

NEXUS ON GRAND

233 East Grand Avenue
South San Francisco

±32,000 SF
Office/Lab Available



Healthpeak®

DOC
LISTED
NYSE

HealthpeakBayArea.com

CBRE

Where the Leading Minds In Biotech Intersect.

Nexus on Grand is a purpose built lab building complete with a cafe, state-of-the-art fitness center, and a multi-use courtyard.

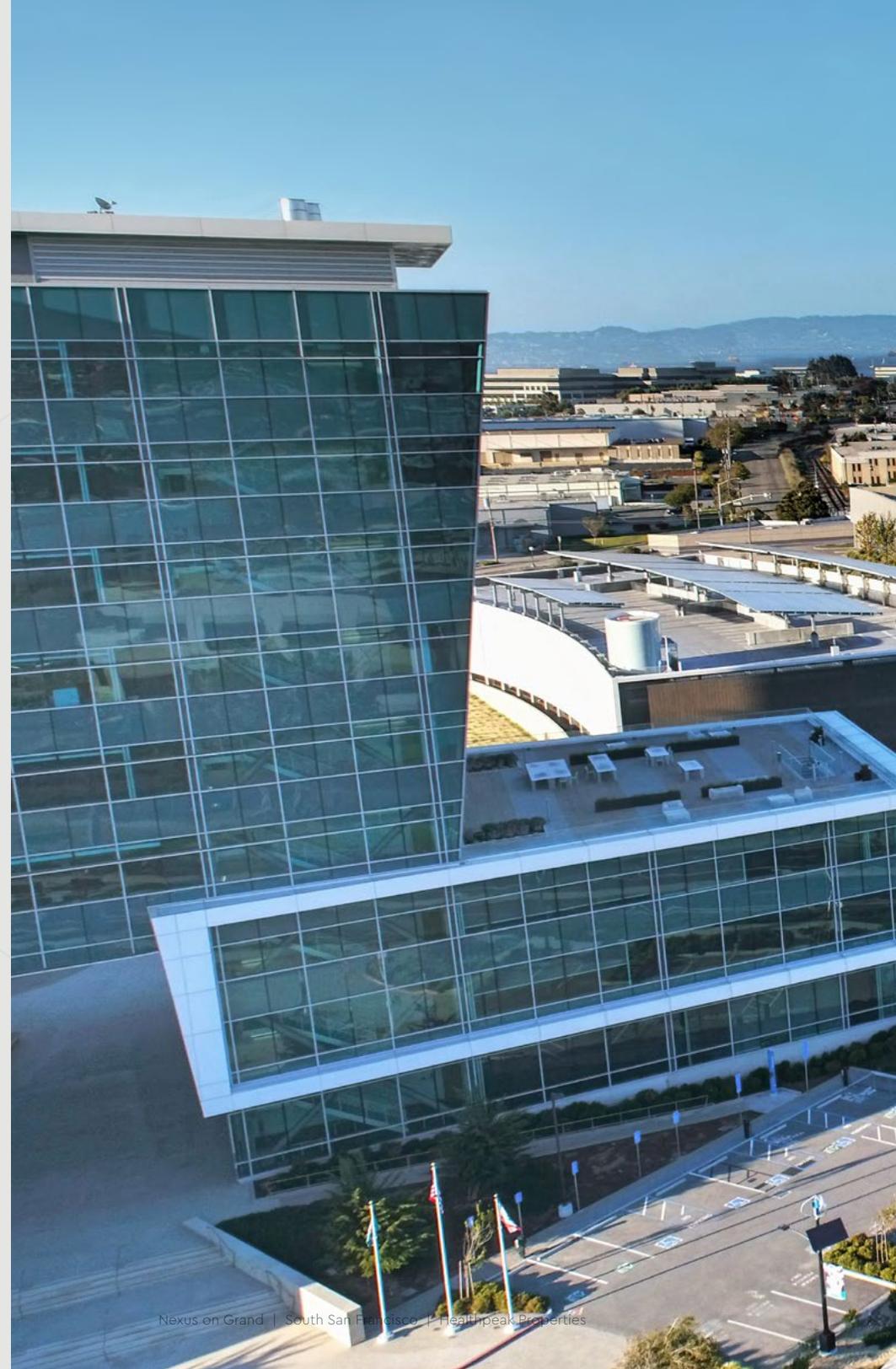
233 E Grand Ave

5 Stories | ±149,000 Sq. Ft.

3 Level Parking

±32,000 Sq. Ft. Available

NEXUS
ON GRAND





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NEXUS ON GRAND





Features



Floor-to-ceiling windows



LEED Gold Certified



17' Floor-to-floor heights, 18' on ground floor



Robust MEP infrastructure allows for up to 100% lab per floor with up to 50% lab for the overall building



Large floor plates averaging 30,000 sq. ft.



