

**BLDG  
2**



**PIER  
70**



**MAKE IT  
HAPPEN**

7



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**A cornerstone of Pier 70's shipbuilding legacy, Building 2's strong industrial design exemplifies the grit and authenticity for which Dogpatch is known.**

**Expansive industrial window lines, board formed concrete and mushroom-cap columns punctuate flexible floorplates. A blank slate with personality, Building 2 is the perfect canvas for great work and ideas.**

# BIG NEXT STEP



Located in the bustling center of the campus, Building 2 has immediate access to Potrero Point Plaza and is steps away from Building 12.

Offering 100,000 SF in a single building package, Building 2 provides opportunities to grow your brand, culture and talent at Pier 70.



View of Potrero Point Plaza from Building 2

# THE PLACE TO BE PRODUCTIVE

Building 2's unique, historic structure is designed for productivity to thrive. Building 2's thoughtful design and upgrades address many of the factors that experts tie to increased productivity. In fact, studies show:

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## 18% MORE PRODUCTIVE

Studies show that spaces with access to natural light result in significantly higher productivity.<sup>1</sup>

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## 8-15% INCREASED PRODUCTIVITY

Access to views has a significantly positive impact on employee productivity.<sup>2</sup>

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## 3% GREATER PRODUCTIVITY

Thermal comfort increased productivity among employees.<sup>3</sup>

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## 90%

Of employees said that a new physical environment improves the company's competitiveness as an employer.<sup>4</sup>

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## 57 HOURS

Of sick leave were taken by employees with views versus 68 hours of sick leave per year for employees with no views.<sup>5</sup>

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## 11% PRODUCTIVITY INCREASE

Better indoor air quality and ventilation leads to better performance and health.<sup>6</sup>

