



32,230 ft²

DIVIDES TO 18,418 ft² & 13,812 ft²

FOR LEASE PIER 17

FOR TERMS OR TO TOUR
PLEASE CALL DAVID POLATNICK

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PolatnickProperties, INC.

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A Unique Waterfront Lease Opportunity

Polatnick Properties, in coordination with the Exploratorium, is pleased to offer for lease up to 32,230 square feet of prime waterfront space. Located at Pier 17 on San Francisco's world-famous Embarcadero, this is an exciting opportunity to lease a historic space with truly unique features.

This space offers panoramic waterfront views, incredible high ceilings, and a distinctive build-out rarely found in San Francisco. The location allows for a variety of uses, including office and PDR, with the Exploratorium offering vibrancy and amenities to this 9-acre campus.

In the heart of the Financial District, North Waterfront, and Jackson Square, this area draws millions of annual visitors and is waterfront to popular attractions like the Ferry Building, Fisherman's Wharf, Pier 39 and Oracle Park. This isn't just a lease opportunity; it's a chance to experience a piece of historic San Francisco character reimagined with the modern waterfront.



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Features panoramic water views and stunningly high ceilings, making it a space truly unique to San Francisco.



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PIER 17 FEATURES

Total Space: Approximately 32,230 square feet

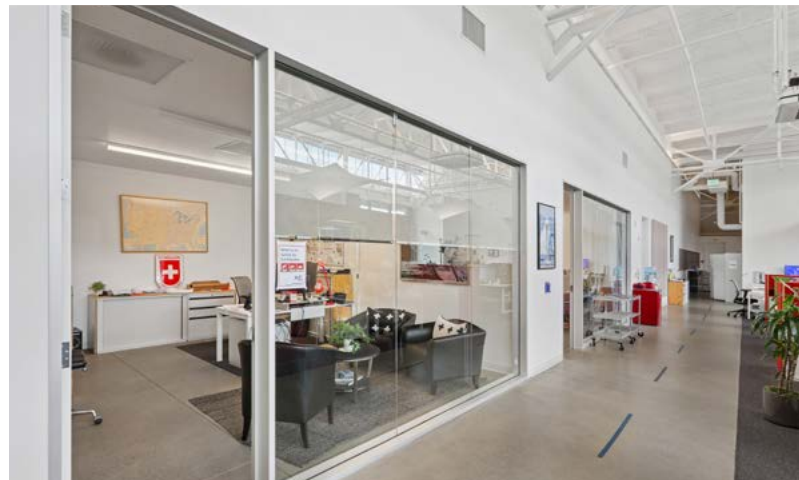
- ▶ **Location:** Pier 17 - Adjacent to the Exploratorium at Pier 15, on the San Francisco Bay
- ▶ **Views:** World-class views of the San Francisco Bay
- ▶ **Space Available:** 32,230 sq. ft.
- ▶ **Rental Rate:** Negotiable
- ▶ **Term:** 10 years
- ▶ **Interior Features:** Fully built out with soaring high ceilings, a column-free interior with operable glass wall opens to the Bay, and abundant natural light
- ▶ **Parking:** Five dedicated parking spaces at Pier 17
- ▶ **Access to Event Facilities:** The Exploratorium has extensive event facilities that tenants can utilize. Click on link below for additional details.
[Event Facility Venues & Event Facility Map](#)
- ▶ **Power:** Shared 400 amps, 480, 3 phase between suites 600 and 800
- ▶ **Truss Height:** 16 feet high with 40-foot wide spacing on center
- ▶ **Access:** Roll-up door access available 24/7 with tenant key access
- ▶ **Security:** 24/7 on-site guards and security cameras
- ▶ **Internet:** Current internet carrier is Fastmetrics
- ▶ **Utilities:** Suites 600 and 800 share water and electricity metering
- ▶ **Occupancy:** Max occupancy of 210 for both suites; fire watch required for events exceeding this number

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WELL-LIT, COLUMN
FREE, SPACIOUS

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PART OF THE EXPLORATORIUM'S 9-ACRE CAMPUS

