

The Towers

at sierra point

2000 Sierra Point Pkwy & 8000 Marina Blvd
Life Science Campus in Brisbane, CA



HealthpeakBayArea.com

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CBRE



Rise to New Heights

The Towers at Sierra Point is a two building ±450,187 Sq. Ft. Class A office and lab campus located along the waterfront in Brisbane.



Closest Peninsula submarket to
San Francisco



High visibility from Highway
101 with prominent building &
monument signage available



Premier waterfront location
with breathtaking panoramic
views of the Bay



Adjacent to Bay Trail with scenic
walking and biking paths



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



Parking Ratio:
2.7 per 1,000 RSF

At a Glance

The Towers at Sierra Point Campus has prominent freeway visibility, unobstructed views of the Bay and an attractive on-site amenity package



OFFICE/LAB SPACE

Space Available

2000 Sierra Point Pkwy
±64,087 SF Available

8000 Marina Blvd
±52,479 SF Available



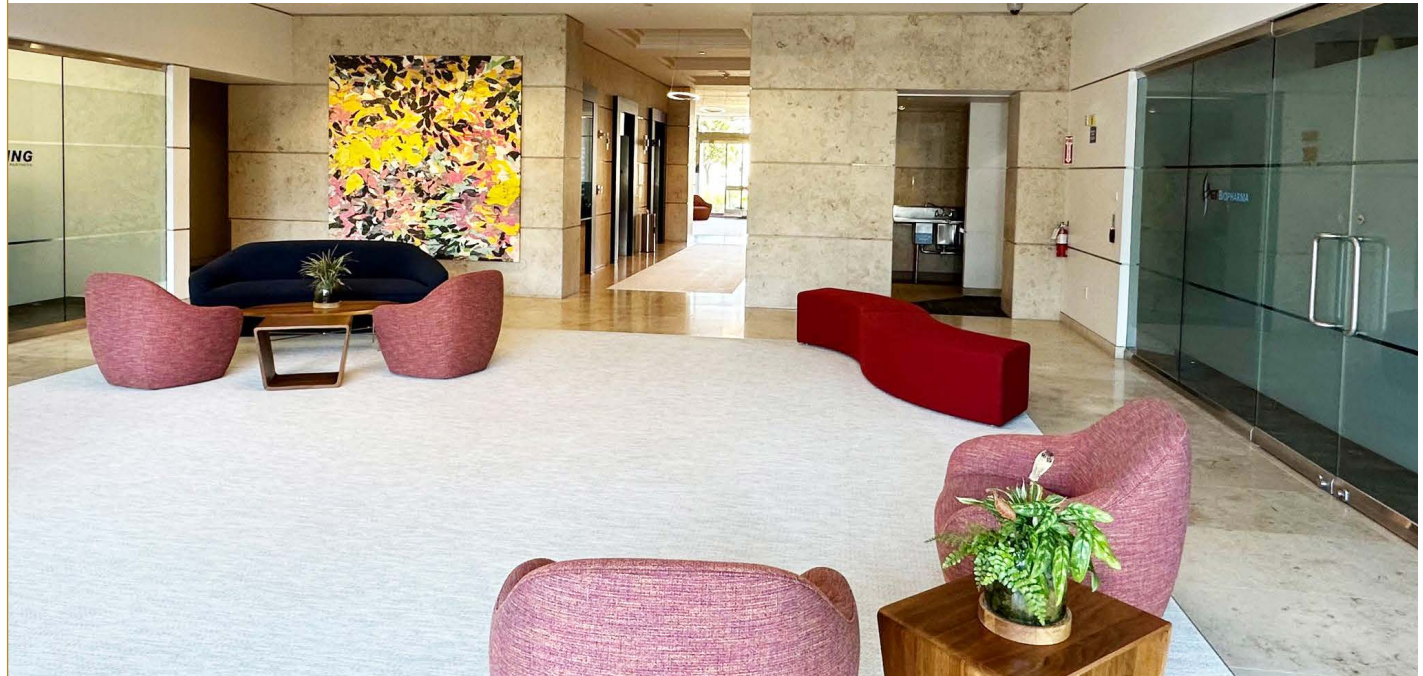


2000 Sierra Point Parkway

First Floor	Office	±1,377 SF
Fifth Floor	Office	±11,861 SF
Sixth Floor	Office	±20,868 SF
Seventh Floor	Office	±9,113 SF
Eighth Floor	Lab	±20,868 SF

8000 Marina Boulevard

First Floor	Office (Two Suites)	±5,438 SF ±5,456 SF
Sixth Floor	Office	±26,218 SF
Seventh Floor	Office	±15,367 SF





