

NORTH TOWER

±375,000 Square Feet



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
- GENESIS Kitchen + Drinks - Opening Soon
- Focaccia Bakery
- 230 Person Capacity Performing Arts Center
- On-Site Meeting/Event Space
- Patio/Outdoor Lounge
- 7-Story Parking Structure - 2.5/1,000 Parking Ratio
- Property Management On-Site
- 24/7 On-Guard Security
- Shuttle Services to BART, Caltrain and Ferry

±375,000
RSF Building

±20,000
RSF Floor Plates

2.5/1,000
Parking

Fall 2018
Newly Constructed



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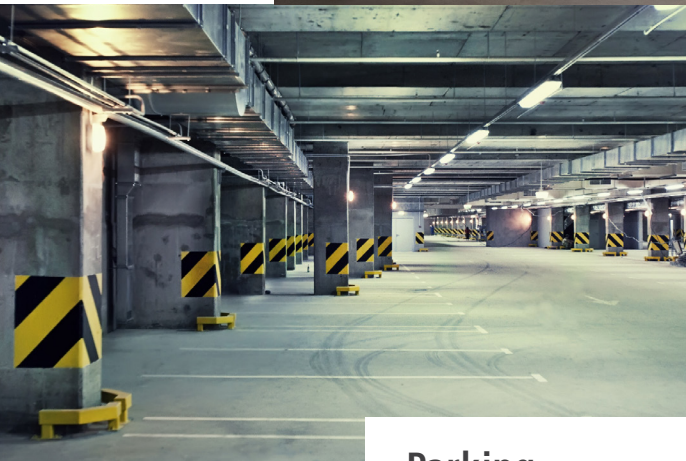
 Newmark
Knight Frank



GENESIS
KITCHEN + DRINKS

Performing Arts Center

with seating for 230 guests



Parking

7-story parking structure



Patio/Lounge

Contemporary meeting space



Shuttle Services

to BART, Caltrain and Ferry



Market & Bakery

with fresh baked bread available daily
and catering services for tenants

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GenesisFIT

12,000 SF state-of-the-art gym overlooking the San Francisco Bay. **Fitness Redefined.** Exclusive to Genesis tenants and the Bay Area, this motivating space features premium fitness solutions and unmatched amenities to inspire a healthy mind, body and spirit.

- Strength & cardio training equipment
- Indoor cycling studio
- Pilates Reformer studio
- Corporate wellness programs
- Group fitness classes
- Personal training
- Massage treatment services
- Exceptional locker rooms & luxury toiletries
- Complimentary day use lockers & unlimited towels
- FREE WIFI
- FREE Parking

