

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
- 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

±375,000
RSF Building

±20,000
RSF Floor Plates

3.0/1,000
Parking

Fall 2018



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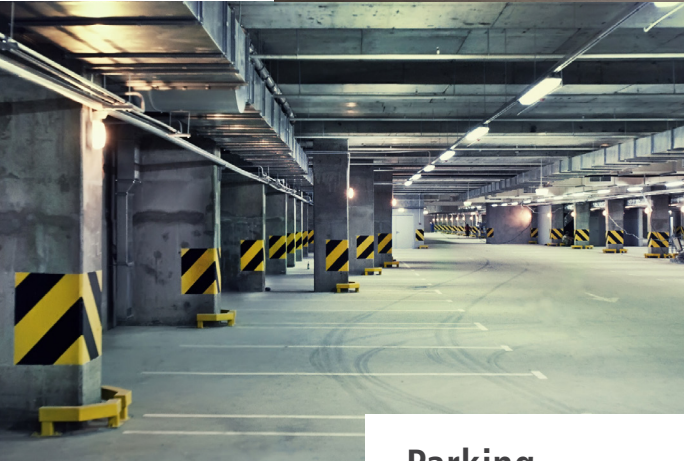
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Restaurant
Gourmet Brewery

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



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

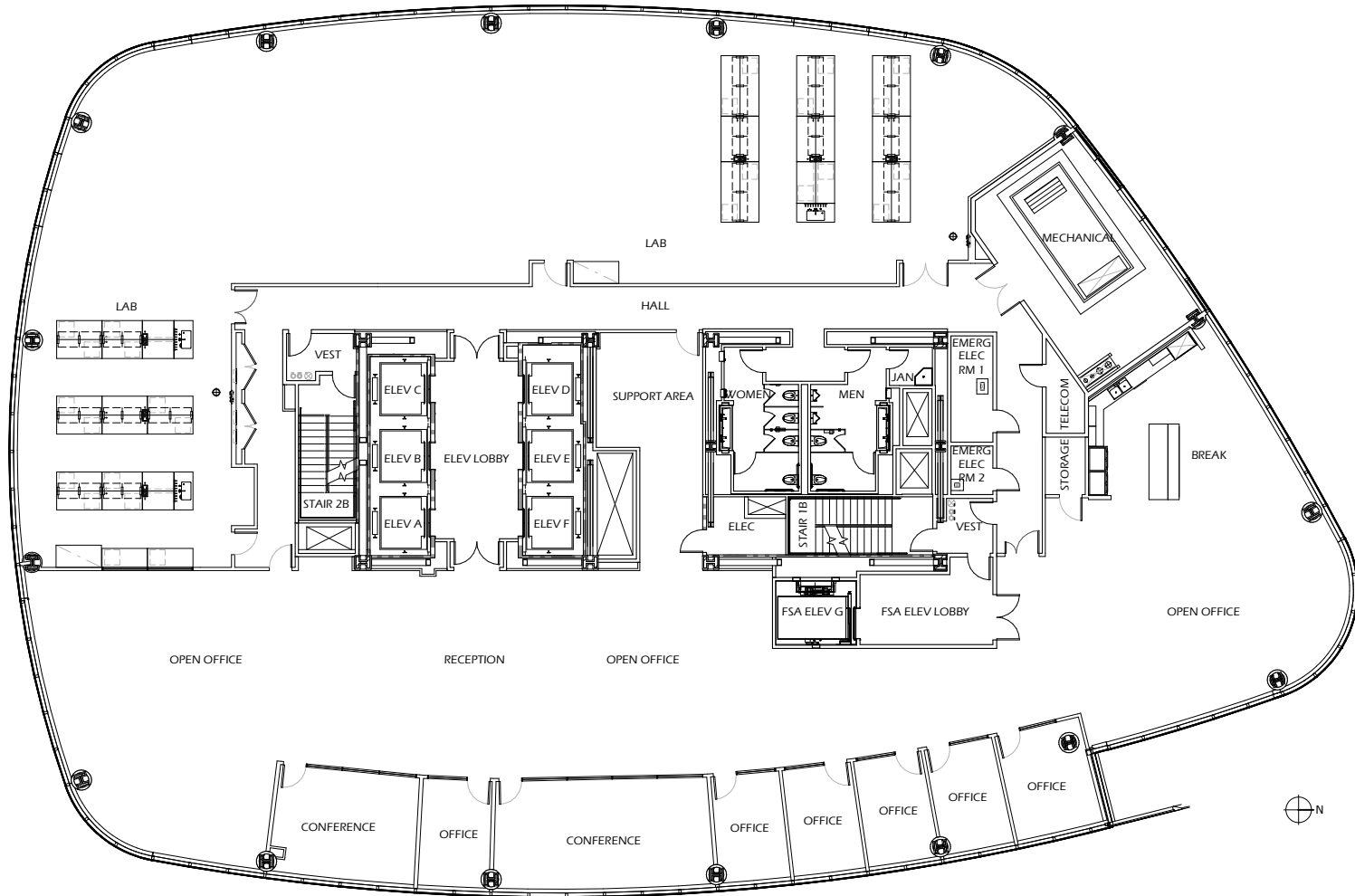
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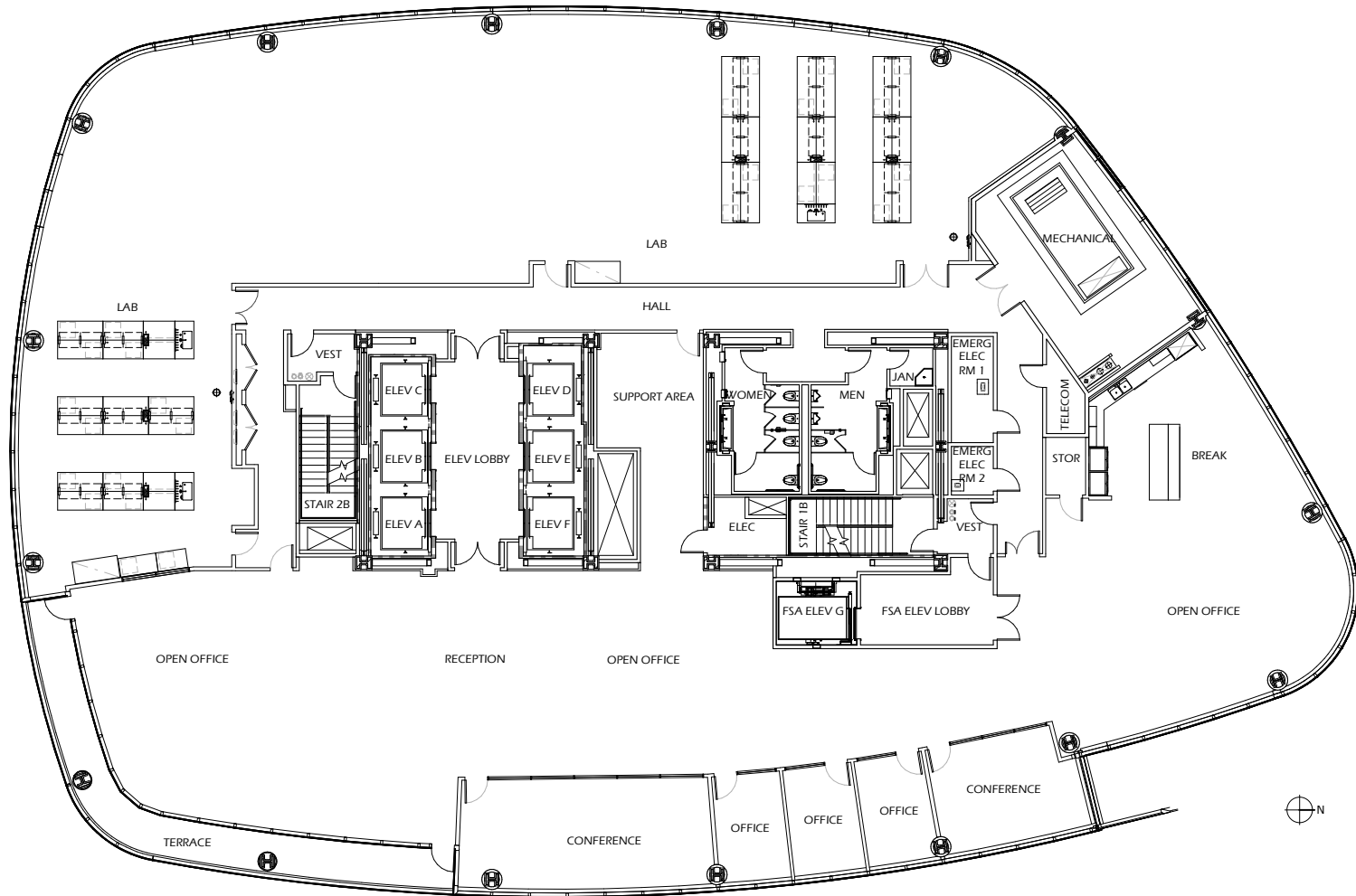
CURRENT FLOOR PLAN