SIERRA POINT



BUSINESS PARK

On-site Amenities

Onward and Upward

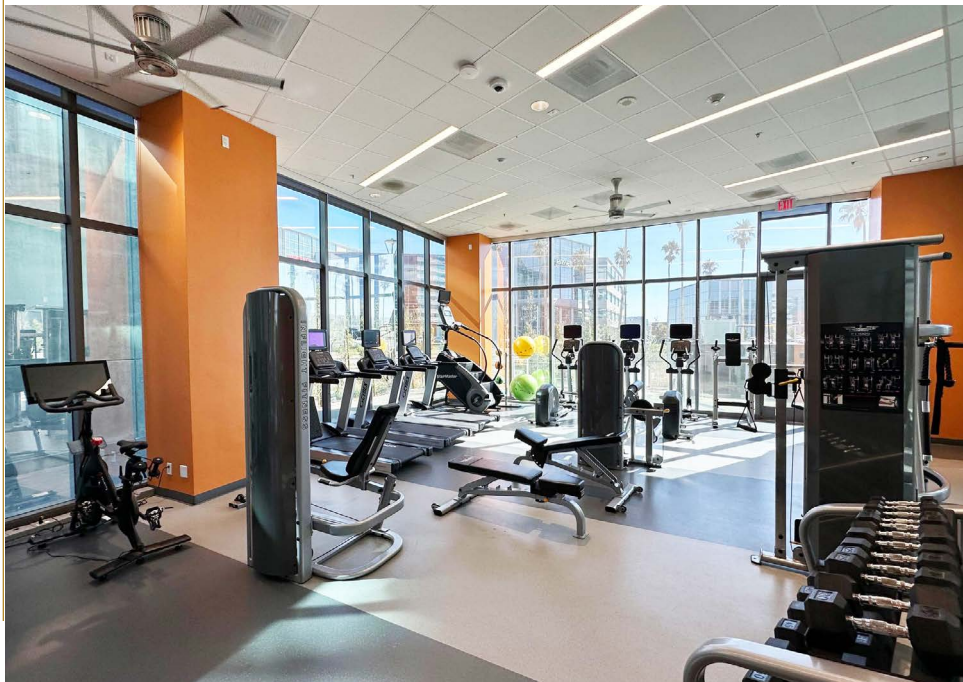
The fully amenitized campus includes a fitness center, basketball court, a restaurant, conference center, food trucks, as well as proximity to local restaurants and hotels.

Little Green Cyclo cafe



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Modern fitness center



Conferencing center



The Towers

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Purpose-Built for Possibility

2000 SIERRA POINT PKWY



±64,087 SF lab/office space

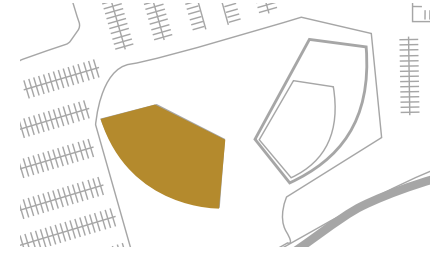


Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses



±1,377 SF | Office

2000 SIERRA POINT PKWY | FIRST FLOOR



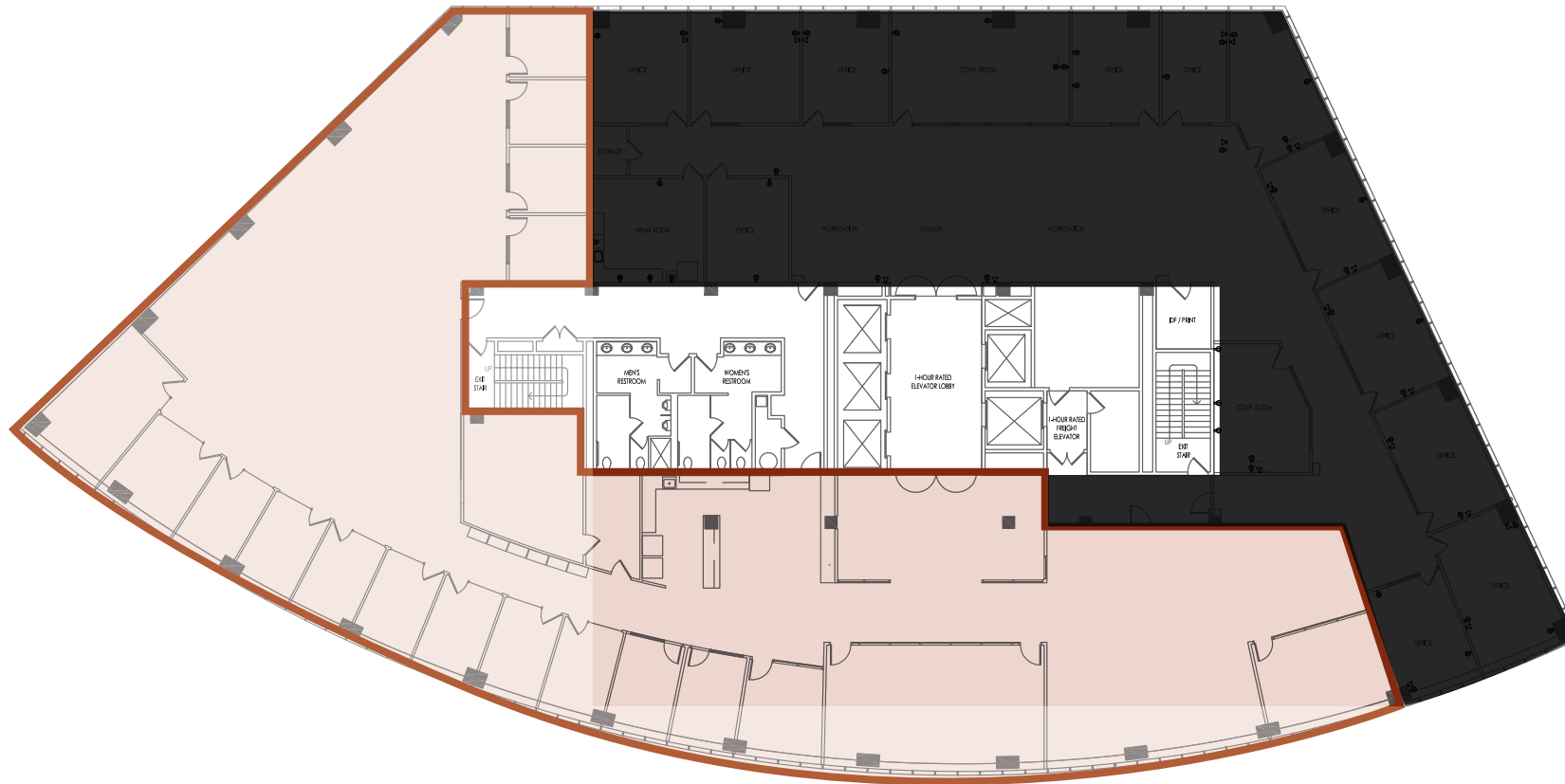
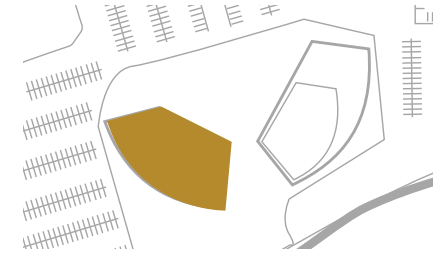
Suite 101



