



504,000 square foot waterfront
LIFE SCIENCE CAMPUS



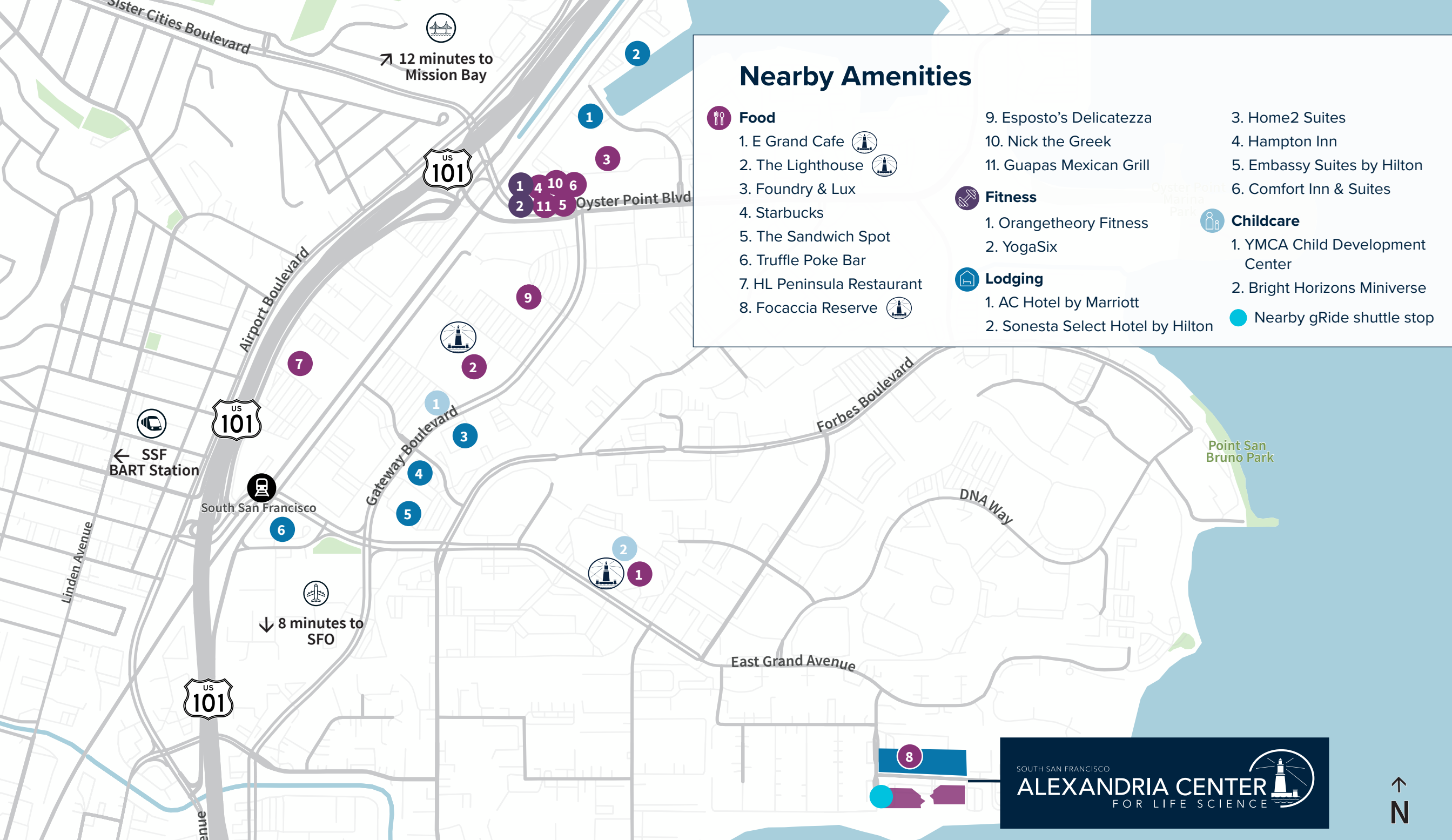


Welcome to ACLS South San Francisco

ACLS South San Francisco is a campus built for innovative breakthroughs. Built with scalability in mind, the campus allows life science companies to expand operations as needed with more than 504,000 square feet of flexible space across three buildings. The state-of-the-art facilities and infrastructure can accommodate a wide range of research and development activities. Employees can enjoy a host of thoughtful amenities that enhance their work experience and promote their productivity and well-being. Project highlights include:

