

6000 SHORELINE COURT

SOUTH SAN FRANCISCO



HealthpeakBayArea.com

Healthpeak® | DOC
LISTED
NYSE

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

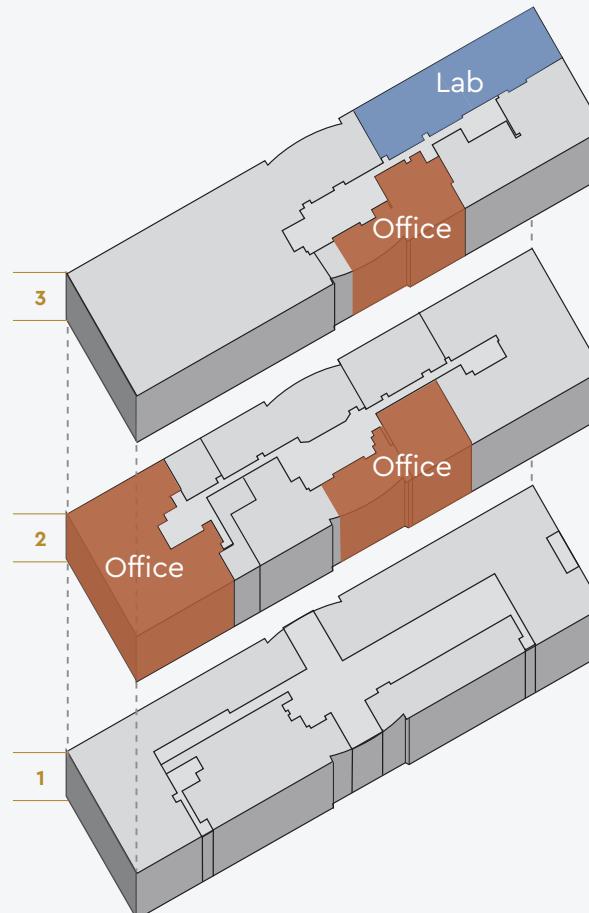


6000 SHORELINE



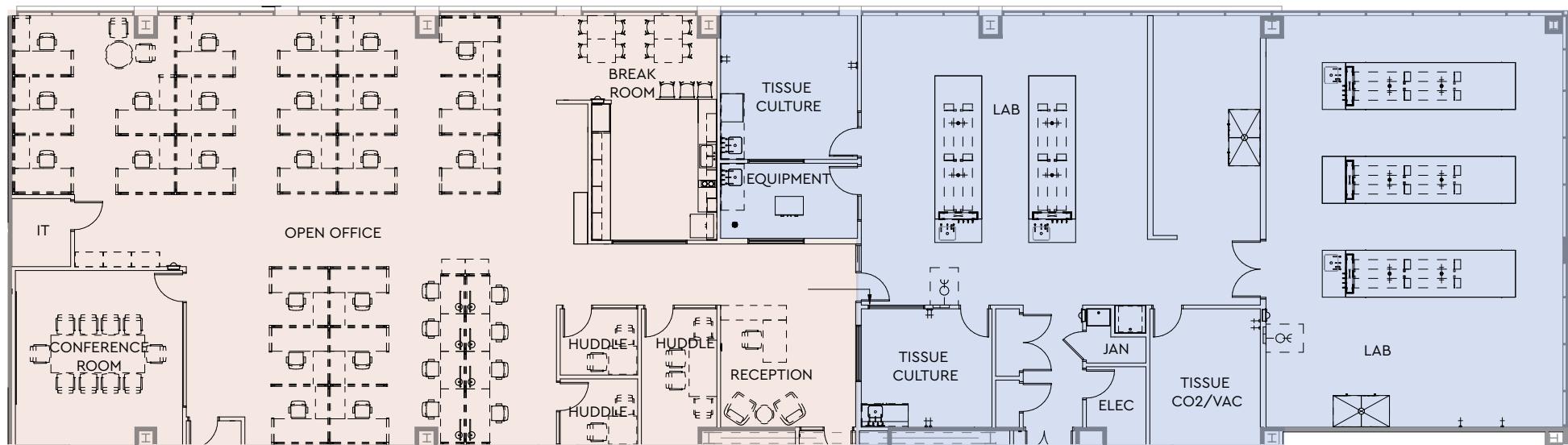
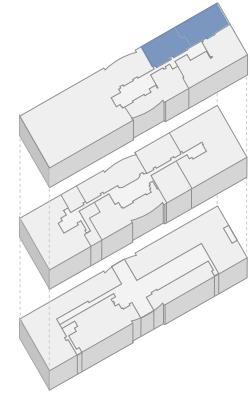
Availability

