

6000 SHORELINE COURT

SOUTH SAN FRANCISCO



HealthpeakBayArea.com

Healthpeak®

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CBRE



Closest Peninsula sub-market to
San Francisco



High visibility from Highway
101 with monument signage
available



Adjacent to Bay Trail with scenic
walking and biking paths



Immediate access to Highway 101
and conveniently located to mid-
peninsula residential communities



Above-Market Parking Ratio:
3.3 per 1,000 RSF

Innovate Beyond Boundaries

6000 Shoreline is at the heart of the South San Francisco Life Science Market with access to Highway 101, public transportation and the San Francisco International Airport.

At a Glance

6000 Shoreline Court is a ±146,305 Sq. Ft.

building featuring superior construction, high end interior finishes & great natural light.



Amenities

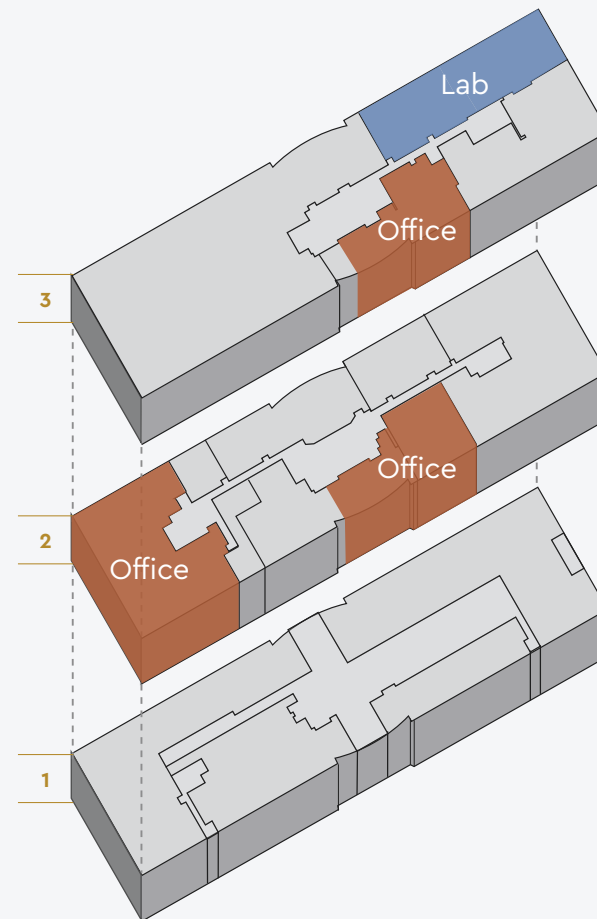
On-site fitness center with locker room / showers



6000
SHORELINE

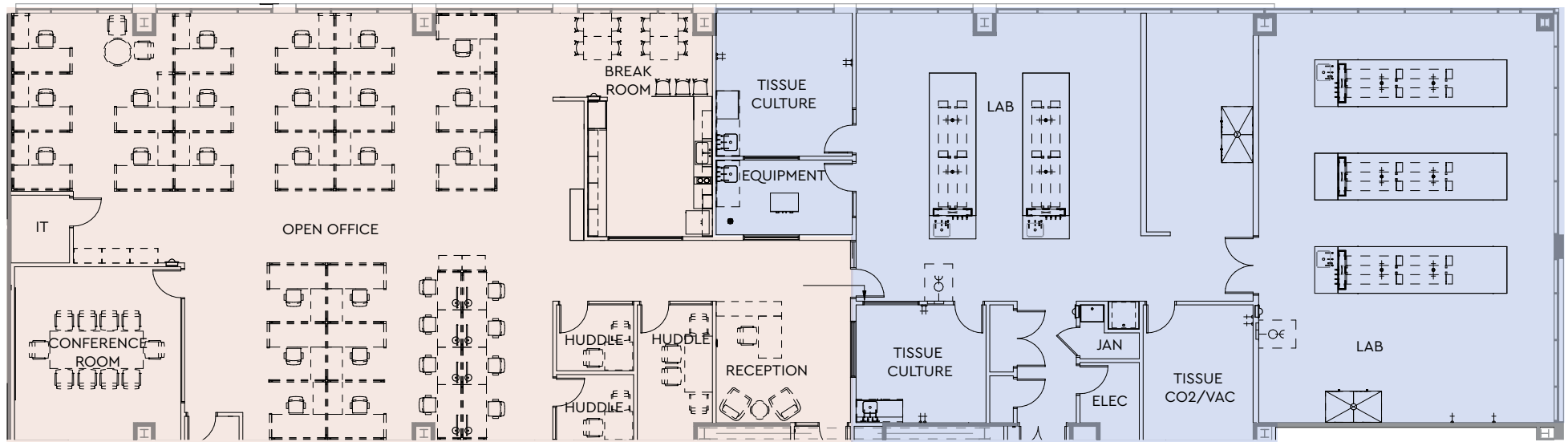
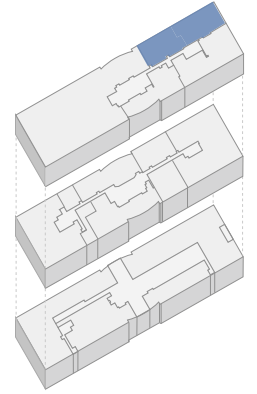
Availability

