



NORTH TOWER

±400,000 Square Feet

Fall 2018

GENESIS, ONE & TWO TOWER PLACE
SOUTH SAN FRANCISCO, CA 94080

PHASE3
— REAL ESTATE PARTNERS —



Newmark
Knight Frank

First High-Rise Laboratory in the Bay Area

21-Story Class A R&D/Office Building

BUILDING SPECIFICATIONS

North Tower

- Mechanical, Electrical, and Plumbing Infrastructure Systems to Meet Laboratory Standards
- Enclosed Rated Hazmat Storage Rooms for Additional Chemical Storage
- Additional Storage Rooms for Multi-Use
- On-Site Retail
- 6 Passenger Elevators and 1 Freight Elevator
- Zoning: Research and Development/Office - Terrabay Commercial District

PROJECT AMENITIES

Rich Amenities Base Including

- Fitness/Wellness Center
- Focaccia Bakery
- 230 Person Capacity Performing Arts Center
- On-Site Gourmet Brewery Restaurant
- On-Site Meeting/Event Space
- Patio/Outdoor Lounge
- 7-Story Parking Structure - 3.0/1,000 Parking Ratio
- Property Management On-Site
- 24/7 On-Guard Security
- Shuttle Services to BART, Caltrain and Ferry

±400,000
RSF Building

±20,000
RSF Floor Plates

3.0/1,000
Parking

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Restaurant
Gourmet Brewery

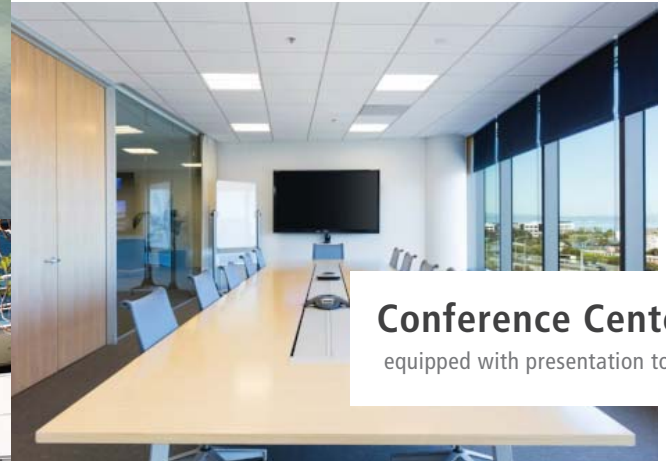
Performing Arts Center
with seating for 230 guests



Fitness Center
with professional training staff,
full locker rooms and towel service



Parking
7-story parking structure



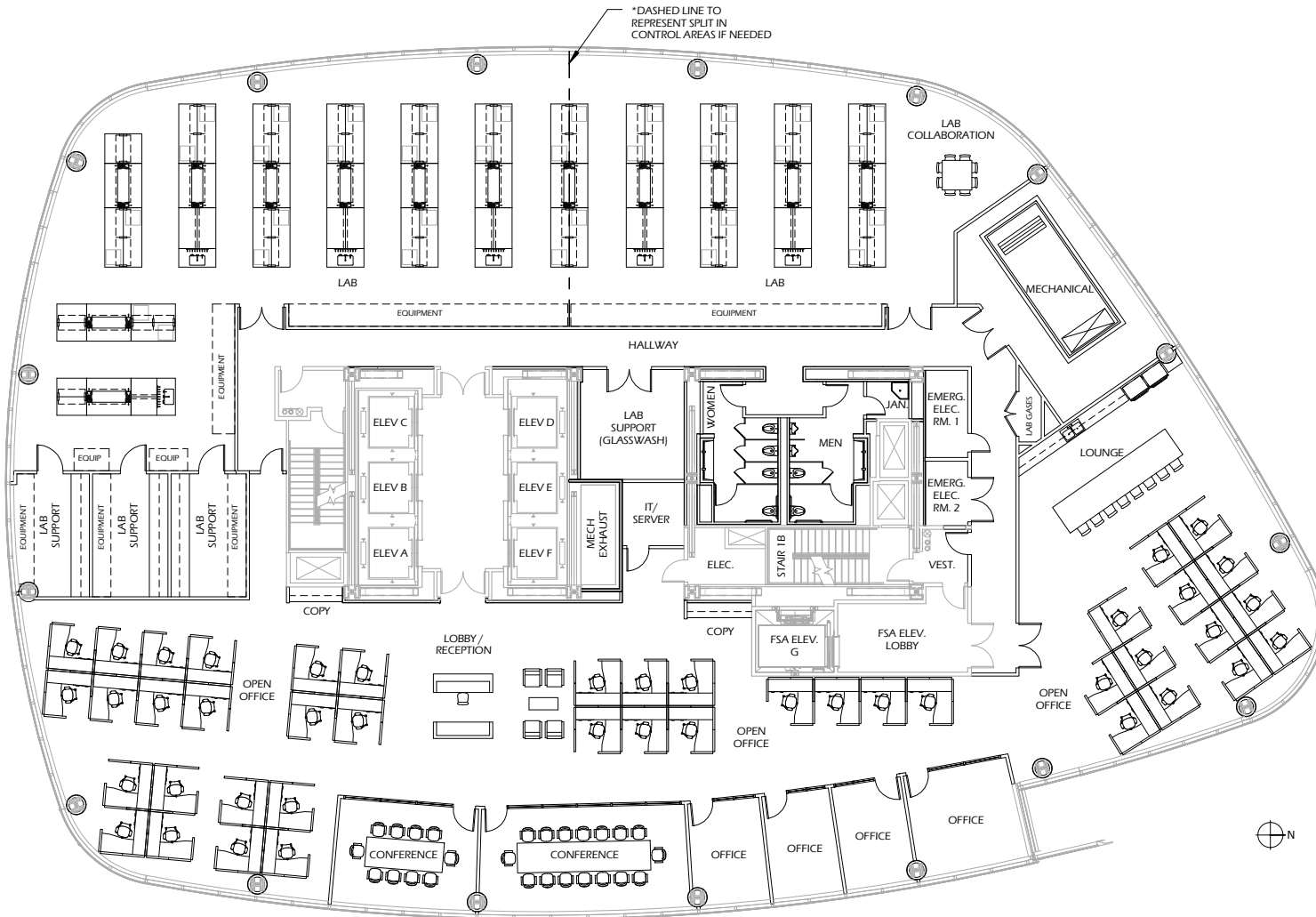
Conference Center
equipped with presentation tools



