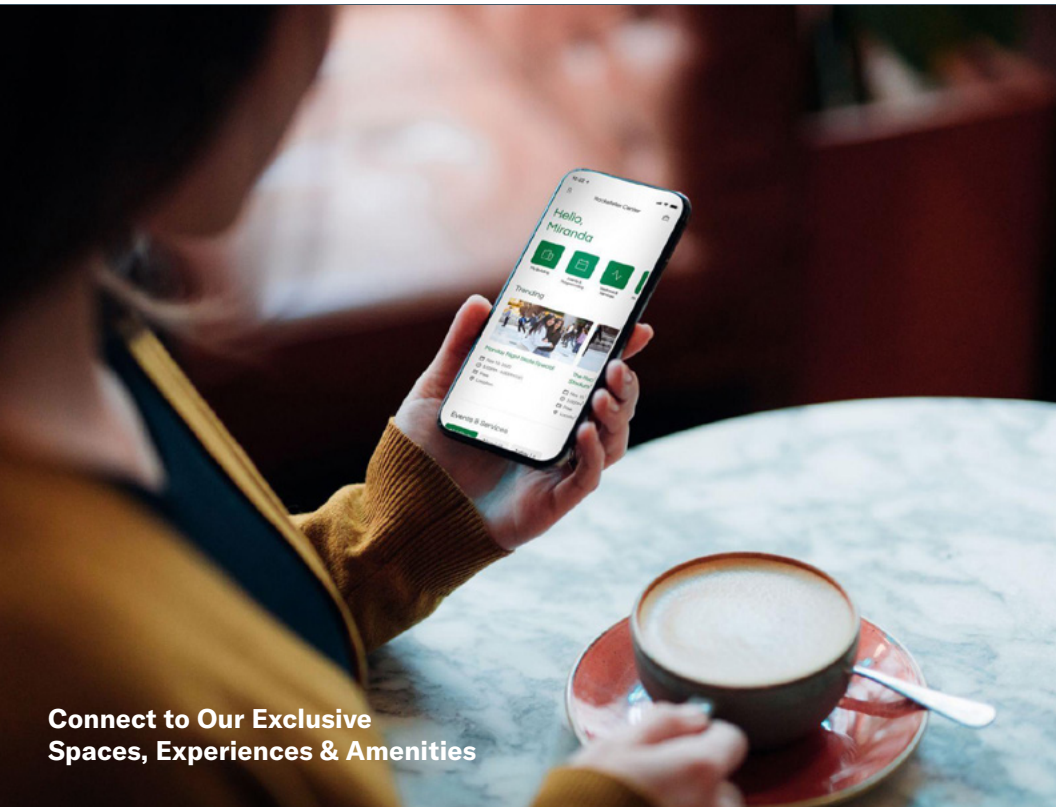


ZO
BY TISHMAN SPEYER



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 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

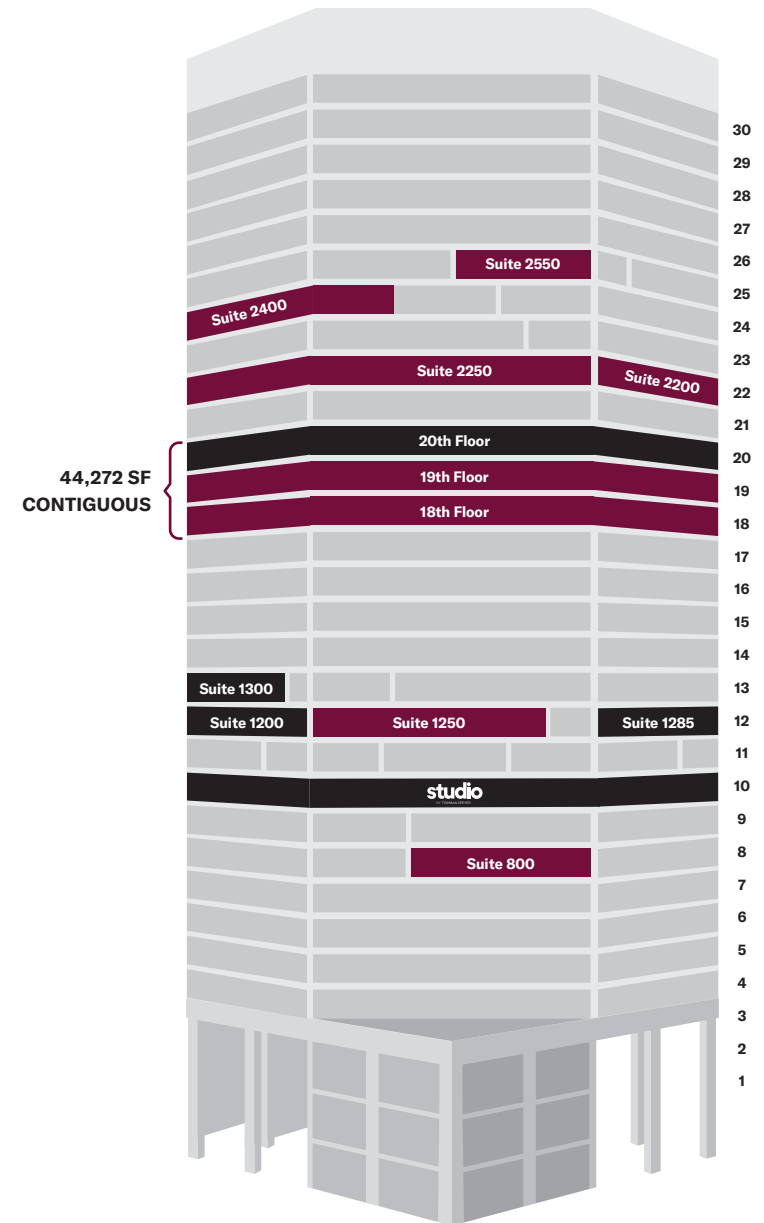
Designed with connectivity front and center, just about everything feels within reach at this South of Market location. Walk, drive, take the bus, ride the train, or cruise in to work on one of two nearby bike paths.

