



Purpose-Built for Pioneers

SOUTH SAN FRANCISCO
UP TO 2.8M SF AVAILABLE

[SOUTHLINESSF.COM](https://southlinessf.com)



The path to progress

South San Francisco has a rich history of pioneering industry and seamlessly bridges the innovative spirit of San Francisco with the technological prowess of Silicon Valley. At Southline, inspiration is tradition and the Industrial City will give birth to the next phase of creative thinkers, disruptors, and pioneers fueled by the energy of its surroundings.

STEPS FROM

- BART (2 minutes)
- Caltrain (12 minutes)
- Retail (2 minutes)

MINUTES TO

- SFO Airport
- 101, 280, 380 freeways
- Downtown South SF
- Downtown San Bruno



Direct connections

Southline is an innovative, 31-acre purpose built science and technology development in South San Francisco, conveniently located directly adjacent to BART and within walking distance of Caltrain.

Southline will feature 2.8 million square feet of Class A office and life science space, offering an authentic work-life balance in one of the most exciting developing neighborhoods in the Bay Area.



All roads lead to Southline

Situated at the intersection of 101 and 280, where BART and Caltrain converge and just minutes from SFO, the entire Bay Area is as accessible as it has ever been at Southline. Recruit and retain from everywhere.

DRIVING

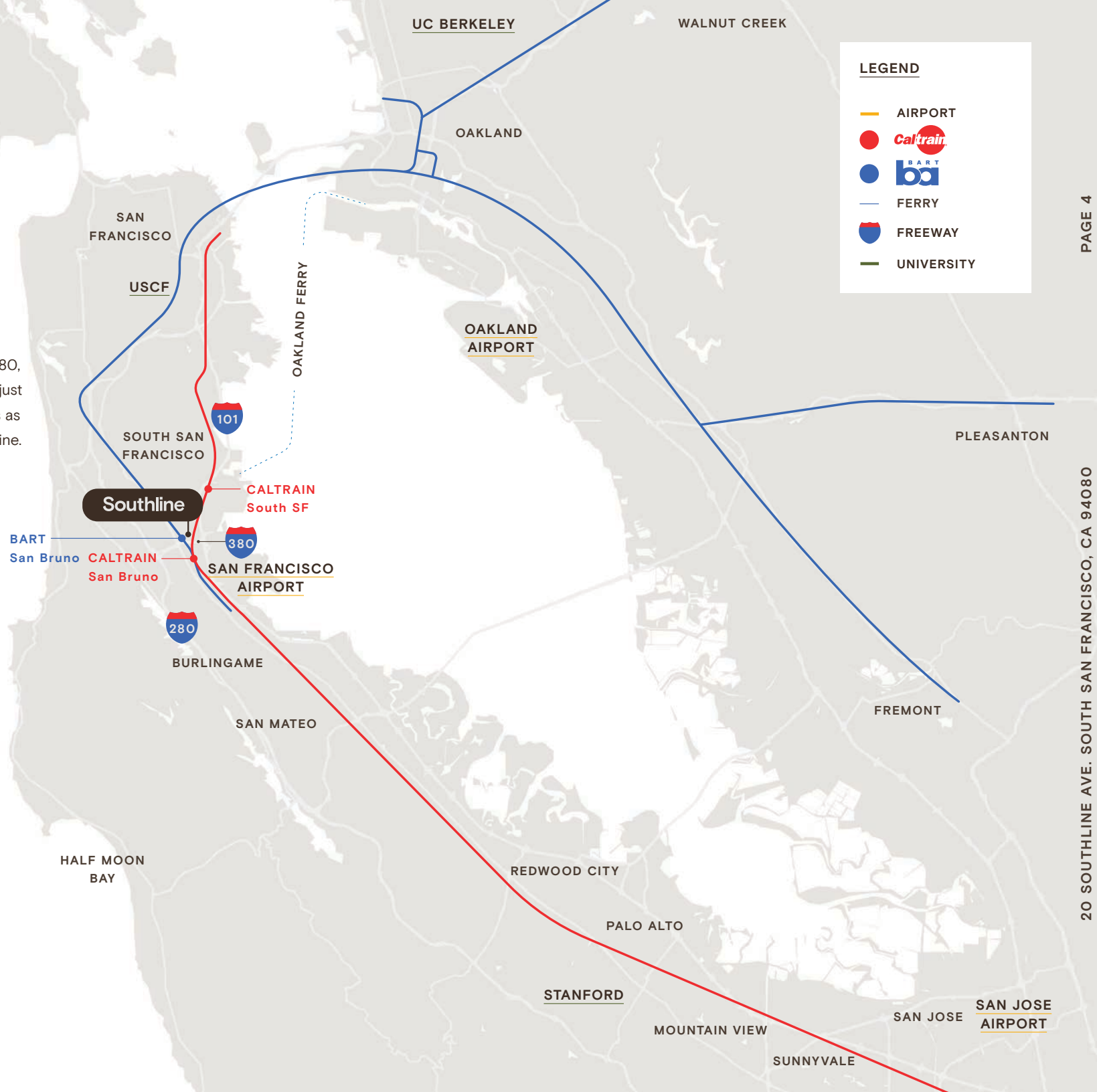
101	1.4 miles
380	0.7 miles
280	2.0 miles
SFO	1.6 miles
Downtown South SF	0.7 miles
Downtown San Bruno	1.5 miles