Market & Bakery
with fresh baked bread available daily
and catering services for tenants

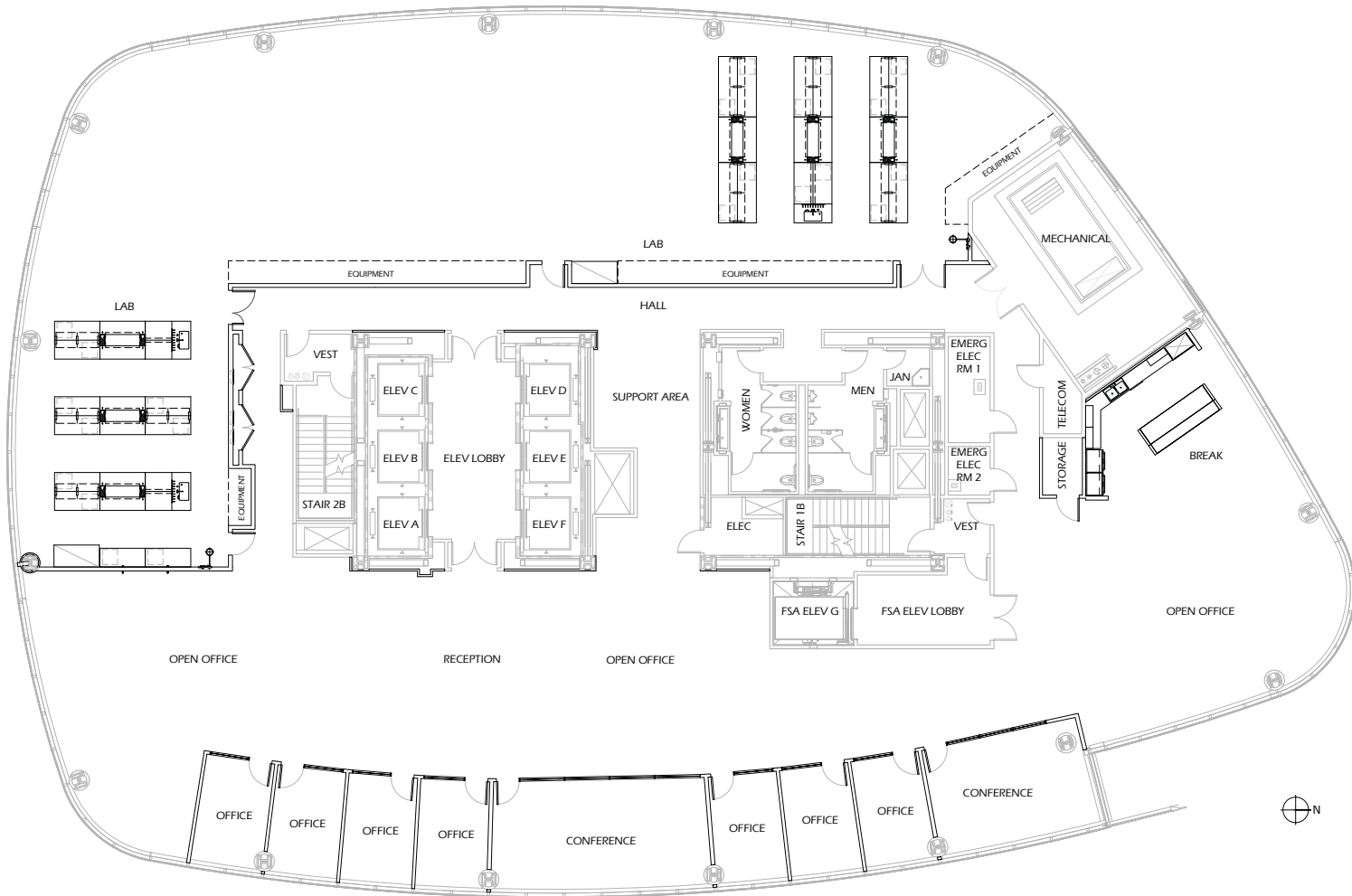
CONCEPTUAL FLOOR PLAN

Single Tenant Floor: ±20,000 RSF
