



## **Tishman Speyer completes 129,500 s/f of new leases and expansion at The Spiral**

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Photo credit Laurian Ghinitoiu

Manhattan, NY Tishman Speyer negotiated five lease agreements totaling 129,500 s/f at The Spiral, its West Midtown office tower at 66 Hudson Blvd.

HSBC Bank has agreed to expand its 20-year, U.S. headquarters lease at The Spiral to over 300,000 s/f, via a 35,400 s/f expansion. HSBC will now occupy the remaining portions of the double-height 29th and 30th floors of the 66-story tower. In addition to leasing the 29th and 30th floors in their entirety, HSBC also occupies three massive podium floors and a recently-opened Wealth Center at street level.

In addition to HSBC, Tishman Speyer reached an agreement with XR Extreme Reach for 13,400 s/f across a portion of The Spiral's 21st floor. The global technology company that powers the creative economy relocated its headquarters from 1633 Bdwy. earlier this year.

Tishman Speyer also inked a relocation deal with Fifth Wall, an asset manager focused on improving, future-proofing, and decarbonizing the built world, which moved from 1 Little West 12th St. in the Meatpacking District to a 6,700 s/f space on a portion of The Spiral's 53rd floor.

Finally, Tishman Speyer completed full-floor relocation deals with two additional investment management companies. One firm will occupy 38,500 s/f, while the second will occupy 35,500 s/f.

Tishman Speyer was represented in-house by Greg Conen and Sam Brodsky in all transactions. HSBC was represented by Peter Riguardi, Matt Astrachan, Mitchell Konsker and Will McGarry of JLL. XR was represented by Joe Messina and Seth Hecht of JLL. Fifth Wall was represented by Ryan Alexander, Ross Zimbalist, Jared Isaacson and Jeff Frenkel of CBRE.

Designed by BIG-Bjarke Ingels Group, The Spiral features a cascading series of landscaped terraces and hanging gardens. The terraces ascend one per floor in a spiraling motion to create a continuous green pathway that wraps around the façade of the tower, ensuring that each occupant in the tower benefits from ready access to fresh air and outdoor space. The Spiral was recently honored as the world's "Best Tall Building" in its category by the Council on Tall Buildings and Urban Habitat.

The 2.8 million s/f tower is anchored by biopharmaceutical company, Pfizer. Other prominent companies that have relocated to The Spiral include HSBC, Debevoise & Plimpton LLP, AllianceBernstein, Turner Construction, Baker Tilly and Skandinaviska Enskilda Banken.

All customers in The Spiral and their guests have access to the ZO Clubhouse, an amenity center and lounge on the top floor of the tower. The Clubhouse features an open-air terrace, views of New York City, food and beverage service, and multiple spaces for meetings, conferences and events.

"The Spiral is an inspired office destination that appeals to today's most collaborative, creative and performance-driven companies," said Tishman Speyer managing director Amir Sperling. "For these successful firms to relocate their headquarters to the building is further validation of that vision."

"As one of the world's leading international banks, it's important that our U.S. headquarters reflects our commitment to our clients and our people," said HSBC U.S. chief operating officer Michael Privitera. "Following our move to The Spiral earlier this year, employee feedback and engagement have been off the charts. We're thrilled to expand our operations in this world-class office building in the financial capital of the world."

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 prebuilt suites ranging from 7,000 s/f to a full floor of 48,000 s/f. The suites feature custom layouts and furnishings, reception areas, and large windows for light-filled workspaces. Customers have full access to outdoor space and all tower amenities, including ZO Clubhouse.

The Spiral will be animated at street level by Papa San, a restaurant showcasing Peruvian-Japanese cuisine from 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.

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