

PIERS 38-40 AT SOUTH BEACH HARBOR



NEXT GENERATION WATERFRONT PLAYGROUND

UP TO 279,876 SF OF COMBINED WATERFRONT SPACE

LONG-TERM SUBLEASE | AVAILABLE FOR OCCUPANCY EARLY 2029

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Pacific Cornerstone Partners, A joint venture of
Pacific Waterfront Partners and Cornerstone Land Development

PERMISSIBLE USES:



MARITIME/MARITIME SUPPORT



PUBLIC MARKET



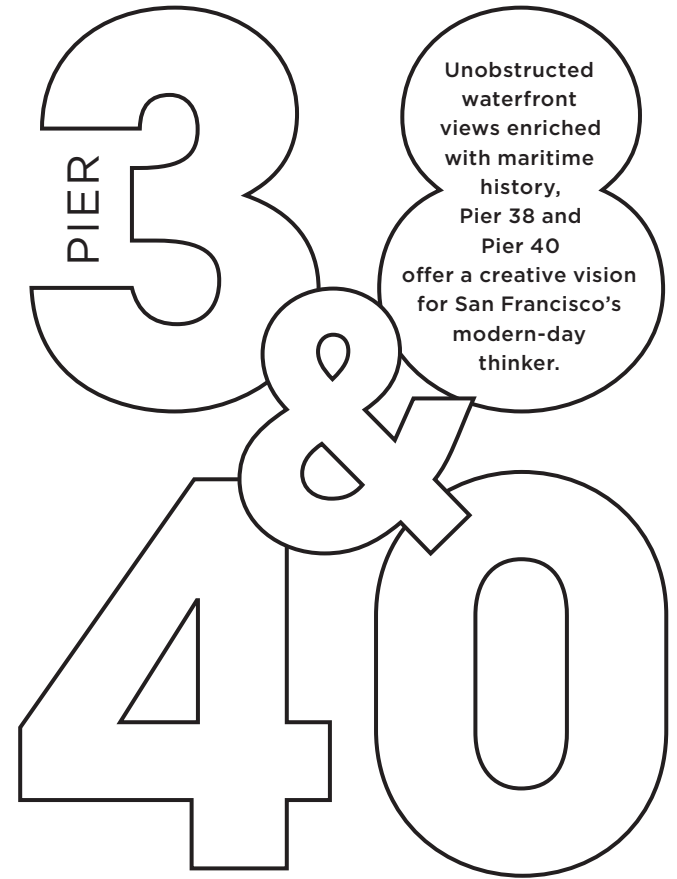
ENTERTAINMENT



RESTAURANT/RETAIL
(UP TO 20,000 SF)



OFFICE
(UP TO 215,000 SF)



WATERFRONT OPPORTUNITY

Situated at the epicenter of San Francisco's tech, entertainment, culture, and creativity hub, this waterfront playground offers up to a combined square footage of approximately 279,876 SF amongst Pier 38 and Pier 40.

Pier 38 and Pier 40 are adjacent to the San Francisco Giant's Stadium (Oracle Park), a short walk to the Warrior's Arena (Chase Stadium), the Ferry Building, Financial District, as well as Caltrain Station. The central location of these Pier buildings makes this a unique opportunity for an iconic and transformative flagship location.



