



Tishman Speyer secures three leases totaling 112,000 s/f at The Spiral

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The Spiral - Manhattan, NY

Manhattan, NY Tishman Speyer has secured agreements with three investment firms to occupy a combined 112,000 s/f at The Spiral, its recently-completed 66-story office tower on the West Side of Midtown.

Tishman Speyer signed a 14-year lease with global asset manager Marshall Wace to occupy 79,000 s/f across the entire 32nd floor and a portion of the 33rd floor. The firm will begin building out its office at The Spiral later this year in advance of its move from 350 Park Ave.

In addition, Tishman Speyer secured a 9,000 s/f lease with ProShares. The Bethesda-based firm will open its first New York City office across a portion of The Spiral's 28th floor in early 2024.

Tishman Speyer also signed a 13-year lease with a third global asset management firm to occupy 24,000 s/f across a portion of the 34th floor. The firm will relocate from its current New York City location in early 2024.

Tishman Speyer was represented in-house by Greg Conen and Sam Brodsky in all three transactions. Marshall Wace was represented by Andrew Sachs and Bill Levitsky of Newmark. ProShares was represented by Cynthia Wasserberger and Michael Pallas of JLL.

"We are pleased to welcome Marshall Wace and ProShares to The Spiral," said Tishman Speyer managing director Amir Sperling. "The Spiral continues to attract industry-leading firms drawn to its inspiring design, biophilic elements, outstanding amenities program and dedication to health and wellness."

Tishman Speyer has now leased approximately 75% of the 2.8 million s/f office tower, which is anchored by the biopharmaceutical company, Pfizer. Other companies that have relocated to The Spiral include HSBC, Debevoise & Plimpton LLP, AllianceBernstein, Turner Construction, Baker Tilly and Skandinaviska Enskilda Banken.

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 continuous green pathway that wraps around the façade of the tower.

All customers in The Spiral and their guests have access to ZO Clubhouse, an amenity center and lounge located on the top floor of the tower. The Clubhouse features an open-air terrace, panoramic views of New York City, food and beverage service and multiple spaces for meetings, conferences and events. Tishman Speyer has devoted 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 also recently introduced Spiral Suites, offering high-end prebuilt suites ranging from 7,000 s/f to a full floor of 48,000 s/f. The suites feature custom layouts and furnishings, sleek reception areas, and large windows for light-filled workspaces. Occupants have full access to outdoor space and all tower amenities.

The Spiral will be animated at street level by a restaurant showcasing Peruvian-Japanese cuisine from chefs Erik Ramirez and Juan Correa, the team behind critically acclaimed restaurants Llama San and Llama Inn, as well as two new dining concepts from Two-Michelin-starred chef Gabriel Kreuther. 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 transit hubs, including Penn Station, the Port Authority Bus Terminal, Midtown Ferry Terminal, Lincoln Tunnel and West Side Hwy. The 7 Train is nearby and three stops from Grand Central Terminal.

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