Flexible floor plans with central core



1500 KW generator



100 lbs per sq. ft. live load capacity per floor
150 lbs per sq. ft. for rooftop mechanical penthouse



2.5 per 1,000 sq. ft. parking ratio
Structured parking

Location

Nexus tenants enjoy immediate access to the 101 freeway and exceptional transit options including direct shuttle service to BART, Caltrain and Bay Ferry Service.





Proximity to Transit Hubs:



233 E Grand Ave,
South San Francisco, CA 94080



2 MIN
to HWY 101



25 MIN
to downtown SF



8-10 MIN
to SFO



9 MIN
SSF Ferry terminal



SHUTTLE SERVICE

±10 MIN

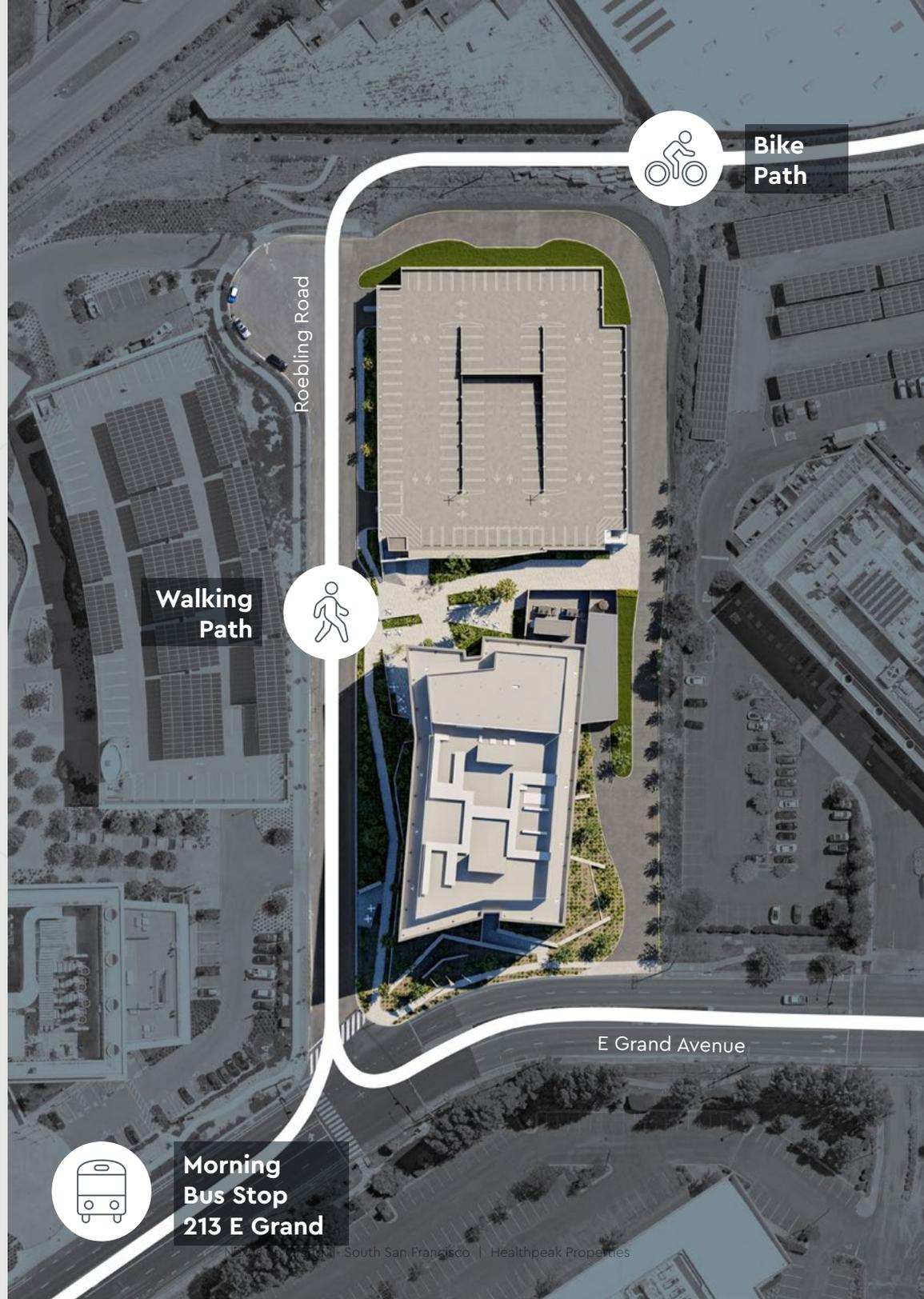
Shuttle Service to Caltrain and BART

Transit

Roebling Road Pick-Up & Drop-Off Zone



NEXUS
ON GRAND



Bike Path



Walking Path



**Morning Bus Stop
213 E Grand**



Afternoon
Bus Stop
230 E Grand



±4 MIN

[Link to CalTrain Shuttle](#)



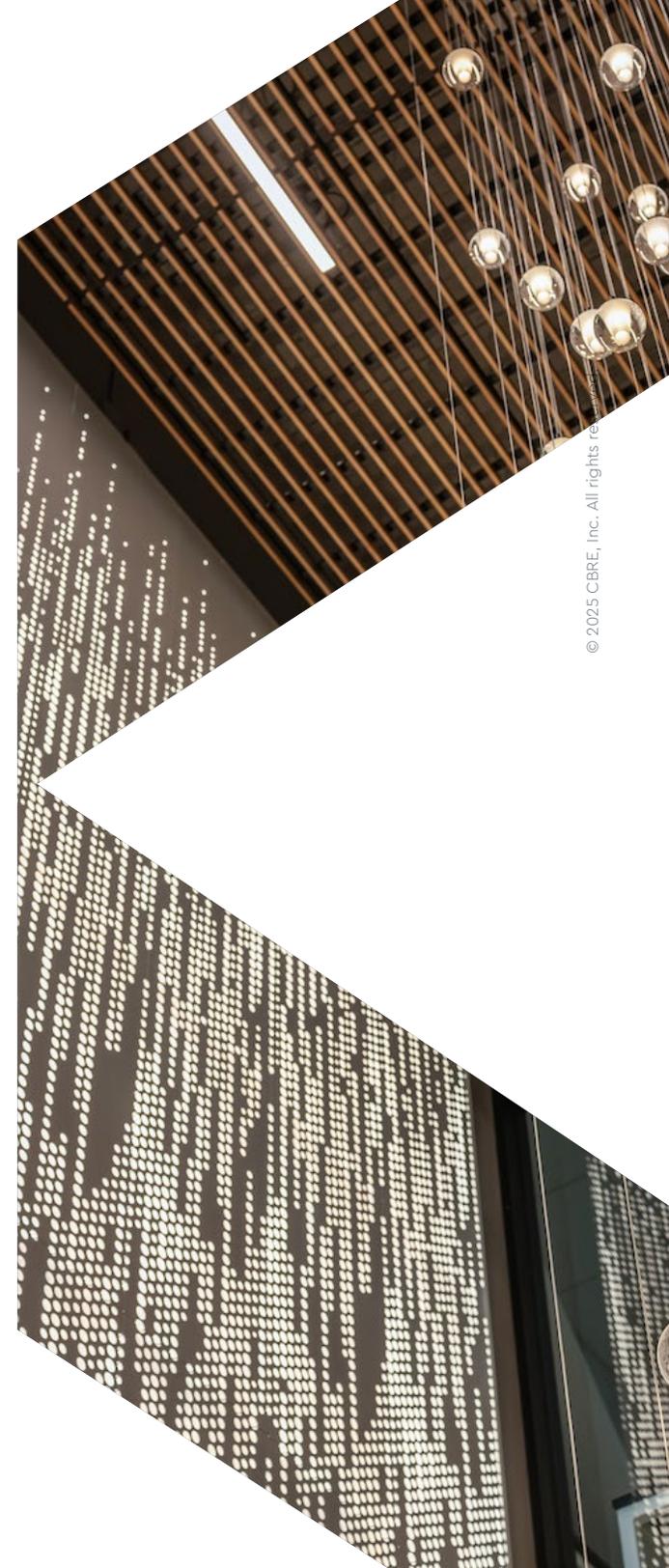
±9 MIN

[Link to SSF Ferry Shuttle](#)



