±350,000 SF Class A Life Science Campus

VANTAGE

490 Forbes Boulevard
South San Francisco

Healthpeak® | DOC LISTED NYSE

HealthpeakBayArea.com

CBRE

Introduction

Vantage is a next generation Class A+ life science campus. At full completion, it will offer tenants a path to growth with over ±1,000,000 sq. ft. of purpose-built lab.

WATCH FULL VIDEO

THIS IS VANTAGE

Vantage | South San Francisco | Healthpeak Properties

TAGE

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The High Point of Biotech Discovery

Vantage is designed to nurture discoveries that shape the future of the biotech industry. Move-in ready suites are available now.

Building A | 480 Forbes Blvd	Building B | 490 Forbes Blvd	Building D
5 Stories | ±154,000 Sq. Ft.	6 Stories | ±193,000 Sq. Ft.	8 Stories | ±280,000 Sq. Ft.
Fully Leased	±55,244 Sq. Ft. Available	**Delivery 2029**

VANTAGE

Features

- Floor-to-ceiling windows flood large floorplates with light
- LEED Gold Certified
- 17′ Floor-to-floor heights, 18′ on ground floor
- Robust MEP infrastructure allows up to 100% lab per floor, and up to 50% lab in the building overall
- Large floorplates averaging 35,000 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
- THE HANGAR — 35,000 sq. ft. amenity center with food hall, restaurant, cafe, state-of-the art fitness center, and meeting spaces
- 2.0 per 1,000 sq. ft. parking ratio
  Surface & structured parking

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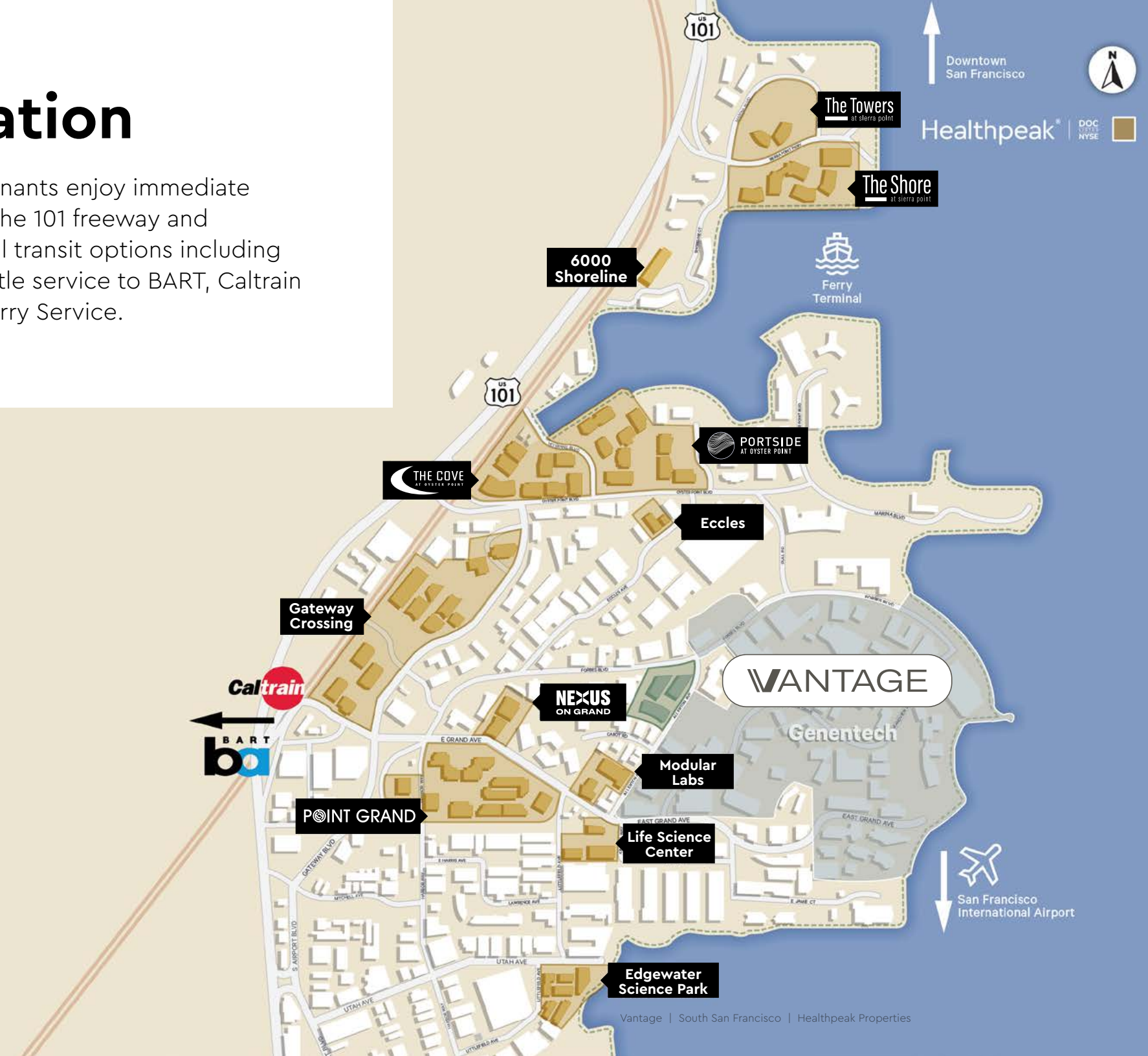
Location

