



EMERGING

WATERFRONT MAKER

& PDR COMMUNITY



**Brookfield
Properties**

TCP
TOUCHSTONE
COMMERCIAL PARTNERS

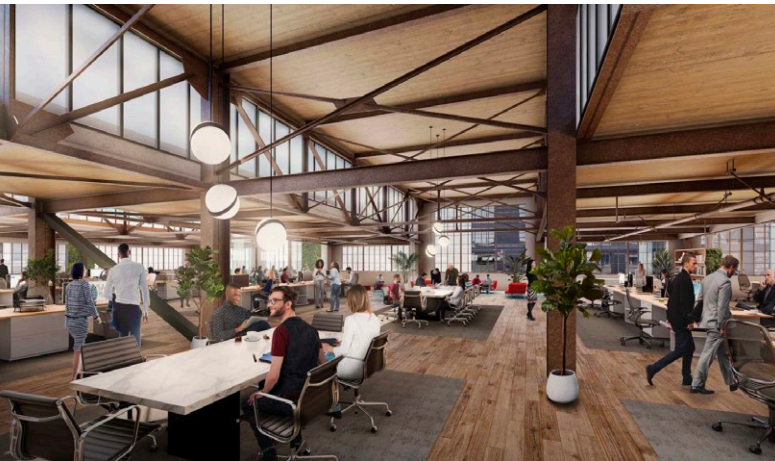
BUILDING 12

BLU
12



A HUB FOR MAKING

Building 12 is a platform for creative thinkers. The raw, industrial facade and soaring ceilings that once housed the fabrication of steel hulls for ships will now promote a creative spirit across new industries.



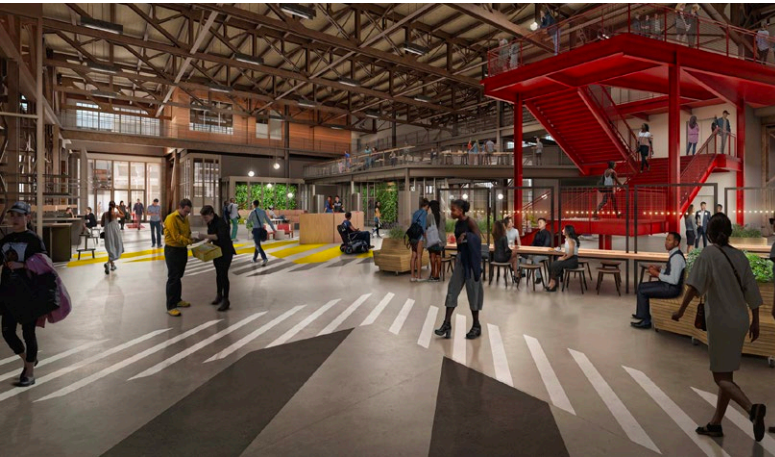
DESIGNED TO FACILITATE MAKERS' INTERACTION WITH THE PUBLIC AND EACH OTHER, BUILDING 12 OFFERS A MAGNETIC SPACE TO SHOWCASE THE PROCESS OF MAKING GOODS.

A PLATFORM FOR A DIVERSE, CREATIVE COLLECTION OF ARTISTS & MAKERS

Its scale and interior volume is unlike any other project in San Francisco, with space designed for makers and light manufacturing. Developed with a clear vision to support a thriving creative ecosystem, Building 12 is the cornerstone of the entire Pier 70 project.

Housing an eclectic mix of accessible maker spaces and local artisan retail, Building 12 is a springboard for a vibrant creative ecosystem. This engaging environment offers opportunity to showcase the process of making your goods, as well as to put them on display.

Built around a hub of maker spaces in Building 12 and a new waterfront cultural arts center, events programming throughout the site will offer cultural experiences that inspire.



