

PORTSIDE AT OYSTER POINT

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Unlock What's Possible

Portside at Oyster Point is where visionaries and pioneers gather to shape the future. Located in the heart of the world's leading life science cluster, our campus fosters an environment engineered for collaboration and innovation.

This is where trailblazers find their edge and thrive.



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



Floor-to-ceiling windows offer abundant natural light



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



10-building campus environment that fosters community



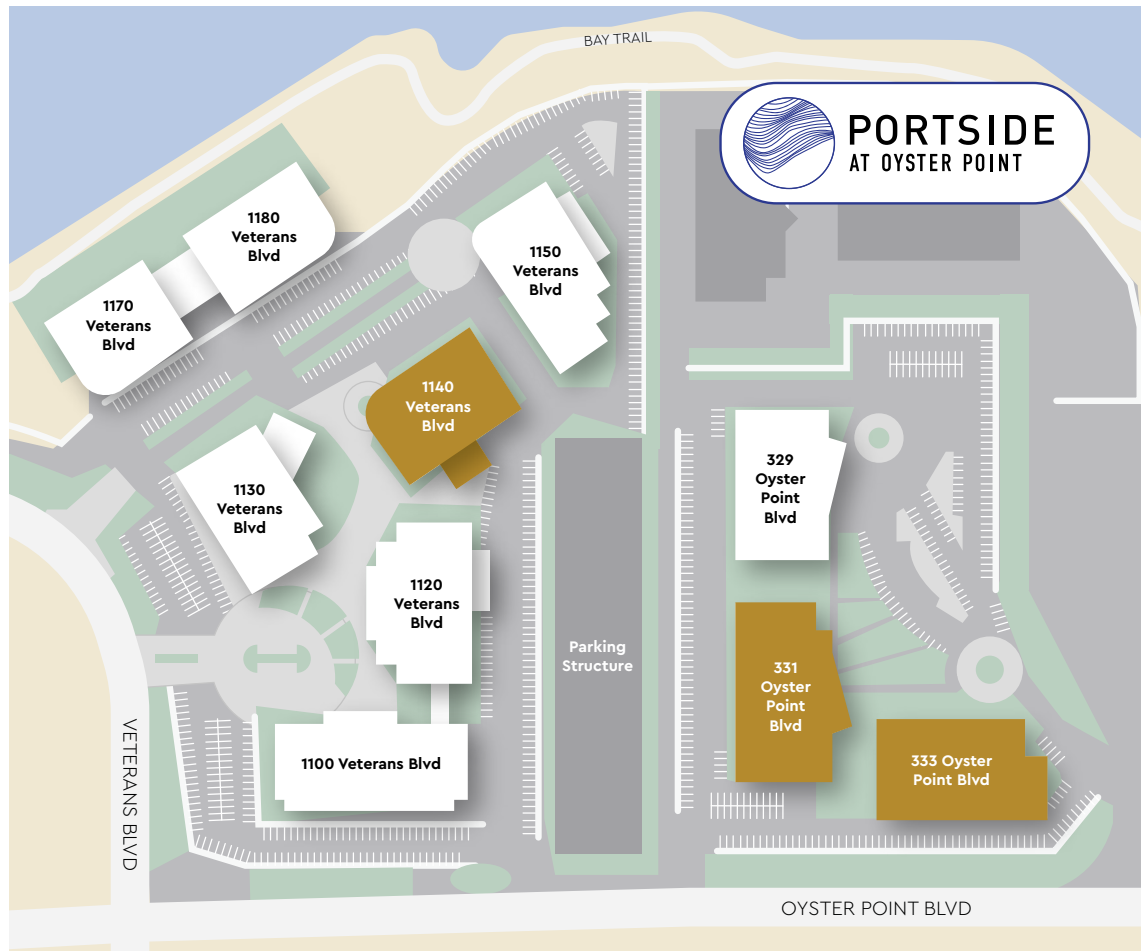
Efficient and flexible floor plates and robust infrastructure

Let's Get to Work.

Portside at Oyster Point is primed with everything you need to pioneer discovery and innovation. High-caliber specs, flexible spaces, and a campus environment amidst the best of life-science talent pool in the world —

it's all right here.