±11,861 SF | Office

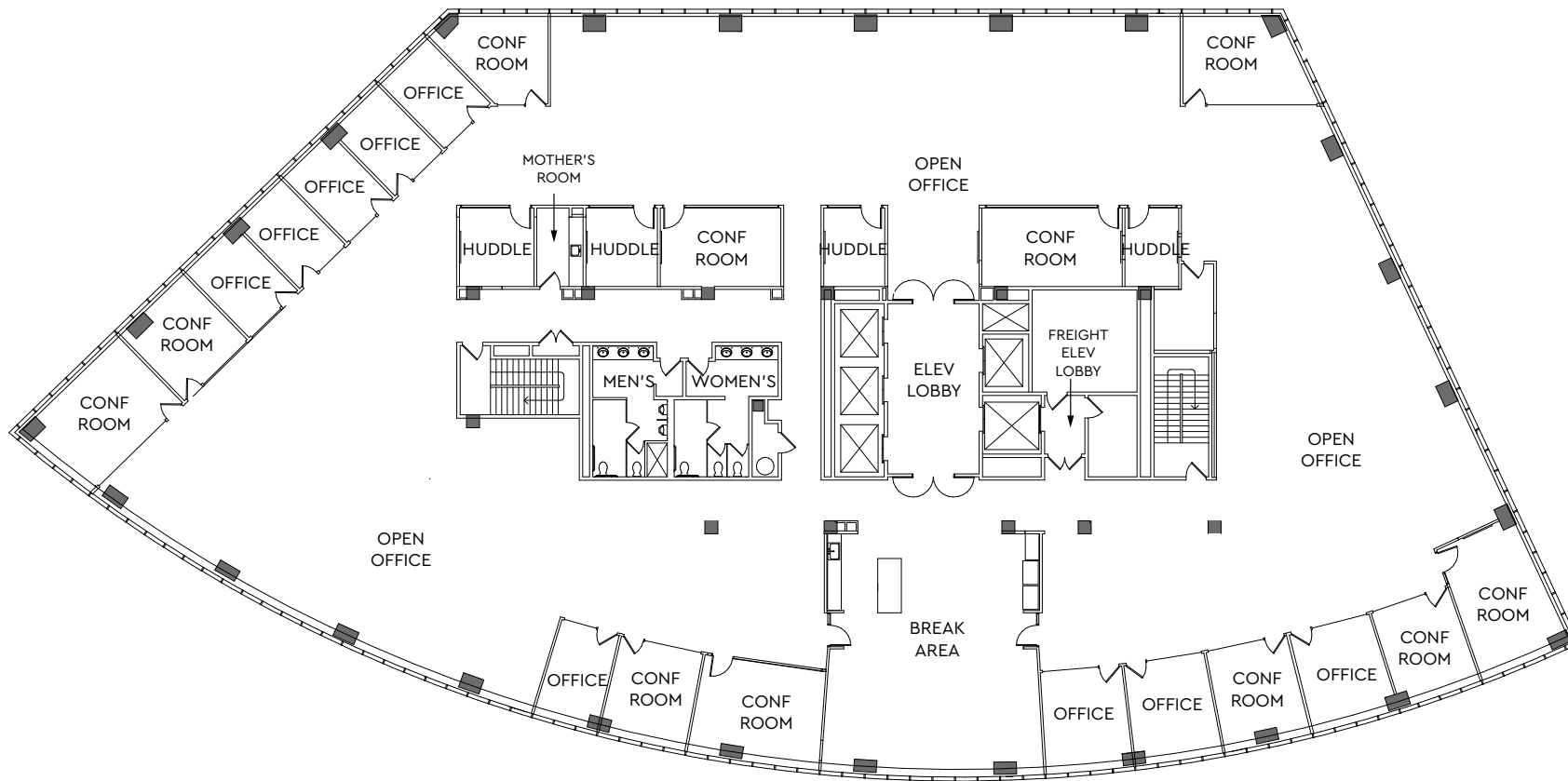
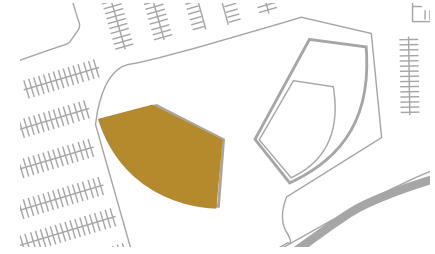
2000 SIERRA POINT PKWY | FIFTH FLOOR

