32,230 ft²

DIVIDES TO 18,418 ft² & 13,812 ft²

FOR LEASE

PIER 17

FOR TERMS OR TO TOUR
PLEASE CALL DAVID POLATNICK

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PolatnickProperties, INC.

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A Unique Waterfront Lease Opportunity

Polatnick Properties, in coordination with the Exploratorium, is pleased to offer for lease up to 32,230 square feet of prime waterfront space. Located at Pier 17 on San Francisco's world-famous Embarcadero, this is an exciting opportunity to lease a historic space with truly unique features.

This space offers panoramic waterfront views, incredible high ceilings, and a distinctive build-out rarely found in San Francisco. The location allows for a variety of uses, including office and PDR, with the Exploratorium offering vibrancy and amenities to this 9-acre campus.

In the heart of the Financial District, North Waterfront, and Jackson Square, this area draws millions of annual visitors and is waterfront to popular attractions like the Ferry Building, Fisherman's Wharf, Pier 39 and Oracle Park. This isn't just a lease opportunity; it's a chance to experience a piece of historic San Francisco character reimagined with the modern waterfront.

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Features panoramic water views and stunningly high ceilings, making it a space truly unique to San Francisco.

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PIER 17 FEATURES

Total Space: Approximately 32,230 square feet

- **Location:** Pier 17 - Adjacent to the Exploratorium at Pier 15, on the San Francisco Bay
- **Views:** World-class views of the San Francisco Bay
- **Space Available:** 32,230 sq. ft.
- **Rental Rate:** Negotiable
- **Term:** 10 years
- **Interior Features:** Fully built out with soaring high ceilings, a column-free interior with operable glass wall opens to the Bay, and abundant natural light
- **Parking:** Five dedicated parking spaces at Pier 17
- **Access to Event Facilities:** The Exploratorium has extensive event facilities that tenants can utilize. Click on link below for additional details. Event Facility Venues & Event Facility Map
- **Power:** Shared 400 amps, 480, 3 phase between suites 600 and 800
- **Truss Height:** 18 feet high with 20-foot wide spacing on center
- **Access:** Roll-up door access available 24/7 with tenant key access
- **Security:** 24/7 on-site guards and security cameras
- **Internet:** Current internet carrier is Fastmetrics
- **Utilities:** Suites 600 and 800 share water and electricity metering
- **Occupancy:** Max occupancy of 210 for both suites; fire watch required for events exceeding this number

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WELL-LIT, COLUMN FREE, SPACIOUS

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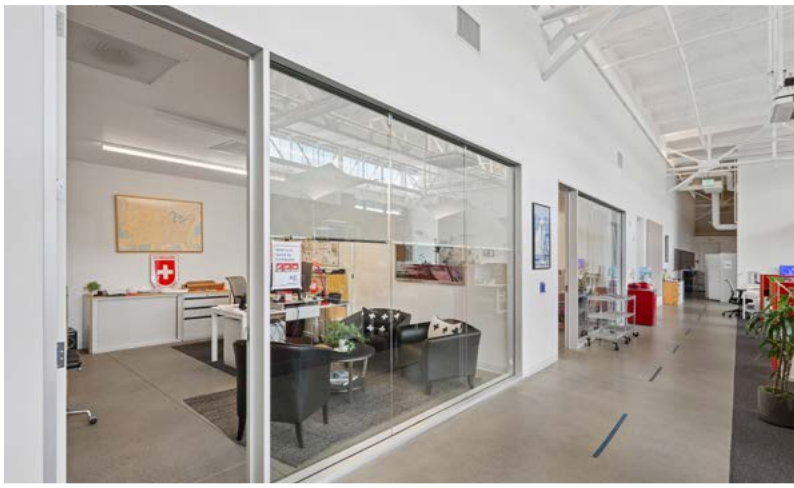

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PART OF THE EXPLORATORIUM'S 9-ACRE CAMPUS

This unique space is a key part of the Exploratorium's 9-acre campus, a dynamic hub of innovation and public engagement. Tenants benefit from being adjacent to a world-renowned museum, with its vibrant atmosphere and millions of visitors, as well as publicly accessible outdoor exhibits, **available event facilities and cafes**. The campus is a living laboratory, making this an ideal location for a business seeking a creative and energetic environment.

