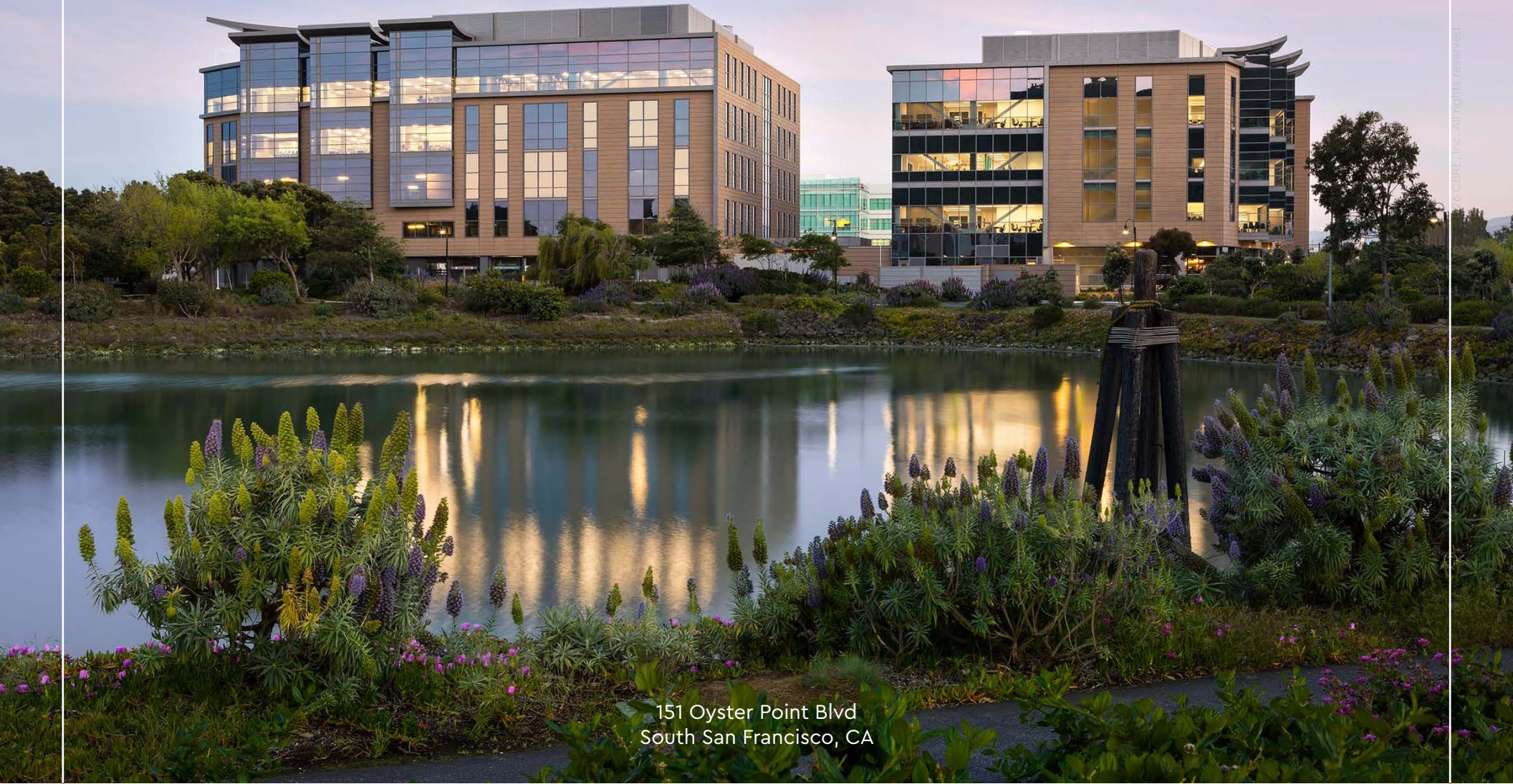




THE COVE

AT OYSTER POINT



151 Oyster Point Blvd
South San Francisco, CA

HealthpeakBayArea.com

Healthpeak[®] | **DOC LISTED NYSE**

CBRE

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Thrive in the heart of the world's most prestigious life science cluster



Amenity rich environment that includes extensive food service, onsite fitness center and first class hotel



Direct access to Bay Trail with premier walking and biking paths



Easy access to Highway 101 and conveniently located near retail and food & beverage destinations



7-building campus environment that fosters community



Parking Ratio:
2.5 per 1,000 RSF

Thrive in the Birthplace of Biotechnology

Located at the epicenter of the life science and technology industries, The Cove at Oyster Point is a Class A Life Science campus with an amenity rich environment.