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



Availability Summary

Floor	Suite	SF Available	Date Available	Full Details
25	2550	2,477 SF	7/1/26	View Details
24	2400	4,351 SF	NOW	View Details
22	2250	studio PRIVATE 7,612 SF	7/1/26	View Details
22	2200	studio PRIVATE 7,392 SF	7/1/26	View Details
20	2000	studio PRIVATE 14,728 SF	7/1/26	View Details
19	1900	14,762 SF	NOW	View Details
18	1800	14,782 SF	NOW	View Details
13	1300	studio PRIVATE 6,387 SF	4/1/26	View Details
12	1285	studio PRIVATE 3,290 SF	4/1/26	View Details
12	1250	5,546 SF	NOW	View Details
12	1200	studio PRIVATE 3,428 SF	4/1/26	View Details
11	1150	studio PRIVATE 1,294 SF	4/1/26	View Details
10	1000	studio PRIVATE FLEXIBLE	NOW	View Details
8	800	10,418 SF	NOW	View Details

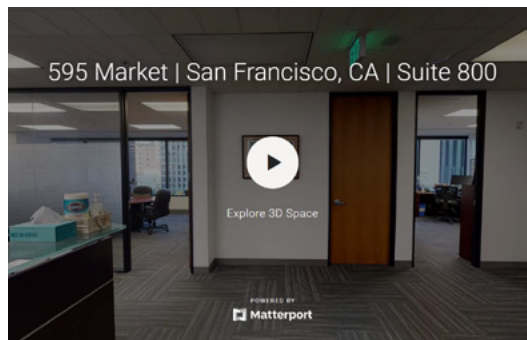


Availability

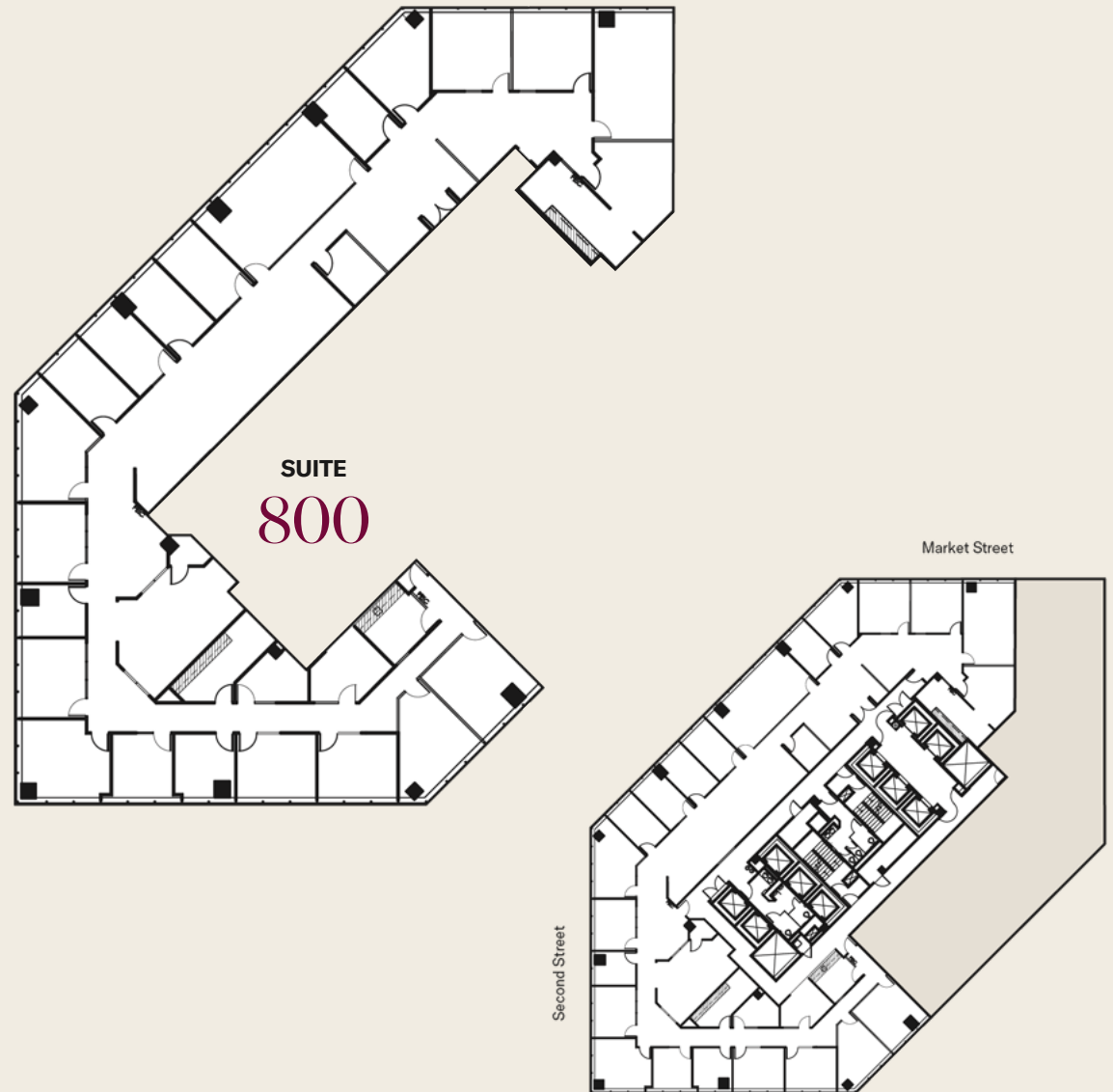
- SUITE 800
- FLOOR 8
- 10,418 RSF
- AVAILABLE NOW

