

±27,139 SF
Advanced Technology

±76,783 SF
Fitted Labs

ICONA

MISSION BAY



KKR



LONGFELLOW



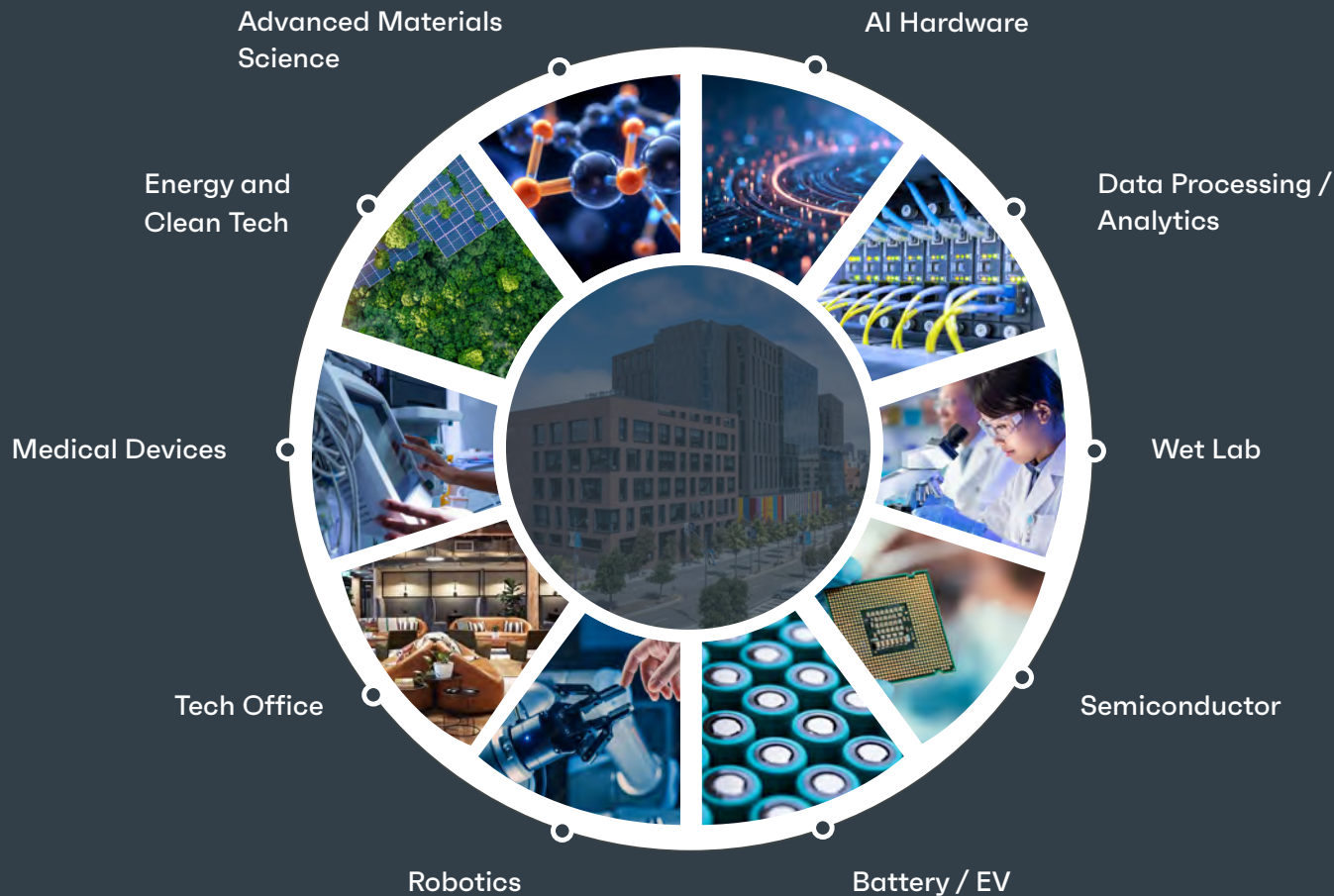
CUSHMAN &
WAKEFIELD

City. Life. Innovation.