 Space Available



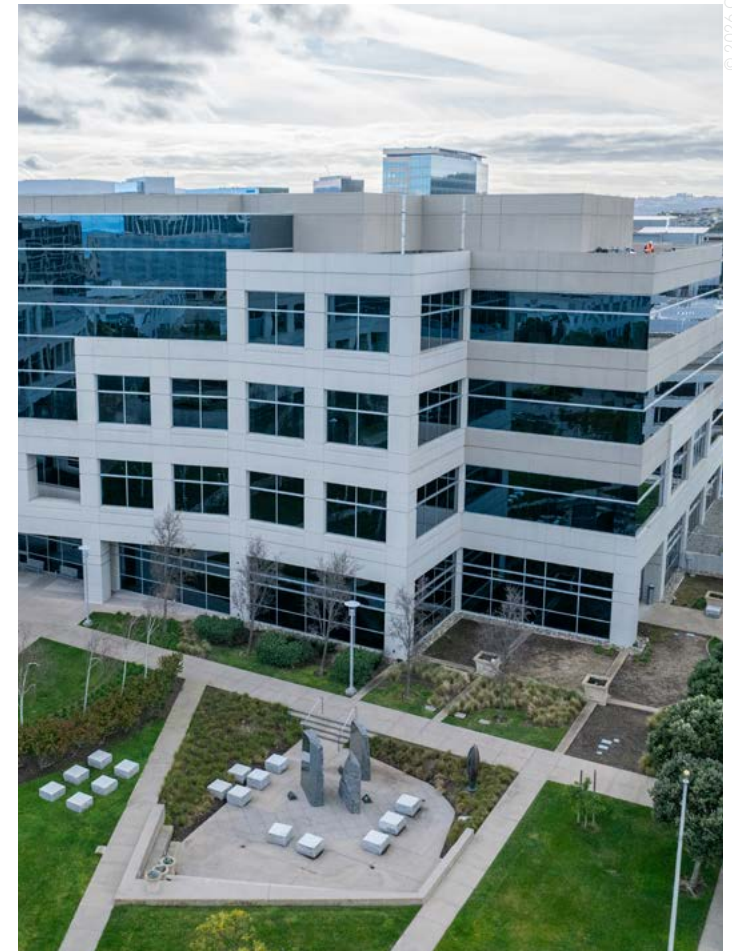
Purpose-built Class A lab facility with robust laboratory infrastructure



Shipping & receiving facilities



Emergency generators



A Distinguished Destination

Here, you can achieve more with the greatest density of potential collaborators in the world – your new home is a campus in the heart of Oyster Point. Learn, share, collaborate, and thrive in South San Francisco's most prestigious and bustling life science destination with Healthpeak's deep portfolio to support your success.