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 [tishmanspeyer.com](https://www.tishmanspeyer.com) or click above for a link to our virtual tour



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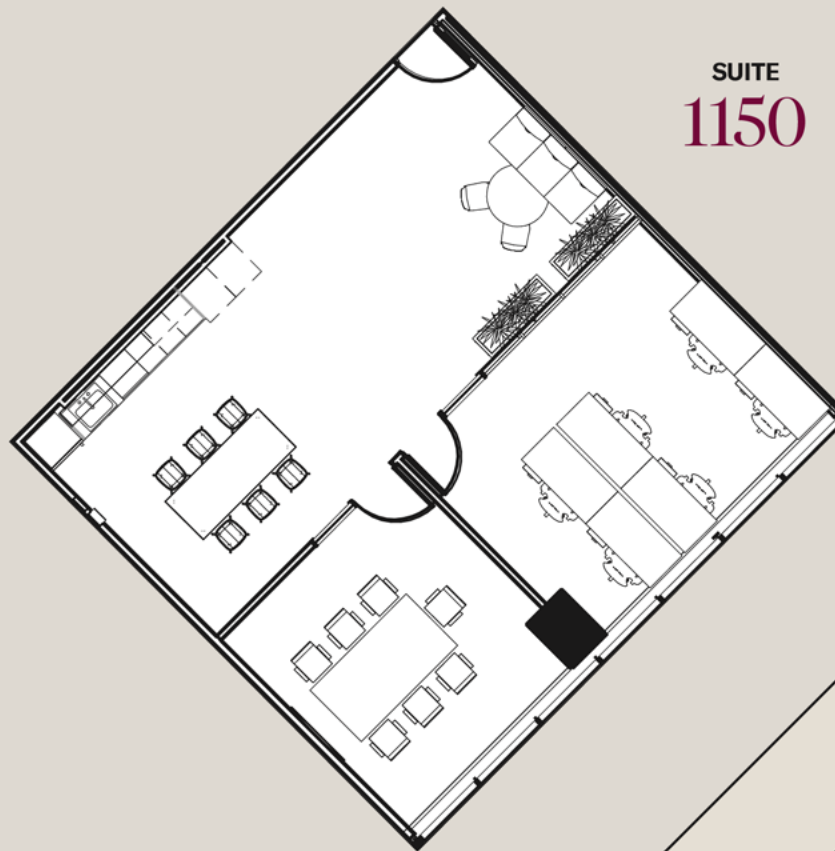


TISHMAN SPEYER

- SUITE 1150
- FLOOR 11
- 1,294 SF
- AVAILABLE 4/1/26

Suite Features

- Brand New Studio Private
- Fully furnished and wired for immediate occupancy
- Efficient layout with open workspace for 6 workstations
- Medium conference room
- Welcoming entry with soft seating
- Generous break area and kitchenette with bar seating
- Excellent natural light along Market Street window line



SUITE
1150



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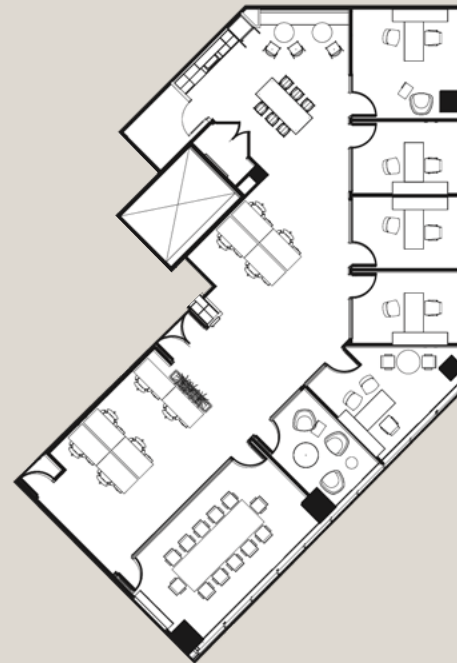
studio

| PRIVATE |
BY TISHMAN SPEYER

- SUITE 1200
- FLOOR 12
- 3,428 SF
- AVAILABLE 4/1/26

Suite Features

- Brand New Studio Private
- Fully furnished and wired for immediate occupancy
- Huddle room and open workspace for 10 workstations
- Large open kitchen with built in seating and flex work area
- Glass-front large conference room and 5 private offices
- Dedicated IDF, copy and storage rooms