50/50 Lab Office Ratio



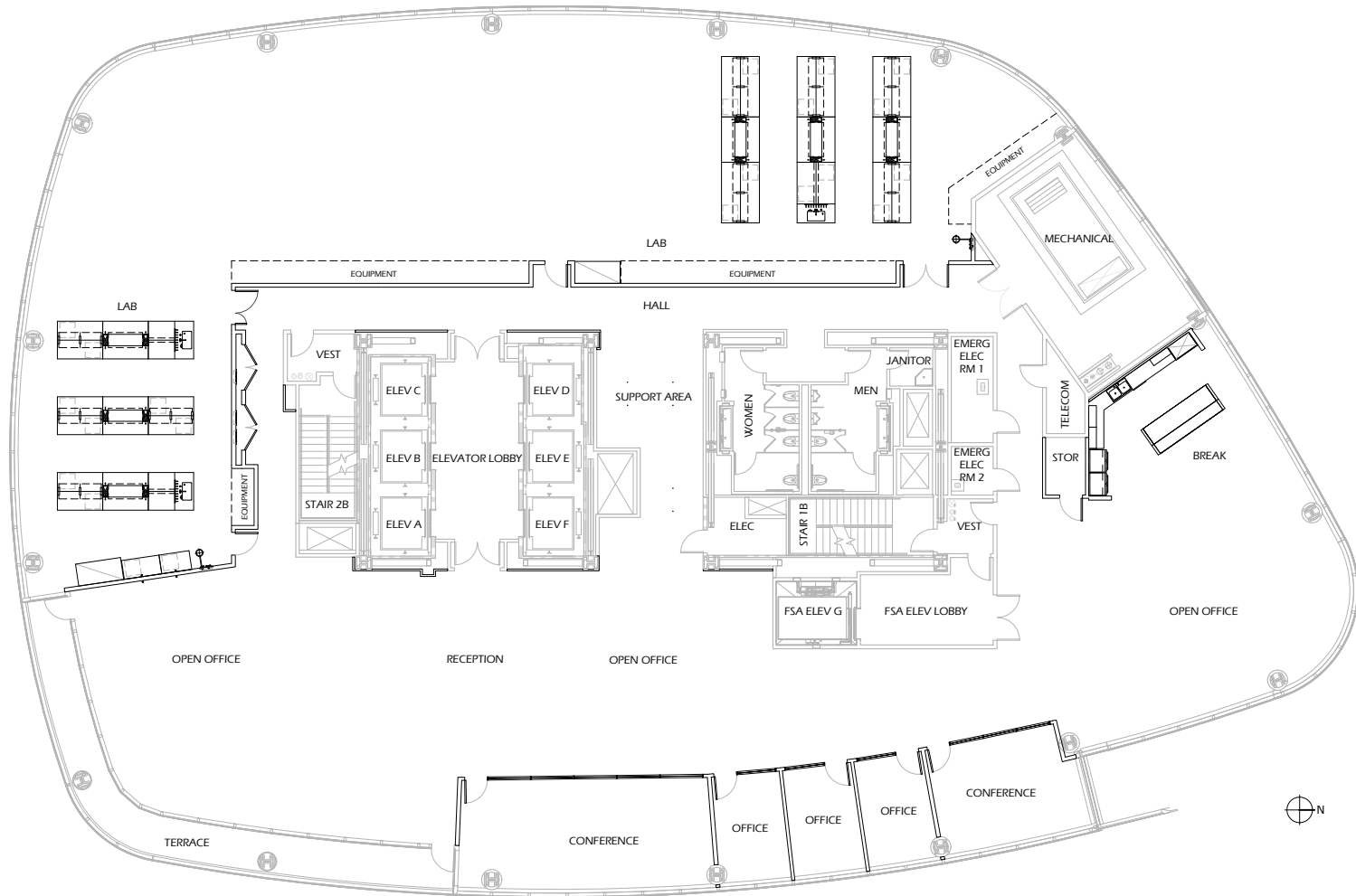
SPECULATIVE FLOOR PLAN

3rd Floor: 19,872 RSF
50/50 Lab Office Ratio



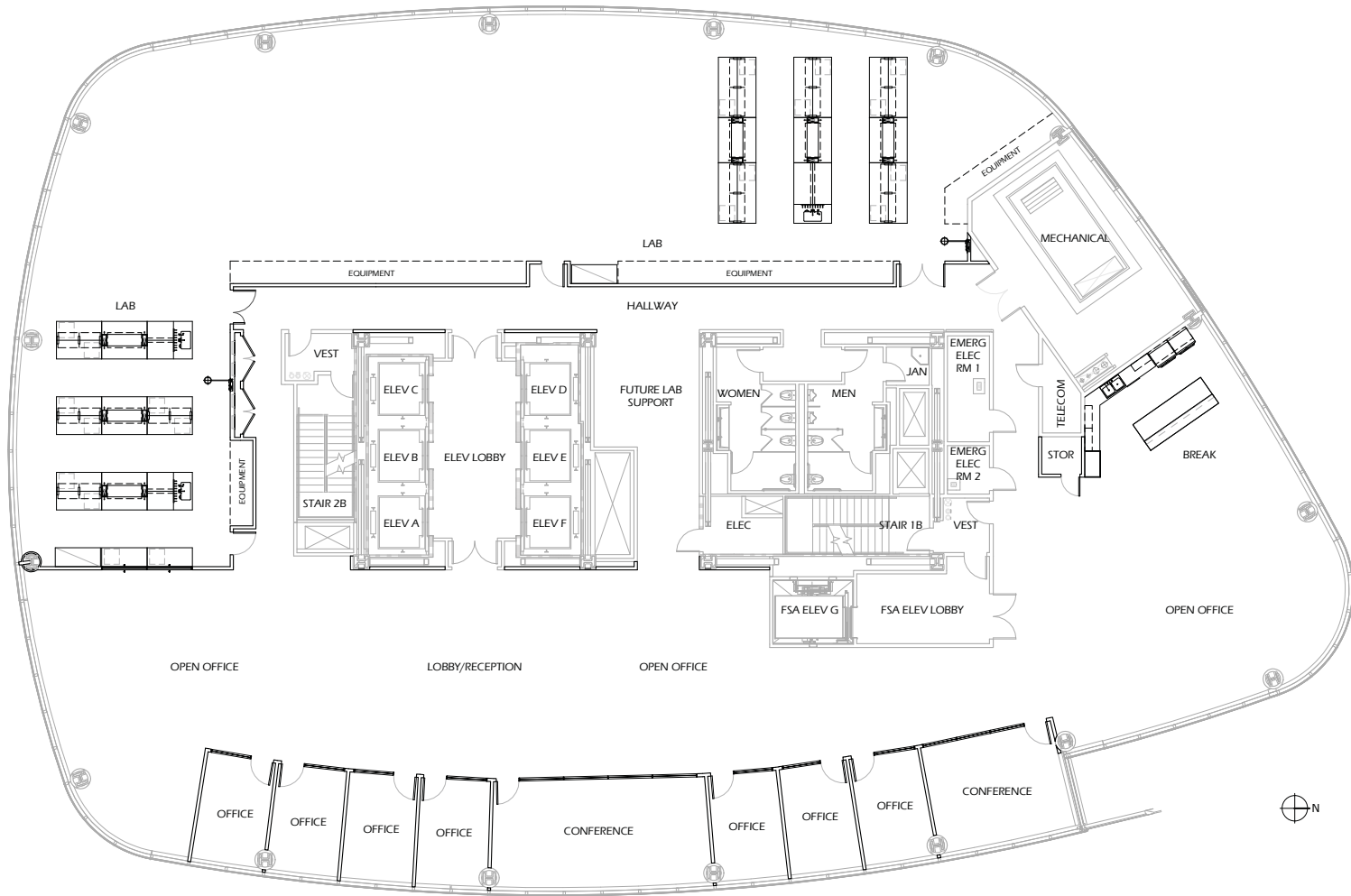
