

POINT GRAND

230, 240, 260 & 270 E Grand Ave | 170 Harbor Way
Life Science Campus in South San Francisco, CA



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Built For Breakthroughs

At the heart of the global biotech industry, this campus brings together state-of-the-art amenities, tailored facilities, and potential to establish your company's identity together in a collaborative community.

Point Grand is the perfect home for dreamers, designers and doers — and those who are all of the above.



Premier location in the Heart of the world's most prestigious life science cluster



11-building Class A life science campus



Convenient access to Highway 101 & public transportation



Building and lobby identity opportunities

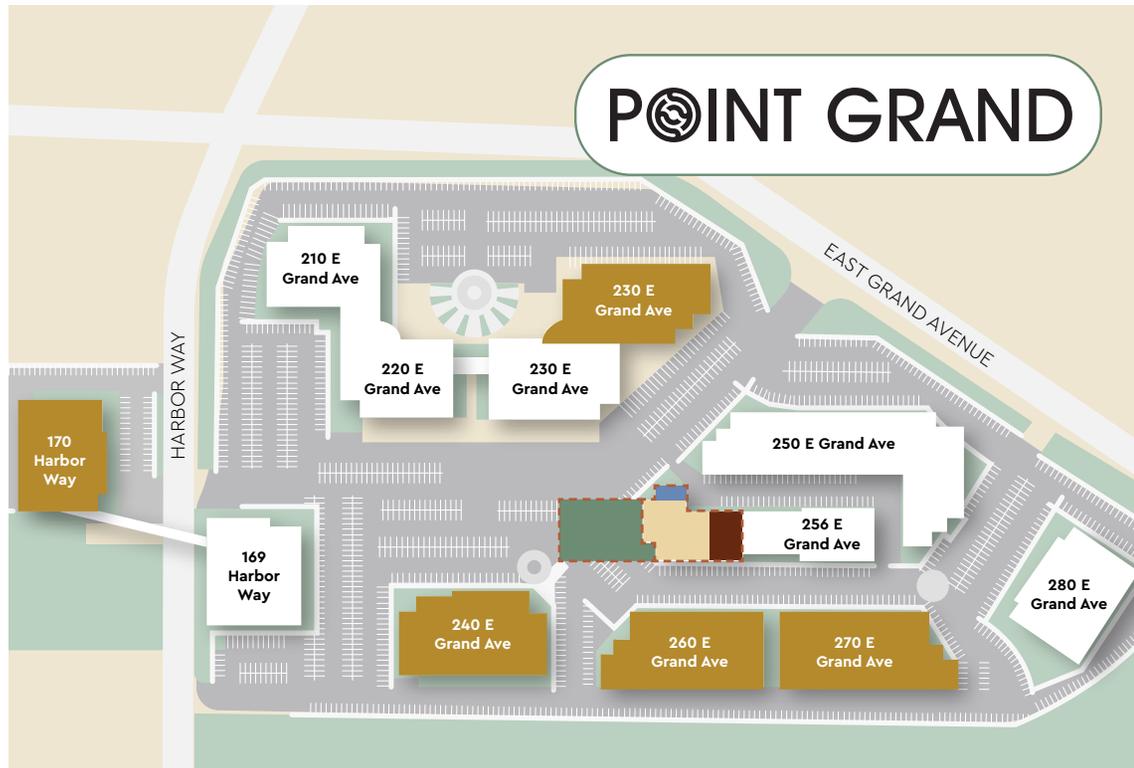


Many options for fully integrated lab facilities

A Campus Optimized For Creation

Inspiration drives innovation, and at Point Grand, it's around every corner. The campus features a suite of top-tier amenities, including a state-of-the-art fitness center and on-site, indoor/outdoor dining.

 Space Available



AMENITIES: 

-  Café/Restaurant Riposo
-  Fitness Center
-  Outdoor Dining/ Collaboration Area
-  On-Site Property Management Office



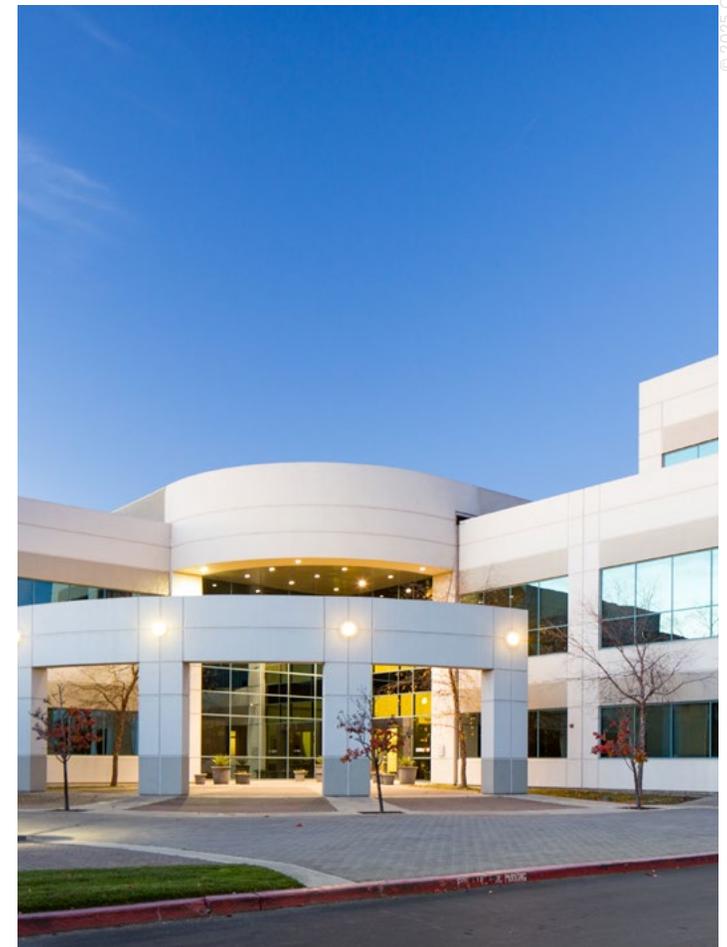
Class A lab facilities with significant laboratory infrastructure



Centrally located within the South San Francisco Life Science cluster



Emergency generators



Where Innovation Scales

You have the passion, the drive, and the idea — we have the space. With Healthpeak's expert industry knowledge and flexible approach, this is an environment primed for **boundless innovation.**





Accelerate Your Success

Science moves quickly. We're positioned so you can keep up. Point Grand offers you a prime location in the world's preeminent life science cluster, right on its main artery of East Grand.

