

1450 Owens



CBRE



A Mission to
Match Your
Vision



ALEXANDRIA CENTER FOR SCIENCE AND TECHNOLOGY® - MISSION BAY





Excellence in Every Detail

1450 Owens anchors the Alexandria Center for Science and Technology's Mission Bay Megacampus as a premium destination for AI, technology, life science, and everything in between.

This brand-new, all-electric Class A facility offers panoramic views and precision-built infrastructure, creating an environment where technology and science alike can all thrive.

Cutting-Edge Design

Designed by Iwamoto Scott Architecture, 1450 Owens optimizes both form and function, with flexibility for lab and/or office space complemented by unique collaborative areas and expansive views.



Panoramic city and bay views offer continual inspiration



Two and three-level atriums create distinctive collaboration areas



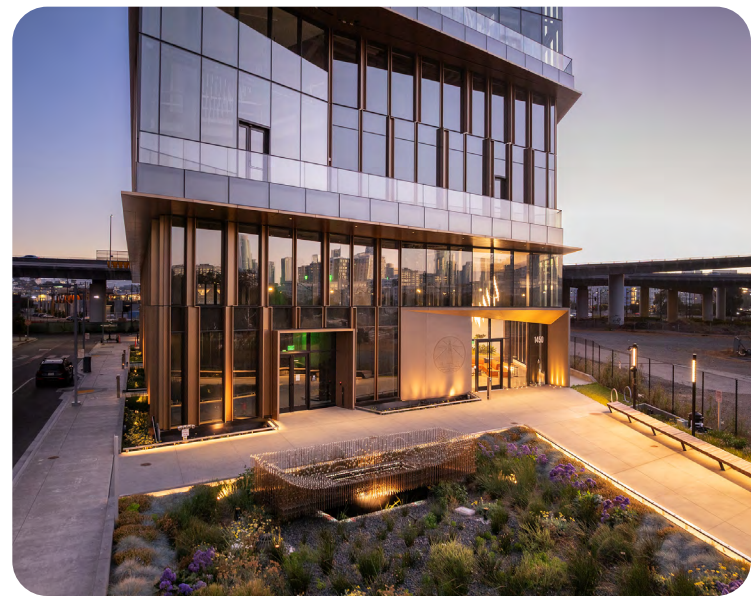
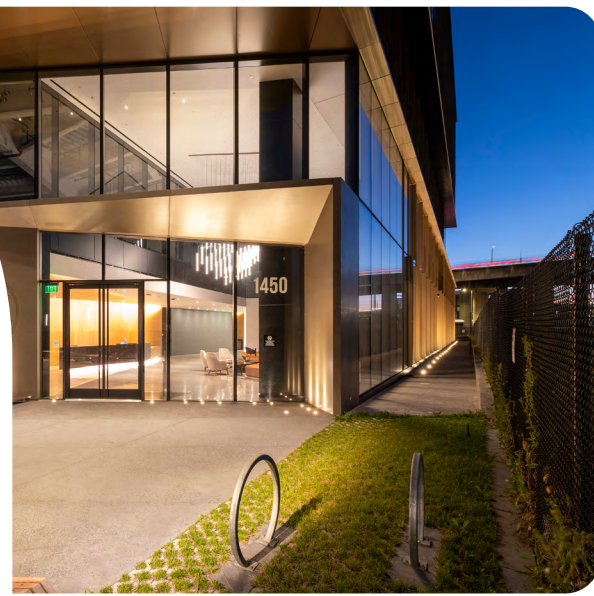
All-electric HVAC and plumbing eliminate GHG emissions

BUILDING FEATURES

- + 104,575 RSF Available
- + 7 stories
- + 32,000 - 37,000 SF floorplates

- LEVEL 4 | 34,064 RSF
- LEVEL 3 | 37,242 RSF
- LEVEL 2 | 33,269 RSF





Building Highlights

- + On-site generator
- + 3,350 Amp electrical service supports your most demanding operations
- + On-site hazardous chemical storage
- + Enhanced 100 lbs/SF live load capacity with advanced design to minimize vibration