- Spectacular waterfront setting
- State-of-the-art laboratory/office improvements
- Robust mechanical, electrical, and plumbing systems
- LEED Gold certification
- Amenitized campus with access to outdoor collaborative areas, a café, and a fitness center
- Prominent location close to Hwy 101 interchange in South San Francisco





SOUTH SAN FRANCISCO

ALEXANDRIA CENTER

FOR LIFE SCIENCE



Accessible, convenient **LOCATION**

- Ideally positioned in the heart of the Bay Area's innovation economy, at the crossroads of the Bay Area's best talent and ideas
- gRide shuttle stop at project
- Convenient Caltrain access, with travel to San Francisco in ~15 minutes and San Jose in ~25 minutes
- Easy vehicular access, with adjacency to Hwy 101 and proximity to both the San Mateo Bridge and Bay Bridge





1. 450 E. Jamie
±84,000 RSF

2. 400 E. Jamie
±97,000 RSF

3. 201 Haskins
±323,000 RSF

A collaborative campus at the
BIRTHPLACE OF BIOTECH

The Alexandria Center for Life Science in South San Francisco is designed to meet the evolving needs of life science companies, enabling them to thrive in a dynamic and innovative setting.





450 E JAMIE



59,502 SF
Available



29,757 SF
Second Floor



29,745 SF
Third Floor



SAVARE II

DANGER
BASES

- LAB
- LAB SUPPORT
- OFFICE
- BREAK ROOM
- CONFERENCE

SECOND FLOOR AS-BUILT

The floor plan illustrates the layout of the second floor, featuring a variety of functional spaces. Key areas include:

- Common Areas:** A large multi-purpose room (204) with rows of tables and chairs, a lunch room (203) with circular tables, and an employee food prep area (202).
- Offices:** Numerous individual offices (210-219, 220-222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400) and shared offices (223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400) are distributed throughout the floor.
- Labs:** Several laboratory spaces (241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400) are located in the central and right portions of the floor.
- Support Spaces:** These include a work shop (232), a storage room (235), a lab storage room (236), a mic room (238), a janitor's closet (207), a women's restroom (209), a men's restroom (211), a file server room (228), an elect. room (227), an elev. vest. (226), a stair no. 3 (223), a stair no. 1 (201), a stair no. 2 (202), a stair no. 3 (223), a stair no. 4 (224), a stair no. 5 (225), a stair no. 6 (226), a stair no. 7 (227), a stair no. 8 (228), a stair no. 9 (229), a stair no. 10 (230), a stair no. 11 (231), a stair no. 12 (232), a stair no. 13 (233), a stair no. 14 (234), a stair no. 15 (235), a stair no. 16 (236), a stair no. 17 (237), a stair no. 18 (238), a stair no. 19 (239), a stair no. 20 (240), a stair no. 21 (241), a stair no. 22 (242), a stair no. 23 (243), a stair no. 24 (244), a stair no. 25 (245), a stair no. 26 (246), a stair no. 27 (247), a stair no. 28 (248), a stair no. 29 (249), a stair no. 30 (250), a stair no. 31 (251), a stair no. 32 (252), a stair no. 33 (253), a stair no. 34 (254), a stair no. 35 (255), a stair no. 36 (256), a stair no. 37 (257), a stair no. 38 (258), a stair no. 39 (259), a stair no. 40 (260), a stair no. 41 (261), a stair no. 42 (262), a stair no. 43 (263), a stair no. 44 (264), a stair no. 45 (265), a stair no. 46 (266), a stair no. 47 (267), a stair no. 48 (268), a stair no. 49 (269), a stair no. 50 (270), a stair no. 51 (271), a stair no. 52 (272), a stair no. 53 (273), a stair no. 54 (274), a stair no. 55 (275), a stair no. 56 (276), a stair no. 57 (277), a stair no. 58 (278), a stair no. 59 (279), a stair no. 60 (280), a stair no. 61 (281), a stair no. 62 (282), a stair no. 63 (283), a stair no. 64 (284), a stair no. 65 (285), a stair no. 66 (286), a stair no. 67 (287), a stair no. 68 (288), a stair no. 69 (289), a stair no. 70 (290), a stair no. 71 (291), a stair no. 72 (292), a stair no. 73 (293), a stair no. 74 (294), a stair no. 75 (295), a stair no. 76 (296), a stair no. 77 (297), a stair no. 78 (298), a stair no. 79 (299), a stair no. 80 (300), a stair no. 81 (301), a stair no. 82 (302), a stair no. 83 (303), a stair no. 84 (304), a stair no. 85 (305), a stair no. 86 (306), a stair no. 87 (307), a stair no. 88 (308), a stair no. 89 (309), a stair no. 90 (310), a stair no. 91 (311), a stair no. 92 (312), a stair no. 93 (313), a stair no. 94 (314), a stair no. 95 (315), a stair no. 96 (316), a stair no. 97 (317), a stair no. 98