A modern, purpose-built research and innovation building, Icona's infrastructure can support office, lab and advanced technology tenants - science and engineering companies developing sophisticated solutions to enhance or transform existing capabilities.

A variety of highly flexible spaces designed to support a wide range of users across sectors are possible here.

Icona is ideally situated between Downtown and South San Francisco. Its Mission Bay location offers walking access to UCSF, over 50 biotech companies, Chase Center, Oracle Park, and all the energy of a vibrant urban neighborhood.



Availability

Sector D

Sector C

Sector B

Sector A

10 | ±27,139 RSF Office

7 | ±26,521 RSF Fitted Lab

5 | ±22,745 SF Move-In Ready Fitted+ Lab

4 | ±27,517 SF Move-In Ready Fitted Lab

±76,783 SF Fitted Lab Suites Available

±27,139 SF Build to Suit Space Available

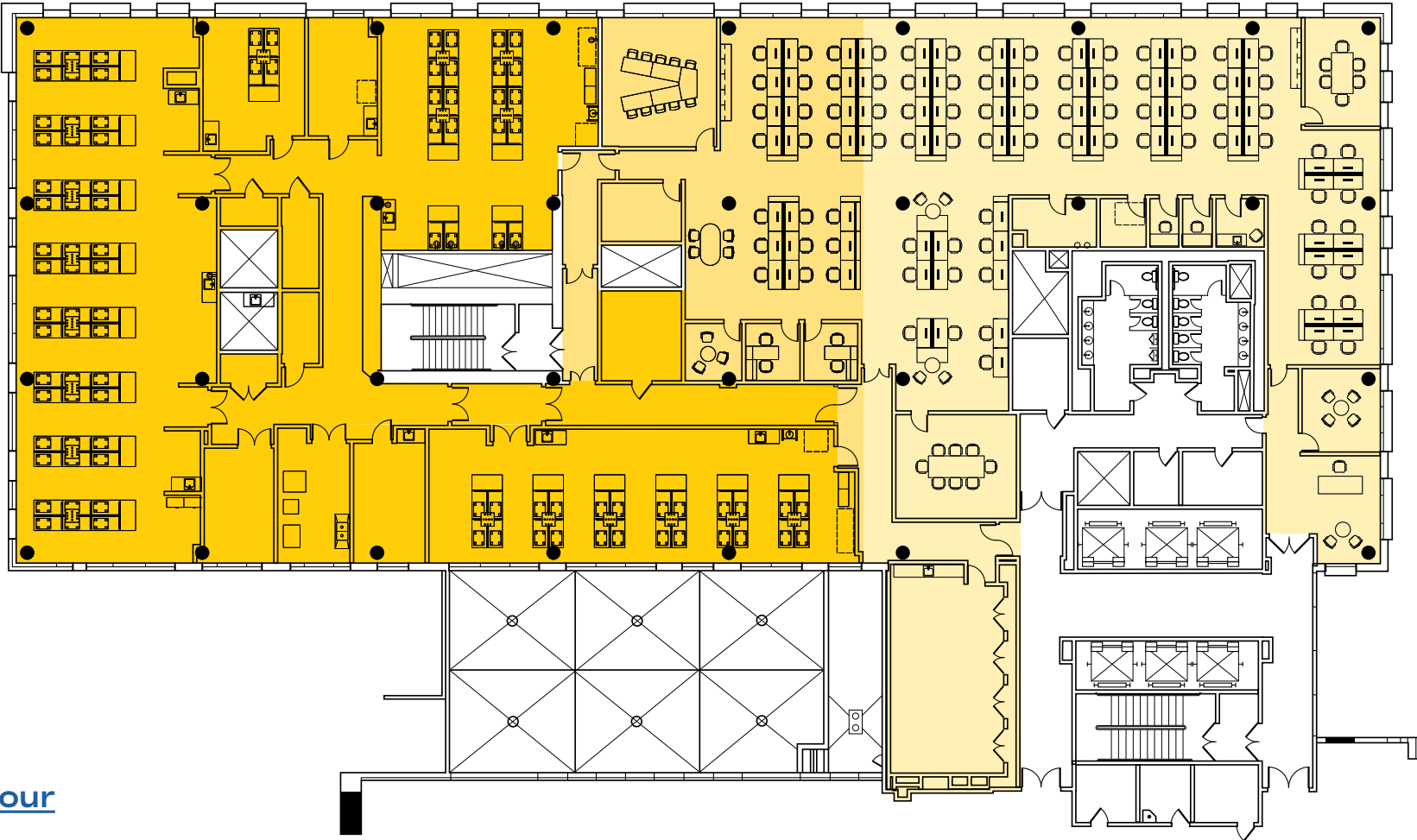
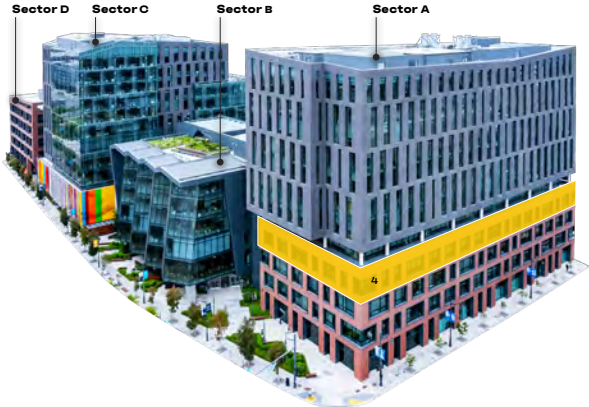
±103,922 SF Total Available

