

OFFICE AND R&D PIPELINE

San Francisco office, life science, hospital, retail and entertainment projects that are under construction, approved, or in the planning, design or conception stages

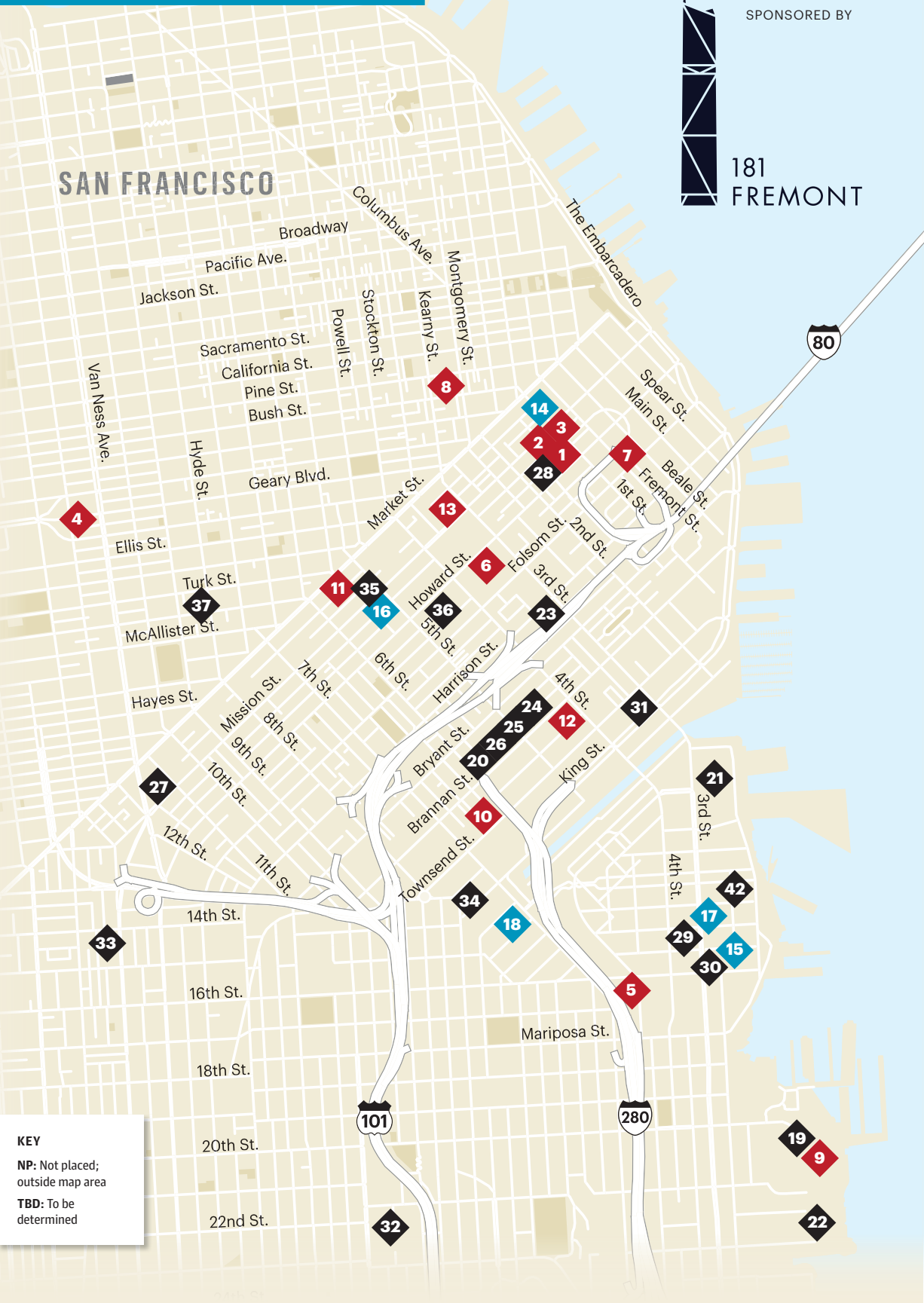
UNDER CONSTRUCTION

	Location	Use	Developers/ Applicant	Done	Sq. ft.
1	Salesforce Tower, 415 Mission St.	Office	Boston Properties, Hines	2017	1.4M
2	Transbay Transit Center, 425 Mission St.	Transport	Transbay Joint Powers Authority	2017	1M
3	Park Tower at Transbay, 250 Howard St.	Office and retail	The John Buck Co., Golub & Co.	2018	751,500
4	Cathedral Hill hospital, Van Ness and Geary Streets	274-bed hospital	California Pacific Medical Center	2019	730,000
5	The Exchange on Sixteenth, 1800 Owens St.	Office	Kilroy Realty Corp.	2017	725,000
6	Moscone Center Expansion, 747 Howard St.	Convention Center expansion	San Francisco, SF Tourism Improvement District Management Corp.	2018	500,000
7	181 Fremont St.	Office, residential	Jay Paul Co.	2017	435,000
8	Exchange Place, 350 Bush St. and 500 Pine St.	Office	Lincoln Property Co., Gemdale Corp.	2017	428,000
9	Pier 70, historic portion	Offices, factories, restaurant	Orton Development	2017	320,000
10	500-510 Townsend St.	Office	Alexandria Real Estate Equities	2018	300,000
11	Market Street Place, 935-965 Market St.	Retail	Cypress Equities, Carlyle Group	2016	250,000
NP	St. Luke's Hospital	120-bed hospital	California Pacific Medical Center	2019	214,000
12	505 Brannan St.	Office and retail	Alexandria Real Estate Equities, TMG Partners	2017	150,000
13	Mexican Museum, 706 Mission St.	Museum	Mexican Museum	2019	52,000

APPROVED

	Location	Use	Developers/ Applicant	Done	Sq. ft.
NP	The Shipyard/Candlestick Point commercial, Phase II, Near Spear Avenue at Crisp Road	Biotech, office, entertainment, retail, community	FivePoint (a recent spin-off of Lennar)	2027	5.3M
NP	Treasure Island commercial, One Avenue of Palms	Community, office, entertainment, retail	Lennar Urban, Kenwood Investments, Stockbridge Capital Group and Wilson Meany	2032	1.35M
NP	Candlestick, Near Jamestown Avenue at Harney Way	Retail center, community space, office, 1,200-seat film center	FivePoint, Macerich, and Lennar	2027	1.25M
14	Oceanwide Center, 50 First St.	Office	Oceanwide Holdings	2019	1.2M
15	Chase Center Warriors Arena and office project	18,000-seat basketball arena, office and retail	Warriors owners group	2019+	1M
