



PIER  
70









# MADE OF SAN FRANCISCO

At Pier 70, we are making a very San Francisco place. A place that embodies its history while envisioning its future.

In partnership with the Port of San Francisco, we see Pier 70 as an opportunity to celebrate core principles that have perpetually moved San Francisco. We are building and sustaining a space made of San Francisco: a place that puts creativity at the center, is open and inviting to all and which brings people closer to the Bay.

# CONNECTED TO THE BAY AREA

Pier 70 is conveniently located on the eastern corridor of San Francisco within easy reach of downtown and Silicon Valley and access to three major international airports.

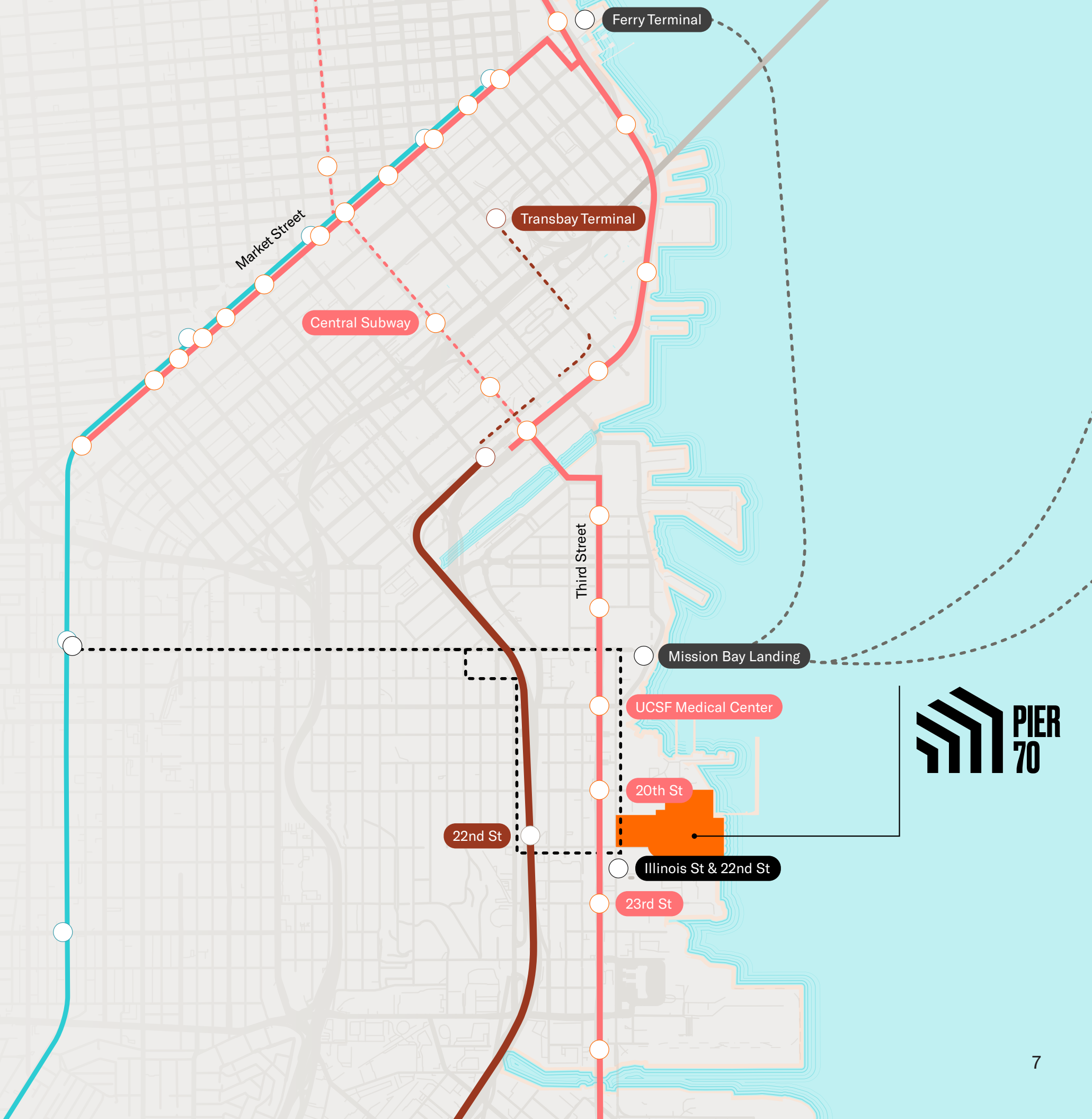
-  Bart Lines
-  Bart Extension
-  Caltrain
-  Freeway
-  Major Airport
-  Ferry Terminal