LEGEND

- LAB
- LAB SUPPORT
- OFFICE
- BREAK ROOM
- CONFERENCE
- LEASED

450 East Jamie

THIRD FLOOR AS-BUILT

29,745 square feet





Amenities that promote **WELL-BEING**

201 Haskins provides all ACLS South San Francisco tenants access to a variety of amenities. Thoughtfully designed to create a vibrant and enjoyable employee experience, these amenities include a state-of-the-art fitness center, Focaccia café, and outdoor gathering spaces.



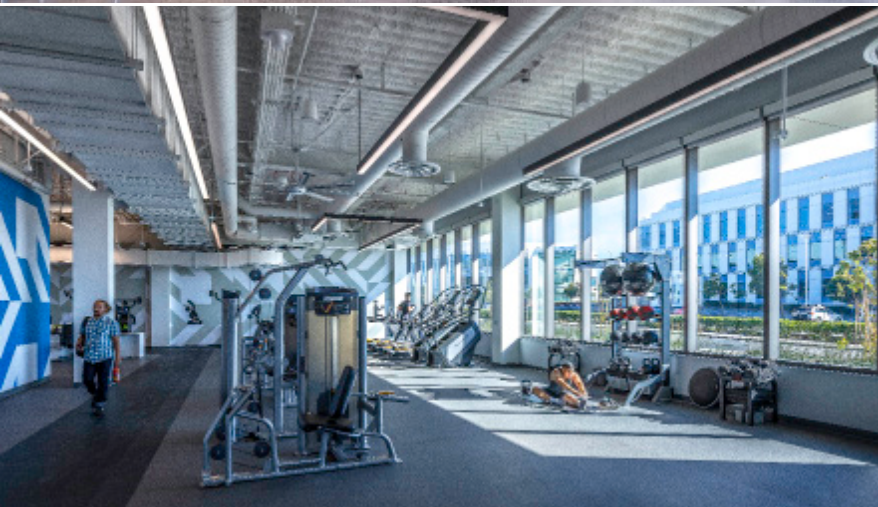
Focaccia
café and lounge



Outdoor
gathering spaces



Fitness Center
training, group classes, and open gym





Environmental **RESPONSIBILITY**

Alexandria strives to make a positive impact on society by developing and operating efficient and healthy buildings, mitigating greenhouse gas emissions and climate risk, and advancing human health and nutrition.



LEED GOLD
certification



**EV CHARGING
STATIONS**



**HEALTH-
SAFETY RATING**



HEALTHY BUILDING
Certification



**RIDY BIKE SHARE
PROGRAM**



**ADJACENT WALKING
TRAILS**





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