



DISCOVERY STATION

SOUTH SAN FRANCISCO

Innovation inspired by
human connections

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An extraordinary transit-oriented, **mixed-use life-science campus**

Welcome to the place where life and life science seamlessly converge, Discovery Station. Situated right in the bustling El Camino corridor of South San Francisco, Discovery Station is an innovative 15 acre mixed-use campus that combines purpose-built laboratory space, convenient retail options, and modern residential offerings, all within a vibrant, interconnected community.

Discovery Station is where the pursuit of scientific break throughs meets everyday life. This visionary campus offers an expansive campus alive with potential, where people at the forefront of science can live, work and play, while staying deeply connected to the human lives that drive their discoveries.

Envision an 850,000 square foot Class A life science campus centered around three six-story buildings. Imagine thoughtful on-site amenities that include cafes, a fitness club, outdoor lounges, a woodfired pizza restaurant, and a 24-hour grocery store. Within walking distance to public transport including BART and Caltrain, and easy access to major highways 380, 280, and 101, ample parking - Discovery Station is uniquely designed for convenience, community and connectivity.

LAB SPECS

Purpose built **lab spec**

EXPANSIVE

- 850,000 SF across 15 Acres
- 3 Buildings, each between 250,000 SF to 300,000 SF
- 40,000 – 55,000 SF floorplates
- 18' 1st floor
- 16' typical floor to floor
- 33'-6" column bays

ROBUST STRUCTURAL CAPACITY

- 100 LBS/SF load
- 8,000 MIPS
- 2,000 MIPS at ground floor

POWERFUL

- Total power of 30.5 W/SF, usable power of 20 W/SF in the labs and 7 W/SF in the office for a blended rate of 13.5 W/SF at 50/50 ratio
- Standby Power: 2,500 KW generator per building providing 8 W/SF usable backup power in the labs

CLEAN

- 12 air-changes/hour in the lab at 50/50 ratio

ACCESSIBLE

- Each building is equipped with 2 dedicated exterior loading bays, 1 covered with scissor lift, sized for up to WB-50 trucks
- Each building has 1 service elevator with Hazmat rating



World class purpose-built laboratory space
centered within an energized, interconnected community

AMENITIES AND EXPERIENCE

A welcoming, **vibrant community** of innovators

CAMPUS AMENITIES

- Shuttle to/from BART & Caltrain
- Conference centre 15,000 SF
- Fitness club 10,000 SF
- Restaurant & bar 10,000 SF
- 3-acre central outdoor gathering space
- Large private roof terraces in each building
- Safeway (open 24 hrs)
- Chipotle, coffee shop, and brick oven pizza restaurant
- Bike storage, shower, and locker facilities in each building
- 40,000 SF solar panel array on parking garage
- Nearby residential developments

PARKING

- ~ 1,600 Life Science parking spaces
- 1.7/1,000 parking ratio, up to 2.0/1,000 w/ valet
- Building 1 basement parking with ~ 100 spaces



Main Entrance



Main Entrance

 DISCOVERY
STATION

DESIGN PHILOSOPHY

Designed for **real science and real life**

Discovery Station is designed to address the isolation typical of scientific environments. A 24-hour, truly mixed-use development it offers a state-of-the-art life science development that's infused with the energy of everyday life. This is a place where real science meets real life.

- A large social square fosters community and engagement
- Surrounding spaces create a sense of comfort and feelings of home
- Ultra-flexible lab facilities are built to meet today's needs while staying wide open to tomorrow's possibilities
- Private individual spaces and smaller-scale amenities provide a balance to communal interaction





SUSTAINABILITY

A deep commitment to **sustainability**

Since the health of the planet is directly linked to human well-being, environmental sustainability is essential to creating cutting-edge life science developments. By integrating sustainable technologies into every aspect of Discovery Station, we're creating healthy spaces that move science forward without compromising our planet's future.

