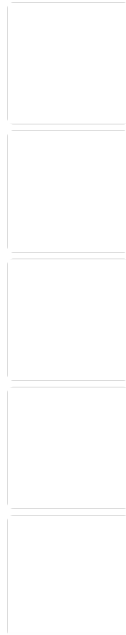


## 555 Mission Street

Click an image to view larger version.



### Figures

Height: Architectural	148.4 m / 487 ft
Height: Occupied	132 m / 433 ft
Height: To Tip	148.4 m / 487 ft
Floors Above Ground	33
Floors Below Ground	2
# of Elevators	12
Tower GFA	58,900 m <sup>2</sup> / 633,994 ft <sup>2</sup>
Development GFA	58,900 m <sup>2</sup> / 633,994 ft <sup>2</sup>
# of Parking Spaces	150

### Facts

Official Name	555 Mission Street
Structure Type	Building
Status	Completed
Country	United States
City	San Francisco
Street Address & Map	<a href="#">555 Mission Street</a>
Postal Code	94105
Building Function	office
Structural Material	steel
Construction Start	2007
Completion	2008

### Companies Involved

Owner	
• Current	Union Investment Real Estate
• Past	<a href="#">Tishman Speyer Properties</a>
Architect	
• Design	<a href="#">Heller Manus Architects</a> ; <a href="#">Kohn Pedersen Fox Associates</a>
Structural Engineer	
• Design	<a href="#">Louie International</a>
MEP Engineer	
• Design	<a href="#">WSP Flack + Kurtz</a>
Main Contractor	<a href="#">Turner Construction Company</a>
Other Consultant	
• Environmental	<a href="#">Langan Engineering</a>
• Geotechnical	<a href="#">Langan Engineering</a>
Material Supplier	
• Elevator	Mitsubishi Elevator and Escalator

### About 555 Mission Street

Located in a zone of maximum height and density allowances in San Francisco's Downtown Plan, 555 Mission is located to enhance the evolving mid-block open space pattern where a checkerboard arrangement of buildings has emerged. This arrangement maximizes light, air, and public open space opportunities between buildings. The shape of 555 Mission responds to neighboring structures and the Mission Street corridor by stepping back in the most visible locations, and visually emphasizing verticality and slenderness. The facade, made entirely of floor-to-ceiling glass panels accented with glass and metal fins, creates a textural layer that captures and reflects light.

The design team incorporated several green strategies into the project's design, construction and operations. Through the use of high performance glazing and envelope design, an energy savings of up to 7.5% is expected, and as part of the building's operating policy, a triple waste stream recycling program was established for all building tenants. It was one of the ten buildings chosen as San Francisco's Greenest by the AIA and Mayor Gavin Newsom in 2009.

To submit more information or donate images for this project, please use our [submission portal](#).