±15 MIN

[Link to Bart Shuttle](#)



On-Site Amenities

Electric Vehicle
Charging Stations

~2.5 per 1,000 Sq. Ft.
Parking Ratio

Bike
Lockers

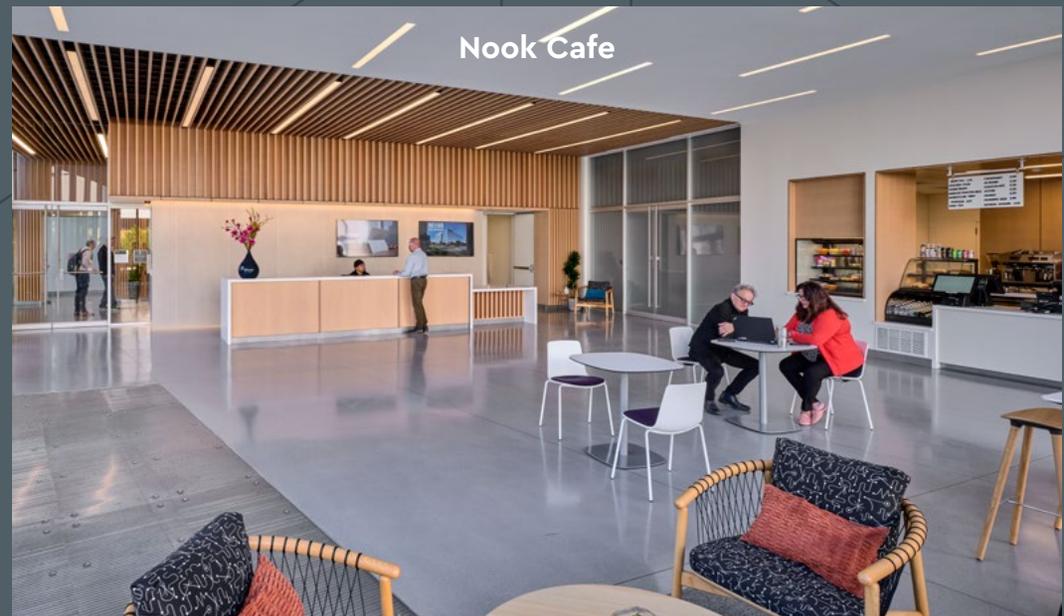
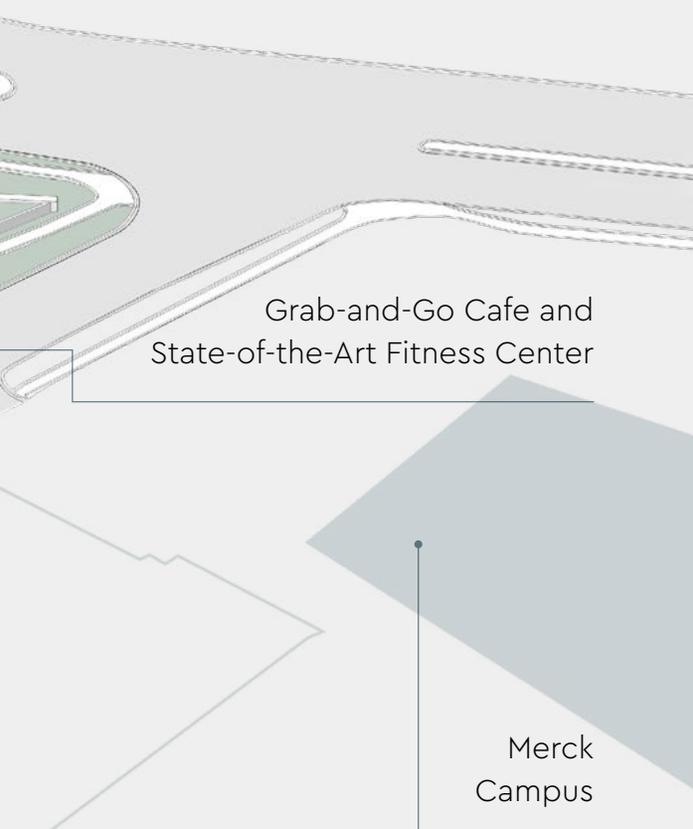
Rails Rails-to-Trails:
Pedestrian Pathway

