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HealthpeakBayArea.com

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CBRE



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.

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

Let's Get to Work.

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

- Purpose-built Class A lab facility with robust laboratory infrastructure
- Shipping & receiving facilities
- Emergency generators
- EV charging

Space Available





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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

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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

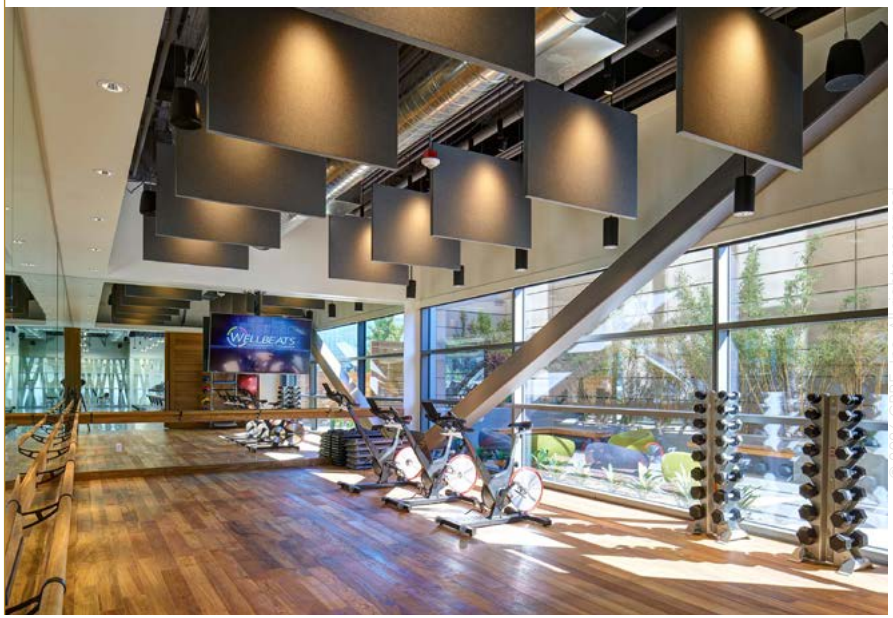
Onward and Upward

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



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THE COVE
AT OYSTER POINT

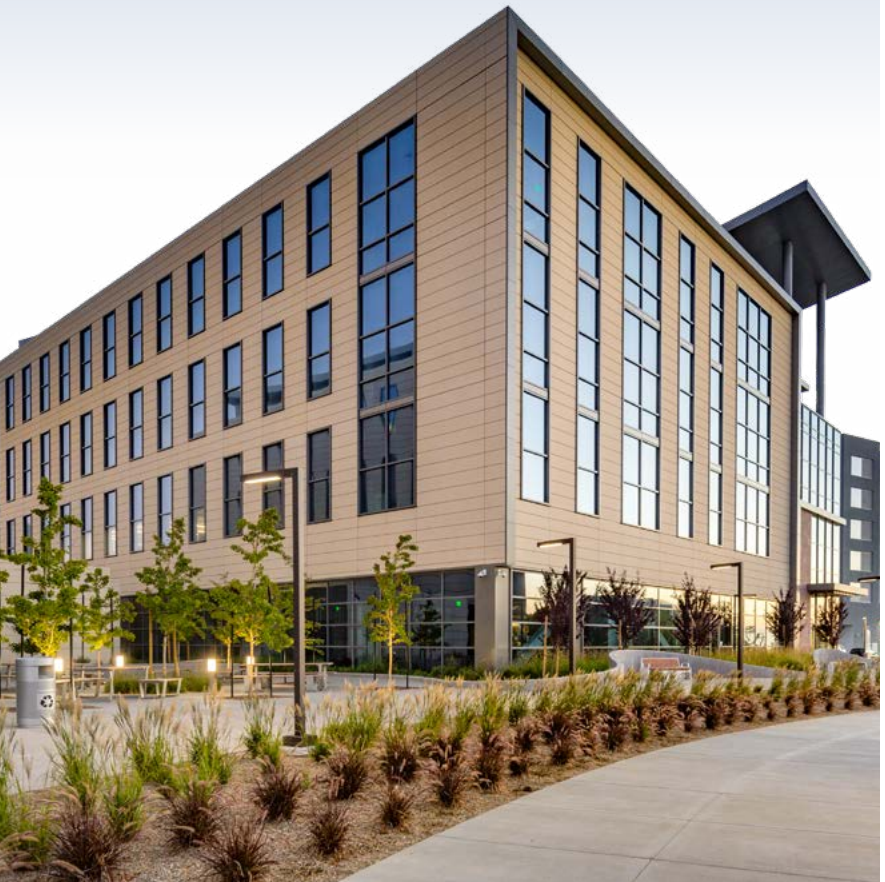
Spaces Shaped for Science

151 OYSTER POINT

±78,173 SF lab/office space

Power: 5000 amps (277/480v, 3-phase, 4-wire service)

