

279 E Grand Ave

South San Francisco



Lab & Office Sublease

5th Floor: 35,234 SF Available



Campus Features



Robust on-campus amenities:
restaurant, conferencing center,
fitness center, sports court



Generous outdoor space
including on-campus walking
trails



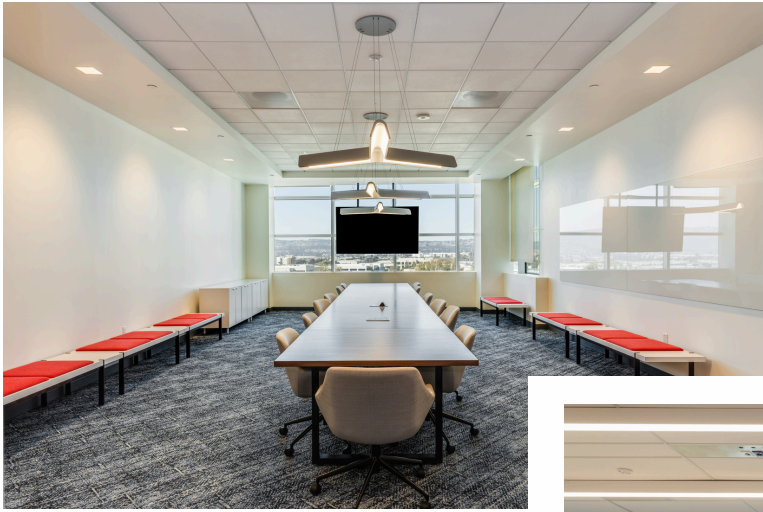
Ample EV charging stations



Prominent location close to
Highway 101 interchange



15 min walk to S. SF Caltrain
station



Space Highlights

- Flexible sublease term
- Move in ready, cleaned and decommissioned lab space
- Fully Furnished office along with lab benching
- 3 Fume hoods
- 3 Tissue Culture rooms
- Ice machine
- 4 conference rooms
- 5 team rooms
- 170 workstations
- 3 phone rooms
- 111 lab workstations
- 120 square foot -20C walk-in freezer
- Exhaust snorkels
- CDA and VAC distribution throughout the floor
- Adjacent Vivarium space available in the campus
- Water views, onsite café on ground floor



5th Floor

35,234 SF



Lab



Office

Transportation / Amenities



18

MINS TO MISSION BAY



8

MINS TO SFO



18

MINS TO SSF CALTRAIN



6

MINS TO SSF FERRY

- 1 E Grand Cafe
- 2 The Lighthouse
- 3 Foundry & Lux
- 4 Starbucks
- 5 Orangetheory Fitness
- 6 The Sandwich Spot
- 7 Truffle Poke Bar
- 8 AC Hotel by Marriott
- 9 Sonesta Select San Francisco Airport
- 10 YMCA Daycare Facility
- 11 HL Peninsula Restaurant
- 12 Focaccia Reserve
- 13 Esposto's Delicetezza
- 14 Home2 Suites
- 15 Hampton In
- 16 Embassy Suites by Hilton
- 17 Comfort Inn & Suites
- Nearby gRide shuttle stop





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