PROPERTY SUMMARY

ADDRESS

Pier 70, Building 12
San Francisco, CA, 94107

ASKING RATE

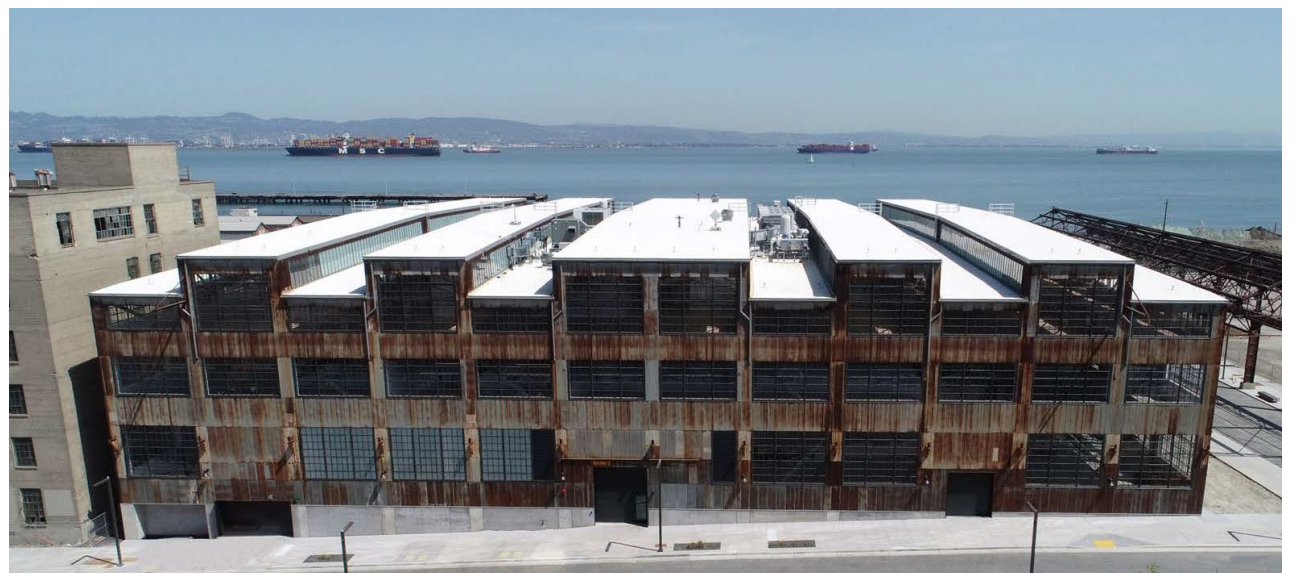
Negotiable

AVAILABILITY

Immediately