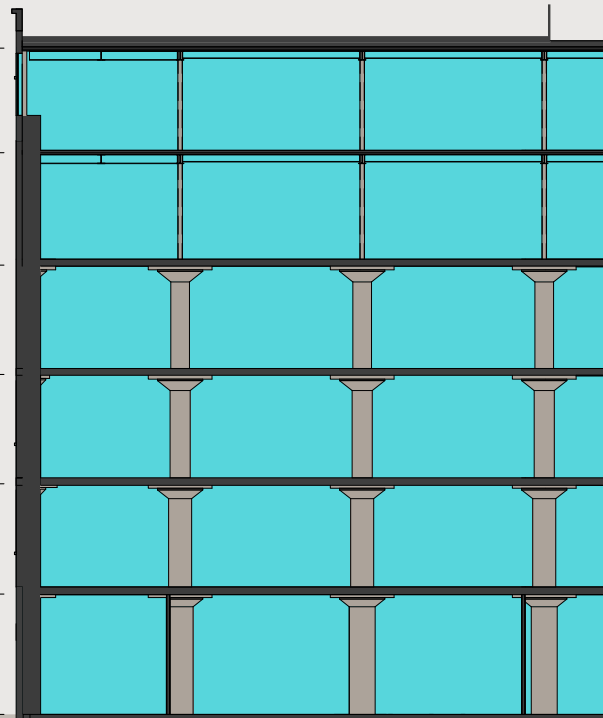
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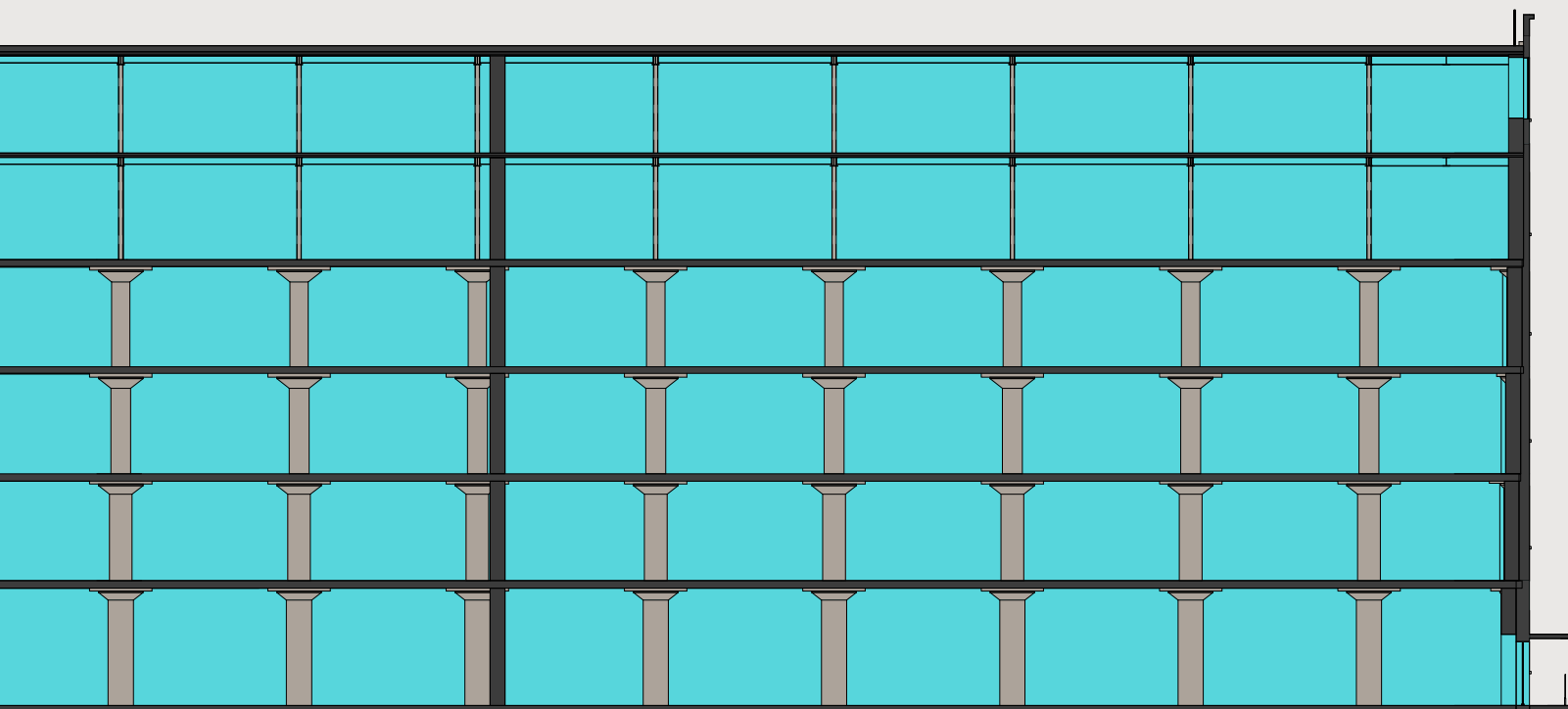
1. Health, Wellbeing & Productivity in Offices: The Next Chapter for Green Buildings. 2014. Ebook. World Green Building Council. [https://www.worldgbc.org/sites/default/files/compressed\\_WorldGBC\\_Health\\_Wellbeing\\_Productivity\\_Full\\_Report\\_Dbl\\_Med\\_Res\\_Feb\\_2015.pdf](https://www.worldgbc.org/sites/default/files/compressed_WorldGBC_Health_Wellbeing_Productivity_Full_Report_Dbl_Med_Res_Feb_2015.pdf) 2. Heschong Mahone Group Windows And Offices: A Study Of Worker Performance And The Indoor Environment (Technical Report) For California Energy Commission. 2003. Ebook. California Energy Commission. [http://h-m-g.com/downloads/Daylighting/A-9\\_Windows\\_Offices\\_2.6.10.pdf](http://h-m-g.com/downloads/Daylighting/A-9_Windows_Offices_2.6.10.pdf) 3. Health, Wellbeing & Productivity in Offices: The Next Chapter for Green Buildings. 2014. Ebook. World Green Building Council. 4. "JLL 3-30-300 Calculator". 2020. 3-30-300.jll.com. <https://3-30-300.jll.com> 5. Ibid. 6. Lan, Li et al. 2011. Effects of thermal discomfort in an office on perceived air quality, SBS symptoms, physiological responses, and human performance. Indoor Air 21:5, pp 376-90