Let's Get to Work.

Oyster Point provides convenient access to Highway 101, public transportation and downtown San Francisco.

 Space Available



Purpose-built Class A lab facility with robust laboratory infrastructure



Shipping & receiving facilities



Emergency generators



EV charging



A Distinguished Destination

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





Never Miss a Beat



3 MIN
to 101



25 MIN
to downtown SF



8 MIN
to SFO



2 MIN
SSF Ferry terminal



SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

Primed for You to Thrive

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



On-site Amenities

Onward and Upward

We're committed to helping our tenants get the most out of their day — The elaborate landscaping, campus retail, dining and public transportation will provide a unique working environment for employees.

Bocce Ball, Basketball, Volleyball & Tennis



Modern Fitness Center



Private Conference Room





Spaces Shaped for Science

151 OYSTER POINT

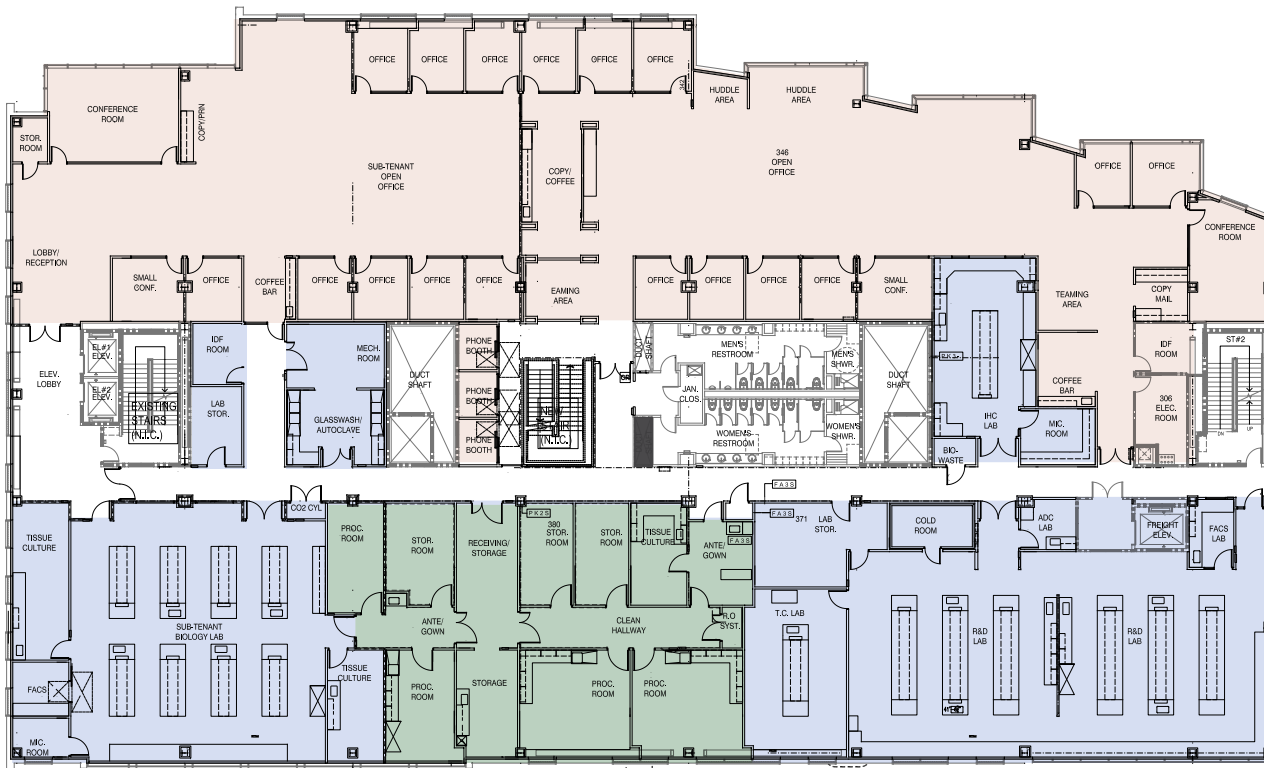
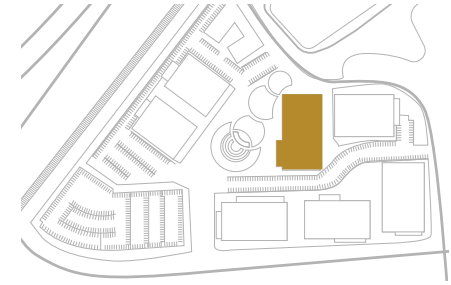