- LEED Gold
- WELL Certified
- ½ mile walk to BART
- Water Use Reduction: 50% Outdoor and 50% Indoor Reductions
- Rooftop Solar on Parking Structure
- 150 EV Charging Stations
- Biophilia inspired accessible garden terraces

DISCOVERY
STATION

SAN FRANCISCO BAY AREA

A remarkably unique campus in a **preeminent life science cluster.**

Conveniently connected Discovery Station offers seamless accessibility.



DISCOVERY
STATION



MARIN COUNTY



UC DAVIS



UC BERKELEY

BERKELEY /
EMERYVILLE

OAKLAND



UCSF

SAN
FRANCISCO



OAKLAND
INTERNATIONAL
AIRPORT

SOUTH SAN
FRANCISCO



SAN FRANCISCO



SAN FRANCISCO
INTERNATIONAL
AIRPORT



PALO ALTO



STANFORD



SAN JOSE



SURROUNDING AMENITIES

Everything you need

- Unique shops
- Comfortable cafes
- Popular eateries
- Convenient accommodations
- Residential housing

-  COFFEE SHOP
-  FOOD
-  RETAIL



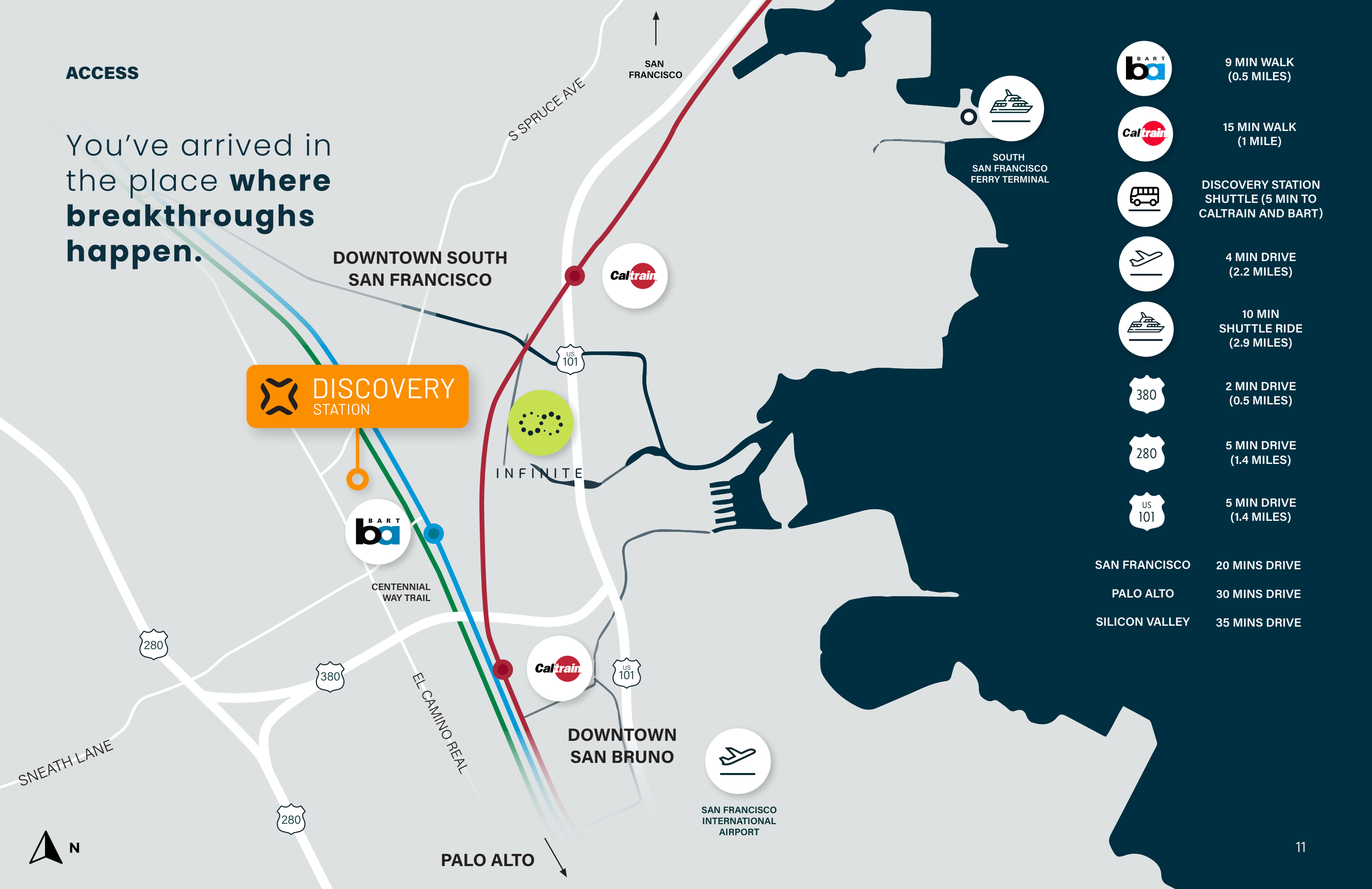
SAN FRANCISCO

SAN FRANCISCO INTERNATIONAL AIRPORT

N

ACCESS

You've arrived in the place **where breakthroughs happen.**



-  9 MIN WALK (0.5 MILES)
-  15 MIN WALK (1 MILE)
-  DISCOVERY STATION SHUTTLE (5 MIN TO CALTRAIN AND BART)
-  4 MIN DRIVE (2.2 MILES)
-  10 MIN SHUTTLE RIDE (2.9 MILES)
-  2 MIN DRIVE (0.5 MILES)
-  5 MIN DRIVE (1.4 MILES)
-  5 MIN DRIVE (1.4 MILES)
-  SAN FRANCISCO INTERNATIONAL AIRPORT
- SAN FRANCISCO 20 MINS DRIVE
- PALO ALTO 30 MINS DRIVE
- SILICON VALLEY 35 MINS DRIVE



DISCOVERY
STATION

Culinary Discovery Lab
Cafe & Bistro

Conference Centre Lobby



Conference Centre





Wellness Centre



 **DISCOVERY**
STATION
WELLNESS CENTRE

Hidden Garden



Courtyard





Single Tenant
(Without Vivarium)



- NUMBER OF DESKS: 140
- NUMBER OF BENCHES: 168



North Tenant

- NUMBER OF DESKS: 78
- NUMBER OF BENCHES: 78