Vantage 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

Forbes Blvd,
South San Francisco, CA 94080

2 MIN
to HWY 101

25 MIN
to downtown SF

8–10 MIN
to SFO

5 MIN
SSF Ferry terminal

SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

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Urban Attributes

AMENITY CENTER

A Range of Eateries, Bar, Fitness and Large Conference Area

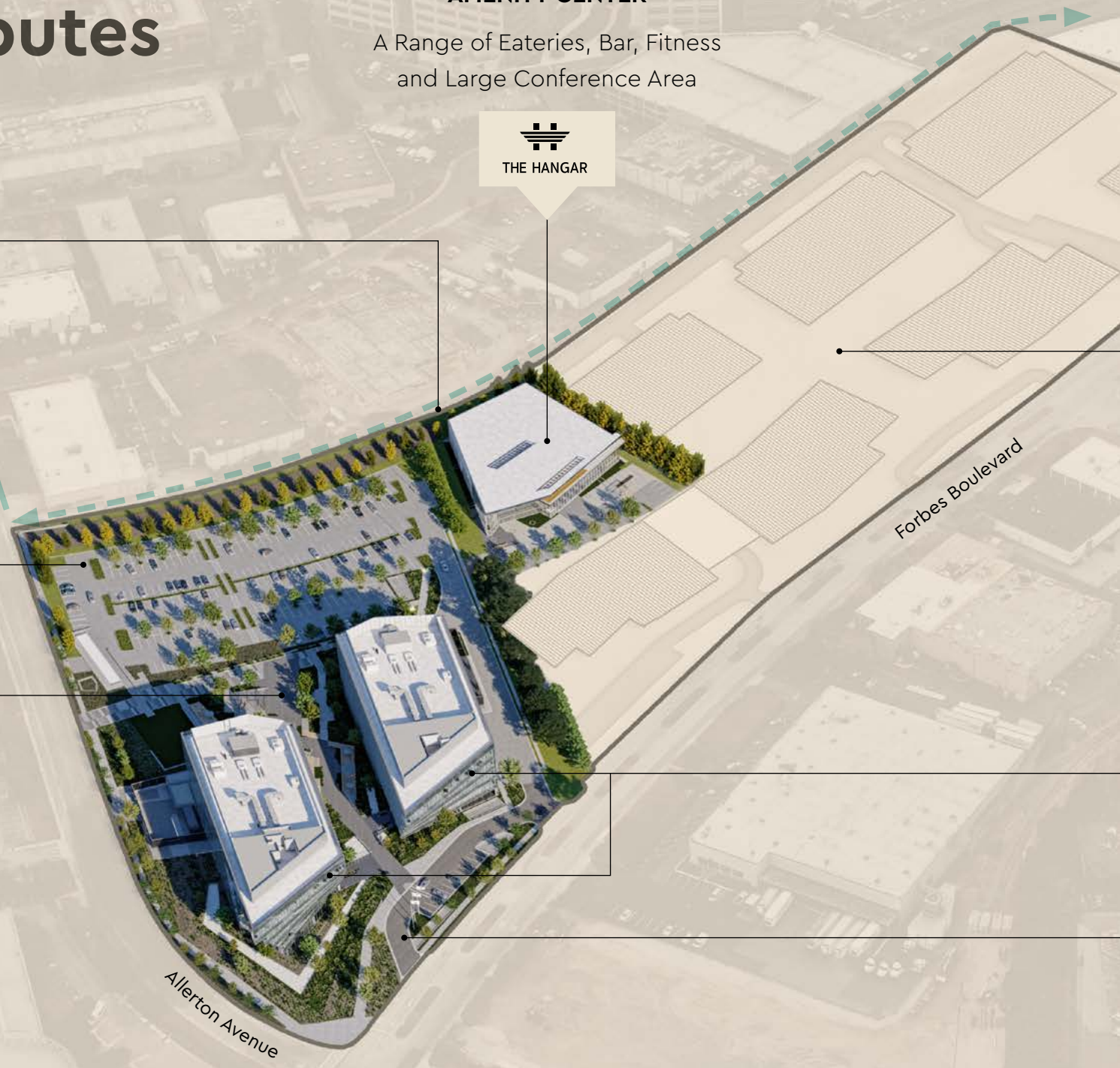
THE HANGAR

Rails-to-Trails:
Pedestrian and Bicycle Pathway

Bus Stop at
Cabot/Allerton Ave.

