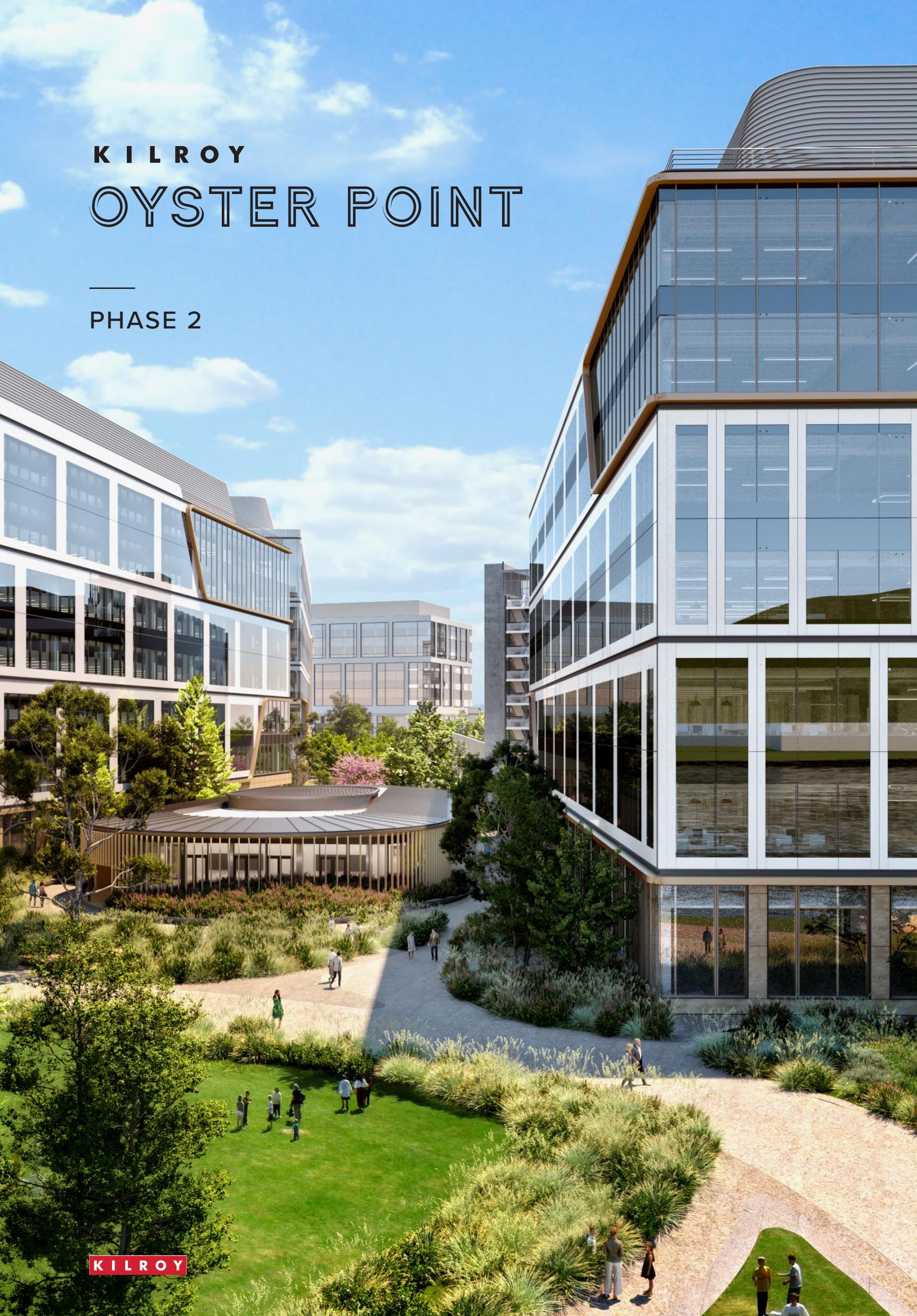


KILROY OYSTER POINT

PHASE 2





SHAPED BY HISTORY, LAND, AND SEA

Kilroy Oyster Point is a waterfront life sciences campus in the heart of Bay Area biotech - a destination for progress and discovery.

FUEL PRODUCTIVITY, IGNITE IDEAS

Kilroy Oyster Point is a sophisticated, open campus purpose-built to support science and innovation. Steps away from beaches, trails, and hotels, the neighborhood invites you to linger and stay a little longer. When you're ready, the ferry terminal and freeways are just around the corner.





