



Tishman Speyer welcomes Baker Tilly and SEB to The Spiral

February 14, 2023 - Front Section



New York, NY Tishman Speyer has secured agreements with Baker Tilly US, LLP (Baker Tilly) and Skandinaviska Enskilda Banken, AB (SEB) to move their offices to The Spiral, its recently-completed 66-story office tower.

Advisory CPA firm Baker Tilly signed a long-term lease to occupy 28,000 s/f on a portion of The Spiral's 22nd floor beginning in mid-2023.

Tishman Speyer also finalized an 11-year, 15,000 s/f lease with SEB, a leading northern European financial services group, which will relocate from 245 Park Ave. to a portion of 28th floor of The Spiral in mid-2023. With these commitments, Tishman Speyer has now leased 72% of the 2.8 million s/f office tower.

Designed by BIG-Bjarke Ingels Group, The Spiral rises to 1,031 ft. and features a cascading series of landscaped terraces and hanging gardens as its signature element. The terraces ascend one per floor in a spiraling motion to create a unique, continuous green pathway that wraps around the façade of the tower, supplying its occupants with readily accessible fresh air and outdoor space.

“With its iconic architecture, collaborative spaces and abundant access to fresh air and natural light, The Spiral embodies the future of the workplace,” said Tishman Speyer managing director Amir Sperling. “We are pleased to welcome Baker Tilly and SEB. By choosing The Spiral, both companies demonstrate their commitment to human health, wellness and productivity.”

The Spiral is anchored by the world's pre-eminent biopharmaceutical company, Pfizer, which began moving its employees into its new global headquarters in December. Other prominent companies relocating to The Spiral include premier law firm Debevoise & Plimpton LLP, global asset management firm AllianceBernstein and international construction services company Turner Construction. The Spiral will also serve as the U.S. headquarters of HSBC, one of the world's largest banking and financial services organizations.

All customers in The Spiral and their guests will have access to ZO. Clubhouse, a premier amenity center and lounge perched on the top floor of the tower. The Clubhouse will feature an open-air terrace, panoramic views of New York City, food and beverage service and multiple spaces for meetings, conferences and events. Tishman Speyer is devoting the entire 23rd and 24th floors to its Studio co-working platform, along with its Studio Gather conference center and Studio Private flexible office product.

Tishman Speyer is also in the process of creating high-end prebuilt suites at The Spiral with opportunities ranging from 7,000 s/f to a full floor of 48,000 s/f. The suites will feature custom layouts and furnishings, sleek reception areas, and large windows for light-filled workspaces. Occupants will have access to outdoor space and all building amenities.

The Spiral will be animated at street level by a 6,000 s/f restaurant showcasing Peruvian-Japanese

cuisine from chefs Erik Ramirez and Juan Correa, the team behind critically acclaimed restaurants Llama San and Llama Inn. The base will also feature a 75,000 s/f, outpatient spine center by NewYork-Presbyterian and an HSBC Wealth Center.

The Spiral is accessible from all five boroughs, Westchester County and New Jersey. It is in close proximity to New York's most convenient transit hubs, including Penn Station, the Port Authority Bus Terminal, Midtown Ferry Terminal, Lincoln Tunnel and West Side Highway. The 7 Train is just steps away and three stops from Grand Central Terminal.

Tishman Speyer was represented by its in-house leasing team in both transactions. Baker Tilly was represented by Geoffrey Euston, David Glassman and Joe Cabrera of CBRE. SEB was represented by Jonathan Schindler and Aron Schreier of Cushman & Wakefield.

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