And, with immediate access to Highway 101 and just seven minutes from SFO International Airport, it's easy to take your innovation global.

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2 MIN

to 101



25 MIN

to downtown SF



7 MIN

to SFO



WALK TO

SSF CalTrain



SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

Innovate Your Identity

Get your name out there and show the world what you're working on — Point Grand features prime potential to establish your corporate identity, including signage opportunities visible on East Grand Avenue and the opportunity to have your own building and loading dock.



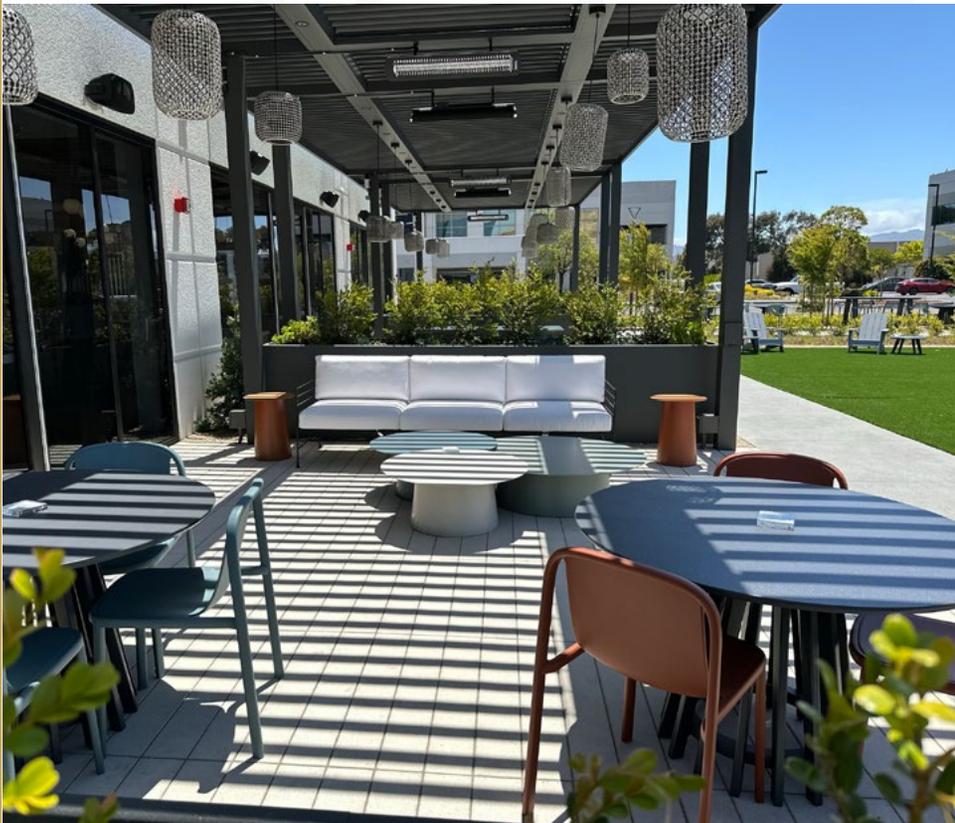
On-site Amenities

Discover the New Point Grand

The new Point Grand is an experience re-imagined to support your most advanced work, with an emphasis on tenant wellness.

Enjoy a state-of-the-art fitness center, indoor/outdoor dining with an on-site restaurant, Riposo.

Indoor/outdoor collaboration areas



Café/Restaurant Riposo



New fitness center with state-of-the-art equipment



Local Amenities

POINT GRAND



SOUTH SAN FRANCISCO



NORTH





DINING

- 1 Foundry & Lux
- 2 Starbucks
- 3 Nick the Greek
- 4 Guapas Mexican Grill
- 5 Truffle Poke Bar
- 6 Traverse
- 7 The Anecdote
- 8 Café at Oyster Point
- 9 The Chandlery
- 10 Focaccia
- 11 Chico Marx
- 12 Riposo
- 13 The Lighthouse
- 14 The Hangar
- 15 The Nook Café
- 16 little Green Cyclo
- 17 Bayside Café



Foundry & Lux



The Chandlery



HOTELS

- 1 AC Hotel
- 2 Embassy Suites
- 3 Sonesta Hotels
- 4 Larkspur Landing
- 5 Hilton Garden Inn
- 6 Hampton Inn
- 7 Homewood Suites
- 8 Doubletree By Hilton

In addition to easy access to Highway 101, employees enjoy proximity and convenience to a curated mix of world-class dining, hotels, and retail offerings all within a few steps.



AC Hotel



FITNESS

- 1 Orangetheory Fitness
- 2 YogaSix
- Bay Trail

Double Down. Scale Up.