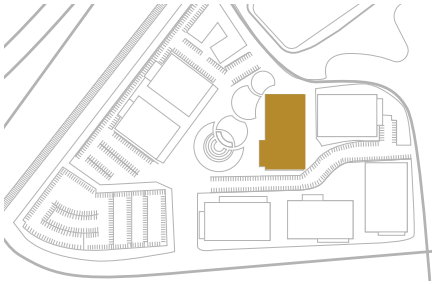
Parking Ratio: 2.5 per 1,000 RSF
Surface parking





±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

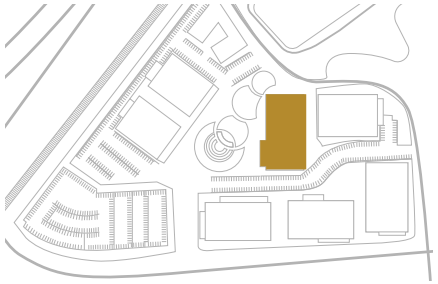
Office area includes:

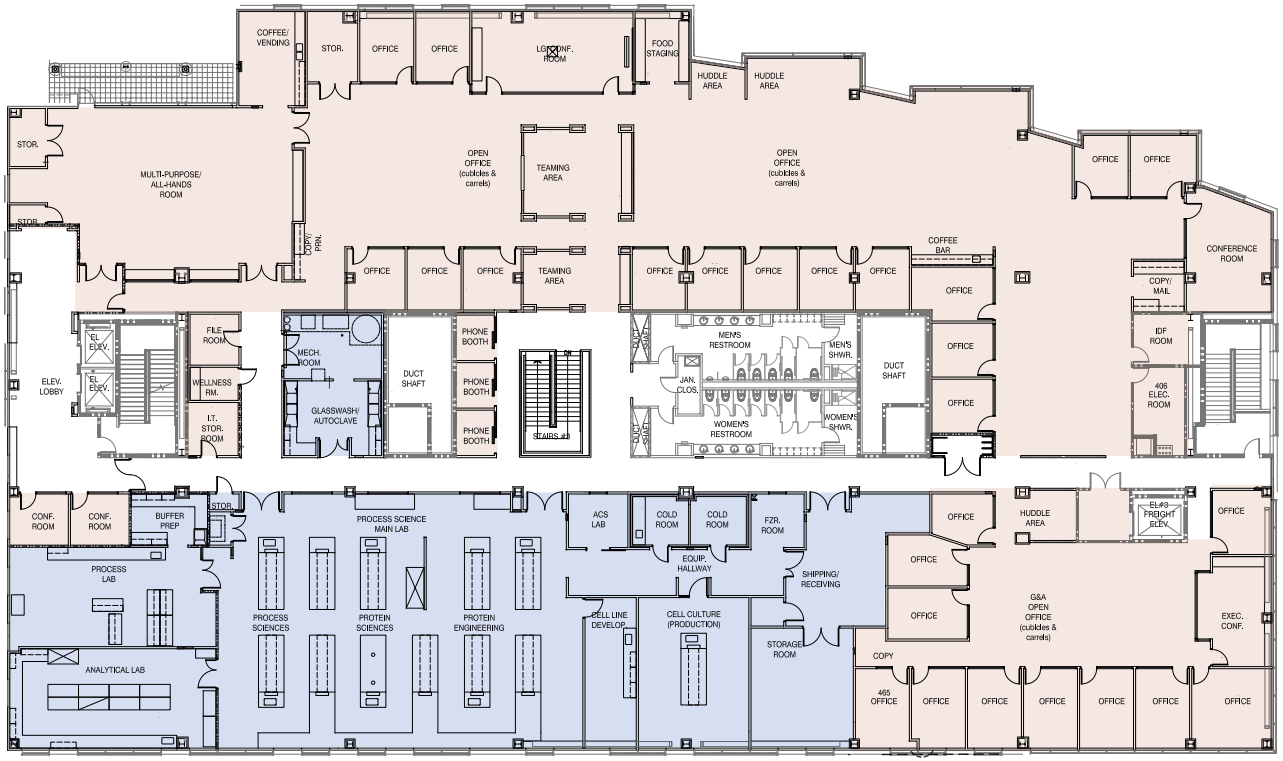
- Interconnecting staircase
- Large conference rooms
- Private offices
- Open office area
- Break areas