SPECULATIVE FLOOR PLAN

4th Floor: 19,867 RSF
50/50 Lab Office Ratio



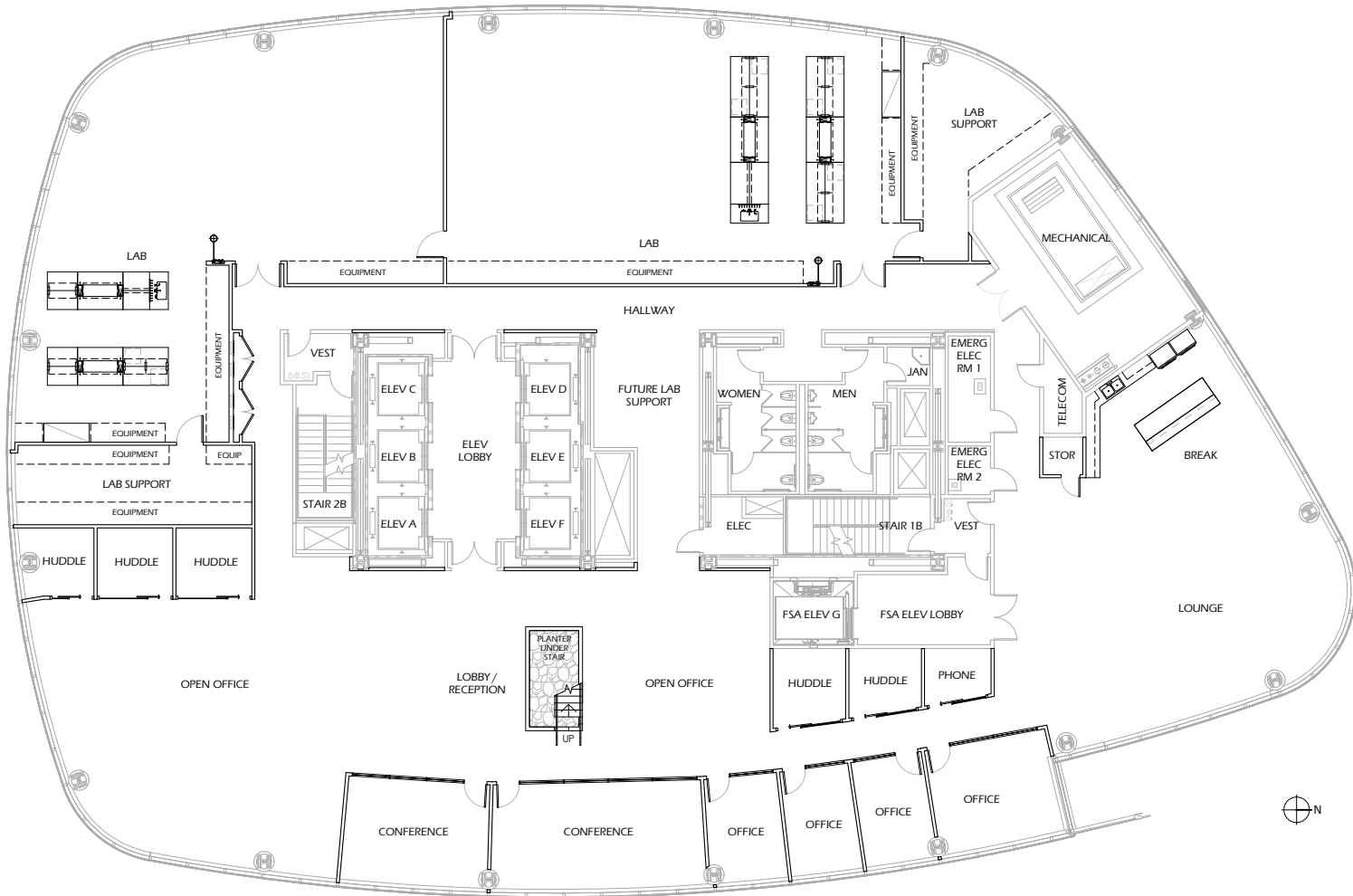
SPECULATIVE FLOOR PLAN

5th Floor: 19,817 RSF
50/50 Lab Office Ratio



