



DISCOVERY STATION

SOUTH SAN FRANCISCO

Innovation inspired by
human connections



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 14.5-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 840,000 square foot Class A life science campus centered around three six-story buildings. Imagine thoughtful on-site amenities that include cafes, fitness centers, 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.

Purpose built **lab spec**

R&D / OFFICE BUILDINGS

- 840,000 SF total across 3 buildings
- Designed to LEED Gold
- WELL certified

EFFICIENT FLOOR PLATES

- 40,000 - 55,000 SF floorplates

FLOOR HEIGHT

- 18' 1st floor
- 16' floor

COLUMN SPACING

- 33'-6" column spacing

STRUCTURAL CAPACITY

- 100 LBS/SF load
- 8,000 MIPS
- 2,000 MIPS at ground floor buildings B2 & B3



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

A welcoming, vibrant community of innovators

CAMPUS AMENITIES

- Shuttle to/from BART & Caltrain
- Conference center 15,000 SF
- Fitness center 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



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

OAKLAND
INTERNATIONAL
AIRPORT

UCSF UCSF

SAN
FRANCISCO

SOUTH SAN
FRANCISCO



SAN FRANCISCO
INTERNATIONAL
AIRPORT



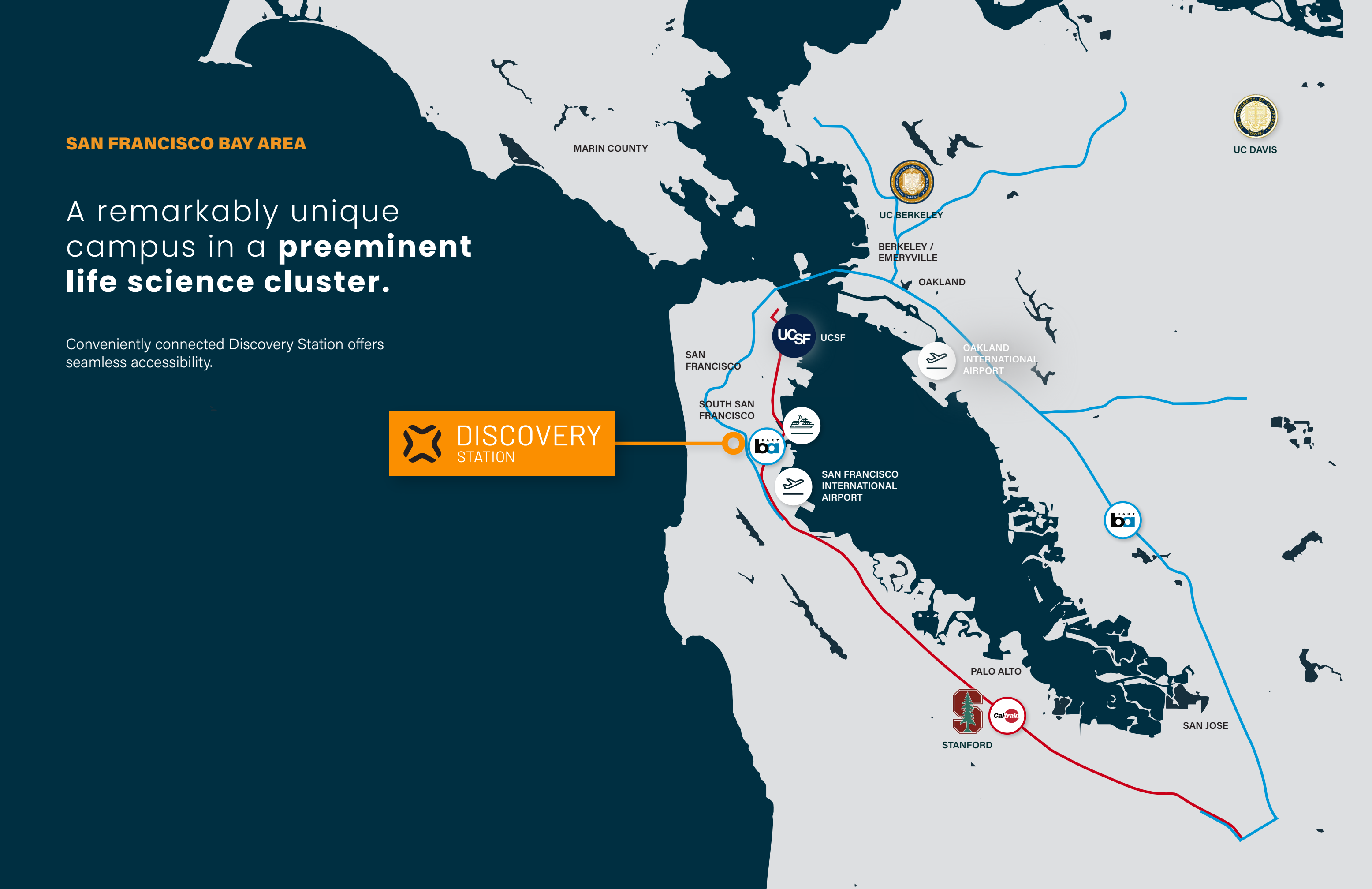
PALO ALTO



STANFORD

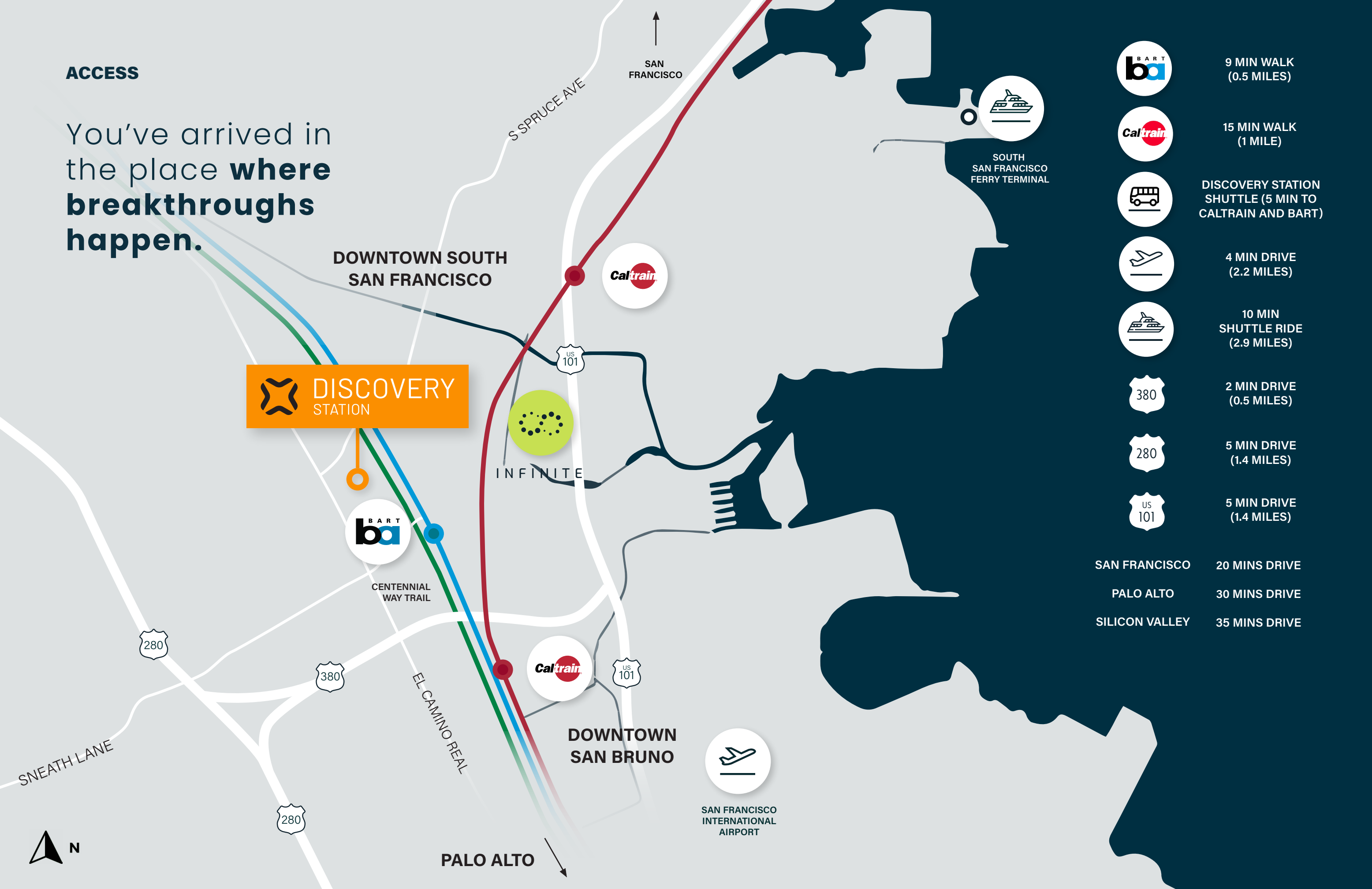


SAN JOSE



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	20 MINS DRIVE
PALO ALTO	30 MINS DRIVE
SILICON VALLEY	35 MINS DRIVE

SURROUNDING AMENITIES

Everything you need

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

-  COFFEE SHOP
-  FOOD
-  RETAIL



ON-SITE AMENITIES

Everything you need

- Unique shops
- Comfortable cafes
- Popular eateries
- Convenient accommodations
- Residential housing