±78,173 SF LAB/OFFICE SPACE



±38,087 SF | Third Floor

151 OYSTER POINT BLVD



■ Vivarium ■ Lab ■ Office

Lab area includes:

- Biology lab
- Tissue culture suites
- Vivarium

House gases:

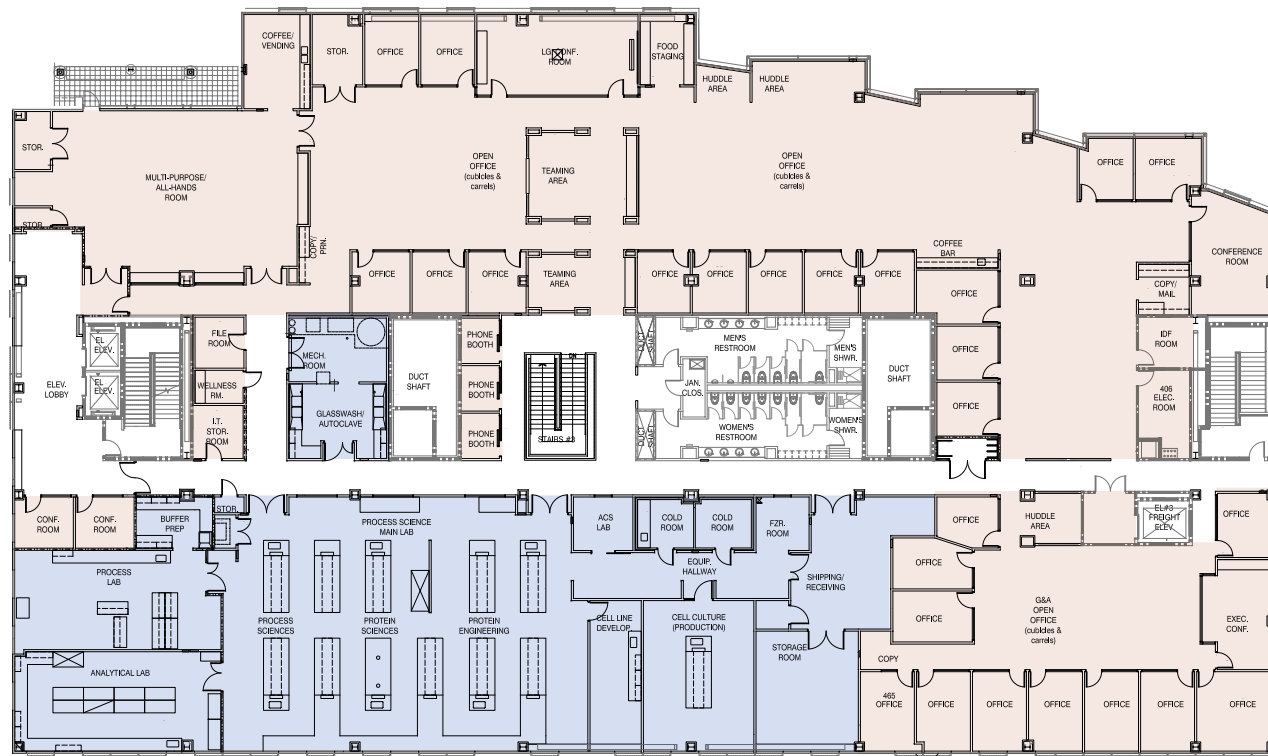
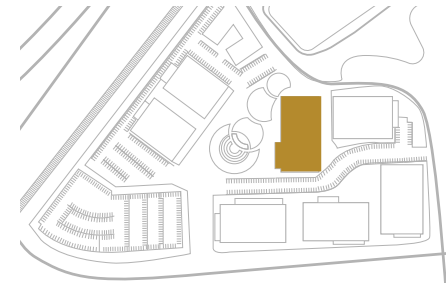
- CDA, Vaccum, Co2 & o2

Office area includes:

- Interconnecting staircase
- Large conference rooms
- Private offices
- Open office area
- Break areas

±38,086 SF | Fourth Floor

151 OYSTER POINT BLVD



Lab Office

Lab area includes:

- Biology lab
- Tissue culture suites

House gases:

- CDA, Vaccum, Co2 & o2

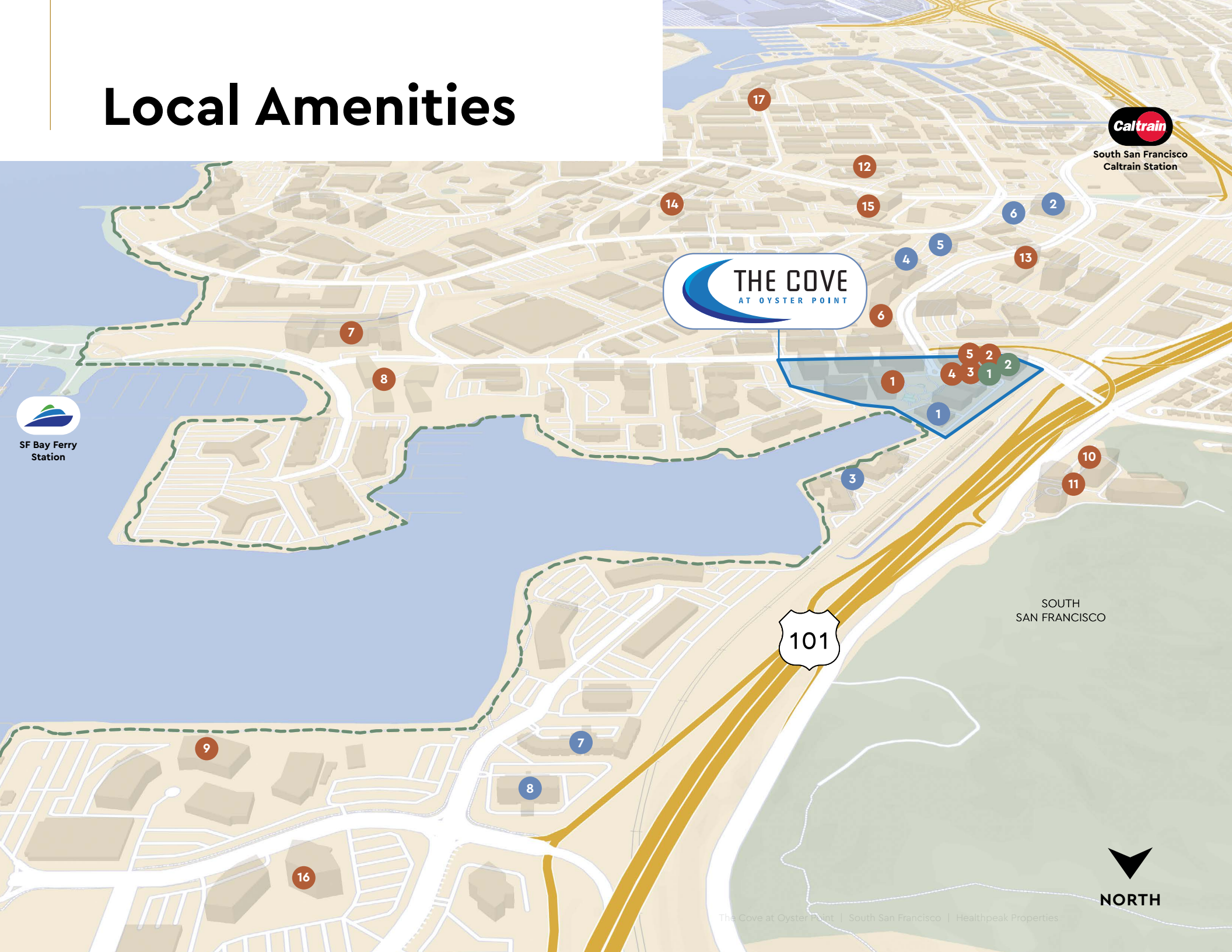
Office area includes:

- Interconnecting staircase
- Large conference rooms
- Private offices
- Open office area
- Break areas



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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 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



