POINT GRAND

230, 240, 260 & 270 E Grand Ave
Life Science Campus in South San Francisco, CA



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CBRE



Built For Breakthroughs

At the heart of the global biotech industry, this campus brings together state-of-the-art amenities, tailored facilities, and potential to establish your company's identity together in a collaborative community.

Point Grand is the perfect home for dreamers, designers and doers — and those who are all of the above.

Premier location in the Heart of the world's most prestigious life science cluster

11-building Class A life science campus

Convenient access to Highway 101 & public transportation

Building and lobby identity opportunities

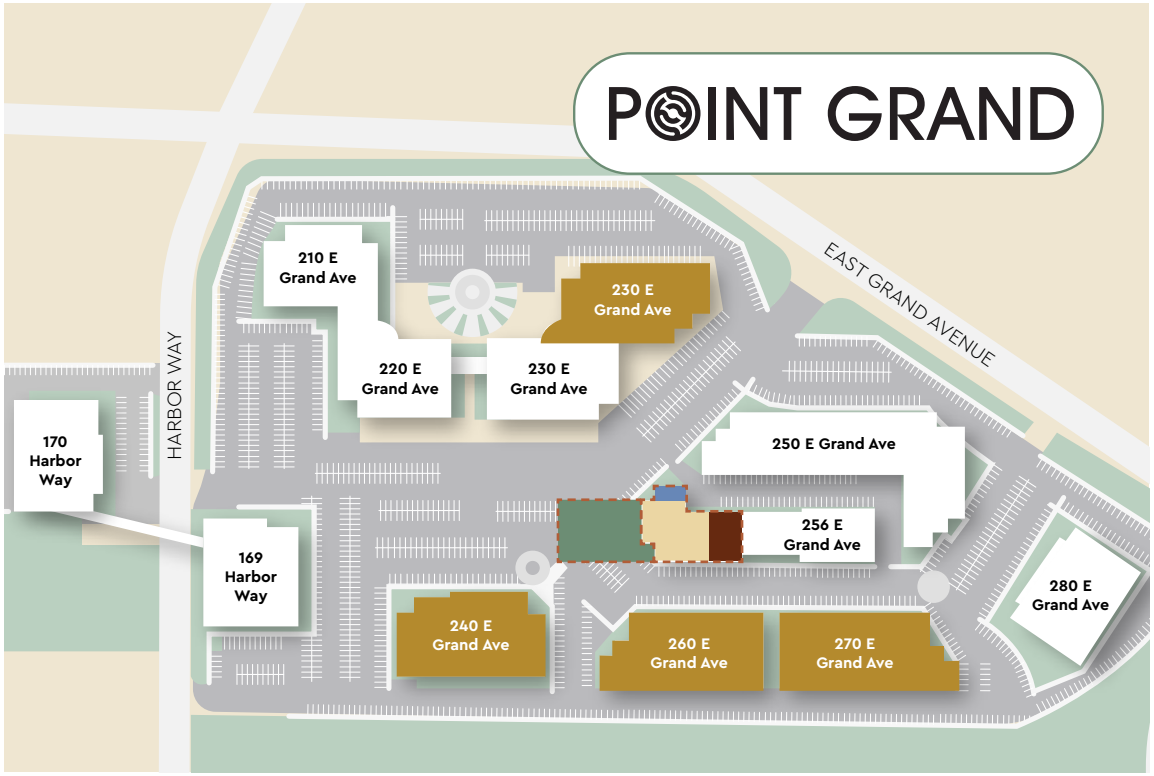
Many options for fully integrated lab facilities

A Campus Optimized For Creation

Inspiration drives innovation, and at Point Grand, it's around every corner. The campus features a suite of top-tier amenities, including a state-of-the-art fitness center and on-site, indoor/outdoor dining.

- Class A lab facilities with significant laboratory infrastructure
- Centrally located within the South San Francisco Life Science cluster
- Emergency generators

Space Available



AMENITIES: ------

- Café/Restaurant Riposo
- Fitness Center
- Outdoor Dining/ Collaboration Area
- On-Site Property Management Office



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Where Innovation Scales

You have the passion, the drive, and the idea — we have the space. With Healthpeak's expert industry knowledge and flexible approach, this is an environment primed for **boundless innovation.**





Accelerate Your Success

Science moves quickly. We're positioned so you can keep up. Point Grand offers you a prime location in the world's preeminent life science cluster, right on its main artery of East Grand.

And, with immediate access to Highway 101 and just seven minutes from SFO International Airport, it's easy to take your innovation global.

2 MIN
to 101

25 MIN
to downtown SF

7 MIN
to SFO

WALK TO
SSF CalTrain

SHUTTLE SERVICE
±10 MIN
Shuttle Service to Caltrain and BART

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Innovate Your Identity

Get your name out there and show the world what you're working on — Point Grand features prime potential to establish your corporate identity, including signage opportunities visible on East Grand Avenue and the opportunity to have your own building and loading dock.



