



GENESIS

{ The root of innovation }

Premier Life Science Building

±5,554 RSF

Turnkey Spec Suite

1000 Marina Blvd.
Brisbane, California

Phase 3 Real Estate Partners, Inc.



GENESIS 1000 Marina is a 6-story building offering ±114K square feet of Class A office and laboratory space. Located at Sierra Point in Brisbane, this property provides small to mid-size suites to the Bay Area life science market. Direct on and off ramps ensure easy access to US 101, allowing for excellent commute times. Tenants at GENESIS 1000 Marina also enjoy a range of premium amenities, including an on-site fitness center, shared conference rooms, adjacent dining options, and direct bay trail access, enhancing both work and lifestyle.



**PREMIER
QUALITY FINISHES**



CLASS A OFFICE & LABORATORY BUILDING

Small to Mid-Size Spec Suites

BUILDING HIGHLIGHTS

- GENESIS Spec Lab Program
- Biology and Chemistry Capable
- Common Lounge with Wi-Fi
- Outdoor Lounge & Picnic Area with Wi-Fi
- Fitness Center with Showers & Lockers
- 2.5/1,000 Parking Ratio with EV Chargers
- Shipping and Receiving Services
- Tenant Hazmat and Storage Rooms
- New Emergency Generator
- Direct Access to Waterfront Bay Trail
- Shuttle Services to Caltrain and BART
- Full Building MEP Infrastructure Upgrades; Completed in 2020