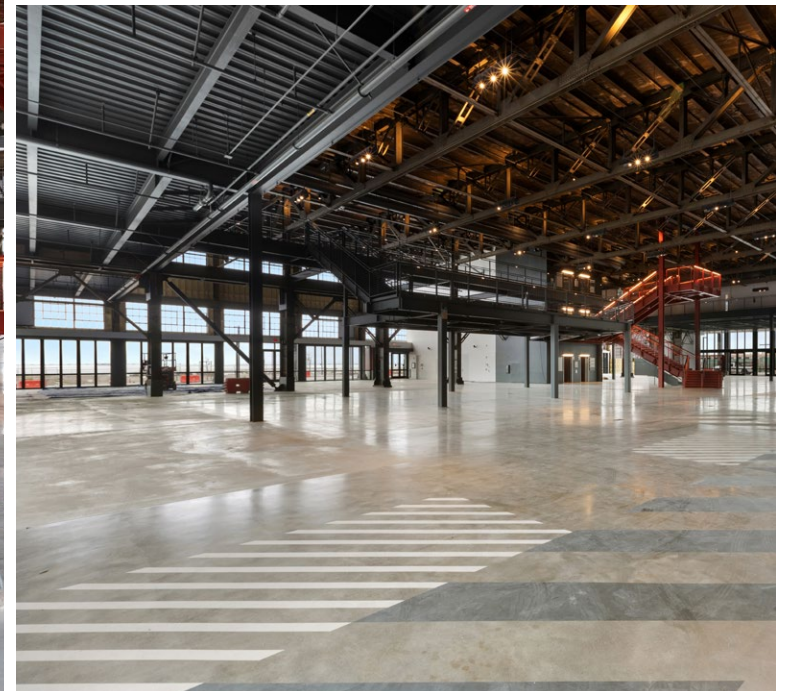
AVAILABLE SPACE

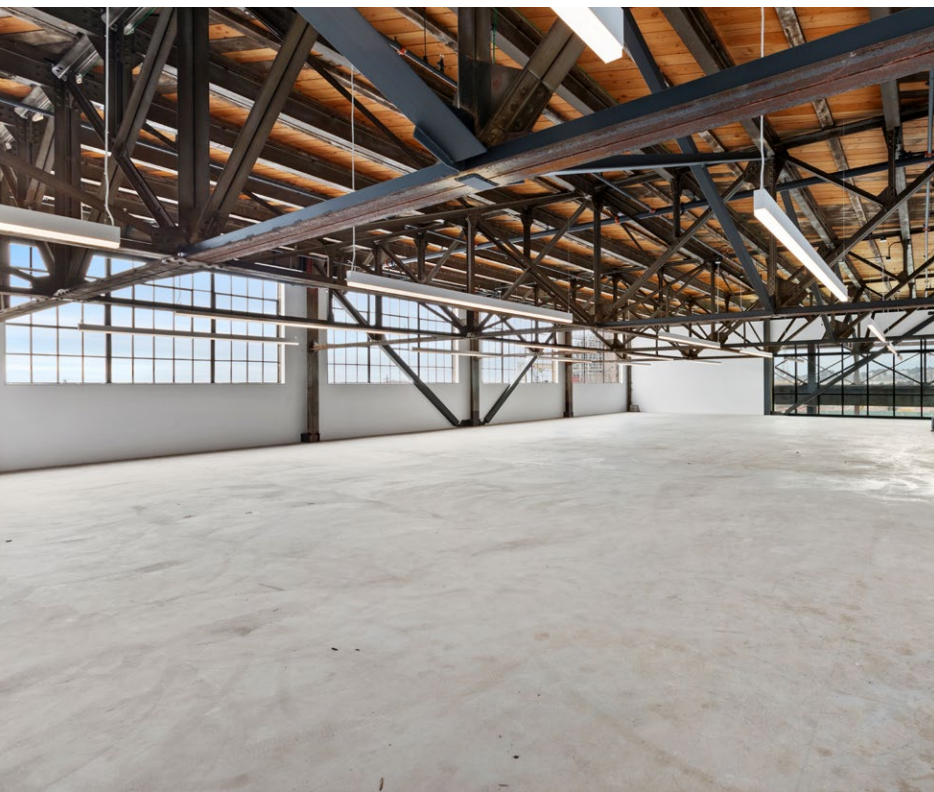
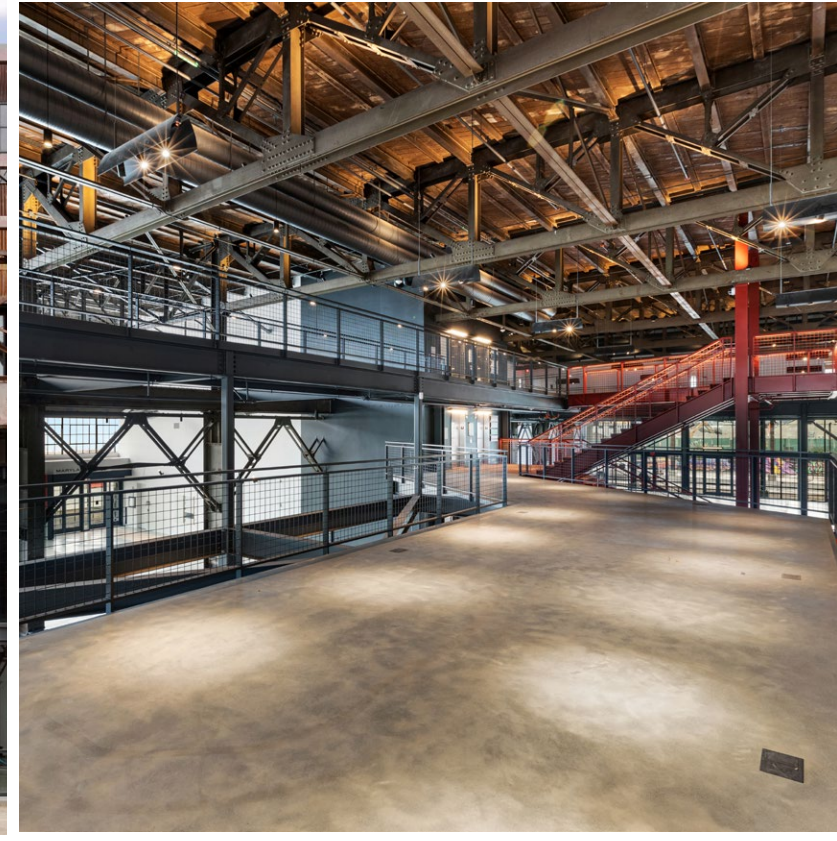
SUITE	SF
210	4,682
290	1,700



