

KILROY OYSTER POINT

PHASE 2

KILROY



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

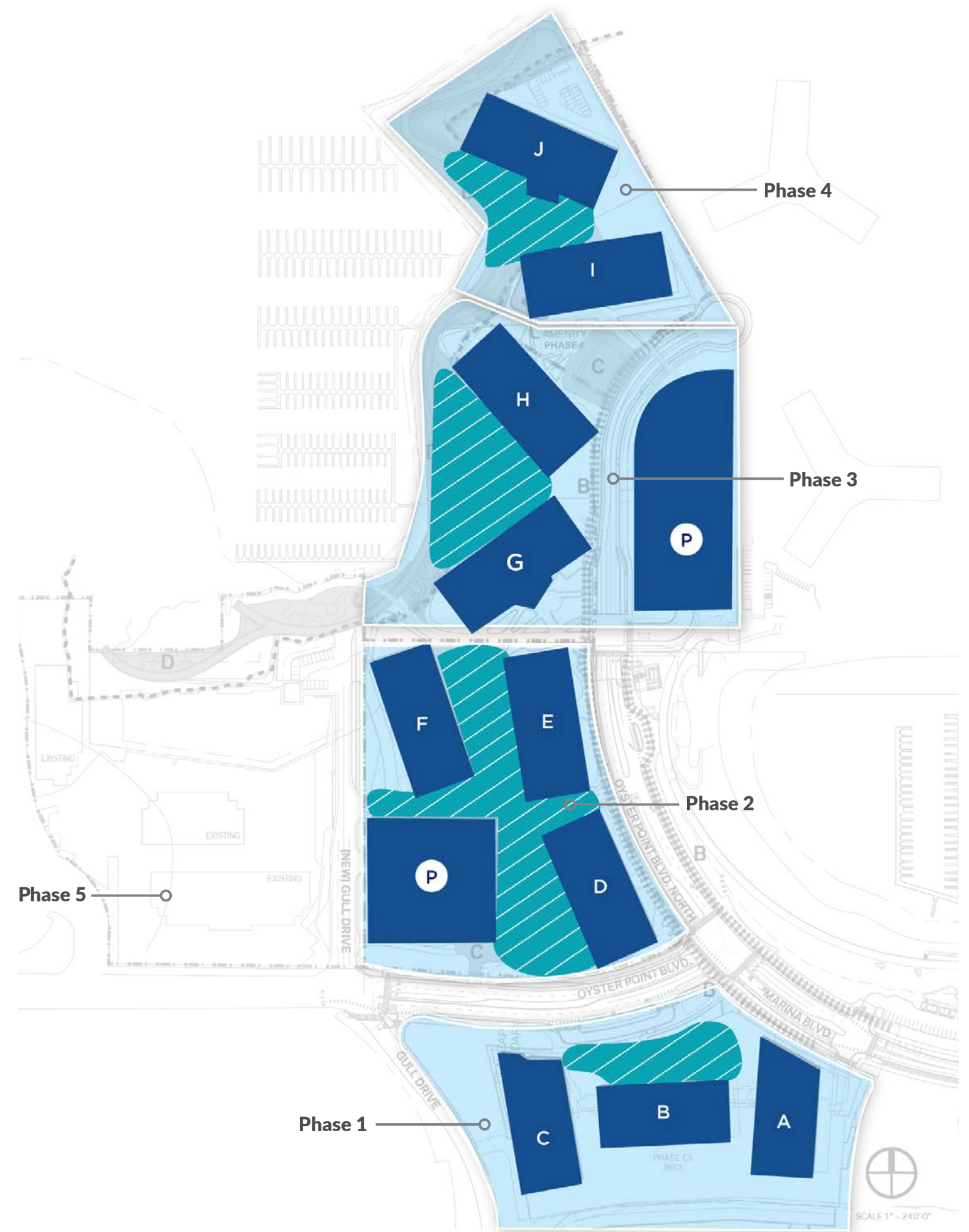
~700,000 sq. ft.; 2 Buildings; 6-7 stories
Coming Soon