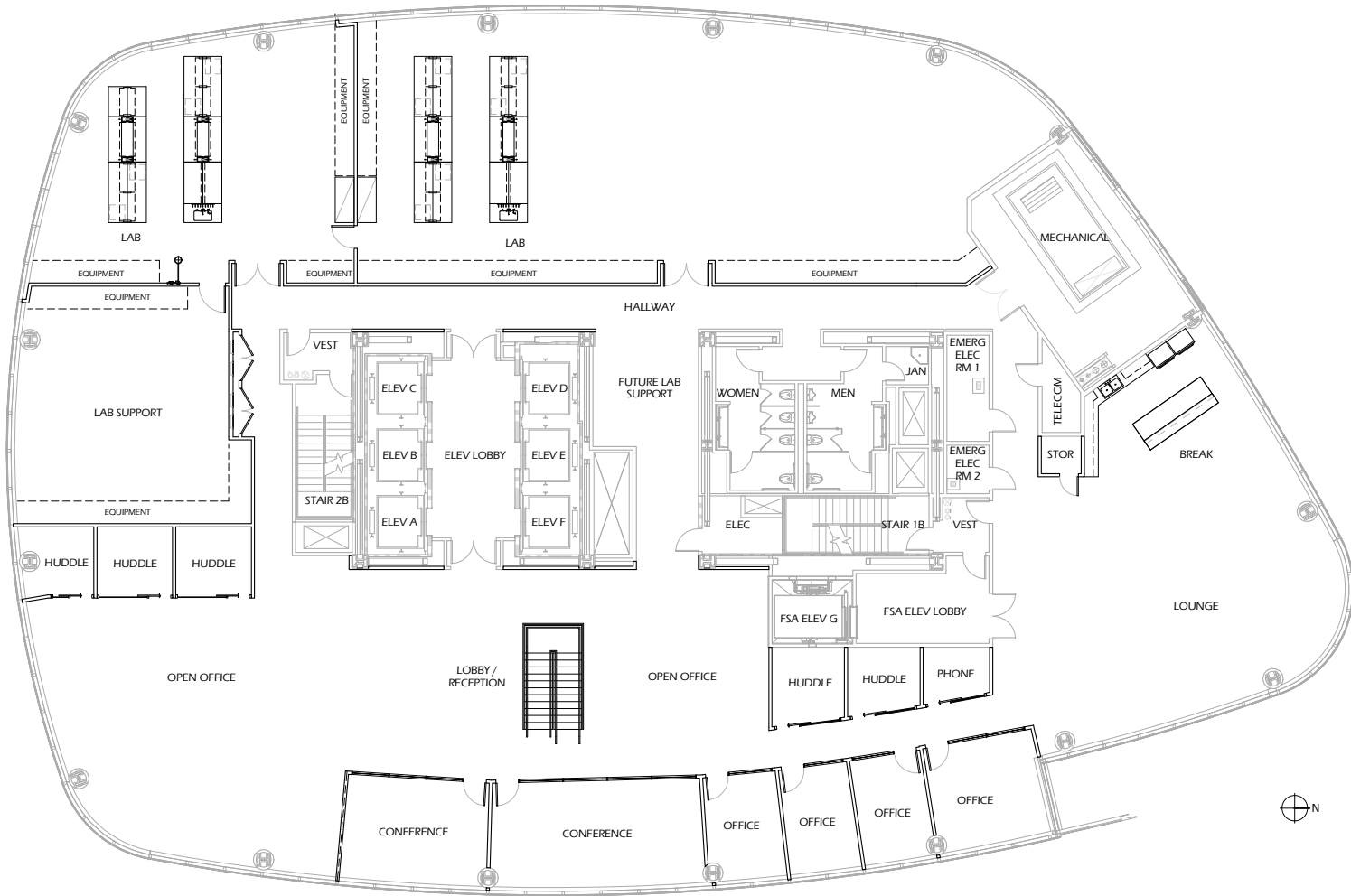
SPECULATIVE FLOOR PLAN

6th Floor: 19,990 RSF
50/50 Lab Office Ratio



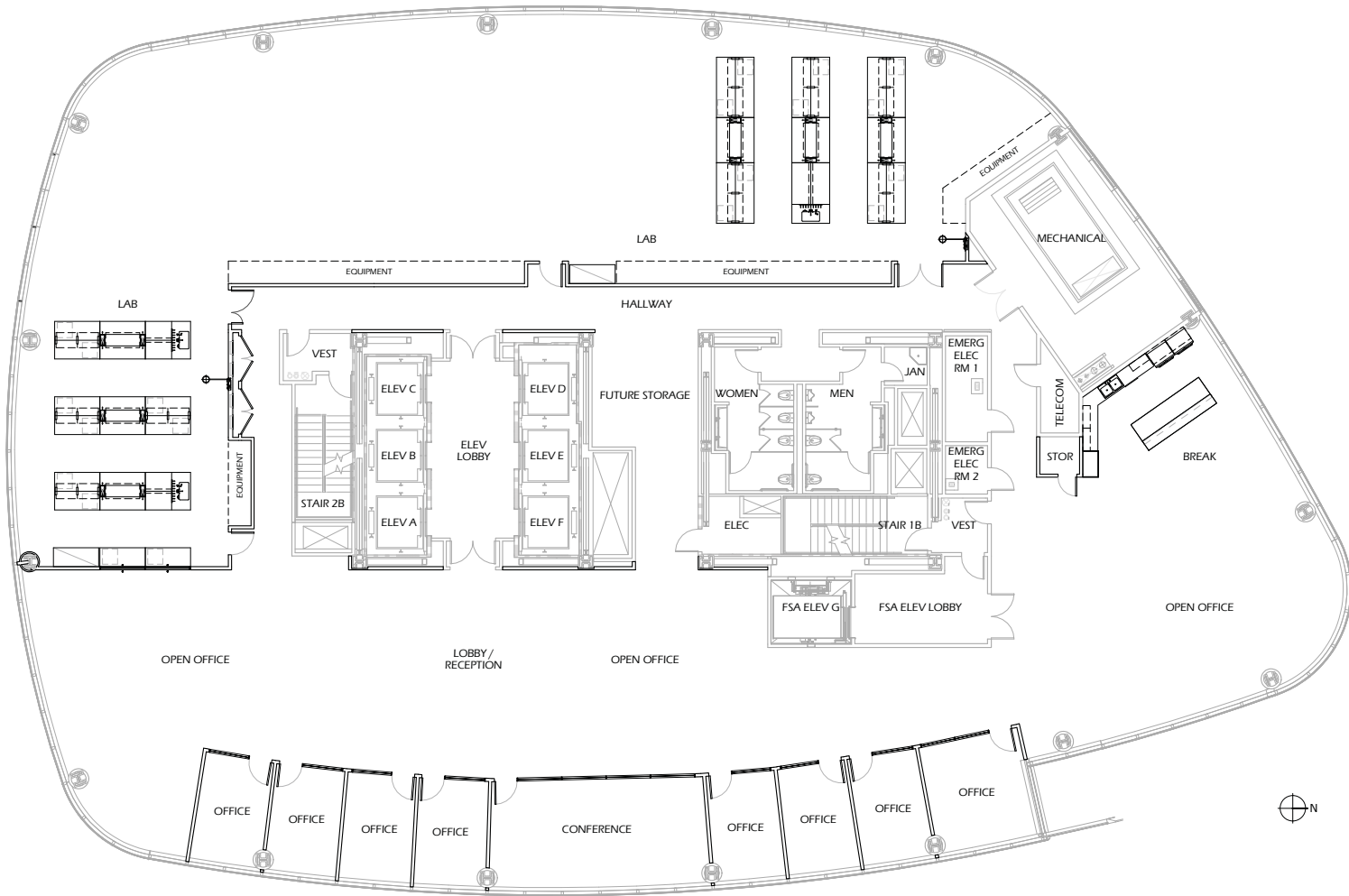
SPECULATIVE FLOOR PLAN

7th Floor: 19,983 RSF