Sector A

Floor 4 Single Tenant Fitted+ Lab - Available Now

Suite 400: 27,517 SF

- Lab
- Office



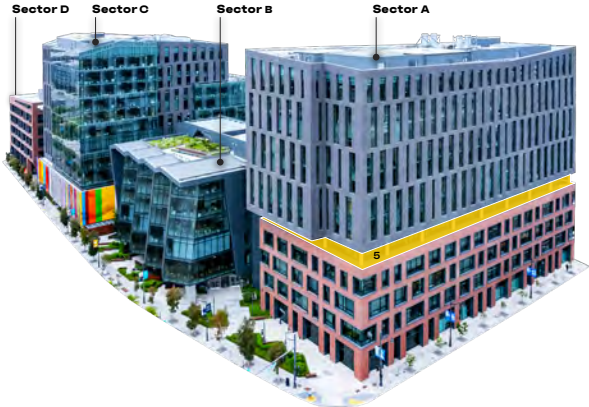
[Virtual tour](#)

Sector A

Floor 5 Single Tenant Fitted+ Lab - Available Now

Suite 500: 22,745 SF

- Lab
- Office

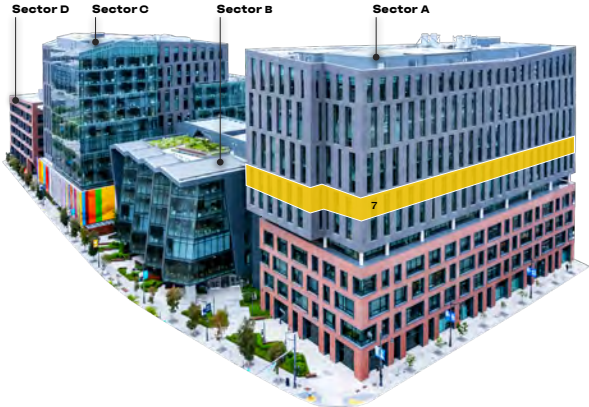


Sector A

Floor 7 Single Tenant Fitted Lab - Available Now

Suite 700: 26,521 SF

- Lab
- Office



[Virtual tour](#)

