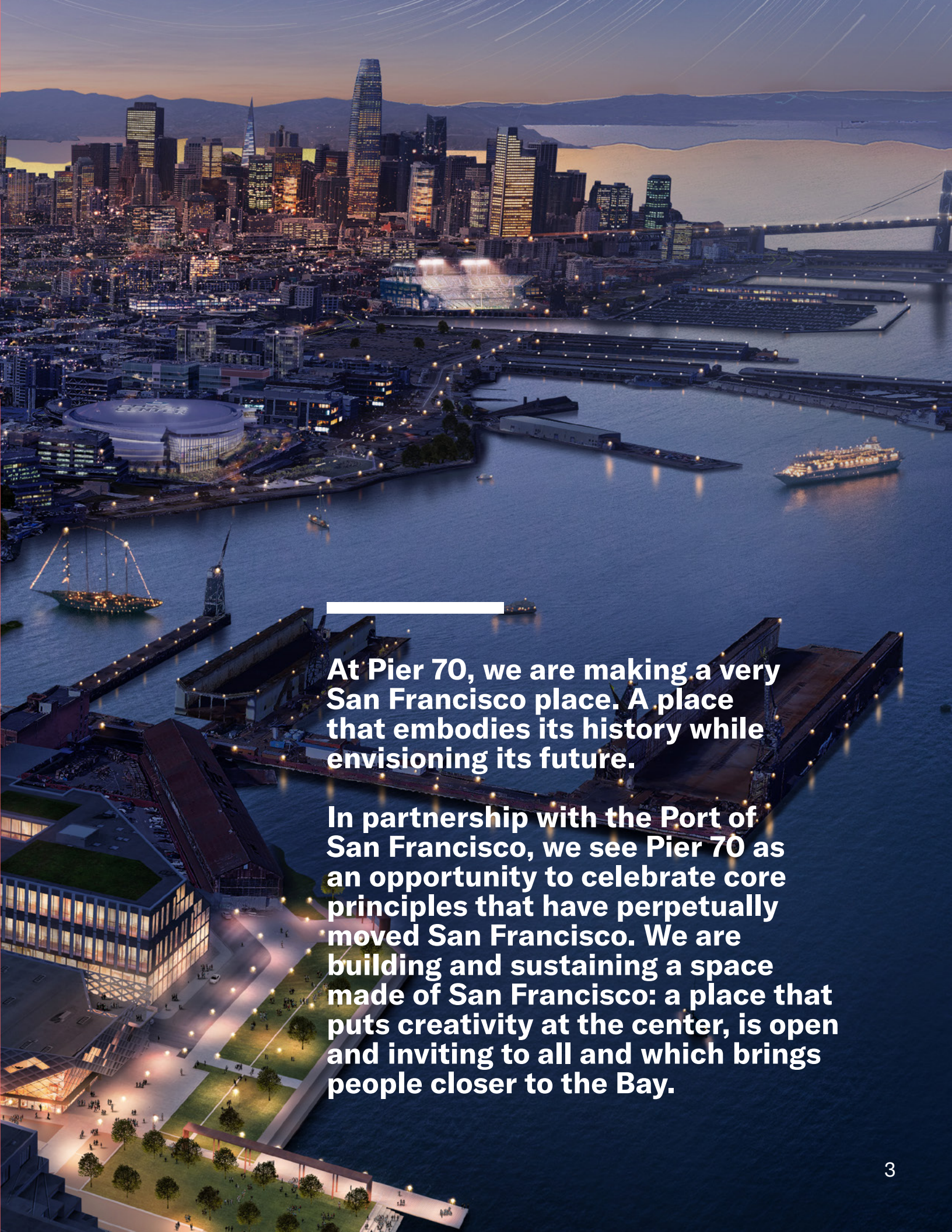




PIER
70



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.