# TRANSIT HUB

## Six modes of public transportation

- Muni
- 2021 Central Subway
- Caltrain
- 2027 Downtown Extension & Electrification
- Ferry
- 2021–2022 Mission Bay Landing
- BART
- Shuttle
- 2021 Pier 70 to 16th Street BART
- Bus [lines 22, 48, 55]





**11,000+**  
Residential units  
by 2030



**600,000+**  
Retail square feet  
by 2030



**245**  
Hotel rooms  
by 2030



**3M+ SF**  
Office space  
by 2030









# ON THE RISE

Dogpatch is San Francisco's best-kept secret. Once home to ironworkers, skilled craftspeople still reside in Dogpatch today — now purveyors of food and wine, brewers, butchers and makers of artisan goods. Pier 70 is reconnecting this historic and vibrant community to the waterfront.



# STITCHED INTO DOGPATCH

In addition to abundant on-site amenities, Pier 70 is just steps away from everything the Dogpatch has to offer.

-  Retail
-  Restaurant
-  Bar
-  Bakery
-  Gym
-  Park
-  Museum/Gallery
-  Music Hall/Theater



AMENITIES

# EXPLORE

50+  
Restaurants & Cafés

10+  
Gyms & Studios

3+  
Live Music Venues

20+  
Bars & Breweries

20+  
Retail & Grocery Stores

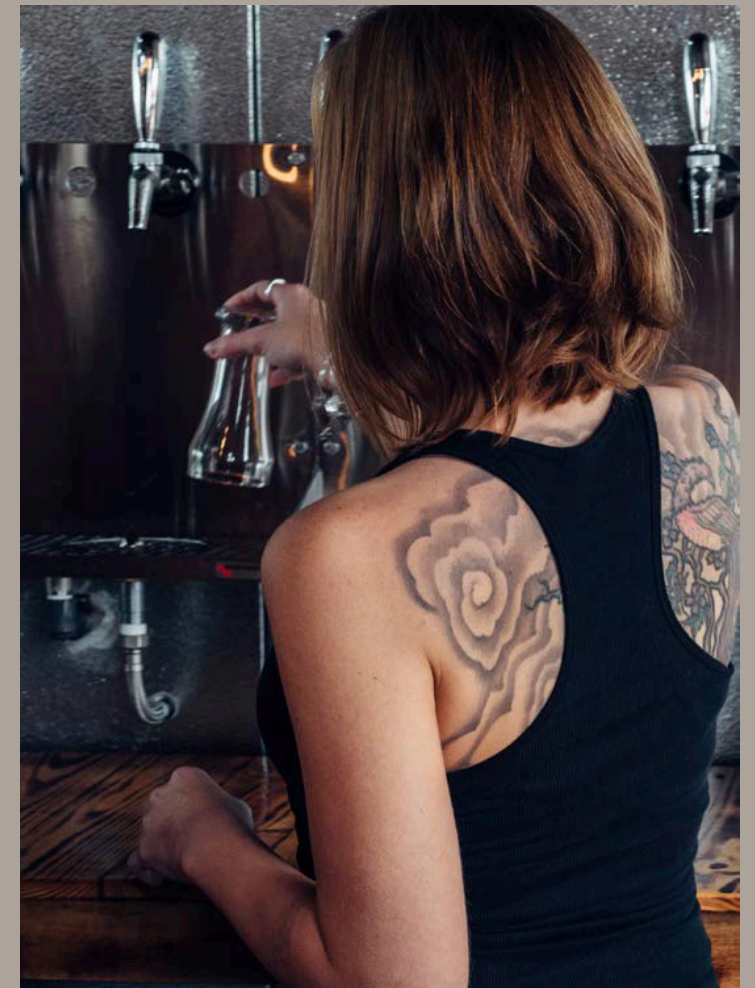


- 1. Piccino cafe
- 2. Dogpatch Boulders
- 3. Harmonic Brewing
- 4. Outdoor dining
- 5. Live music venues



# AMENITIES ON-SITE RETAIL

Pier 70 is a historic retail opportunity, right on San Francisco's southeastern waterfront. Stitched into Dogpatch, a creative neighborhood with citywide appeal, Pier 70 has been redefined to house a diverse mix of local retail, dining, making and the arts. It is an integrated community of maker studios, homes, offices, public parks, waterfront promenades and restaurants. The pedestrian friendly streets and outdoor spaces welcome the community in to linger and explore.



