

EDGEWATER BUSINESS PARK

300 Utah Ave | 280 Utah Ave | 260 Littlefield Ave
Life Science Campus in South San Francisco, CA



HealthpeakBayArea.com

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LISTED
NYSE

CBRE



In the Heart of the world's most prestigious life science cluster



6-building campus environment that fosters community



Waterfront location



Immediate access to Bay Trail with scenic walking and biking paths



Parking Ratio:
2.6 per 1,000 RSF

Work at the Cutting Edge

In the heart of the South San Francisco life science cluster, Edgewater Business Park offers dedicated lab and office environments along the beautiful Bay waterfront, just steps from the San Francisco Bay Trail.

At a Glance

Edgewater Business Park provides convenient access to Highway 101, public transportation and Downtown San Francisco.

 Space Available



EDGEWATER BUSINESS PARK

Spaces Shaped for Science

300 UTAH AVE, SSF

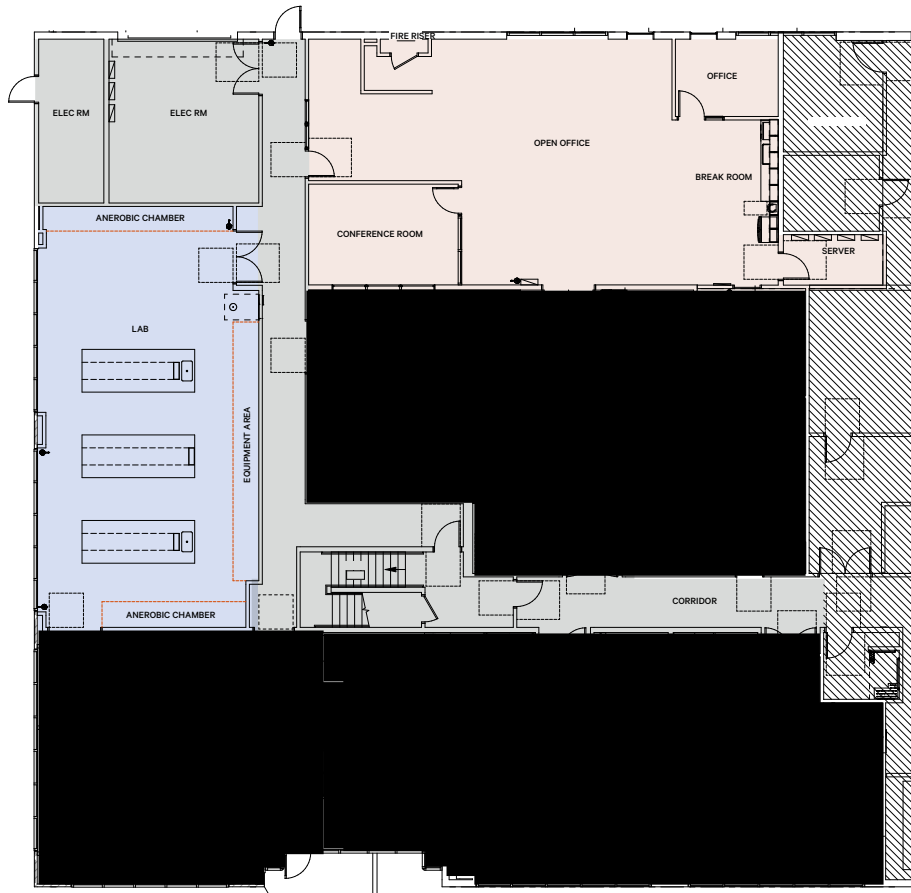
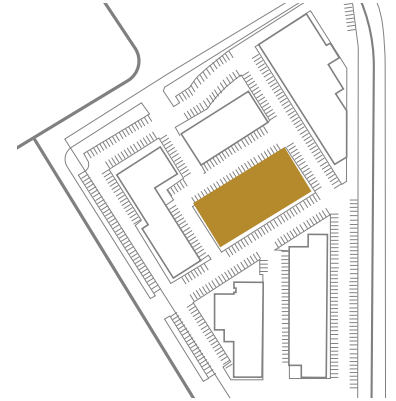


±3,599 SF lab/office space



±3,599 SF | First Floor

300 UTAH AVE



Lab Office Common Area

Lab area includes:

