

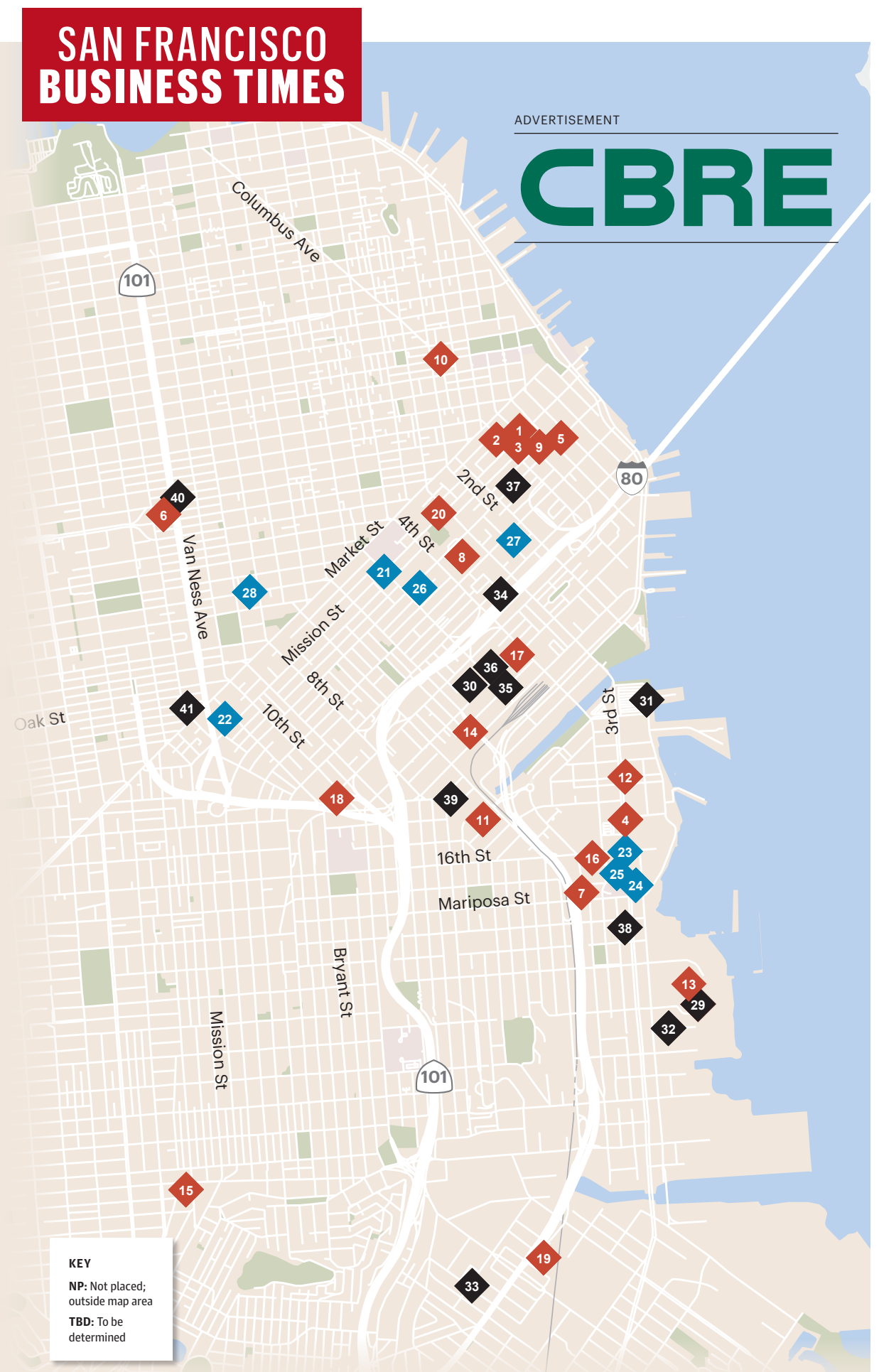


# OFFICE AND R&D PIPELINE

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

	Development	Use	Developer	Done	Sq. ft.
1	Salesforce Tower, 415 Mission St.	Office	Boston Properties, Hines	2017	1,400,000
2	Oceanwide Center, 50 First St.	Office	Oceanwide Holdings	2021	1,200,000
3	Transbay Transit Center, 425 Mission St.	Transportation, retail	Transbay Joint Powers Authority	2018	1,000,000
4	Chase Center and Uber office campus, 1655-1755 Third St.	18,500-seat arena, office and retail	Golden State Warriors, Uber, and Alexandria Real Estate Equities	3Q 2019	1,000,000
5	Park Tower at Transbay, 250 Howard St.	Office and retail	The John Buck Co., Golub & Co.	2018	751,500
6	CPMC Cathedral Hill hospital, 1101 Van Ness Ave.	274-bed hospital	California Pacific Medical Center	2019	730,000
7	The Exchange on Sixteenth, 1800 Owens St.	Office, retail	Kilroy Realty Corp.	2018	725,000
8	Moscone Center Expansion, 747 Howard St.	Convention Center expansion	San Francisco, SF Tourism Improvement District Management Corp.	2018	500,000
9	181 Fremont St.	Office, residential	Jay Paul Co.	2017	435,000
10	350 Bush St. and 500 Pine St.	Office	Lincoln Property Co., Gemdale Corp.	2017	428,000
11	100 Hooper St.	Office, retail, PDR	Kilroy Realty Corp.	Q2/Q3 2018	427,000
12	Uber Mission Bay, 1455 Third St.	Office	Alexandria Real Estate Equities/Uber	late 2018 / early 2019	423,000
13	Pier 70, historic portion, 420 22nd St	Offices, factories, restaurant	Orton Development	2017	320,000
14	500-510 Townsend St.	Office	Alexandria Real Estate Equities	2018	300,000
15	St. Luke's Hospital, 3555 Cesar Chavez	120-bed hospital	California Pacific Medical Center	2019	214,000
16	UCSF Precision Cancer Medicine Building, 601 16th St.	Office	UCSF	2019+	170,000
17	505 Brannan St.	Office and retail	Alexandria Real Estate Equities, TMG Partners	2017	150,000
18	1201 Bryant St.	PDR, office	ASB Real Estate Investments, SKS Partners, LLC, and ProspectHill Group	June 2017	140,000
19	SF DPW Central Shops Relocation, 555 Selby St.	Fleet maintenance	Oryx	June 2017	61,000
20	Mexican Museum, 706 Mission St.	Museum	Mexican Museum	2019	52,000



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

## APPROVED

	Development	Use	Developer	Done	Sq. ft.
NP	The Shipyard commercial, 11 Innes Court	Office, R&D, entertainment, retail, community, artist, maker, light manufacturing	FivePoint	TBD	4,600,000
NP	Treasure Island commercial, One Avenue of the Palms	Community, office, entertainment, retail	Lennar, Kenwood Investments, Stockbridge Capital Group and Wilson Meany, FivePoint Communities	2032	1,350,000