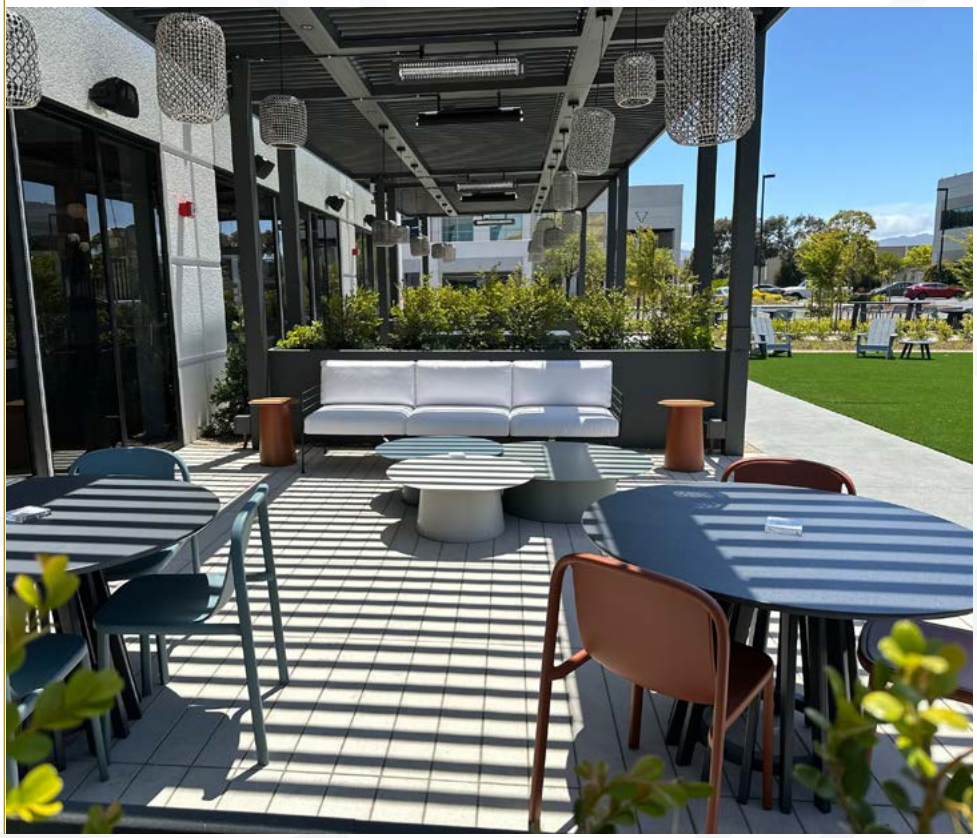
On-site Amenities

Discover the New Point Grand

The new Point Grand is an experience re-imagined to support your most advanced work, with an emphasis on tenant wellness.

Enjoy a state-of-the-art fitness center, indoor/outdoor dining with an on-site restaurant, Riposo.

Indoor/outdoor collaboration areas



Café/Restaurant Riposo



New fitness center with state-of-the-art equipment



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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

Double Down. Scale Up.



Space Available

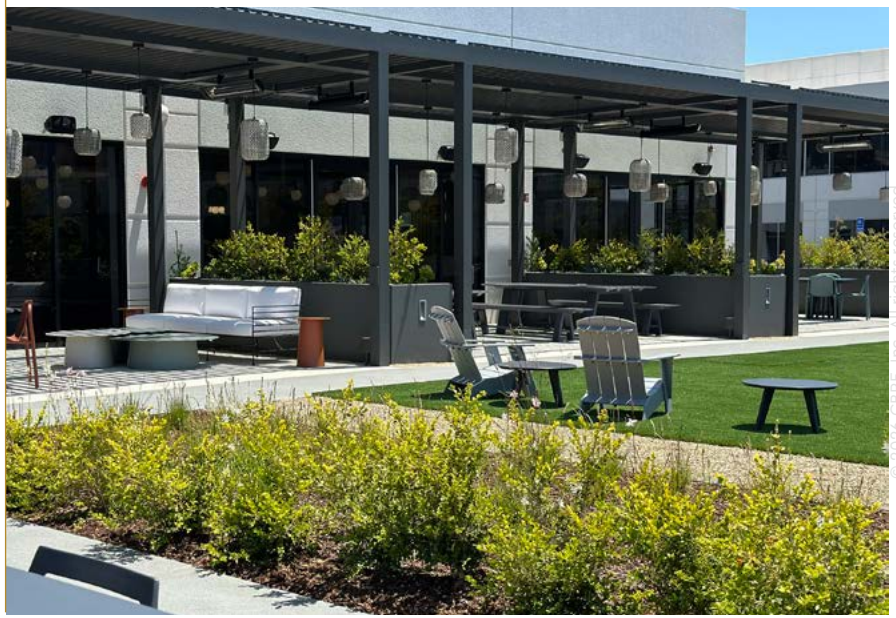


Central Park

Let the sun spark your ideas in our new central park. This landscaped outdoor space is primed for collaboration, creation, and **boundless innovation.**

