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MISSION BAY DEVELOPMENT



From a range of residential projects to UCSF's expanding campus to the Giants' Mission Rock project, Mission Bay construction is far from complete. Please note that future completion dates are estimates and may change.

KEY

Residential: Market rate

- Completed or under construction
- Planned

Residential: Affordable

- Completed or under construction
- Planned

UCSF

- Completed or under construction
- Planned

Commercial/scientific/mixed use

- Completed or under construction
- Planned

RESIDENTIAL & HOSPITALITY

(Building, Parcel, Address, Developer, Details, Completion Date)

- 1 The Beacon**, 200 King St., Third & King Investors LLC, 595 condos, 2004
- 2 The Glassworks**, 201 King St., Catellus, 39 condos, 2003
- 3 Rich Sorro Commons**, 215 King St., Mission Housing, 100 affordable rental units, 2002
- 4 Avalon at Mission Bay**, 255 King St., AvalonBay, 250 rental units, 2003
- 5 Avalon at Mission Bay II**, 301 King St., AvalonBay, 313 rental units, 2006
- 6 Avalon at Mission Bay III**, 353 King St., AvalonBay, 260 rental units, 2009
- 7 Arterra**, 300 Berry St., Intracorp, 269 condos, 2008
- 8 Mission Walk**, 330 & 335 Berry St., Bridge Housing, 131 affordable for-sale units, 2009
- 9 340 Berry St.**, Block N4P3, Integral, 80 affordable for-sale units, 49 market rate, 2017
- 10 Crescent Cove**, 420 Berry St., Related Cos., 236 affordable units, 2007
- 11 Edgewater**, 355 Berry St., Urban Housing Group, 193 rental units, 2007
- 12 Park Terrace**, 325 Berry St., Opus West, 110 condos, 2007
- 13 Channel Park**, 255 Berry St., Signature Properties, 100 condos, 2004
- 14 Signature II**, 235 Berry St., Signature Properties, 99 condos, 2007
- 15 Mission Creek**, 225 Berry St., Mercy Housing, 139 affordable senior rental units, 2006
- 16 Block 1 hotel**, SOMA Hotel LLC, 250-room hotel and retail, 2016
- 16 Block 1 housing**, CIM Group, 350-unit housing project, 2017
- 17 1180 4th St.**, Mercy Housing, 150 affordable rental units, 2014
- 18 Sol at Mission Bay**, Block 13 West, Equity Residential, 273 rental units, 2015
- 19 Arden**, Block 12 East, Bosa Development, 267 condos, 2015
- 20 Blocks 4E, 6W, 9/9a, 12W**, TBD, total of 500 affordable units across sites, 2016+
- 21 MB360**, Block 11, 701 China Basin, BRE Properties, 188 rental units, 2015
- 22 MB360**, Block 5, 1200 4th St., BRE Properties, 172 rental units, 2015
- 23 1300 4th St. (Block 6E)**, TNDC, 135 affordable units, 2018
- 24 Channel Mission Bay**, 185 Channel St., UDR, 315 rental units, 2014
- 25 Venue**, 1155 4th St., SummerHill Homes, 147 rental units, 2014
- 26 Block 3 East**, TBD, 100 affordable units, 2020
- 27 Strata**, Block 4 West, 1201 4th St., Urban Housing Group, 192 rental units, 2009
- 28 Block 7 West**, Related Cos. and CCDC, 200 affordable rental units, 2016/2017
- 29 Block 7 East**, Family House, 80 extended stay suites for families of UCSF hospital patients, 2016
- 30 The Madrone**, Block 10, 435 China Basin St., Bosa Development, 329 condos, 2012
- 31 Radiance**, Block 10A, 330 Mission Bay Blvd., Bosa Development, 99 condos, 2008

- 32 Public school**, Owens St.
- 33 Nelson Rising Lane**
- 34 Koret Quad**, Campus Way
- 35 Pierpoint Lane**
- 36 Owens St.**
- 37 Gene Friend Way**
- 38 16th St.**
- 39 Mariposa St.**
- 40 17th St.**
- 41 17th St.**
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SOURCES: SUCCESSOR AGENCY TO THE SAN FRANCISCO REDEVELOPMENT AGENCY; UCSF; SAN FRANCISCO BUSINESS TIMES RESEARCH.