SUITE
1200



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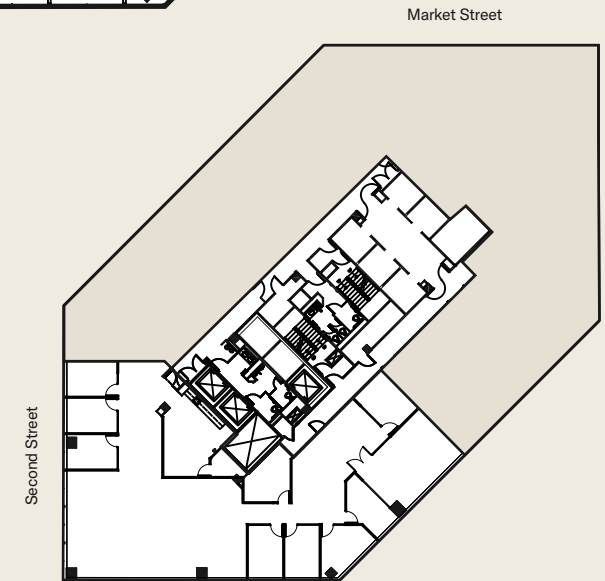
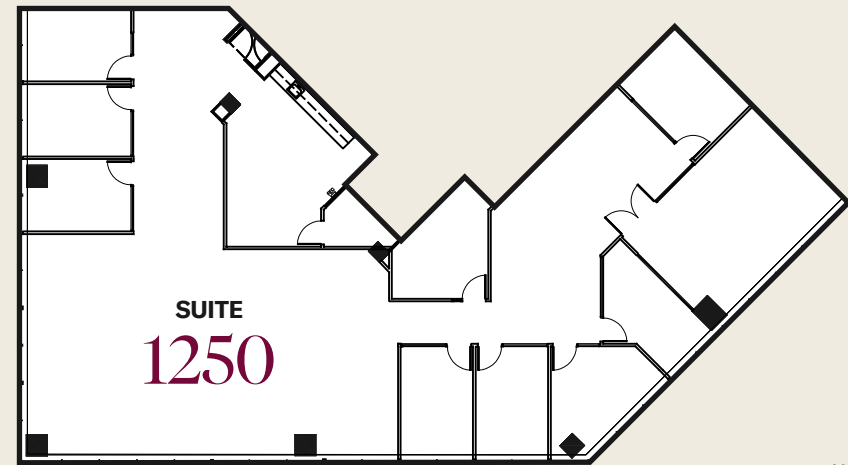
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Availability

- SUITE 1250
- FLOOR 12
- 5,546 SF
- AVAILABLE NOW

Suite Features

- Great 2nd street corner and natural light
- Large board room
- Kitchenette
- 5 private offices
- 3 meeting rooms
- Open area for workstations



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studio

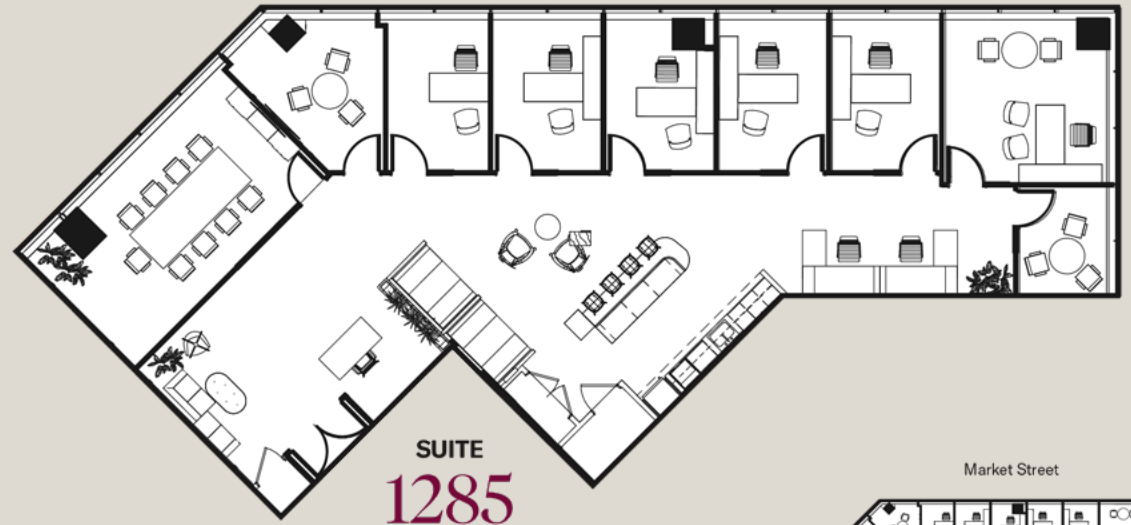
| PRIVATE |

BY TISHMAN SPEYER

- SUITE 1285
- FLOOR 12
- 3,290 SF
- AVAILABLE 4/1/26

Suite Features

- Brand New Studio Private
- Double door elevator identity
- Large glass-front conference room, two small conference rooms, and six private offices/meeting rooms
- Dedicated IDF and storage rooms
- Fully furnished and wired for immediate occupancy
- Two workstations and open kitchen with island bar seating
- Formal reception and lounge with adjacent collaboration area
- Excellent natural light and Market Street frontage



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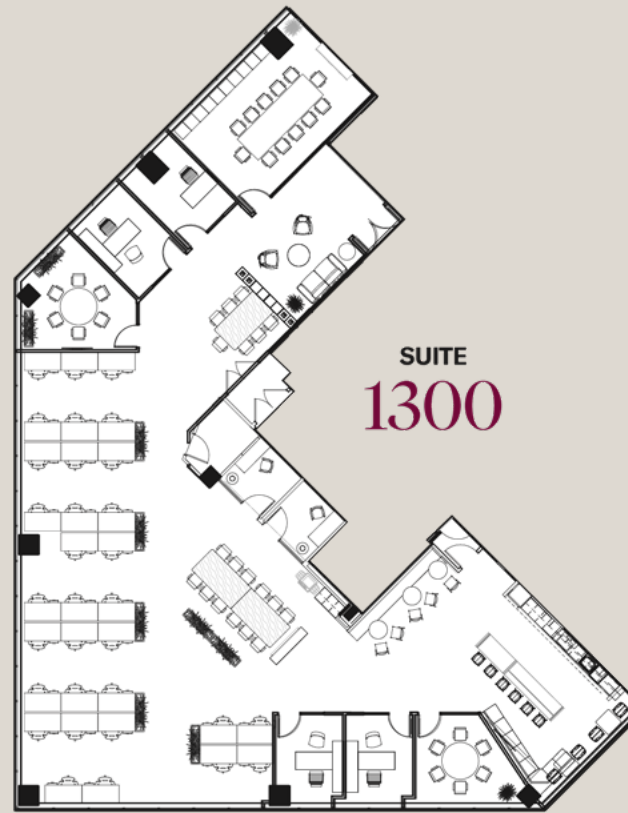
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- SUITE 1300
- FLOOR 13
- 6,387 SF
- AVAILABLE 4/1/26