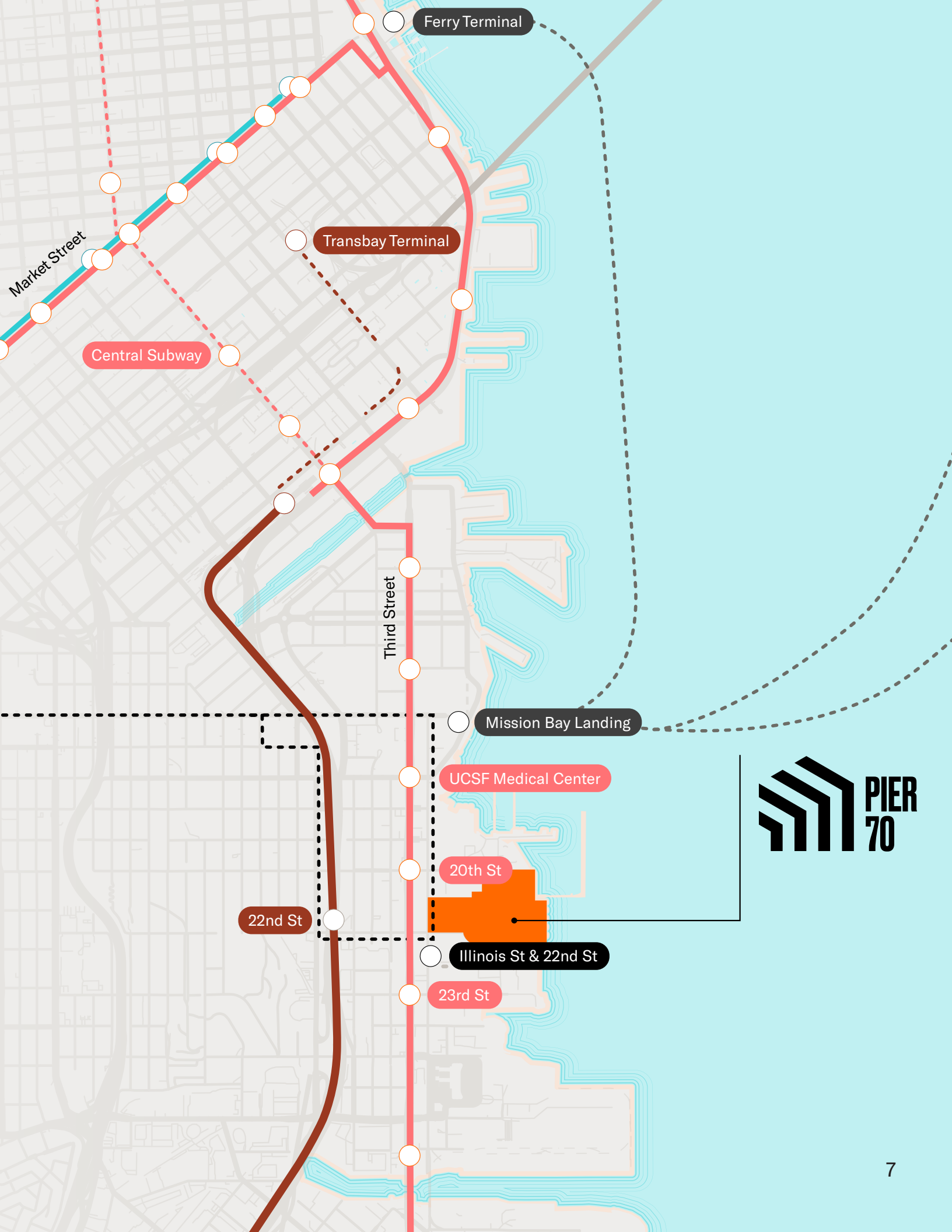
-  Bart Lines
-  Bart Extension
-  Caltrain
-  Freeway
-  Major Airport
-  Ferry Terminal



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

A vibrant outdoor festival scene, likely the Dogpatch Festival in San Francisco. The foreground is filled with a diverse crowd of people, mostly seen from the back or side, looking towards the festival area. A man with a beard and sunglasses is prominent on the left, and a woman with a flower lei and sunglasses is on the right. The background shows a large crowd, string lights, and a red balloon. The scene is bright and sunny, with a clear blue sky.

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



Mariposa St

20th Street

3rd Street

Indiana Street

Cesar Chavez

I 280

**PIER
70**

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



2



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



4



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.