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



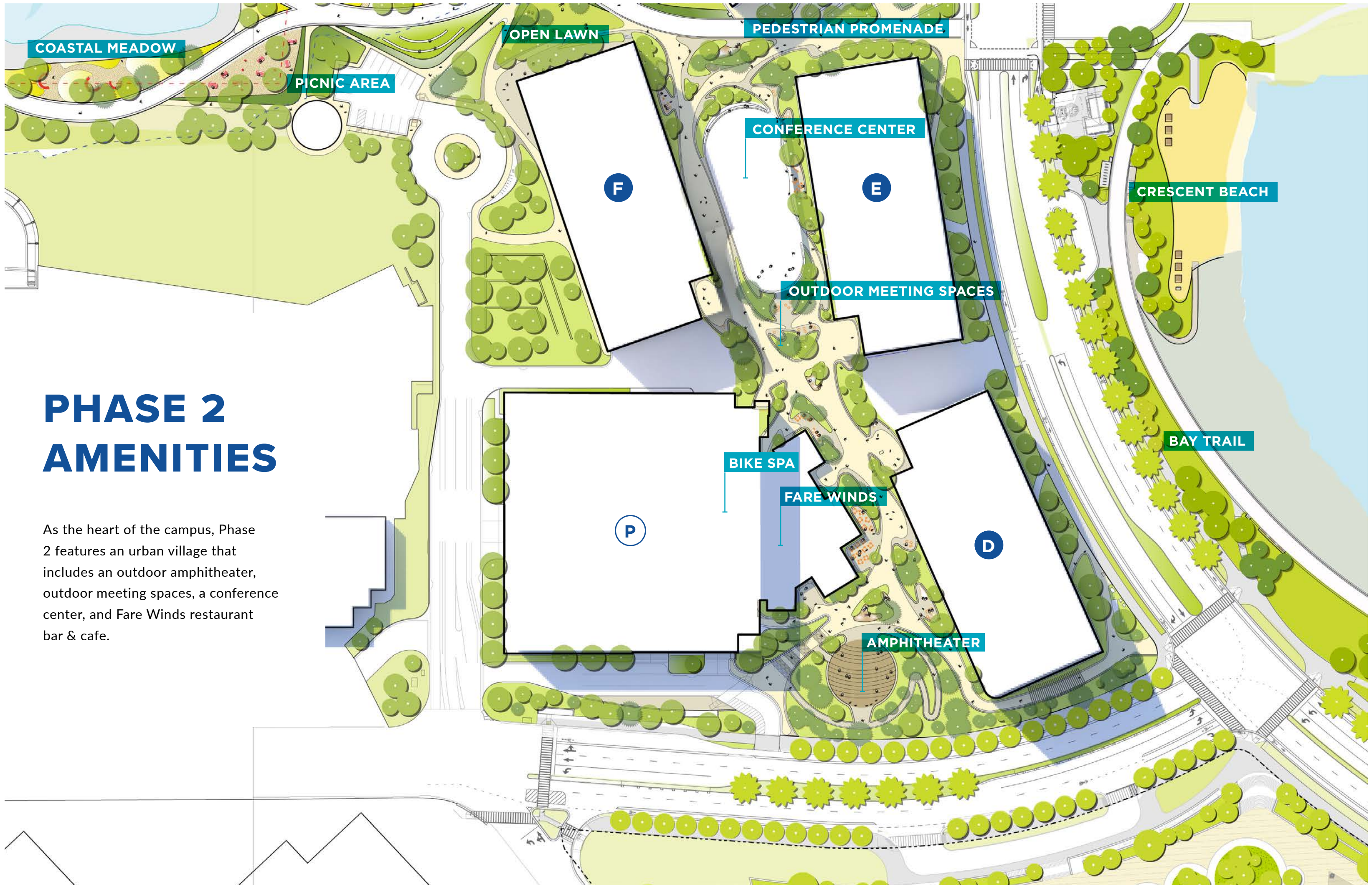
70:30
Lab/Office Life
Sciences Warm Up



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, and Fare Winds restaurant bar & cafe.