At the global epicenter of life sciences, Point Grand offers emerging innovators a level of quality and value found nowhere else in South San Francisco. This is the perfect place to **plant your roots and grow.**

Outdoor patio



Lounge



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POINT GRAND



Spaces Shaped for Science

230 E GRAND AVE, SSF

±39,756 SF lab/office space

Parking Ratio: 2.4 per 1,000 RSF
Surface parking

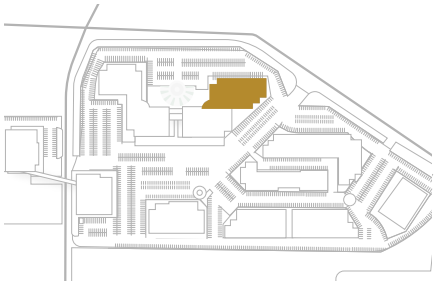
Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses

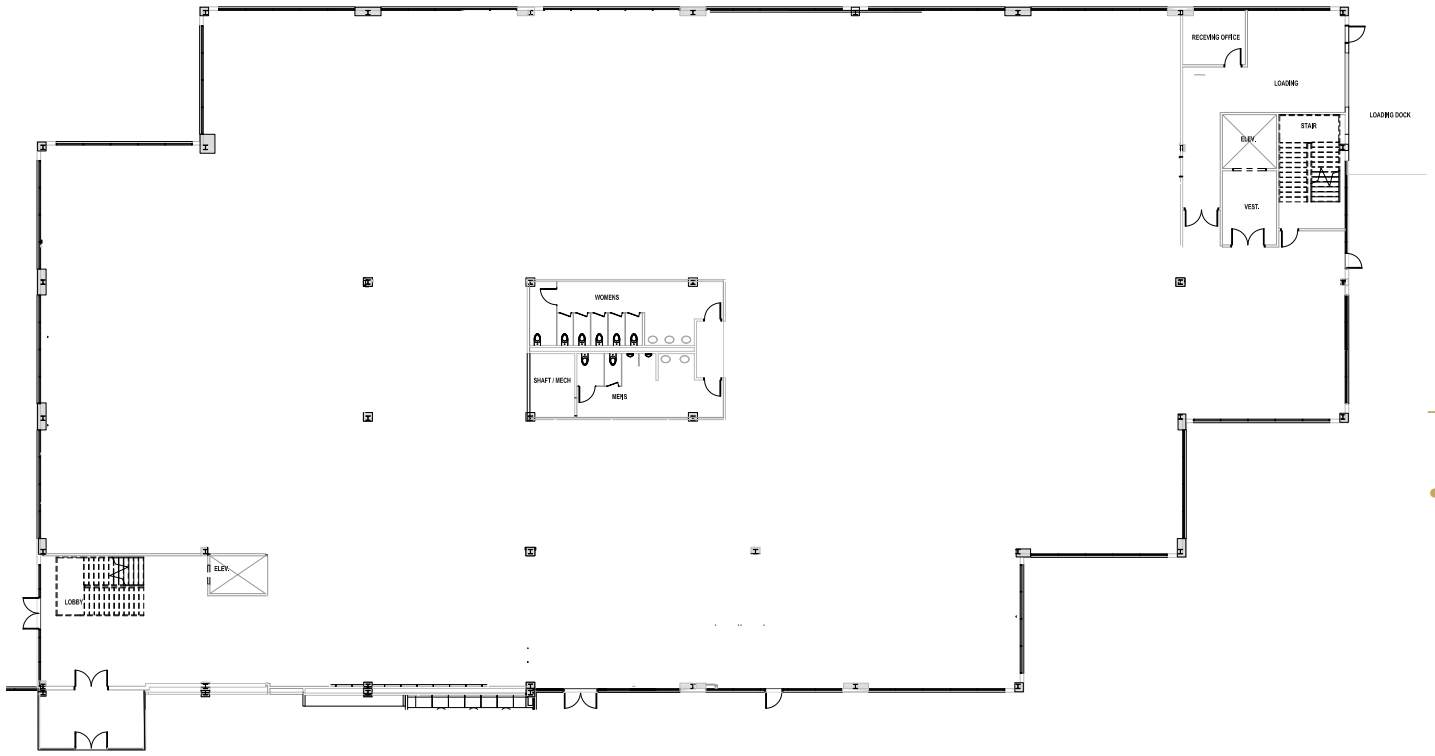
Power: 4000 amps (277/480v, 3-phase, 4-wire service)