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±38,086 SF | Fourth Floor

151 OYSTER POINT BLVD





Lab Office

Lab area includes:

- Biology lab
- Tissue culture suites

House gases:

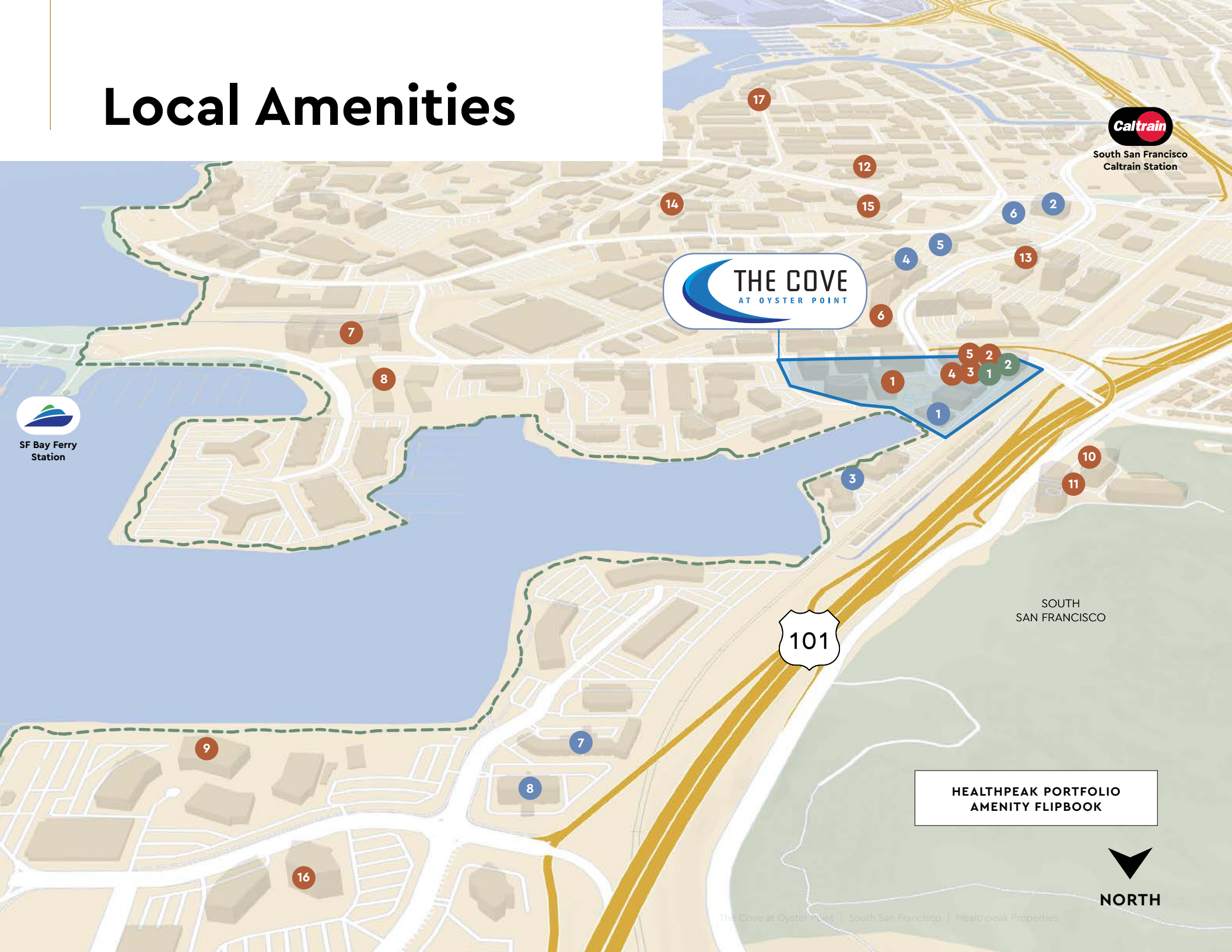
- CDA, Vaccum, Co2 & o2

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

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.