50/50 Lab Office Ratio



SPECULATIVE FLOOR PLAN

8th Floor: 19,827 RSF
50/50 Lab Office Ratio



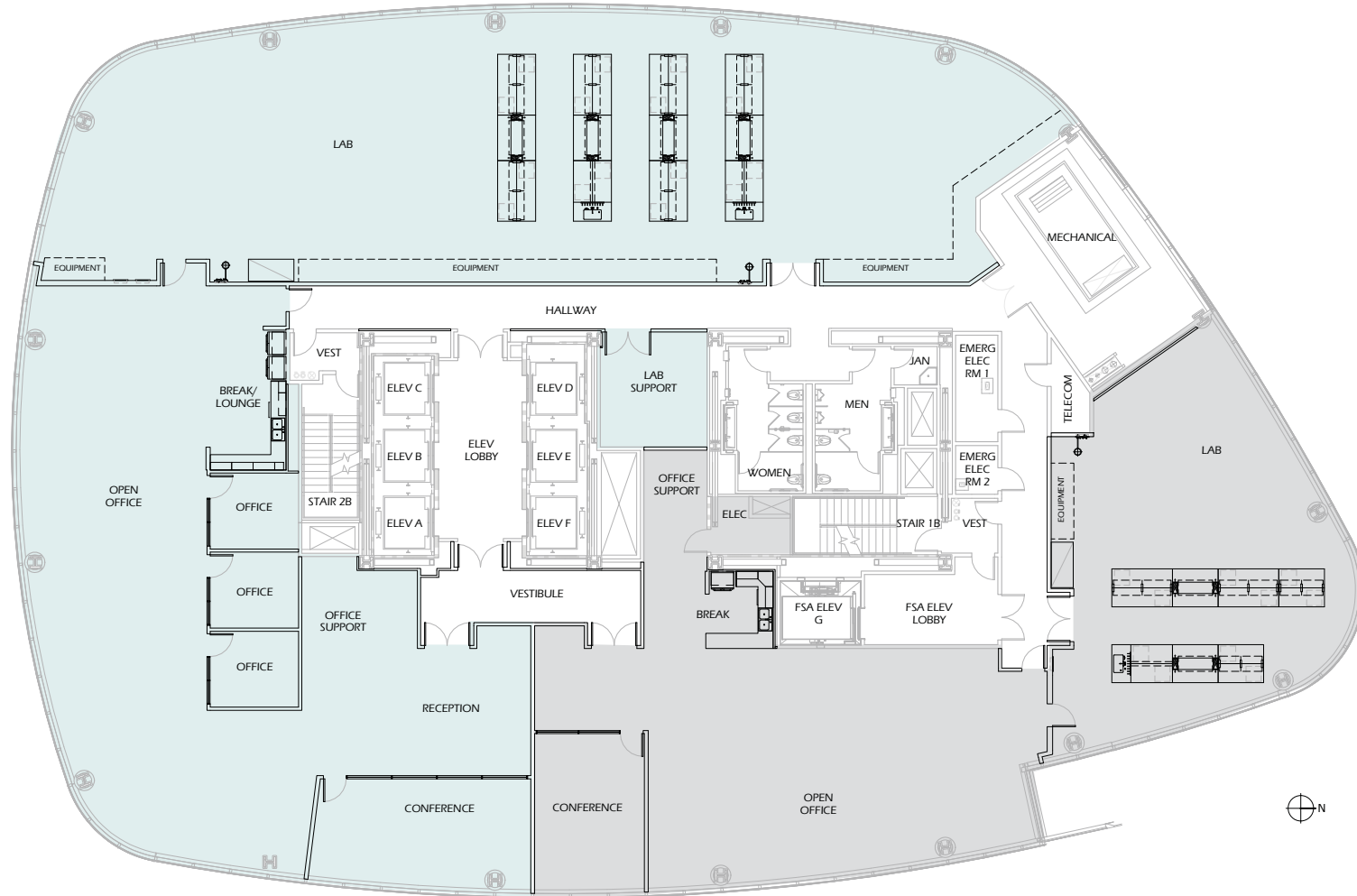
SPECULATIVE FLOOR PLAN

9th Floor:

Multi-Tenant Floor

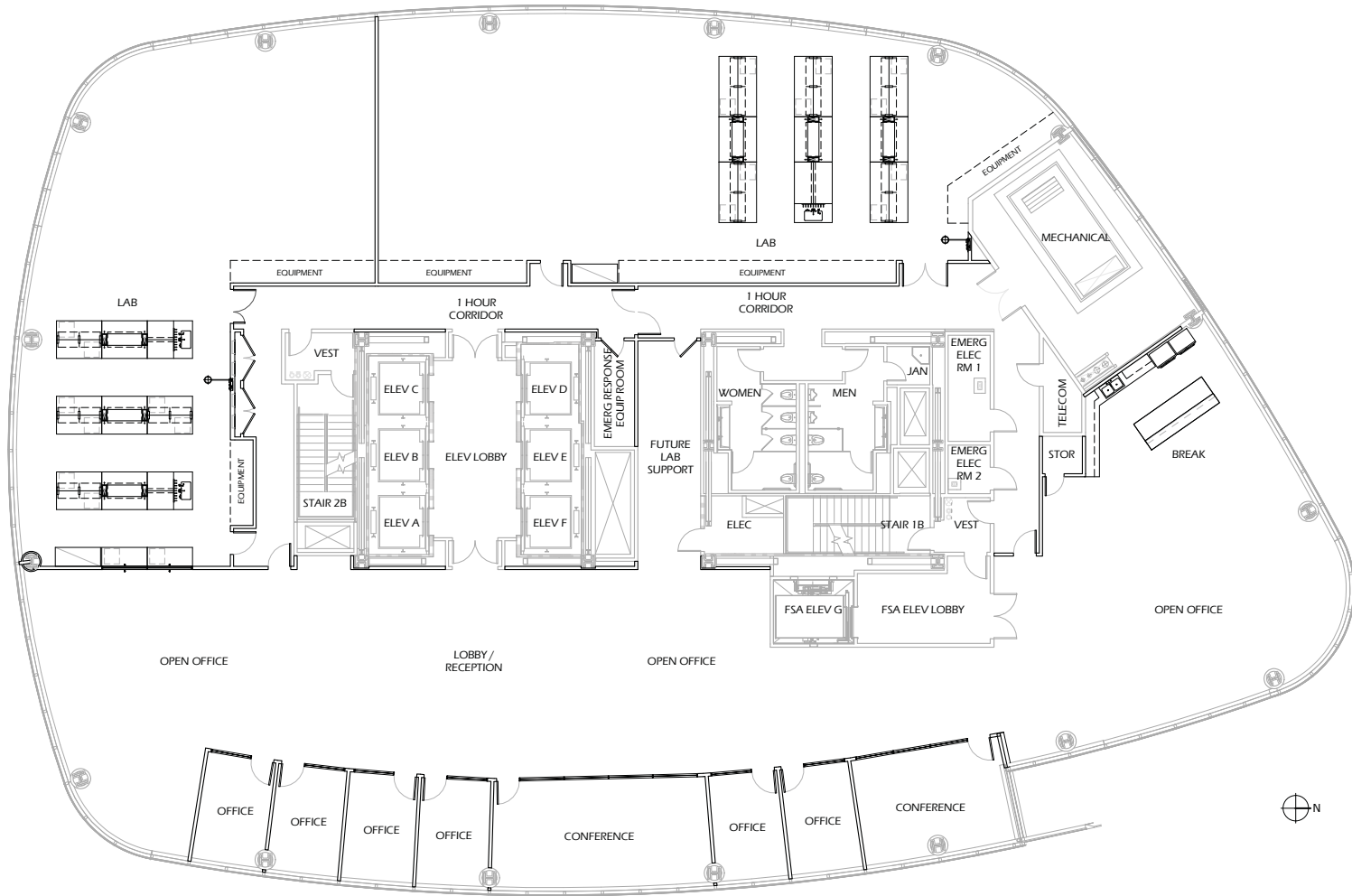
 Suite 900: 13,431 RSF

 Suite 950: 6,724 RSF

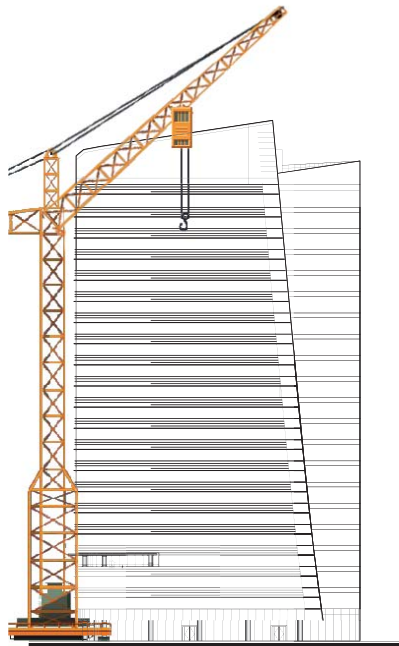


SPECULATIVE FLOOR PLAN

10th Floor: 19,715 RSF
50/50 Lab Office Ratio

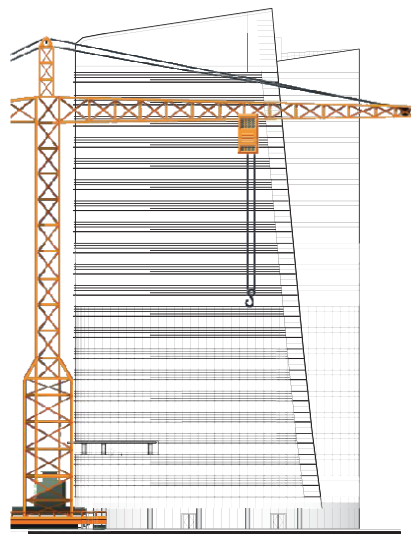


CONSTRUCTION MILESTONES



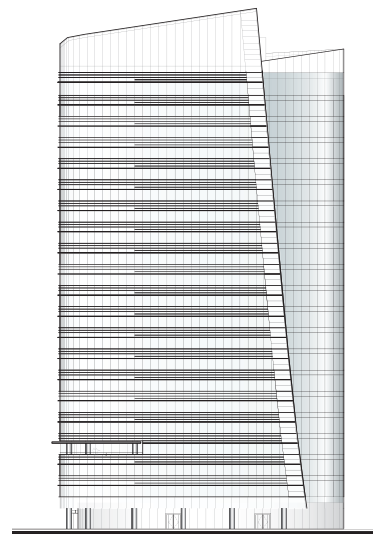
Topping Out

3rd Quarter 2017



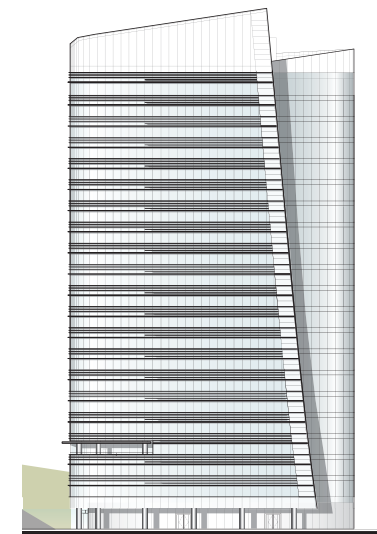
Curtain Wall
Near Complete

1st Quarter 2018



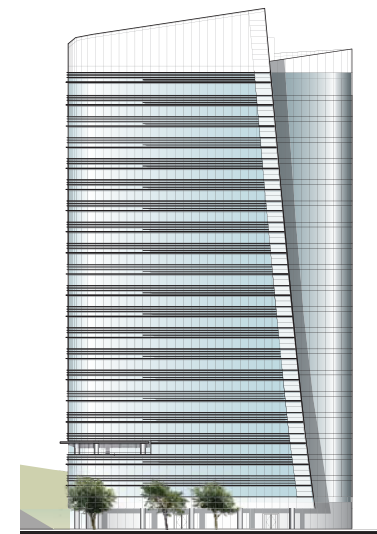
Cold Shell
Complete

2nd Quarter 2018



Warm Shell Complete
(Base Building MEP)