RINCON POINT

BAY BRIDGE

INTERSTATE 80

26 PIER

28 PIER

EMBARCADERO & HARRISON

PARKING

THE EMBARCADERO

EMBARCADERO & BRANNAN

SOUTH BEACH

PIER 38

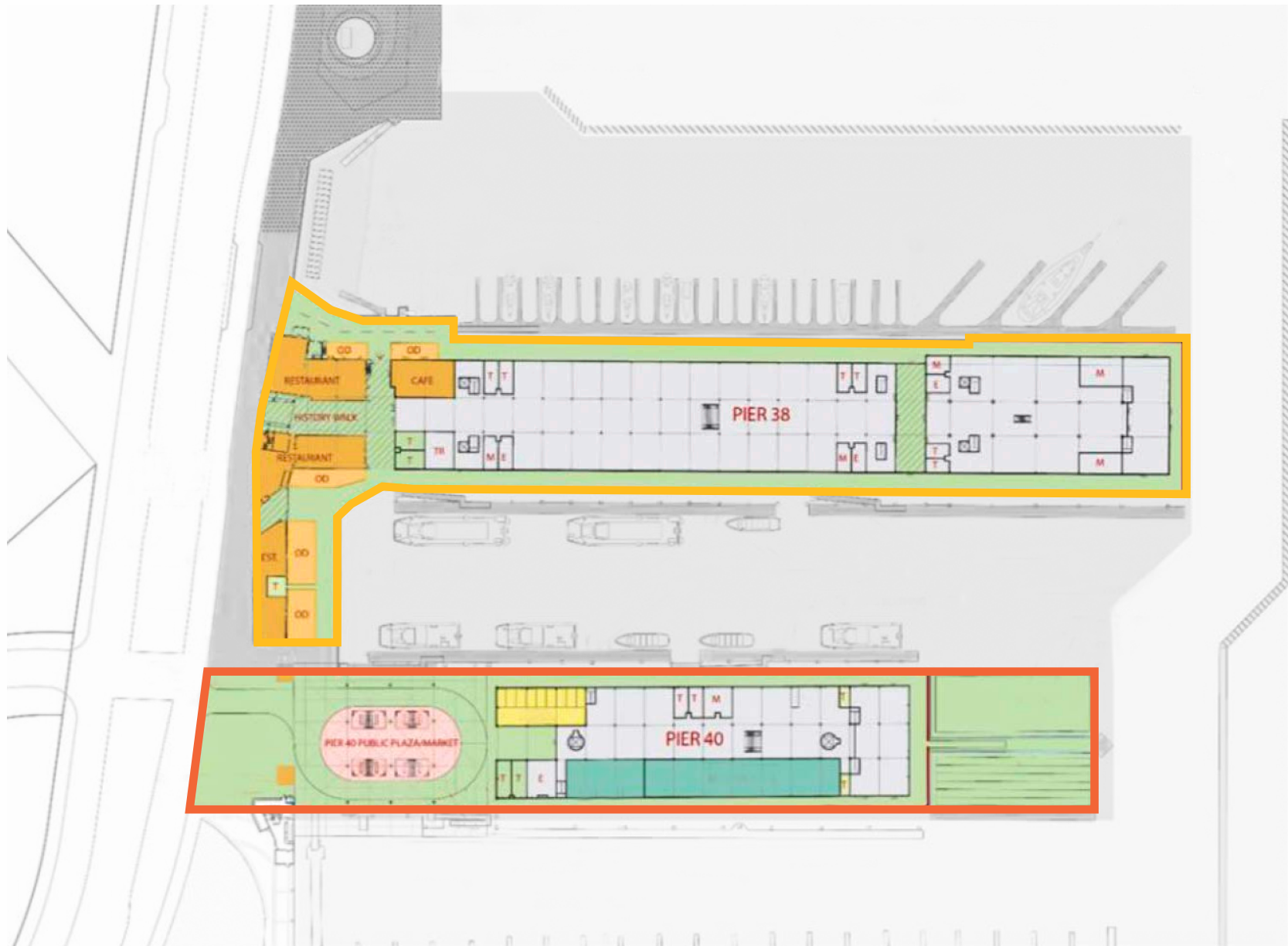
PIER 40

KING & 2ND STREET

SOUTH BEACH HARBOR
PORT OF SAN FRANCISCO

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

LUMA HOTEL CHASE CENTER MISSION ROCK



EXISTING LAYOUT SUBJECT TO CHANGE

PIER 38+40

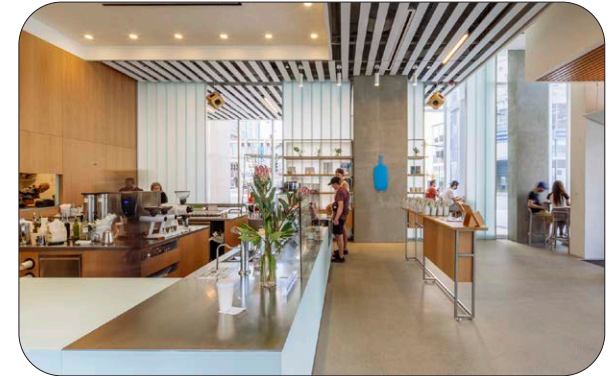
PERMISSIBLE USES



ART GALLERY



SAILING SCHOOL



CAFÉ



SPA/WELLNESS



YOGA STUDIO



CLIMBING GYM



OFFICE



INDOOR SPORTS



EVENT CENTER

PIER 38 | FEATURES



Features up to 189,519 square feet of continuous waterfront ground floor space



Up to 20,000 square feet of unique, second level office space with 180-degree views of the SF waterfront