PUBLIC, OPEN AND INVITING

A welcoming neighborhood that's open to all.

COMMUNITY OUTREACH

A vision informed by dialogue with the local community.

AFFORDABLE HOMES

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

ACTIVITY FOR ALL

Enlivened outdoor spaces that truly feel public.


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

The background of the page is a light blue gradient. In the lower half, there is a faint, semi-transparent image of a large cargo ship on the water, with hills in the background. The ship is white with a blue stripe and has some text on its side, including "MOS" and "1105".

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

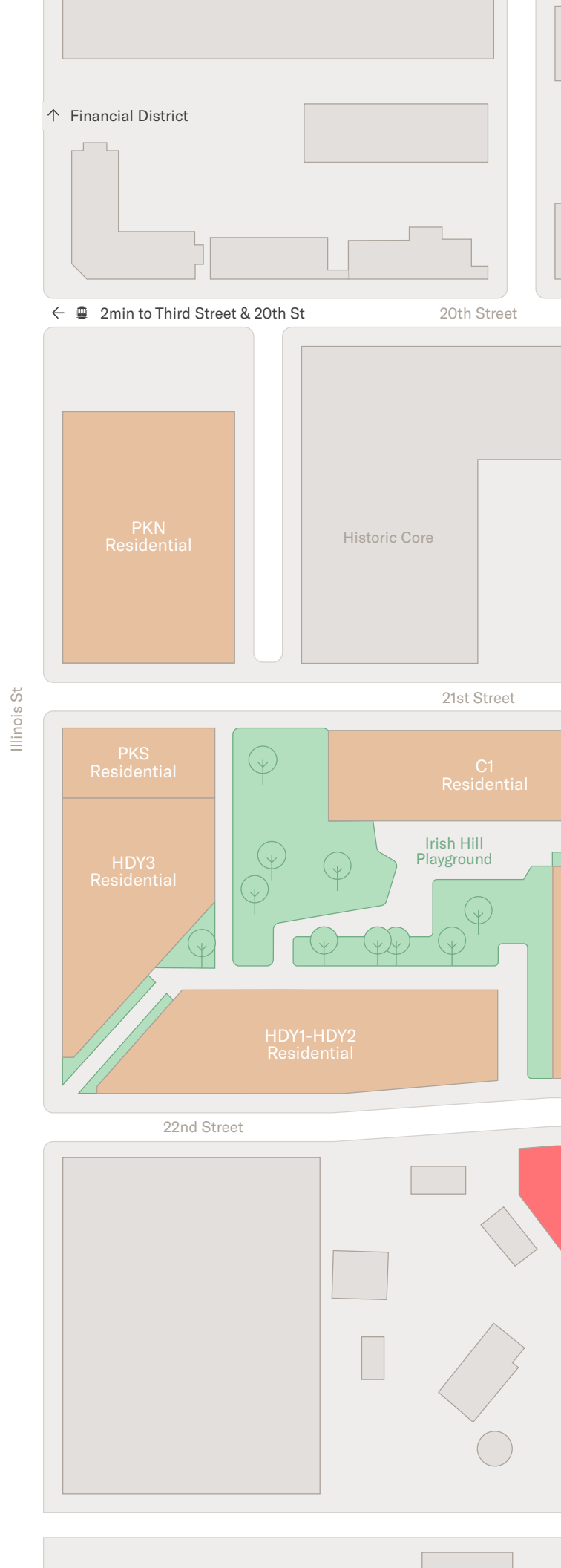