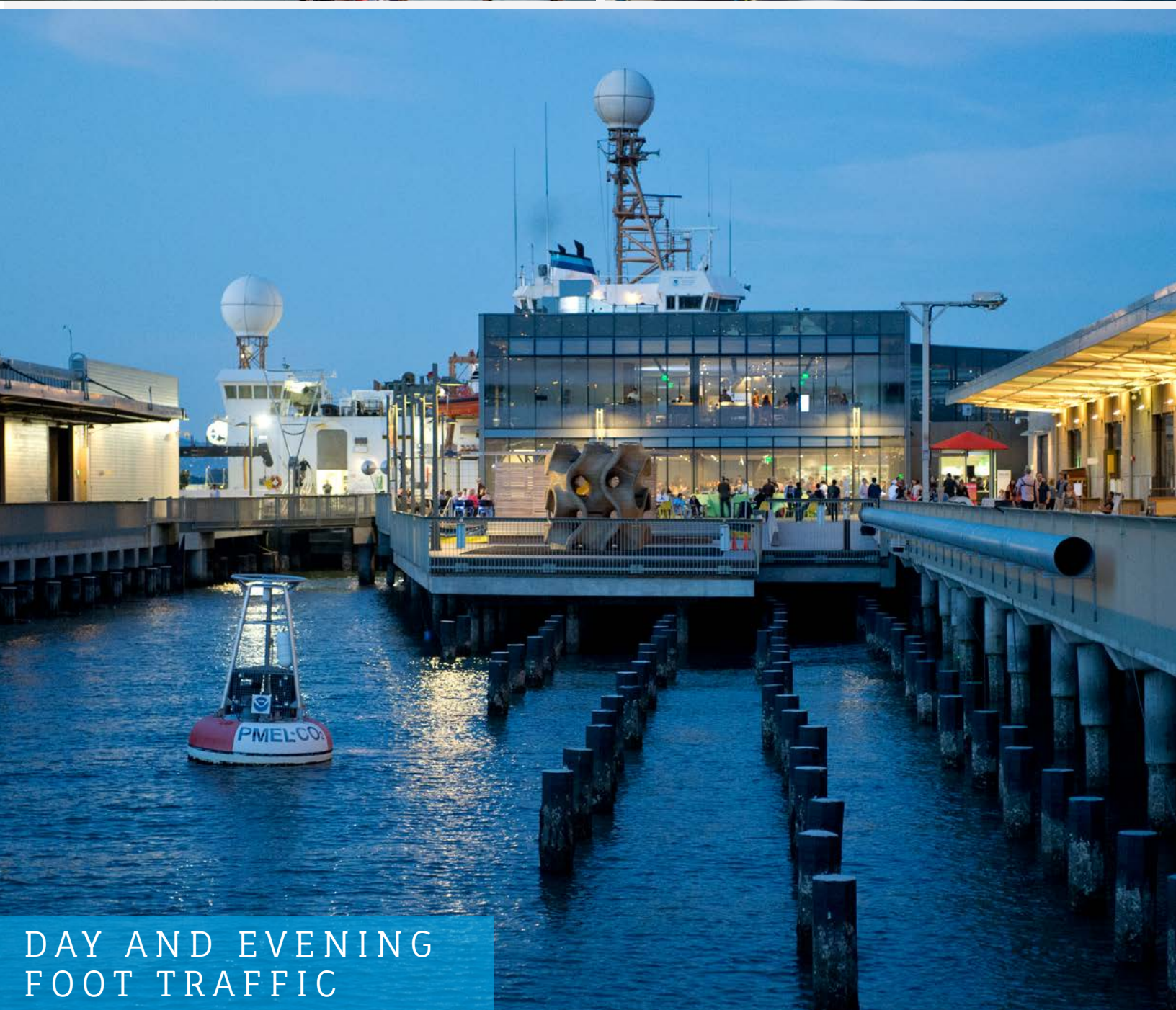
This unique space is a key part of the Exploratorium's 9-acre campus, a dynamic hub of innovation and public engagement. Tenants benefit from being adjacent to a world-renowned museum, with its vibrant atmosphere and millions of visitors, as well as publicly accessible outdoor exhibits, **available event facilities and cafes**. The campus is a living laboratory, making this an ideal location for a business seeking a creative and energetic environment.