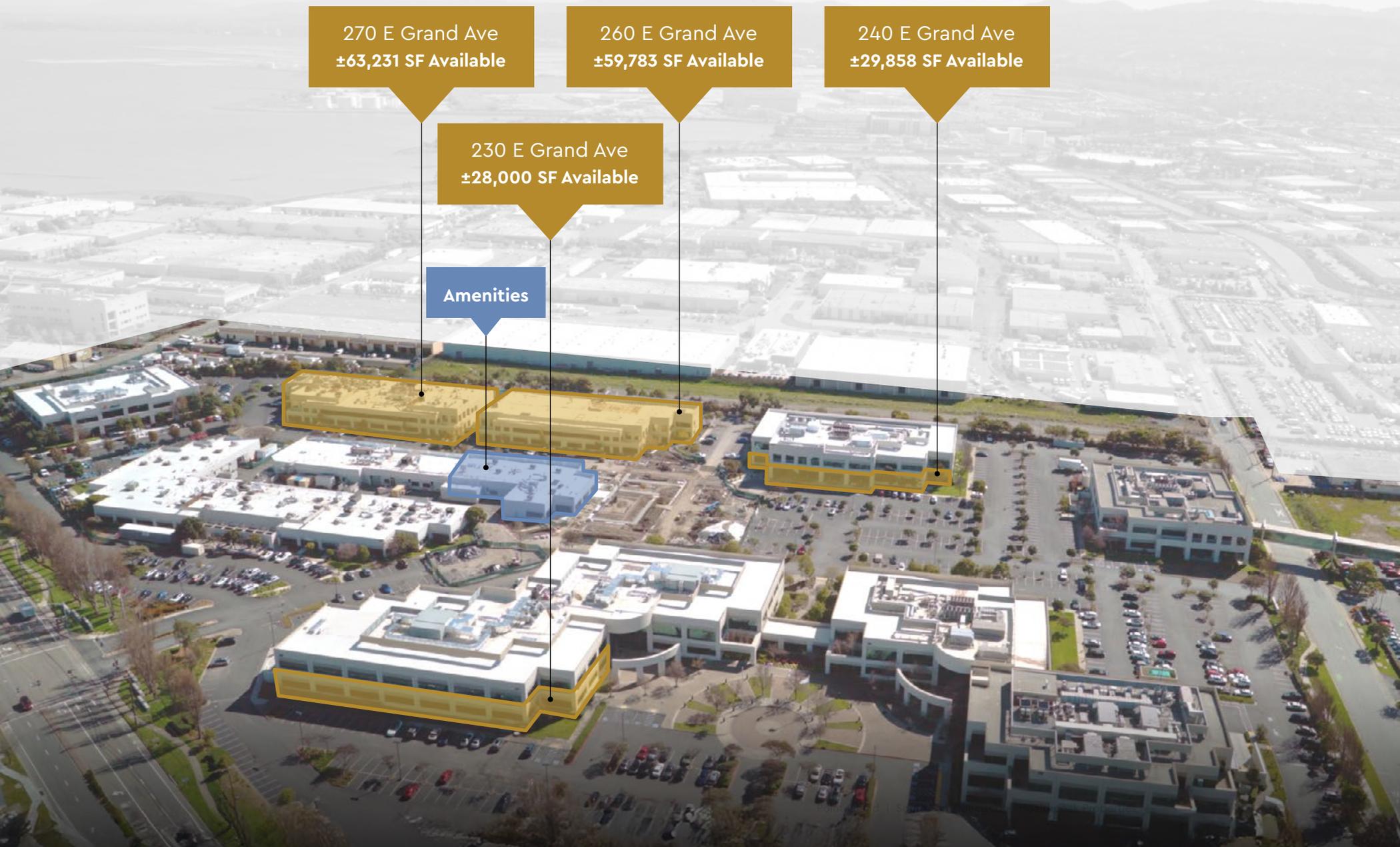
270 E Grand Ave
±63,231 SF Available

260 E Grand Ave
±59,783 SF Available

240 E Grand Ave
±29,858 SF Available

230 E Grand Ave
±28,000 SF Available

Amenities



CLASS A OFFICE/LAB SPACE

Space Available

Central Park

Let the sun spark your ideas in our new central park. This landscaped outdoor space is primed for collaboration, creation, and **boundless innovation.**

At the global epicenter of life sciences, Point Grand offers emerging innovators a level of quality and value found nowhere else in South San Francisco. This is the perfect place to **plant your roots and grow.**

170 Harbor Way
±45,891 SF Available

Outdoor patio



Lounge



POINT GRAND

Spaces Shaped for Science

230 E GRAND AVE, SSF



±28,000 SF lab/office space



Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses

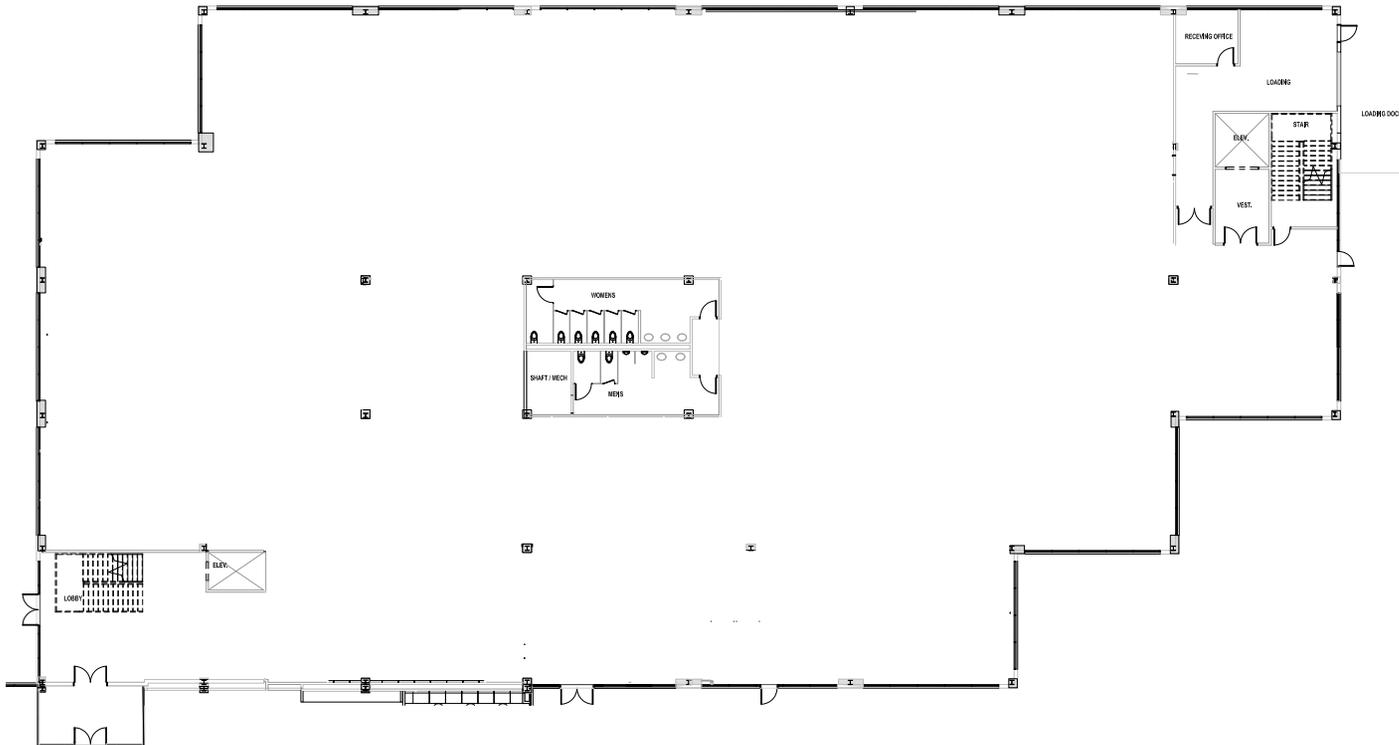
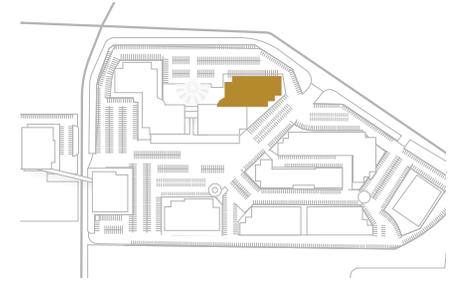