Level 1

Lobby with security desk and destination elevators

100% outside air and lab exhaust

Extra shaft space for specialized exhaust


Above-standard electrical service

Laboratory waste and vent systems


Shared shipping and receiving space for large and specialized lab deliveries



KEY

 Leased

 Conference

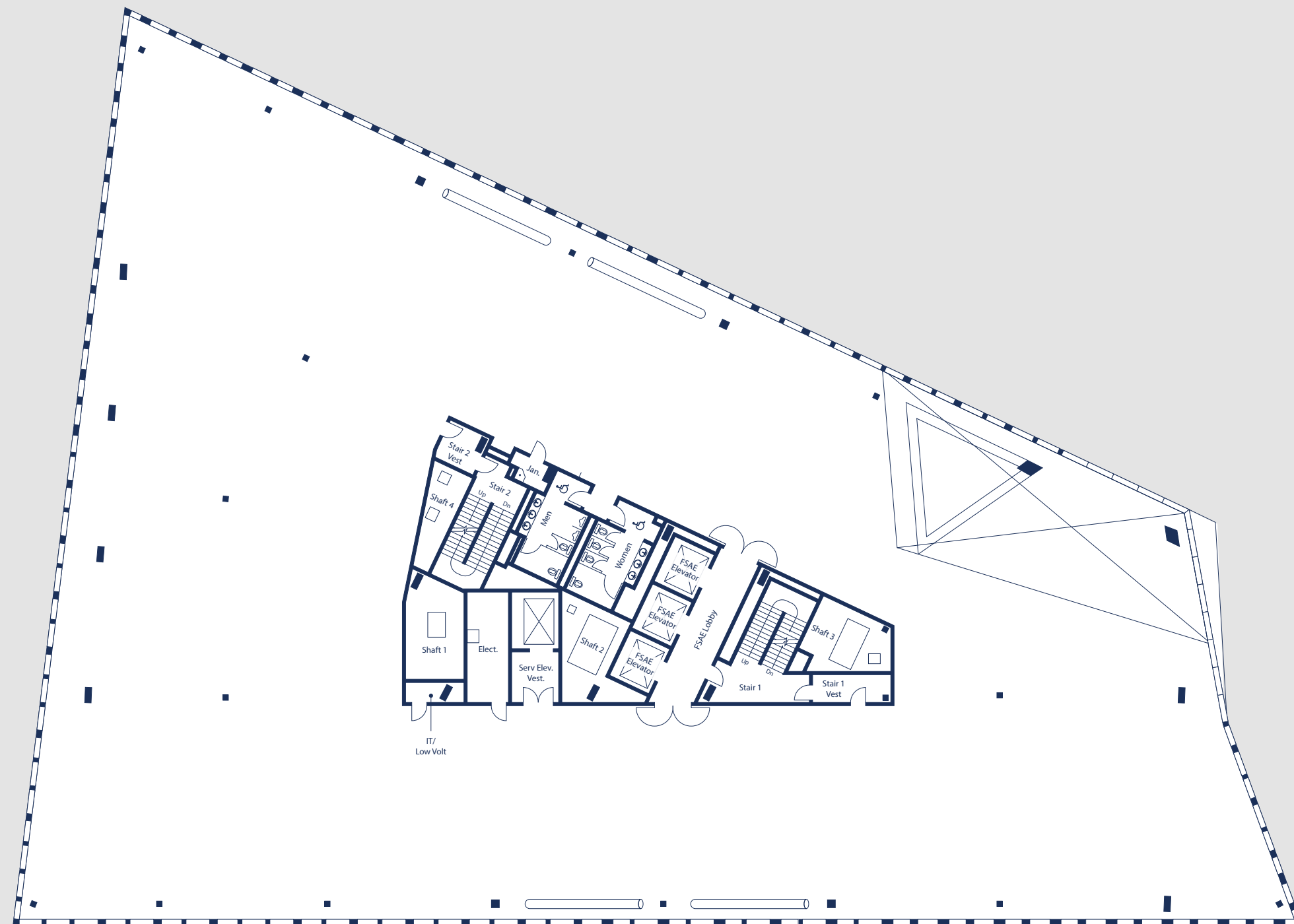
 Lobby and Common Access

 Shipping/Receiving

Level 2

33,269 RSF

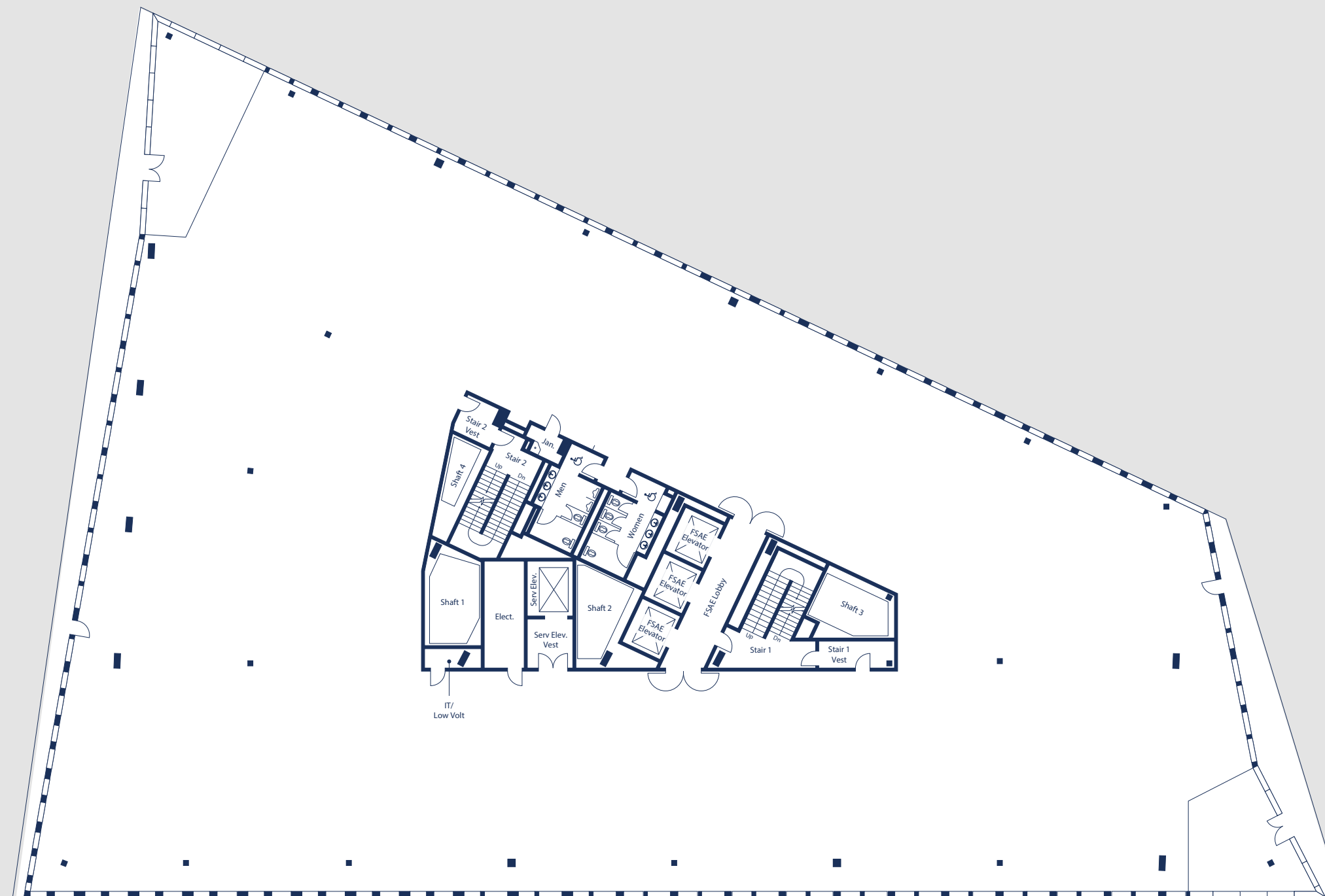