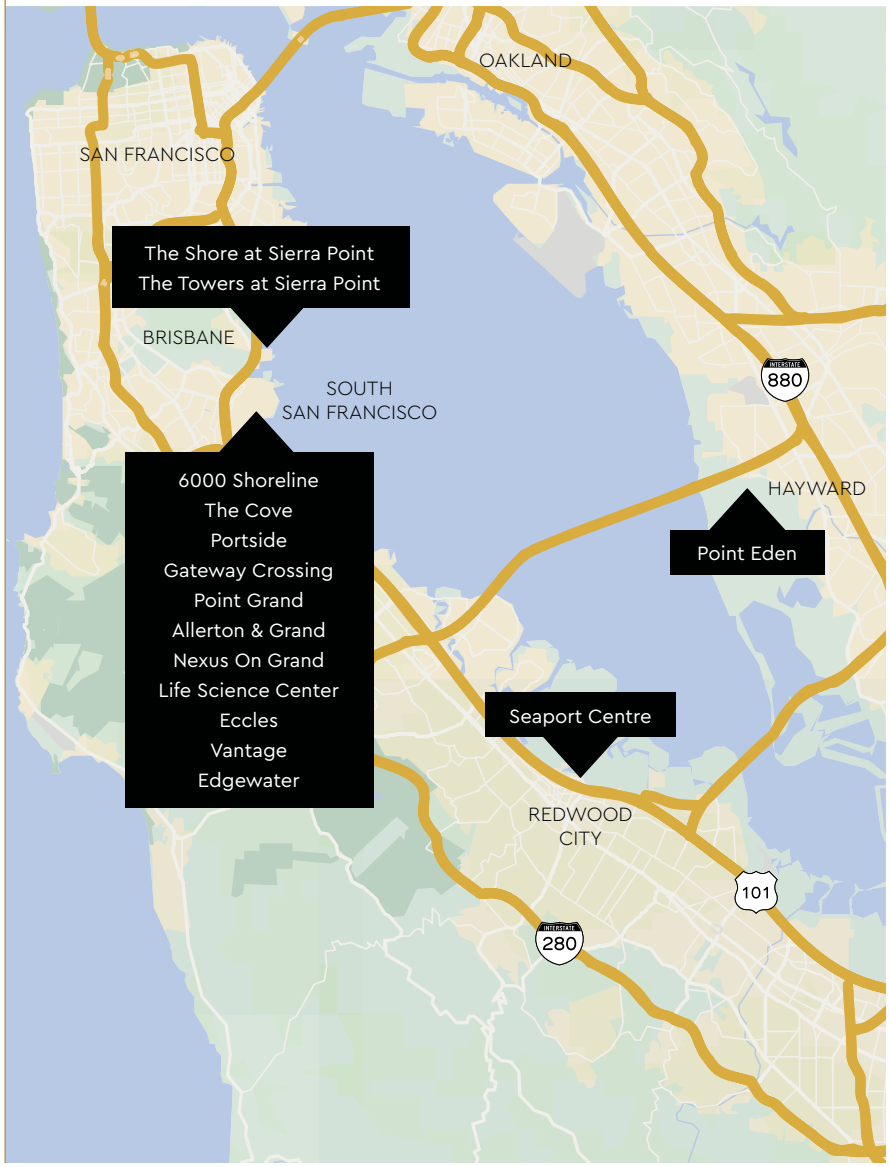


AC Hotel

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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.

National Presence

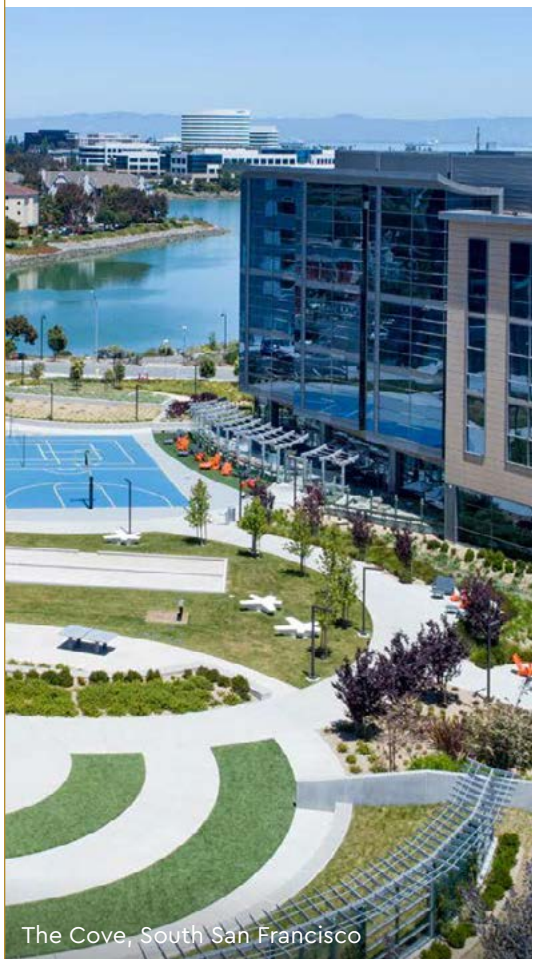
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.

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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