Parking Ratio: 2.4 per 1,000 RSF
Surface parking



±28,000 SF | First Floor

230 E GRAND AVE | NORTH WING



- Life science warm shell ready for tenant improvements

POINT GRAND

Designed for Advancement

240 E GRAND AVE, SSF



±29,858 SF lab/office space



Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses



House systems include CDA & Vac

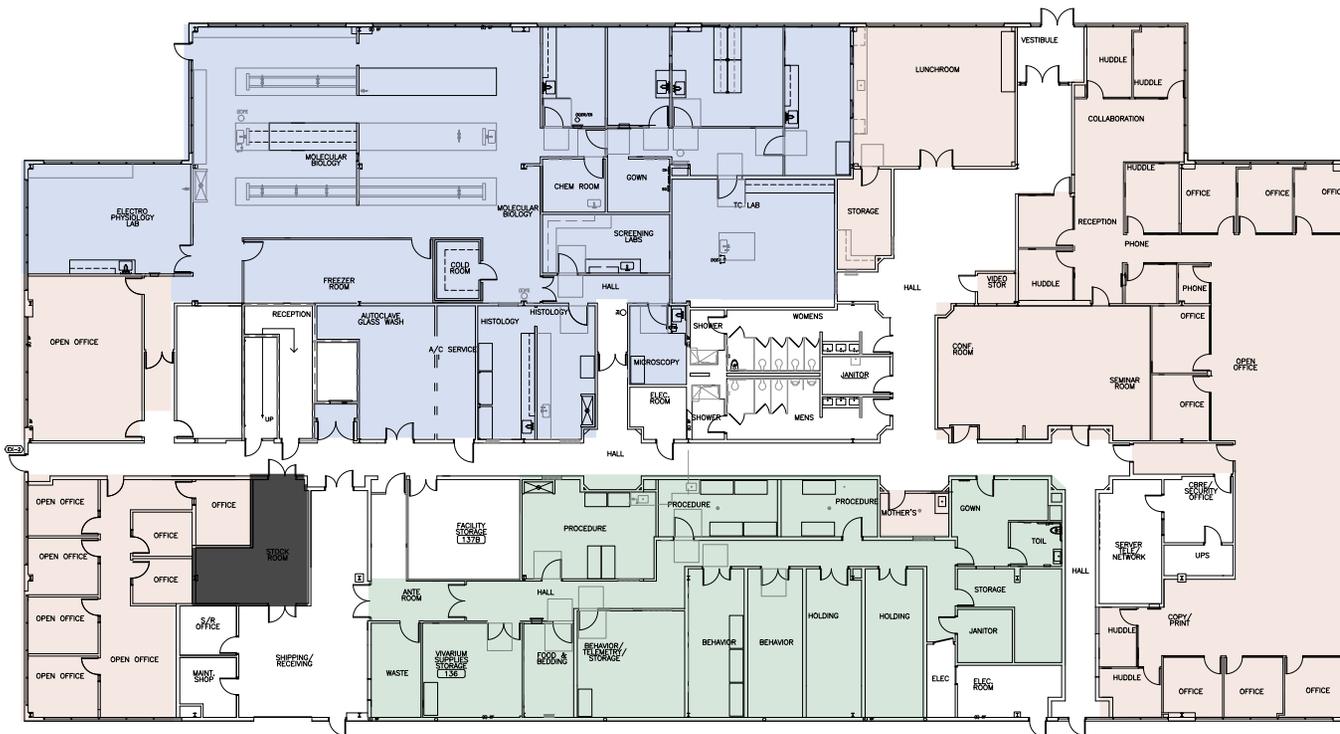
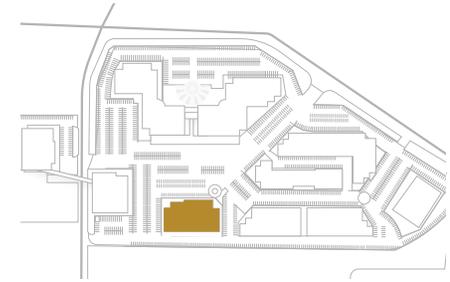


Parking Ratio: 2.4 per 1,000 RSF
Surface parking



±29,858 SF | First Floor

240 E GRAND AVE



- **Biology, tissue culture labs and related lab support/service areas**
 - **Vivarium**
 - **Cold room & lab support**
-
- **Office area includes private offices, conference rooms and break areas**

