

the **BRIDGE**

PIONEER SQUARE

555 DE HARO STREET
SAN FRANCISCO, CA

BRIDGE.BRIDGETON.COM





Within blocks of..



OUTDOOR SPACES



TRANSPORTATION



BARS & RESTAURANTS



WATERFRONT



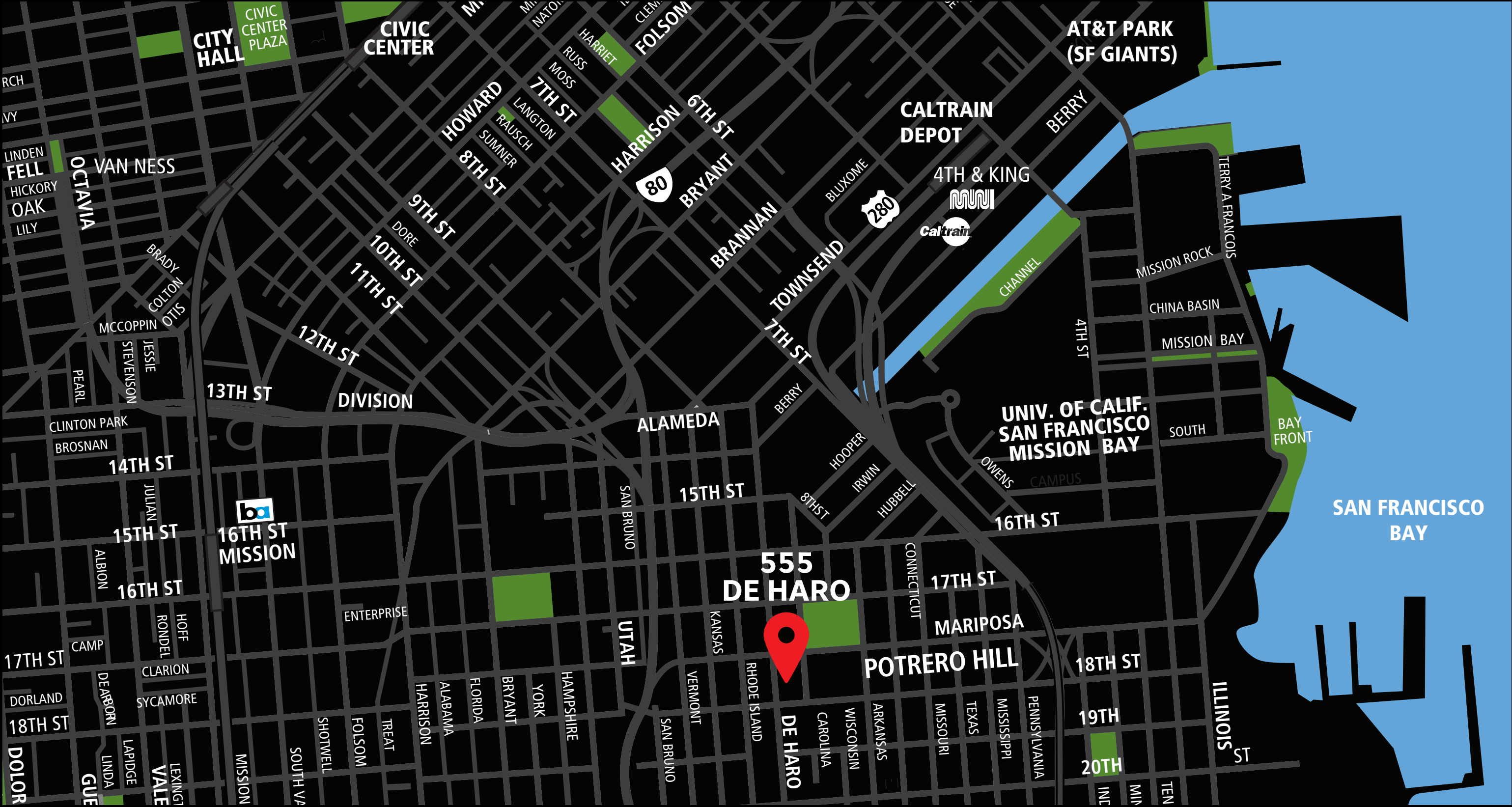
RETAIL SHOPS

New ideas in Historic Potrero Hill

Pioneer Square is a 4-story, 55,000 square feet boutique complex with 47 on-site parking spots located in the desirable Potrero Hill submarket of San Francisco. The complex is prominently situated on the corner of De Haro Street and 18th Street, and benefits from convenient transit access-next to the bus stop at the corner of 18th & De Haro, and within 5 minutes of the 22nd Street Caltrain station and the 80 and 280 Freeways. Pioneer Square has a walkscore of 97/100, highlighted by its close proximity to the 18th Street retail corridor, Anchor Brewery and UCSF Medical Center.

Originally built in 1917 as a soap factory, the complex has been extensively re-envisioned over the past 5 years. It features open floor plans, exposed 10-12' beamed ceilings, creative buildouts, and 200 feet of frontage across De Haro Street, 18th Street, and Carolina Street allowing for abundant natural light. Additional amenities include shared outdoor and indoor meeting spaces.

Access the Convenience of Potrero Hill



We are ideally located near **AT&T Park**, the new Golden State Warriors **Chase Center**, with a 20-minute walk to the San Francisco **Cal Train Station** and **Muni**, where you can easily travel anywhere in the Bay Area including to Silicon Valley.