CALTRAIN

San Francisco	18 min
San Mateo	11 min
Redwood City	24 min
Palo Alto	33 min

BART

Embarcadero	28 min
Downtown Oakland	40 min



LEGEND

- AIRPORT
- Caltrain
- BART
- FERRY
- FREEWAY
- UNIVERSITY

In the center of everything

Lindenville is a burgeoning, mixed-use neighborhood, employment hub, and cultural center in South San Francisco. The neighborhood will provide a walkable live/work community, creating new opportunities to shape the next phase of South San Francisco. [Learn more here.](#)

40+ Restaurants

100+ Shops & Services

2300 New Residential Units



Site Plan & Highlights

- PHASE 1A Warm Shell Complete - TI Ready
- PHASE 1B Construction Commences 2026
- PHASE 2

2.8M SF FULLY AMENITIZED CAMPUS

- Class A Amenities Building
- Fitness & Wellness Center, Full-Service Restaurant, Coffee Bar, Bar, and Bike Barn
- 7 Acres of Open Space
- Bike Storage, Showers, and Lockers in Each Building
- On-Site Transit/Mobility Hubs

SIX CLASS A R&D/OFFICE BUILDINGS

- Up to 2.8M SF in 6-7 Story Buildings
- Designed to LEED Gold and Fitwel 2-Star Certification Standards

EFFICIENT & OPEN FLOOR PLATES

- 65,000 SF+ Floorplates

PARKING

- Up to 2.0/1,000 Parking Ratio
- Structured & Valet Parking

FLOOR HEIGHT

- Office / Tech
 - 16' First Floor Height
 - 14' Upper Floor Height
- Life Science
 - 18' First Floor Height
 - 16' Upper Floor Height

COLUMN SPACING

- 30' and 33' Column Spacing

LIVE LOAD CAPACITY

- 125 LBS/SF
- 8,000 MIPS (4,000 MIPS in up to 30% of the floor)

POWER

- 12,000 AMPs via three separate 4,000 AMP feeds (20 Southline)
- 2,000 kw tenant backup generator (20 Southline)
- Capacity to increase power