~2.0 per 1,000 Sq. Ft. Parking Ratio

Outdoor Courtyard with
Meeting and Event Spaces

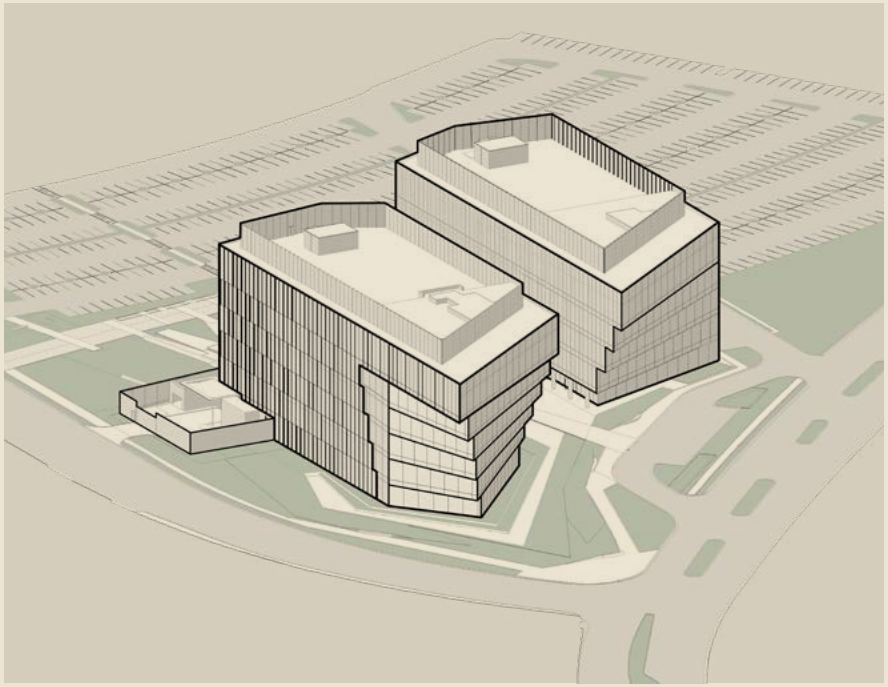


VANTAGE

Future Development

Prominent Signage Opportunities

Pick up and Drop-Off Zone



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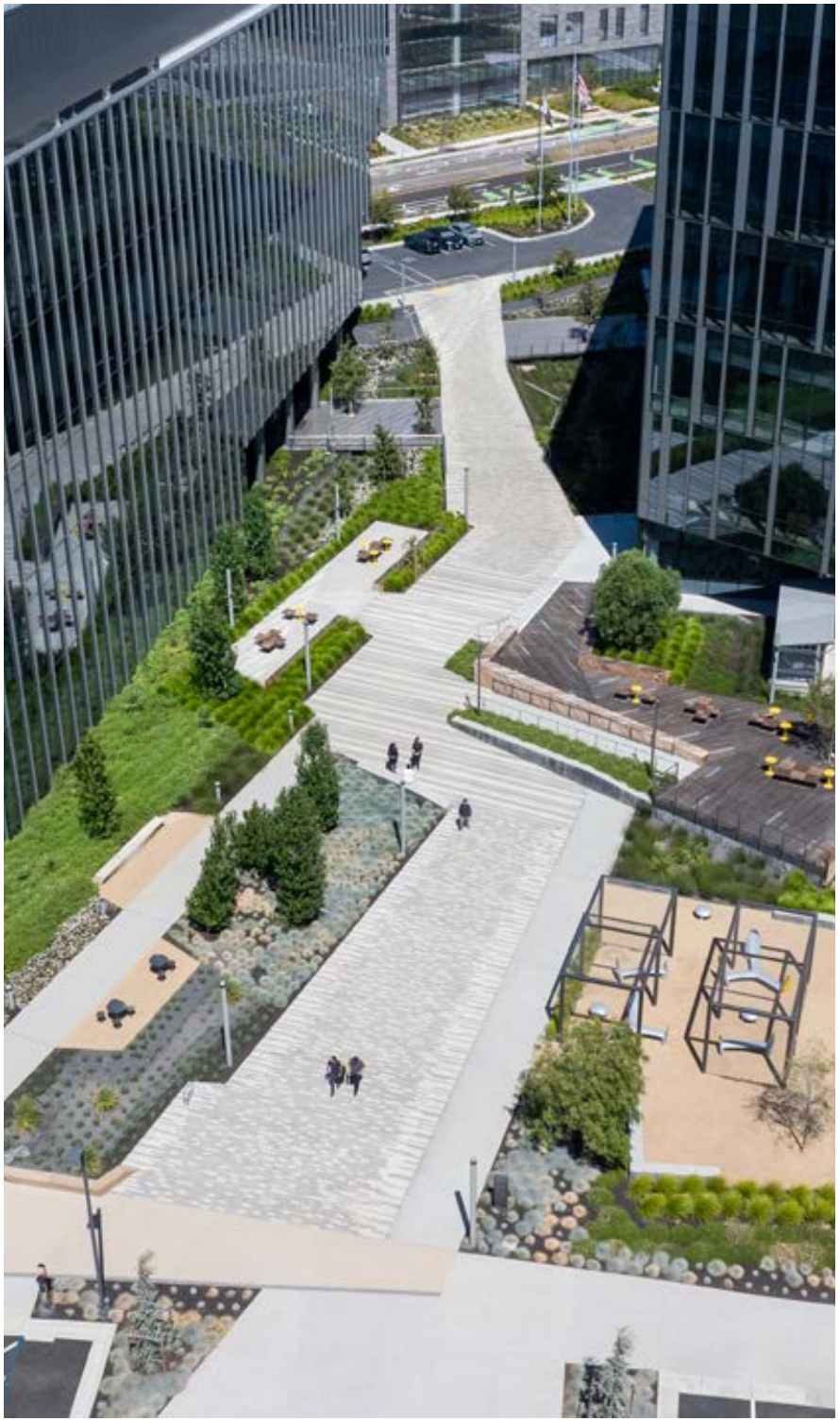
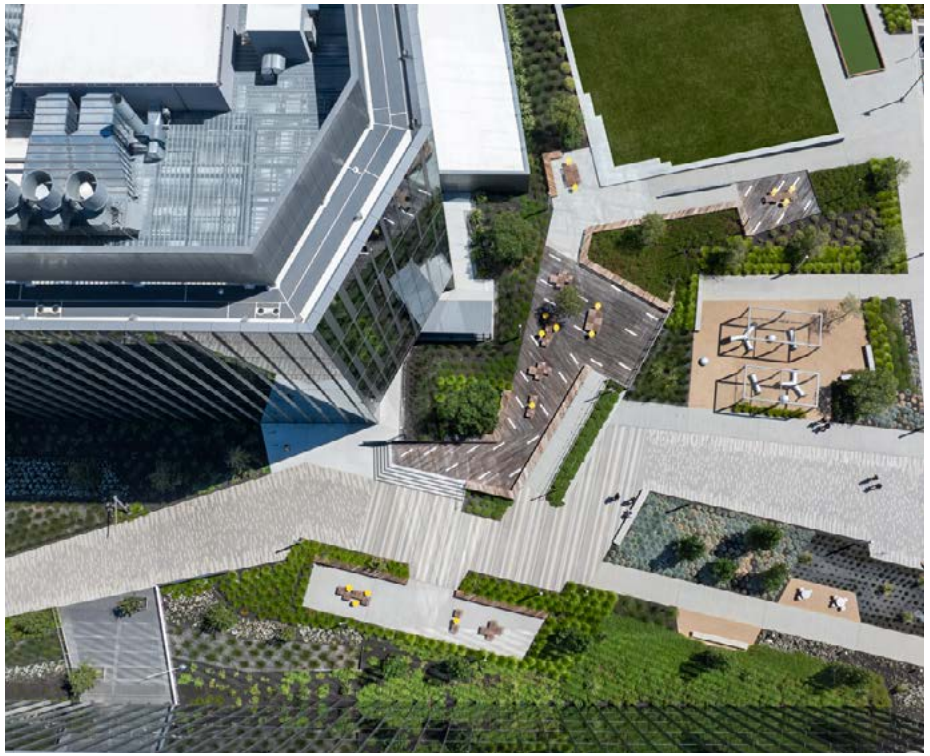
Central Park