2K

Up to 2,000 new homes

30%

of all new homes at below —
market rates

RESIDENTIAL
OFFICE
RETAIL, ARTS AND MAKER SPACE





20th Street

A
Office

B
Office

Waterfront
Terrace

D
Residential

2
Office

E1
Residential

21
Retail

E4
Arts

Slipway Commons

Potrero
Point Plaza

12
Retail, Office
and Maker Space

E2
Residential

E3
Residential

Waterfront
Promenade

22nd Street

F-G
Office

H1-H2
Office

PROGRAM PHASES

PHASE 1

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

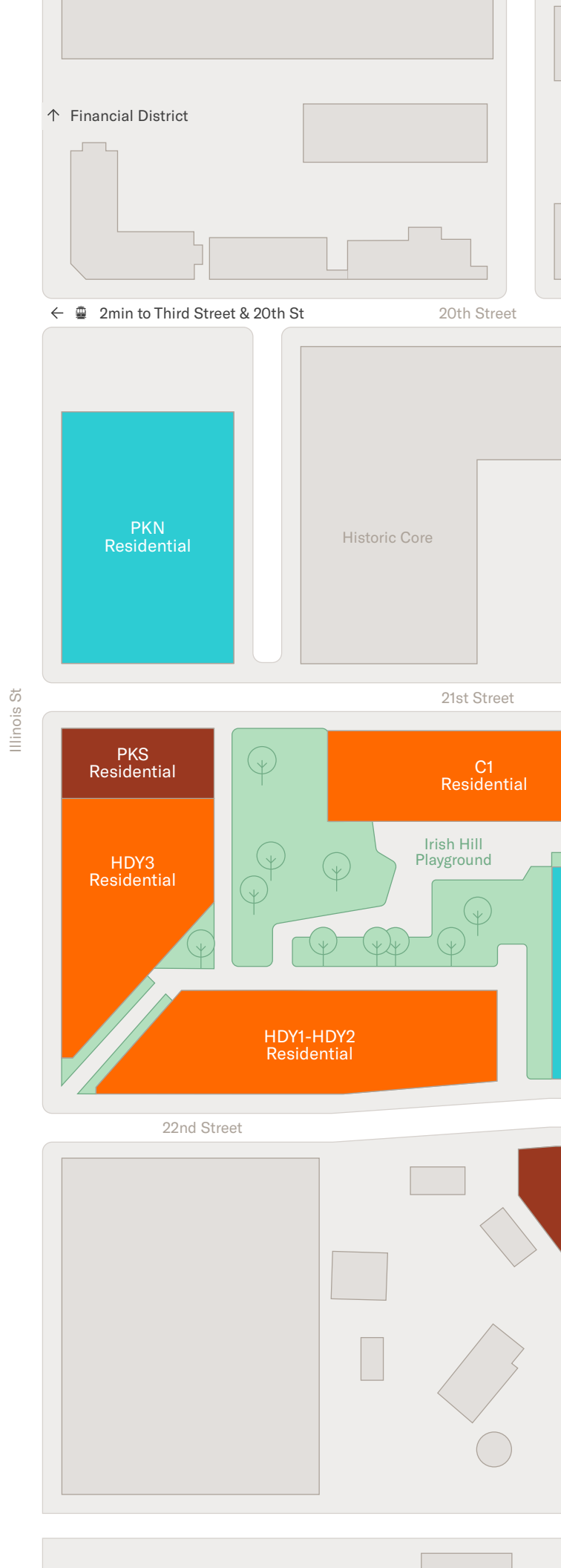
PHASE 2

Office +/- 410,000 RSF
Residential 450 Units

PHASE 3

Office +/- 930,000 RSF
Residential 530 Units

Phase 2 & 3 delivery details available upon request.