±28,000 SF | First Floor

230 E GRAND AVE | NORTH WING



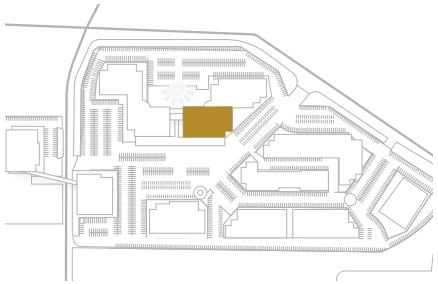


- Life science warm shell ready for tenant improvements

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±11,756 SF | First Floor

230 E GRAND AVE I SOUTH WING





Lab

Office

Lab area includes:

- Biology lab
- Lab support
- Tissue culture suite

Office area includes:

- (2) Conference rooms
- (2) Private Offices
- (2) Huddle rooms
- (2) Phone rooms
- Open office area
- Break area


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POINT GRAND



Designed for Advancement

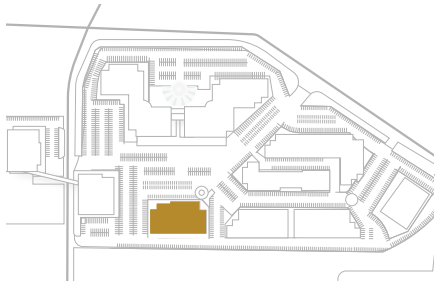
240 E GRAND AVE, SSF

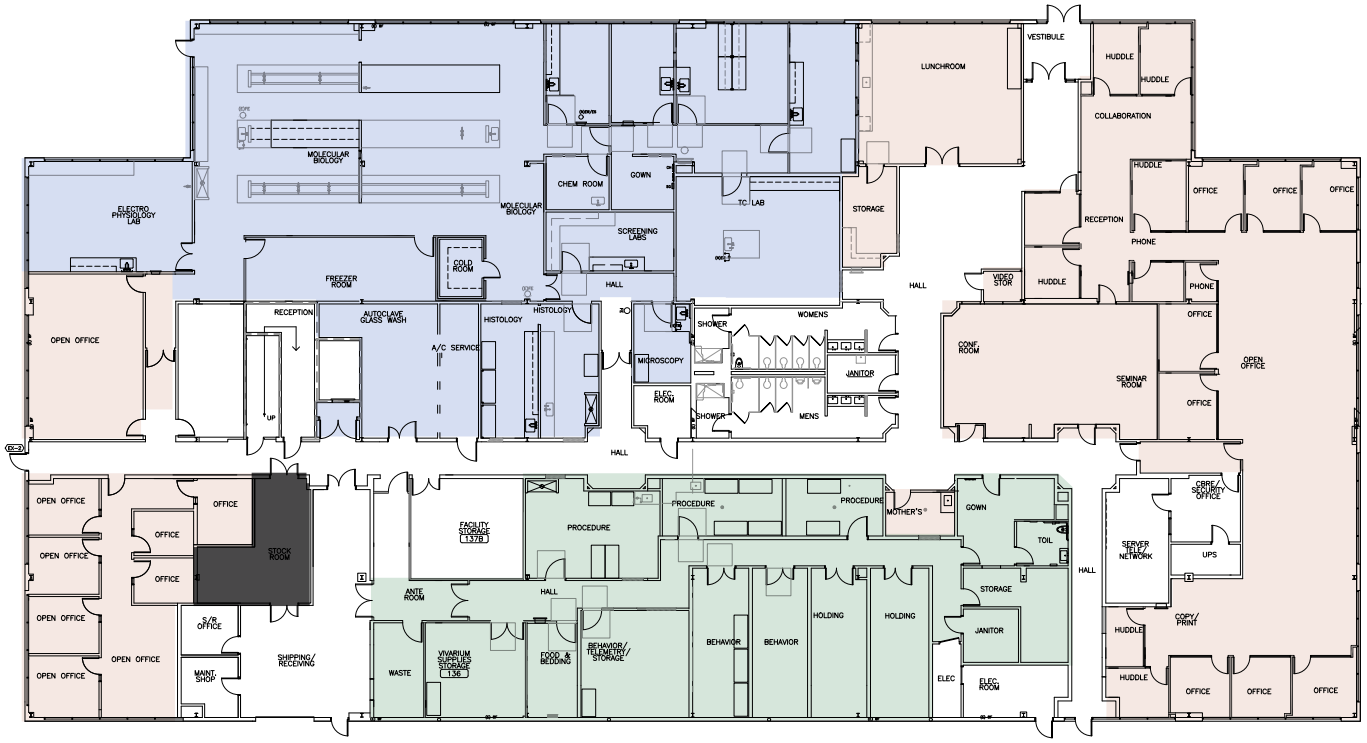
- ±29,858 SF lab/office space
- House systems include CDA & Vac
- Parking Ratio: 2.4 per 1,000 RSF Surface parking
- Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses
- Power: 3000 amps (277/480v, 3-phase, 4-wire service)