SECOND & THIRD FLOOR
±31,321 SF Available



±8,305 SF | Third Floor Lab

6000 SHORELINE COURT, SSF



Lab Office

Lab area includes:

- (2) Fume hoods
- Biology lab
- (3) Tissue culture suites

House Gases:

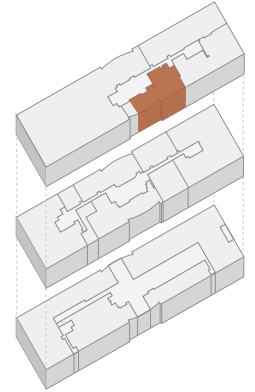
- CDA, VAC, CO2, N2

Office area includes:

- Conference rooms
- Private Offices
- Open office area
- Break room

±5,598 | Third Floor

6000 SHORELINE COURT, SSF



Office area includes:

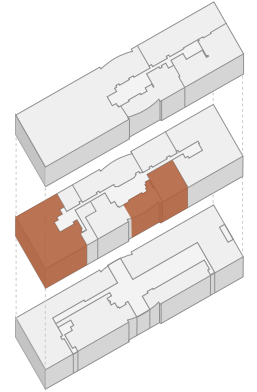
- (4) Private offices
- Open office area

Office

Common Area

±11,496 & ±5,922 SF | Second Floor

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±11,221 SF

Office area includes:

- (7) Private offices
- (2) Conference rooms
- Open office area
- Break room

±5,922 SF

Office area includes:

- (6) Private offices
- (1) Large conference room
- Open office area
- Break room

A Distinguished Destination

Recharge and unwind with easy access to the scenic San Francisco Bay Trail. Take a walking meeting or an energizing midday break — **every option's yours.**