Suite Features

- Brand New Studio Private
- Large 12-seat conference room and six private meeting rooms/offices
- Two phone rooms and dedicated IDF and storage rooms
- Soft seating in reception and collaboration areas
- Fully furnished and wired for immediate occupancy
- Open workspace with 32 workstations and two Flex Work zones (total 19 seats)
- Café-style kitchen with bar height and bench seating
- Excellent natural light with Market Street exposure



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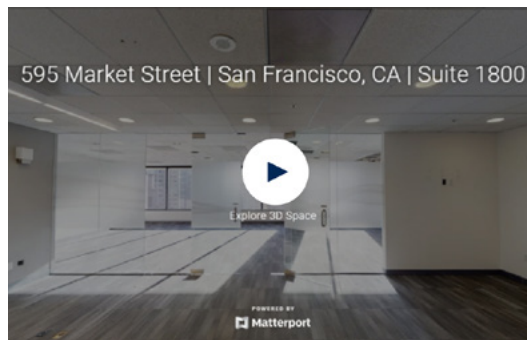
Availability

- **FLOOR 18**
- **14,782 SF***
- **AVAILABLE NOW**

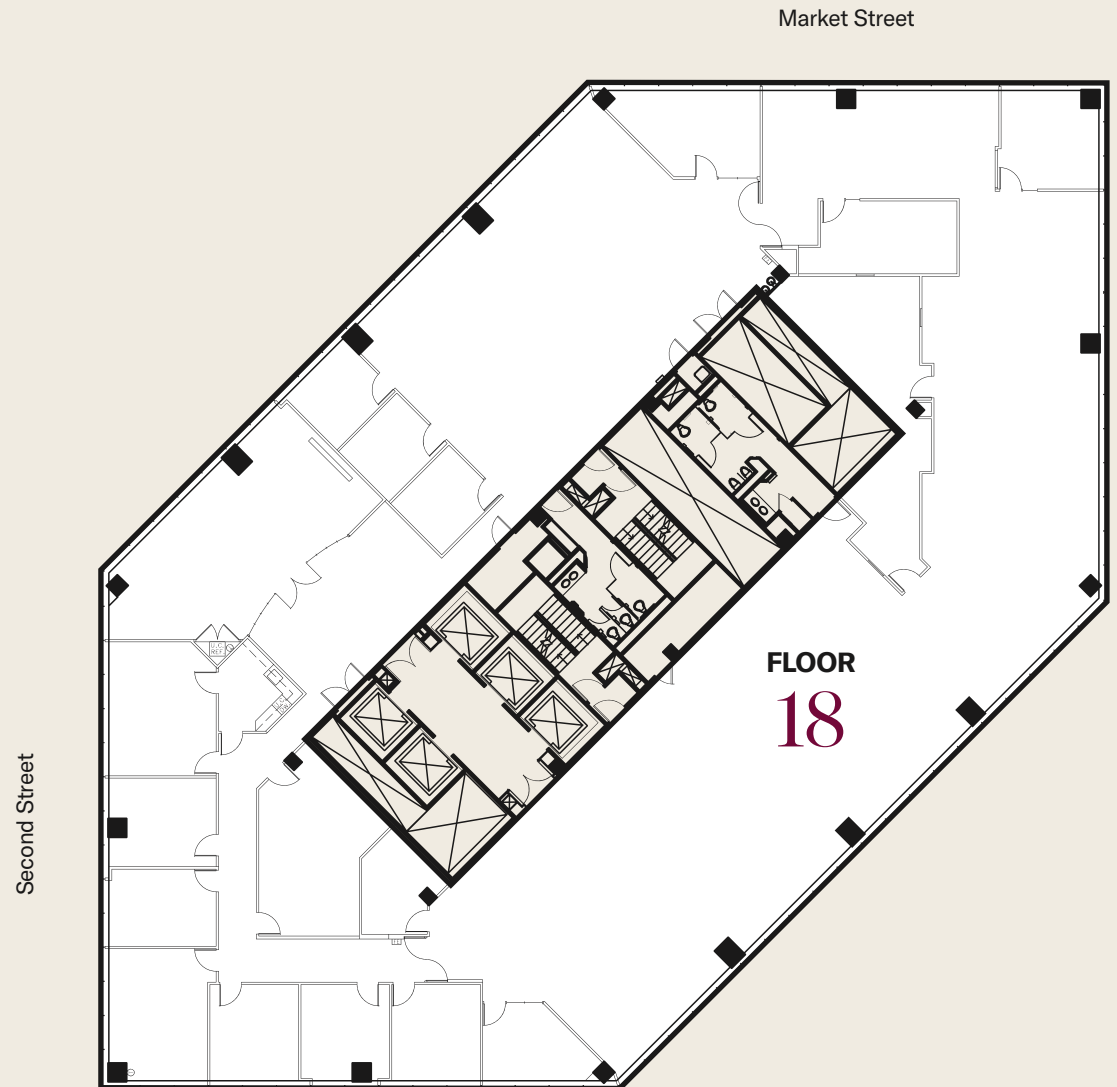
*combine floors 18-20 for 44,272 RSF contiguous