±29,858 SF | First Floor

240 E GRAND AVE





- **Biology, tissue culture labs and related lab support/service areas**
- **Vivarium**
- **Cold room & lab support**

- **Office area includes private offices, conference rooms and break areas**

Lab Vivarium Office

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POINT GRAND



Spaces Shaped for Science

260 E GRAND AVE, SSF

±59,783 SF lab/office space

Parking Ratio: 2.4 per 1,000 RSF
Surface parking

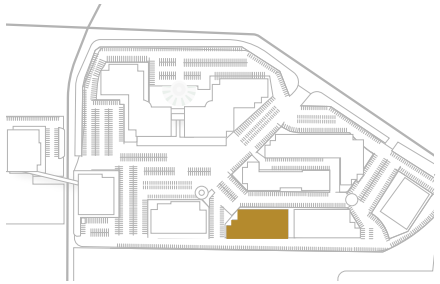
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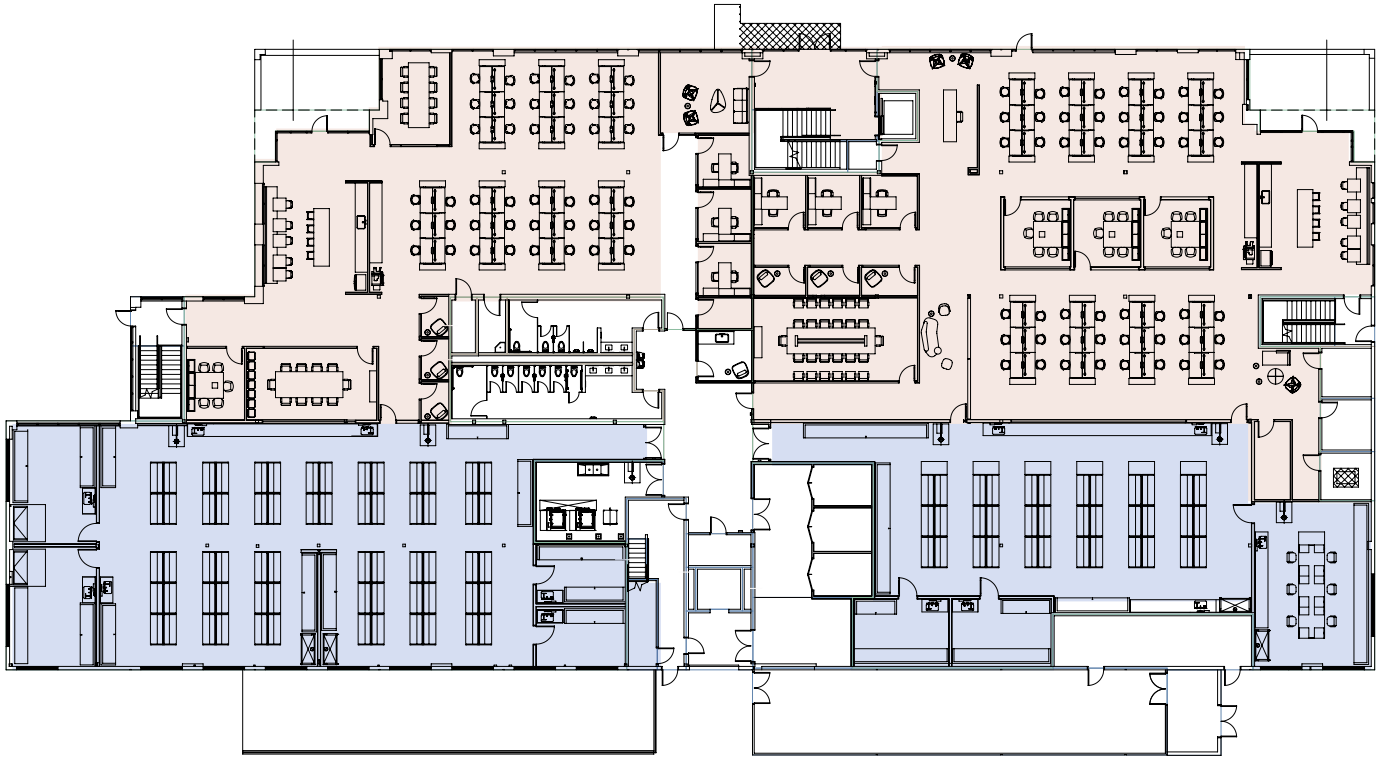
Power: 3000 amps (277/480v, 3-phase, 4-wire service)



±29,172 SF | First Floor

260 E GRAND AVE | HYPOTHETICAL FLOOR PLAN





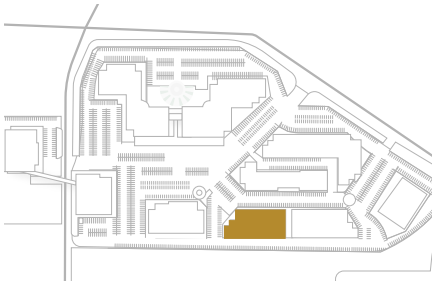
Lab Office

- Life science warm shell ready for tenant improvements
- Divisible to: 14,297 SF & 14,875 SF