The outdoor space connects both buildings and offers an abundance of space for recreation and collaboration.

VANTAGE





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Premier Amenity & Event space

The Hangar

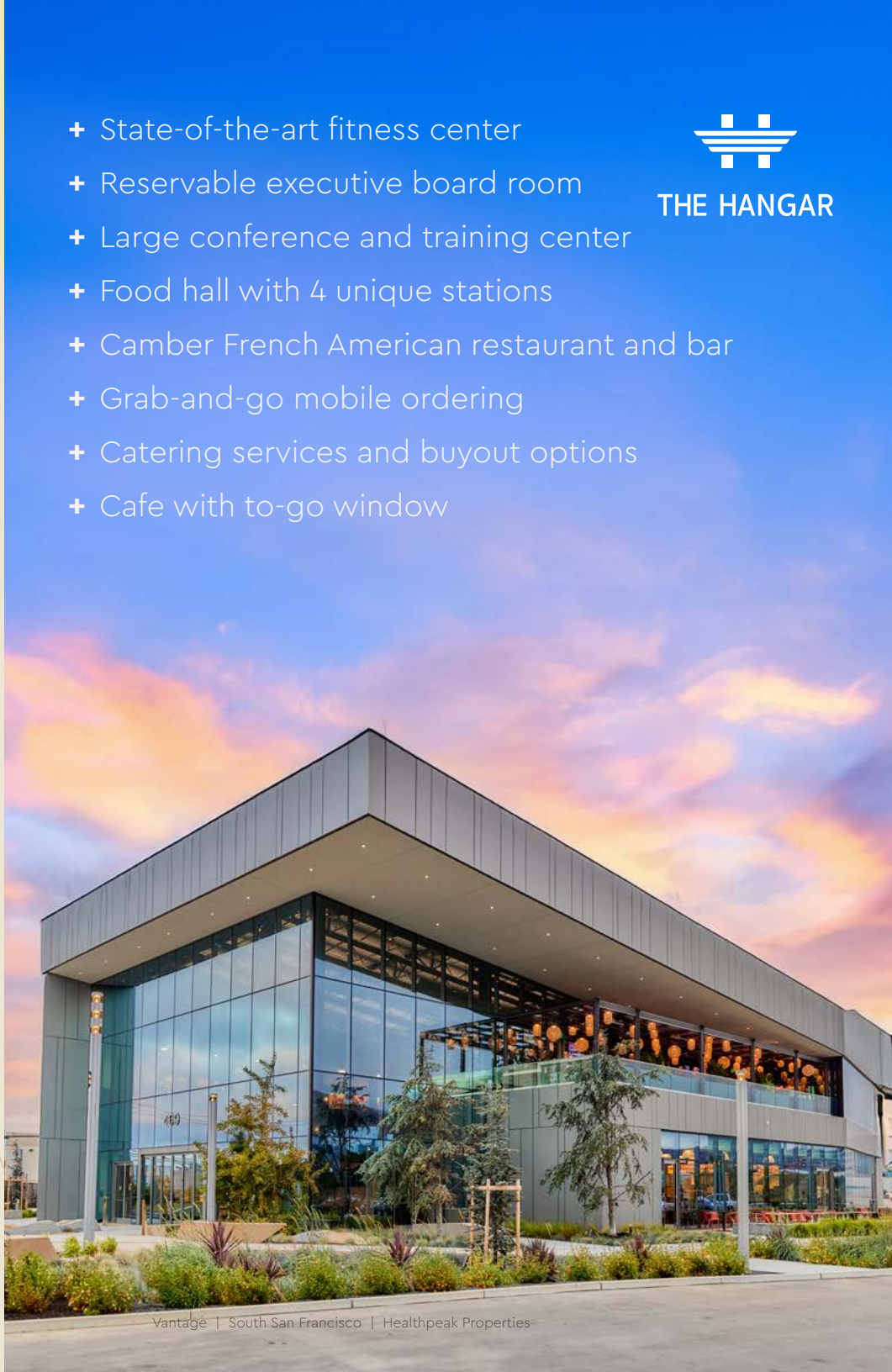
Spanning ±35,000 sq. ft. – featuring a food hall with multiple kitchen settings, interior and exterior dining areas, grand stadium-seating stairs facing a large drop-down screen, a state-of-the-art fitness center, a training room, and an executive boardroom.

