Port of San Francisco – Leasing Incentives for Blue Economy Companies

The San Francisco Port Commission implemented a three-tier incentive structure designed to attract Blue Economy tenants to Port property as outlined below:

Tier 1 — Space Incentive

- Up to **25% off** lease/license rates
- Cap: **$25,000** per transaction
- For tenants needing land space only

Tier 2 — Space and Water Incentive

- Up to **50% off** combined land + water rates
- Cap: **$50,000** per transaction
- For tenants needing Bay access (testing/operations)
- **Not combinable with Tier 1** (mutually exclusive)

Tier 3 — Tenant Improvement Incentive

- Covers the **lesser of**: (a) the tenant's Tier 1/2 incentive amount, or (b) 50% of TI costs
- Requires a lease of **at least 1 year**
- **Can stack** with either Tier 1 or Tier 2
- Addresses upfront capital barriers for early-stage companies

Funding

- **$250,000** in Blue Economy capital budget across FY 2026–27 and FY 2027–28
- Once the $250,000 cap is reached, staff must report back to the Commission with a progress update and proposed next steps