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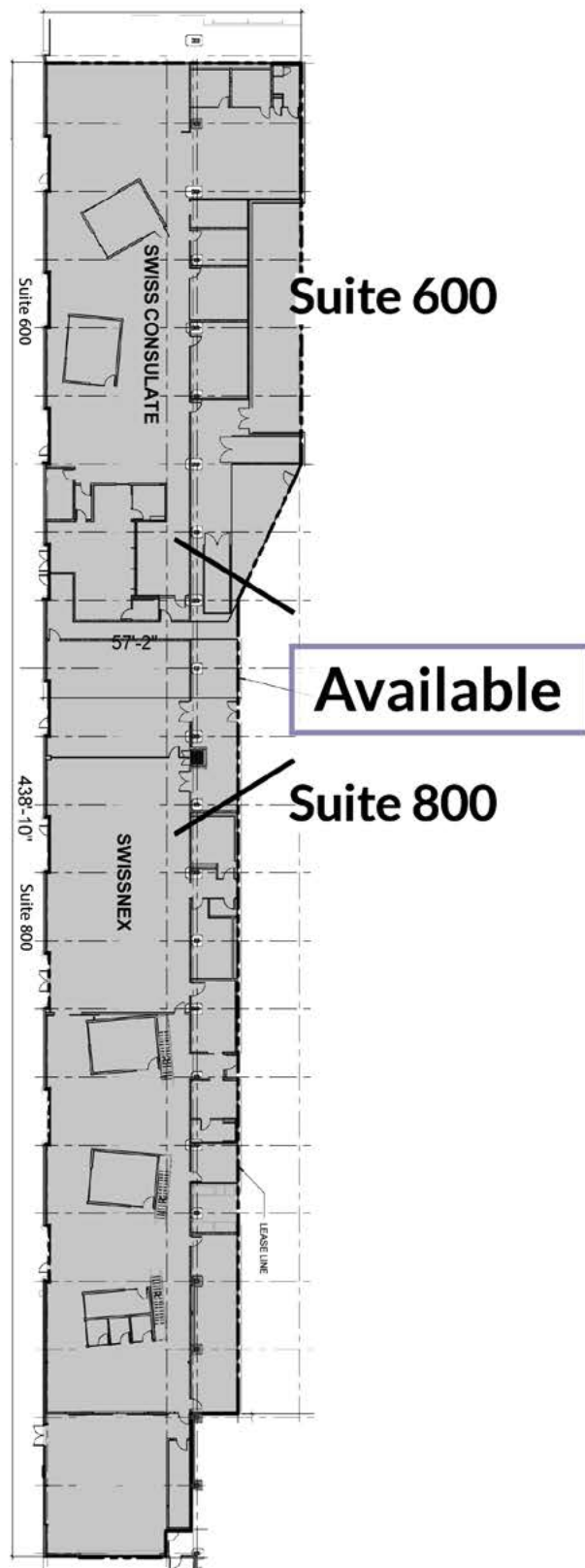
DAY AND EVENING FOOT TRAFFIC

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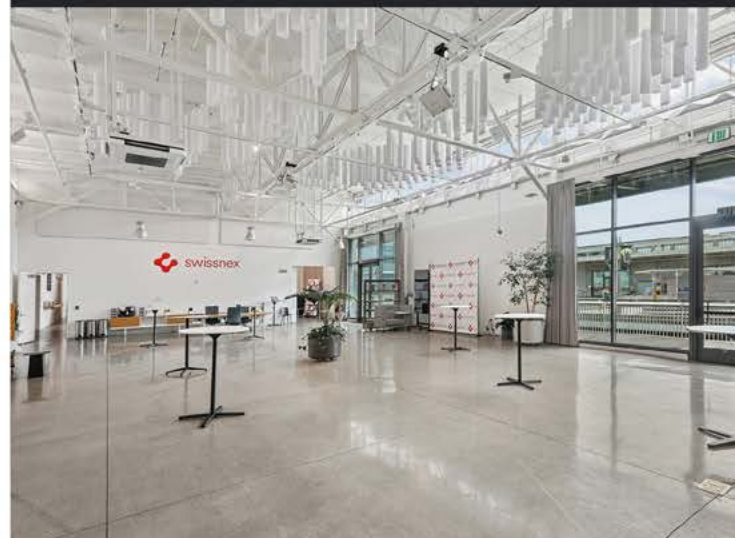
STUNNING CAMPUS

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PIER 17 FLOOR PLAN

The available space is located within Pier 17, adjacent to the Exploratorium.