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



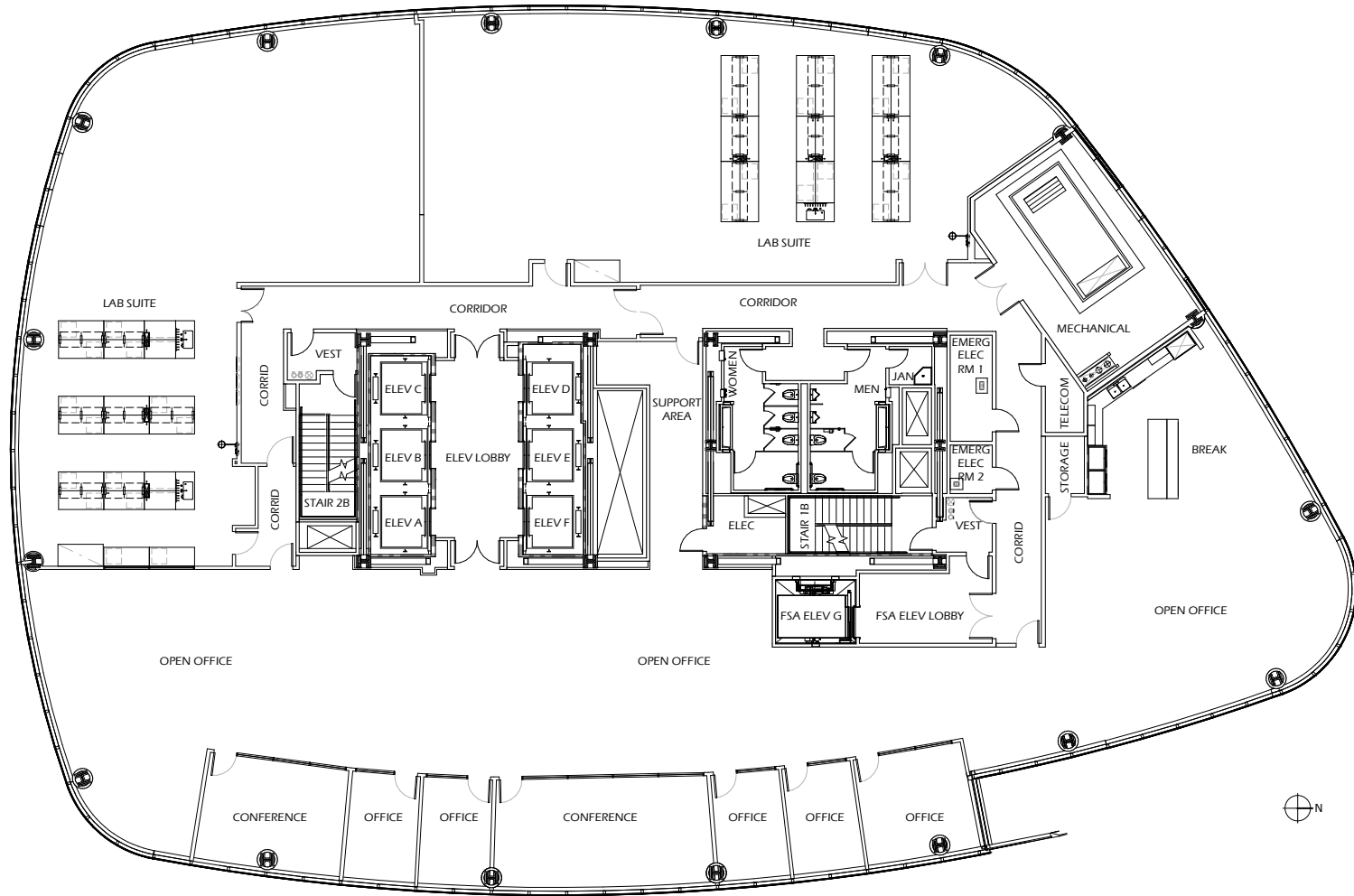
CURRENT FLOOR PLAN

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



CURRENT FLOOR PLAN

13th Floor: 19,597 RSF
50/50 Lab/Office Ratio





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Shuttles run approximately every 40 minutes during peak commuting hours

am

AM SHUTTLE

Departs SSF BART Station	6:50	7:32	8:10	9:00	9:55
One Tower Place	7:01	7:43	8:21	9:11	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	8:37	9:14	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

