

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	Year done	Sq. ft.
1 Transbay Transit Center, 425 Mission St.	Transport	Transbay Joint Powers Authority	2017	1,500,000
2 Salesforce Tower, 415 Mission St.	Office	Boston Properties, Hines	2017	1,400,000
3 UCSF Children's, Women's and Cancer Hospital	289-bed hospital	UCSF	2015	869,000
4 Cathedral Hill hospital, Van Ness and Geary Streets	274-bed hospital	California Pacific Medical Center	2019	730,000
5 390 Main St.	Office	MTC, AQMD, BATA	2015	497,000
6 S.F. General Hospital, 1001 Potrero Ave.	284-bed hospital	S.F. Dept. of Public Health	2015	460,000
7 350 Mission St.	Office	Kilroy Realty Corp.	2015	450,000
8 222 Second St.	Office	Tishman Speyer	2015	450,000
9 181 Fremont St.	Office, residential	Jay Paul Co.	2016	417,000
10 535 Mission St.	Office	Boston Properties	2014	307,000
11 Mission Hall: Global Health & Clinical Sciences Building, 550 16th St.	Office	UCSF	2014	266,000
12 SFMOMA addition, 151 Third St.	Arts	SFMOMA	2016	225,000
13 1600 Owens St. (Parcel 4)	Medical office	Kaiser / Alexandria	2015	219,000
NP St. Luke's Hospital	120-bed hospital	California Pacific Medical Center	2019	214,000
14 270 Brannan St.	Office	SKS Partners, Mitsui Fudosan	2015	200,000
15 333 Brannan St.	Office	Kilroy Realty Corp.	2015	180,000
16 345 Brannan St.	Office	Breevast	2015	115,000
17 Chinese Hospital Replacement, 845 Jackson St.	76-bed hospital	Chinese Hospital of San Francisco	2015	99,000
18 Hampton Inn at 942 Mission St.	174-room hotel	Mint Development LLC	2014	90,000

APPROVED

Location	Use	Developers	Year done	Sq. ft.
NP The Shipyard/Candlestick Point commercial	Biotech, office, entertainment, retail, hotel	Lennar Urban	2016+	4,260,000
19 Block 40, 1800 Owens	Office	Kilroy Realty Corp.	2016	680,000
20 350 Bush St. and 500 Pine St.	Office	Lincoln Property Co., Gemdale Corp.	2016	428,000
21 1515 Third St. (Block 26)	Life science	TBD	2015+	422,000
NP Parkmerced, 3711 19th Ave. The San Francisco	Retail, office	Parkmerced Investors Properties LLC	2025-2042	310,000
22 Pier 70, phase I	Office, factories, restaurant	Orton Development	2015	300,000
23 Market Street Place, 935-965 Market St.	Retail	Cypress Equities, Carlyle Group	2016	250,000
24 250 4th St.	220-room hotel	50 Fourth Street Development LLC	2015+	90,000
25 144 King St.	134-room hotel	O'Keefe Development and Construction	2015	88,000
26 660 Third St.	Office	Polatnick Properties	2016+	80,000
27 Grant Building at 1095 Market St.	200-room hotel	Synapse Capital	2016+	72,000
NP Alexandria Theater, 5400 Geary St.	211-seat theater, retail, restaurant and parking	Alexandria Enterprises LLC	TBD	62,000
28 1450 Owens St.	Life science	TBD	2016+	59,000

PLANNED

Location	Use	Developers	Year done	Sq. ft.
29 Pier 70, phase II Mission Rock, Seawall lot 337 and Pier 48*	Office / R&D	Forest City SWL 337 Associates LLC (SF Giants)	2020+	2,500,000
30 50 First St.	Office, retail	TMG Partners, Northwood Investors	2018+	1,300,000
31 50 First St.	Office	TMG Partners, Northwood Investors	2017+	1,200,000
32 5M at 5th and Mission Streets	Office, arts, housing	Forest City / Hearst Corp.	2024	1,050,000
33 Warriors Arena, Mission Bay	18,000-seat basketball arena, office and retail	Warriors owners group	2017+	1,000,000
34 Transbay, Block 5	Office	TBD	2017+	743,000
35 725 Harrison St.	Office	Costa Brown	2017	730,000
36 598 Brannan St.	Office	Tishman Speyer	2017	700,000
37 610-620 Brannan St.	Office	SKS Investments	2017+	688,000
38 400 Second St. (645-655 Harrison St.)	Office	Cresleigh Development	2017+	478,000
39 Transbay Parcel F	Office	TBD	2017+	450,000
40 Blocks 26, 27	Office, R&D	TBD	2017+	425,000
41 UCSF Mission Bay, lots 33 and 34	Office, R&D	UCSF	2019+	300,000
42 500 Townsend St.	Office / medical office	Alexandria Real Estate Equities	2017+	300,000
43 Moscone Center Expansion	Convention Center expansion	Conventions Facilities, City and County of San Francisco	2018	265,000
44 950 Center for Art & Education, 950-974 Market St.	250-room hotel, arts and retail	Group I	2018	209,000
45 501-505 Brannan St.	Office	TMG Partners	2017+	183,000
46 330 Townsend St.	Office	CIM Group	2017+	153,000
47 Home Depot, 1901 Cesar Chavez St.	Retail	Home Depot	2015	120,000
NP S.F. State Recreation and Wellness Center, Corner of Font and Lake Merced Blvds.	Gym	S.F. State	2016	118,000
48 The San Francisco Museum at the Mint, 88 Fifth St.	History, museum	San Francisco Museum and Historical Society	2017	100,000
49 Mexican Museum, 706 Mission St.	Museum	Mexican Museum	2016+	52,000
50 Mission Bay Hotel, Block 1	250-room hotel and retail	SOMA Hotel	2016	TBD
51 1055 Market St.	100-room hotel	G and M Hospitality	2016+	TBD

* The Giants have said they plan to downsize the project, but it's not clear by how much



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KEY
 NP: Not placed; outside map area
 TBD: To be determined