Fitted Labs Program

Fitted Labs

Floors 4, 7

Casework

Painted steel mobile casework with phenolic tops

Six-foot fume hoods

Lab Process Systems

CDA and VAC process piping loop w/connections to general lab CSPs

Ceiling Height

10'-0" in open lab area

Lab Finishes

Sheet vinyl flooring with coved base

Electrical

Normal Power (watts/SF)

Lab: 10W/SF

Office: 3W/SF

Standby Power (watts/SF)

Lab: 5W/SF

Office: 1W/SF

Total kW per floor: Average at 185kW at 480-volts

Mechanical

Average air changes per hour in labs: 10

Available supply/exhaust CFM to each floor: 15,200

Fitted+ Labs

Floor 5

Casework

Painted steel fixed casework with phenolic tops

Two (2) eight-foot fume hoods

One (1) six-foot fume hood

Lab Process Systems

CDA compressor, VAC pump, and RODI skid included

CDA and VAC process piping loop w/connections to general lab CSPs

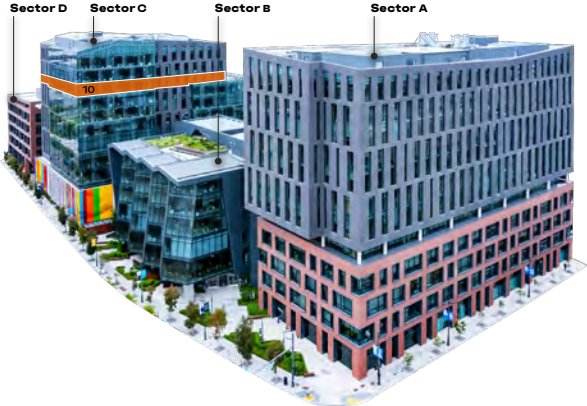
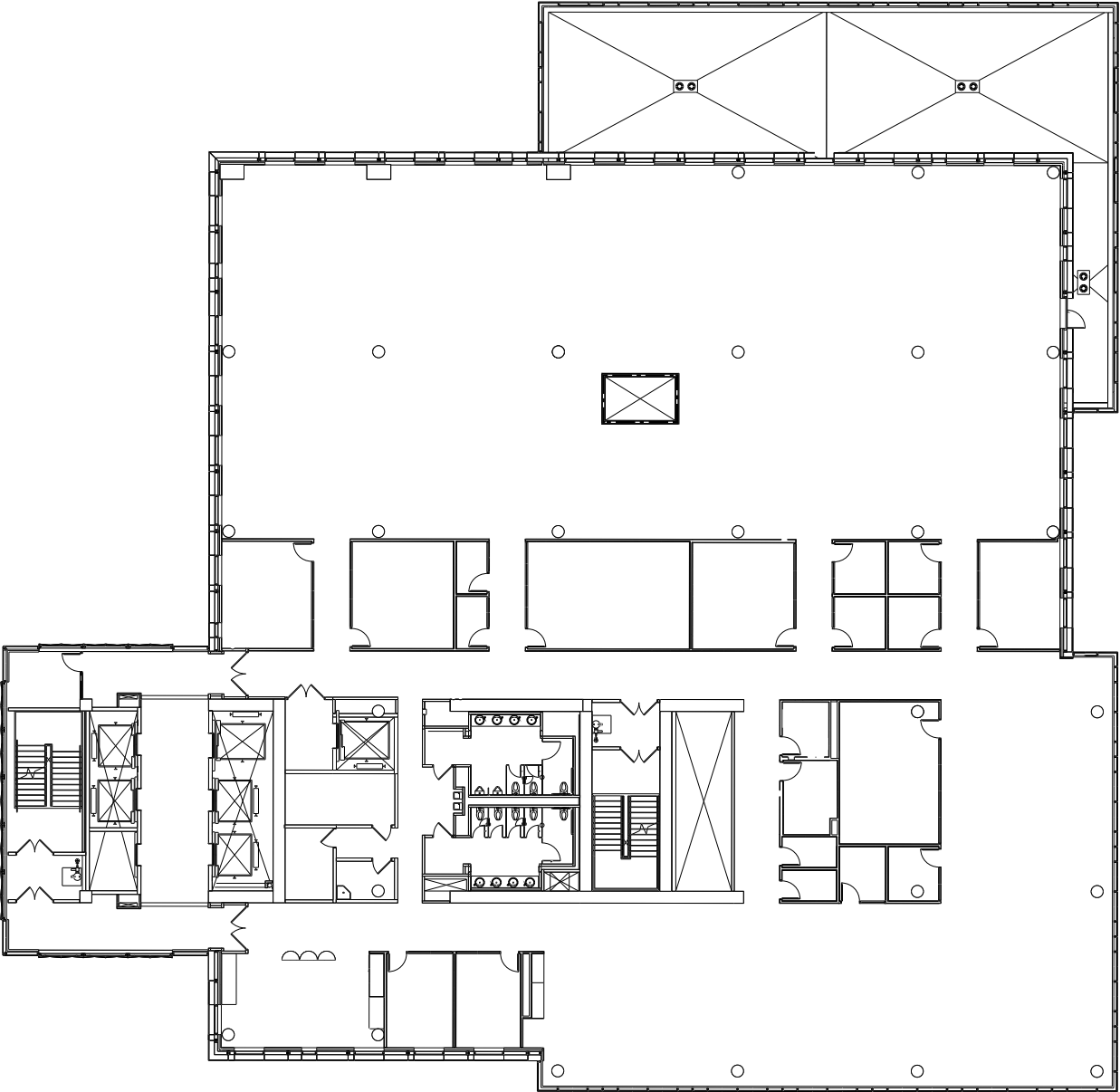
CO₂, O₂, and N₂ manifolds and process piping to lab support rooms