Suite 501
±11,861 SF



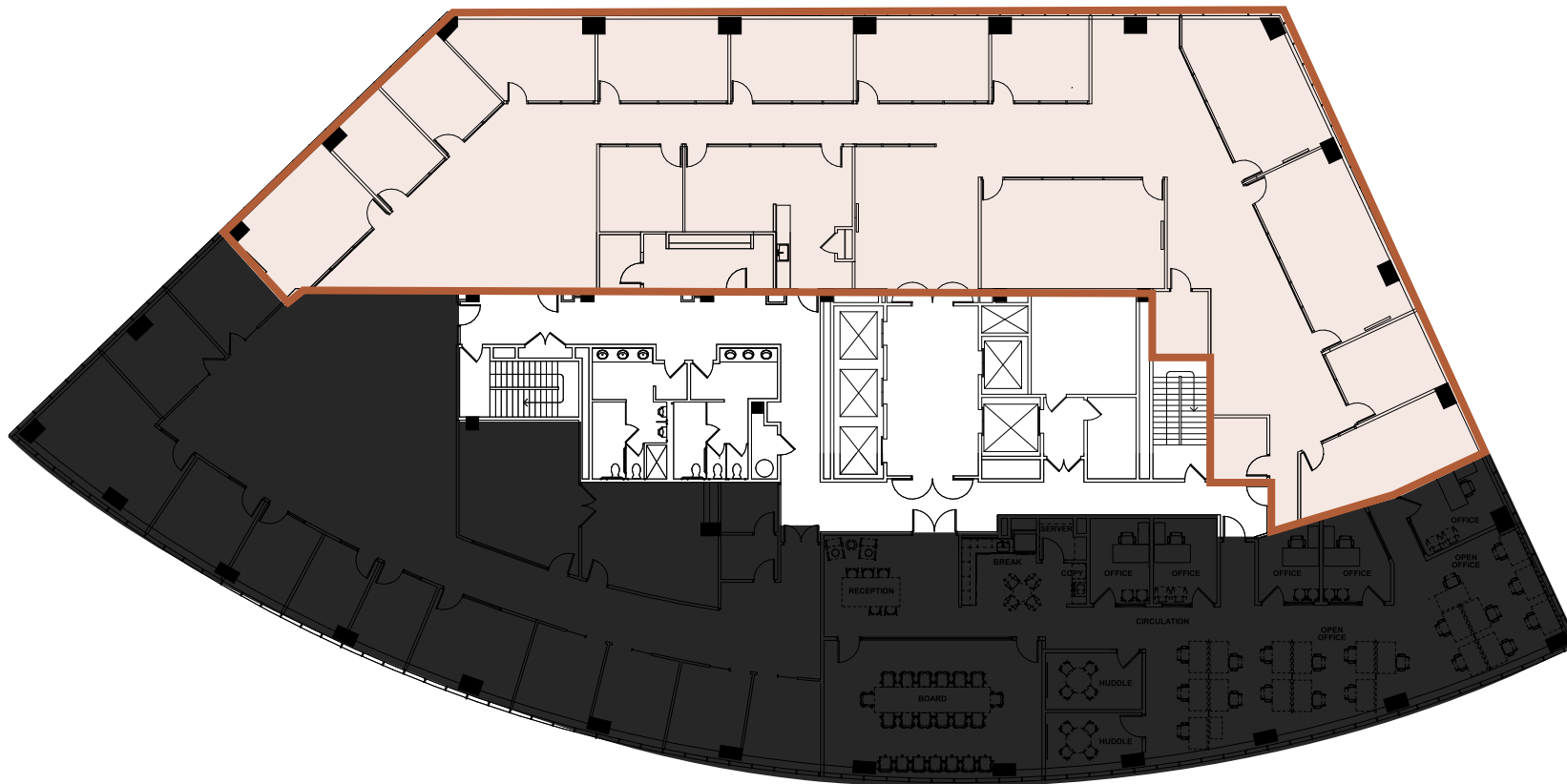
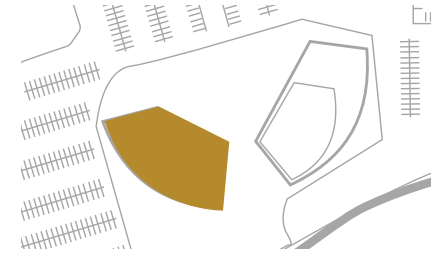
±20,868 SF | Office