THE HANGAR PHOTO GALLERY

VANTAGE

+ State-of-the-art fitness center
+ Reservable executive board room
+ Large conference and training center
+ Food hall with 4 unique stations
+ Camber French American restaurant and bar
+ Grab-and-go mobile ordering
+ Catering services and buyout options
+ Cafe with to-go window

THE HANGAR



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PEAK PROVISIONS

— The — BOARD

THE LAYOVER BAR SHOP

The Stack

LA VENTANA

CAMBER

HEALTHPEAK PORTFOLIO
AMENITY FLIPBOOK

THE HANGAR
VIRTUAL TOUR

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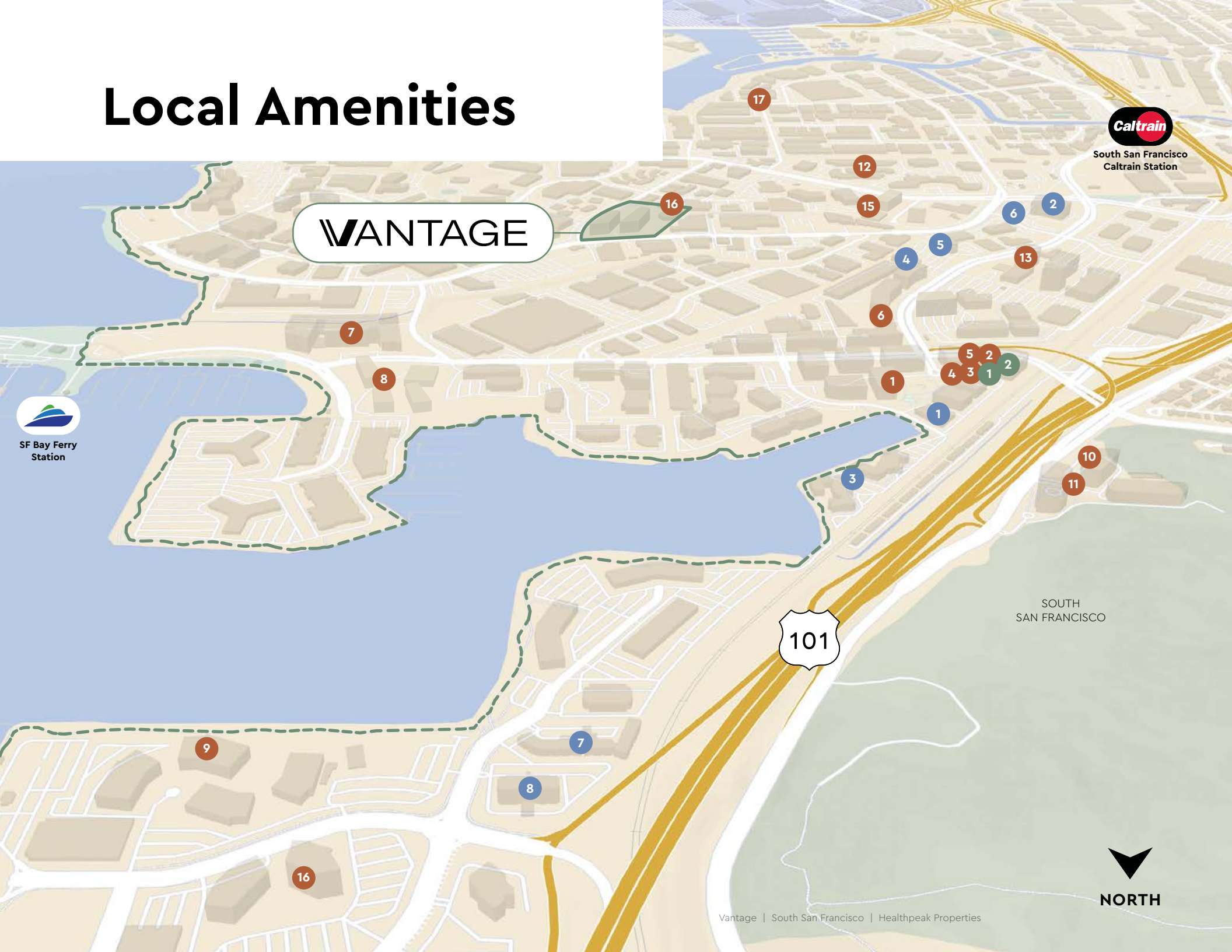
Local Amenities



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

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

FITNESS

1 Orangetheory Fitness
2 YogaSix

Bay Trail

Foundry & Lux

The Chandlery

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

VANTAGE

Workspaces

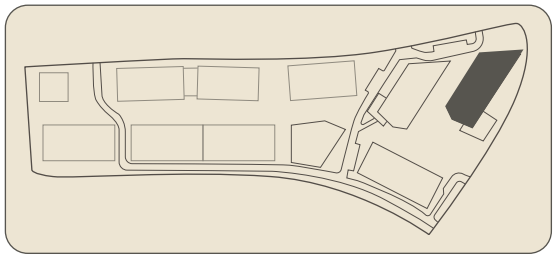
490 FORBES BLVD ±55,244 Sq. Ft. lab/office space available	
Fifth Floor	±9,460 Sq. Ft.
Third Floor **Spec Suite**	±14,506 Sq. Ft.
Second Floor	±31,278 Sq. Ft.