MEP infrastructure for tenant provided autoclave and glasswash

Sector C

Floor 10 Hypothetical Office Plan - Ready for TIs

±27,139 SF



A Place for Innovation

Advanced Technology Build

Move-In Ready Condition

Flexible office space with open floor plans
Exposed ceilings and natural light
Window lines with views

Elite Office Build-Out

Reception areas
Private offices for executives
Conference rooms of varying capacities
Phone rooms for privacy
Break areas with pantry storage
Open space for workstations & collaboration areas
Restrooms

Ready for TIs

Customizable for tenant specific needs
Food & beverage build-out
Collaboration spaces
Testing & lab rooms
Power & cooling requirements
Data/server needs

Flexible Tenant Types

Artificial intelligence
Robotics
Battery/EV
Energy & Clean Tech
Tech office
Data Processing/Analytics
Semiconductor
Advanced Materials Science
Medical Devices
Biology & Chemistry Labs

Fitted Lab Build Outs | Sector A



5th Floor Fitted+ Lab



Open office



Lab support room



Private offices

Existing Office Conditions | C10



Specifications

Address

1800 Owens Street
San Francisco

Year built

2019

Sustainability

LEED Platinum Certified

Number of stories

6 & 12

Zoning

Commercial Industrial:
Mission Bay District

Floor-to-floor height

Floors 2–6: 14'–10"

Floors 7–12: 13"–0"

Basis of design

50:50 Lab to office ratio

Roof

Designed for 50 psf live load
+100 psf mechanical load

Structural frame

Steel frame, 11" steel reinforced concrete slabs

Live load capacity of 125 psf

Vibration criteria: 8,000 micro inches per
second

Parking

3 Levels with 735 Spaces (~1/1,000 ratio)

10 charging stations with 2 hookups each – 20
car capacity

Elevators: Sectors A & B

5 passenger elevators
(capacity 3500 lbs.)