# BUILDING 2 STACKING PLAN

Level	Use RSF	Floor to Floor Height
<b>LEVEL 6</b>	Office 16,000 RSF	11' 3"
<b>LEVEL 5</b>	Office 16,000 RSF	11' 3"
<b>LEVEL 4</b>	Office 16,000 RSF	12' 0"
<b>LEVEL 3</b>	Office 16,000 RSF	12' 0"
<b>LEVEL 2</b>	Office 16,000 RSF	12' 0"
<b>LEVEL 1</b>	Office 16,000 RSF	14' 0"





## BUILDING 2

# KEY FACTS

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**100,000 RSF +/-**

Total RSF

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**16,000 RSF +/-**

Floorplate Size

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**18' x 20'**

Column Spacing

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**10' - 12'**

Floor to Floor Height

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**6 FLOORS**

Building Extent

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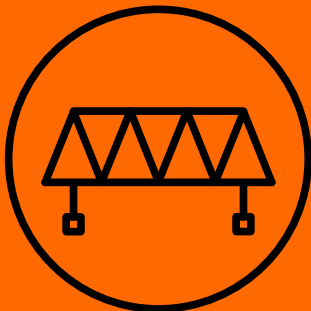
**HISTORIC REHABILITATION**

Construction Type

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**3,500 RSF +/-**

Rooftop deck with bay views looking down Slipways Commons



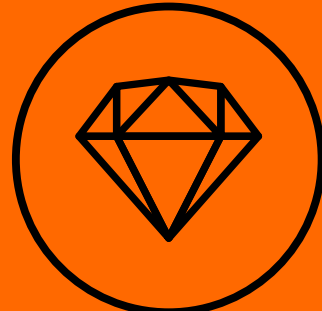
### SKY BRIDGE

Historic sky bridge connection to Building 12 possible if both leased by the same tenant.



### HISTORIC CHARACTER

Expansive windows with historic character. Board form concrete ceilings. Exposed concrete exterior walls.



### LOBBY

A jewel box lobby showcases historic architecture and connects tenants directly to Potrero Point Plaza.





# ROOF DECK OPPORTUNITY

3,500 RSF of outdoor amenity space





# A PLACE FOR PIONEERS

## THEN

Building 2 was the center of design and engineering at Pier 70. Right here, shipyard employees drafted blueprints for great ships, and those designs were carefully sectioned into individual patterns and carried across a sky bridge to be laid out in Building 12.

TODAY

# A PLACE FOR PIONEERS

Today, Building 2 harnesses the same productive nature. Its raw and industrial design is re-imagined as a space where imagination comes to life.



# TYPICAL OFFICE FLOOR PLAN

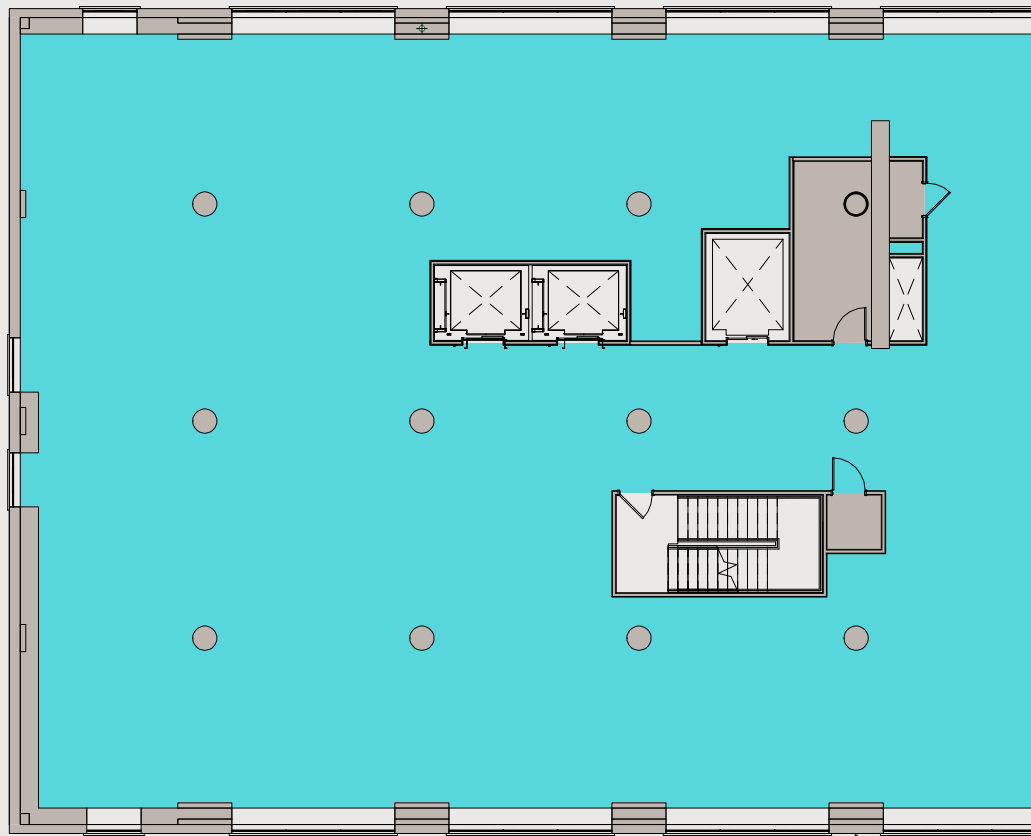
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Core Type: Offset core