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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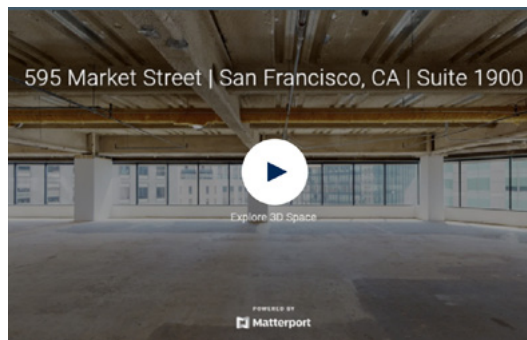
Availability

- **FLOOR 19**
- **14,762 SF***
- **AVAILABLE NOW**

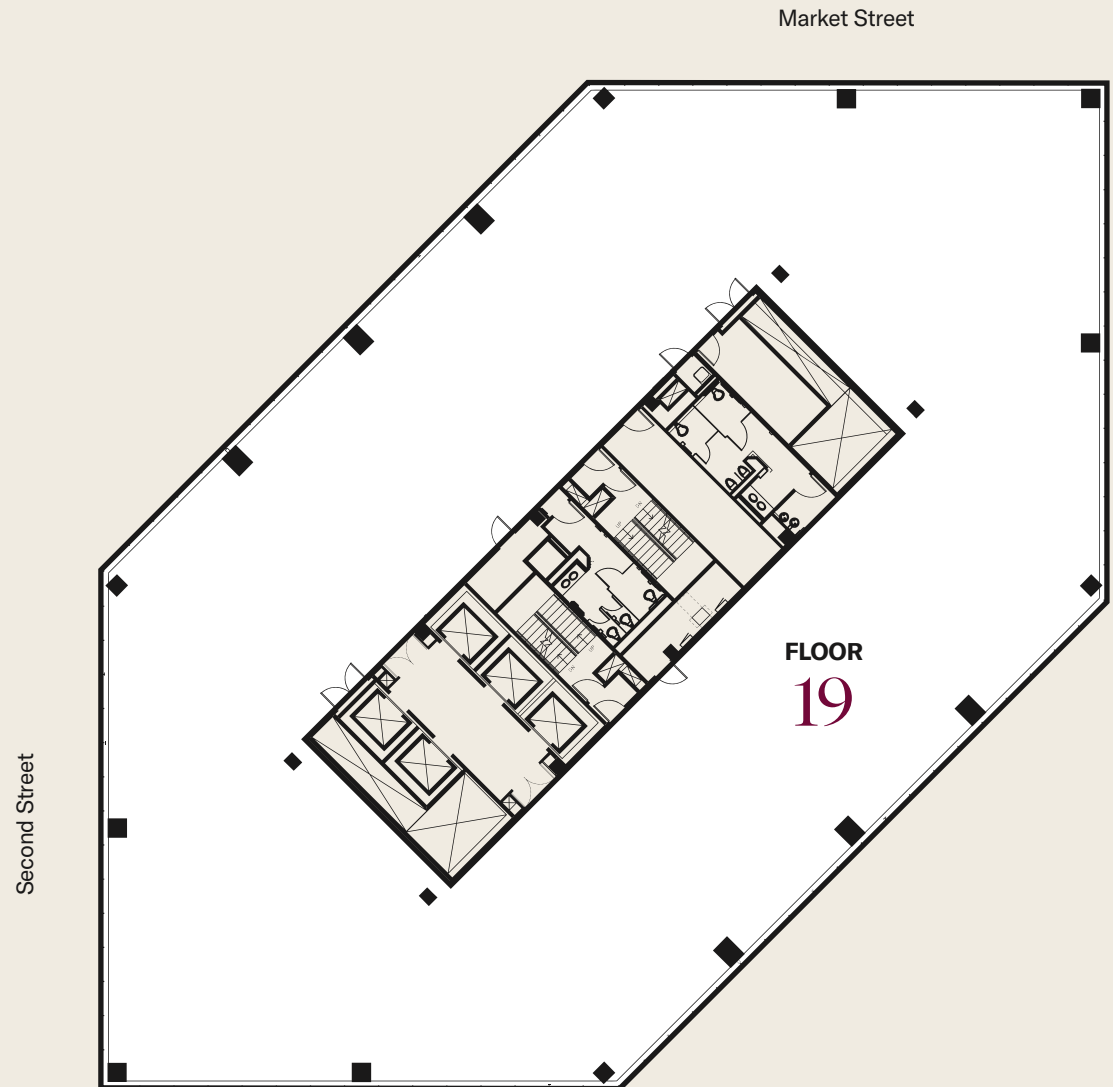
*combine floors 18-20 for 44,272 RSF contiguous

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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- SUITE 2000
- FLOOR 20
- 14,728 SF*
- AVAILABLE 7/1/26

*combine floors 18-20 for 44,272 RSF contiguous

Suite Features

- Brand New Studio Private
- Large 14-seat conference room, 2 medium conference rooms, and 9 private meeting rooms/offices
- 5 phone rooms, 5 phone booths, and dedicated IDF and storage rooms
- Soft seating in reception and collaboration areas
- Fully furnished and wired for immediate occupancy
- Open workspace with 120 workstations
- All-hands kitchen with bar height and lounge seating
- Excellent natural light with views