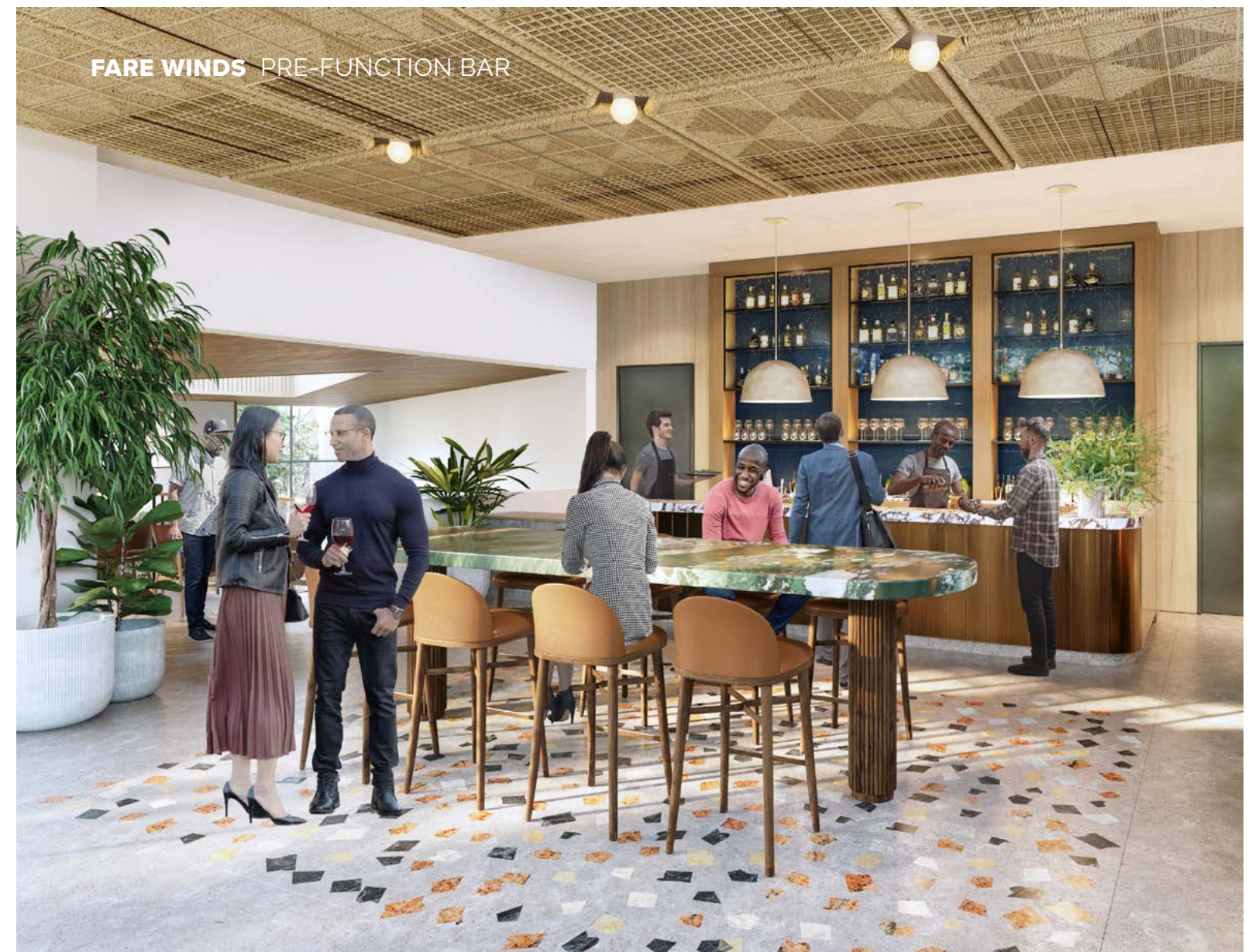
FARE WINDS RESTAURANT DINING



FARE WINDS RESTAURANT TERRACE



FARE WINDS PRE-FUNCTION BAR

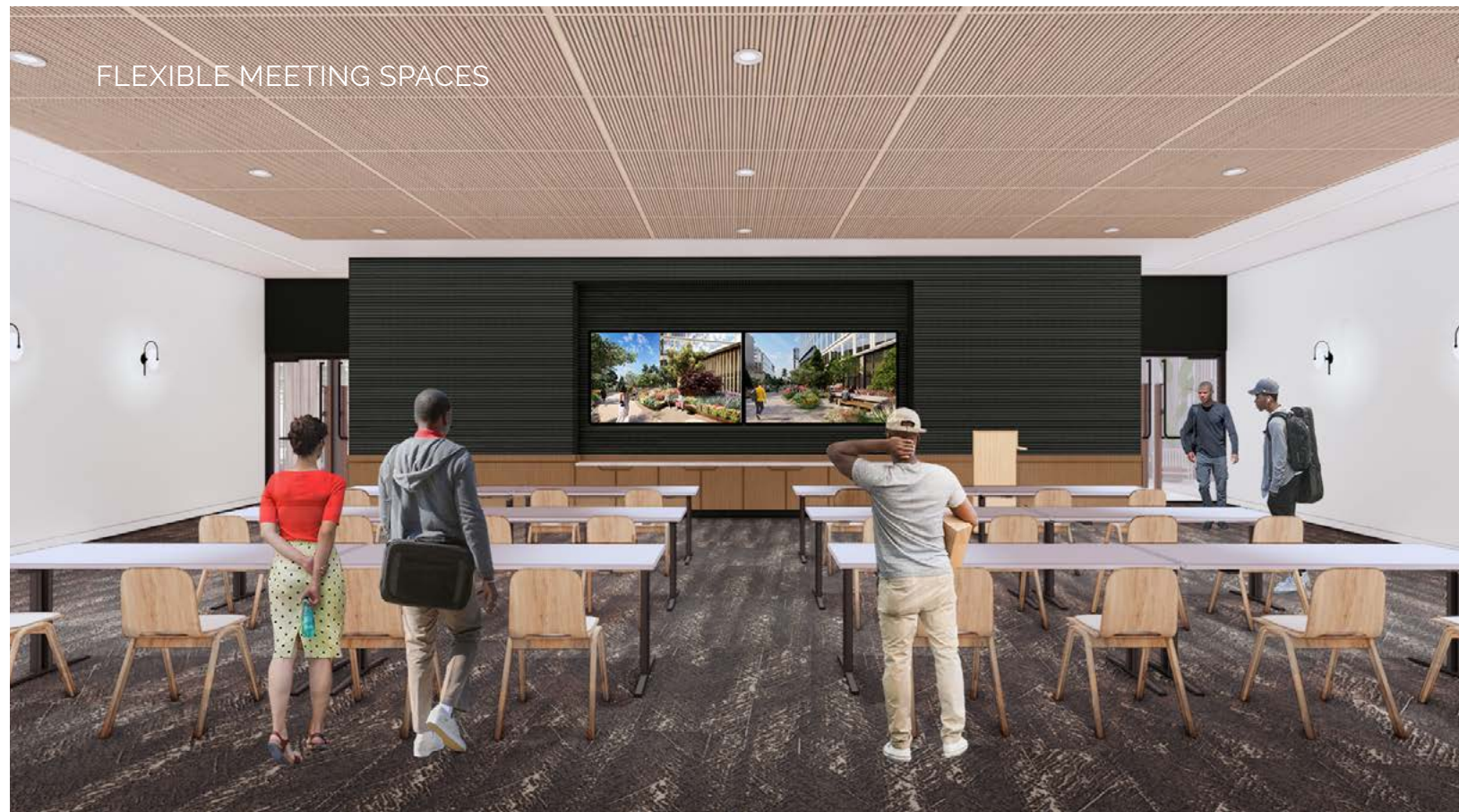


FARE WINDS GRAB AND GO MARKET





CONFERENCE CENTER



FLEXIBLE MEETING SPACES



PRE-FUNCTION