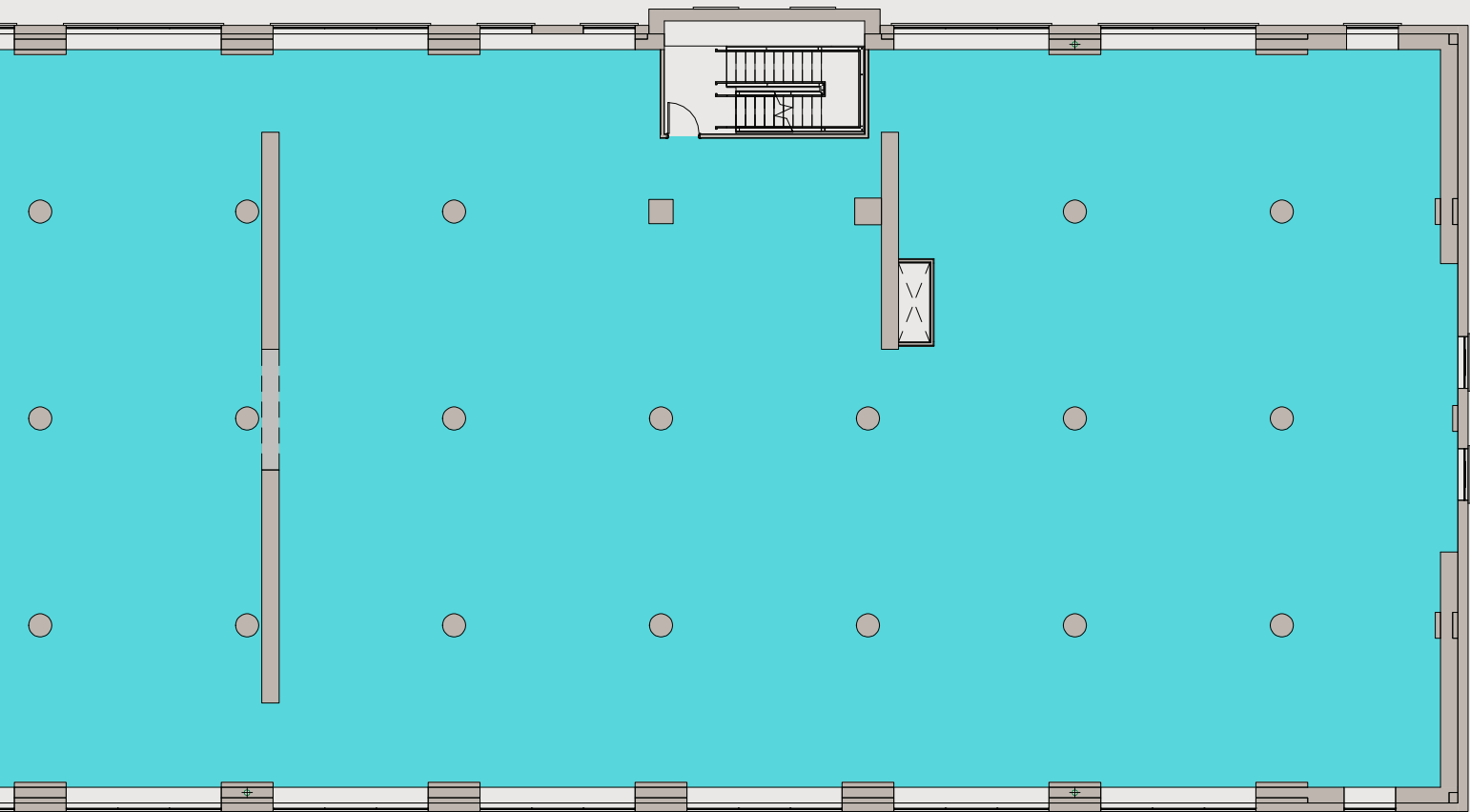
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Typical Floor Plan