Extensive Transit Options



6000 Shoreline Court,
South San Francisco, CA 94080



IMMEDIATE

access to 101



20 MIN

to downtown SF



9 MIN

to SFO



SSF

Ferry terminal

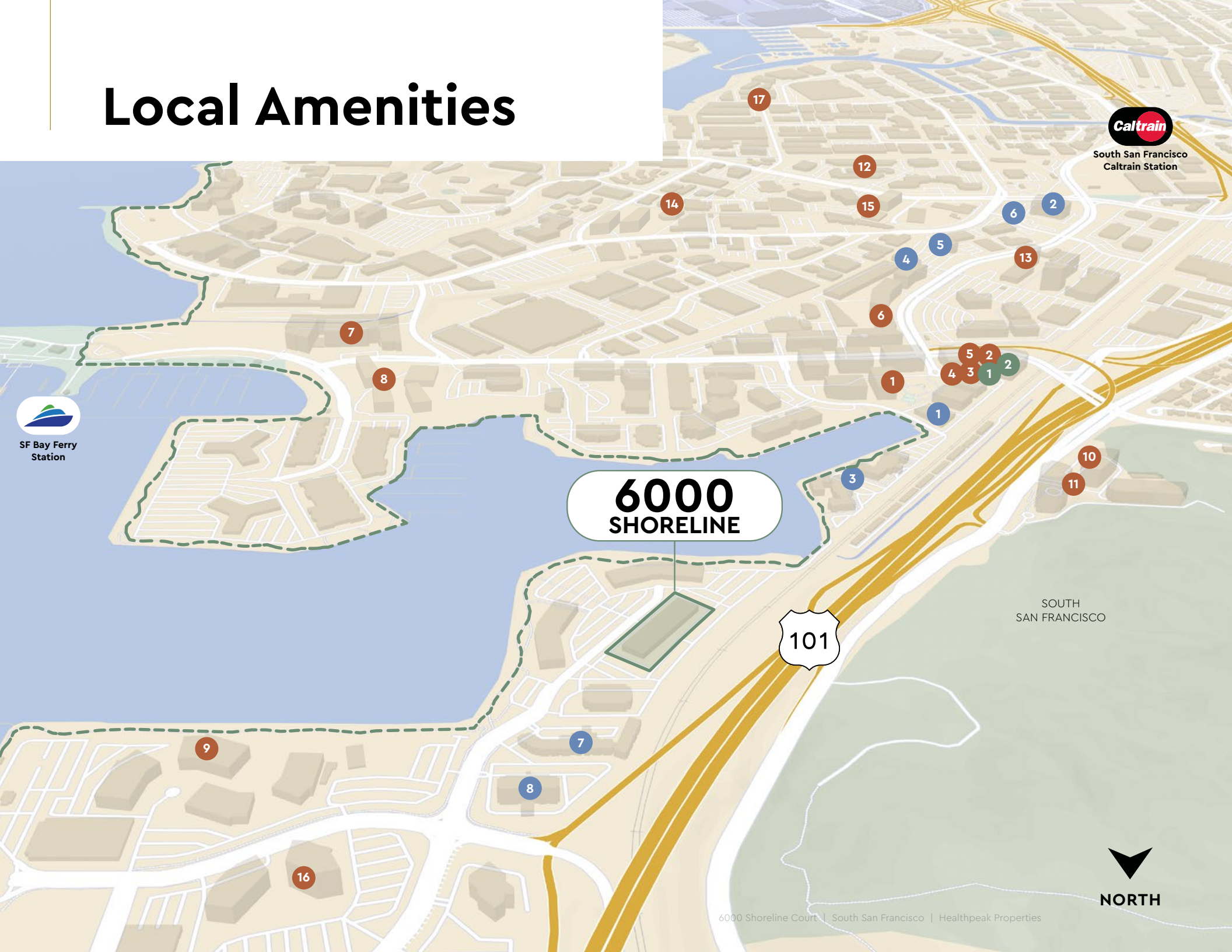


SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

Local Amenities



SF Bay Ferry
Station



South San Francisco
Caltrain Station

**6000
SHORELINE**

101

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



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



FITNESS

- 1 Orangetheory Fitness
 - 2 YogaSix
- Bay Trail — — — — —