OUTDOOR COLLABORATION SPACES

BUILDING F

LEVEL 3 SPEC SUITE

50% LAB / 50% OFFICE

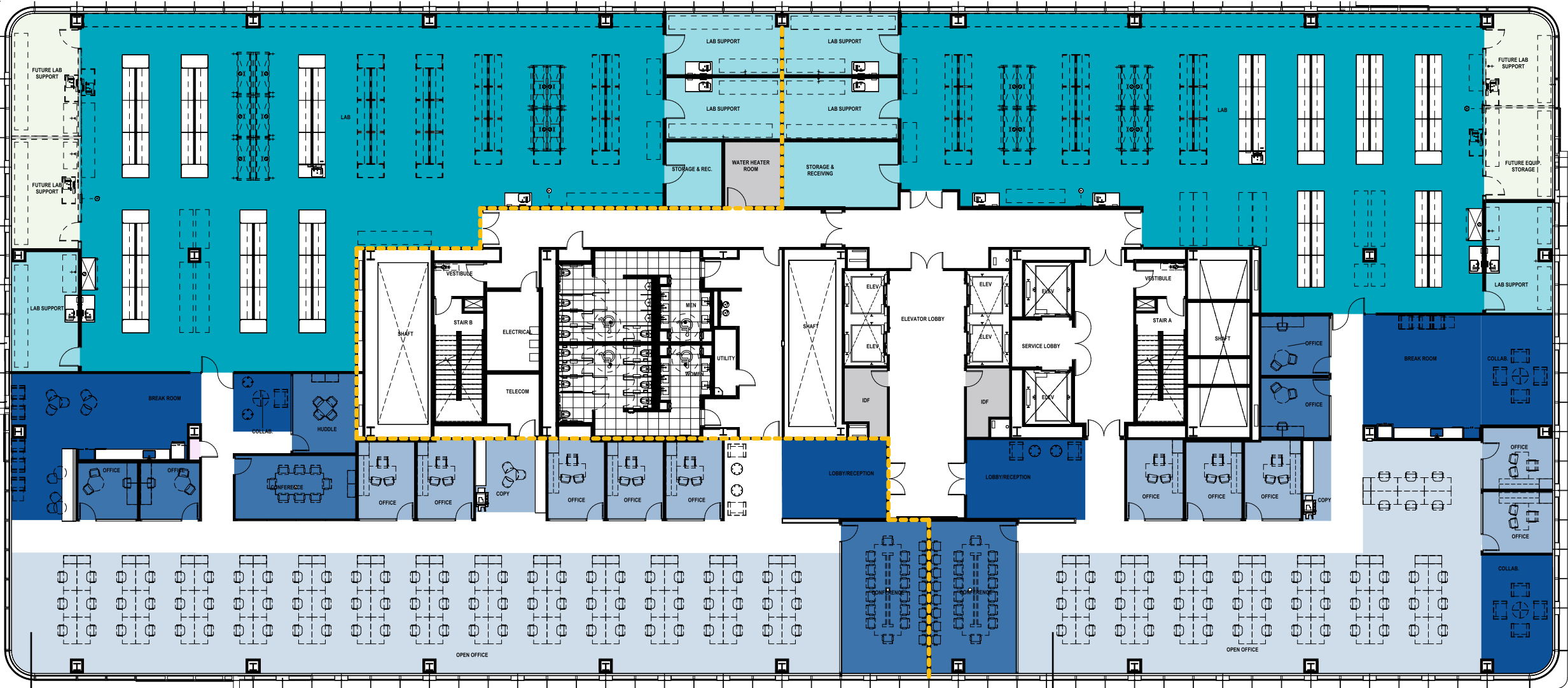
KEY

—

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 LAB

BUILDING F

LEVEL 4 SPEC SUITE

50% LAB / 50% OFFICE

TENANT B | 15,000 RSF

Lab Benches	5
Workstations	36
Private Offices	4
Conference Rooms	1
Break Room/Kitchen	1
Collaboration Area	1
Huddle Rooms	2

KEY

—	Spec
- - - -	Potential



TENANT A | 28,500 RSF

Lab Benches	9
Workstations	66
Private Offices	6
Conference Rooms	2
Kitchen/Break Room	2
Collaboration Area	2
Huddle Rooms	4