2000 SIERRA POINT PKWY | SIXTH FLOOR



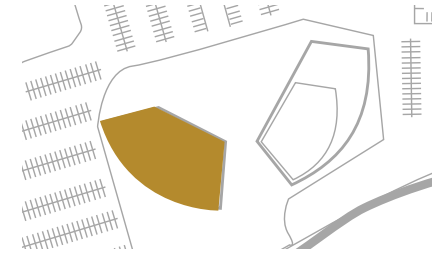
±9,113 SF | Office

2000 SIERRA POINT PKWY | SEVENTH FLOOR



±20,868 SF | Lab Suite

2000 SIERRA POINT PKWY | EIGHTH FLOOR



Lab area includes:

- Biology labs
- Lab support
- Tissue culture suites

Office area includes:

- (6) Private offices
- (5) Conference rooms
- Open office area
- Break room

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Purpose-Built for Possibility

8000 MARINA BLVD



±52,479 SF office space

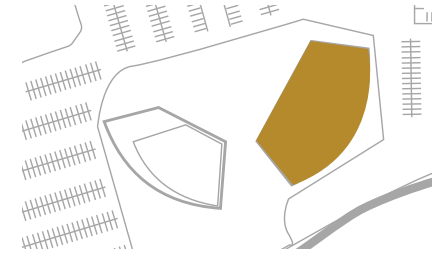


Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses



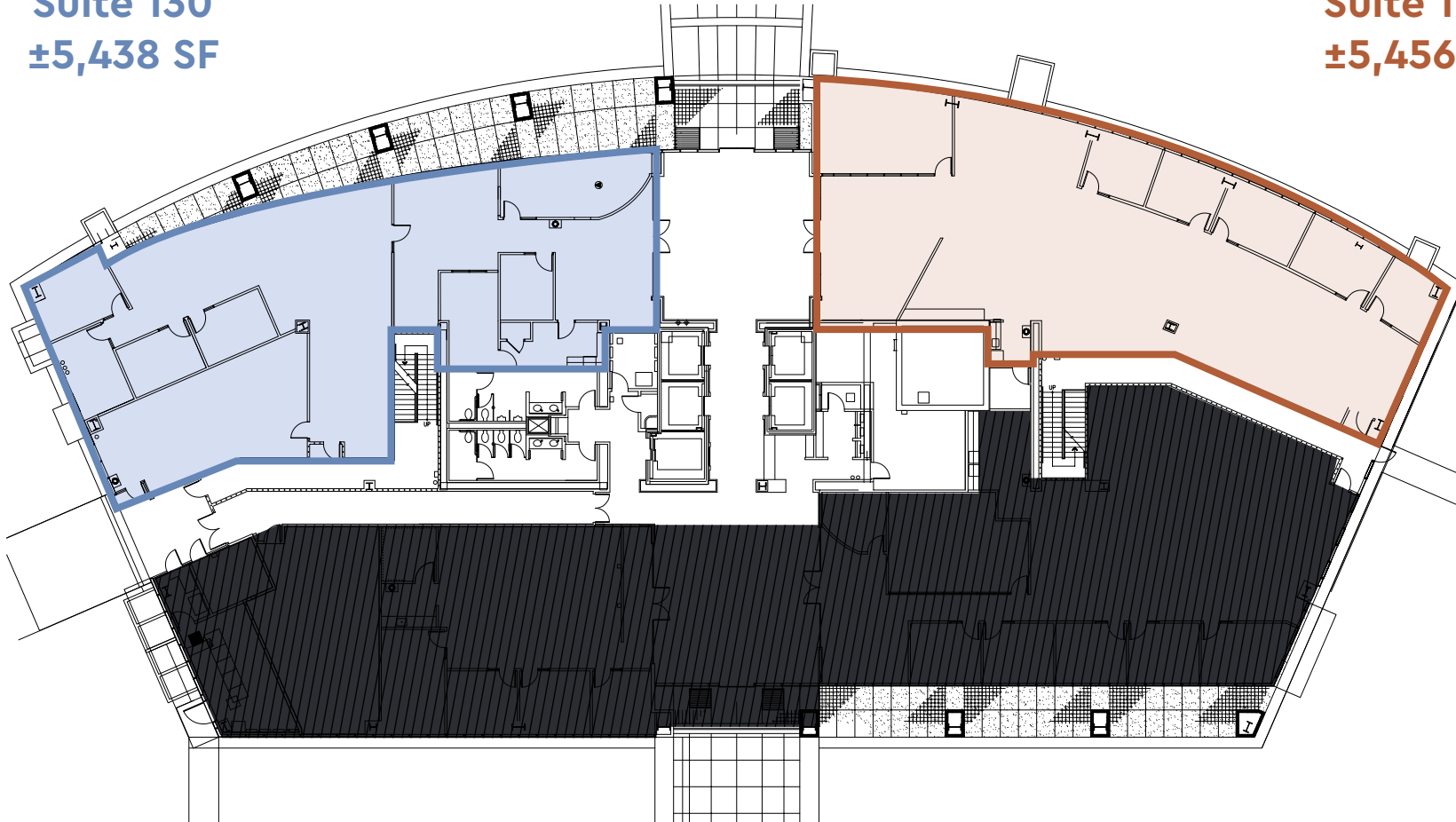
±10,894 SF | Office

8000 MARINA BLVD | FIRST FLOOR



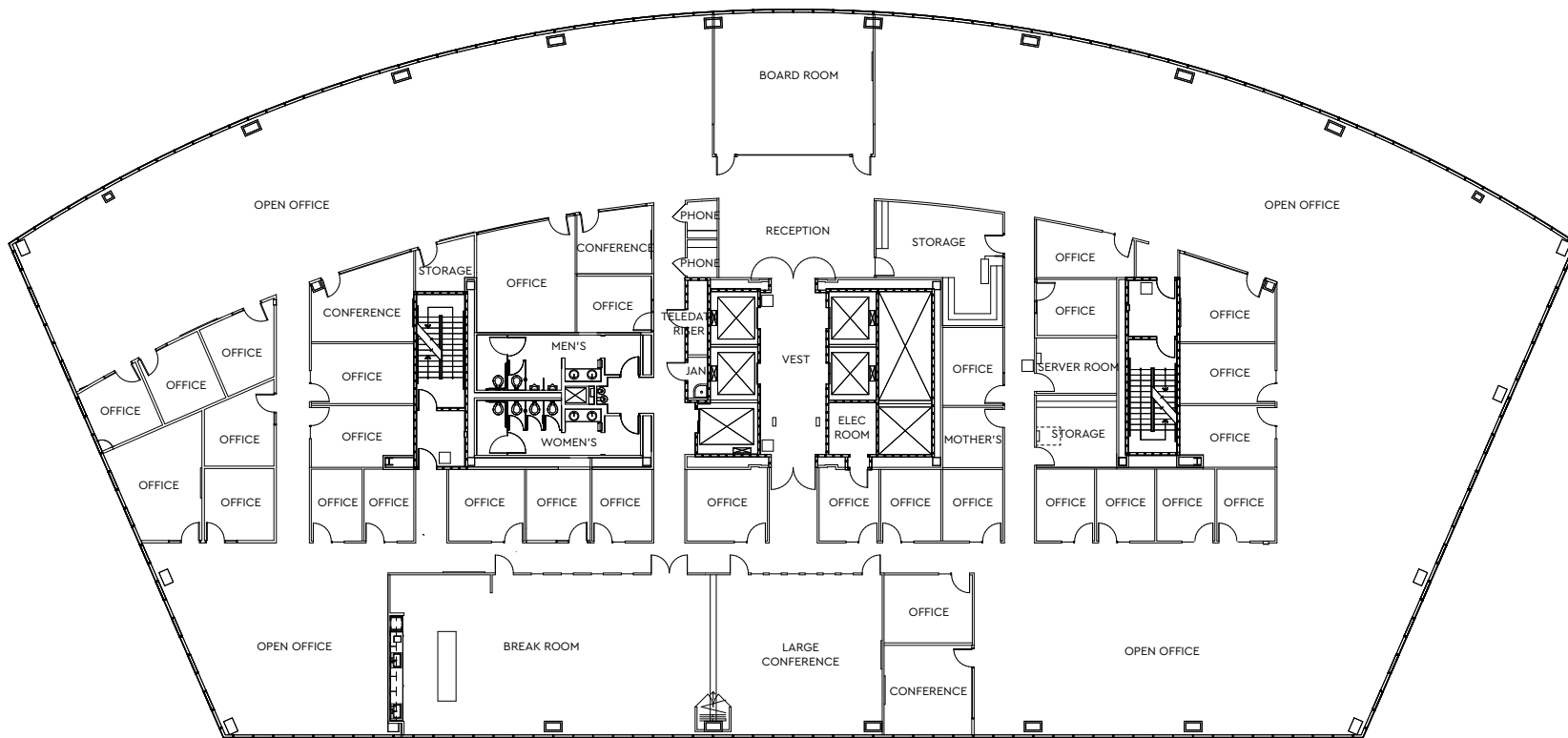
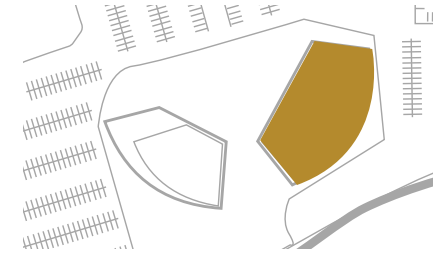
Suite 130
±5,438 SF