Never Miss a Beat



3 MIN
to 101



25 MIN
to downtown SF



8 MIN
to SFO



2 MIN
SSF Ferry terminal



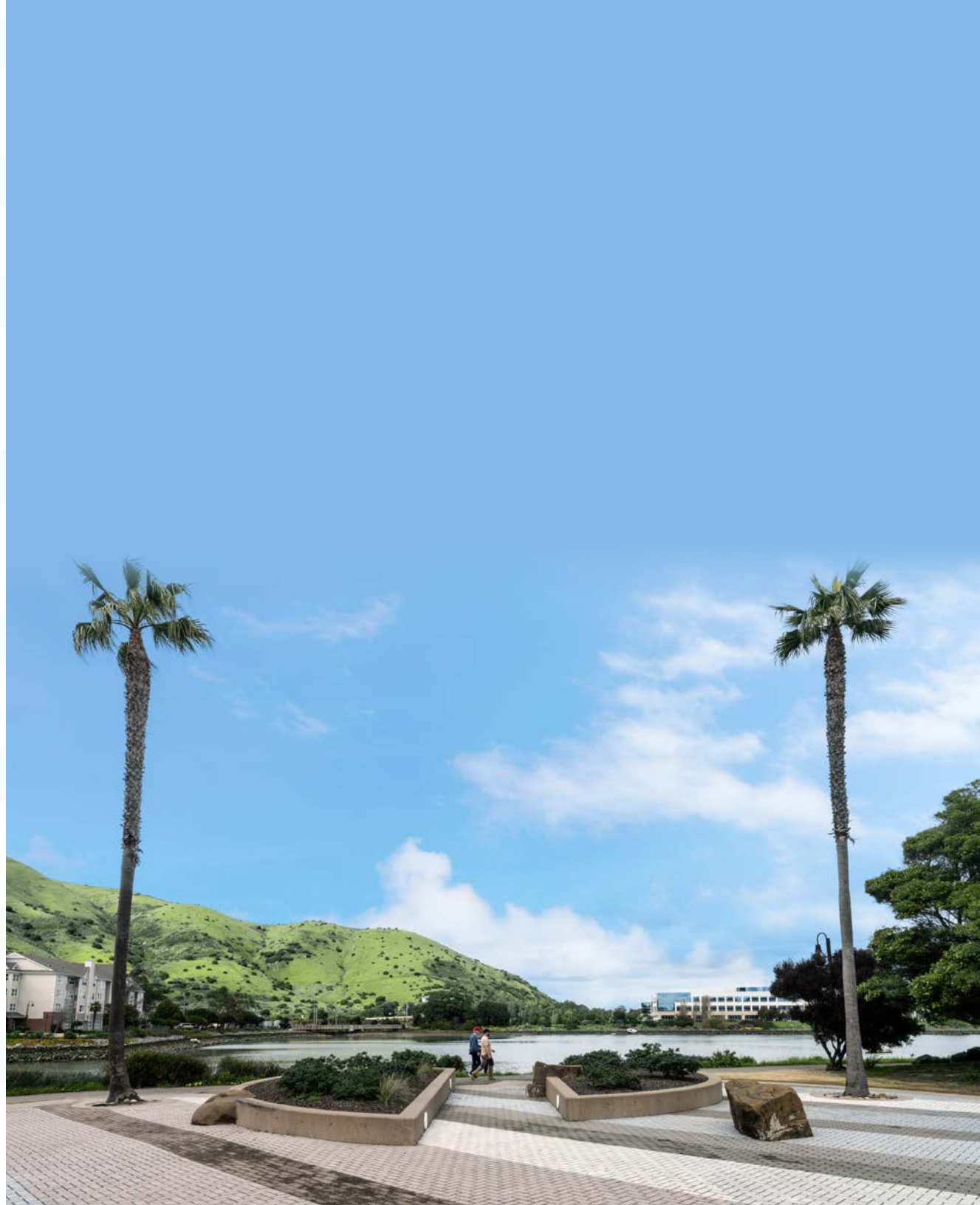
SHUTTLE SERVICE

±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. And with Portside's floor-to-ceiling windows, new horizons have never looked so good.



On-site Amenities

Onward and Upward

We're committed to helping our tenants get the most out of their day — which is why Portside will soon be leveling up with an expanded suite of **state-of-the-art amenities**.

Modern fitness center



Bocce ball & putting green



New conferencing facilities



Walkable Amenities



SOUTH
SAN FRANCISCO





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 — — — — —

Point, meet view.



1140 Veterans Blvd
±54,108 SF Available

331 Oyster Point Blvd
±33,333 SF Available

333 Oyster Point Blvd
±125,775 SF Available

CLASS A OFFICE/LAB SPACE

 Space Available



Spaces Shaped for Science

1140 VETERANS BLVD



±54,108 SF lab/office space



Efficient and flexible floor plates supported by an 880 kW emergency generator and shared glasswash room



Purpose-built 17' floor heights



2.5 per 1,000 SF parking ratio
Surface & structured parking

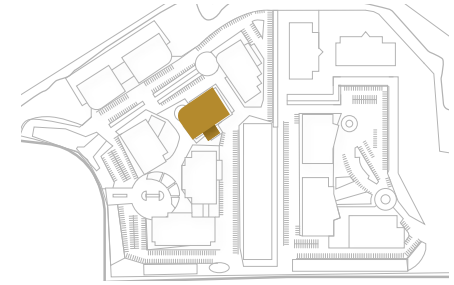


House systems include
CDA & Vac



±27,155 SF | Second Floor

1140 VETERANS BLVD | HYPOTHETICAL FLOOR PLAN



Lab area includes:

- Biology lab
- Tissue culture suites
- Lab support/service areas

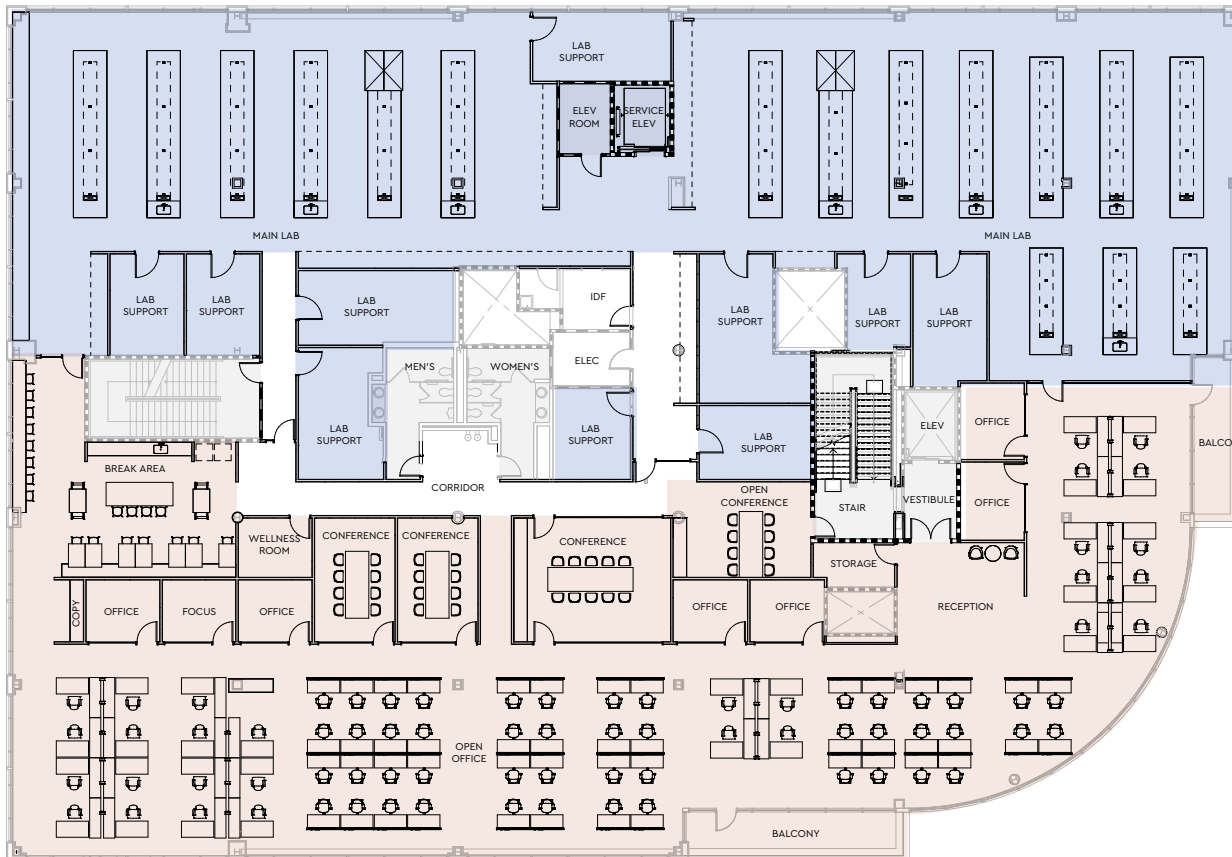
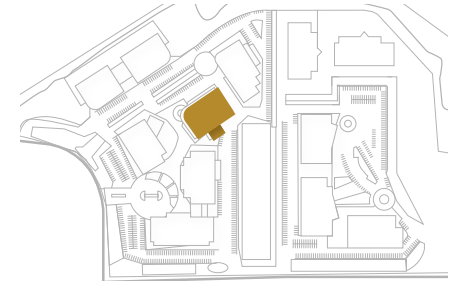
Office area includes:

- (4) Conference rooms
- (7) Private offices
- (83) Desks
- Open office area
- Break area

Lab Office

±26,953 SF | Third Floor

1140 VETERANS BLVD | HYPOTHETICAL FLOOR PLAN



Lab area includes:

- Biology lab
- Tissue culture suites
- Lab support/service areas

Office area includes:

- (3) Conference rooms
- (7) Private offices
- (77) Desks
- Open office area
- Break area

Lab Office



Purpose-Built for Possibility

331 OYSTER POINT BLVD



±33,333 SF lab/office space



Efficient and flexible
floor plates
Robust infrastructure,
including 1000 kW
shared emergency
generator