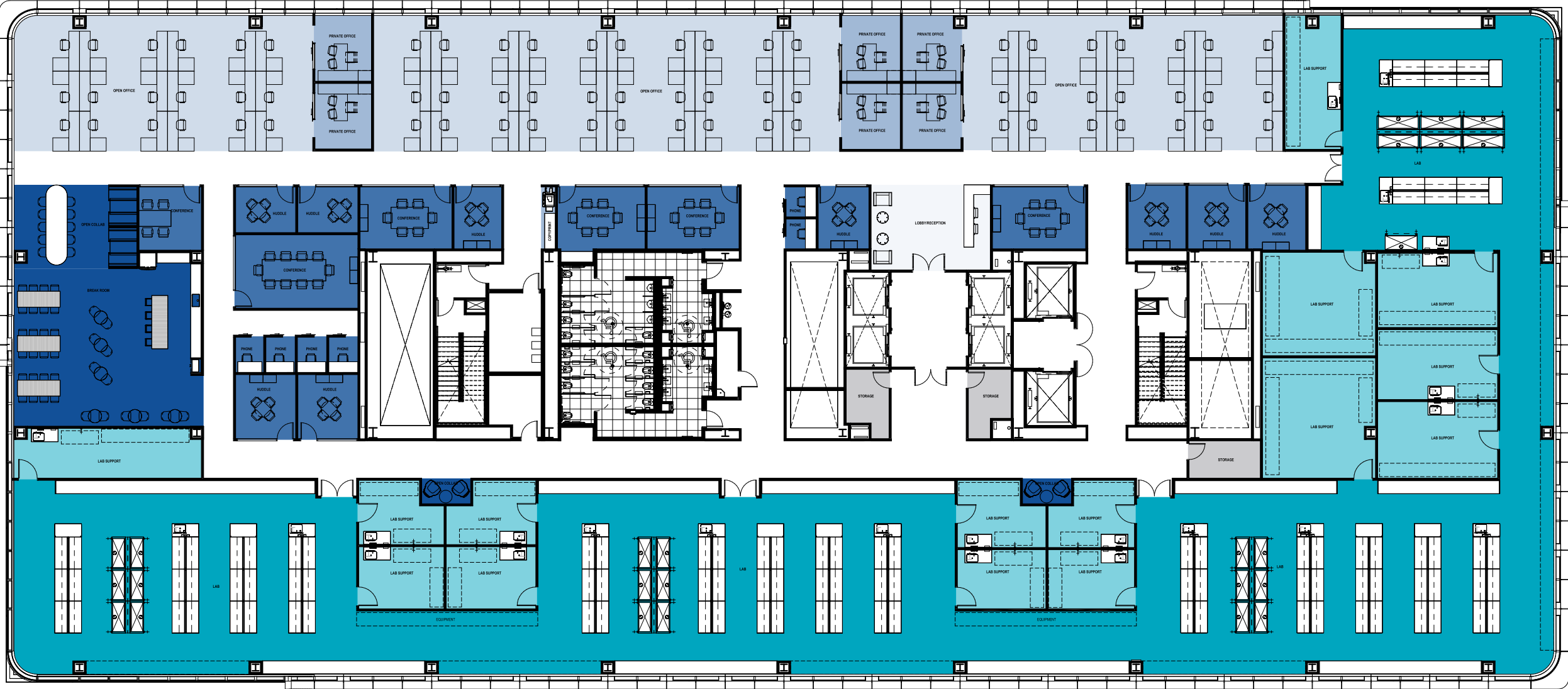


SPEC OFFICE

HYPOTHETICAL TEST FIT

60% LAB / 40% OFFICE

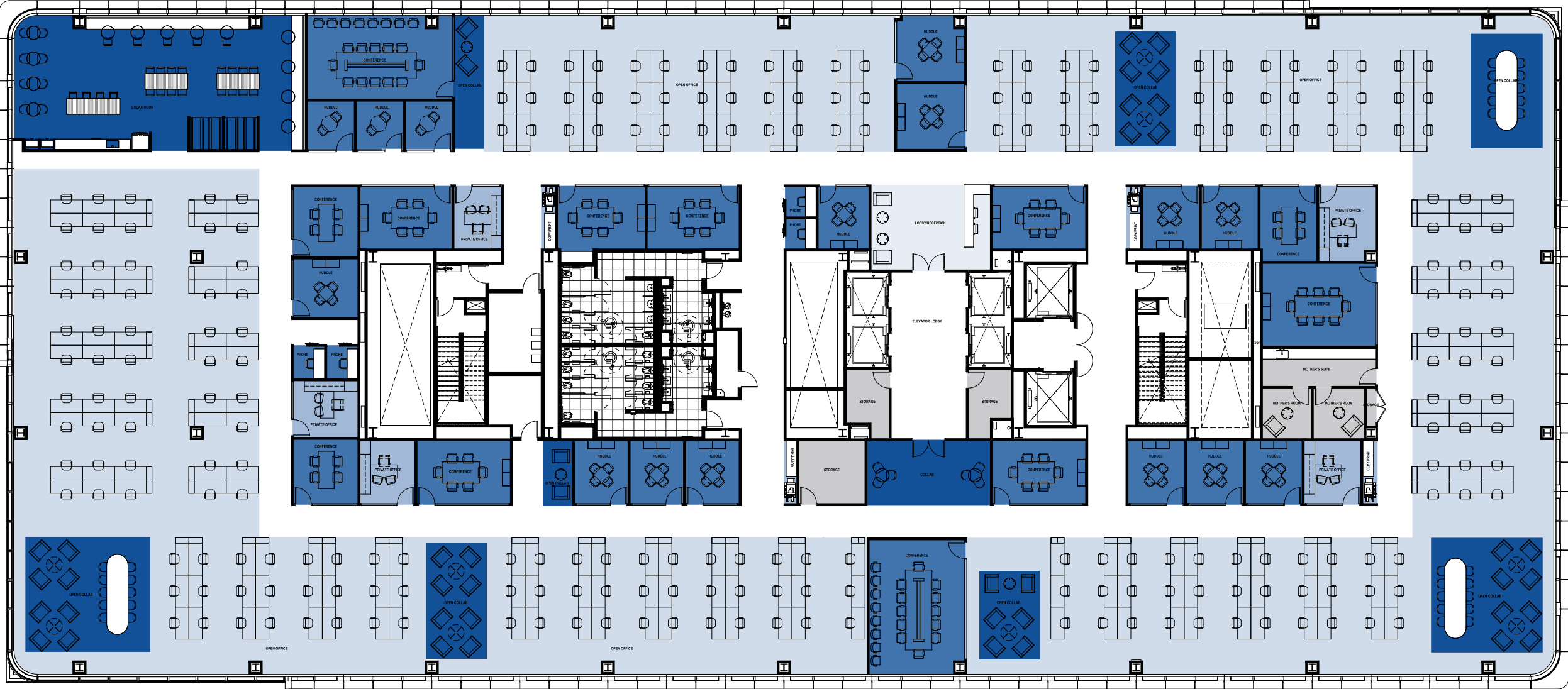
- Lab Benches 16
- Workstations 69
- Private Offices 6
- Conference Rooms 6
- Kitchen/Break Room 1
- Collaboration Area 2
- Huddle Rooms 9
- Phone Booth 6

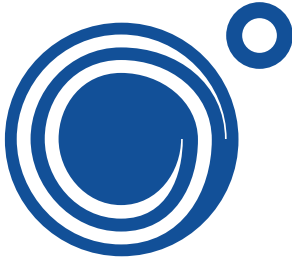


HYPOTHETICAL TEST FIT

100% OFFICE

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





CONTACT

TOSS VALLENTINE

toss.vallentine@jll.com

+ 650 480 2133

RE license # 01742629

SCOTT W. MILLER

scottw.miller@jll.com

+1 650 480 2199

RE license # 01457617

MARK BODIE

mark.bodie@jll.com

+1 650 480 2212

RE license # 01941415

GRANT YEATMAN

grant.yeatman@jll.com

+1 510 465 9406

RE license #01972905

COLE SMITH

cole.smith@jll.com

+1 650 480 2230

RE license #01948128

Jones Lang LaSalle Brokerage, Inc.

Real Estate License # 01856260

KILROY