Suite 120
±5,456 SF



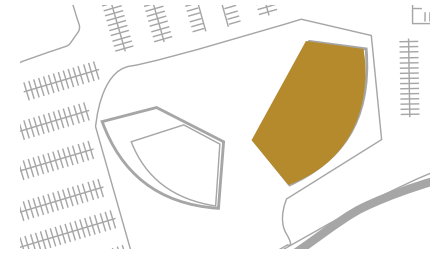
±26,218 SF | Office

8000 MARINA BLVD | SIXTH FLOOR



±15,367 SF | Office

8000 MARINA BLVD | SEVENTH FLOOR





Extensive Transit Options



The Towers at Sierra Point
Brisbane, CA 94005



IMMEDIATE
access to 101



20 MIN
to downtown SF



9 MIN
to SFO



SSF
Ferry terminal

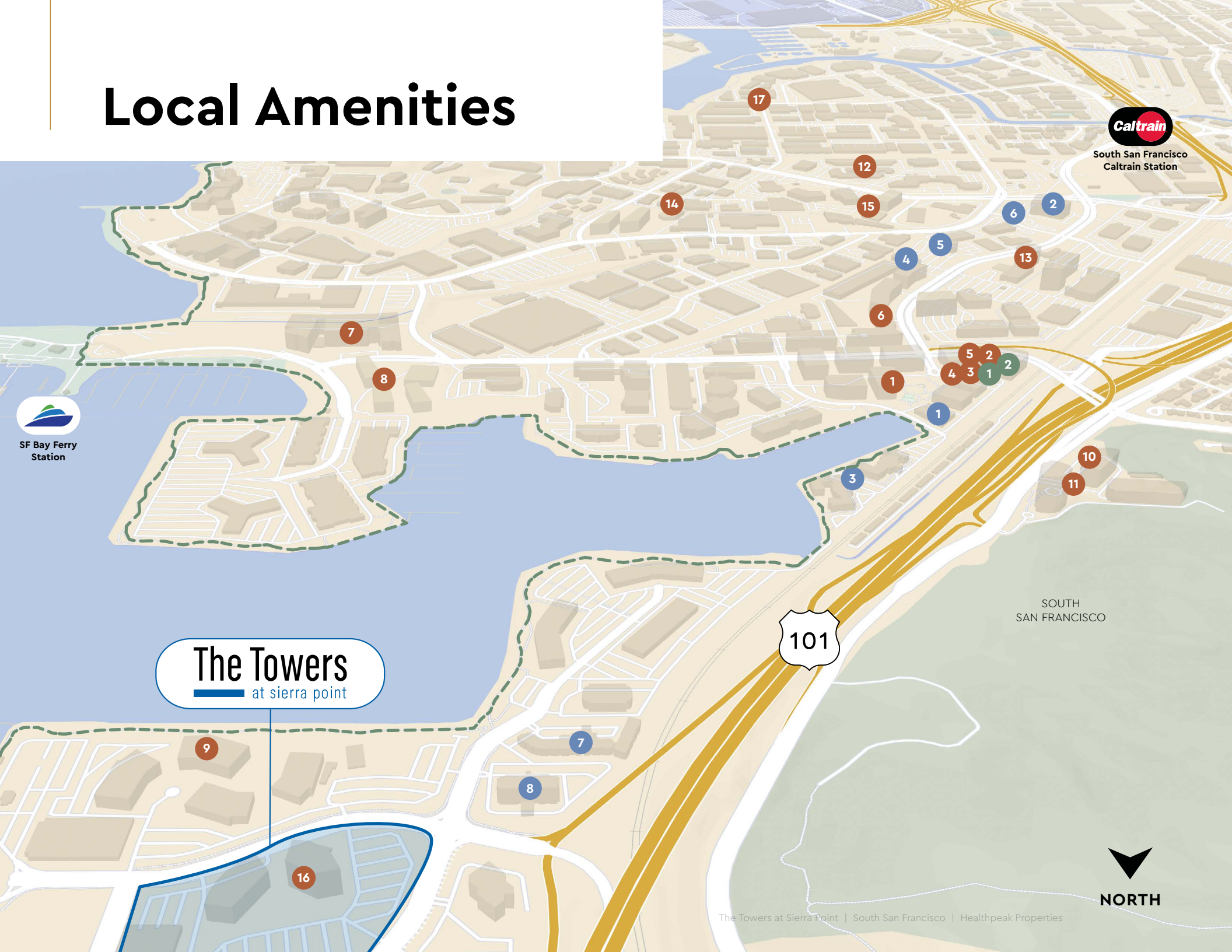


SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

Local Amenities



The Towers
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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 Timber + Tide
- 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