Purpose-built 17' floor heights



2.5 per 1,000 SF parking ratio
Surface & structured parking

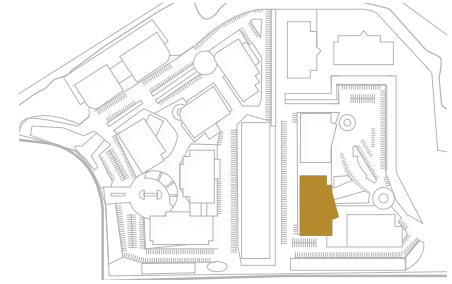
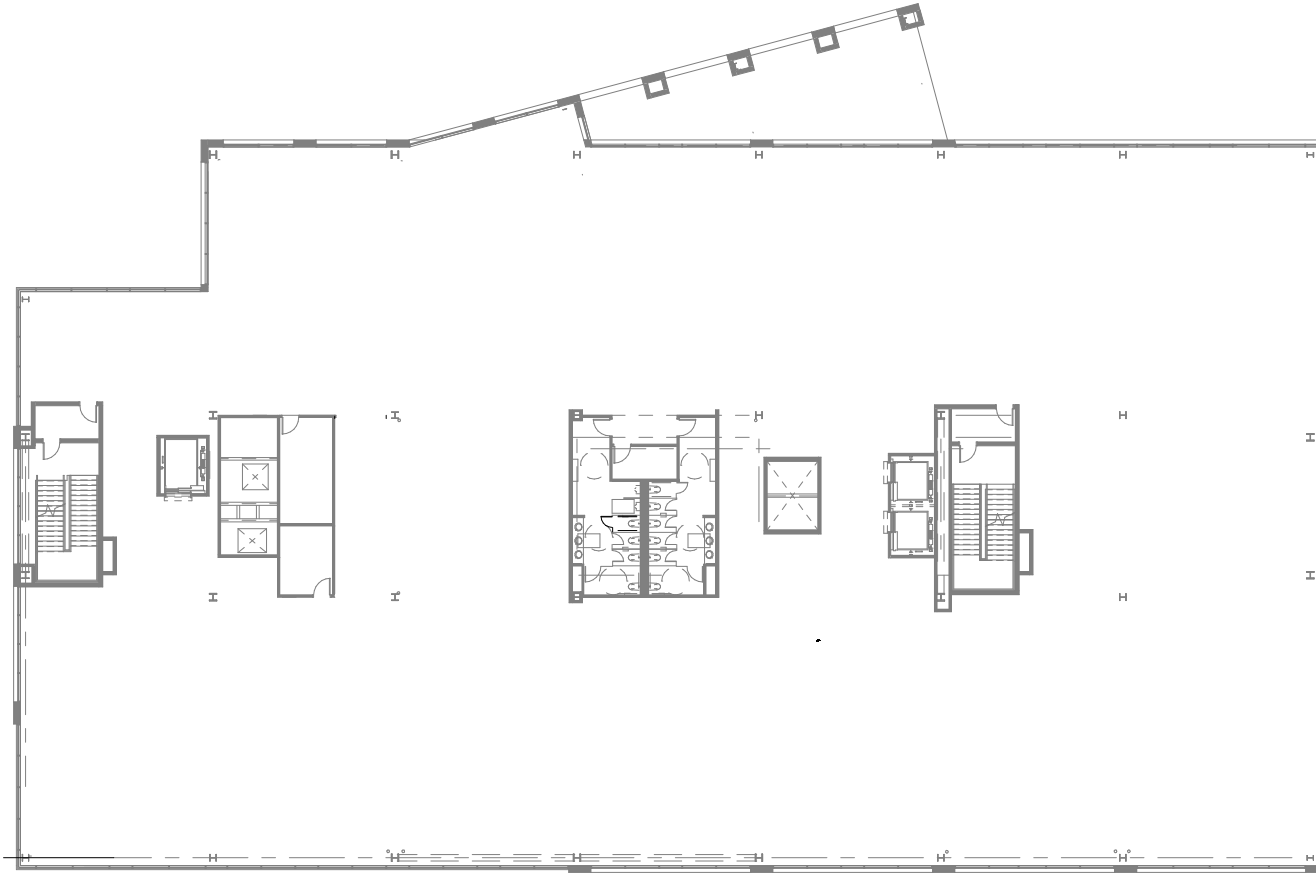