Enormous ceiling height of 32' to the building's trusses



Iconic brand identity



Space is divisible down to 30,000 square feet



Approximately 700 feet of frontage along the Embarcadero



Vehicle traffic of 36,400 cars along the Embarcadero



Incredible waterfront opportunity that spans across 8 acres of waterfront property



Wide variety of uses allowed including office, entertainment, PDR and more*

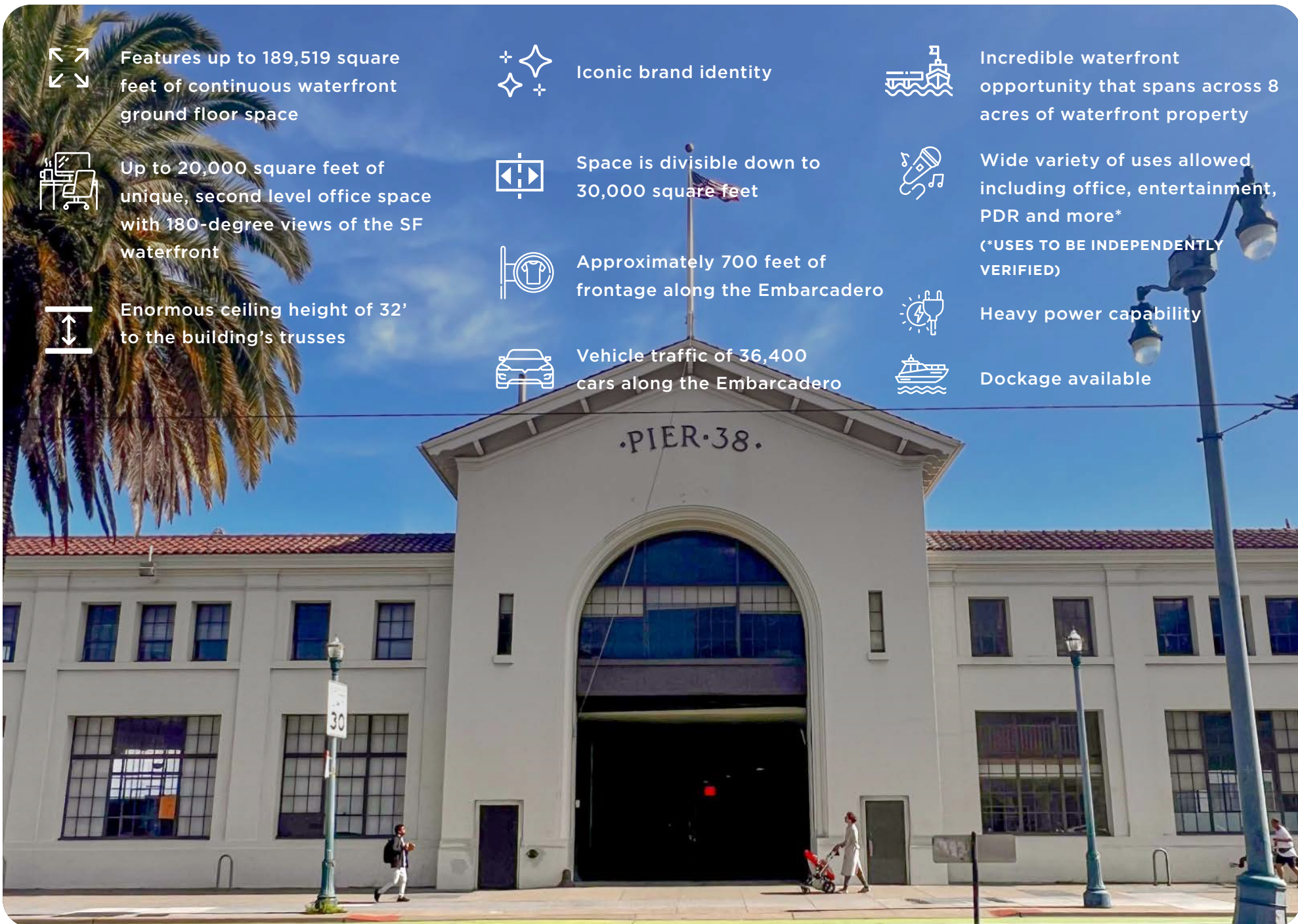
(*USES TO BE INDEPENDENTLY VERIFIED)