Shell Plan



Level 3

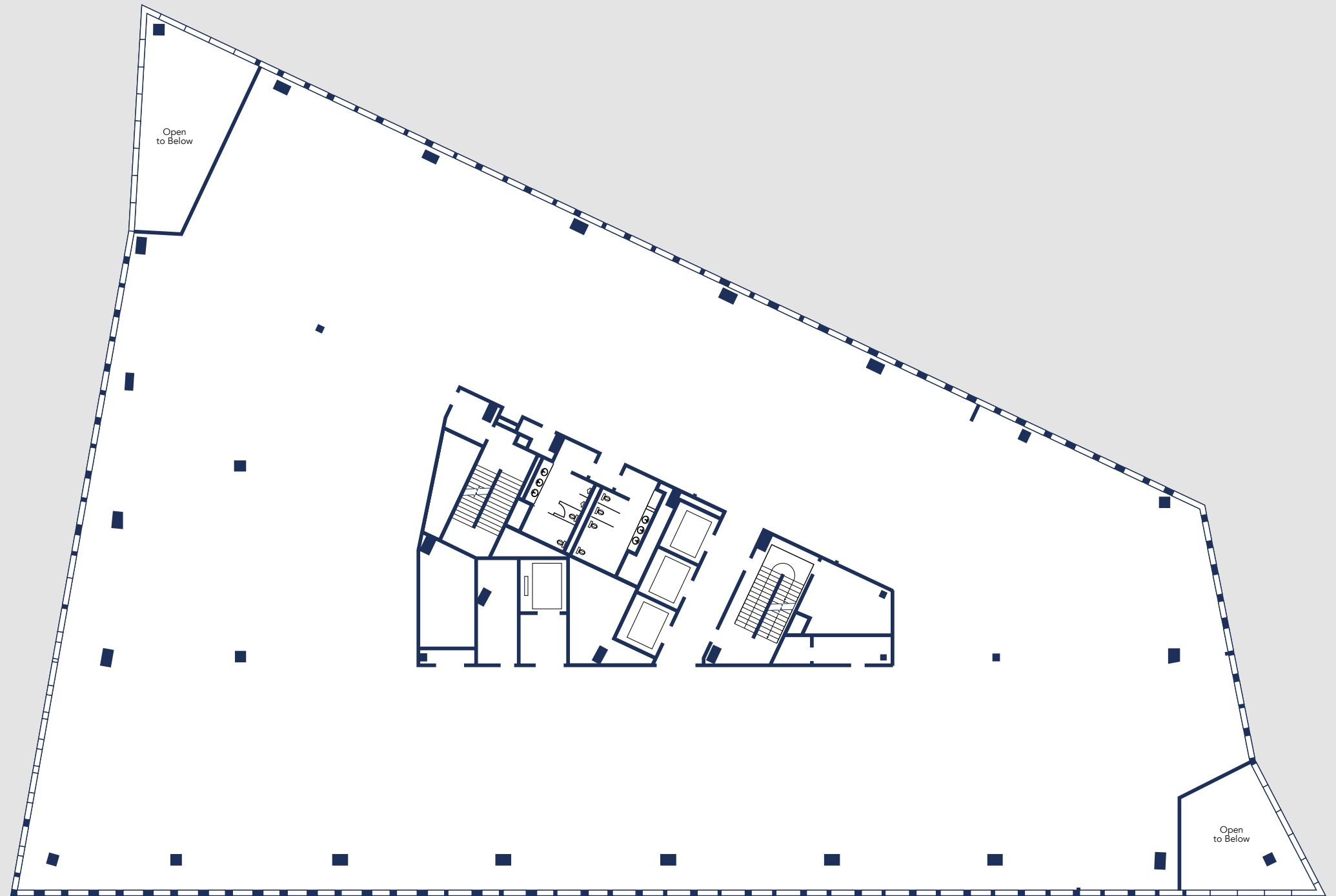
37,242 RSF

Shell Plan



Level 4

34,064 RSF
Shell Plan



Level 4

34,064 SF

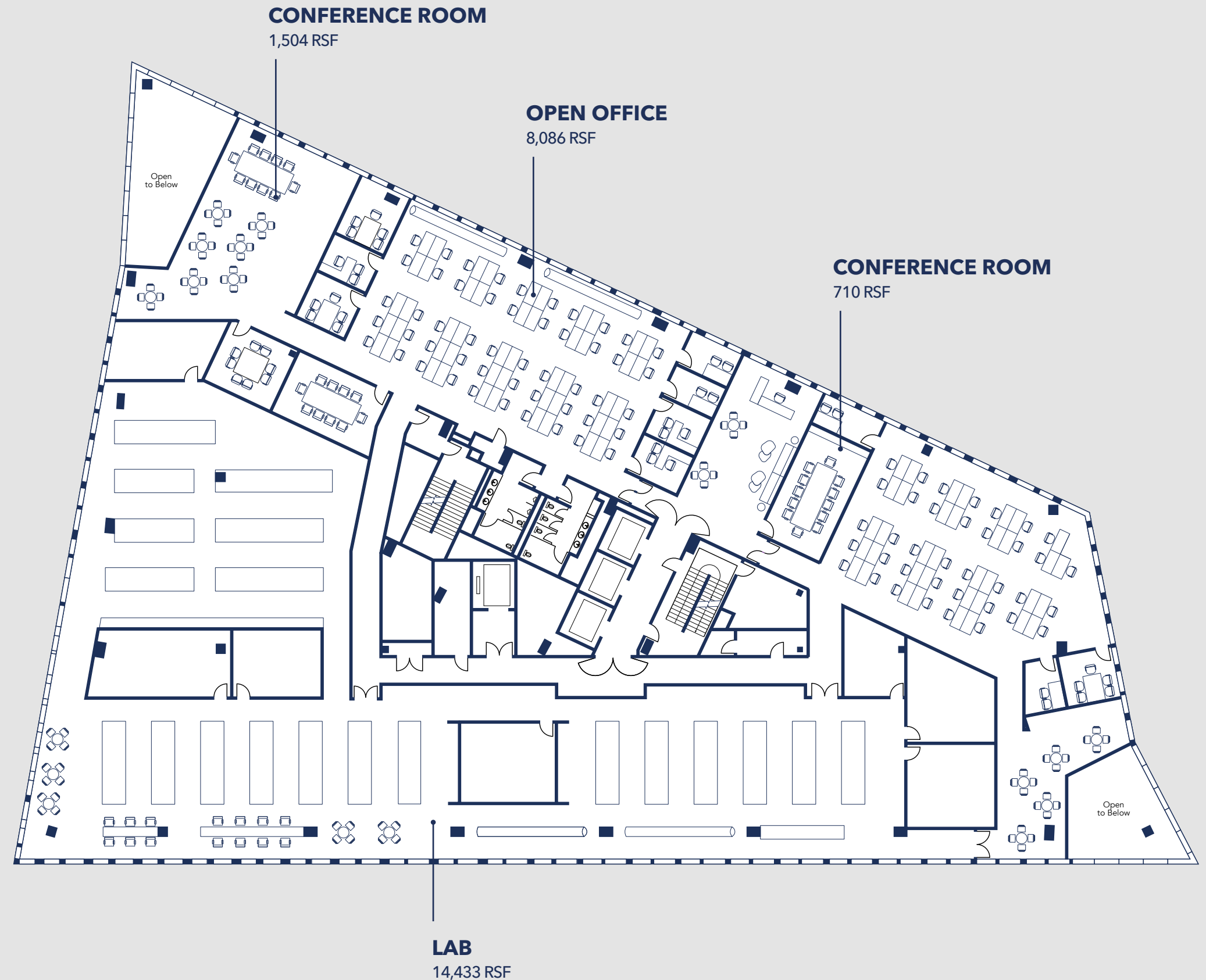
Lab & Office Hypothetical Plan

Office

- + 85 Office Desks
- + 1 Boardroom
- + 1 Large Conference Room
- + 9 Small Huddle Rooms
- + Collaboration Areas Throughout

Lab Space

- + 20 Lab Benches
- + Boardroom
- + 9 Medium Conference Rooms
- + 1 Small Conference Room