www.fit-genesis.com

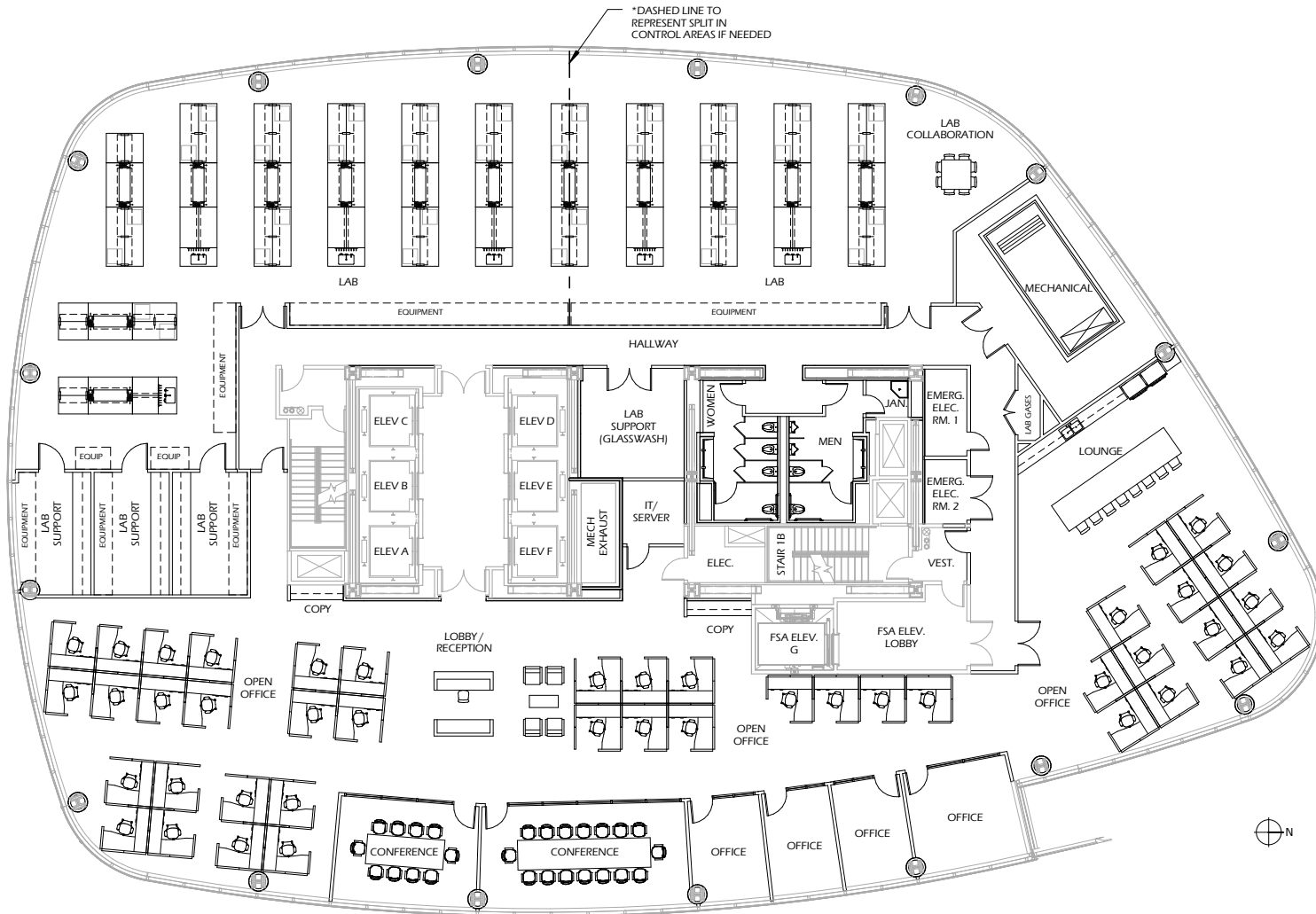
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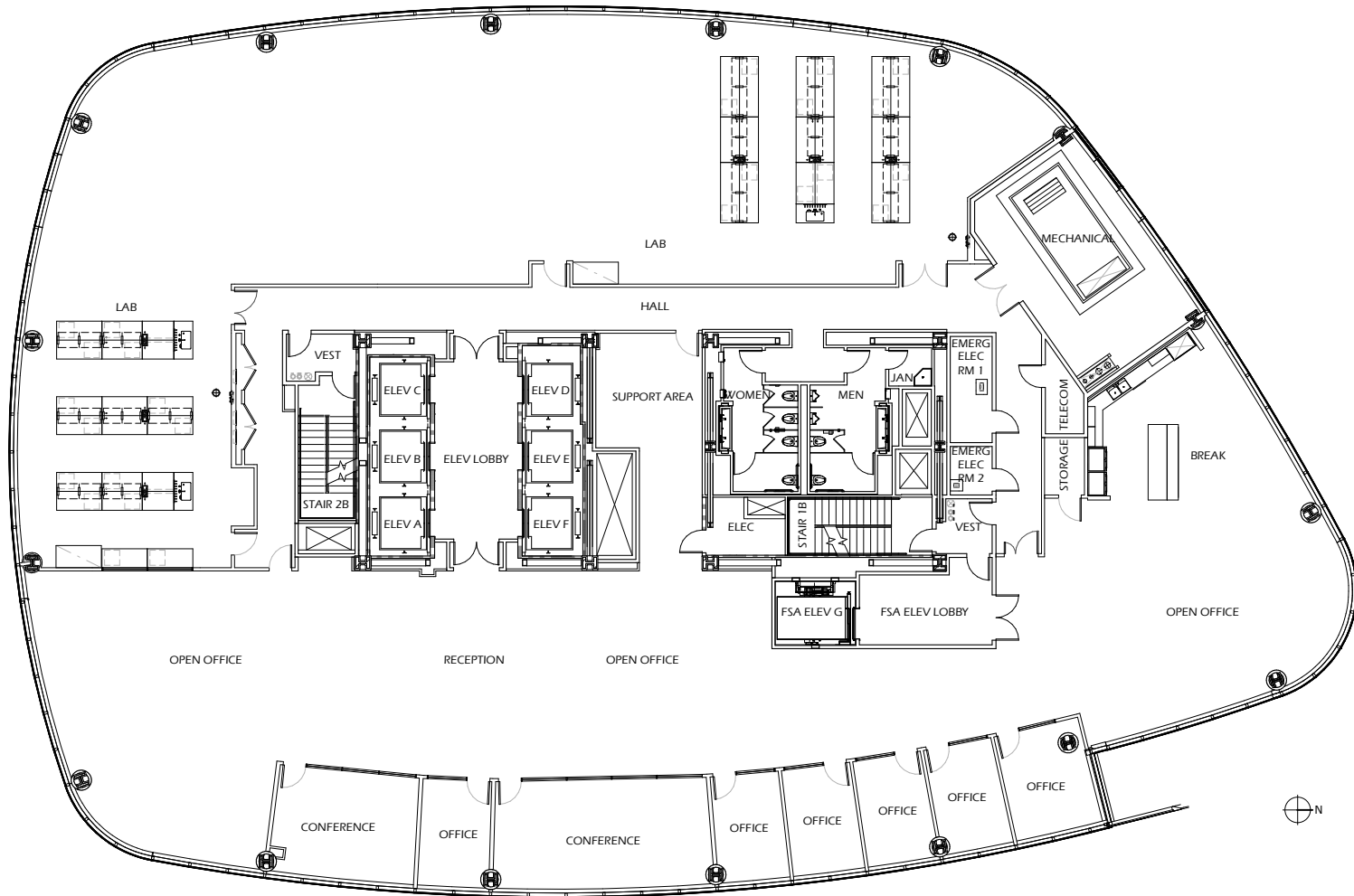
CONCEPTUAL FLOOR PLAN