Lab Vivarium Office

POINT GRAND

Spaces Shaped for Science

260 E GRAND AVE, SSF



±59,783 SF lab/office space



Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses

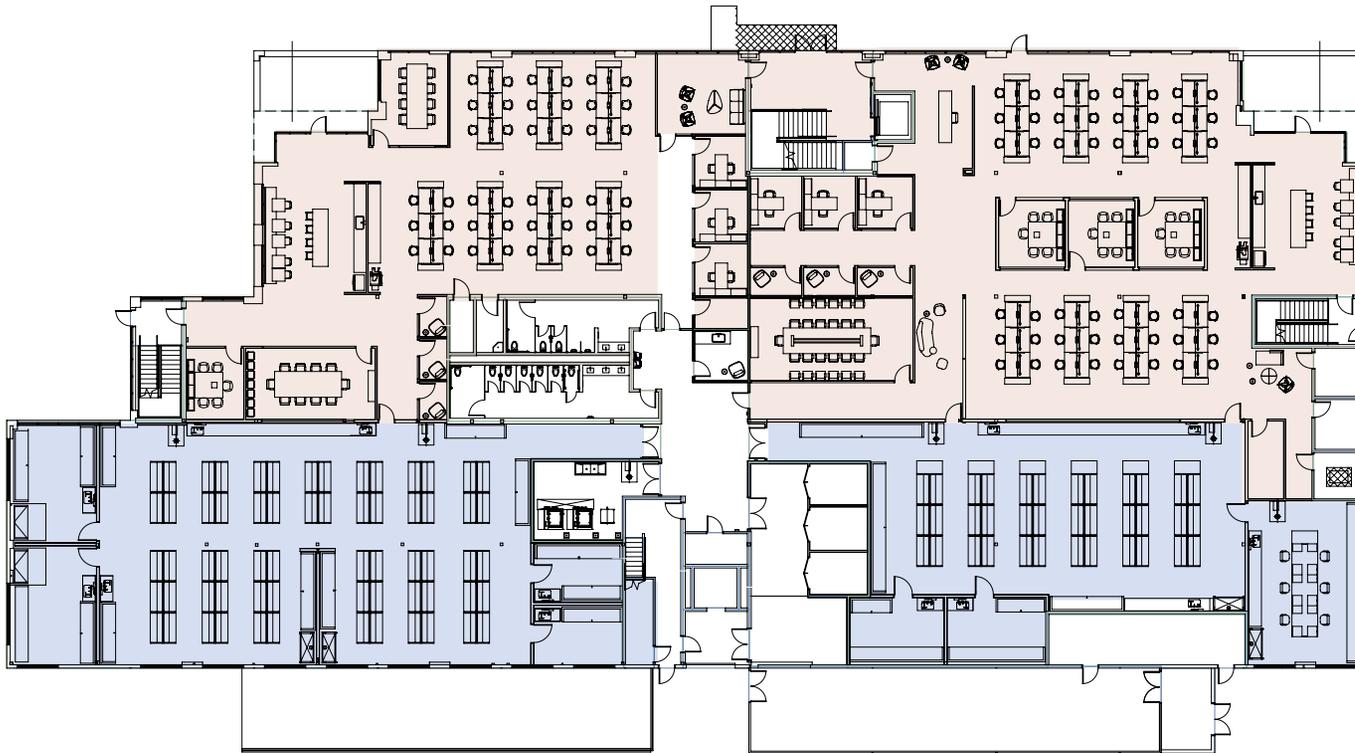
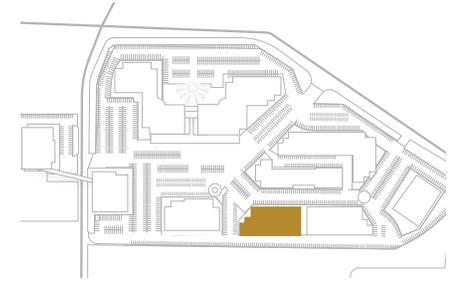


Parking Ratio: 2.4 per 1,000 RSF
Surface parking



±29,172 SF | First Floor

260 E GRAND AVE | HYPOTHETICAL FLOOR PLAN

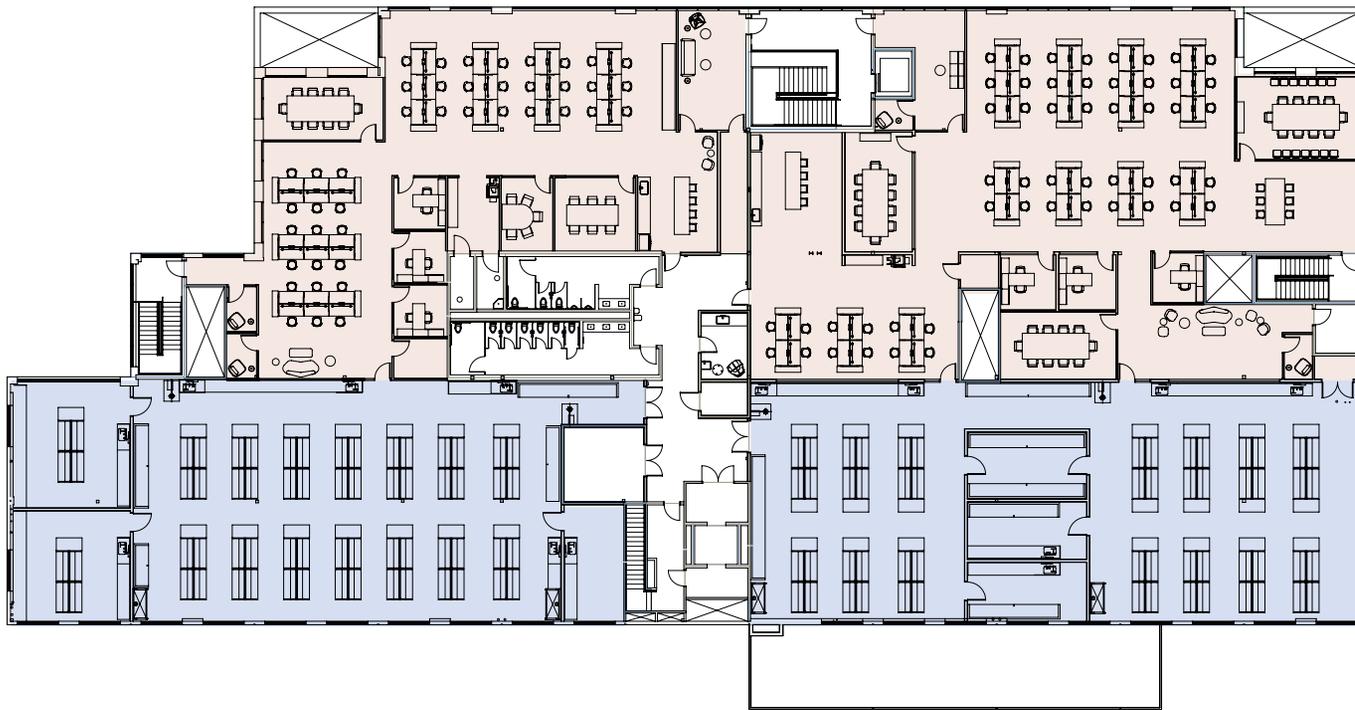
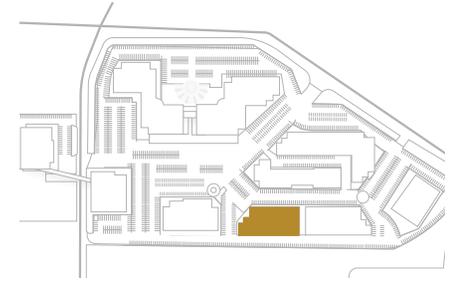


■ Lab ■ Office

- Life science warm shell ready for tenant improvements
- Divisible to: 14,297 SF & 14,875 SF

±30,611 SF | Second Floor

260 E GRAND AVE | HYPOTHETICAL FLOOR PLAN



■ Lab ■ Office

- Life science warm shell ready for tenant improvements
- Divisible to: 14,805 SF & 16,526 SF