Connecting Brilliance

Enjoy access to UC San Francisco's premier medical research campus and community of innovators whenever you need. All Alexandria Mission Bay properties are at most a five minute walk from the university.

With UCSF's research campus just steps away and pioneering companies surrounding you, **every conversation has the potential to ignite your next advancement.**

Alexandria Mission Bay places you in the daily path of the venture capitalists, researchers, and developers who will help you take your idea **from conception to commercialization.**

-  Tier 1 School of Medicine, Research*
-  #2 Globally Ranked in Neuroscience and Behavior*
-  #4 Globally Ranked in Biology and Biochemistry*

*US News

Welcome to the Neighborhood

Alexandria Mission Bay empowers you to capitalize on one of the world's deepest life science and tech talent pools with Mission Bay's unique amenities and plentiful housing.

From parks to the playoffs, and dining to daydreaming, ACST Mission Bay places your company in one of San Francisco's most talent friendly locations.



ALEXANDRIA PROPERTY



UCSF CAMPUS

RESTAURANTS

- SPARK Social SF
- ATWater Tavern
- Poke Life
- Connecticut Yankee
- Cafe Venue
- The Pub
- Esposito's Deli
- Mediterranean Aroma
- SF Kebab
- Publico Urban Taqueria
- Joe & the Juice
- Harmonic Brewing
- Peasant Pies
- Subway