Heavy power capability



Dockage available





CONCEPTUAL EXTERIOR RENDERINGS



CONCEPTUAL INTERIOR RENDERINGS

PIER 40 | FEATURES



Approximately 89,666 square feet



Can be demised down to 20,000 square feet



Less than 10-minute walk to Giant's stadium, just over 1 mile to Ferry building, Financial District and more



Potential for additional mezzanine to be added



Iconic brand identity



Heavy power capability



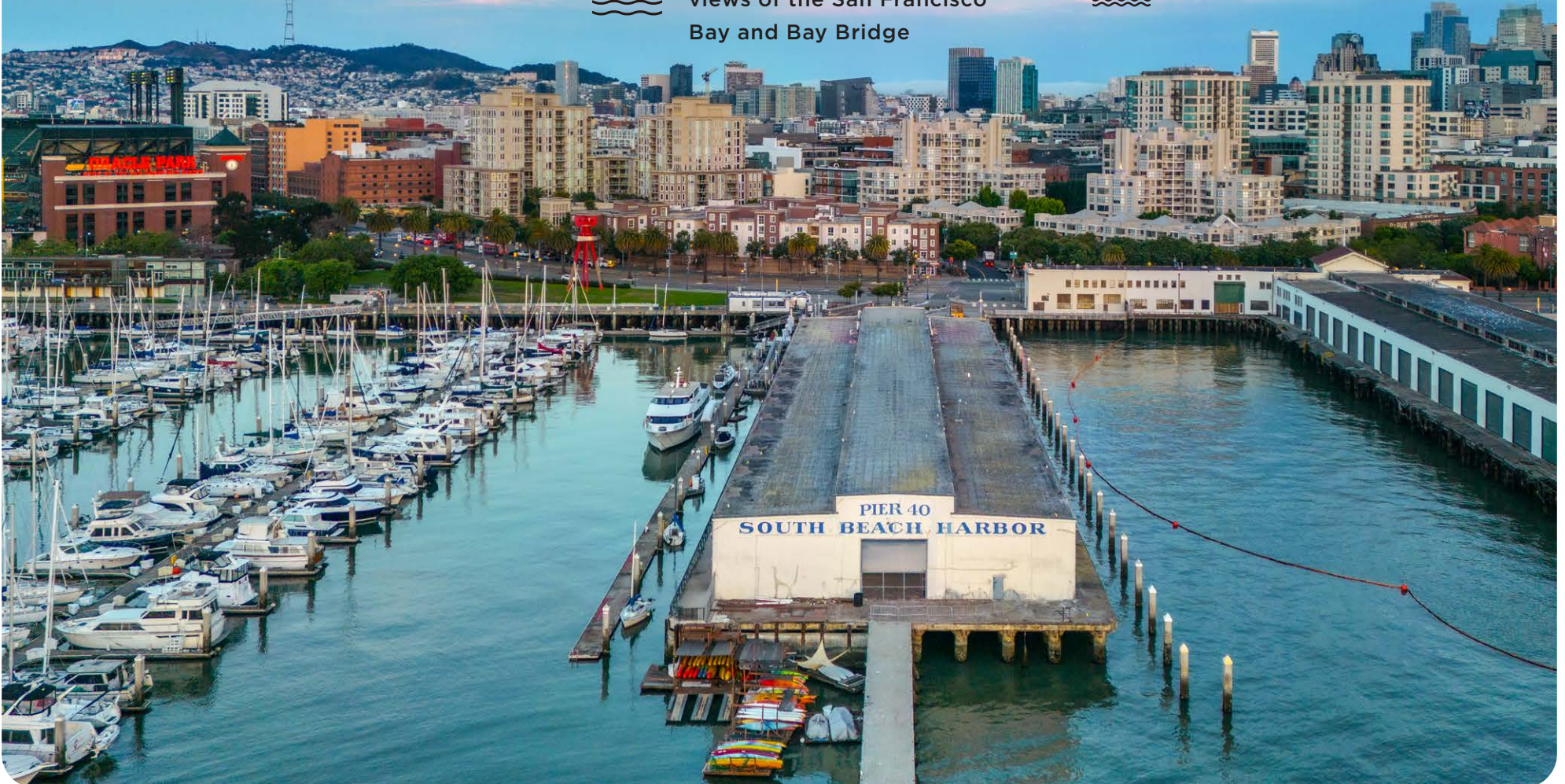
Massive ceiling height of 32' to the building's trusses