The Campus built for AI, Robotics & Advanced Manufacturing



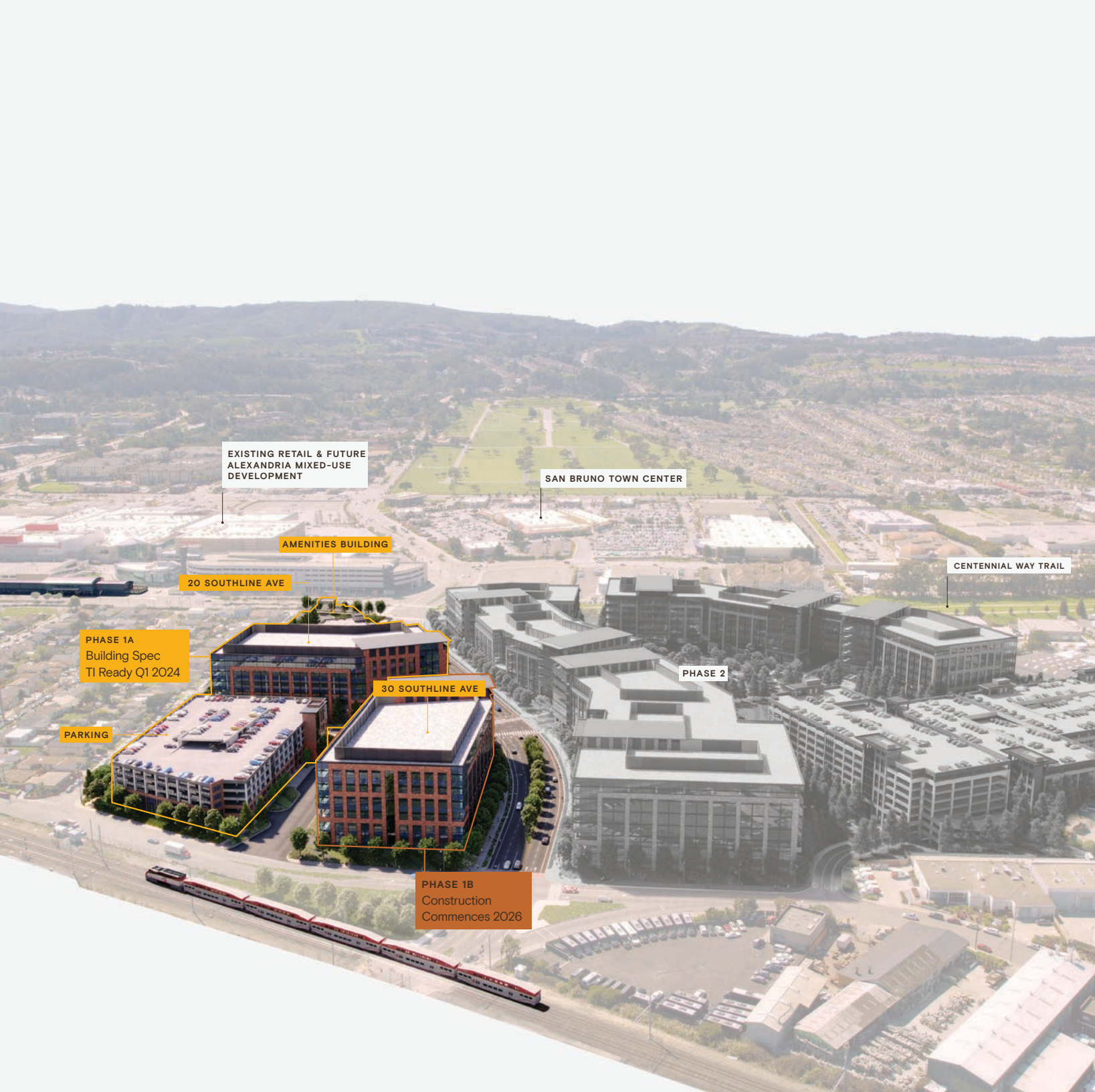
70,000 SF
Warehouse for Advanced
Manufacturing and R&D Hub