- Biology lab
- Fume hood

Office area includes:

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

EDGEWATER BUSINESS PARK

Spaces Shaped for Science

280 UTAH AVE, SSF

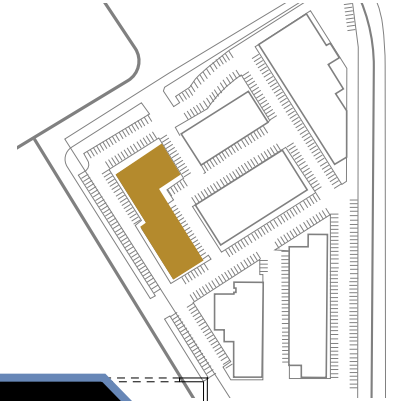


±31,384 SF lab/office space



±10,821 SF | First Floor

280 UTAH AVE



Suite A ±10,821 SF

Suite B Leased

Lab area includes:

- (11) Fume hoods
(2 walk-in hoods)
- Biology lab

House Gases:

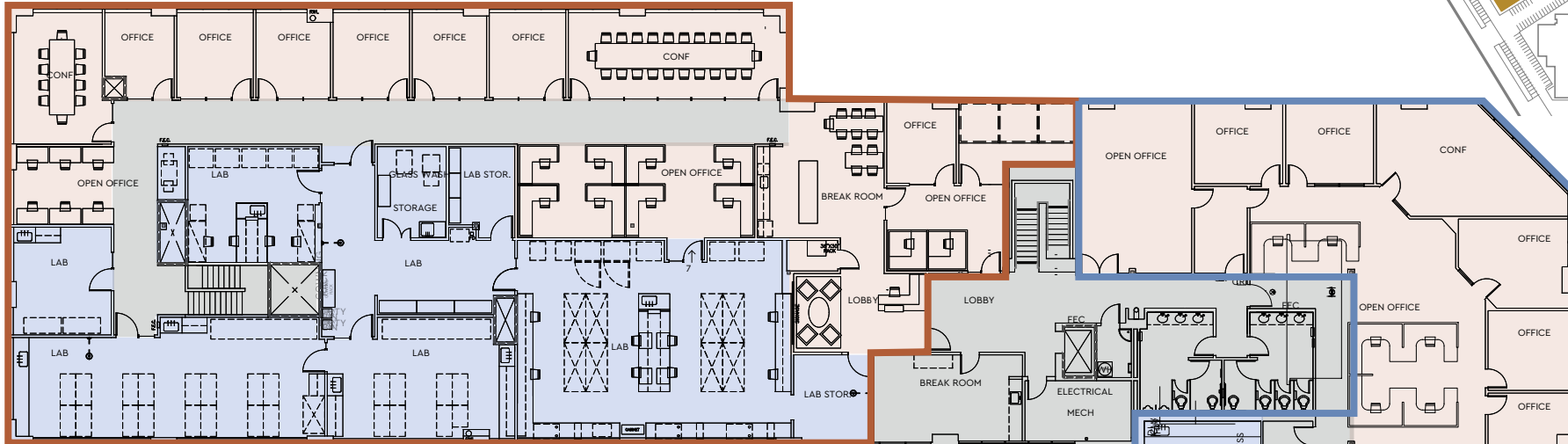
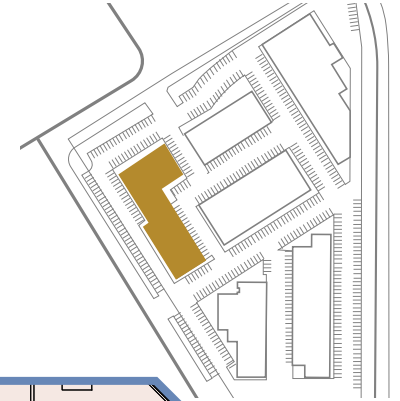
- CDA, Vac, CO2, N2

Office area includes:

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

±20,563 SF | Second Floor

280 UTAH AVE



Lab Office Common Area

Suite C ±12,269 SF

Lab area includes:

- Glass wash
- (8) Fume hoods
- Biology lab
- (2) Tissue culture suites

House Gases:

- CDA, Vac, CO2, N2

Office area includes:

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

Suite D ±8,294 SF

Lab area includes:

- (1) Fume hood
- Biology lab
- (2) Tissue culture suites

House Gases:

- CDA, Vac, CO2, N2

Office area includes:

- Conference rooms
- Private offices
- Open office area



280

EDGEWATER
280
TOSHIBA AMERICA
SHIMADZU/AMINA

FIRE LANE - NO PARKING

FIRE LANE - NO PARKING

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EDGEWATER BUSINESS PARK

Spaces Shaped for Science

260 LITTLEFIELD AVE, SSF



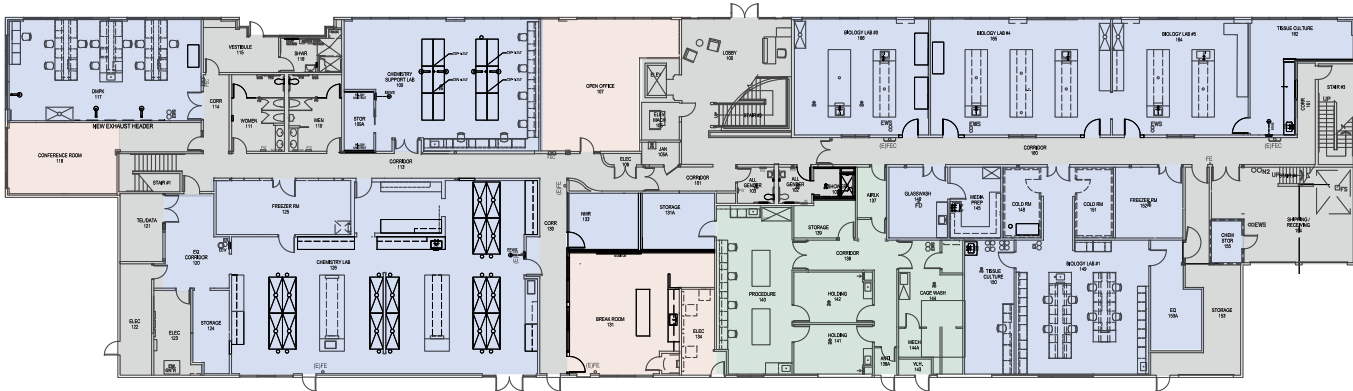
±32,974 SF lab/office space



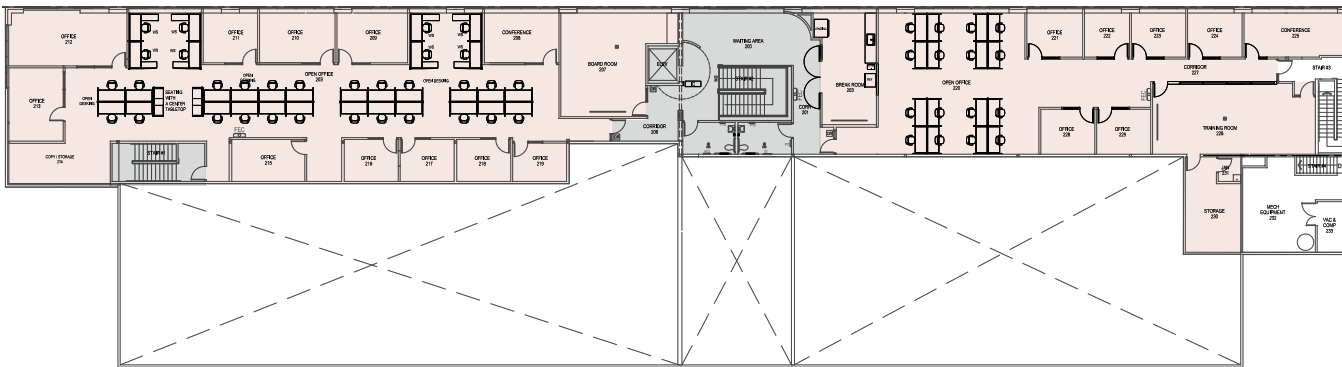
±32,974 SF | First & Second Floor

260 LITTLEFIELD AVE

1st Floor



2nd Floor



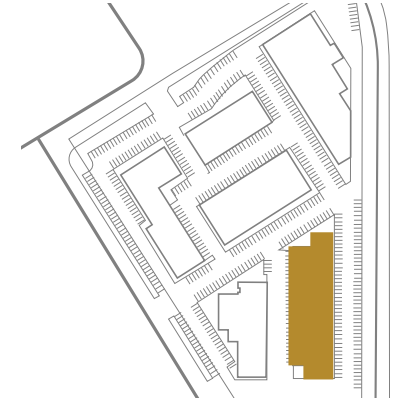
Vivarium
 Lab
 Office
 Common Area

Lab area includes:

- Biology lab
- Chemistry lab
- Tissue culture
- Vivarium
- Purification lab
- Cold rooms
- Media prep

Office area includes:

- Conference rooms
- Private offices
- 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



Edgewater Business Park
South San Francisco, CA 94080



IMMEDIATE
access to 101



25 MIN
to downtown SF



5 MIN
to SFO



SSF
Ferry terminal

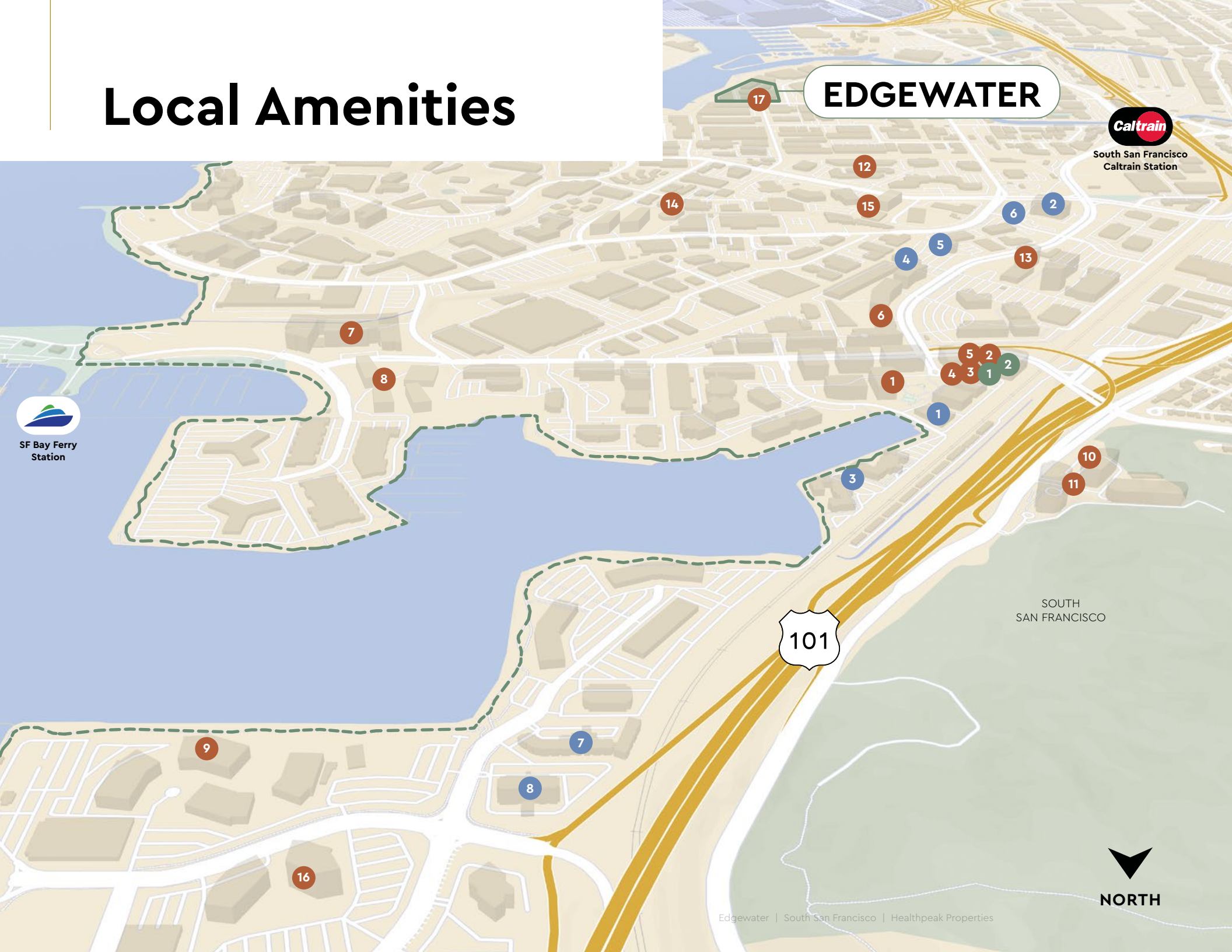


SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