A DESTINATION FOR PROGRESS AND DISCOVERY

Phase 2 is the next wave of lab and office space designed for innovators and trailblazers. The leading-edge design offers an energizing environment full of amenities that support wellness, sustainability, and productivity.





CAMPUS OVERVIEW

Waterfront Campus

PHASE 1

~656,000 sq. ft.; 3 Buildings; 5-7 stories
100% Leased

PHASE 2

~865,000 sq. ft.; 3 Buildings; 7-8 stories
Actively Leasing

PHASE 3

~700,000 sq. ft.; 2 Buildings; 6-7 stories
Coming Soon

PHASE 4

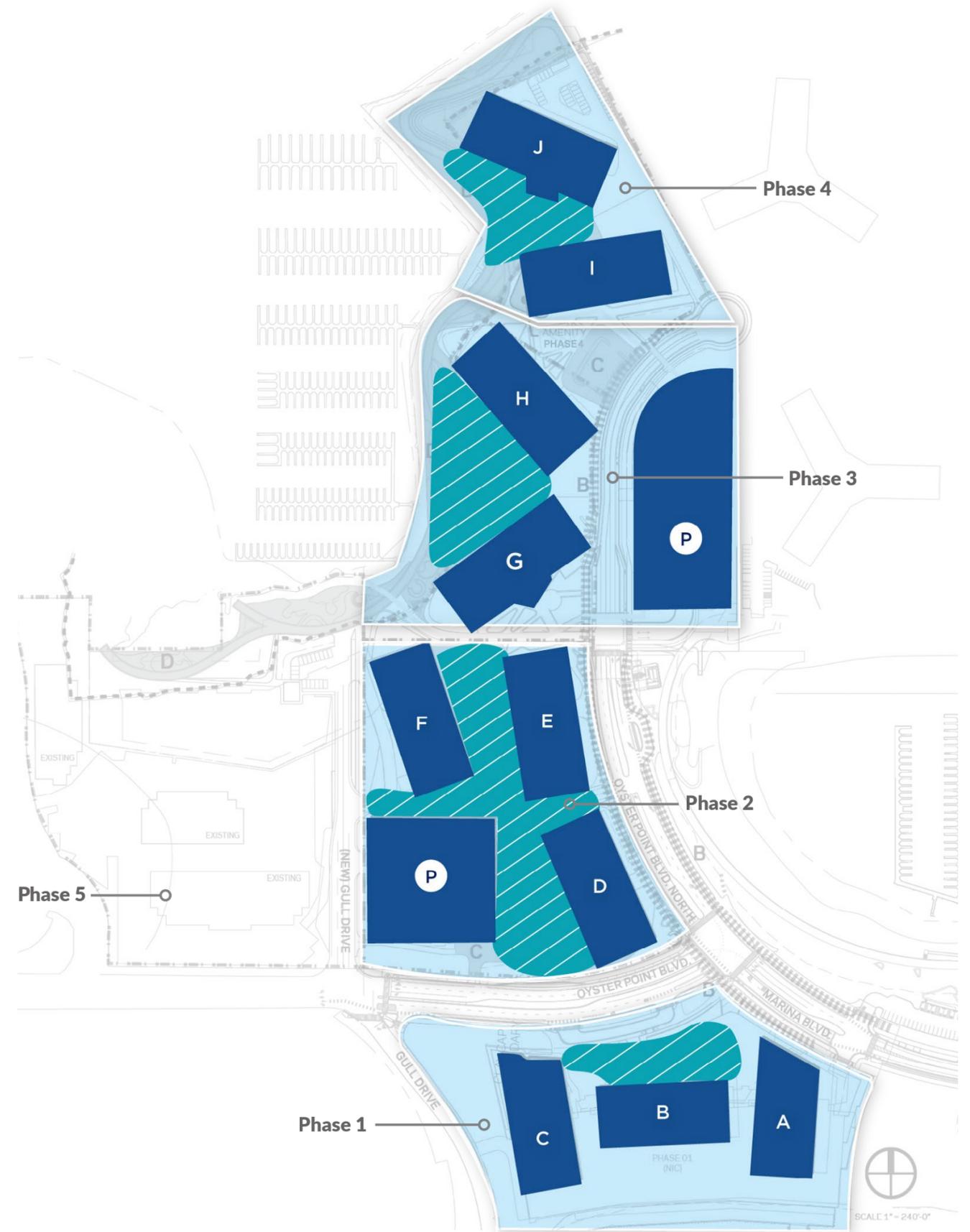
~700,000 sq. ft.; 2 Buildings; 6-7 stories
Coming Soon

PHASE 5, FUTURE PATH TO GROWTH

~700,000 sq. ft. each; 2 Buildings

TOTAL OPPORTUNITY

~50 ACRES & ~3.6MM SF ACROSS 12 BUILDINGS





PHASE 2 OVERVIEW



~865,000 sq. ft.