DEVELOPMENT UPDATES

In 2014, the Golden State Warriors, UCSF, Kilroy Realty Corp. and Uber, in partnership with Alexandria Real Estate Equities, revealed plans for an estimated \$2 billion in development in Mission Bay. Those projects could add 2 million square feet of offices and a new arena to the area. Tech companies, rather than biotechs which have defined Mission Bay until now, are expected to take most of the space in those projects.

Developers have been chasing sites to build new office space in Mission Bay, partly because very few large chunks of office space are available elsewhere in San Francisco and because of the city's looming Proposition M cap on office development. Much of Mission Bay was approved for development years ago, and allocations under San Francisco's development limits are passed along as the properties are sold from one owner to the next. That certainly lets developers breathe easy that they can build their projects without worrying about the cap.

Here's a closer look at a few Mission Bay office projects:

GOLDEN STATE WARRIORS OFFICE AND R&D SPACE

Address: The Warriors have a 12-acre site surrounded by Third, 16th and South streets and Terry Francois Boulevard.

Size: 450,000 to 500,000 square feet

Developer: Golden State Warriors

Cost: \$1 billion for the arena and the towers

Estimated completion date: 2018

Description: The team is planning two office towers as part of the \$1 billion Mission Bay arena development. The buildings could also include a high-end movie theater and lab space for life sciences companies. The project would also feature 50,000 to 95,000 square feet of retail in the office buildings and a large plaza. Though the office space is expected to be a big draw for tech companies, lab space would likely please the biotech community. Construction of the arena and the office buildings could begin by the end of next year, shooting for the tip off of the 2018 NBA season as the Warriors move from the Oracle Arena in Oakland.

UCSF

(Building, Parcel, Address, Details, Completion Date)

- 32 Block 15**, TBD, Planned, TBD
- 33 Block 16**, TBD, Planned, TBD
- 34 Smith Cardiovascular Research Building**, 162,000 sq. ft. research/educational space, 2009
- 35 Helen Diller Family Cancer Research Building**, 162,000 sq. ft. research/educational space, 2009
- 36 Block 18a**, TBD, Planned, TBD
- 37 Block 18**, TBD, Planned, TBD
- 38 Sandler Neurosciences Center**, 237,000 sq. ft. research/educational space, 2012
- 39 Arthur and Toni Rembe Rock Hall**, 170,000 sq. ft. research/educational space, 2003
- 40 Campus Housing**, UCSF, 430 units student housing, 2005
- 41 William J. Rutter Center**, 155,000 sq. ft. recreational/educational space, 2005
- 42 Genentech Hall**, 385,000 sq. ft. research/educational space, 2002
- 43 Byers Hall (QB3)**, 154,000 sq. ft. research/educational space, 2004
- 44 Mission Hall**, 263,000 sq. ft., office, 2014
- 45 UCSF Medical Center at Mission Bay, Phase I**, 869,000 sq. ft., 289-bed hospital complex, 600-space parking structure, 2015
- 46 Blocks 33 and 34**, 500,000 sq. ft. medical and office building, phase I, 2017/2018

COMMERCIAL/SCIENTIFIC/MIXED USE/RECREATIONAL

(Building, Parcel, Address, Developer, Details, Completion Date)