18 Acres
of Secured Test Grounds
with 5,000 SF Machine
Shop Warehouse

±900 Stalls
Parking Garage

375,000 SF
Class A+ Office and Lab

30,000 SF
Best in Class
Amenities Building



EXISTING RETAIL & FUTURE
ALEXANDRIA MIXED-USE
DEVELOPMENT

SAN BRUNO TOWN CENTER

AMENITIES BUILDING

20 SOUTHLINE AVE

CENTENNIAL WAY TRAIL

PHASE 1A
Building Spec
TI Ready Q1 2024

30 SOUTHLINE AVE

PHASE 2

PARKING

PHASE 1B
Construction
Commences 2026

Phase 1

720,000 SF

PHASE 1A 20 SOUTHLINE AVE

375,000 SF

6 Story

Warm Shell Complete - TI Ready

PARKING

Surface + 5 Levels

PHASE 1B 30 SOUTHLINE AVE

345,000 SF

Construction

Commences 2026

Lab Plan

POTENTIAL SINGLE TENANT LAYOUT

20 SOUTHLINE AVE

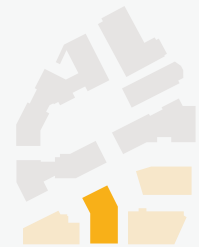
Lab 50% / Office 50%
 ~65,000 SF Floor Plate

SUMMARY

- 292 Workstations
- 21 Private Offices
- 2 Reception
- 2 Large Conference Rooms
- 4 Medium Conference Rooms
- 9 Small Conference Rooms
- 6 Huddle
- 12 Phone/Focus
- 12 Collaboration
- 1 Training
- 1 Break Room



- 50% TOTAL OFFICE AREA
- 50% TOTAL LAB AREA
- CAN BE CONVERTED TO LAB FOR 50/50 RATIO



Tech Plan

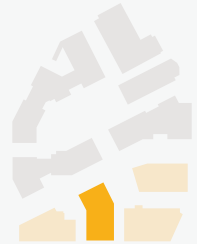
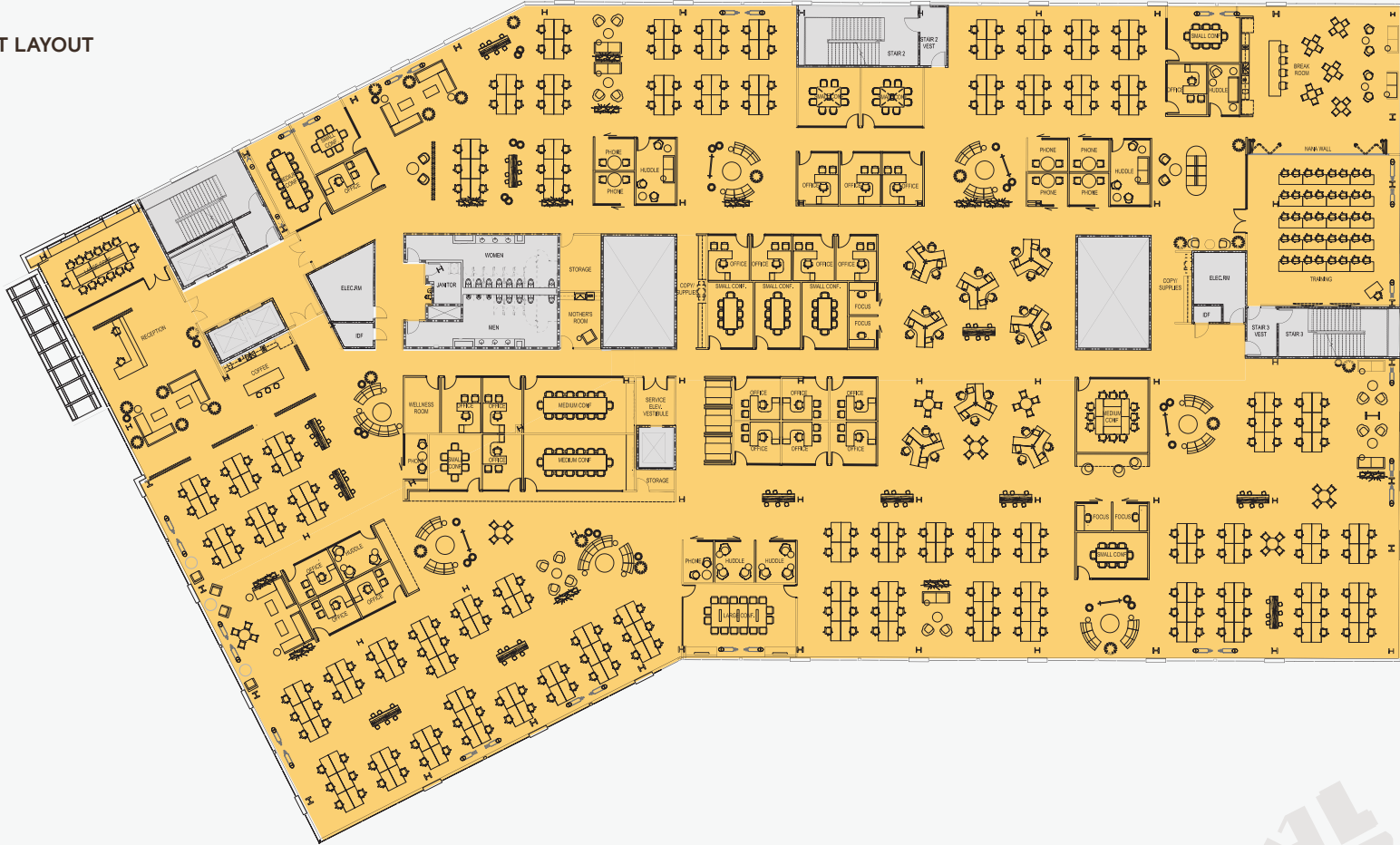
POTENTIAL SINGLE TENANT LAYOUT