- Bike storage with locker rooms and showers



- | | | | |
|--|--------------------|--|-----------------|
| | CONFERENCE CENTERS | | COFFEE SHOP |
| | FITNESS CENTER | | FOOD |
| | BIKE BARN | | RETAIL |
| | PARKING | | NEW RESIDENTIAL |







Single Tenant
(With Vivarium)



- NUMBER OF DESKS: 140
- NUMBER OF BENCHES: 138



Single Tenant
(Without Vivarium)



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



Multi Tenant



North Tenant

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

South Tenant

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



THE LAB BERKELEY
Berkeley, CA



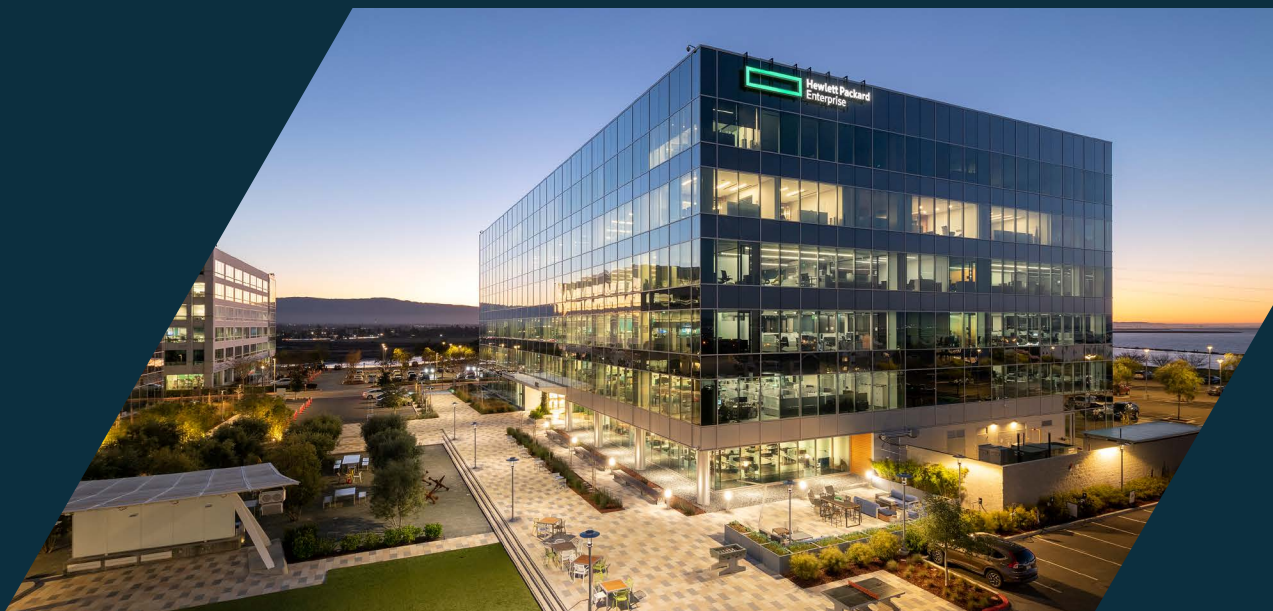
We create
platforms for
**life-changing
discoveries**



INFINITE
South San Francisco, CA

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.

AMERICA'S CENTER
San Jose, CA





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