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±30,611 SF | Second Floor

260 E GRAND AVE I HYPOTHETICAL FLOOR PLAN





Lab Office

- Life science warm shell ready for tenant improvements
- Divisible to: 14,805 SF & 16,526 SF



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POINT GRAND



Spaces Shaped for Science

270 E GRAND AVE, SSF

±63,231 SF lab/office space

Parking Ratio: 2.4 per 1,000 RSF
Surface parking

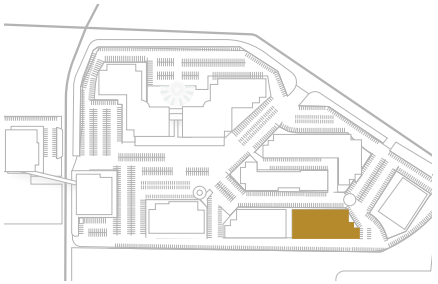
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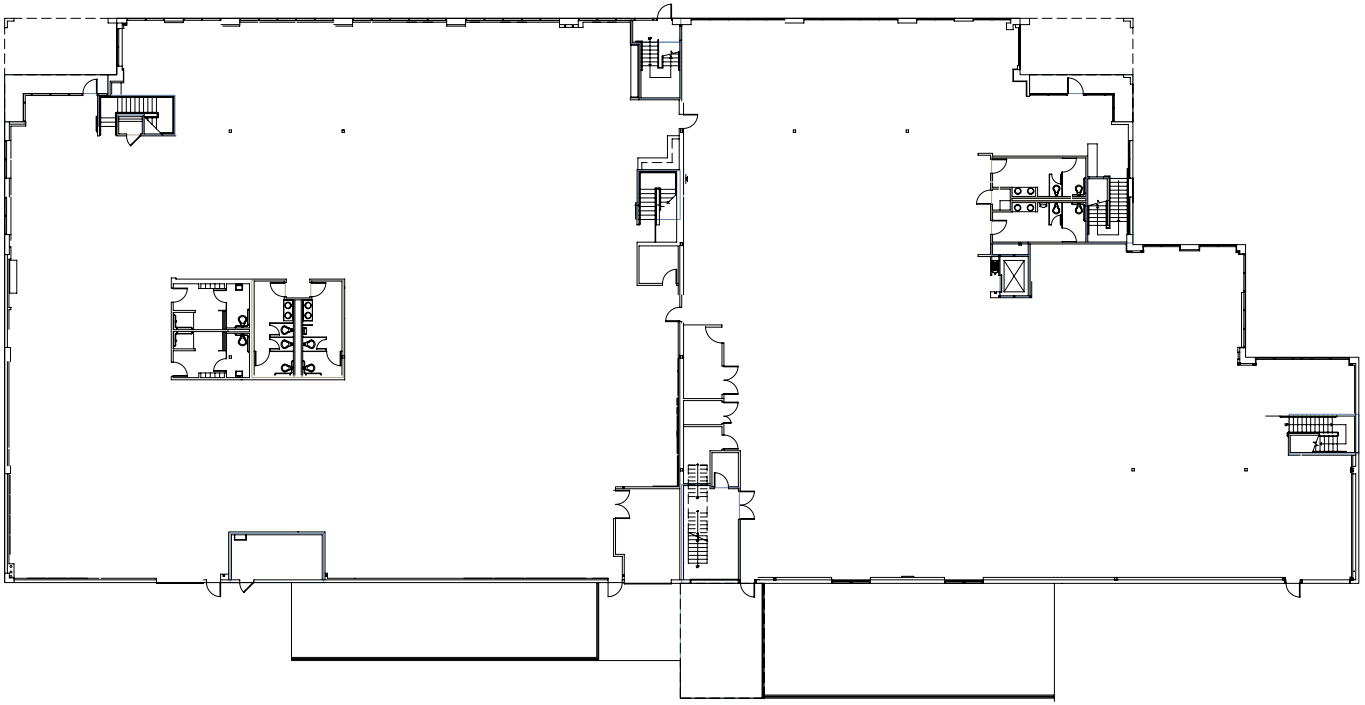
Power: 1600 amps (277/480v, 3-phase, 4-wire service)