20 SOUTHLINE AVE

Tech Test Fit
~ 65,000 SF Floor Plate

SUMMARY

- 292 Workstations
- 21 Private Offices
- 2 Reception
- 2 Large Conference Rooms
- 4 Medium Conference Rooms
- 9 Small Conference Rooms
- 6 Huddle
- 12 Phone/Focus
- 12 Collaboration
- 1 Training
- 1 Break Room



Designed for discovery inside and out

AMENITIES

We know that exploration doesn't just happen in the lab. Here, curated amenities, restaurants, and retail give your ideas space to grow, offering structure for deep thinking and space for spontaneity. So you can experience something new each day.

PHASE I

- Dedicated Amenity Building
- Fitness & Wellness Center
- Coffee Bar
- Grab-N-Go Food Options
- Conference Center
- Outdoor Seating
- Well Appointed Walking Trail
- Fruit & Veggies Garden
- Campus Caltrain Shuttle
- Shared Ride Pickup/Drop Off
- Bike Barn & Repair Kiosk

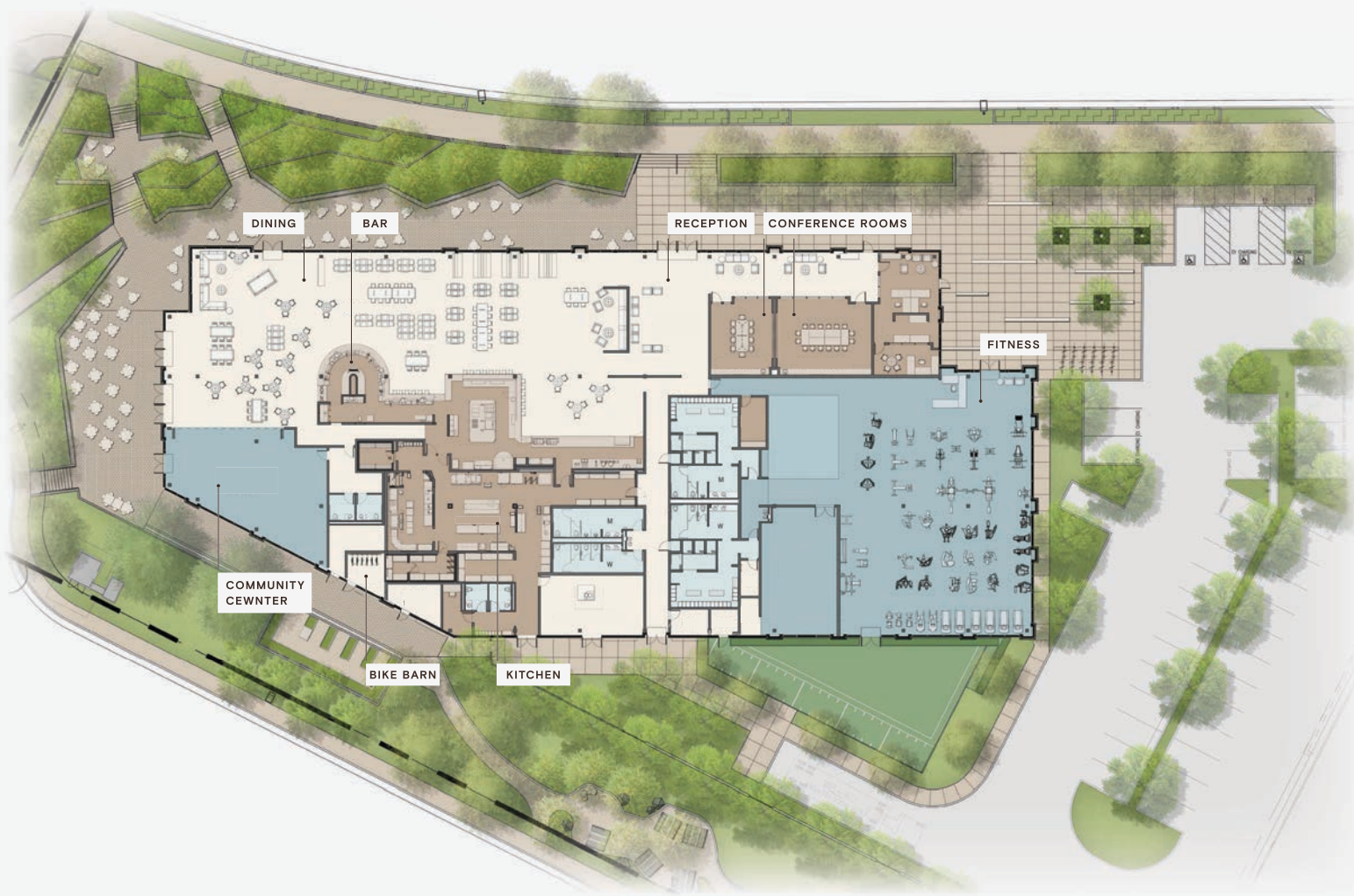
PHASE 2

- Beer Garden With Fire Pits
- Food Truck Court
- Outdoor Collaboration Areas
- Outdoor Games & Activities
- 2 Acre Southline Commons
- Open Space



On-Campus Amenities

- Fitness & Wellness Center
- Full Service Resturant & Bar
- Executive Confrencing Center
- Outdoor Beer Garden
- Stadium Sized TV (Phase 2)
- Food Truck Corral (Phase 2)
- EV Charging Stations
- Bike Barn