3 Buildings
7-8 Stories



16' HEIGHT

Typical Floor-to-Floor
Height



22' x 33'

Typical Column
Spacing



LEED

Gold Target



~40,000 sq. ft.

Large, Open Floor
Plates



125 LBS / SF

Significant Floor Load
Capacity



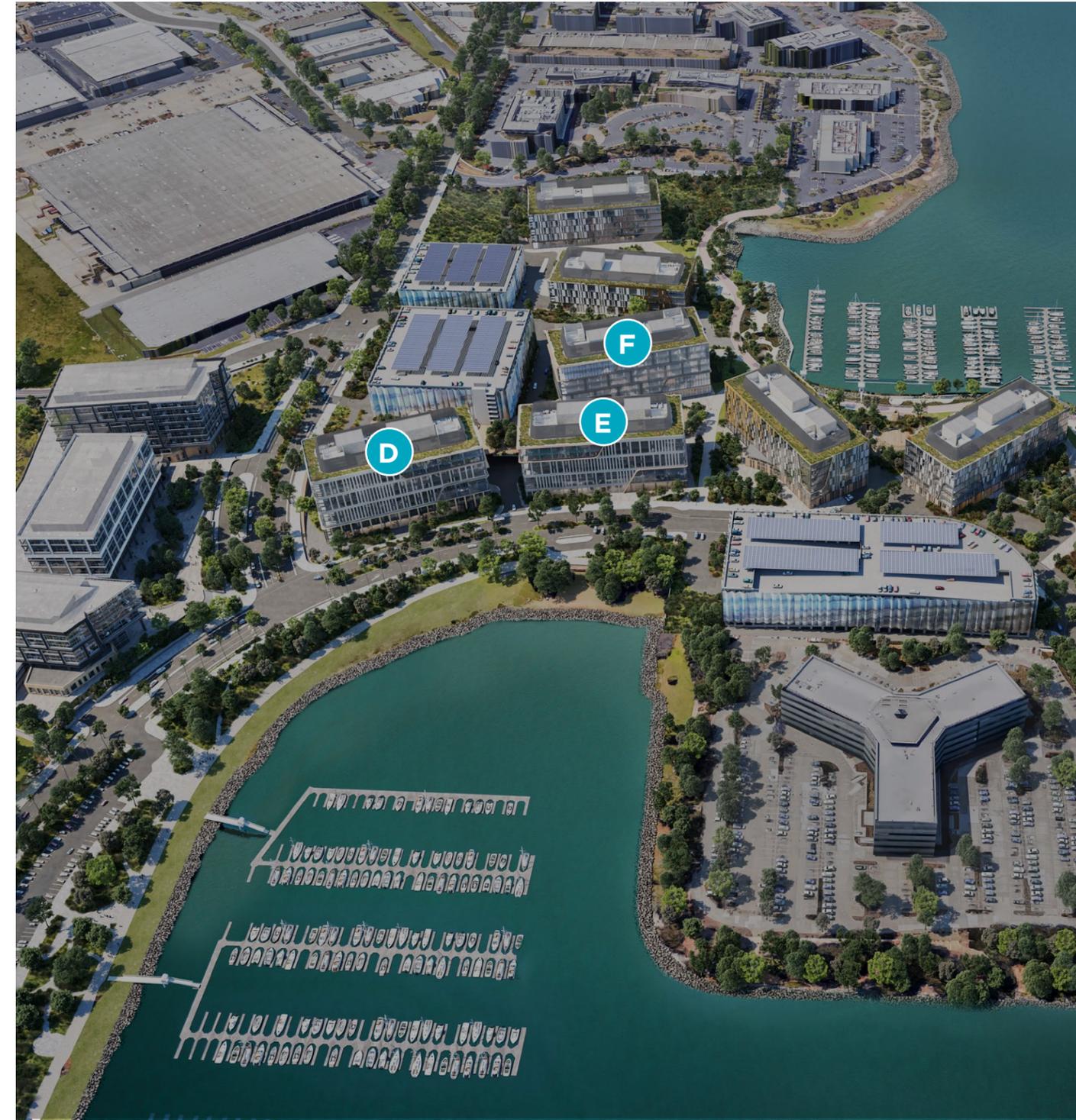
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Lab/Office Life
Sciences Warm Up