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



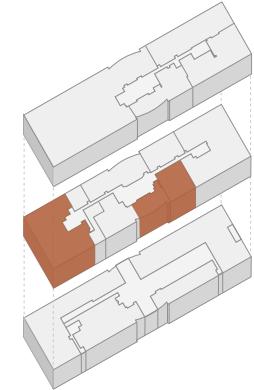
Office area includes:

- (4) Private offices
- Open office area

Office Common Area

±11,496 & ±5,922 SF | Second Floor

6000 SHORELINE COURT, SSF



±11,221 SF

Office area includes:

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

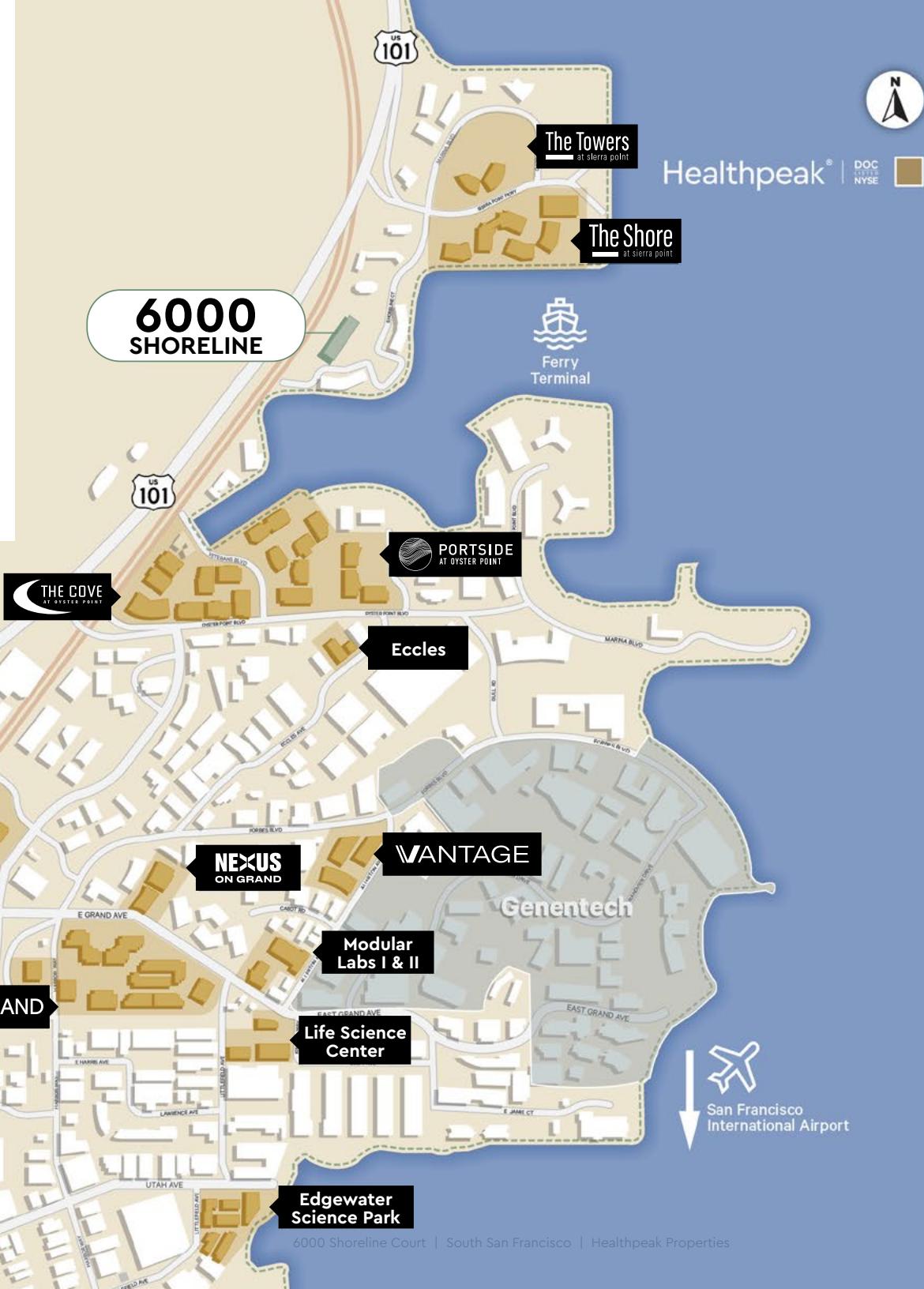
±5,922 SF

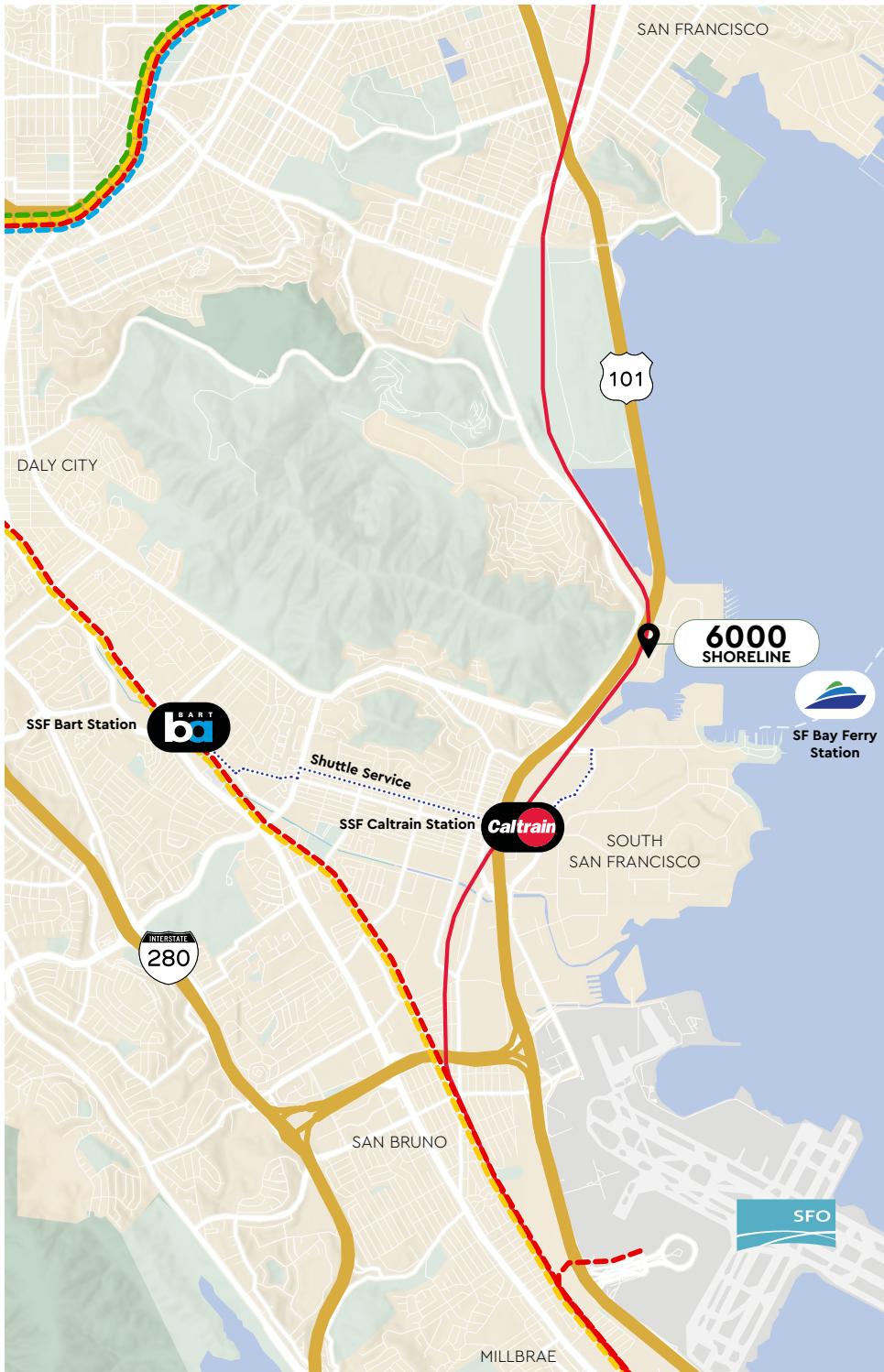
Office area includes:

- (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

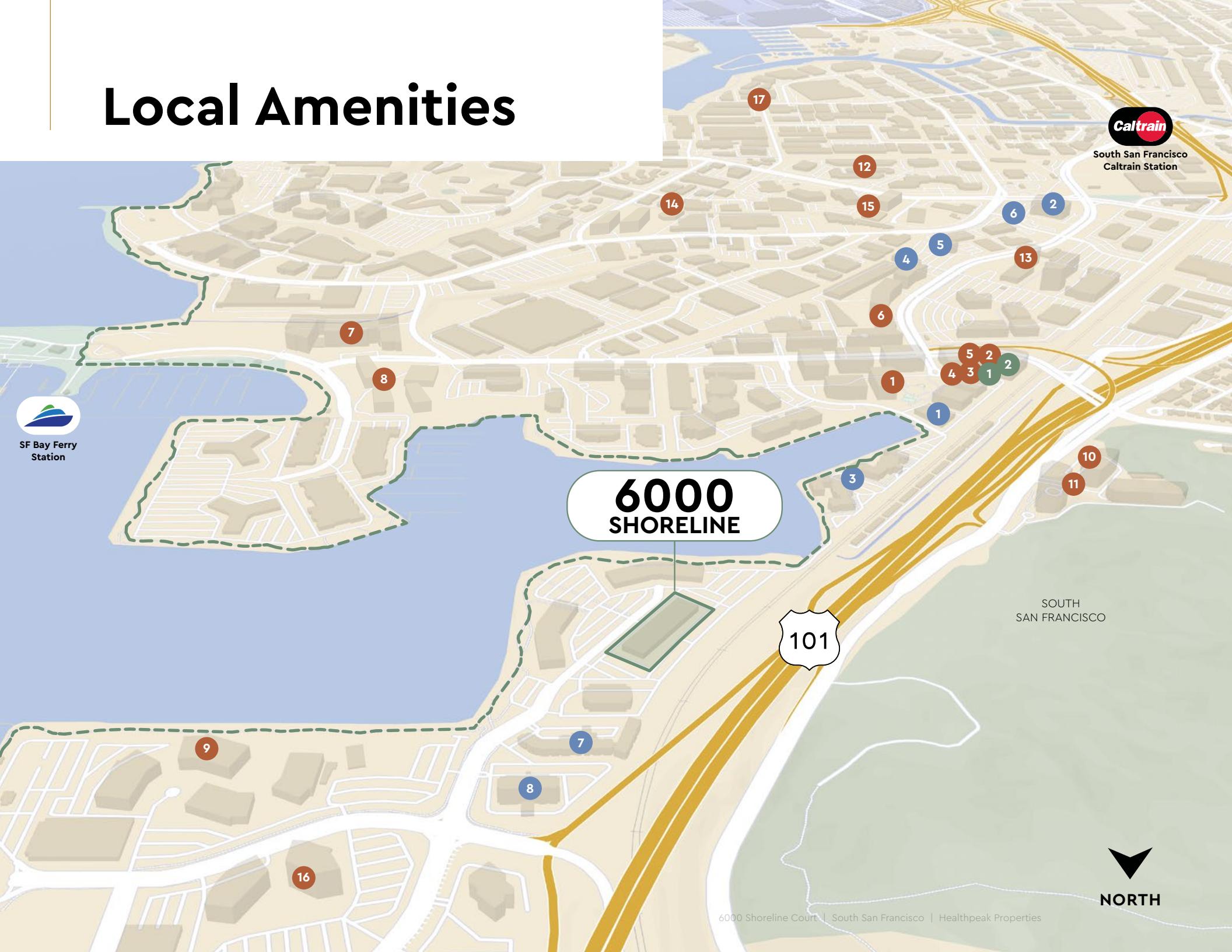


SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

Local Amenities





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