Life science warm
shell ready for tenant
improvements



±33,333 SF | Second Floor

331 OYSTER POINT BLVD



- Life science warm shell ready for tenant improvements

Purpose-Built for Possibility

333 OYSTER POINT BLVD



±125,775 SF lab/office space



Efficient and flexible
floor plates
Robust infrastructure,
including 1000 kW
shared emergency
generator



Purpose-built 17' floor heights



2.5 per 1,000 SF parking ratio
Surface & attached underground
parking

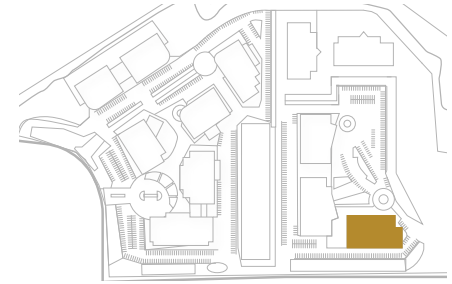


Power: Main Breaker
4000 amps



±30,769 SF | First Floor

333 OYSTER POINT BLVD



Vivarium

Amenities

Large Vivarium

House Gases:

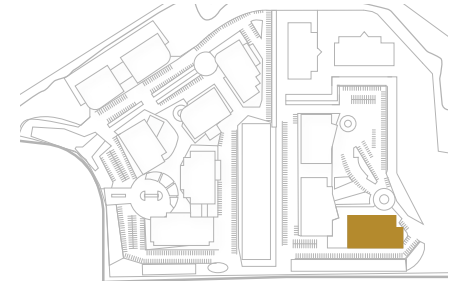
- O₂

Amenities:

- (2) Conference rooms
- Board room
- Training area
- Fitness center
- Large break area

±30,668 SF | Second Floor

333 OYSTER POINT BLVD



Lab area includes:

- Biology lab
- Tissue culture suites
- Freezer room
- Cold room

House Gases:

- Co2 & CDA

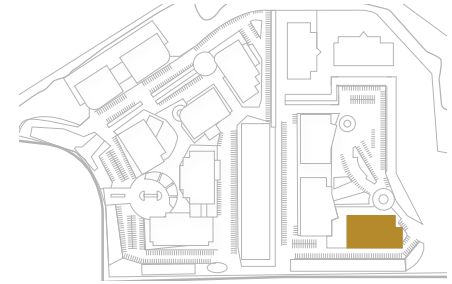
Office area includes:

- (3) Conference rooms
- (25) Private offices
- (42 Desks)
- (4) Huddle/phone rooms
- Open office area
- Mothers room
- Break room

Lab Office

±32,169 SF | Third Floor

333 OYSTER POINT BLVD



Lab Office

Lab area includes:

- Biology lab
- Tissue culture suites
- Multiple cold rooms
- Autoclave/glasswash

House Gases:

- Co2 & CDA

333 OYSTER POINT BLVD



- (5) Conference rooms
- (59) Private Offices
- (109) Desks
- Open office area
- Break room