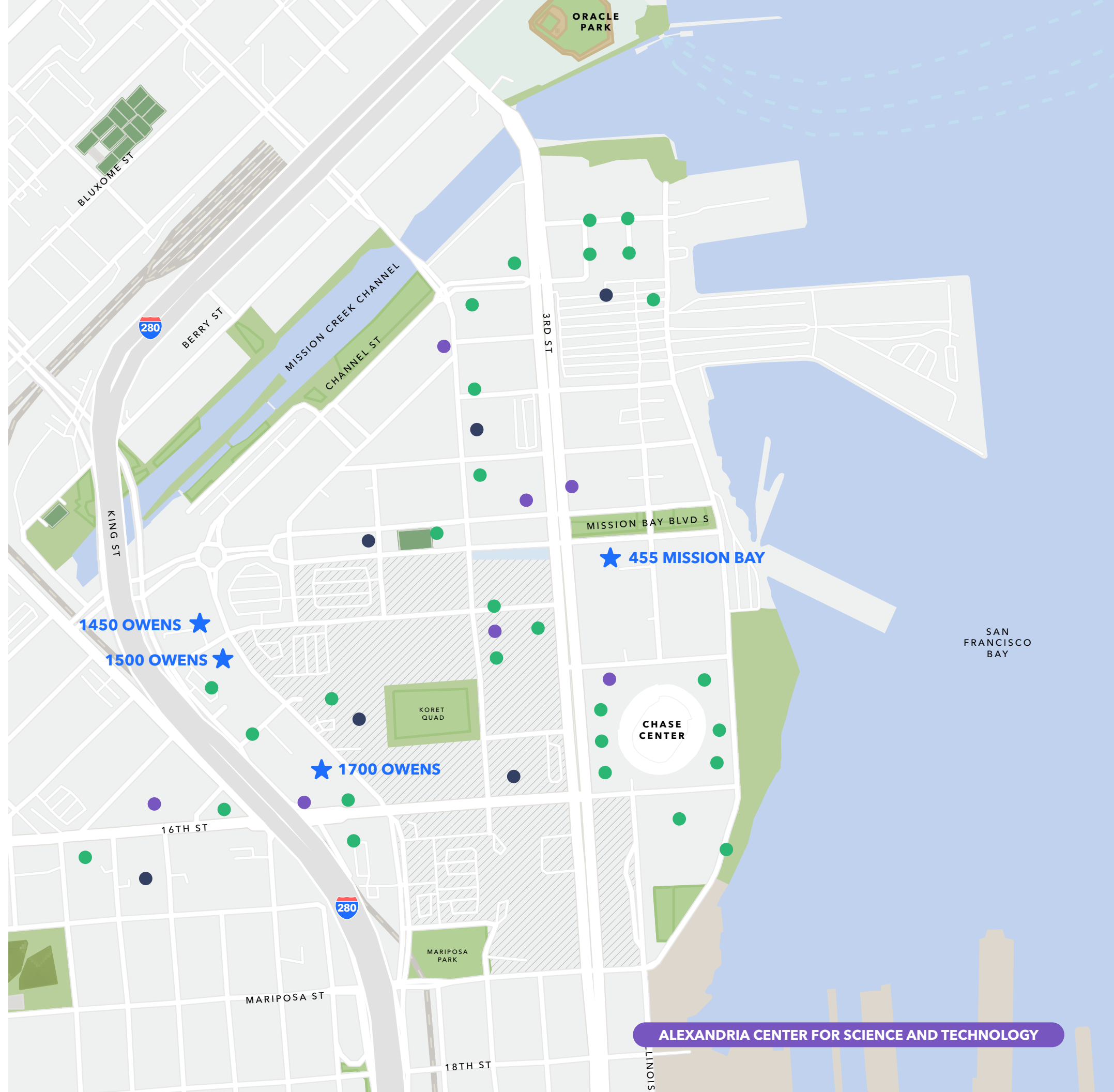
- Dumpling Time
- Gott's Roadside
- Kayah by Burma Love
- Miller & Lux
- Ballast Point
- Proper Food
- Che Fico Pizzeria
- Arsicault Bakery
- Ike's
- Trick Dog's Quik Dog
- Gus's
- Cavana
- Mission Rock Resort
- Stem

COFFEE & TEA

- Boba Guys
- Starbucks
- Blue Bottle Coffee
- Double Shot Coffee
- Philz Coffee
- Cafe Réveille

FITNESS

- Bakar Fitness/Recreation Center
- Power Play SF
- CrossFit Mission Bay
- Fitness Urbano
- LuxFit



Commute Faster. Succeed Faster.

Convenient access from I-280, a nearby Caltrain station at 4th & King, and multiple MUNI stops means your team can bring in talent from further and spend more time innovating.