exploratorium®

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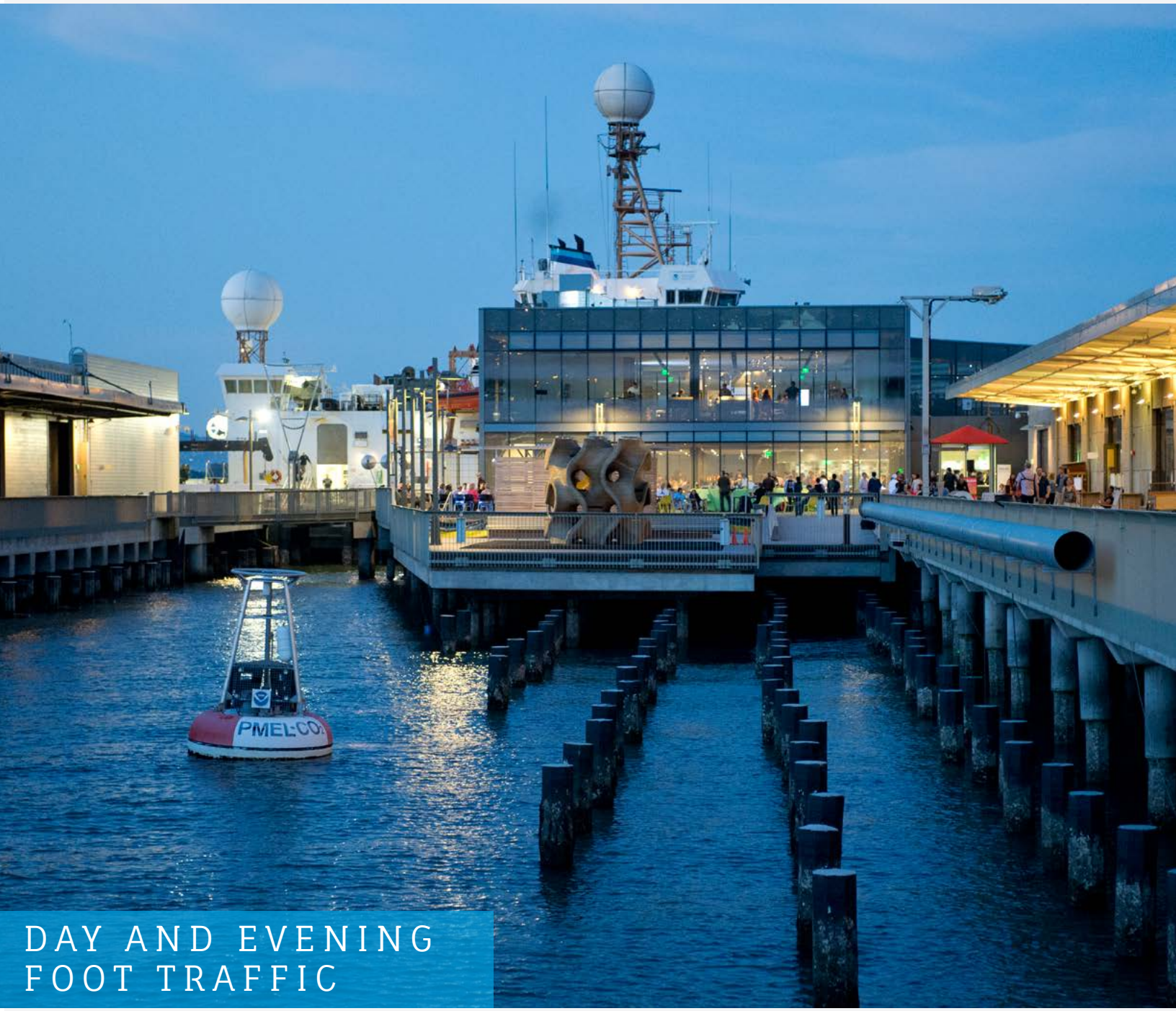

