



Annual Contract
Open House
March 24, 2022

Port of San Francisco

How to Become a Port Tenant

Session Goals

- Introduction to the Port
- Interim Leasing
- Overview of types of Port property and Uses
- Space Availability
- Leasing Process and Timeline

Our Mission

The Port of San Francisco manages the waterfront as the gateway to a world-class city, and advances environmentally and financially sustainable maritime, recreational and economic opportunities to serve the City, Bay Area region, and California

Our Vision

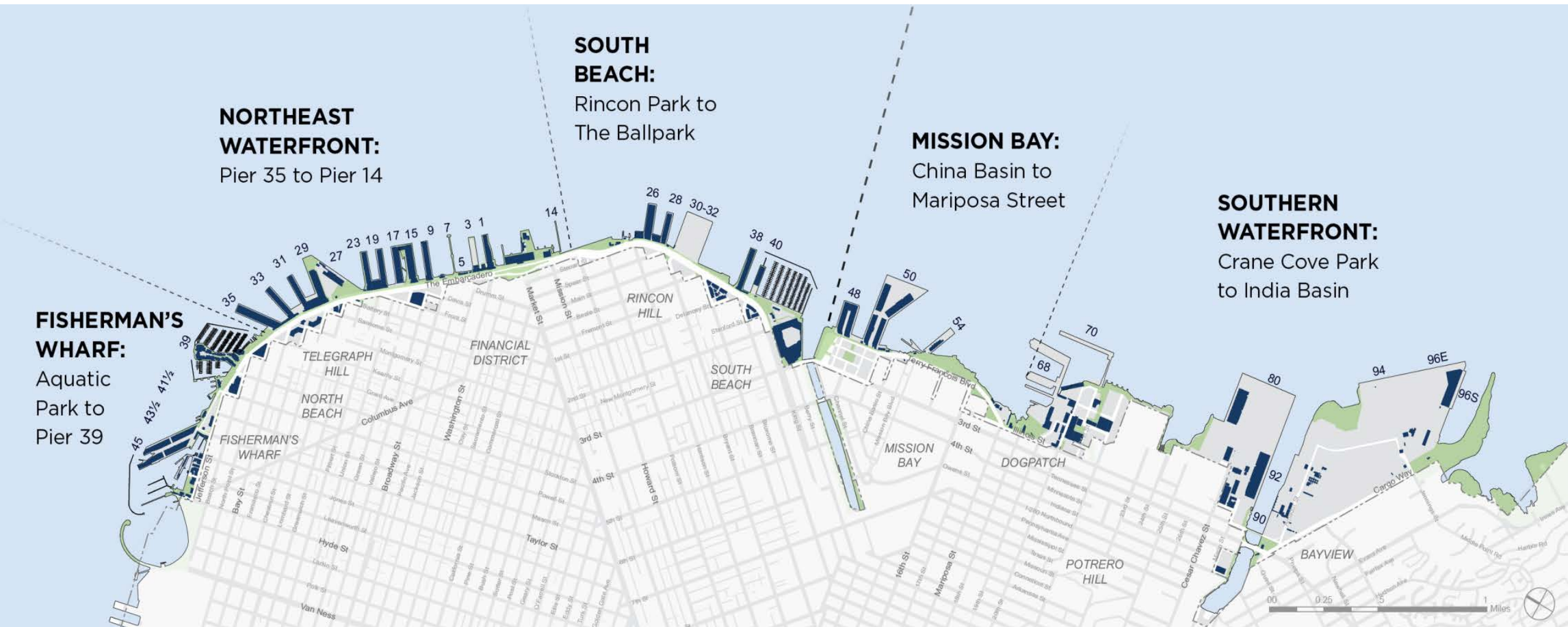
Deliver vibrant and diverse waterfront experiences that enrich the City and San Francisco Bay



The Port of San Francisco

- The Port is an enterprise agency of the City and County of San Francisco and is governed by a Commission of five members appointed by the Mayor.
- The Port is responsible for overseeing commercial, maritime and public access facilities along the waterfront that are held in trust for the people of California.