 **ALEXANDRIA PROPERTY**

 **UCSF CAMPUS**

 **MUNI METRO**

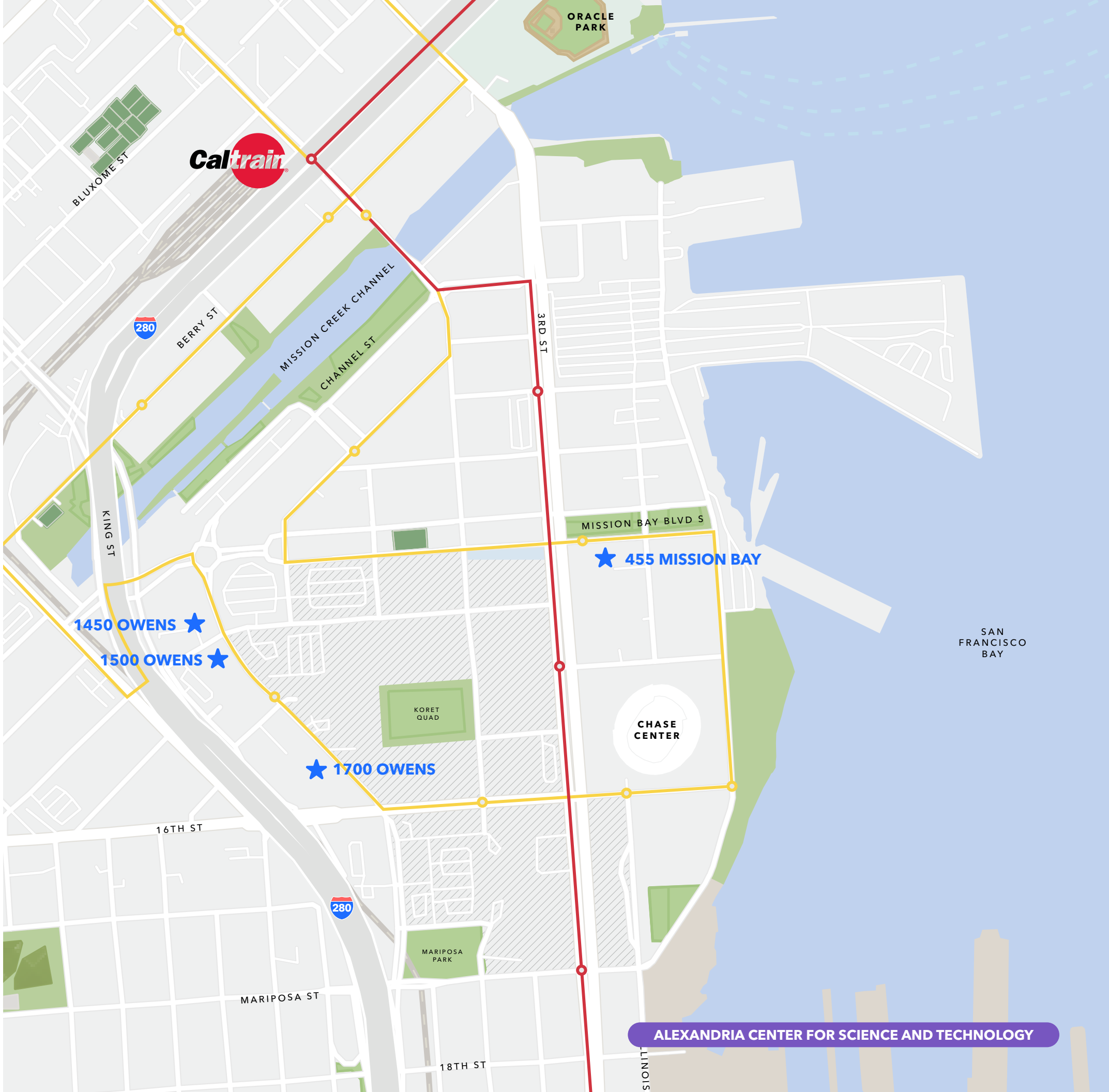
 **MISSION BAY SHUTTLE**

 **WALKING TIME**

MUNI Line	7 min	CalTrain	17 min
Chase Center	8 min	Oracle Park	20 min

 **DRIVING TIME**

Chase Center	1 min	Oracle Park	6 min
I-280	6 min	I-80/US 101	7 min





Mission-Driven Excellence

Alexandria is the leading owner, operator and developer of collaborative Megacampus ecosystems for life science and technology companies in the nation's top innovation clusters.

Alexandria's leading life science clusters **fuel scientific translation and collaboration**, accelerating the commercialization of novel medicines in the noble pursuit to advance human health.

Industry-leading client base of **~750 tenants**

More than **30 years** of experience

39.6M SF across the United States

Alexandria's decades of expertise in development has resulted in environments specifically designed to nurture innovative thinking.

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