20th Street

A
Office

B
Office

Waterfront
Terrace

D
Residential

2
Office

E1
Residential

21
Retail

E4
Arts

Slipway Commons

12
Retail, Office
and Maker Space

Potrero
Point Plaza

E2
Residential

E3
Residential

Waterfront
Promenade

22nd Street

F-G
Office

H1-H2
Office

OFFICE PROGRAM PHASE 1

Delivering 2022 - 2024

BLDG 12

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

BLDG 2

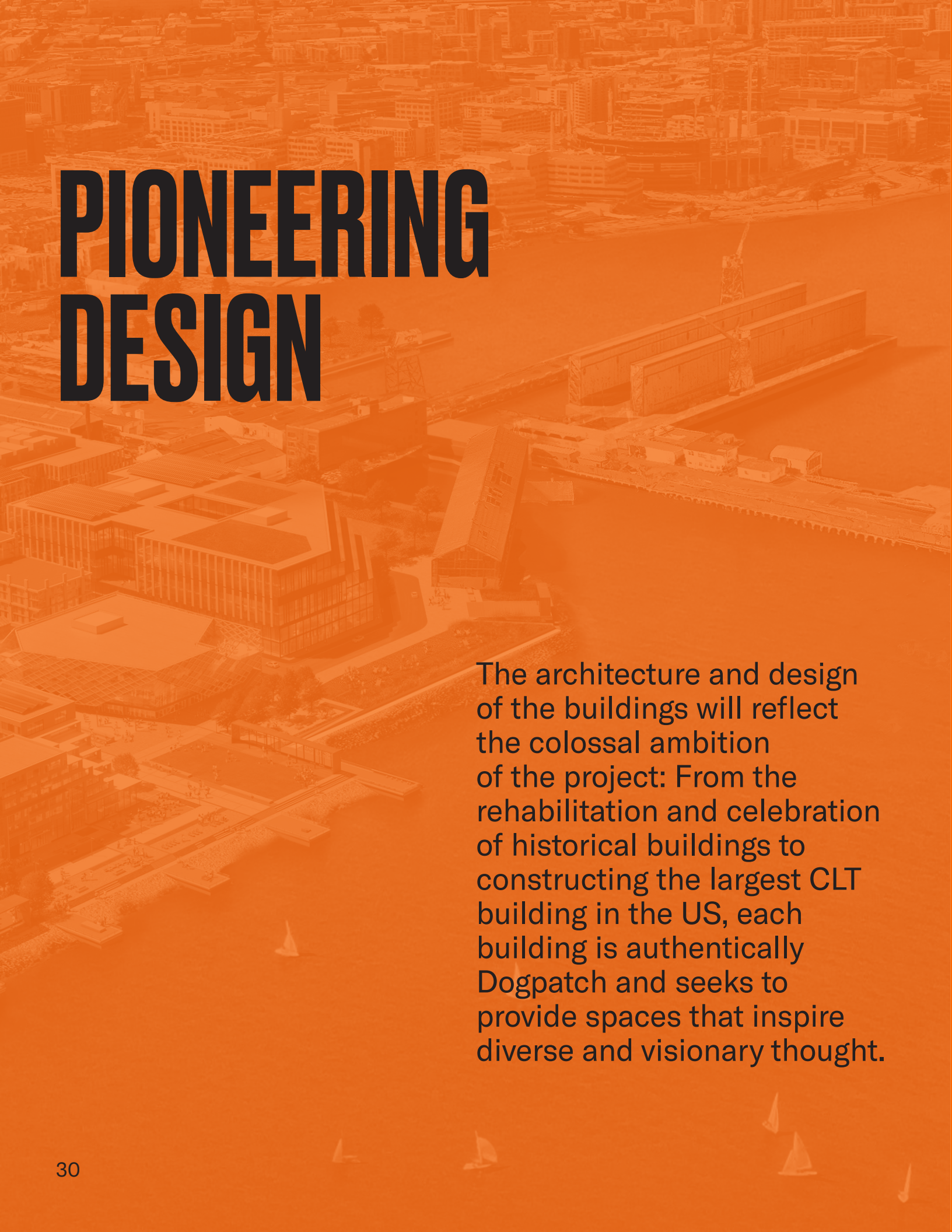
Total RSF +/- 100,000 RSF
Floor Plate +/- 16,000 RSF

88 MARYLAND

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





An aerial, orange-tinted photograph of a city waterfront. In the foreground, a large, modern building with a complex, multi-level facade and a prominent glass section is visible. To its right, a long, low building with a flat roof and a series of vertical supports extends towards the water. Several sailboats are visible in the water in the lower right. The background shows a dense urban landscape with numerous buildings and a bridge in the distance.

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

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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CONTACT

CHRISTOPHER T. ROEDER

+1 415 395 4971

chris.roeder@am.jll.com

License #: CA - 1190523

CHARLIE HANAFIN

+1 415 395 4951

charlie.hanafin@am.jll.com

License #: CA - 1996121

Brookfield
Properties



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