Sustainability

BACK BAY
SAN FRANCISCO

25% EV Charger Capacity

Shuttle & Ride Share Hubs Solar
Panel Infrastructure Carbon Free
Electricity

Future Phases = All Electric Ready



LEEDS GOLD TARGET



FITWEL CERTIFICATION



45% MODESHIFT



VIEW OF PHASE 1 BUILDING
20 Southline



VIEW OF PHASE 1 BUILDING
Amenities Building



VIEW OF PHASE 1 BUILDING
Amenities Building



AMENITIES BUILDING
Lobby



AMENITIES BUILDING
Conference Room



AMENITIES BUILDING
Dining Area

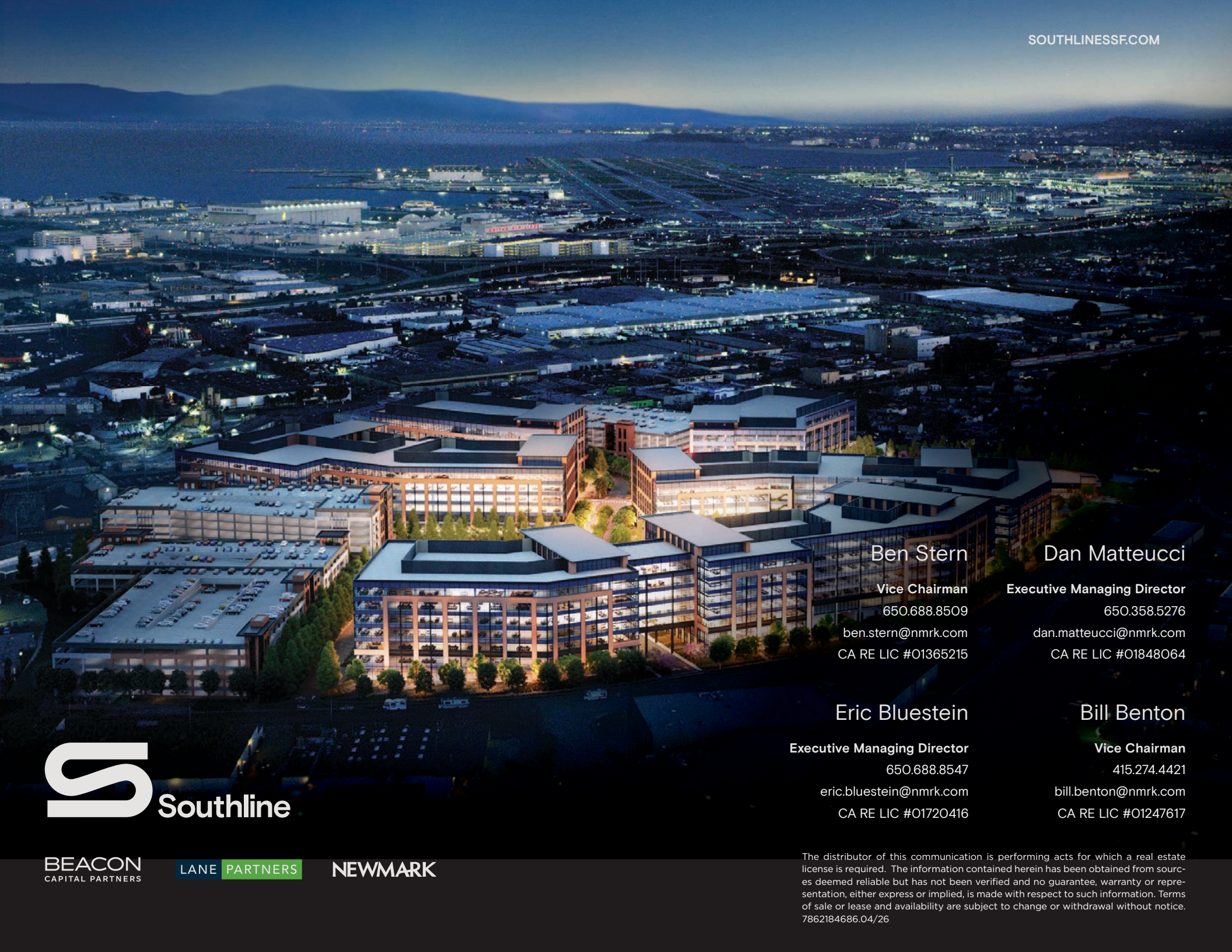


AMENITIES BUILDING
Yoga Room



SOUTHLINE COMMONS
Phase 2 Amenity





BEACON
CAPITAL PARTNERS

LANE PARTNERS

NEWMARK

Ben Stern

Vice Chairman

650.688.8509

ben.stern@nmrk.com

CA RE LIC #01365215

Dan Matteucci

Executive Managing Director

650.358.5276

dan.matteucci@nmrk.com

CA RE LIC #01848064

Eric Bluestein

Executive Managing Director

650.688.8547

eric.bluestein@nmrk.com

CA RE LIC #01720416

Bill Benton

Vice Chairman

415.274.4421

bill.benton@nmrk.com

CA RE LIC #01247617

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
7862184686.04/26