Impeccable Access
US 101



Variety of Suite Sizes
for Future Growth



Shared Conference
Spaces

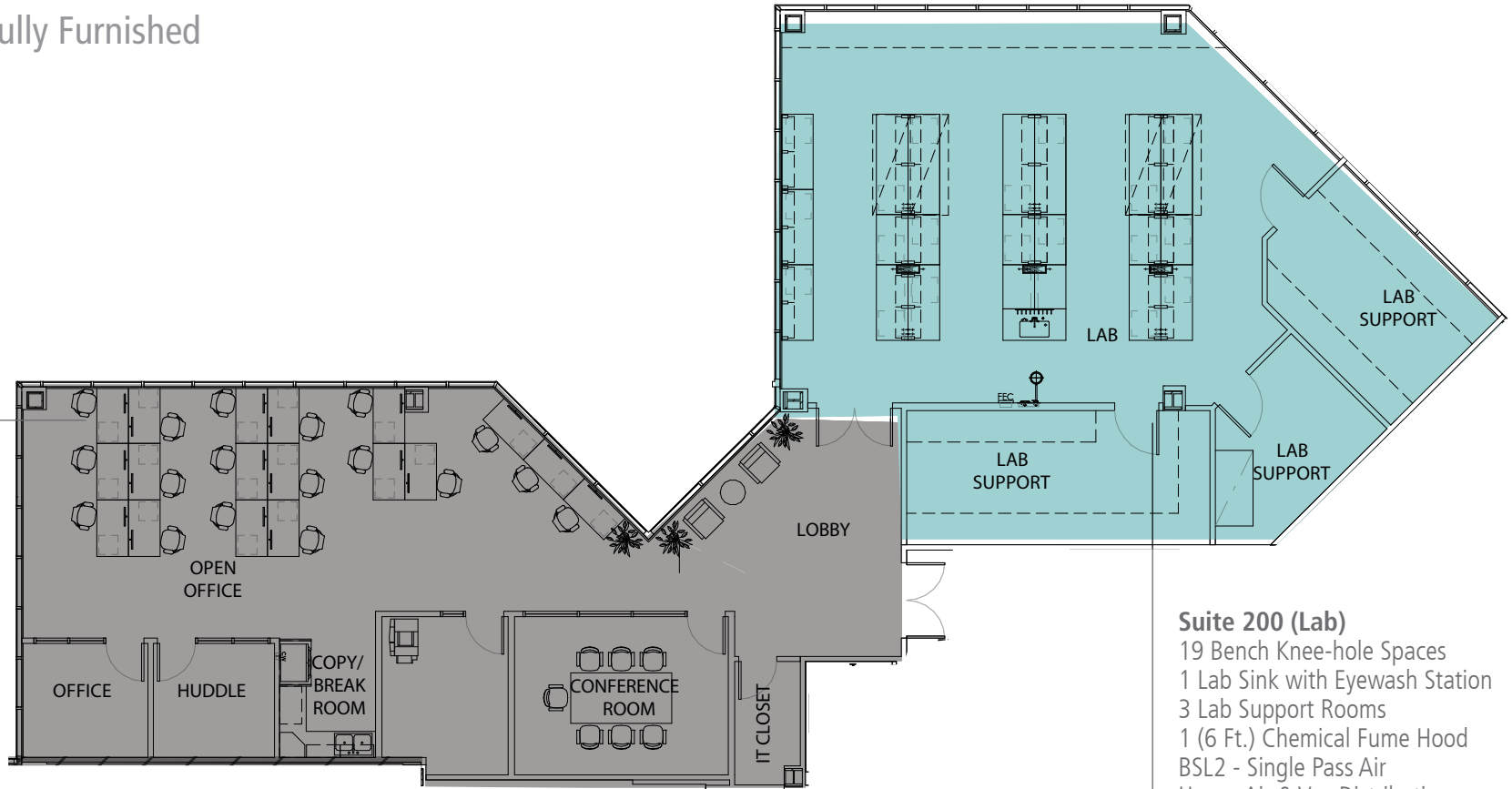


Tenant Experience
App

1000 MARINA BLVD

Second Floor Multi-Tenant
Suite 200: ±5,554 RSF - Available Now
Turnkey Suite - Fully Furnished

Suite 200 (Office)
18 Workstations
1 (7) Person Conference Room
2 Huddle Rooms/Offices
Break Area
IT Closet
FF&E Included



*Office and lab furniture included, existing may differ from floor plan shown.

Suite 200 (Lab)
19 Bench Knee-hole Spaces
1 Lab Sink with Eyewash Station
3 Lab Support Rooms
1 (6 Ft.) Chemical Fume Hood
BSL2 - Single Pass Air
House Air & Vac Distribution