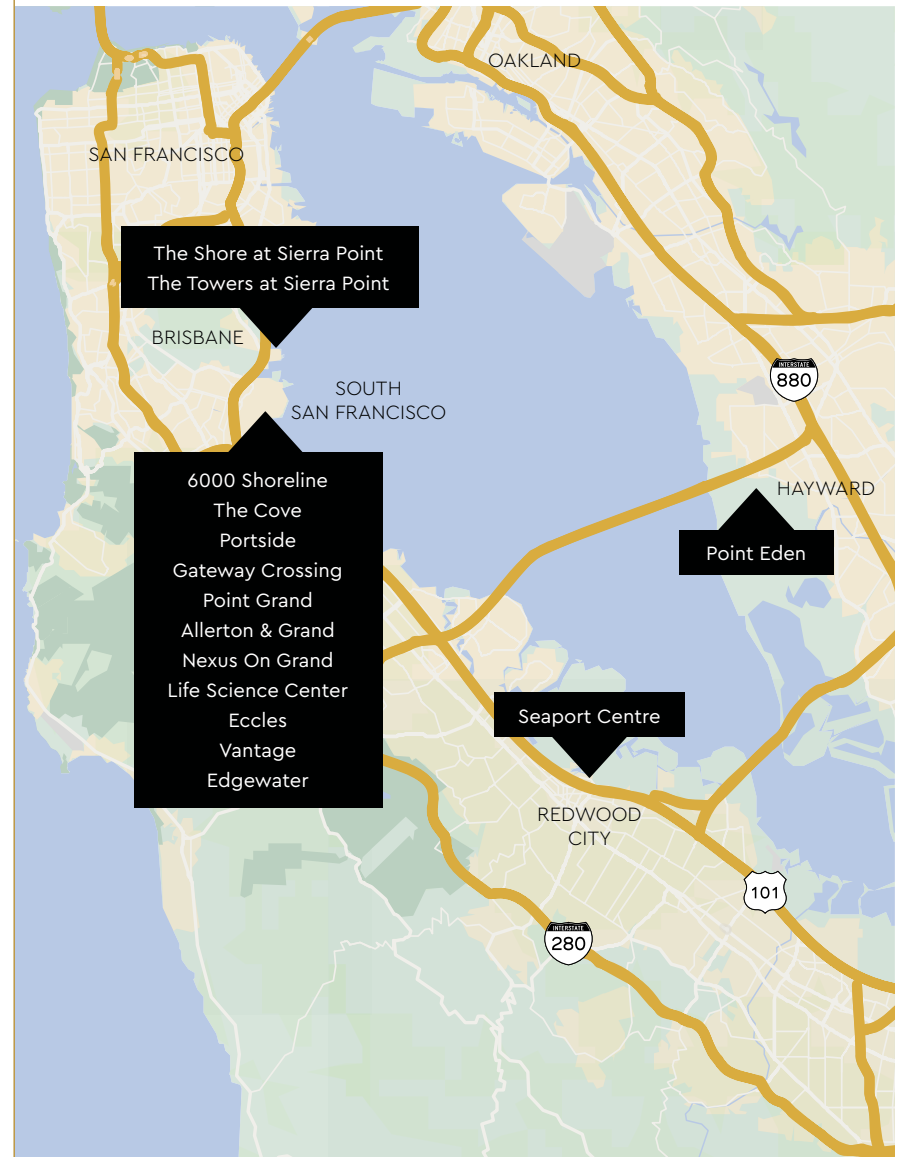
FITNESS

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

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

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

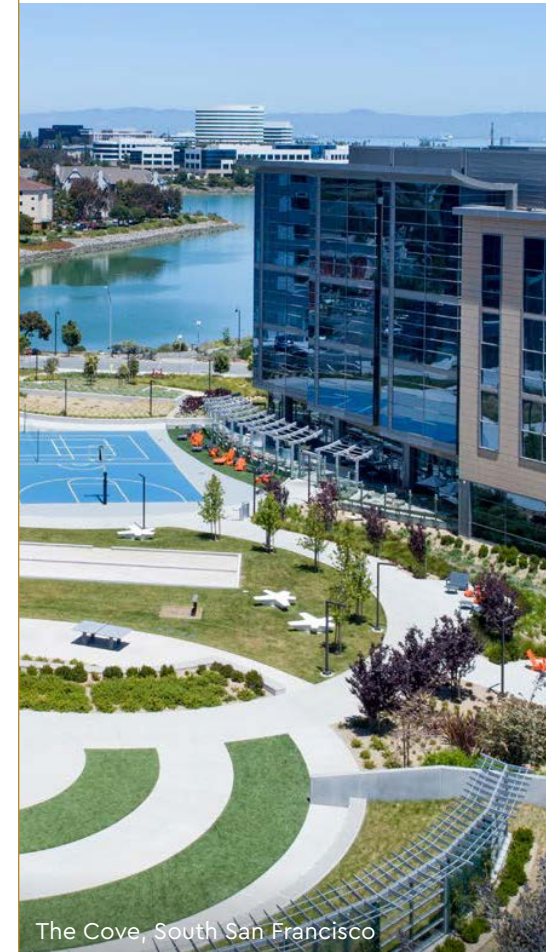
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.



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



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