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PIER 17 SITE PLAN

PIER 17 QUICK FACTS

Year Built: 1912. Expanded in 1955. Recently renovated.

Building Area: 110,000 sq. ft.

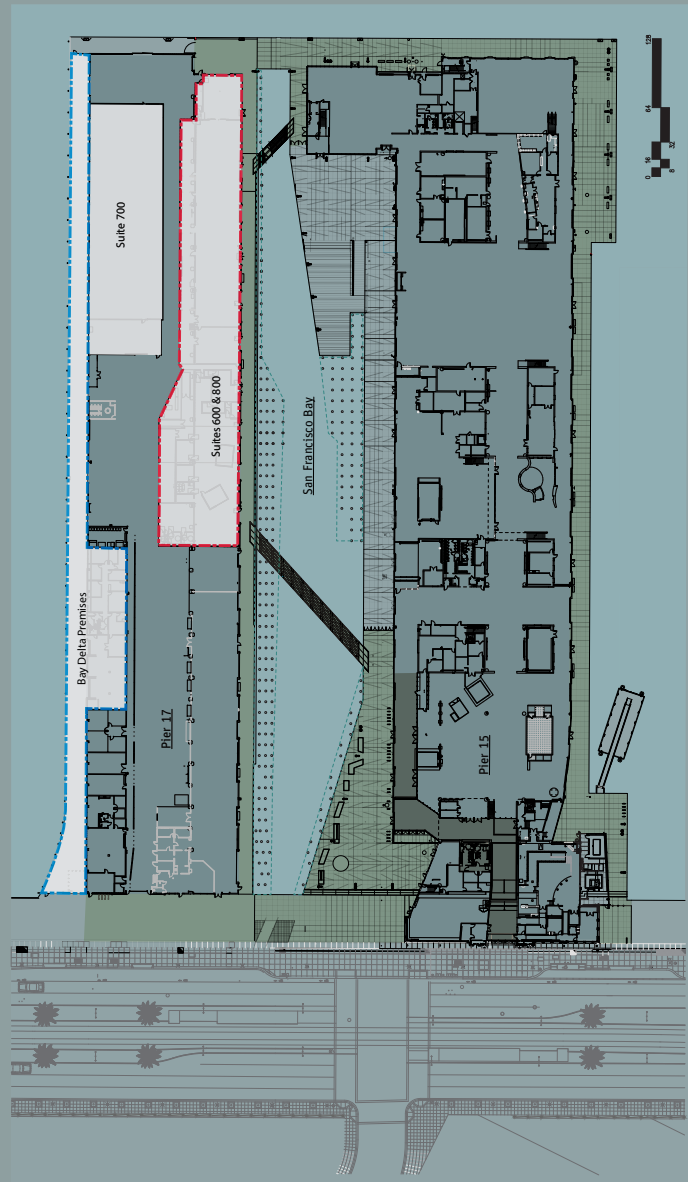
Utilities: No gas.

Water: 4" and 2" service

Column Spacing: Column free 42' span

Ceiling Heights: Open trusses to roof line, approx. 20'. 16'-18' clear to trusses.

Sprinklered: Yes



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[illegible]

- Muni's F Market streetcar stops in front of Pier 17 at Embarcadero and Green Street.
- Muni bus lines 2, 6, 14, 21, 31, and metro rail lines J, K, L, M, N stop within walking distance. Bus lines 1, 10, 12, 41, and 38 also stop in the vicinity.
- Embarcadero BART, Muni stations, and ferry terminals at the Ferry Building are all a 10- to 15-minute walk away.

The area has ample public bike racks and is served by Bay Wheels.

The Exploratorium partners with SP+ to offer a discount at the Pier 15 parking lot. To get your discount, use the payment kiosk in the parking lot to pay and enter discount code 4302100

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