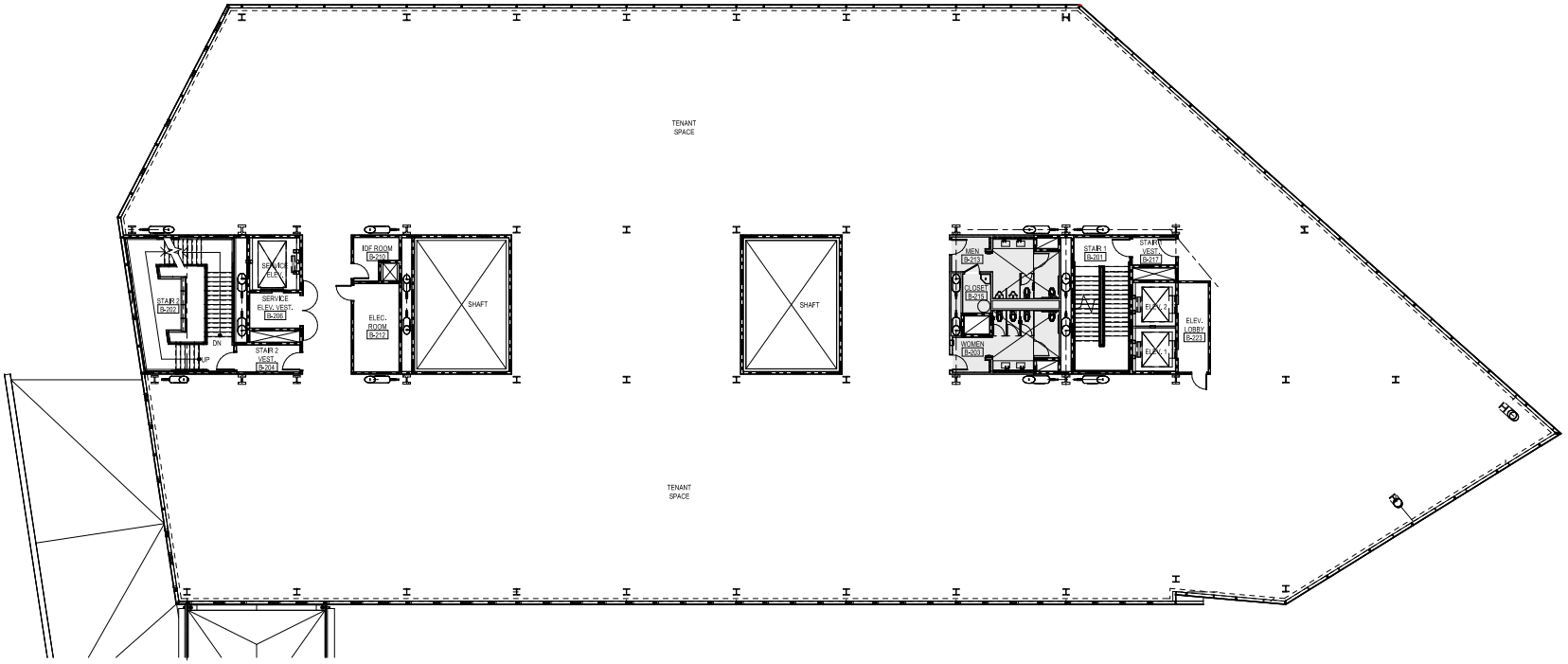
BUILDING SPECIFICATIONS

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

±31,278 SF | Second Floor

490 FORBES BLVD | WARM SHELL





- **Life science warm shell ready for tenant improvements**

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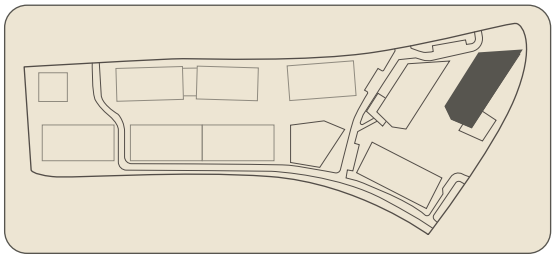
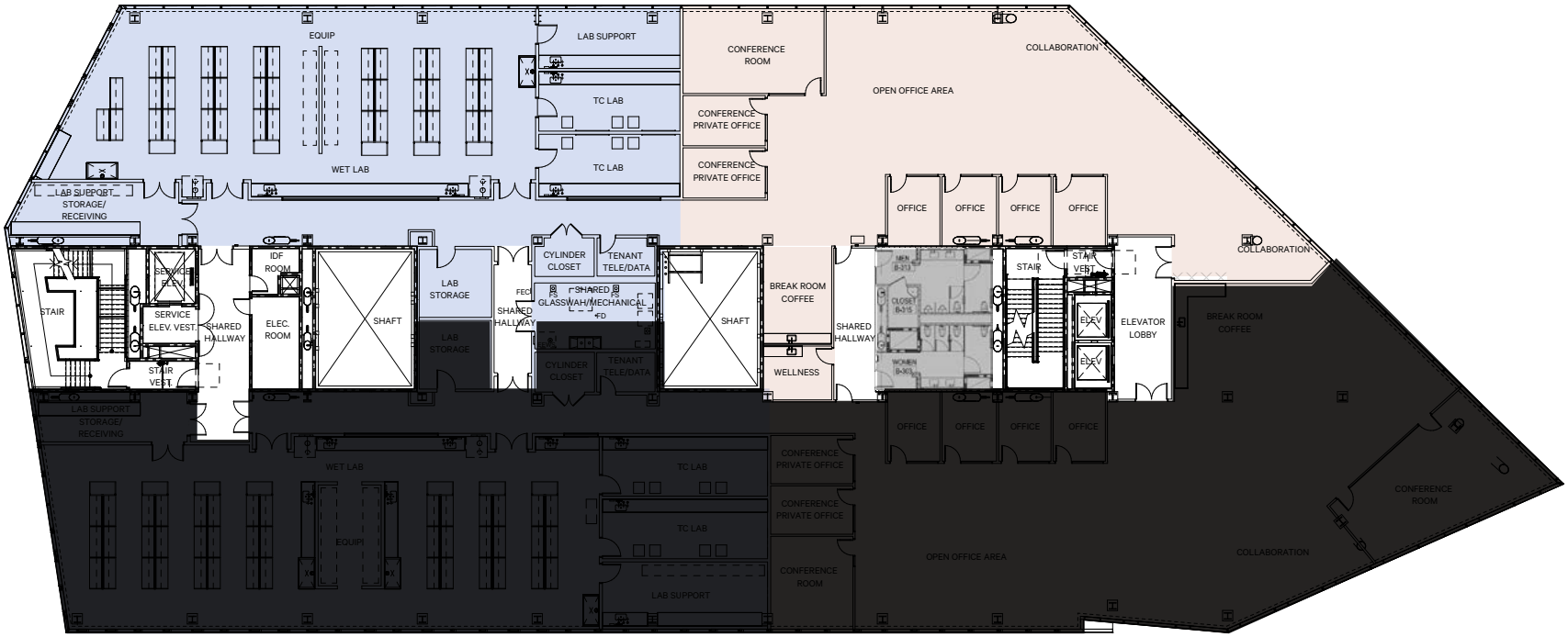
±14,506 SF | Third Floor

490 FORBES BLVD | SPEC SUITE