AMENITIES

# PARKS & CULTURE

13  
Parks & Playgrounds

3  
Cultural Museums & Centers

2  
Major League Sports Arenas

BAY TRAIL  
Access to the growing  
San Francisco Bay Trail



- 1. Minnesota Street Project
- 2. Chase Center
- 3. Dogpatch Green Benefit District
- 4. Ever Gold Projects



Pier 70 will champion the arts, design, innovation and making. Creativity will be what brings the community together: from artists to programmers, engineers to entrepreneurs.

# MADE OF CREATIVITY

## ARTS AND PUBLIC PROGRAM

A new waterfront arts center, an ambitious cultural program, extensive activation of waterfront parks and affordable artists studios will be at the heart of Pier 70’s creative core.



## MAKING AND BUILDING 12

With a unique mix of makerspaces, commercial studios, local retailers and cultural programming, Building 12 is a platform for makers, local artists, and creative businesses defined by a spirit of experimentation and the exchange of ideas.



Pier 70 will welcome a diverse community in an inviting environment that is open and inclusive.

# MADE OF EVERYONE

## CELEBRATING DIVERSITY

Event programming built around diverse and inclusive experiences that engage the community.

## COMMUNITY OUTREACH

A vision informed by dialogue with the local community.

## ACTIVITY FOR ALL

Enlivened outdoor spaces that truly feel public.

## PUBLIC, OPEN AND INVITING

A welcoming neighborhood that's open to all.

## AFFORDABLE HOMES

One third of housing dedicated to middle and working class families.

## AFFORDABLE STUDIOS

Accessible facilities for artists and creators



Pier 70 offers wide open access to the Bay. This patch of waterfront will be open to the public for the first time in over a century and will connect with San Francisco's Blue Greenway and the Bay Trail.

# MADE OF THE BAY

## WORLD-CLASS OPEN SPACE

Designed by the same firm that delivered The High Line in NYC, Pier 70's 9-acres of exceptional waterfront outdoor space will allow tenants, residents and neighbors to reconnect with The Bay in ways never before possible in this part of the City.



## MARITIME HISTORY

Pier 70 will honor its past as a major shipbuilding hub in the 19th and 20th centuries and as a center for industrial innovation. The design will reflect its unique status as one of the most intact industrial complexes west of the Mississippi by carefully retrofitting and enhancing existing historic structures while constructing new, state-of-the-art buildings utilizing progressive building techniques and materials.