What's Next Door

LOCAL ATTRACTIONS



24 WILLIE MAYS PLAZA



375 RHODE ISLAND ST



1 WARRIORS WAY



COFFEE SHOPS



1775 17TH ST



1125 MARIPOSA ST



350 RHODE ISLAND



RESTAURANTS & BARS



1001 MINNESOTA ST



855 TERRY A FRANCOIS BLVD



1299 18TH ST



1705 MARIPOSA ST



1600 17TH ST



100 CONNECTICUT ST



300 CONNECTICUT ST

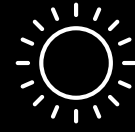


1469 18TH ST



Key Features

• AMPLE NATURAL LIGHT



• CORNER LOCATION IN PRIME POTRERO HILL SUBMARKET



• ADJACENT TO CALTRAIN AND 80 AND 280 FREEWAYS



• PANORAMIC VIEWS OF THE BAY



• EXPANSIVE OUTDOOR SPACE



• ON-SITE PARKING



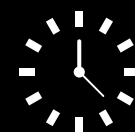
• ELECTRIC CHARGERS



• WALKING DISTANCE TO PUBLIC PARKS AND THE 18TH ST. RETAIL CORRIDOR



• 24/7 ACCESS



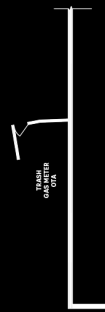
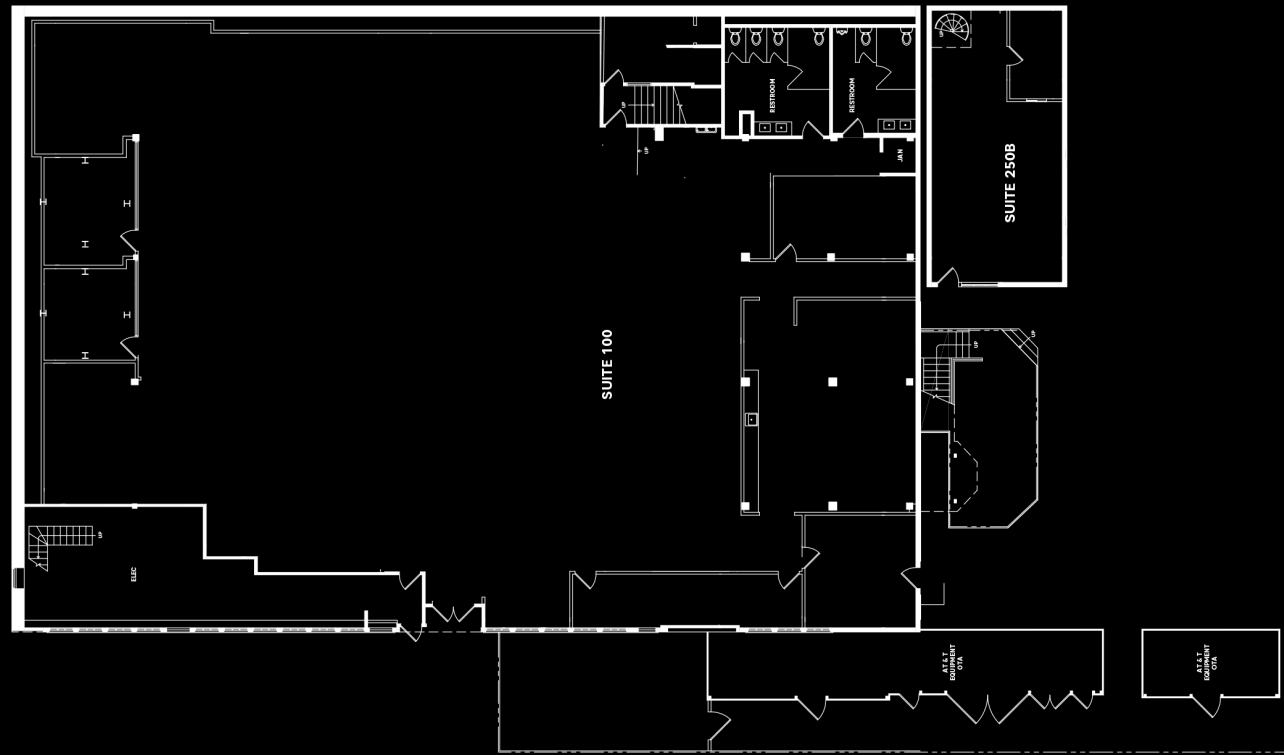
The Right Place to Start Tomorrow...