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



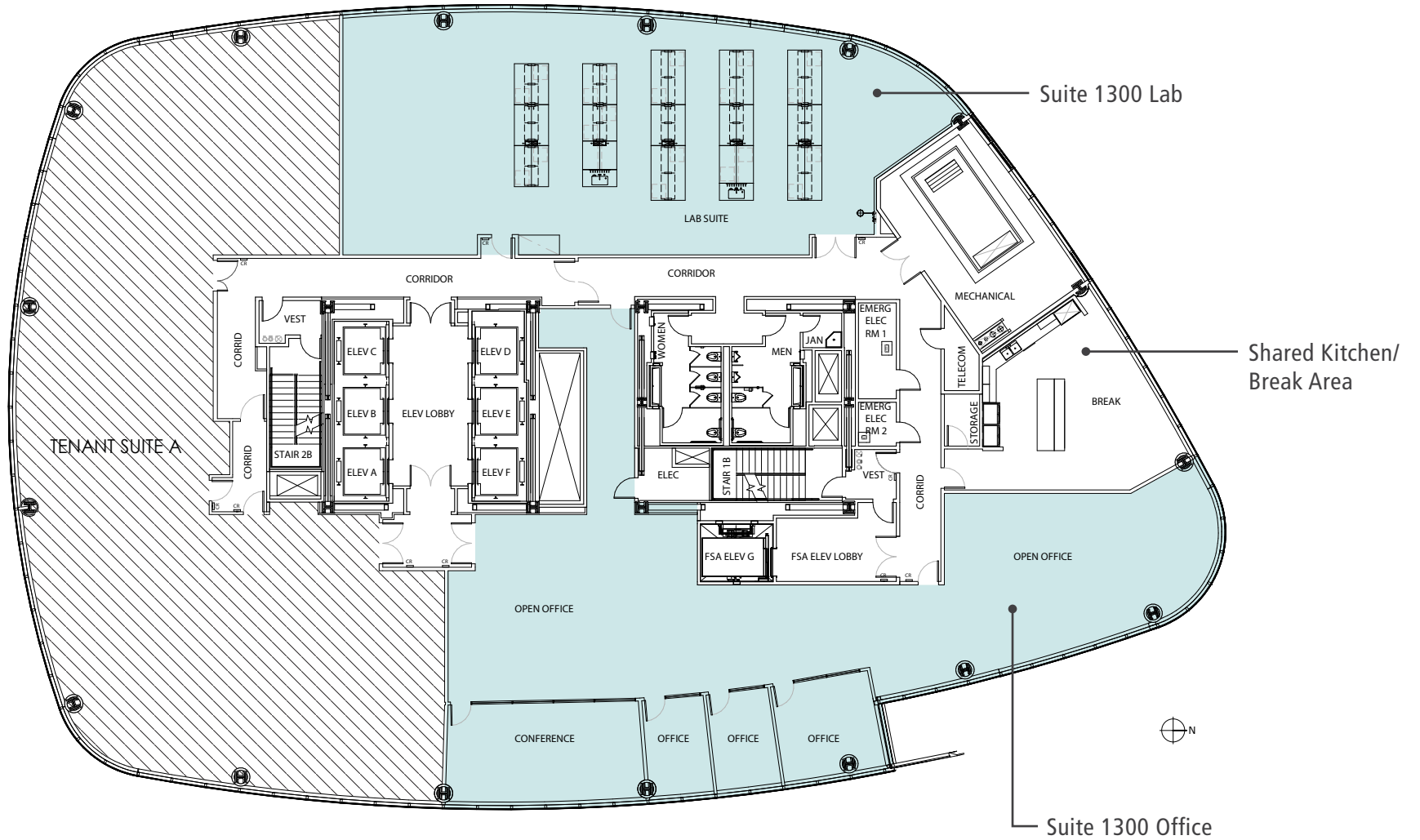
CURRENT FLOOR PLAN

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



CURRENT FLOOR PLAN

- Suite 1300: 11,395 RSF
- Common Area
- Leased





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GENESIS
KITCHEN + DRINKS

Shuttles run approximately every 40 minutes during peak commuting hours

am

AM SHUTTLE

Departs SSF BART Station	6:50	7:40	8:21	9:18	9:48
One Tower Place	7:01	7:51	8:32	9:29	9:59
Departs SSF Caltrain Station	7:17	8:02	8:54		10:11
One Tower Place	7:25	8:10	9:02		10:19

Train Arrives at SSF Caltrain Station

Northbound Caltrain	6:58	7:58	8:46		9:58
Southbound Caltrain	7:13	7:50	8:50		9:52

Train Arrives at SSF BART Station

Pittsburg/Bay Point Train	6:35	7:35	8:05	9:05	9:35
Richmond Train	6:43	7:13	8:13	9:13	9:43

pm

PM SHUTTLE

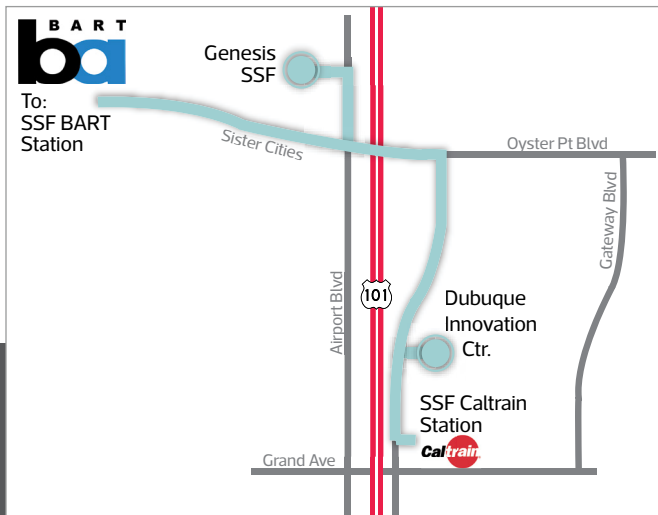