16	5M at 5th and Mission Streets	Office	Forest City	2026	800,000
17	Uber Mission Bay, 1455 Third St.	Office	Alexandria Real Estate Equities/Uber	2018	423,000
18	One Hundred Hooper, 100-150 Hooper St.	Office, manufacturing	Kilroy Realty	2017	400,000
NP	Parkmerced, 3711 19th Ave.	Retail, office	Parkmerced Investors Properties LLC	2025-2042	310,000
NP	Alexandria Theater, 5400 Geary Blvd.	211-seat theater, retail, restaurant (41 housing units)	Alexandria Enterprises LLC	TBD	62,000

SAN FRANCISCO STRUCTURES



PLANNED

	Location	Use	Developers/ Applicant	Done	Sq. ft.
19	Pier 70, phase II	Office, retail, arts	Forest City	2029	1.5M to 2.5M
20	Flower Mart office campus, 640 Brannan St.	Office, retail and flower mart	Kilroy Realty Corp.	2018+	2.2M
21	Mission Rock, Seawall Lot 337 and Pier 48	Office, retail entertainment, brewery	SWL 337 Associates LLC (S.F. Giants)	2019+	1.3M
22	Potrero Power Plant	Some retail and office	District Development	2020-2030	1M
23	725-735 Harrison	Office	Boston Properties	2020+	907,000
24	88 Bluxome St.	Office	TMG Properties, Alexandria Real Estate Equities	2018+	764,000
25	598 Brannan St.	Office	Tishman Speyer	2017	700,000
26	610 Brannan St.	Office	SKS Investments	2017+	561,000
27	1500 Mission Street	Office and retail	Related California	TBD	517,000
28	Transbay Parcel F	Office	Hines, Goldman Sachs, Urban Pacific	2018+	450,000
29	UCSF Mission Bay Lot 33, Center for Vision Neuroscience	Office, R&D	UCSF	2019+	340,000
30	UCSF Mission Bay at 16th and 3rd Streets, Precision Cancer Medicine Building	Office	UCSF	2019+	170,000
31	330 Townsend St.	Office	CIM Group	2017+	212,000
32	UCSF Research Building at S.F. General Hospital	Office, R&D	UCSF	2019+	175,000
33	The Armory, 1800 Mission	Conversion to office	Kink.com	2018+	120,000
34	552 Berry St. (1 De Haro St.)	Office	The San Francisco Gravel Co., SKS Investments	2018+	115,000
35	88 Fifth St.	Renovation of the Old Mint	California Historical Society, City of San Francisco	2020+	100,000
36	875 Howard St.	Conversion to office	Hudson Pacific Properties	2018+	86,000
37	UC Hastings College of Law academic building, 333 Golden Gate Ave.	Classrooms, offices, clinical programs, conference center	UC Hastings College of Law	2020	57,000

SOURCES: SFBT research, S.F. planning department, developers, architects, S.F. office of community investment and infrastructure
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