

409 and 499 Illinois Street

Mission Bay
San Francisco, CA

PROJECT OVERVIEW

About Mission Bay

Mission Bay is a 303-acre mixed-use development located between Highway 280 and San Francisco Bay. The master plan for the development will include 6,000 units of housing; five million square feet of office, research and development and biotech/laboratory space; 800,000 square feet of retail space; a 500-room hotel; a University of California San Francisco (UCSF) campus containing a 2.65 million square foot campus and hospital; a 500-student public school; fire and police station; and 49 acres of public open space, including parks along Mission Creek and along the Bay, plus 8 acres of open space within the UCSF campus.

About 409 and 499 Illinois Street

409 and 499 Illinois Street is a 3.8-acre parcel of undeveloped land entitled for up to 450,000 square feet of office or laboratory space. The parcel is located at the intersection of Illinois and 16th Streets, situated at the southeastern corner of Mission Bay along the waterfront at Mission Rock Street. The Site offers unobstructed Bay views and the opportunity for the largest private building development in Mission Bay.

The proposed building consists of two, six-story buildings, which may be constructed individually or simultaneously for office or laboratory space.



409 AND 499 ILLINOIS FACTS

- 3.8-acre waterfront land parcel
- Two, six story building complex
- 450,000 square feet of lab/office space
 - 409 Illinois Street is 239,000 square feet
 - 499 Illinois Street is 211,000 square feet
- 28,000-45,000 square foot floor plates
- Parking for 625 vehicles; 1,391,000 square feet

DEVELOPMENT TEAM

Developer: Shorenstein Properties LLC
Architect: Dowler-Gruman Architects
Leasing Manager: Shorenstein Realty Services, L.P.
Property Owner: Shorenstein Realty Investors Seven, L.P.

LEASING INFORMATION

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