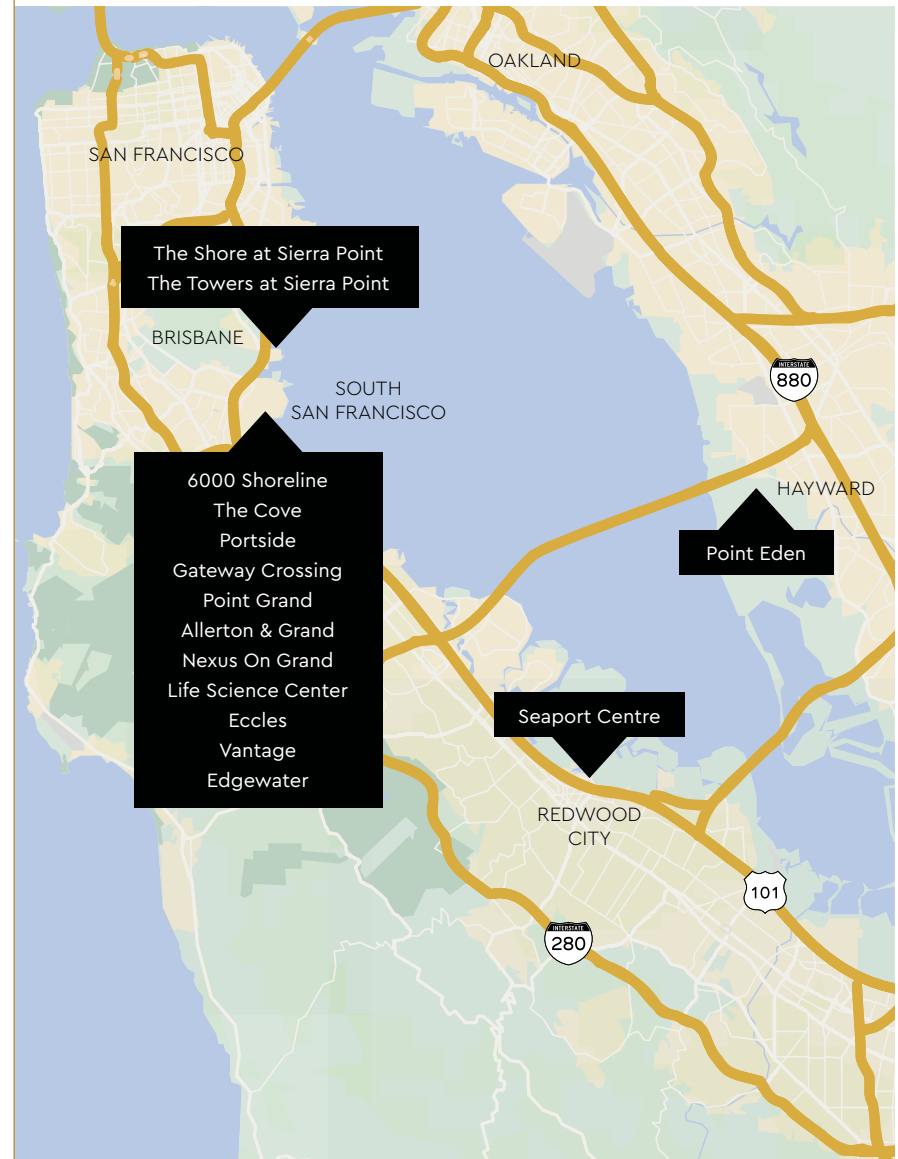
FITNESS

- 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

Over **7.5 million** square feet of lab and office space, approximately **1.3 million** square feet of entitlements, and over **100 properties** in the Bay Area.



Seaport Centre, Redwood City

National Presence

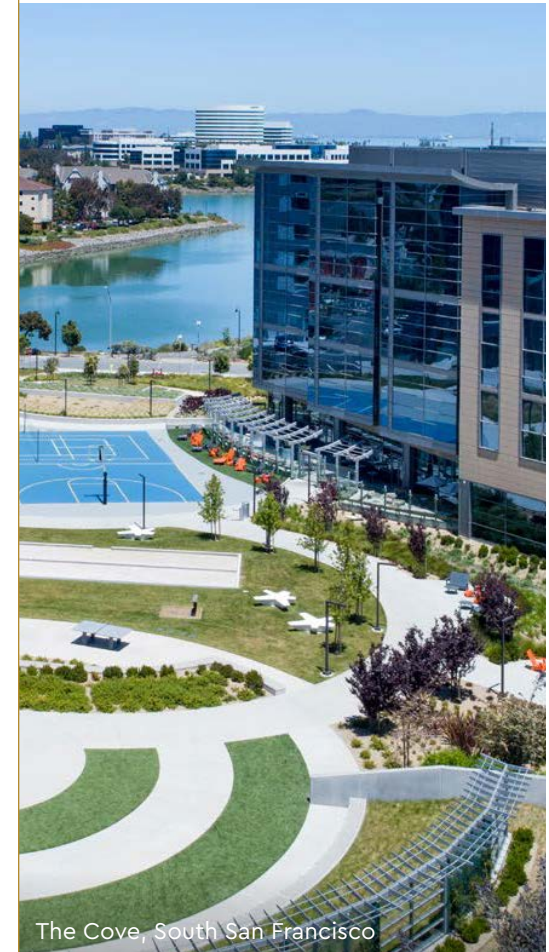
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.



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

The Towers

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LISTED
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