South Tenant

- NUMBER OF DESKS: 64
- NUMBER OF BENCHES: 60



We craft exceptional environments and provide unparalleled experiences for our tenants, enabling them to focus on the vital work they undertake. We never lose sight of the human realities that motivate scientific exploration, so we intentionally develop communities where scientists stay connected to and energized by the people who inspire their work. These are the places where breakthroughs happen. Where innovation is in the service of humanity.

We create platforms for **life-changing discoveries**



Steelwave crafts exceptional environments that provide unparalleled experiences for our tenants, enabling teams to focus on the vital work they undertake. Within our portfolio of over 11.5 million square feet of commercial, residential and mixed-use properties, we manage 4.8 million square feet of life science properties informed by our deep understanding of local and national life science trends. We are architects of innovation, dedicated to creating the places where breakthroughs happen.

INFINITE
South San Francisco, CA



Affinius Capital® (previously known as USAA Real Estate and Square Mile Capital Management) is a recognized leader in institutional real estate investment, dedicated to value-creation and income generation. Leveraging our impressive 40-year track record and \$32 billion in net assets under management, we are driven forward by a spirit of innovation. We thrive on understanding how technology and shifting demographics are reshaping real estate demand. Our life science portfolio of over 5.3 million square feet reinforces our position at the cutting edge of the industry.

AMERICA CENTER
San Jose, CA





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