Campus Courtyard
with Outdoor Seating

Pick-Up and Drop-Off Zones
(Rideshare/Door Dash)

NEXUS
ON GRAND

Prominent Signage Opportunity off
East Grand Ave



A Space to Connect



Multi-Use Courtyard



Local Amenities

NEXUS
ON GRAND



South San Francisco
Caltrain Station



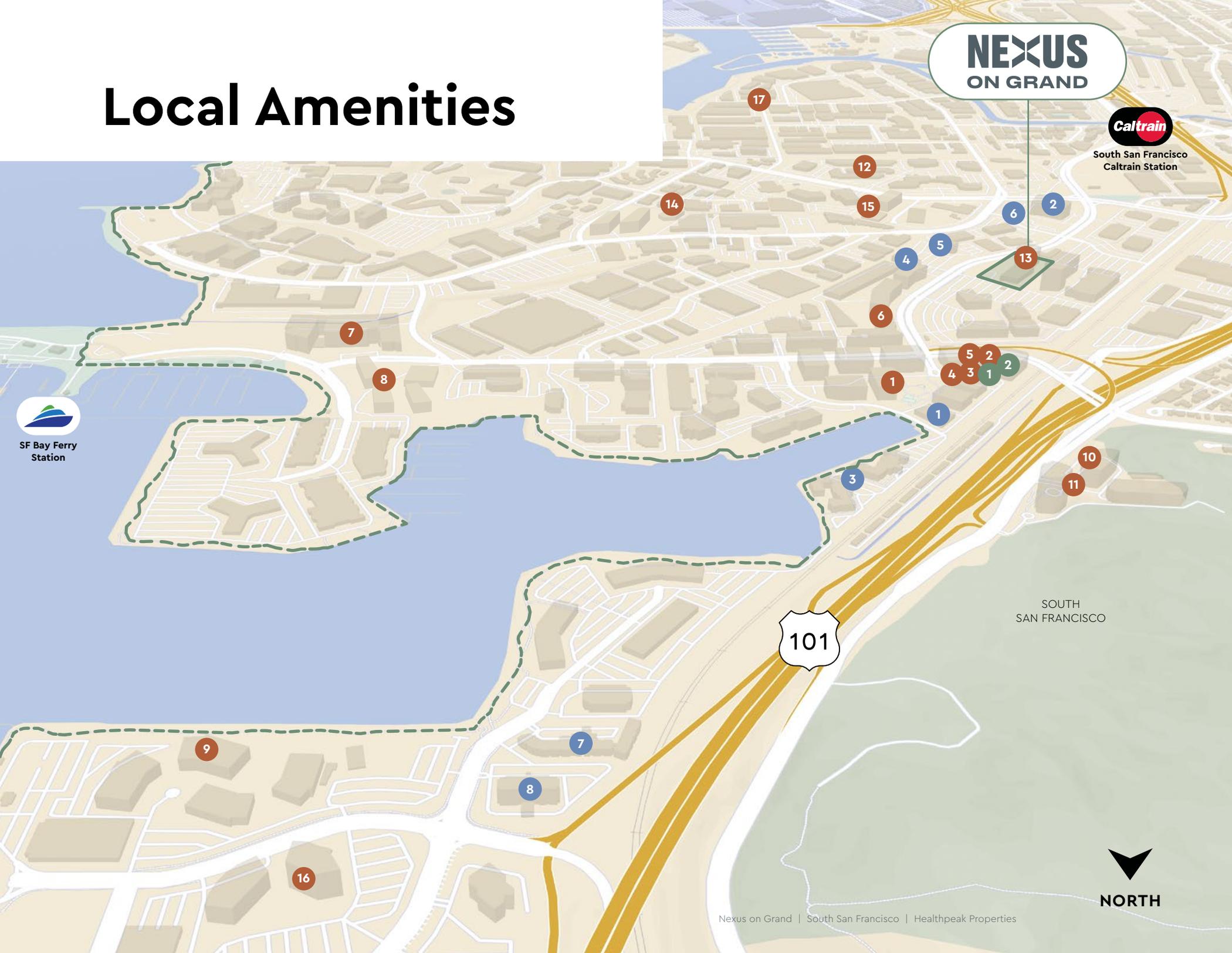
SF Bay Ferry
Station

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



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

NEXUS ON GRAND

±32,000 sq. ft. lab/office space available

Third Floor

±32,000 Sq. Ft.