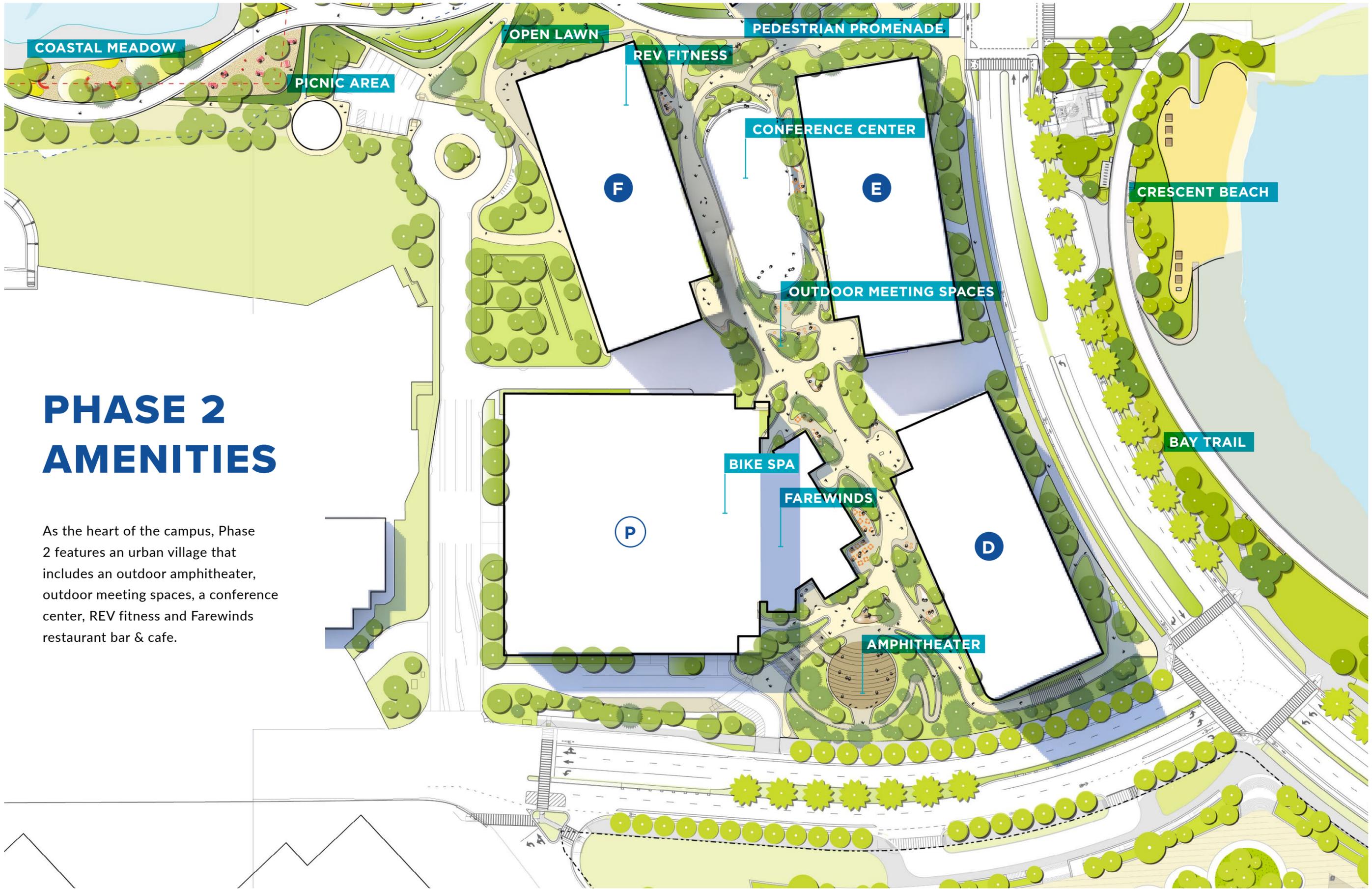


2.5 / 1,000

Parking Ratio







PHASE 2 AMENITIES

As the heart of the campus, Phase 2 features an urban village that includes an outdoor amphitheater, outdoor meeting spaces, a conference center, REV fitness and Farewinds restaurant bar & cafe.