3rd Quarter 2018



TI's Complete/
Occupy Space

3rd Quarter 2018

Shuttles run approximately every 40 minutes during peak comuting hours

am

AM SHUTTLE

Departs SSF BART Station	6:50	7:32	8:10	8:58	9:55
One Tower Place	7:01	7:43	8:21	9:09	10:06
Departs SSF Caltrain Station	7:13	7:51	8:31	9:21	9:36
One Tower Place	7:21	7:59	8:47	9:29	9:44

Train Arrives at SSF Caltrain Station

Northbound Caltrain	7:09	7:34	8:35	9:13	9:32
Southbound Caltrain	6:31	7:31	8:31	9:17	

Train Arrives at SSF BART Station

Pittsburg/Bay Point Train	6:34	7:19	8:04	8:49	9:49
Richmond Train	6:42	7:27	7:57	8:42	9:42

pm

PM SHUTTLE

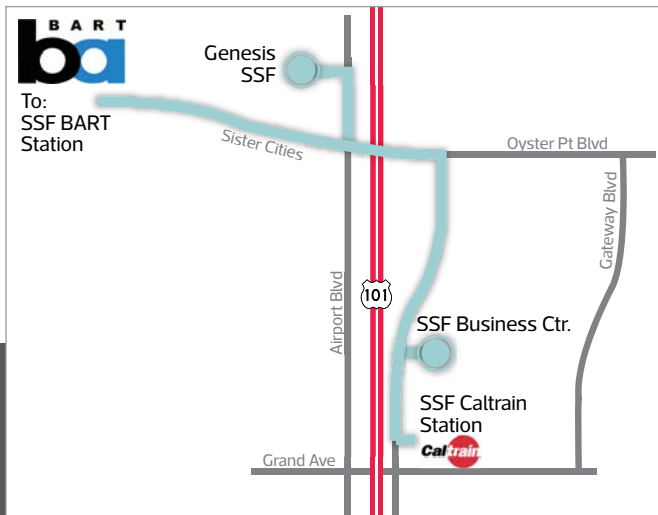
One Tower Place	4:06	4:40	5:18	5:52	6:26	7:00
Arrives SSF Caltrain Station	4:14	4:48	5:26	6:00	6:34	7:04
One Tower Place	4:19	4:53	5:31	6:05	6:39	7:09
Arrives SSF BART Station	4:30	5:04	5:42	6:16	6:50	7:20

Train Departs SSF Caltrain Station

Northbound Caltrain	4:32	5:14	5:31	6:05	6:39	7:09
Southbound Caltrain		4:52	5:51	6:09	6:52	7:09

Train Departs SSF BART Station

Pittsburg/Bay Point Train	4:47	5:17	5:47	6:32	7:02	7:36
Richmond Train	4:39	5:09	5:54	6:24	7:09	7:29



BART Shuttle:
8 minutes to/from Genesis

Caltrain Shuttle:
11 minutes to/from Genesis

Shuttles run approximately once every hour during peak comuting hours

am

AM SHUTTLE

Departs SSF Ferry Terminal	7:25	8:20	8:55
One Tower Place	7:40	8:35	9:10

Ferry Arrives at SSF Ferry Terminal

Oakland/Alameda Ferry	7:15	8:15	8:45
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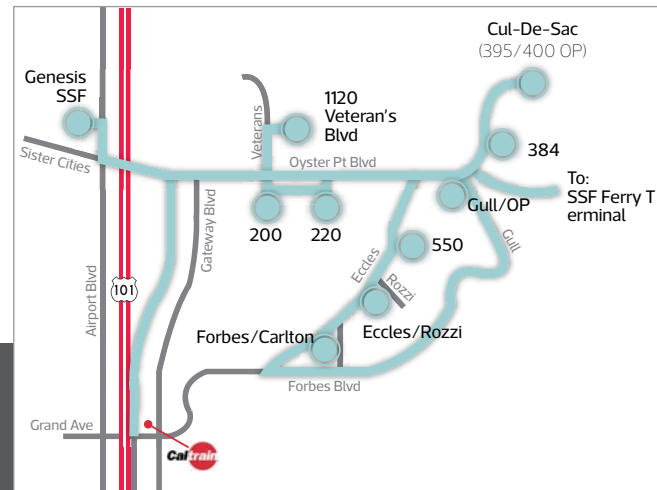
pm

PM SHUTTLE

One Tower Place	3:50	4:50	6:30
Arrives SSF Ferry Terminal	4:10	5:10	6:50

Ferry Departs SSF Ferry Terminal

Oakland/Alameda Ferry	4:20	5:20	7:00
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Ferry Shuttle:
18 minutes to/from Genesis

NEARBY BIOTECH COMPANIES



AMGEN

RIGELL

AstraZeneca

Genentech

ThermoFisher
SCIENTIFIC

abbvie

globalblood
THERAPEUTICS

SURROZEN

CYTOMX
THERAPEUTICS

DENALI
THERAPEUTICS

Pfizer

CYTOKINETICS

GENESIS

Theravance
Biopharma

MERCK

PORTOLA
PHARMACEUTICALS

FivePrime

SUTRO
BIOPHARMA

ORIC
Pharmaceuticals

EXELIXIS

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GENESIS

{ The root of innovation }

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