BUILDING HIGHLIGHTS

- CORNERSTONE BUILDING IN NEW WATERFRONT NEIGHBORHOOD
- PART OF A NEW MIXED-USE COMMUNITY OF RETAIL, RESIDENTIAL & OFFICE WITH CREATIVE PDR SUITES DESIGNED FOR MAKERS
- ON-SITE PARKING / SECURE PARKING
- BASEMENT BIKE STORAGE & LOCKER ROOM W/ SHOWER FACILITIES
- TENANT IMPROVEMENT ALLOWANCE
- 5,000 LB CAPACITY FREIGHT ELEVATOR & ROLL UP DOOR ACCESS
- PREMIER DOGPATCH WATERFRONT LOCATION

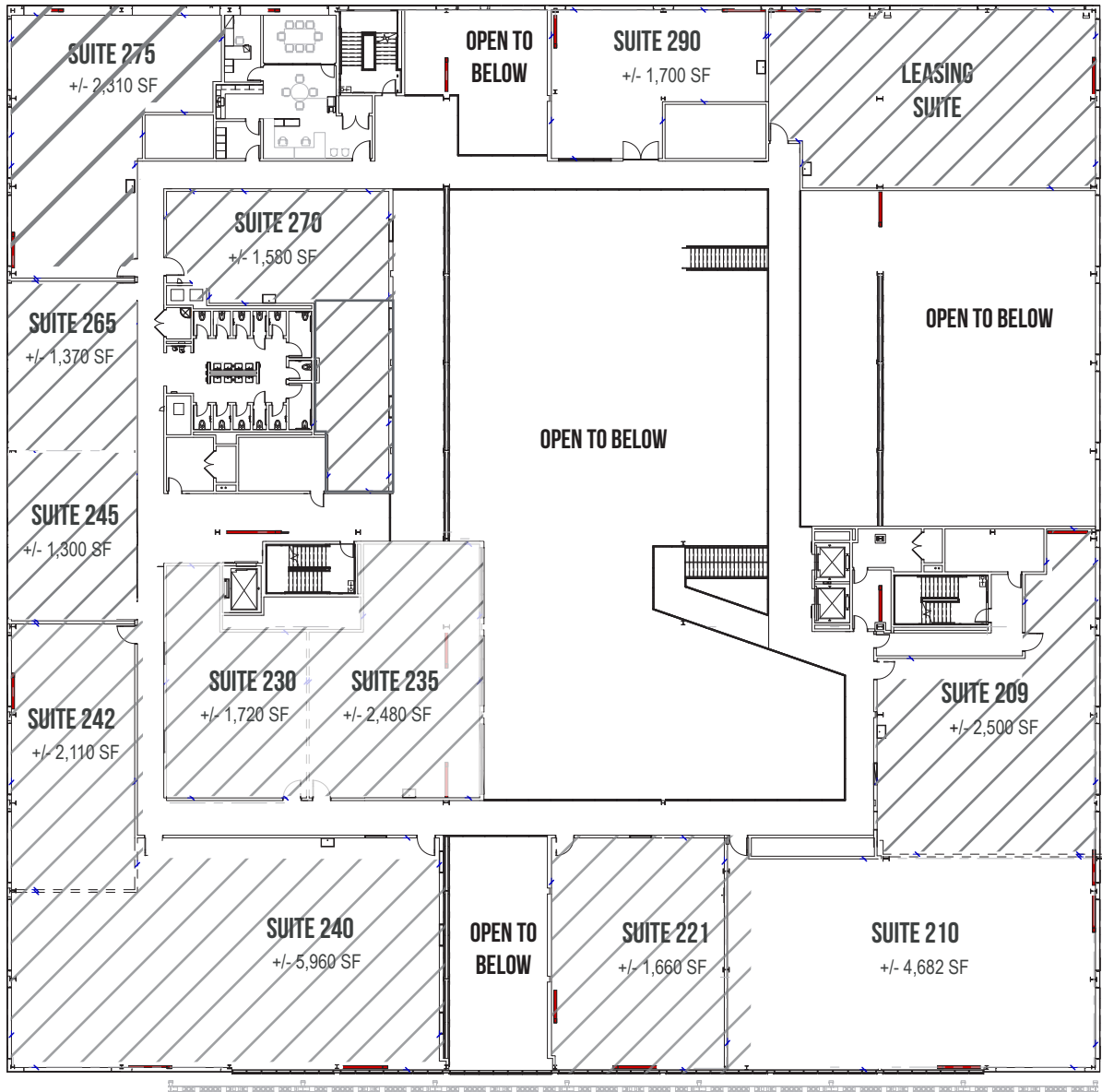
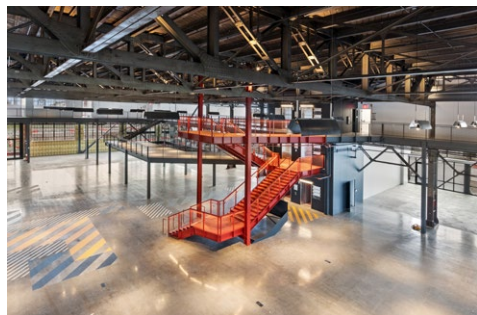
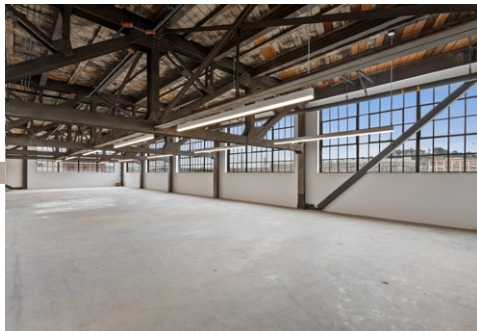
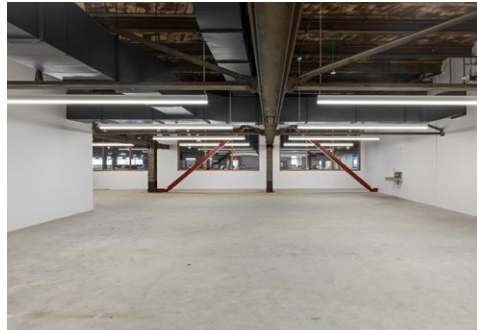