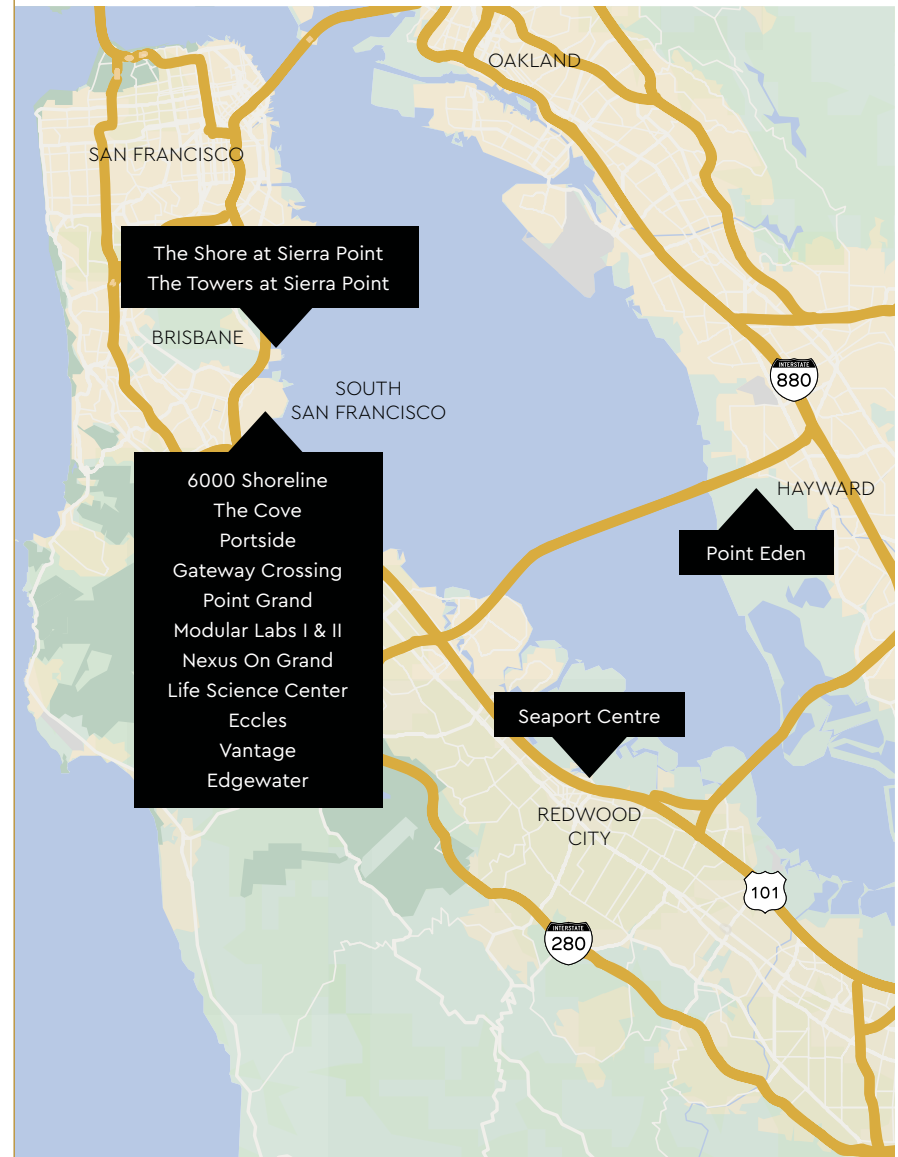
In addition to easy access to Highway 101, employees enjoy proximity and convenience to a curated mix of world-class dining, hotels, and retail offerings all within a few steps.



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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

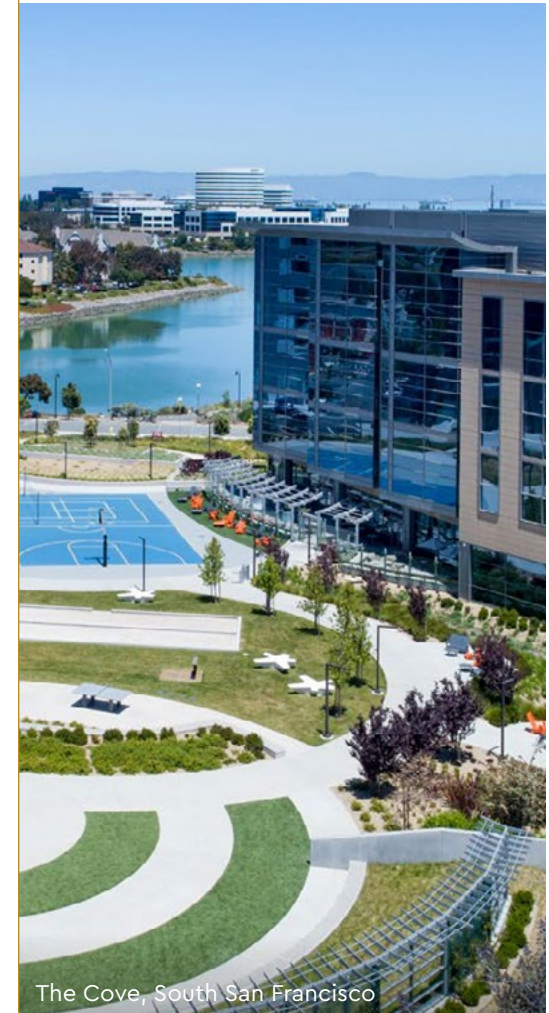
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and **146 properties** Nationwide.



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

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