Workspaces

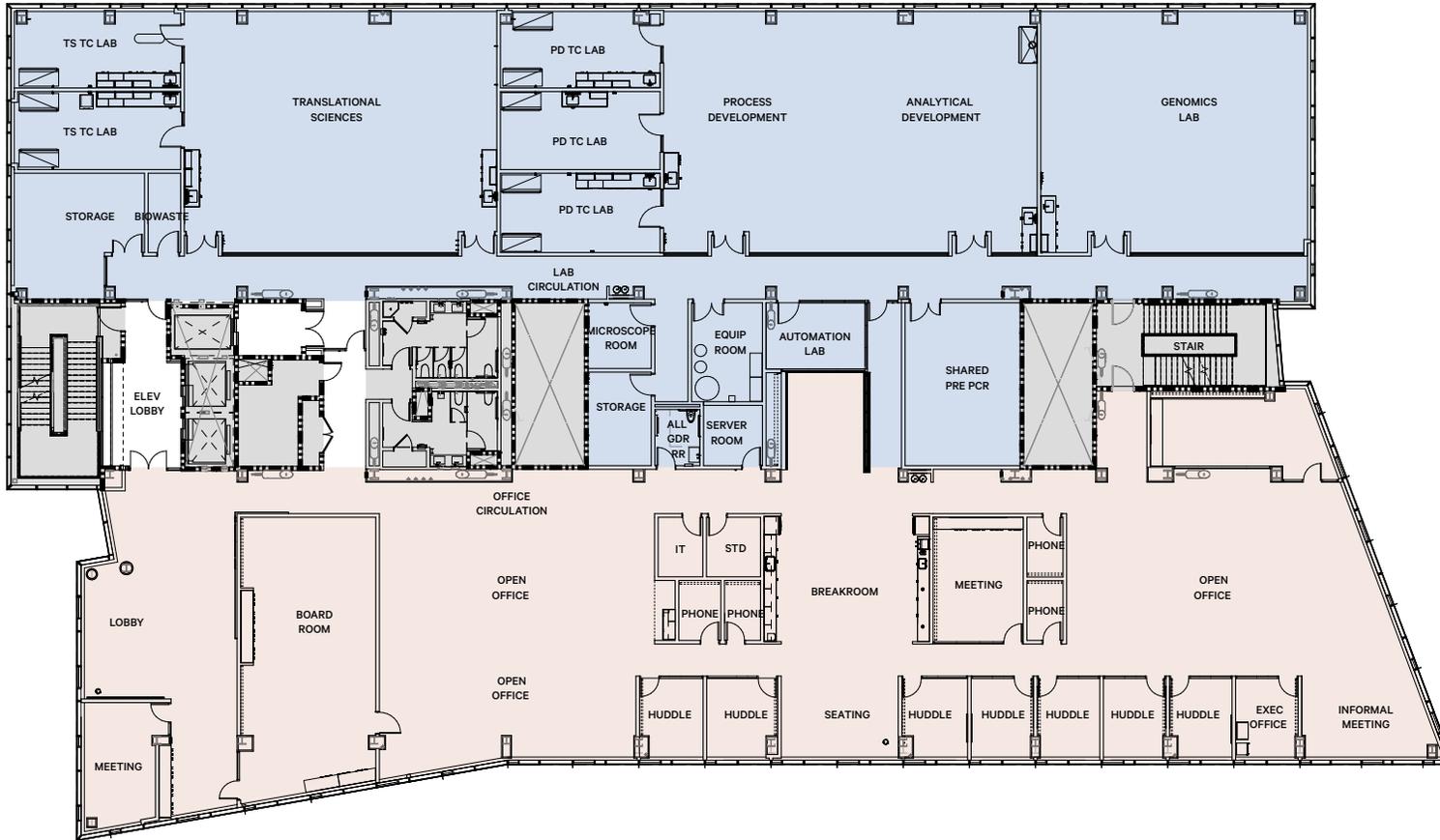
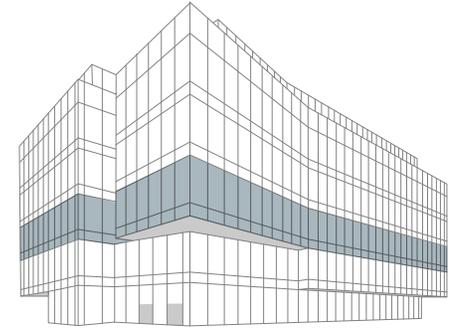