**NORTHEAST
WATERFRONT:**
Pier 35 to Pier 14

**SOUTH
BEACH:**
Rincon Park to
The Ballpark

MISSION BAY:
China Basin to
Mariposa Street

**SOUTHERN
WATERFRONT:**
Crane Cove Park to
India Basin

**FISHERMAN'S
WHARF:**
Aquatic
Park to
Pier 39

The Port's jurisdiction covers approximately 7.5 miles of waterfront from Fisherman's Wharf in the north to Pier 96 near Hunter's Point in the southern part of the City.



DIVERSITY OF ACTIVITIES

The Port seeks to support small local business who contribute towards commercial, entertainment, civic activities & parks that complement a working waterfront, providing economic opportunity, and waterfront destinations for all

Racial Equity

The Port is committed to eliminating racial disparity in its policies, processes and decisions.

Ensure land use policies directly support business owners and businesses from disadvantaged communities adjacent to Port property.

<https://sfport.com/about/diversity-equity>

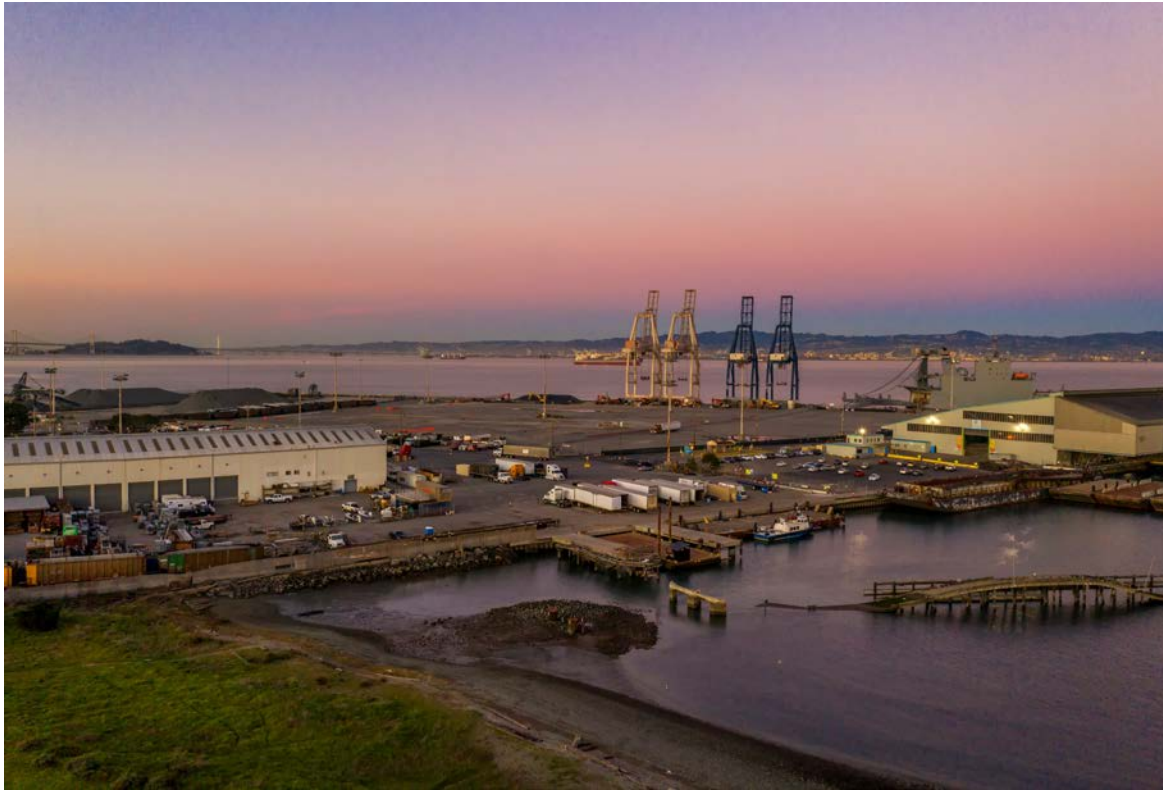


Preserve the Port's diverse maritime portfolio for the needs of cargo shipping, passenger cruise ships, ferry and excursion boats, water taxis, fishing industry and recreational boating and water-dependent activities



Interim Leasing

- As an enterprise agency, the Port receives no financial support from the City and relies almost solely on leasing of Port properties for revenue.
- The Port has over 500 commercial and industrial tenants, representing more than 20 million square feet of occupied space. This does not include leases to maritime tenants managed by the Maritime Division.