180-degree waterfront views of the San Francisco Bay and Bay Bridge



Dockage available





CONCEPTUAL EXTERIOR RENDERINGS



CONCEPTUAL EXTERIOR RENDERINGS



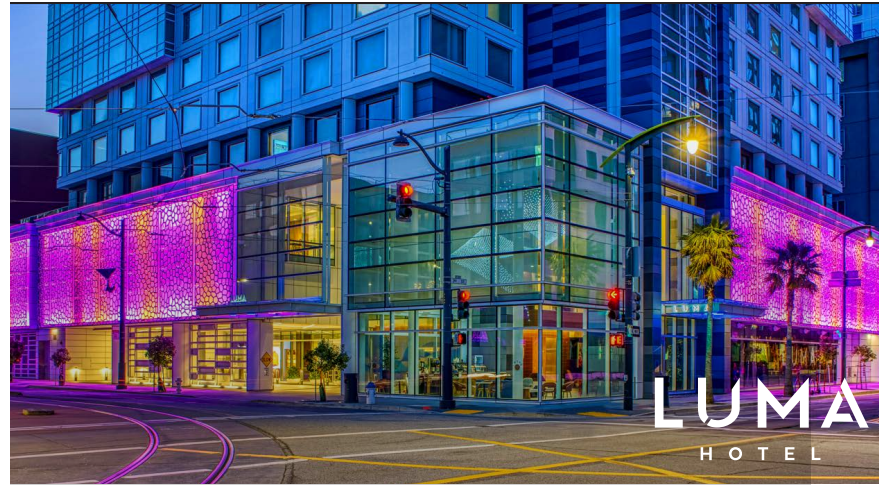
CONCEPTUAL INTERIOR RENDERINGS



TRAFFIC COUNTS*

COLLECTION STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
EMBARCADERO	36,455	+/- 0.26 MI
I-80	223,770	+/- 0.26 MI

*COUNT YEAR 2022



ABOUT THE TEAM

Pier 38+40 is developed by Pacific Cornerstone Partners, a joint venture of Pacific Waterfront Partners and Cornerstone Land Development, led by Simon Snellgrove, and Wayne Perry.

Simon Snellgrove is Founder and Principal of Pacific Waterfront Partners, a development company dedicated to restoring the city's Waterfront. Since San Francisco is such a difficult city to build in, this native Australian has shown immense resilience in facilitating a seamless transition between the old and new parts of the Embarcadero and Piers, all the while maintaining historical accuracy in his clean and tasteful restoration.

Wayne Perry is an East Bay native, CEO and Chairman of Cornerstone Concilium. Originally started in 1986 to help churches with infrastructure, Perry's company now provides infrastructure programs with all kinds of technical and engineering solutions in the US and Asia. Even more, he is currently building a non-profit to train people from underserved communities in engineering, technology, and all aspects of infrastructure.

PROJECT EXPERIENCE

- Piers 1 ½, 3 & 5, San Francisco, CA
- 8 Washington Street Entitlements, San Francisco, CA
- Pier 24, San Francisco, CA
- The Bay School, San Francisco, CA
- Embarcadero Center West, San Francisco, CA
- Peachtree Center, Atlanta, GA
- Portman Ritz Carlton, Shanghai, China
- Marina Square, Republic of Singapore
- Embarcadero Center, San Francisco, CA
- Portman Pan Pacific, San Francisco, CA

TEAM EXPERTS

Hornberger + Worstell

PAGE & TURNBULL

nibbi

Farella
Braun + Martel



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