BUILDING SPECIFICATIONS

- 100 lbs per sq. ft. live load capacity per floor
- Up to 100% lab per floor
- 17' deck-to-deck clear height

±32,000 SF | Third Floor

233 E GRAND AVE



- Biology Labs
- Tissue Culture Suites
- Chemical Fume Hood

- Lab Support
- House Vac, CDA, Co2 & N2 Distribution
- Plug & Play Office

- (3) Conference Rooms
- Board Room
- (8) Private Offices
- Open Office Area

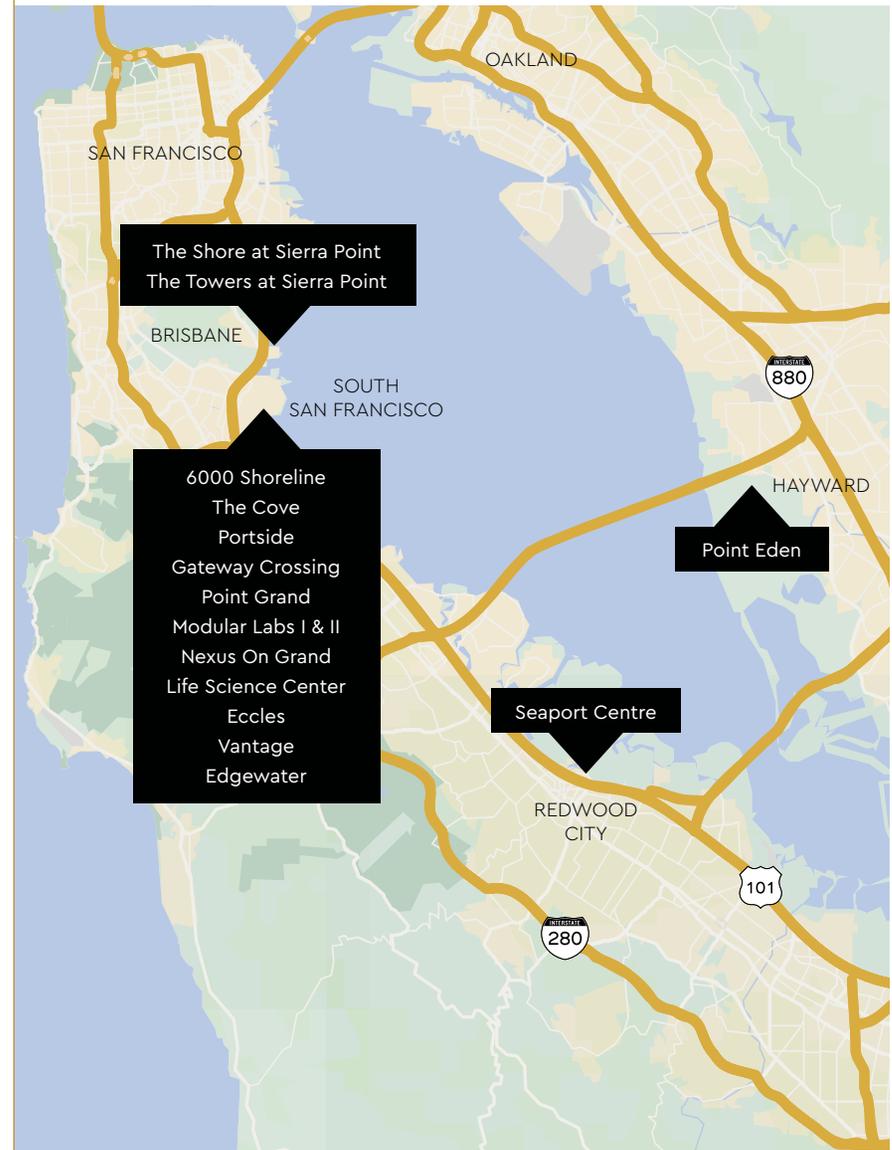
Lab

Office

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

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