Local Amenities



EDGEWATER



South San Francisco
Caltrain Station



SF Bay Ferry
Station



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

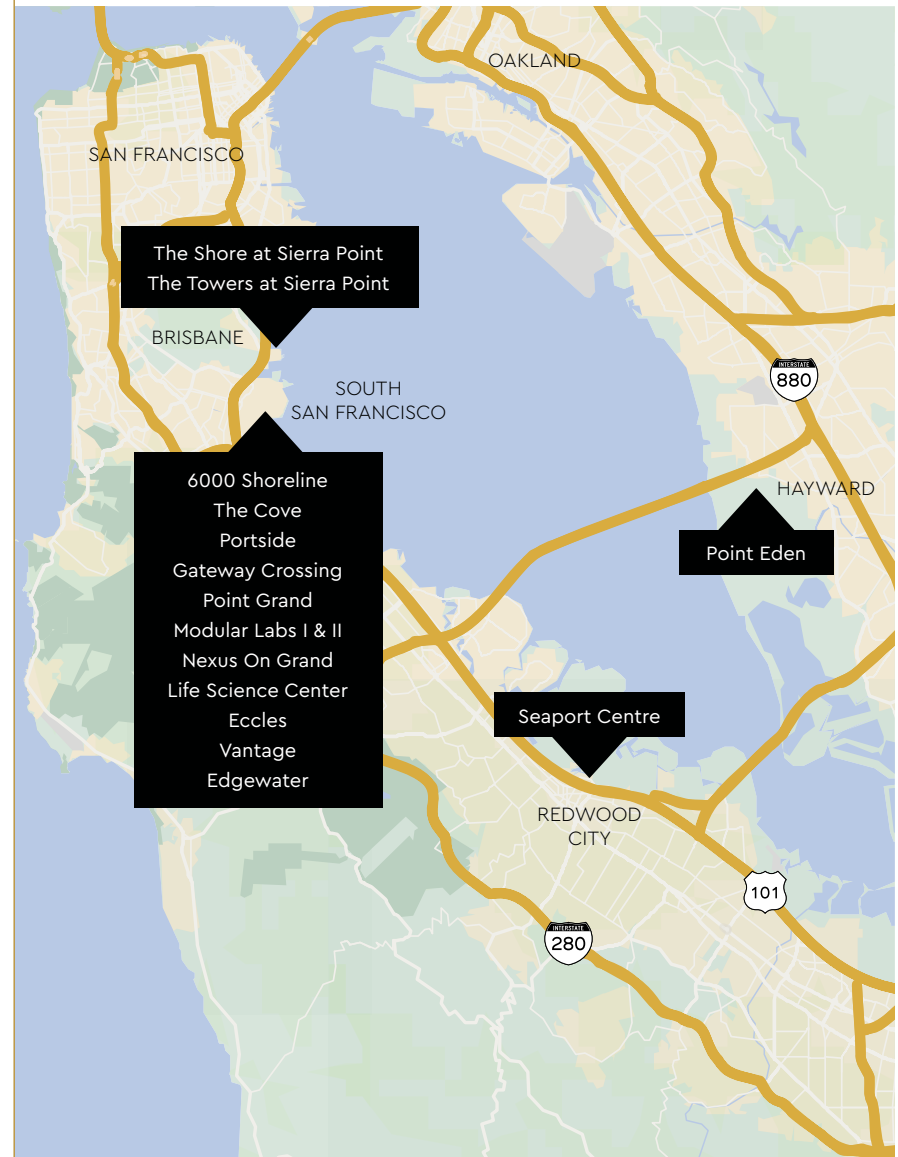
- 1 Orangetheory Fitness
- 2 YogaSix
- Bay Trail



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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

EDGEWATER

BUSINESS PARK

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