FLOOR PLAN

DESIGNED FOR MAKERS & PDR
TENANTS

*LIKE COLORS CAN BE COMBINED



FREIGHT ELEVATOR W/ ROLL UP DOOR ACCESS | WARM SHELL CONDITION & READY FOR IMPROVEMENTS

PUBLIC REALM FRAMEWORK

Inspired by the existing character of the site, the public realm within the Project provides a series of differently sized and designed spaces – with wide open views and moments of discovery between and through buildings. The open space design integrates art, artifacts, and interpretive signage in the landscape to relate to the rich industrial history of the site.

OPEN SPACE & COMMUNITY FACILITIES

- 6.5 acres of waterfront and upland parks (9 acres in P70 Special Use District area)
- 90,000 sq. ft. arts facility & replacement studio space for Noonan Building artists
- Two 50-seat childcare facilities in on-site buildings

TRANSPORTATION & COMPLETE STREETS

- Extension of city street grid into the project to support multi-modal access, including bike and pedestrian facilities
- Facilities to support new bus line through the project
- Publicly available shuttle service connecting to regional transit
- Connections to the Bay Trail

HOUSING

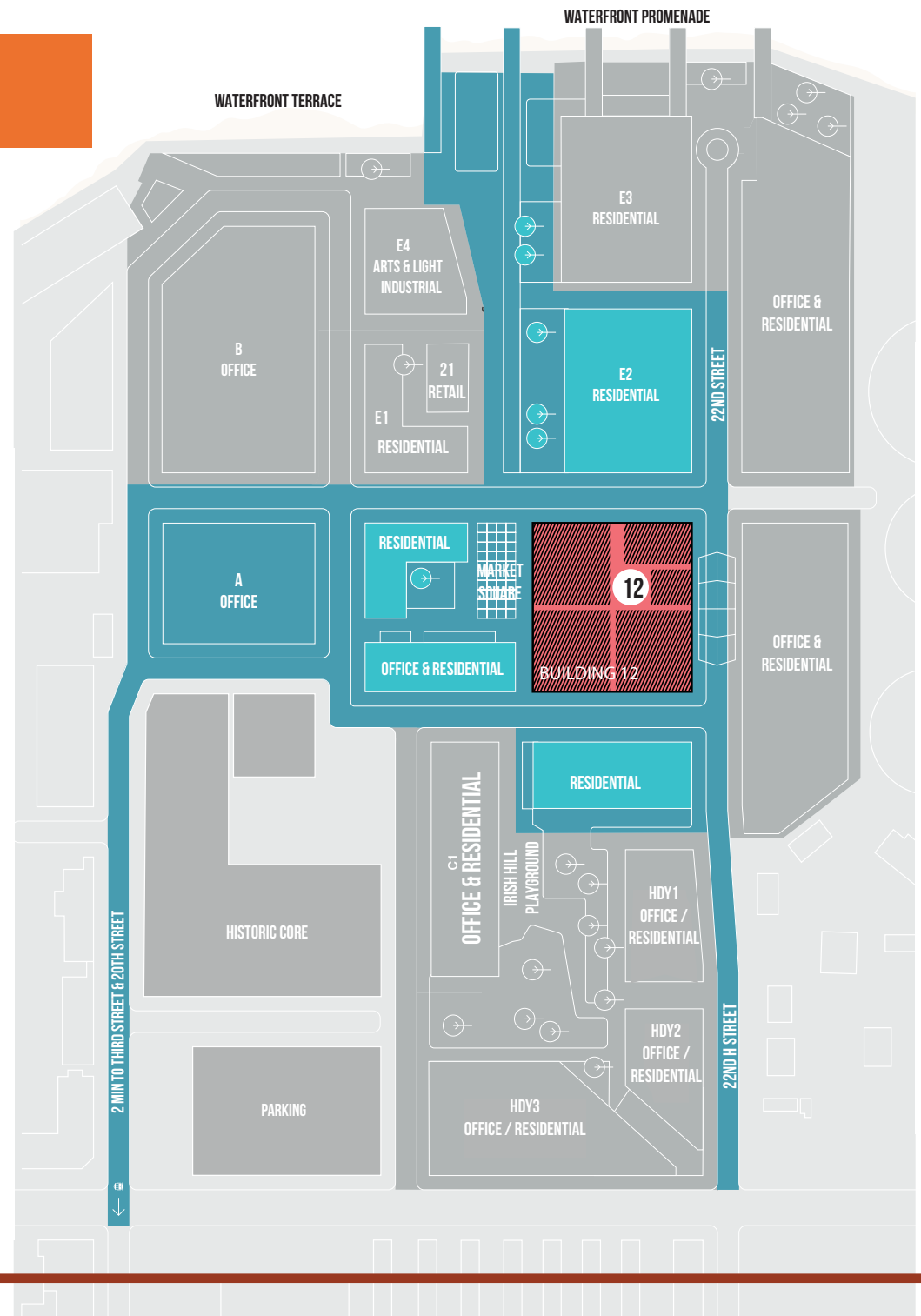
- 1,100 - 2,150 residential units
- 320+ (30%) on-site units of fully funded, permanently affordable housing