DAY AND EVENING FOOT TRAFFIC

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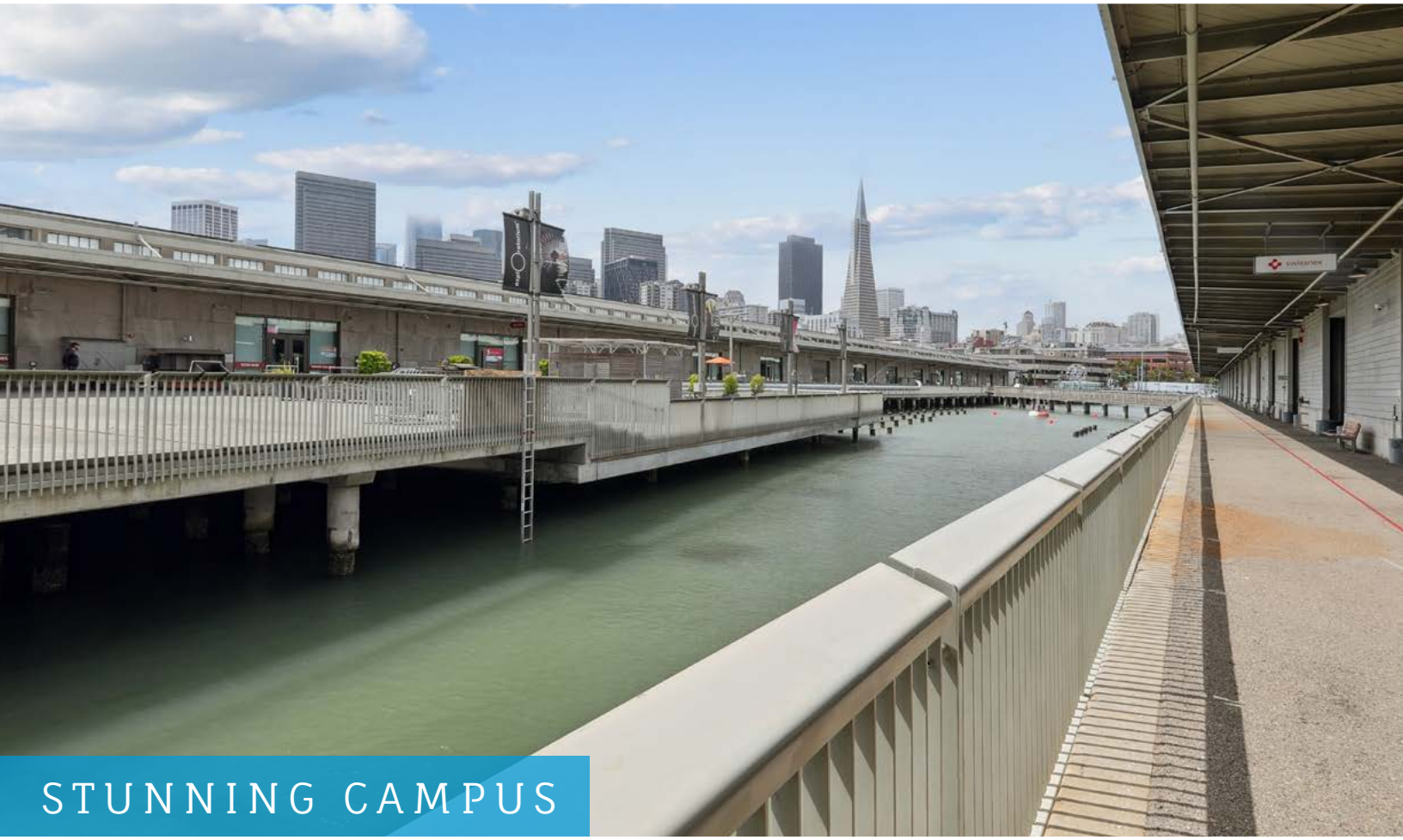