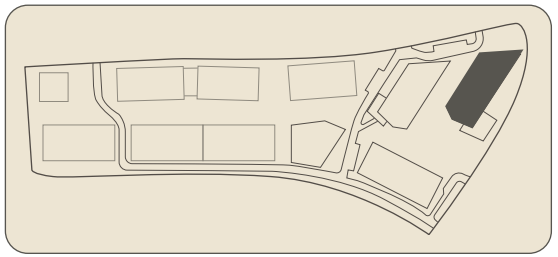


- **Biology, tissue culture labs and related lab support/service areas**
- **Office area includes private offices, conference rooms, open office area and break areas**

Lab Office

±9,460 SF | Fifth Floor

490 FORBES BLVD | PROPOSED SPACE PLAN



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Lab Office

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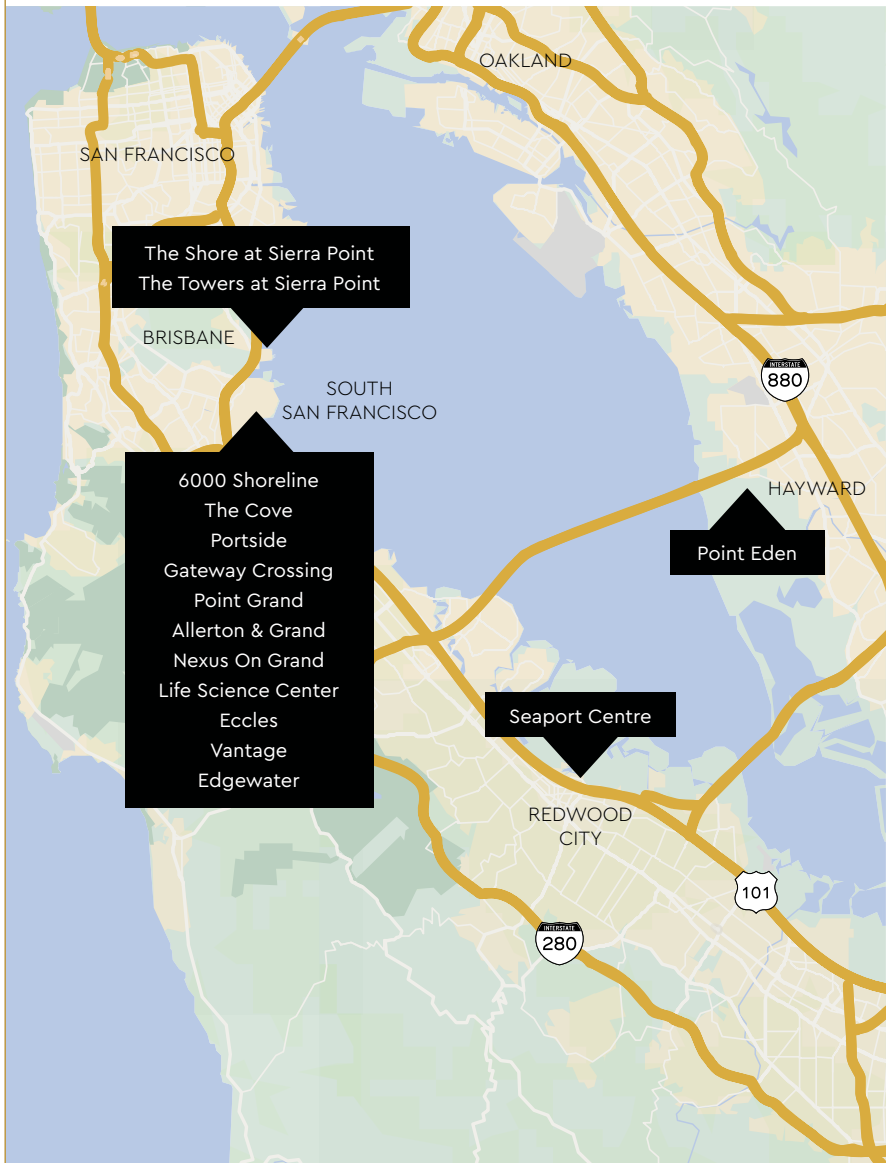
A Powerful Partnership