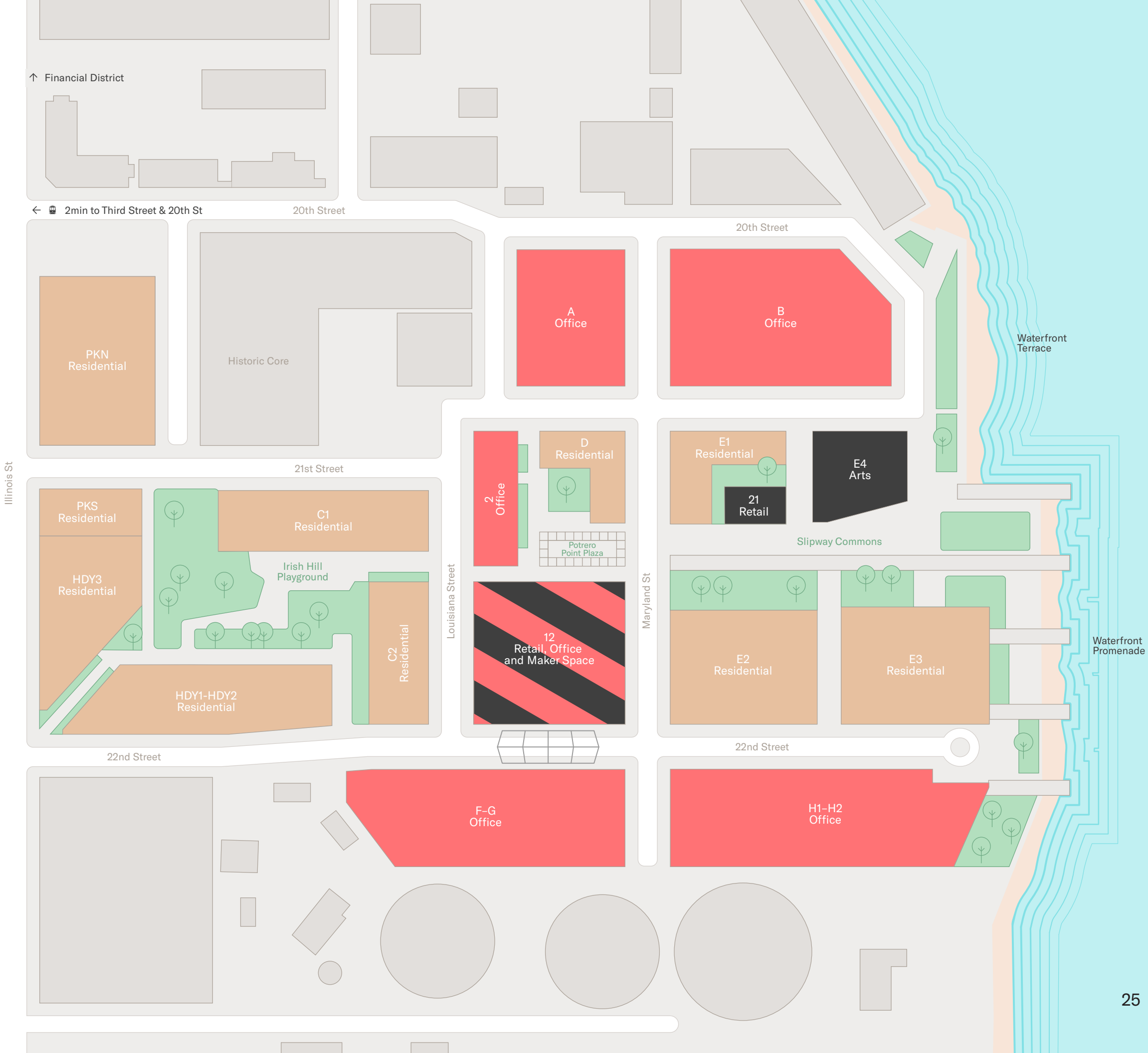
# PROGRAM USES

**9**  
acres of waterfront park,  
playgrounds and opportunities  
for recreation

**2K**  
Up to 2,000 new homes

**30%**  
of all new homes at below —  
market rates

- RESIDENTIAL
- OFFICE
- RETAIL, ARTS AND MAKER SPACE



# PROGRAM PHASES

**PHASE 1**  
Delivery 2022 – 2024  
Office +/- 470,000 RSF  
Residential 750 Units

**PHASE 2**  
Office +/- 410,000 RSF  
Residential 450 Units

**PHASE 3**  
Office +/- 930,000 RSF  
Residential 530 Units

Phase 2 & 3 delivery details available upon request.



OFFICE PROGRAM

# PHASE 1

Delivering 2022 - 2024

## BLDG 12

Total RSF +/- 70,000 RSF  
Floor Plate +/- 70,000 RSF

## BLDG 2

Total RSF +/- 100,000 RSF  
Floor Plate +/- 16,000 RSF

## 88 MARYLAND

Total RSF +/- 300,000 RSF  
Floor Plate +/- 50,000 RSF



# PIONEERING DESIGN

The architecture and design of the buildings will reflect the colossal ambition of the project: From the rehabilitation and celebration of historical buildings to constructing the largest CLT building in the US, each building is authentically Dogpatch and seeks to provide spaces that inspire diverse and visionary thought.



## BUILDING 12

Historic restoration delivering an open platform for makers, artisans and creative businesses.



## 88 MARYLAND

The largest CLT office building in the United States.



## BUILDING 2

A historic, industrial building restored to creative office with direct views of the San Francisco Bay.

PROGRAM

# PHASE 2

**F-G**  
Total RSF +/- 410,000 RSF  
Floor Plate +/- 65,000 RSF

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More details available upon request.



PROGRAM

# PHASE 3

**H1 - H2**  
Total RSF +/- 430,000 RSF  
Floor Plate +/- 70,000 RSF

**B**  
Total RSF +/- 500,000 RSF  
Floor Plate +/- 85,000 RSF

More details available upon request.