STUNNING CAMPUS

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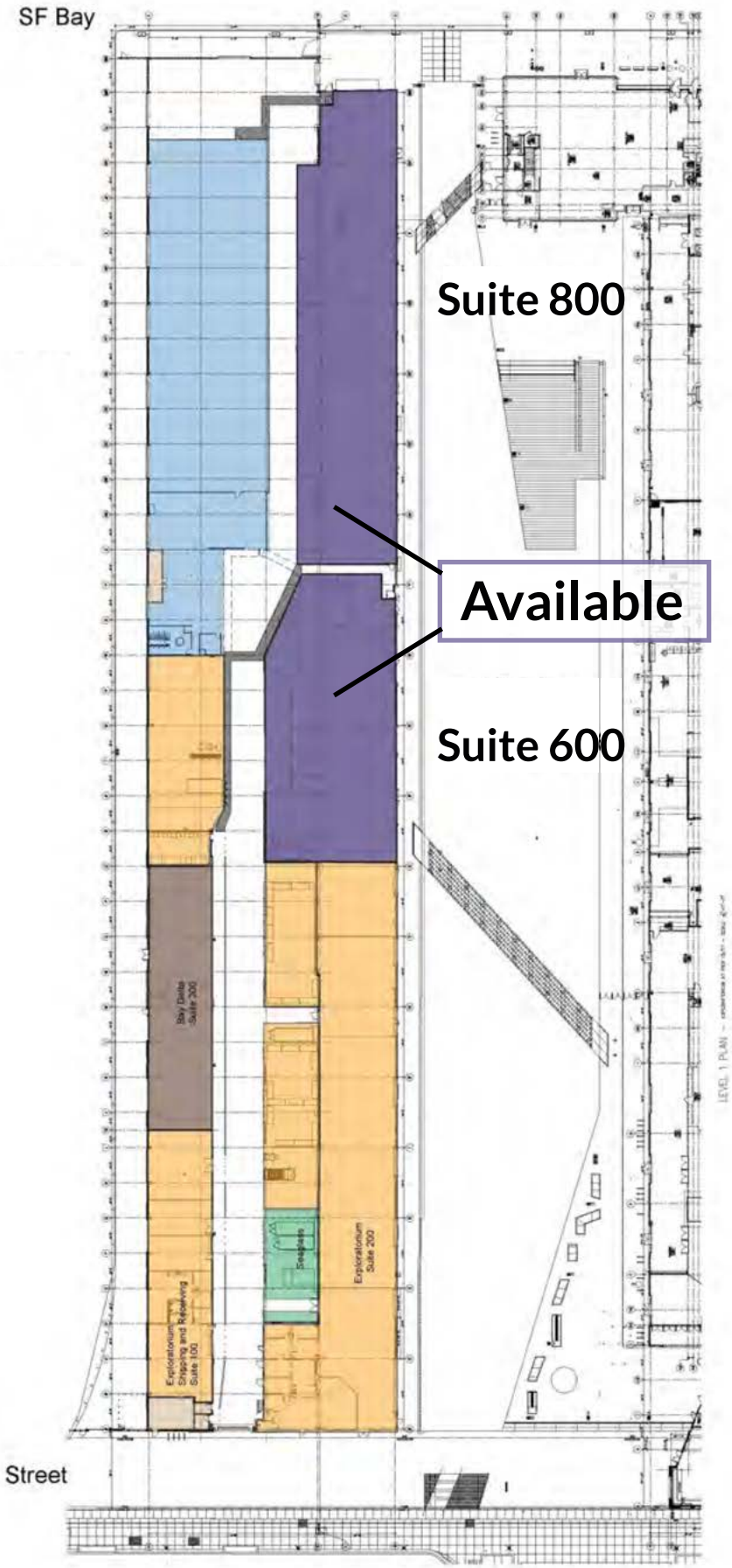
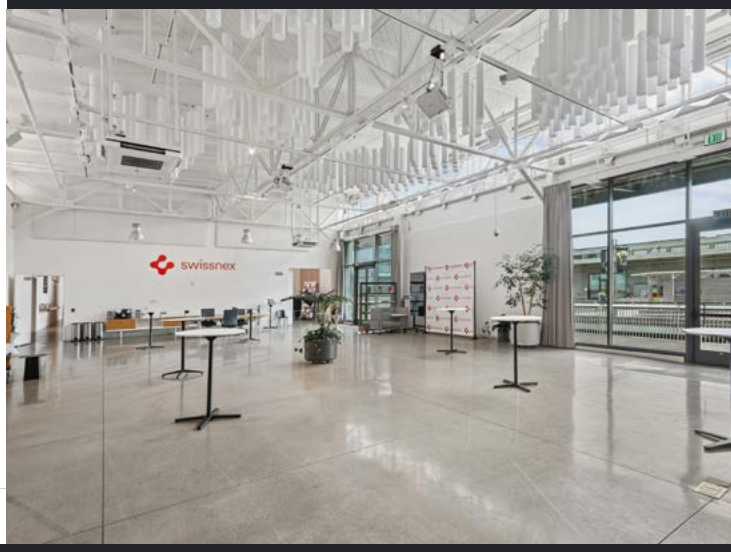


PIER 17
FLOOR PLAN

The available space is located within Pier 17, adjacent to the Exploratorium.



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PIER 17
SITE PLAN

PIER 17 QUICK FACTS

Year Built: 1912. Expanded in 1955. Recently renovated.

Building Area: 110,000 sq. ft.