RESILIENCE & SUSTAINABILITY

- Sea level rise adaptation measures
- Graywater recycling and on-site storm water filtration
- Project is certified LEED-ND Gold

WORKFORCE DEVELOPMENT

- 30% local hiring commitment
- 17% local business (LBE) utilization
- Participation in the City's First Source hiring program



LOCAL RESOURCES



At Pier 70 we are committed to supporting our community through opportunities for a diverse mix of local businesses. Whether you are just starting out with a concept, opening your first brick and mortar location or expanding your operation – our resource partners offer invaluable local services and support to help you realize your goals.

SF OEWD

The San Francisco Office of Economic and Workforce Development's program serves as a one-stop resource center providing resources for start ups and expanding small businesses.

SF MADE

A San Francisco based nonprofit organization that supports local manufacturers who create jobs and career pathways for local residents who have overcome barriers to employment. SF Made provides a variety of business development support services including advising, workshops and technical assistance.

LA COCINA

A San Francisco based nonprofit A San Francisco nonprofit that supports businesses by providing an affordable commercial kitchen space, industry-specific technical assistance and access to market opportunities.

RENAISSANCE ENTREPRENEURSHIP CENTER

A San Francisco nonprofit serving small businesses from inception to business planning, access to capital and resources – with ongoing assistance that growing businesses require.



LOCATION OVERVIEW

DESIRABLE DOGPATCH LOCATION, WALKABLE TO PUBLIC TRANSIT, NEARBY AMENITIES AND IMMEDIATE ACCESS TO I-280.