- 47 China Basin at 185 Berry St.**, McCarthy Cook, 916,000 sq. ft. office, 2008
- 48 Mission Rock**, Sea Wall Lot 337, 2022
- 49 455 Mission Bay Blvd. South**, Alexandria Real Estate Equities, 210,000 sq. ft. research/office, 2010
- 50 Block 26a**, 500 Terry Francois Blvd., TMG Partners, 298,000 sq. ft. office, 2008
- 51 Block 28**, 550 Terry Francois Blvd., Catellus, 285,000 sq. ft. office, 2002
- 52 1455 and 1515 Third St.**, Alexandria Real Estate Equities and Uber Technologies, 422,000 sq. ft., 2017
- 53 Golden State Warriors office/R&D project**, Blocks 29-32, 500,000 sq. ft. office, TBD
- 54 Golden State Warriors arena**, Blocks 29-32, 2018
- 55 409, 499 Illinois St.**, Shorenstein, 450,000 sq. ft. office, Completed, Commercial/scientific, 2008
- 56 Block 40**, 1800 Owens St., 2018+, 700,000+ sq. ft. office, Completed, Medical, education, Sept. 2009
- 57 1700 Owens St.**, Alexandria Real Estate Equities, 153,000 sq. ft. research/office, 2006
- 58 1650 Owens St.**, Gladstone Institutes, 180,000 sq. ft. research, 2004
- 59 1600 Owens St. (Blocks 41-44)**, Kaiser, 216,000 sq. ft. medical/office, 2015
- 60 1500 Owens St.**, Alexandria Real Estate Equities, 160,000 sq. ft. research, office, Completed, Medical, education, Sept. 2009
- 61 1450 Owens St.**, Alexandria Real Estate Equities, 59,000 sq. ft. office, TBD



Kilroy's planned complex will cater to tech tenants.

UBER HQ

Address: 1455 and 1515 Third St.

Size: 423,000 square feet

Developer: Uber will partner with Alexandria Real Estate Equities in a joint venture

Cost: \$125 million for two large office development parcels from Salesforce

Estimated completion date: TBD

Description: The on-demand ride service just keeps growing. After Uber agreed to more than double its office space at 1455 Market St., adding 130,400 square feet of office space to occupy nearly 220,000 square feet there within a year or two, it announced plans in the fall to build a 423,000-square-foot headquarters in Mission Bay in a joint venture with Alexandria Real Estate Equities. Uber plans to keep its Mid-Market space even after its Mission Bay headquarters is completed. Once fully built out, Uber's footprint will be the third-largest for a tech company in the city, behind only Salesforce and Google. It now employs about 600, but its new space will house up to 4,000. CEO Travis Kalanick recently said Uber had annual revenue of \$500 million in San Francisco — three times larger the city's taxi market. It's working to expand beyond ride-hailing to deliver restaurant meals and, ultimately, other goods.

"San Francisco should feel lucky," said Joel Marcus, Alexandria's chairman and CEO, in September when the Mission Bay deal was announced. "It enables us to keep a very fast-growing, very creative tech company in the city, which I think is huge."

EXCHANGE ON 16TH

Address: A 3.1-acre, entitled site at 1800 Owens St.

Size: 680,000 square feet

Developer: Kilroy Realty Corp.

Cost: \$450 million

Estimated completion date: TBD

Description: Kilroy's recently redesigned office and retail complex — now named "Exchange on 16th" — will cater to technology tenants with roof decks, high ceilings, natural light and views of downtown and the Bay Bridge. The industrial design was inspired by the warehouses of neighboring Potrero Hill and Dogpatch.

"We felt like the surroundings of this site made it different. We want it to be cool, hip, collaborative," Mike Sanford, a vice president at Kilroy Realty, told the Business Times in December. "We used material and window sizes that you might see more in SoMa and Dogpatch, playing off of that fabric."

The project is made up of two six-story and two 12-story buildings, and the four buildings will connect so that three floors will have 90,000-square-foot floor plates. The triangle-shaped site, known as "Block 40," is adjacent to Interstate 280 and 16th Street.

The high-profile nature of the site and the entitlements that come with it meant that the land wasn't cheap. Kilroy paid \$140 per square foot — more than the company paid for their other development sites at 333 Brannan St. and elsewhere in SoMa.

But Kilroy is confident enough in the project to start construction on the first of two phases of the project early next year even if a tenant isn't in hand yet.