NP	Candlestick, Near Jamestown Avenue at Harney Way	Retail center, community space, office, 1,200-seat film center	FivePoint, Macerich, and Lennar	2027	1,250,000
NP	Candlestick Point commercial, Near Jamestown Avenue at Harney Way	Regional and neighborhood retail, office, entertainment	FivePoint	TBD	960,000
21	5M at 5th and Mission Streets	Office	Forest City	2026	800,000
22	1500 Mission St.	Office and retail	Related California	TBD	517,000
NP	Parkmerced, 3711 19th Ave.	Retail, office	Parkmerced Investors Properties LLC	2025-2042	310,000
23	Mission Bay East Campus Phase 1 Building, 3rd St. and 16th St.	Office		August 2017	344,000
24	UCSF Mission Bay Lot 33, UCSF Weill Institute for Neurosciences	Office, R&D	UCSF	2019+	270,000
25	UCSF Research Building at S.F. General Hospital, 1825 4th St.	Office, R&D	UCSF	2019+	175,000
26	875 Howard St.	Conversion of retail to office	Hudson Pacific Properties	2018+	86,000
27	633 Folsom St.	Renovation and addition	The Swig Co.	4Q 2019	85,000
28	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

## PLANNED

	Development	Use	Developer	Done	Sq. ft.
29	Pier 70, phase II, 420 22nd St	Office, retail, arts, light industrial	Forest City	Phased over 10 years	2,000,000
30	Flower Mart office campus, 640 Brannan St.	Office, retail and flower mart	Kilroy Realty Corp.	2018+	2,200,000
31	Mission Rock, Seawall Lot 337 and Pier 48, 525 Terry A Francois Blvd.	Office, retail entertainment, brewery	SWL 337 Associates LLC (S.F. Giants)	2019+	1,300,000
32	Potrero Power Plant	Office, retail	District Development	2020-2030	1,000,000
33	Prologis San Francisco Gateway, 749 Toland St. and 2000 McKinnon Ave.	Industrial	Prologis	2020+	1,000,000
34	725-735 Harrison	Office	Boston Properties	2020+	907,000
35	88 Bluxome St.	Office	TMG Properties, Alexandria Real Estate Equities	2019+	764,000
36	598 Brannan St.	Office	Tishman Speyer	2020+	700,000
37	Transbay Parcel F, 550 Howard St.	Office	Hines, Goldman Sachs, Urban Pacific	2020+	300,000
38	2130 Third St.	Office, retail	SKS/ Prado 2130 Third, LLC	January 2020	150,000
39	One De Haro	Office and PDR	SKS Partners, LLC	October 2017	150,000
40	1200 Van Ness Ave.	Office and retail	Peach Development	2018	95,000
41	98 Franklin St.	Education	French-American School	2020+	70,000

SOURCES: SFBT research, S.F. planning department, developers, architects, S.F. office of community investment and infrastructure  
 MAP DATA: maps4news.com/©HERE

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