PROGRAM

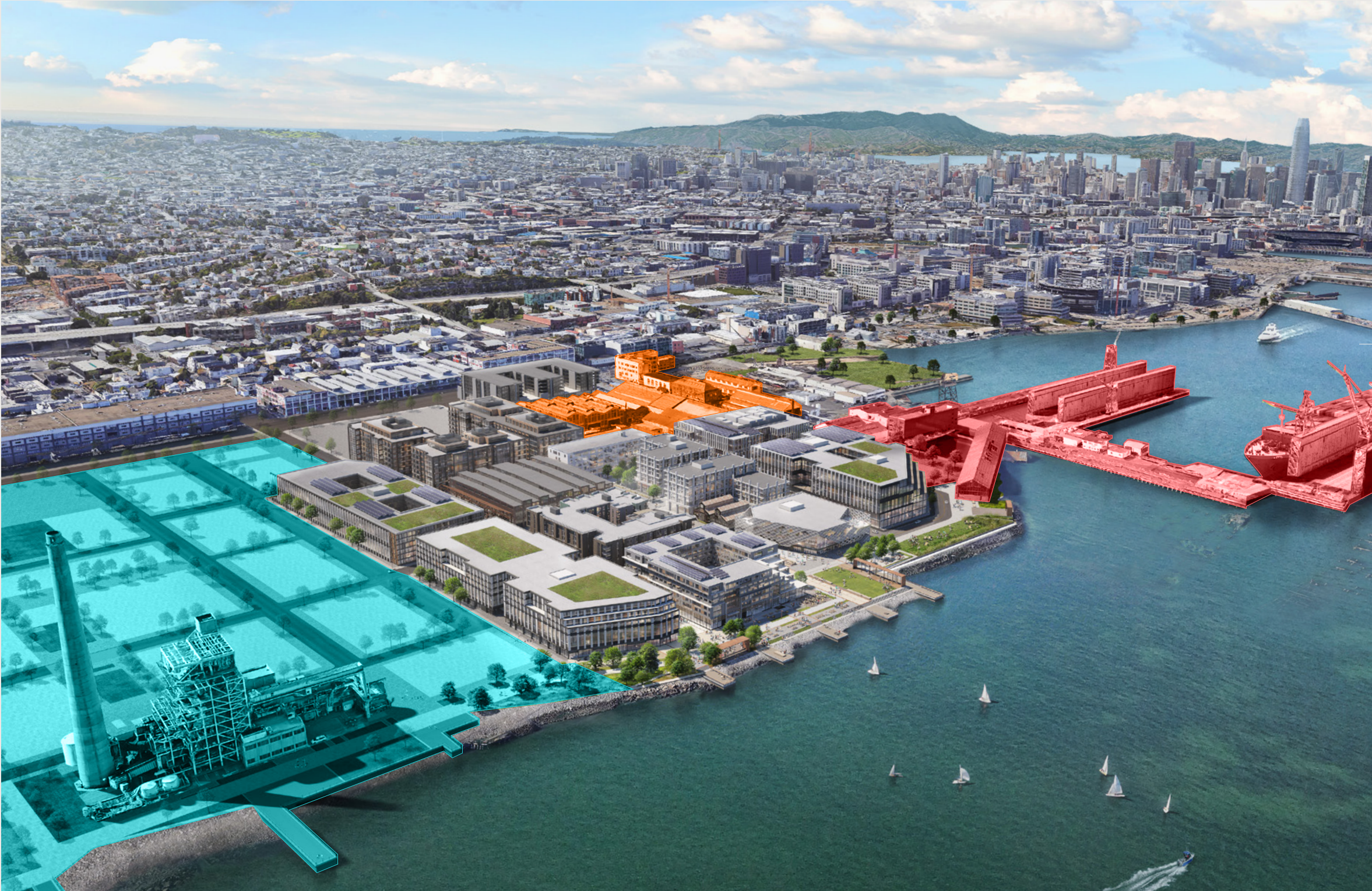
# GROWTH POTENTIAL

Pier 70 is adjacent to multiple growth opportunities for tenants. More details available upon request.

**POWER STATION**  
1.5M RSF Life Science/Office

**HISTORIC CORE**  
300,000 RSF Office/PDR

**PORT OF  
SAN FRANCISCO**  
Ship Repair — Unentitled



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# **PREMIER MIXED-USE DEVELOPER**

**Brookfield  
Properties**

brookfieldproperties.com

# **OFFICE ARCHITECTS**

**HACKER**  
hackerarchitects.com

**Perkins&Will**  
perkinswill.com

**tef** DESIGN  
tefarch.com

**O+A**  
o-plus-a.com

# **OFFICE LEASING**

**JLL**  
us.jll.com

# CONTACT

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## CHRISTOPHER T. ROEDER

+1 415 395 4971

[chris.roeder@am.jll.com](mailto:chris.roeder@am.jll.com)

License #: CA - 1190523

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## CHARLIE HANAFIN

+1 415 395 4951

[charlie.hanafin@am.jll.com](mailto:charlie.hanafin@am.jll.com)

License #: CA - 1996121

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**Brookfield**  
Properties



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