POINT GRAND

Spaces Shaped for Science

270 E GRAND AVE, SSF



±63,231 SF lab/office space



Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses

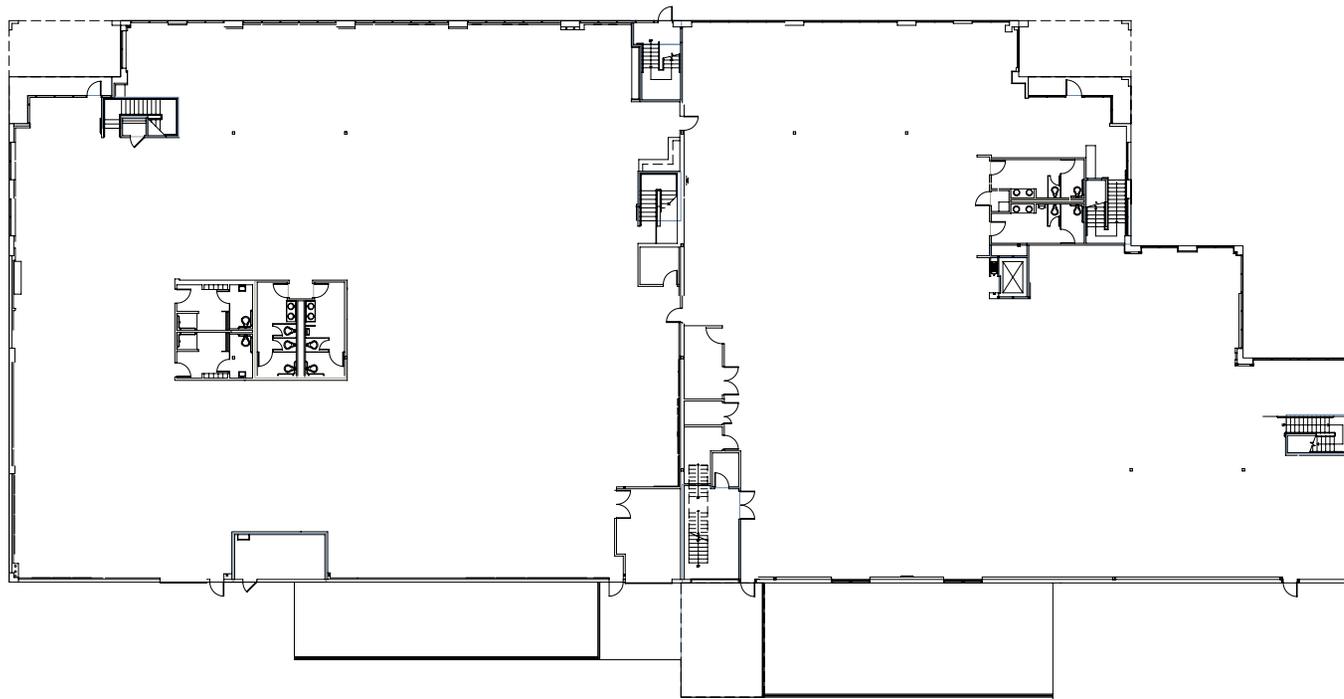
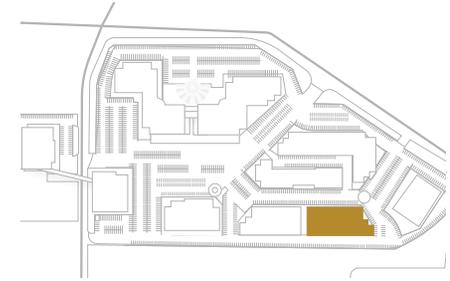


Parking Ratio: 2.4 per 1,000 RSF
Surface parking



±31,219 SF | First Floor

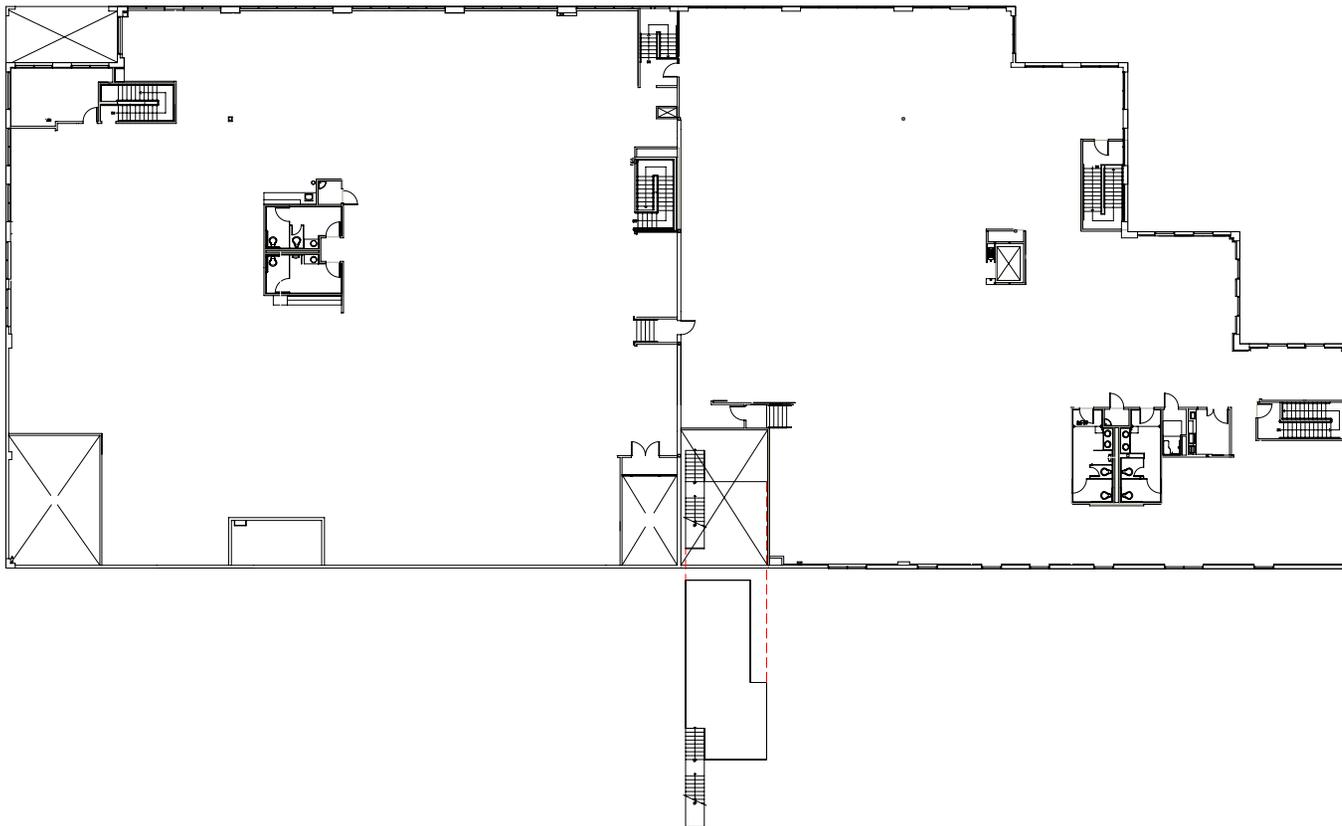
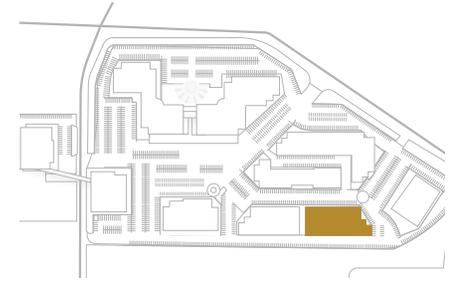
270 E GRAND AVE