FAREWINDS RESTAURANT & CAFE

FAREWINDS RESTAURANT DINING



FAREWINDS RESTAURANT TERRACE



FAREWINDS PRE-FUNCTION BAR



FAREWINDS GRAB AND GO MARKET





CONFERENCE CENTER



FLEXIBLE MEETING SPACES



PRE-FUNCTION



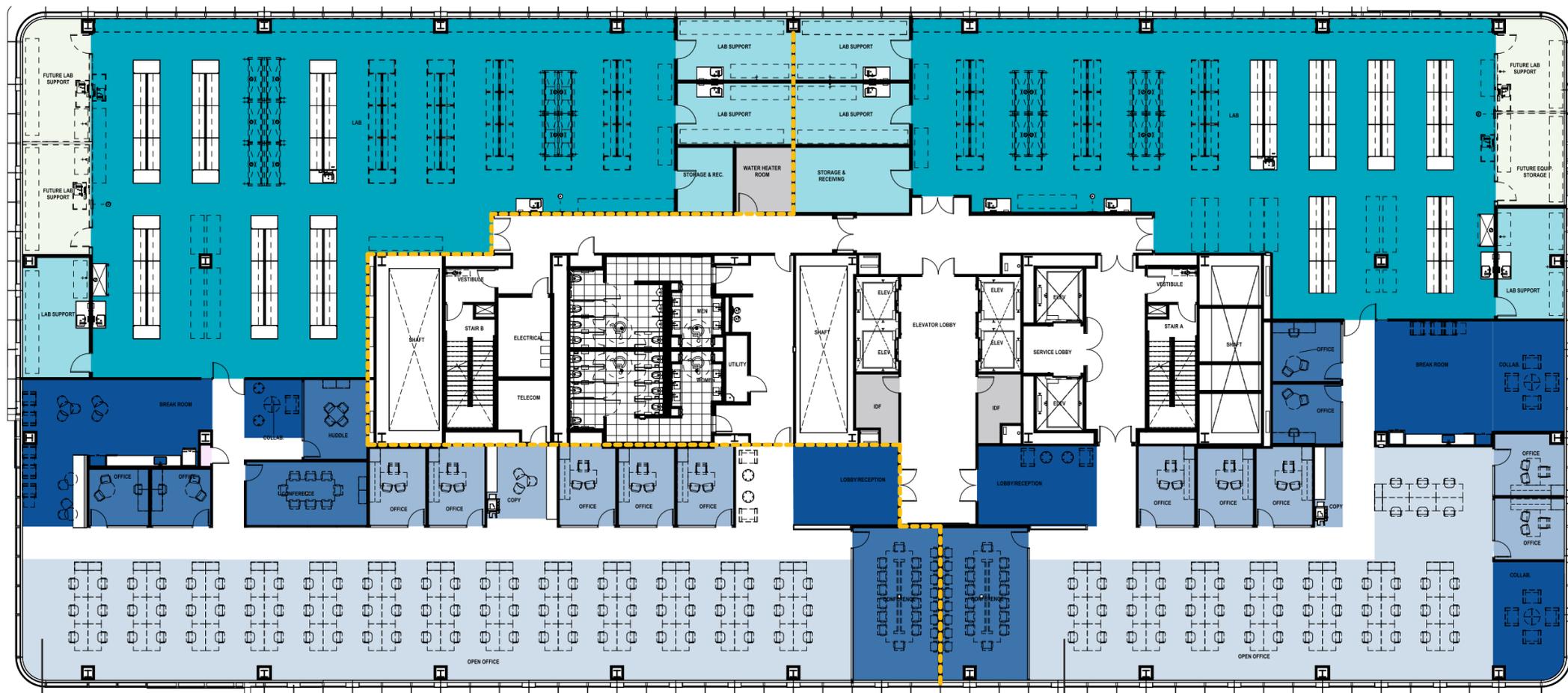
OUTDOOR COLLABORATION SPACES

BUILDING F LEVEL 3 SPEC SUITE

50% LAB / 50% OFFICE

KEY

— Spec
- - - Potential



TENANT A | 23,900 RSF

Lab Benches	6
Workstations	78
Private Offices	5
Conference Rooms	2
Kitchen/Break Room	1
Collaboration Area	1
Huddle Room	3