FITNESS

- 1 Orangetheory Fitness
- 2 YogaSix

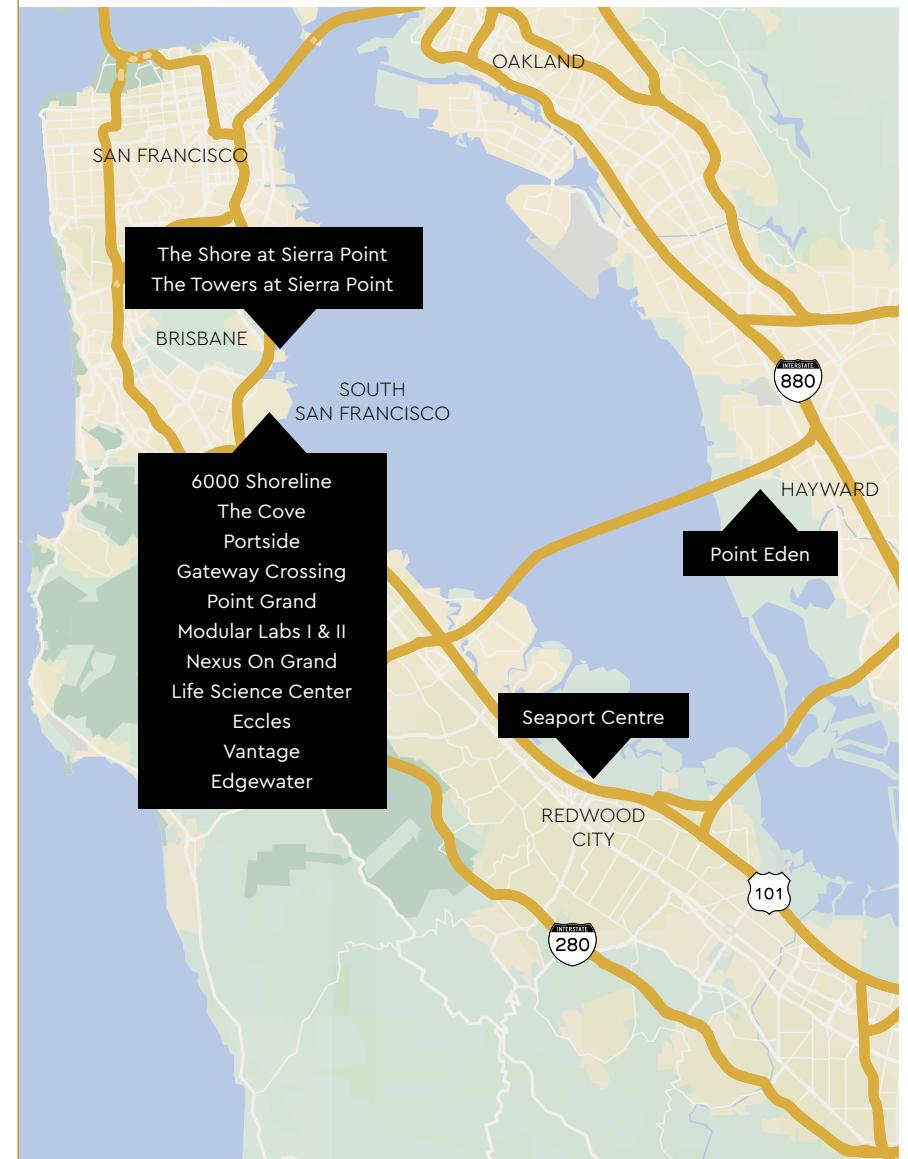
Bay Trail

AC Hotel



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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