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

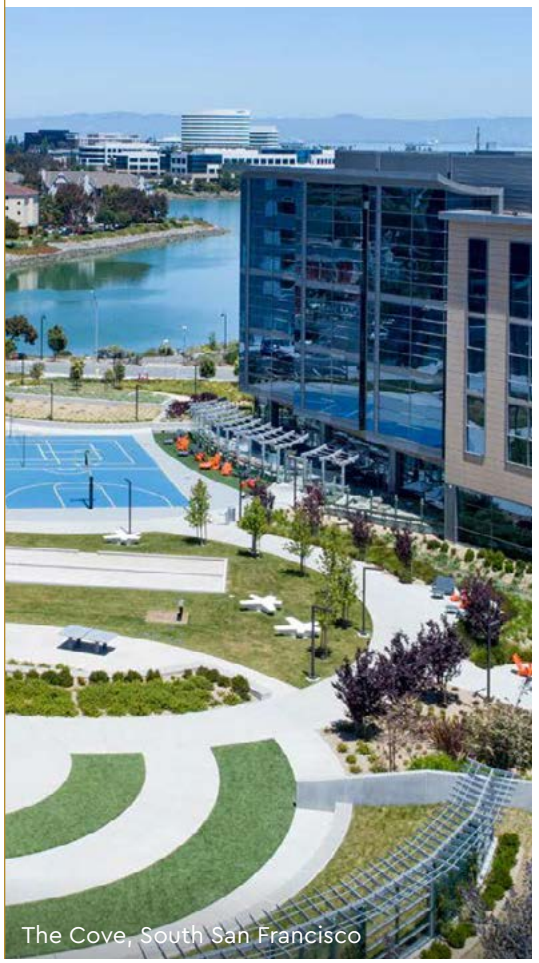
National Presence

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

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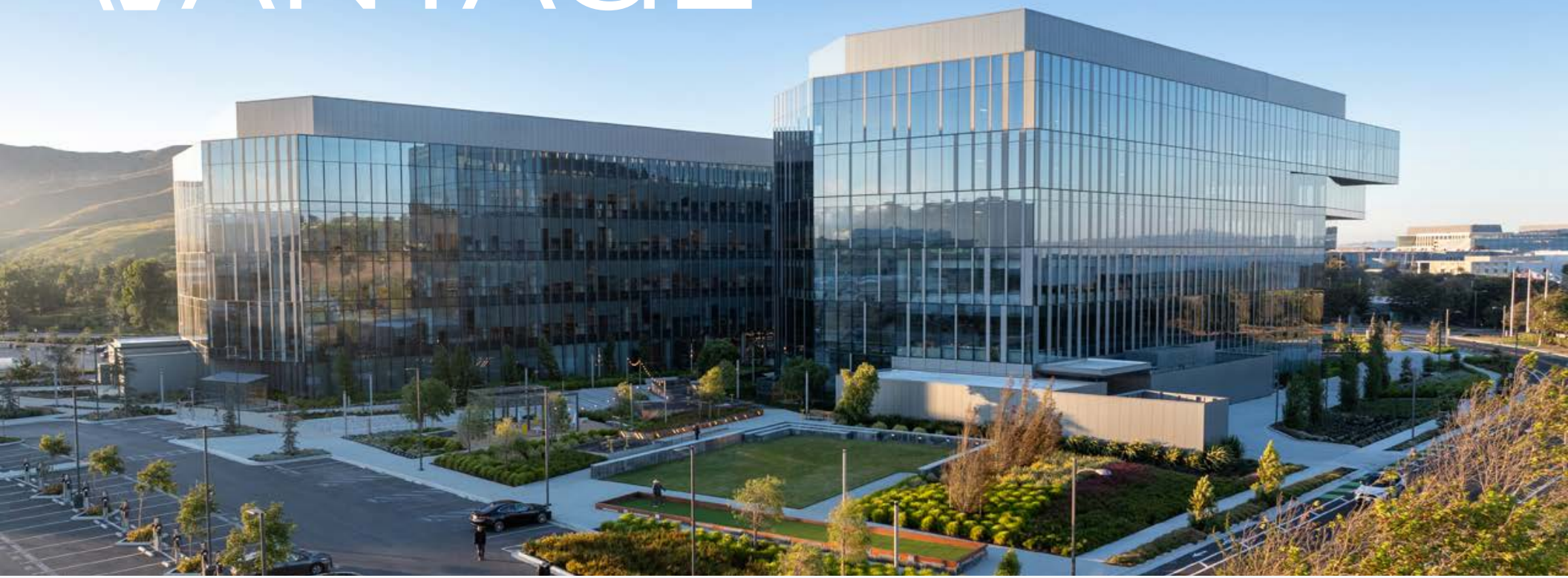

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