Property Types

The Port has a diverse group of tenants that lease a variety of property types which include office, warehouse, storage, open land, piers, shed structures and public open space.

How can I find out if there's space
for my needs?



Q SEARCH

SELECT LANGUAGE

VISIT

PROJECTS & PROGRAMS

MARITIME

BUSINESS

LEASING

MEETINGS

ABOUT

Leasing

The Port is responsible for the leasing, management, and development of hundreds of facilities and spaces. These assets include a diverse portfolio of industrial, office, parking, retail, restaurants, museums, maritime, open land, and public open space uses. Port property includes piers, shed structures, seawall lots and public rights-of-ways. The Ferry Building is the dividing line between the northern and southern waterfront with even numbered piers south and odd numbered piers north. Seawall lots comprise a large portion of port property with several long-term ground leases to facilitate past, current, and future development. The Port waterfront property is leased to hundreds of local, regional, and national tenants. The Port encourages a diverse range of tenants in its real estate portfolios and is actively seeking nearly all business types with an emphasis on small local businesses who contribute towards the Port's goal of achieving [Port's Racial Equity Plan](#) regarding leasing.

Anyone interested in using Port streets and open spaces for public or private events, filming or street closures may visit [Permit Services](#) for additional information.

Sign up for notifications about available leases.



AVAILABLE PROPERTIES [↗](#)

SHARED SPACES PROGRAM [↗](#)

LEASING INQUIRY FORM [↗](#)

STREET PERFORMERS PROGRAM [↗](#)

PORT JURISDICTION MAP [↗](#)

MOBILE VENDING PROGRAM [↗](#)

SPACE AVAILABILITY

Portfolio	Location	Use	Available Sq. Ft. (Approx.)	Published Rental Rate (\$/psf/mo)	Tenant Expense	Comments
Southern Waterfront - South Beach - Ferry Bldg to Pier 40			Contact:		LeaseInquiry@sfport.com	
	Ag Building	Office	310 - 1,975	\$3.75	Plus Util / Janitorial	Exterior space with windows
	Ag Building	Storage	300 - 2,000	1.75	Plus Utilities	Interior space
	Pier 26	Shed	990 - 7,800	1.85	Plus Utilities	Variety of shed spaces
	Pier 26	Office	1,400	2.85	Plus Util / Janitorial	Office within shed
	Pier 28	Office	2,260	2.95	Plus Util / Janitorial	Office within shed
	Pier 40	Shed	2,500	1.75	Plus Utilities	
Southern Waterfront - China Basin - Piers 46-68			Contact:		Jennifer Gee jennifer.gee@sf.port.com	
	Pier 50 Shed A	Shed	745 - 4,300	\$1.90	Plus Utilities	Variety of shed space
	Pier 50 Shed A	Office	860	3.40	Plus Utilities	2 restrooms in suite
	Pier 50 Shed B	Shed	850 - 7,000	1.90	Plus Utilities	Variety of shed spaces
Southern Waterfront - Piers 70 to 96			Contact:		Monico Corral monico.corral@sfport.com	
	Pier 80	Office	3,600	\$1.60	Plus Util / Janitorial	2 suites ready for occupancy
	Pier 80	Office	4,700	\$1.60	Plus Util / Janitorial	
	Pier 96	Office	2,450	\$1.50		
	SWL-344	Unpaved Land	Approx. 4.5 Acres	\$0.38	Electricity nearby	No water or sewer (laydown space)
Northern Waterfront - Northeast Waterfront - Piers 1 to 33 1/2			Contact:		Don Kavanagh don.kavanagh@sfport.com	
	Pier 9	Office	2,500	\$4.50	TT pays Util / Janitorial	Water view, mezzanine, restrooms, kitchen
	Pier 19	Shed	3,800 - 12,400	1.65	TT pays Utilities /Refuse	3 spaces; 1 turn-key. Largest space divisible
	Pier 29	Shed	67,520	1.65	TT pays Utilities /Refuse	Potentially divisible
	Pier 33	Shed	1,230 - 15,000	1.60	TT pays Utilities /Refuse	Larger spaces potentially divisible
	10 Lombard St	Office	400 - 500	4.50	TT pays Janitorial	Ground floor retail or office storefront spaces
	98 Lombard St	Office	1,106	4.50	TT pays Janitorial	Office - Ground Floor @ Sansome/Lombard
Northern Waterfront - Fisherman's Wharf - Pier 35 to Hyde St Harbor			Contact:		Demetri Amaro demetri.amaro@sfport.com	
	Pier 35	Office	3,400	\$3.75	Plus Util / Janitorial	Natural light, 2nd Fl overlooks Embarcadero
	490 Jefferson	Office	2,750	3.75	Plus Util / Janitorial	Two level space with balcony on 2nd floor
	490 Jefferson	Storage	700	1.70	Plus Util / Janitorial	Open space with restroom