- Lab
- Office
- 6' Fume Hood
- Future
- N



FULLY FURNISHED
LAB & OFFICE SUITE



UPDATED LOBBY

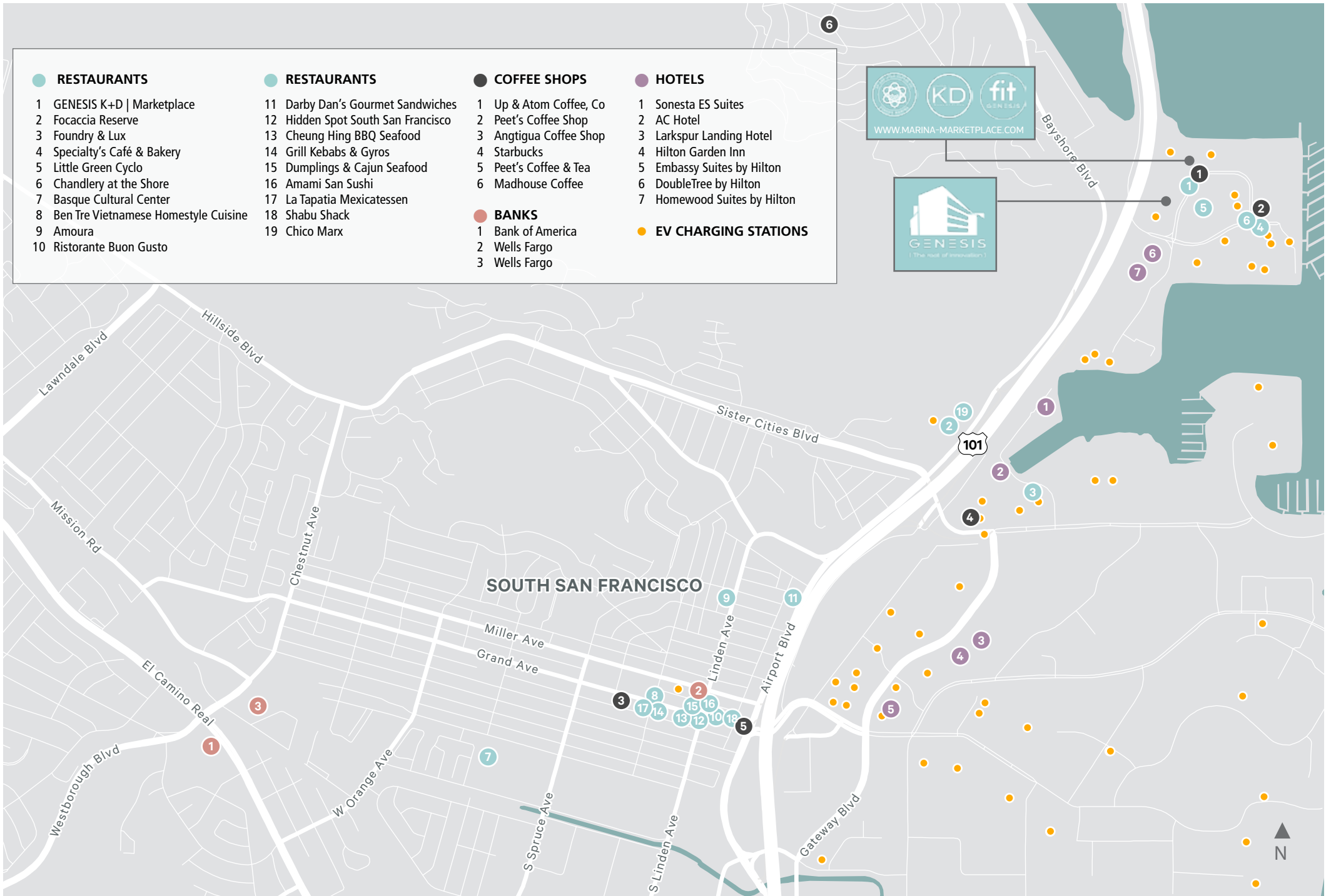


HAZMAT AND STORAGE ROOMS





SURROUNDING AMENITIES



TRANSPORTATION



DESIGNATED SHUTTLE SERVICES RUN DURING HIGH-TRAFFIC HOURS TO AND FROM BART AND CALTRAIN.

Transit Station	Distance
MILBRAE TRANSIT CENTER	8.7 Miles
BALBOA BART	6.1 Miles

FOR MORE INFORMATION ON THE SIERRA POINT SHUTTLE:



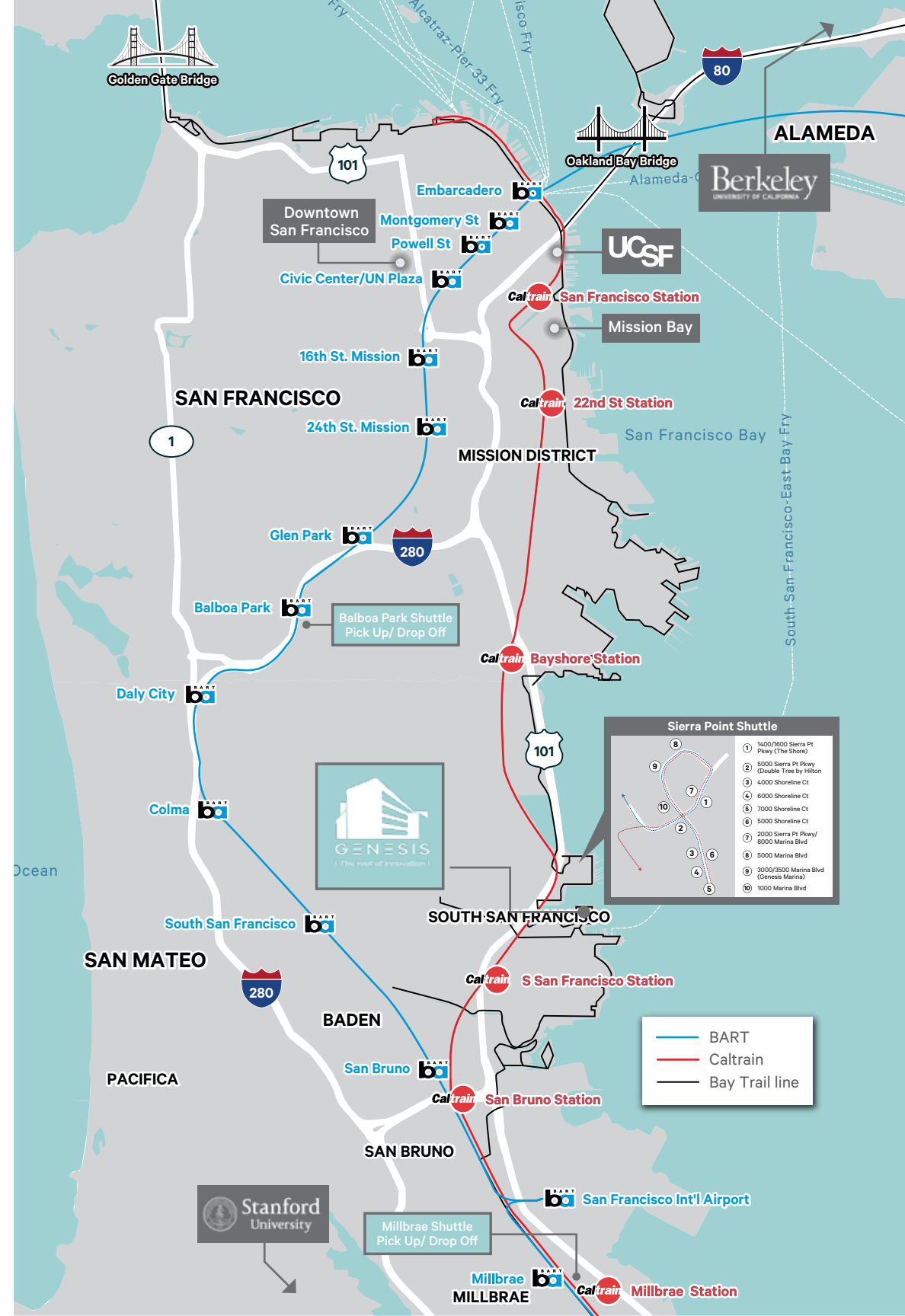
Call Dispatch: 415-915-9780

Twitter: @sierratriprider

This is a FREE service open to the public.

SCAN FOR SHUTTLE SCHEDULE

Shuttles partially funded by Sierra Point Owners Association in association with:



NEARBY AMENITIES

GENESIS K+D | Marketplace

- » Daily Lunch
- » Food Program Offering
- » Catering
- » Private Events

Up & Atom Coffee, Co

- » Coffee & Pastries

fitGENESIS

- » State-of-the-Art Waterfront Facilities
- » Classes and Trainers



WWW.MARINA-MARKETPLACE.COM

OWNERSHIP & SPONSOR



With over 30 years of experience in the life science industry, Phase 3 has been a leader in owning, operating, repositioning, and developing over 5 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

www.P3RE.com



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has deployed and committed over \$10.7 billion of equity across approximately 700 assets. Leveraging Bain Capital's value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

www.BainCapitalRealEstate.com

GENESIS

{ The root of innovation }

**±5 MILLION SF
LIFE SCIENCE PORTFOLIO**

“Our vision is to deliver premier research-ready life science environments for tomorrow’s technology.”



GENESIS - Skyway
San Carlos



GENESIS - Marina
Brisbane



GENESIS - Station
Daly City



GENESIS - 1900 Alameda
San Mateo



GENESIS - 1400 Fashion Island
San Mateo



GENESIS - 1000 Marina
Brisbane



121 E. Grand
South San Francisco

NATIONAL PRESENCE WITHIN THE TOP LIFE SCIENCE CLUSTERS

- SAN FRANCISCO - SAN DIEGO - BOSTON -



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