- 1 American Industrial Center
- 2 Restoration Hardware
- 3 Chase Center



American Industrial Center



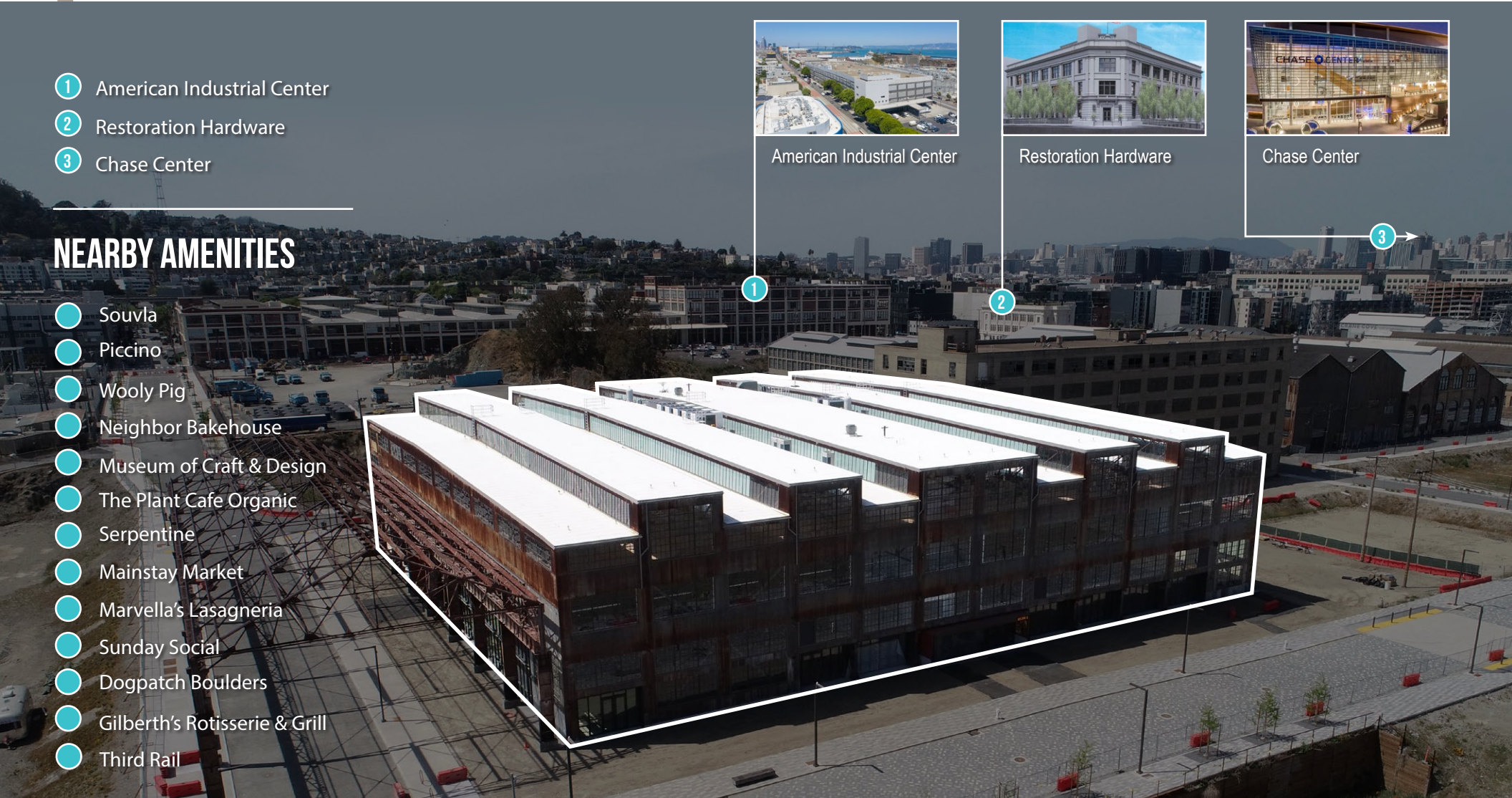
Restoration Hardware



Chase Center

NEARBY AMENITIES

- Souvla
- Piccino
- Wooly Pig
- Neighbor Bakehouse
- Museum of Craft & Design
- The Plant Cafe Organic
- Serpentine
- Mainstay Market
- Marvella's Lasagneria
- Sunday Social
- Dogpatch Boulders
- Gilbert's Rotisserie & Grill
- Third Rail



TRANSIT OVERVIEW



8 MIN WALK
to 3rd St Muni Platform

10 MIN WALK
to 22nd St CALTrain Station



3 MIN DRIVE
to I-280

6 MIN DRIVE
to HWY-101

7 MIN DRIVE
to I-80

11 MIN DRIVE
to Bay Bridge



14 MIN DRIVE
to SFO



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