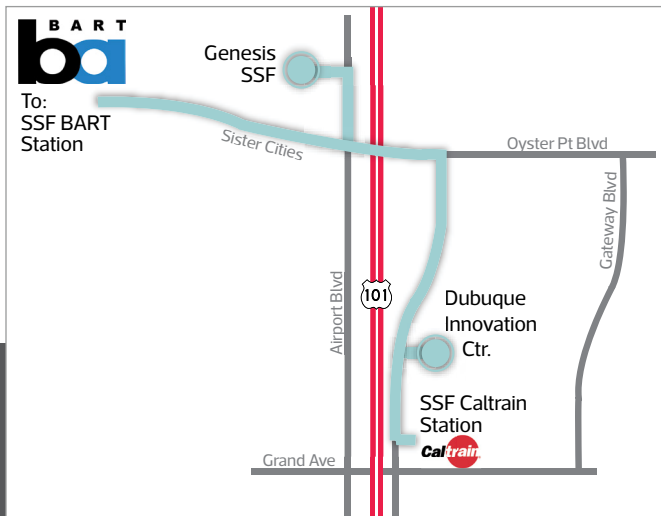
One Tower Place	4:06	4:40	5:18	5:52	6:26	7:00
Arrives SSF Caltrain Station	4:14	4:48	5:26	6:00	6:34	7:04
One Tower Place	4:19	4:53	5:31	6:05	6:39	7:09
Arrives SSF BART Station	4:30	5:04	5:42	6:16	6:50	7:20

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:
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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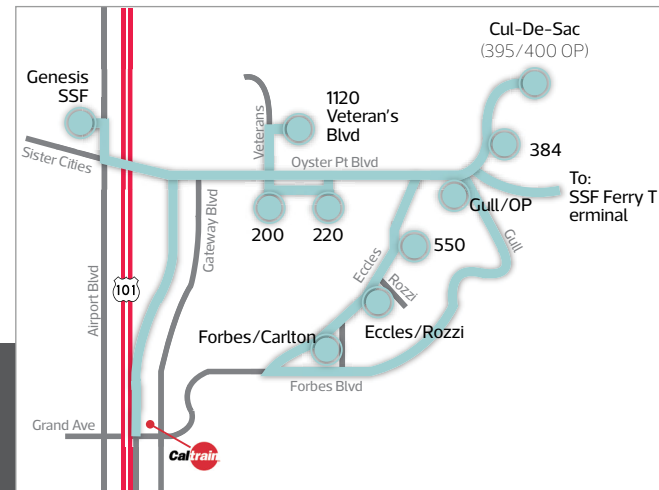
pm

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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