| Find your space



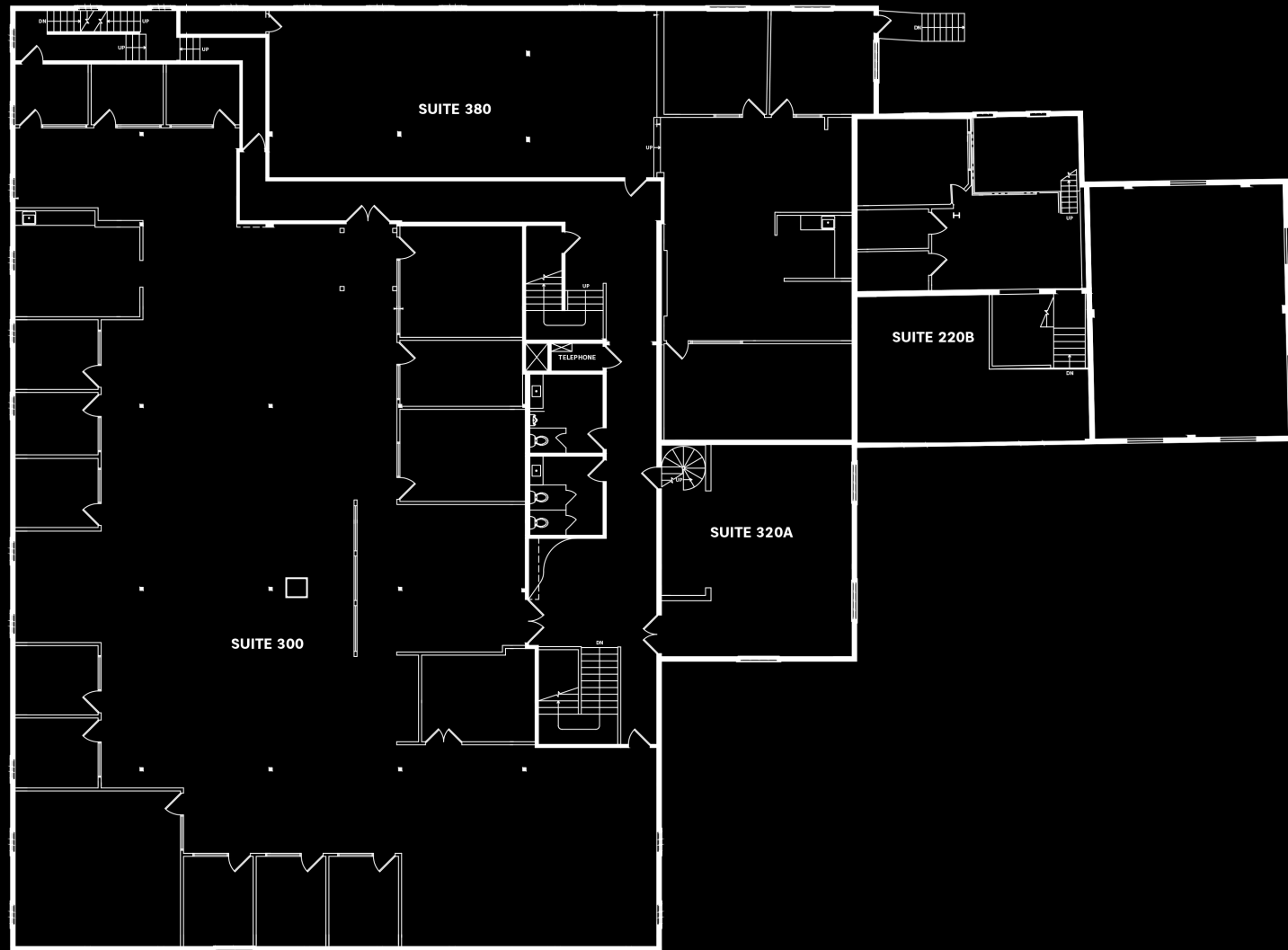




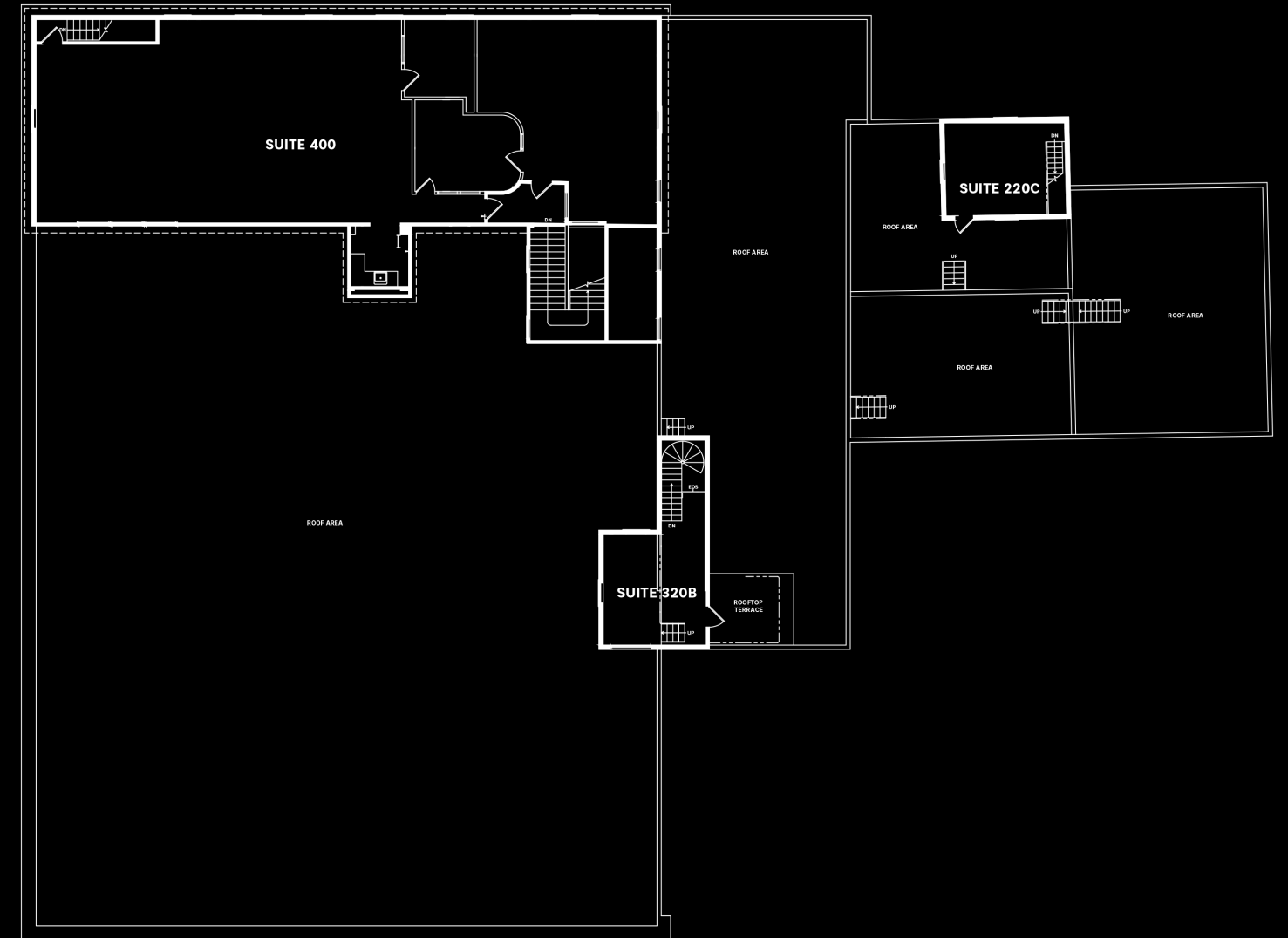


Floor 1

Floor 2



Floor 3



Floor 4

Air

HVAC systems are equipped with MERV-13 filters that capture airborne particles, exceeding the requirements of San Francisco's Energy Code.

Mechanical systems increase the supply of outdoor air and continuously cycle fresh, filtered air throughout the building.

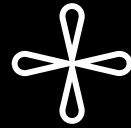
Building staff are required to use lowVOC emitting products including solvents, carpets, adhesives, paints, and coatings to maintain optimal indoor air quality.

Energy

LED lighting systems are installed throughout building common areas to increase energy efficiency.

Ownership invests in capital upgrades and commissions building systems to ensure they are maximizing performance.

Sensor operated individual packaged HVAC units to maximize energy conservation.



Building Health & Safety

Janitorial staff conduct high frequency cleaning and sanitization using green cleaning products.

Ownership provides training on emergency preparedness and workplace safety to building occupants and coordinates response drills quarterly.

Recycling

Pioneer Square deploys a color-coordinated recycling procedure to minimize waste sent to landfills.

Ownership offers free recycling training sessions to tenants.

Water

Existing toilets, urinals, faucets, and showers have been upgraded with low-flow fixtures, performing above code requirements for water conservation. Building engineers review water logs daily to compare trends and identify potential water loss.



Say Hi to our Team



GERI ST. CYR

General Manager



RAFAEL POSADA

Concierge



**PIONEER
SQUARE**

the **BRIDGE**



Contact Us

415-371-1744

BRIDGE@BRIDGETON.COM

BRIDGE.BRIDGETON.COM

An aerial, black and white photograph of San Francisco at night. The city lights are visible, with a prominent view of the downtown skyline and surrounding urban areas. The text is overlaid on the lower-left portion of the image.

PIONEER SQUARE

555 DE HARO STREET
SAN FRANCISCO, CA