±31,219 SF | First Floor

270 E GRAND AVE



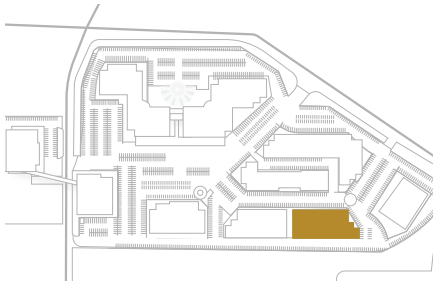


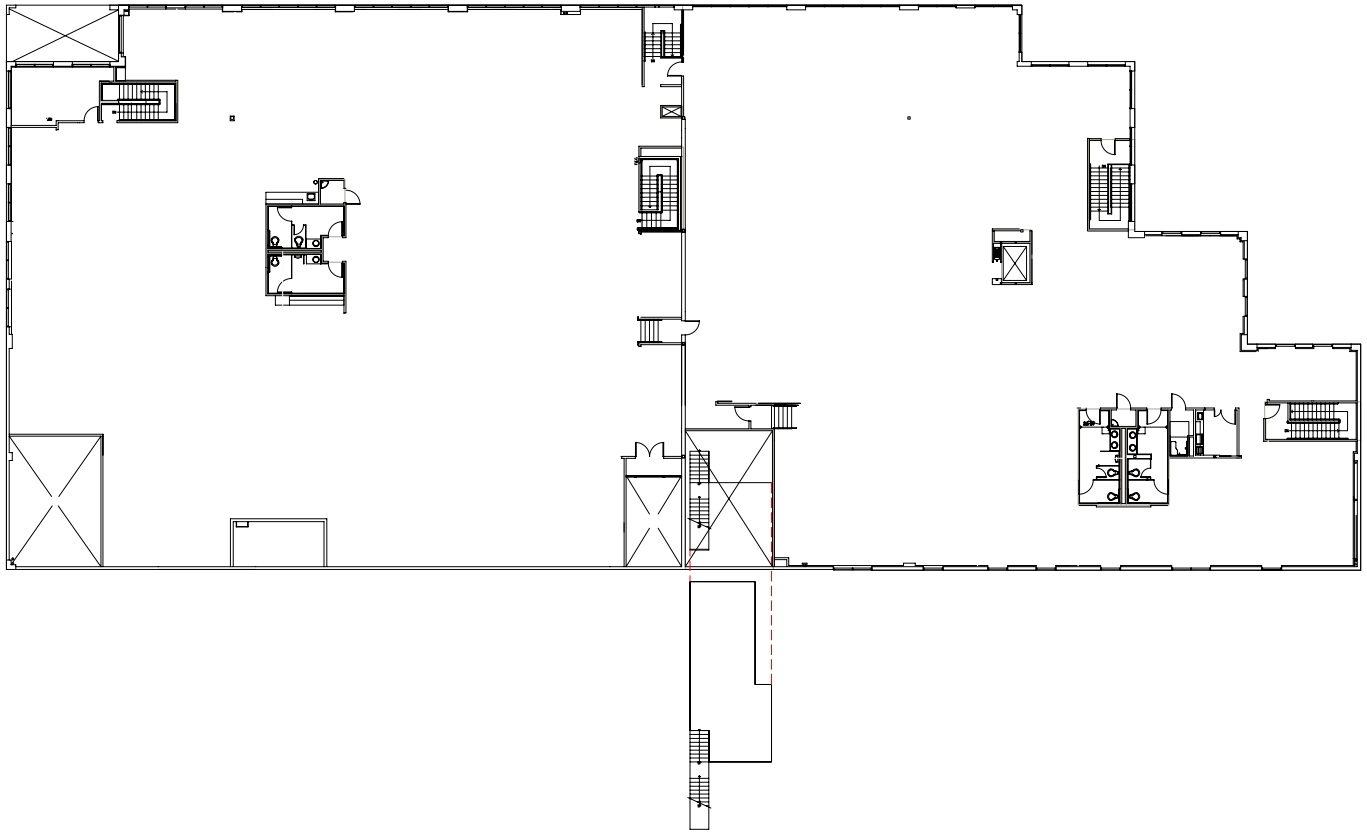
- Life science warm shell ready for tenant improvements