TENANT B | 19,600 RSF

Lab Benches	6
Workstations	48
Private Offices	5
Conference Rooms	1
Kitchen/Break Room	1
Collaboration Area	1
Huddle Room	2



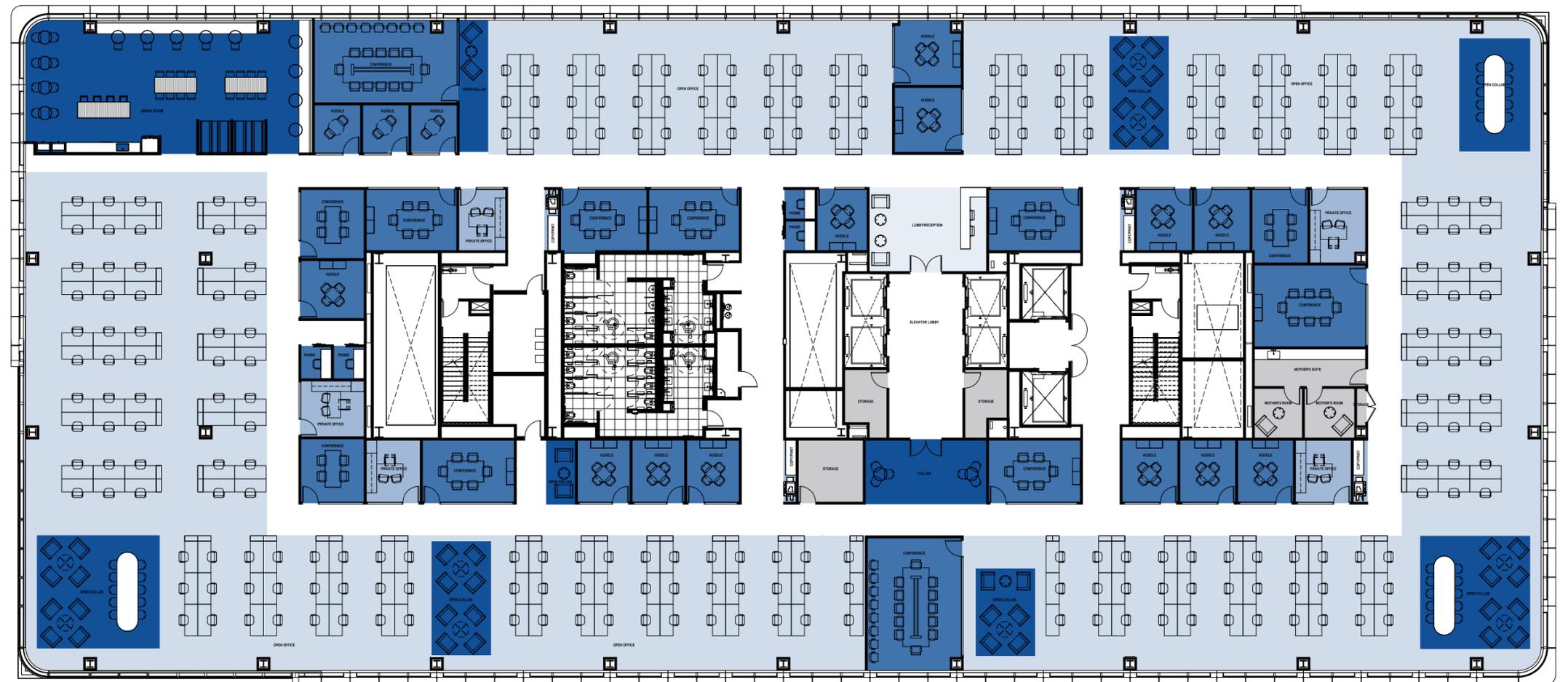


SPEC OFFICE

HYPOTHETICAL TEST FIT

100% OFFICE

- Workstations 240
- Private Offices 5
- Conference Rooms 12
- Kitchen/Break Room 1
- Collaboration Area 9
- Huddle Rooms 15
- Phone Booth 4





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KILROY