One Tower Place	3:55	4:34	5:21	5:56	6:34
Arrives SSF Caltrain Station	4:03	4:42	5:29	6:04	6:42
One Tower Place	4:08	4:47	5:34	6:09	6:47
Arrives SSF BART Station	4:19	4:58	5:45	6:20	6:58

Train Departs SSF Caltrain Station

Northbound Caltrain	4:12	4:48	5:47		6:47
Southbound Caltrain	4:08	4:52	5:51	6:13	6:51

Train Departs SSF BART Station

Pittsburg/Bay Point Train	4:33	5:03	6:03	6:33	7:03
Richmond Train	4:25	5:25	5:55	6:25	7:25



BART Shuttle:
11 minutes to/from Genesis

Caltrain Shuttle:
8 minutes to/from Genesis

Shuttles run approximately once every hour during peak commuting 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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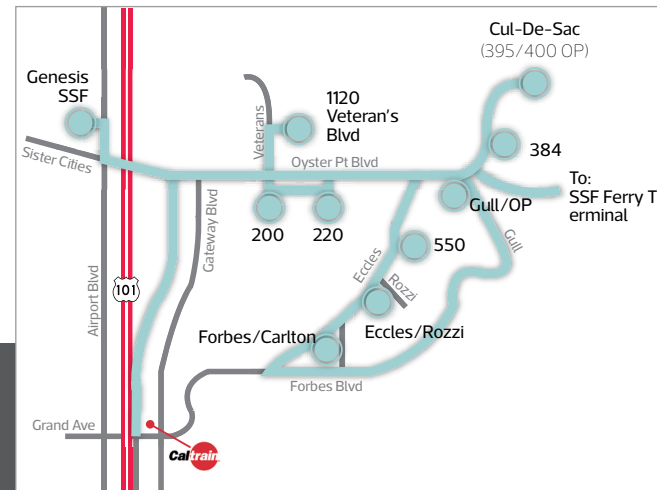
pm

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



GENESIS

{ The root of innovation }

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