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±32,012 SF | Second Floor

270 E GRAND AVE





- Life science warm shell ready for tenant improvements

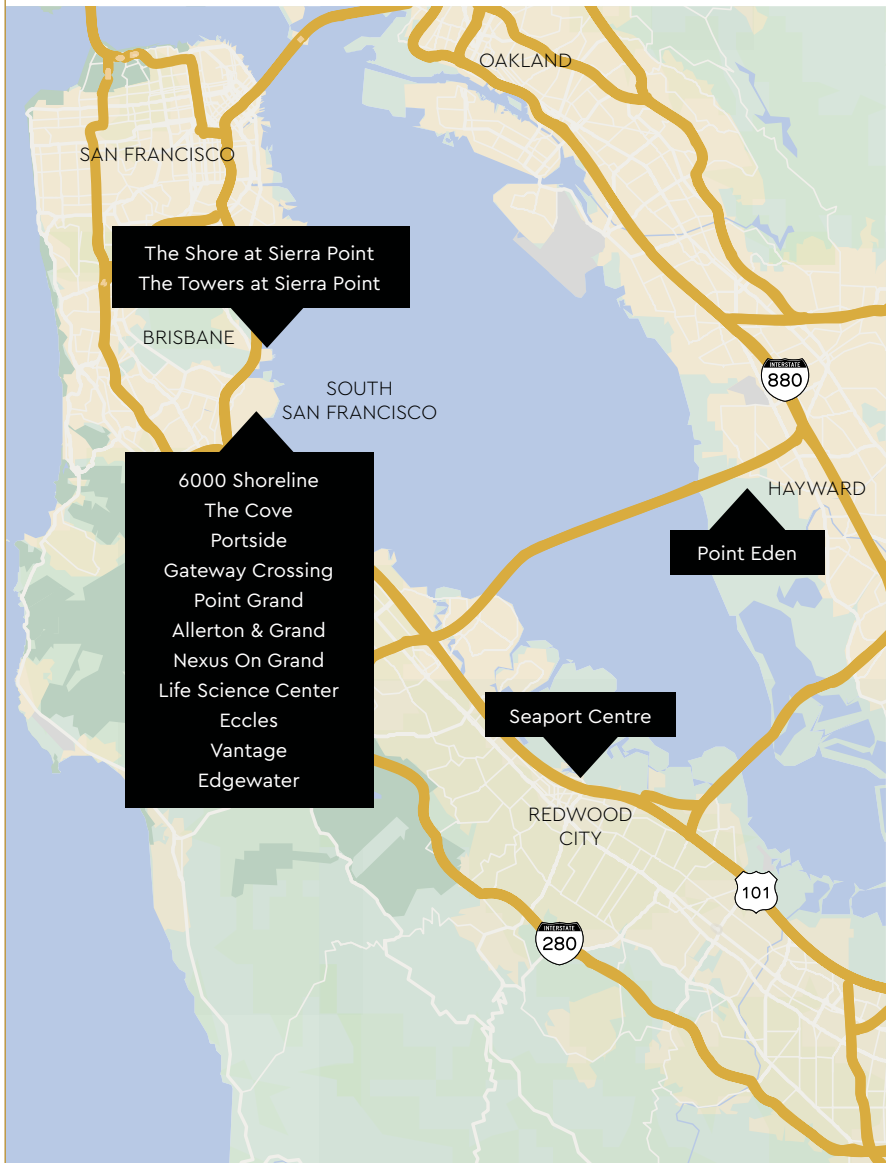


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A Powerful Partnership

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.



Point Grand | South San Francisco | Healthpeak Properties

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.

National Presence

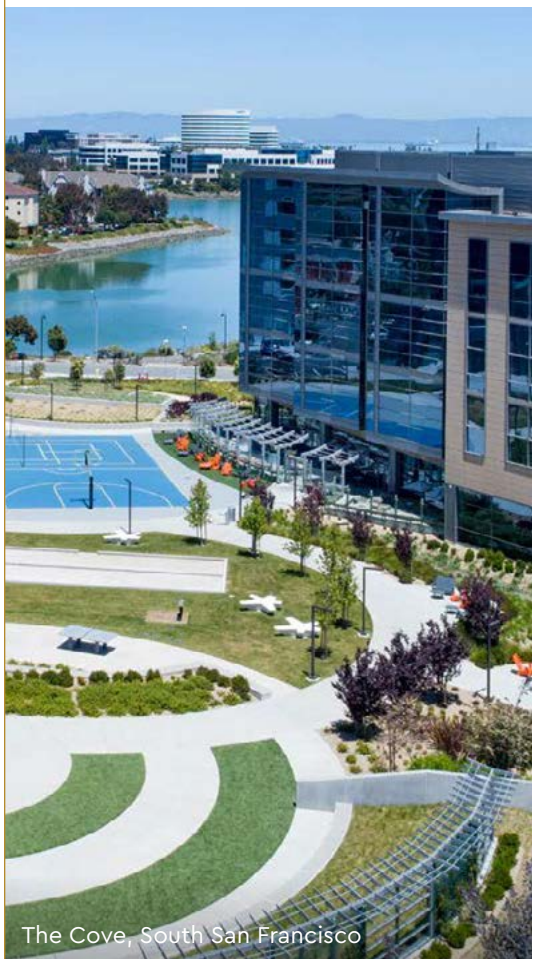
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.

Expert Developer

Experienced local management team that has developed over **3 million** square feet of lab space.


Seaport Centre, Redwood City


The Shore at Sierra Point, Brisbane


The Cove, South San Francisco

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Visionary Partnerships

When you lease at Point Grand, you bring the full expertise and experience of Healthpeak onto your team. We operate the Bay Area's largest life science portfolio, with almost 6 million square feet of lab space, and that's for a reason — **we always treat each partnership with the first-class care it deserves.**



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