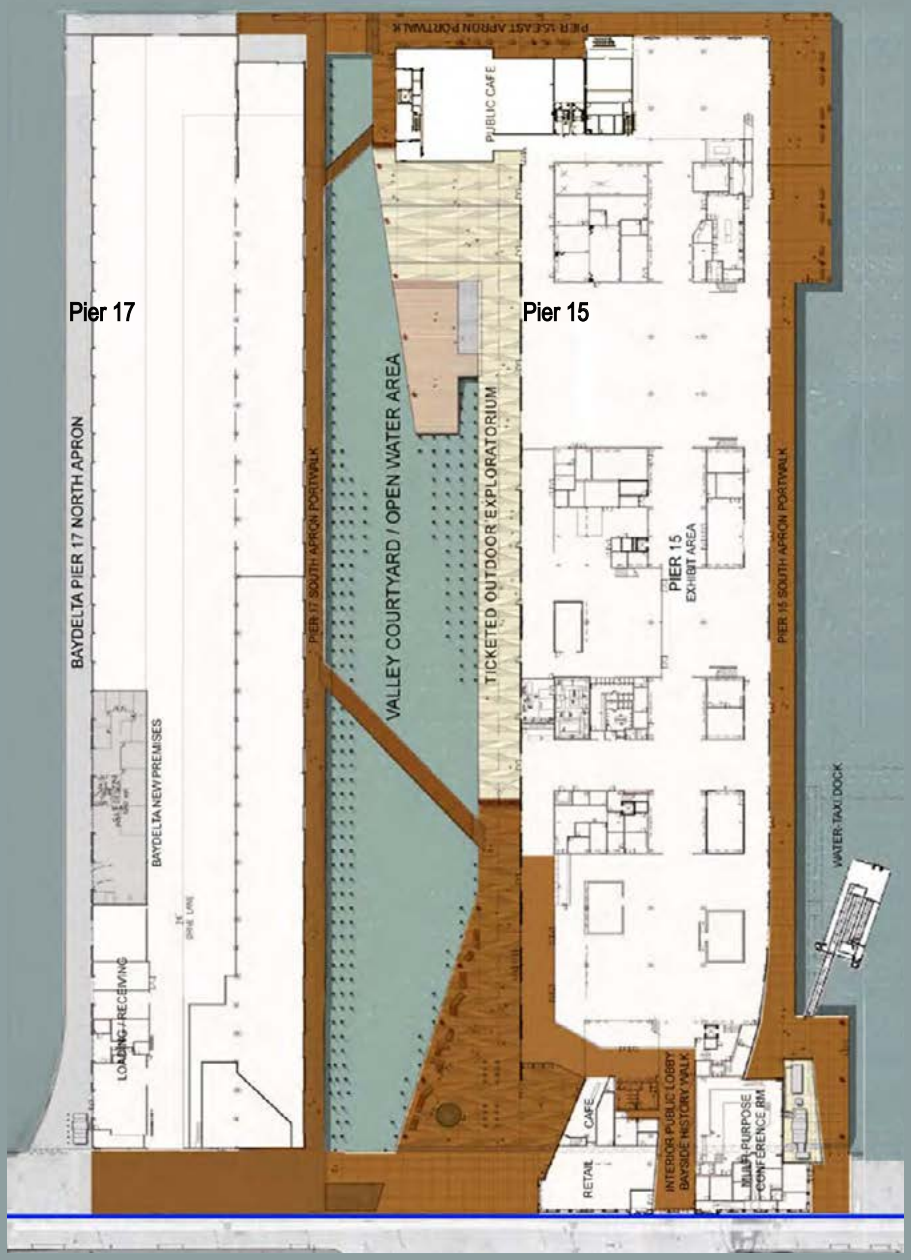
Utilities: No gas.

Water: 4" and 2" service

Column Spacing: Column free 42' span

Ceiling Heights: Open trusses to roof line, approx. 40'. 16'-18' clear to trusses.

Sprinklered: Yes



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GETTING THERE

Biking:
The area has ample public bike racks and is served by Ford Go-Bike. For quick repairs, a Public Bike Work Station is located directly in front of Pier 17, with another on the south apron of Pier 15.

Public Transit:
The historic Muni E Embarcadero and F Market & Wharves streetcars stop in front of Pier 15, within easy walking distance of Pier 17. Several Muni bus lines (2, 6, 14, 21, 31, 1, 10, 12, 41, 38) and metro lines (J, K, L, M, T, N) also stop within walking distance. The Embarcadero BART/MUNI stations and the ferry terminals at the Ferry Building are a 10 to 15 minute walk away.

Additional Parking:
There are several parking lots and garages in the vicinity. For updated information, please go to www.exploratorium.edu/visit.

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