[Q SEARCH](#)[SELECT LANGUAGE](#)[VISIT](#)[PROJECTS & PROGRAMS](#)[MARITIME](#)[BUSINESS](#)[LEASING](#)[MEETINGS](#)[ABOUT](#)

Leasing

The Port is responsible for the leasing, management, and development of hundreds of facilities and spaces. These assets include a diverse portfolio of industrial, office, parking, retail, restaurants, museums, maritime, open land, and public open space uses. Port property includes piers, shed structures, seawall lots and public rights-of-ways. The Ferry Building is the dividing line between the northern and southern waterfront with even numbered piers south and odd numbered piers north. Seawall lots comprise a large portion of port property with several long-term ground leases to facilitate past, current, and future development. The Port waterfront property is leased to hundreds of local, regional, and national tenants. The Port encourages a diverse range of tenants in its real estate portfolios and is actively seeking nearly all business types with an emphasis on small local businesses who contribute towards the Port's goal of achieving [Port's Racial Equity Plan](#) regarding leasing.

Anyone interested in using Port streets and open spaces for public or private events, filming or street closures may visit [Permit Services](#) for additional information.

Sign up for notifications about available leases.

[AVAILABLE PROPERTIES](#)[SHARED SPACES PROGRAM](#)[LEASING INQUIRY FORM](#)[STREET PERFORMERS PROGRAM](#)[PORT JURISDICTION MAP](#)[MOBILE VENDING PROGRAM](#)



Q SEARCH

SELECT LANGUAGE



VISIT

PROJECTS & PROGRAMS

MARITIME

BUSINESS

LEASING

MEETINGS

ABOUT

I am interested in:*

- Select -



Type of Business (select one):*

- Select -



Describe the day to day operations/activities that may occur in the space.*

Desired Square Footage*

Desired Length of Term*

Desired Start Date for Lease*

Desired Sub Area(s) of the Port - select any that apply.*

- ☐ Fisherman's Wharf (Generally from Pier 39 to Pier 49)
- ☐ Northeastern Waterfront (Generally from Pier 1 to Pier 35)
- ☐ Ferry Plaza/South Beach (Generally from Pier 1/2 to Pier 40)
- ☐ China Basin (Generally from Pier 46 to Pier 68)
- ☐ Southern Waterfront (Generally from Pier 70 - Pier 98)



General Lease Process



Leasing Application and Financials Received



Run Credit Check



Internal Pipeline Review
and Approval

Planning
Fire
Environmental



Obtain Site Plan and Disclosures



Draft Lease

Lease terms that may require Port Commission and Board of Supervisors Approval

	Port Staff	Port Commission	Board of Supervisors
Type of Use	Office, Industrial, Storage	Retail and any use that meets the criteria below	Any non-maritime use that meets the criteria below
Parameter Rent	Rent at or above parameter	Below parameter or fair market value	Rent to be determined by fair market value
Rent Over Full Term	Under \$1 Million	Under \$1 Million	Over \$1 Million
Term	1 – 5 Years	6+ years	10+ years including options to extend
General Time Frame for Approval(s)	30 – 90 days	90 – 180 days	90 – 180 additional days

How do I connect with the Port?

Join Opt-in Form

Attend Office Hours – 3rd Wed 4p-5p

Annual Open House

Advertisements

<https://sfcitypartner.sfgov.org>

<https://sfport.com/contracting-opportunities>



An aerial photograph of a large industrial port facility. In the foreground, a body of water is visible. To the left, there are several large red industrial buildings and a dock with a yellow crane. In the center, a large ship is docked at a pier, with several cranes and a yellow crane nearby. To the right, there are more industrial buildings, including a tall one with a colorful mural, and a dock with a small boat. The background shows a hazy horizon with mountains and a clear blue sky.

Questions & Discussion
Thank You!