- Life science warm shell ready for tenant improvements

±32,012 SF | Second Floor

270 E GRAND AVE



-
- **Life science warm shell ready for tenant improvements**



270

PORTOLA

Handicapped
Parking Only

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POINT GRAND

Spaces Shaped for Science

170 HARBOR WAY, SSF



±45,891 SF lab/office space



Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses



House systems include CDA & Vac

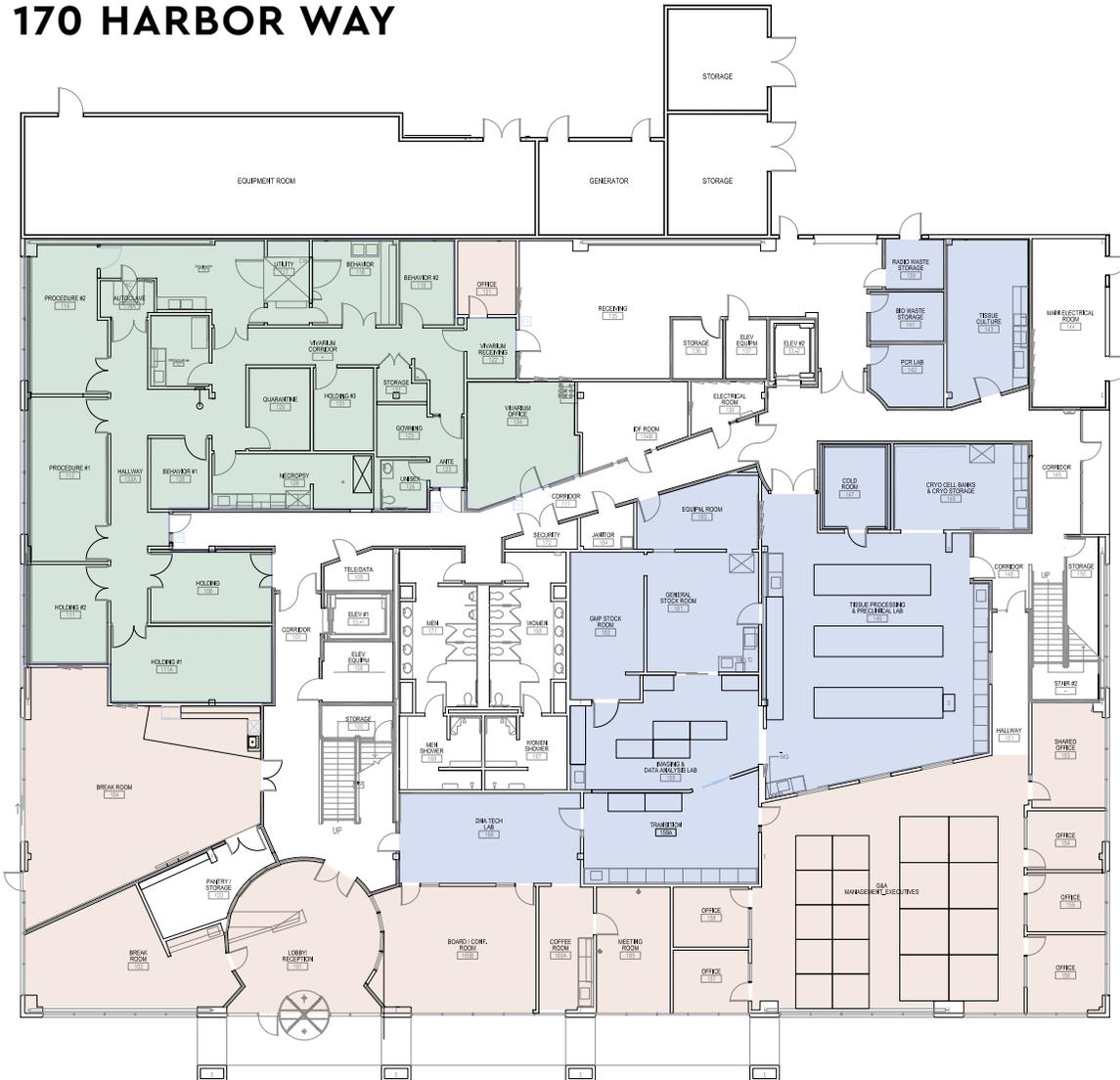


Parking Ratio: 2.4 per 1,000 RSF
Surface parking

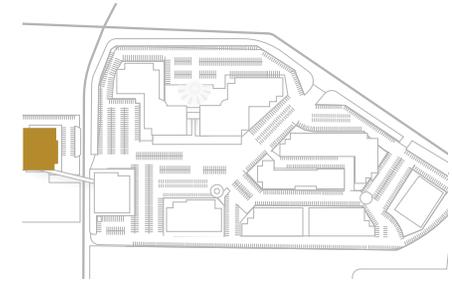


±20,170 SF | First Floor

170 HARBOR WAY



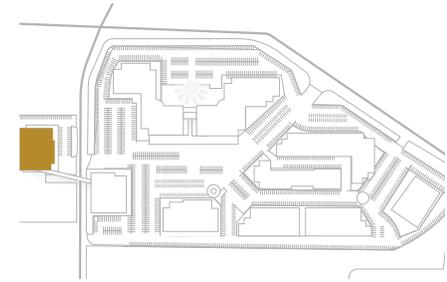
Vivarium
 Lab
 Office



- **Biology, tissue culture labs and related lab support/service areas**
 - **Vivarium**
 - **Cold room & lab support**
-
- **Office area includes private offices, conference rooms and break areas**