**+/- 16,000 RSF**



Louisiana Street



Potrero Point Plaza

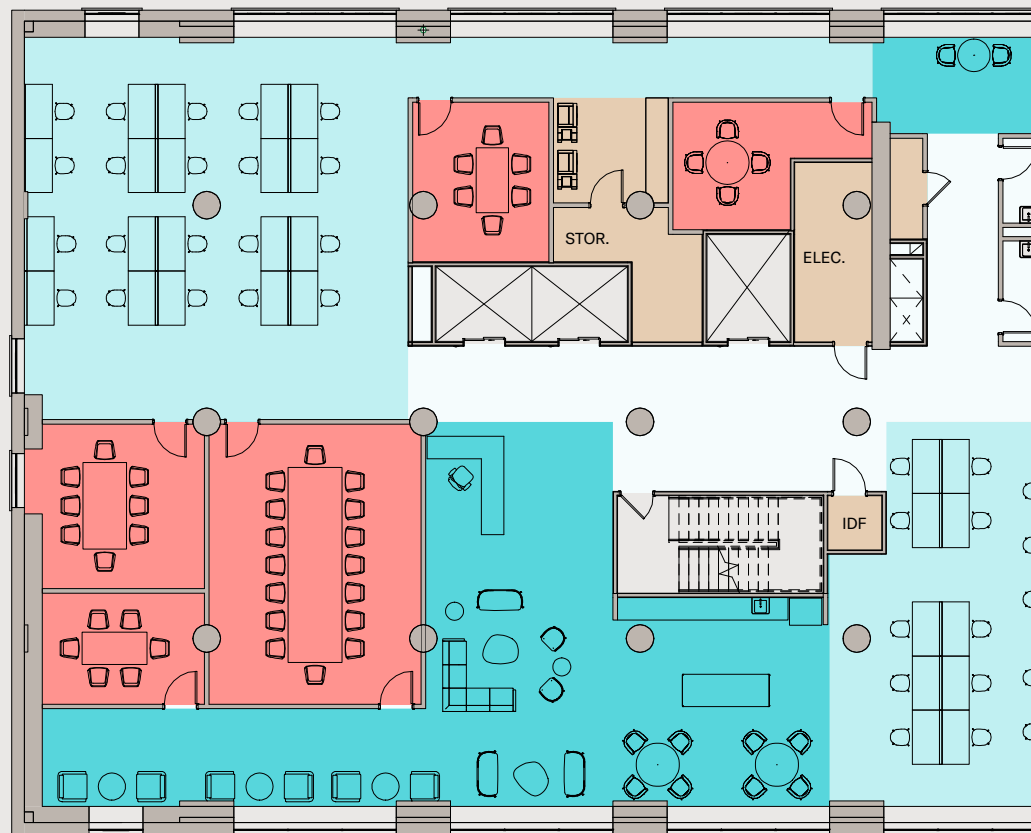
# TYPICAL OFFICE TEST FIT

Core Type: Offset core

Typical Floor Plan

**+/- 16,000 RSF**

- Base Building
- Open Office
- Open Lounge
- Meeting Rooms
- Support



Headcount Total	152
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Workstations (30x60)	147
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Private Offices	5*
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RSF/Person	105
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\*Private Office & 4 Person Mtg Are Interchangeable