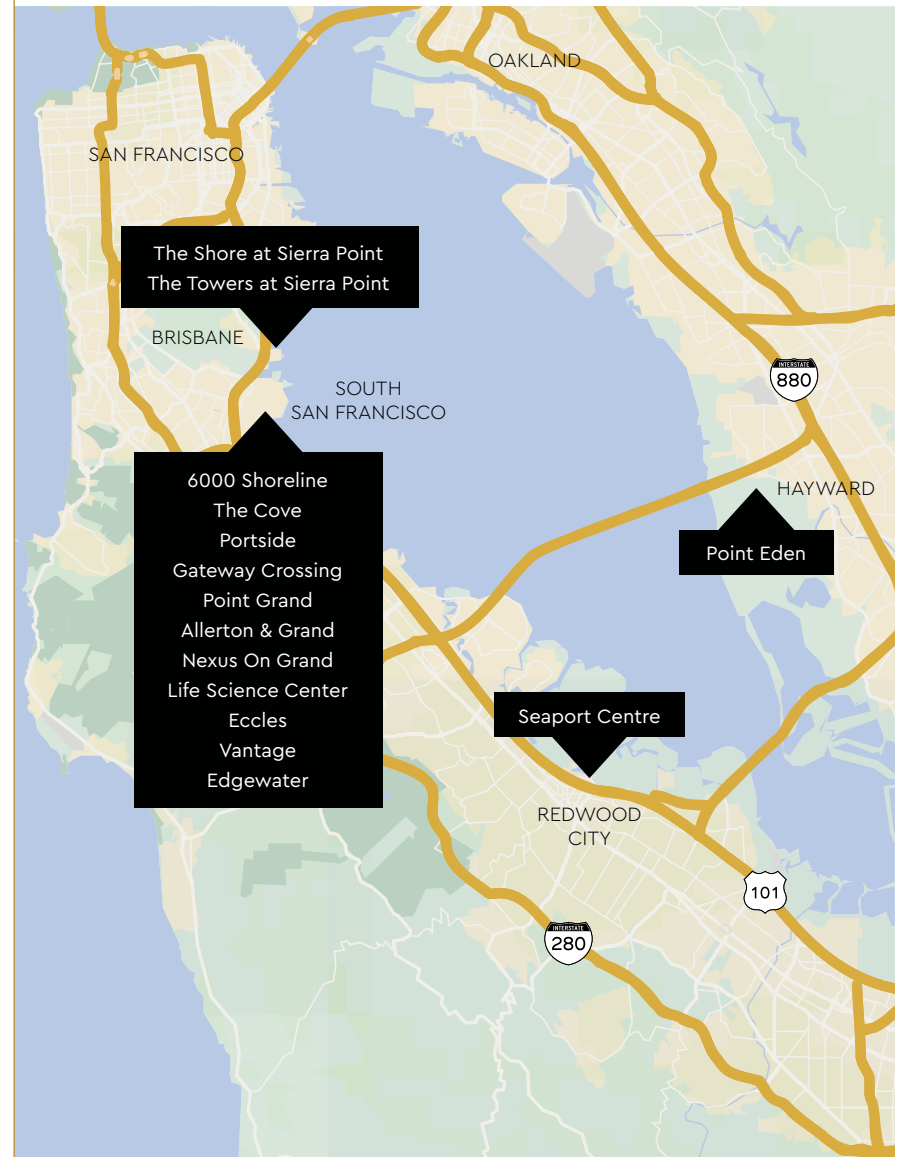




Healthpeak® | **DOC**
LISTED
NYSE

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

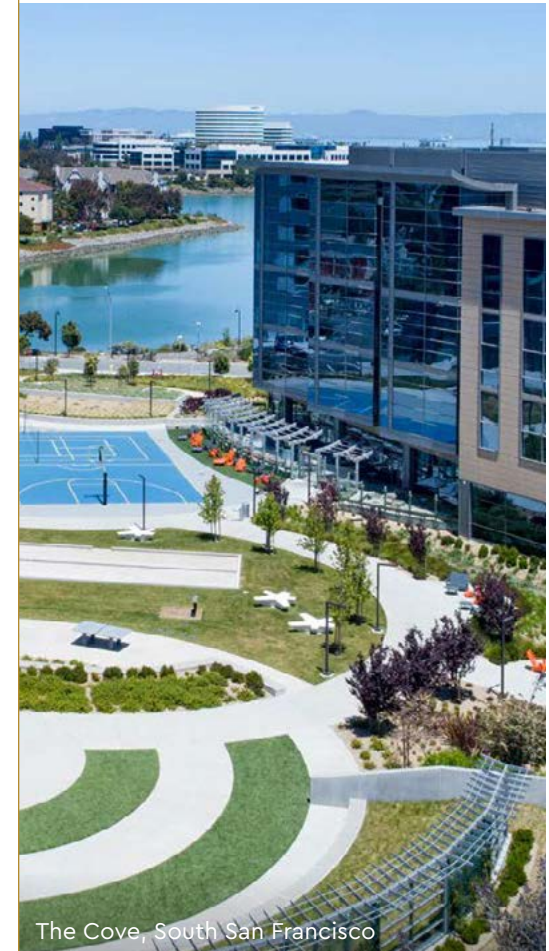
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.



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

Portside's On Your Side

At Portside, lab visionaries have the space to progress from first spark to breakthrough. Bolstered by access to top talent, high-caliber specs, and the greatest density of collaborators anywhere in the world, this best-in-class campus was designed to energize your team from the inside out.

Welcome to Portside. **Let's unlock what's possible.**

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NYSE**



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