±25,721 SF | Second Floor

170 HARBOR WAY



Lab Office

- **Biology, tissue culture labs and related lab support/service areas**
- **Office area includes private offices, conference rooms and break areas**

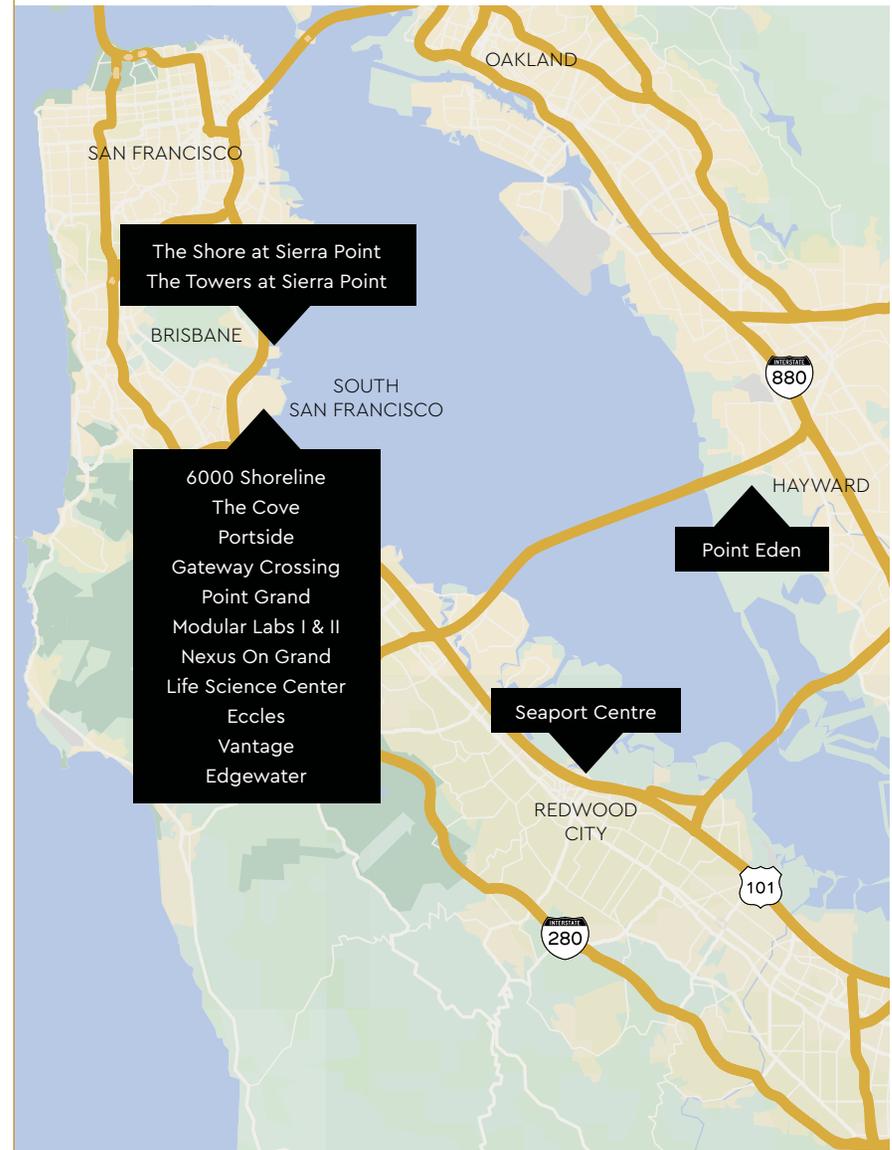


170

Healthpeak® | **DOC LISTED NYSE**

A Powerful Partnership

Healthpeak's deep industry knowledge and flexible approach allows our tenants to thrive. Our fee-simple, long-term property ownership and portfolio scale positions us as a uniquely stable partner life science firms trust to support long-term growth.



Deep Bay Area Roots

Almost **6.2 million** square feet of lab space, approximately **1.3 million** square feet of entitlements, and **84 properties** in the Bay Area.



Seaport Centre, Redwood City

National Presence

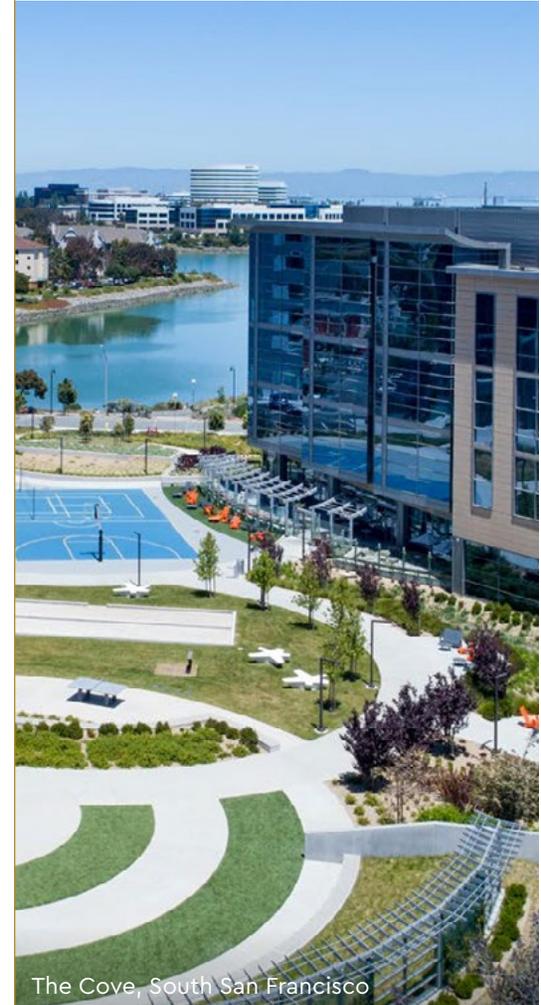
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and **146 properties** Nationwide.



The Shore at Sierra Point, Brisbane

Expert Developer

Experienced local management team that has developed over **3 million** square feet of lab space.



The Cove, South San Francisco

Visionary Partnerships

When you lease at Point Grand, you bring the full expertise and experience of Healthpeak onto your team. We operate the Bay Area's largest life science portfolio, with almost 6 million square feet of lab space, and that's for a reason — **we always treat each partnership with the first-class care it deserves.**



Healthpeak® | DOC LISTED NYSE

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