Meeting Space	11
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Phone Rooms	2
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4 Person Mtg	5*
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6 – 8 Person Mtg	3
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All – Hands	1
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Support	10
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Break Area	2
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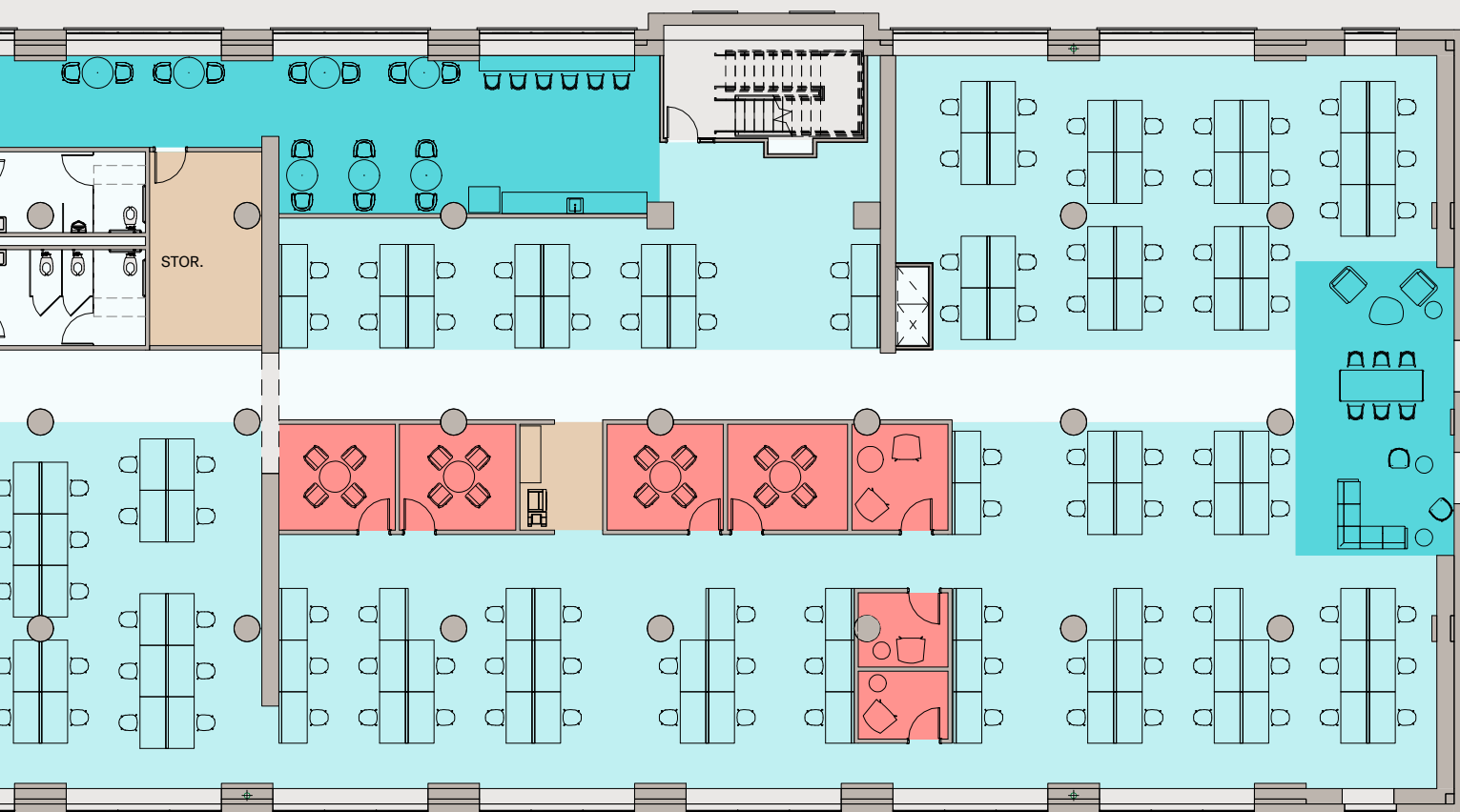
Lounge	3
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Print/Copy	2
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Storage	2
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IDF	1
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Louisiana Street



Potrero Point Plaza

# PREMIER MIXED-USE DEVELOPER

**Brookfield**  
Properties

[brookfieldproperties.com](http://brookfieldproperties.com)

# OFFICE ARCHITECTS



[tefarch.com](http://tefarch.com)

# OFFICE LEASING



[us.jll.com](http://us.jll.com)



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**Brookfield**  
Properties



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