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- SUITE 2200
- FLOOR 22
- 7,612 RSF
- AVAILABLE 7/1/26

Suite Features

- Brand new Studio Private
- Large 14-seat conference room and six private meeting rooms/offices
- Two phone rooms, three phone booths, and dedicated IDF and storage rooms
- Soft seating in reception and collaboration areas
- Fully furnished and wired for immediate occupancy
- Open workspace with 50 workstations
- Café-style kitchen with bar-height and lounge seating
- Excellent natural light with views



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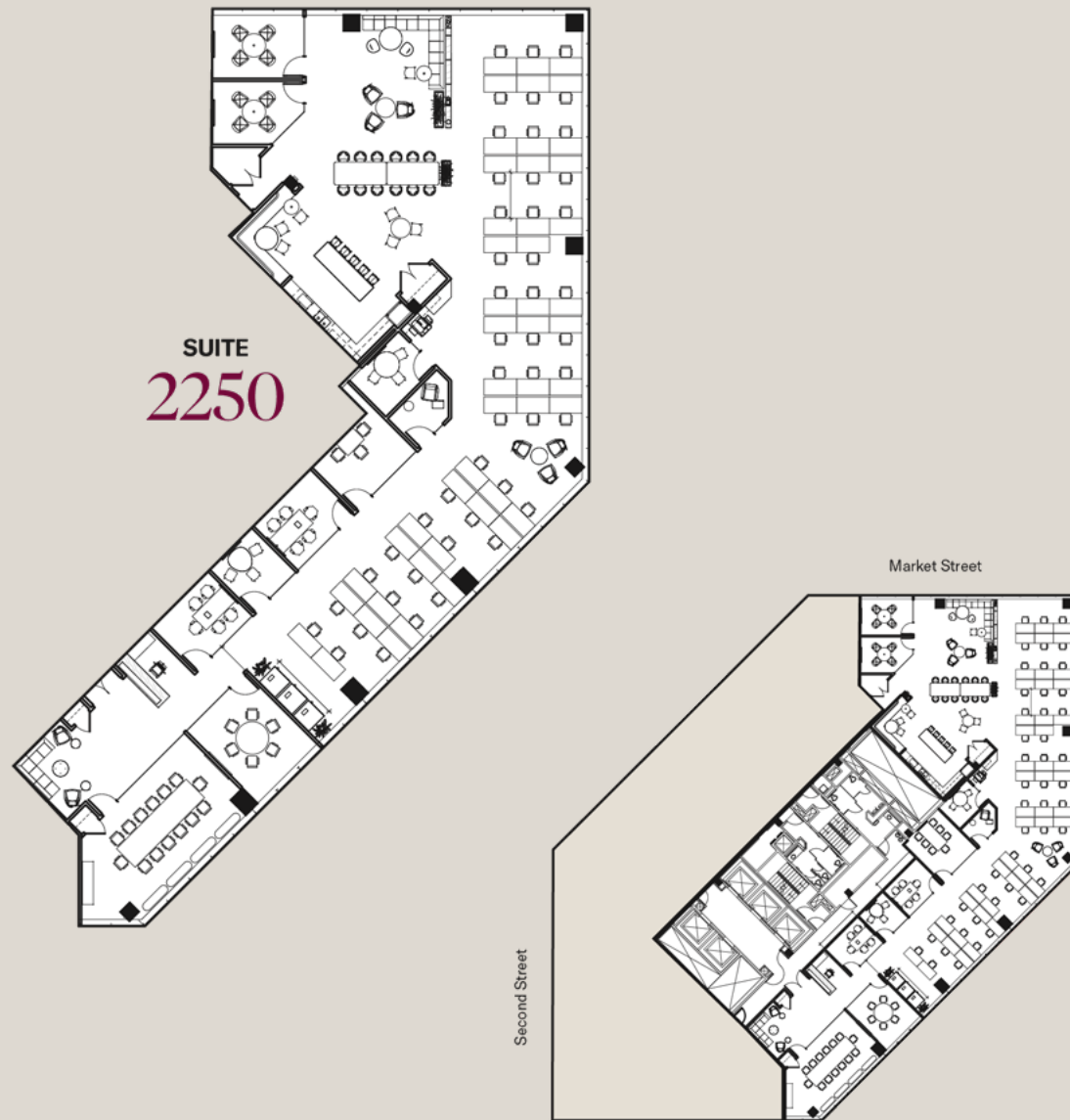


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- SUITE 2250
- FLOOR 22
- 7,392 SF
- AVAILABLE 7/1/26

Suite Features

- Brand New Studio Private
- Large 14-seat conference room, one medium conference room, and seven private meeting rooms/offices
- Soft seating in reception and collaboration areas
- Fully furnished and wired for immediate occupancy
- One phone room, three phone booths, and dedicated IDF and storage rooms
- Open workspace with 48 workstations
- Café-style kitchen with bar-height and lounge seating
- Excellent natural light with views



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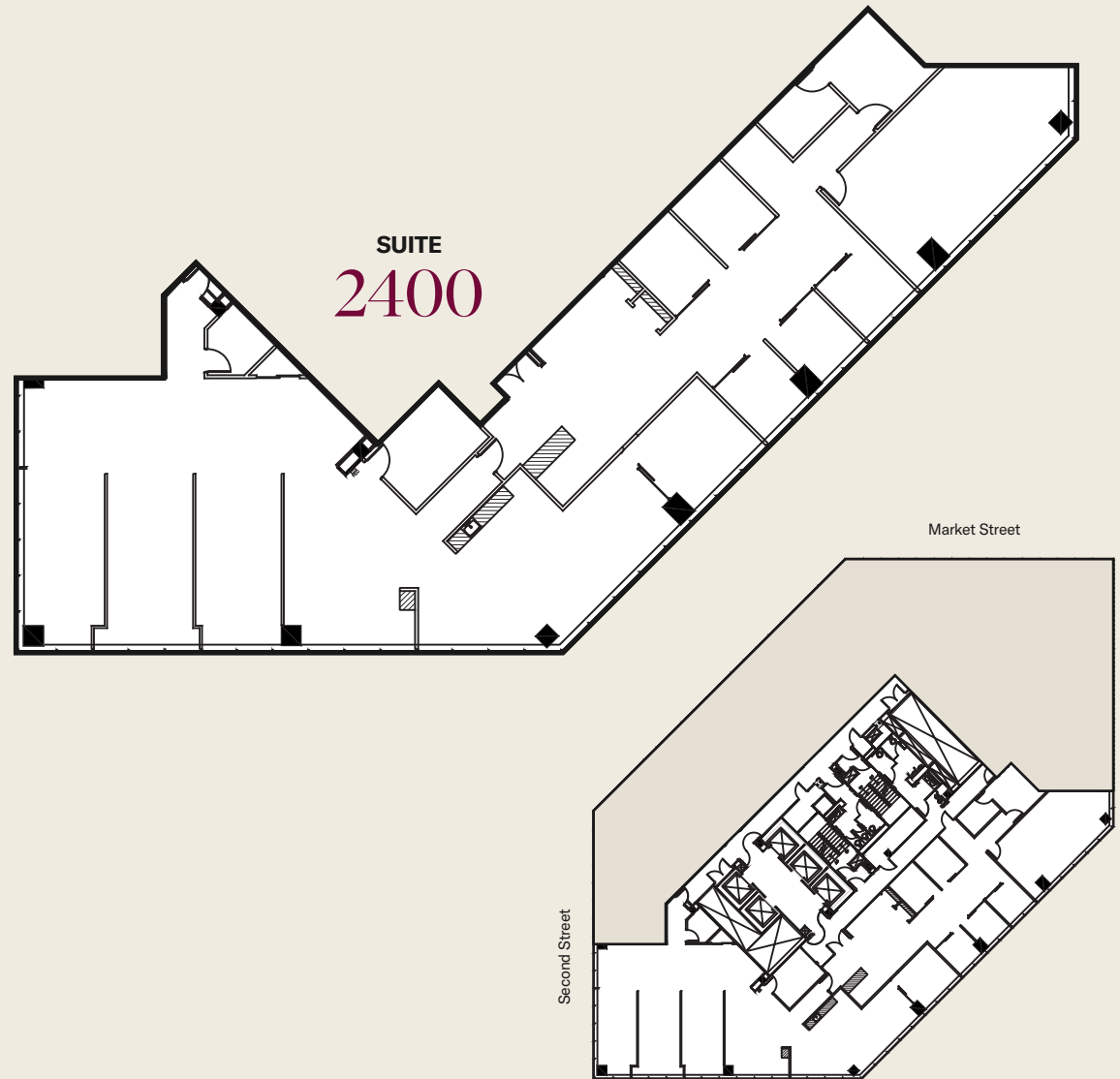
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Availability

- SUITE 2400
- FLOOR 24
- 6,478 RSF
- AVAILABLE NOW

Suite Features

- Double door elevator identity
- Highly improved former staffing agency suite
- Dual-zone layout with formal reception with meeting rooms at entrance
- Large training/board room, medium conference room, 5 glass front meeting rooms
- Open office workspace in the interior
- Excellent natural light
- Open kitchen and lounge area
- Production room, IDF room and ample storage



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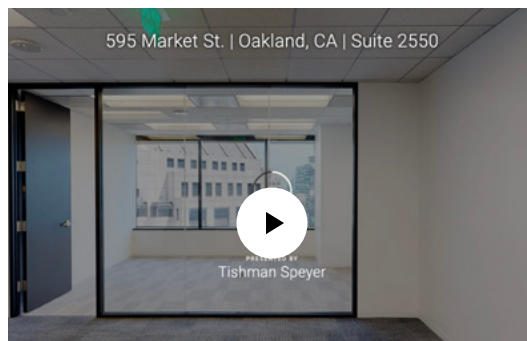
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Availability

- **SUITE 2550**
- **FLOOR 25**
- **2,477 SF**
- **AVAILABLE 7/1/26**

Suite Features

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



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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



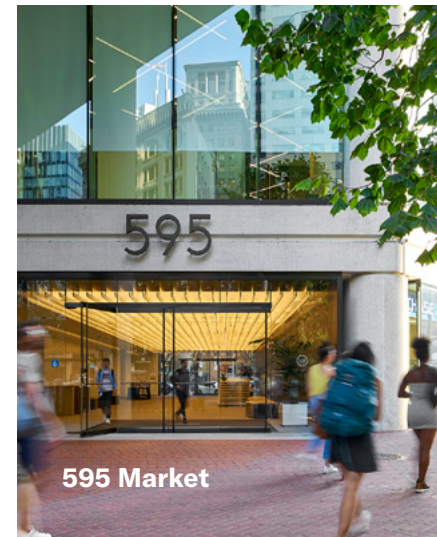
160 Spear



333 Bush



222 Second



595 Market



400 Castro

NEW DEVELOPMENTS



Brannan Square



Mission Rock



MIRA



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