1 passenger/freight elevator
(capacity 4500 lbs.)

1 freight elevator
(capacity 4500 lbs.)

Elevators: Sectors C & D

5 passenger elevators
(capacity 3500 lbs.)

1 passenger/freight elevator
(capacity 4500 lbs.)

1 freight elevator
(capacity 4500 lbs.)

Loading: Sectors A & B

(1) Two-bay loading dock

Loading: Sectors C & D

(1) Single-bay loading dock

Sectors C & D: (1) Single-bay loading dock

Primary: 3750 KVA substation
5000 amp 277/480V

Roof: 2500 KVA substation
4000 amp 277/480V

Emergency/standby power

All available floors 100% connected
to standby generator

2000 Kw life safety emergency generator

(2) 1500 Kw standby generators

Lab plumbing systems

Natural gas service

Domestic cold-water service

Lab Waste treatment/pH
neutralization system

HVAC system

Central chiller plant

Condenser water for
supplemental cooling

Hot water plant

100% outside air

Labs exhaust fans suitable
for laboratory operations

Building management system

Fire protection

Fully sprinklered for lab and
office hazard classifications

1 hour fire rating to control
areas of B-occupancy

The onsite experience



Onsite brewery

Ballast Point brewpub



Public art

A creative environment



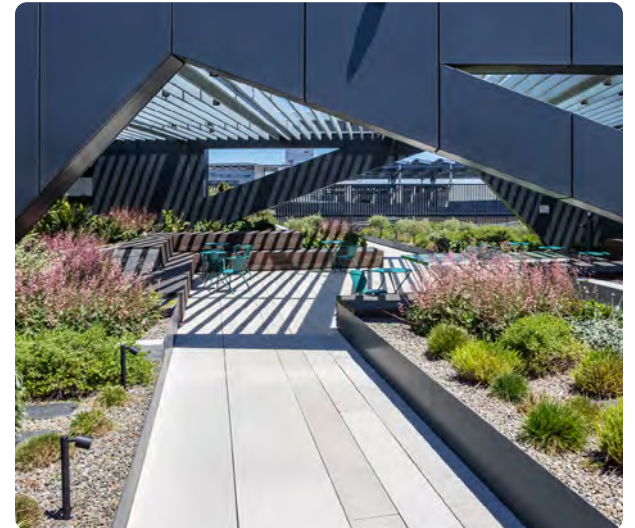
Iconic views

San Francisco skyline



Bike parking

Plentiful and secure



Rooftop garden

Fresh air and panoramic vistas

**Research & innovation
infused with urban energy.**

**Blocks away from exciting
city experiences, convenience
is built into every day.**

**The Mission Bay location
brings talent close to
everything you want or need
from The City.**

[Caltrain](#) Schedule:
[San Francisco Station](#)
[22nd Street Station](#)

BART Schedule:
[Civic Center Station](#)
[Powell Street Station](#)
[Embarcadero Station](#)

Muni 3rd Street Light Rail (T Line):
[UCSF/Chase Center Stop](#)

[Mission Bay Shuttle](#):
Owens & Gene Friend Stop (East Route)
16th @ 4th Street Stop (West Route)



80



1.5 MILES
7 MIN DRIVE TO
KINGS ST CALTRAIN



UCSF
Baker Fitness
& Rec Center
mission bay
conference center
at ucsc
The Pub

Cafe
Terzetto
Peasant Pies

Mission Bay
Farmers Market



Chase Arena Complex
CHE FIGO PIZZERIA Kayah GOTT'S
Cuban Chow BUMPING THE TANK ZEPHYRUS CAFE
TACO PRIMO MILLER & LUX Harmonic



STEM
KITCHEN | GARDEN

TAPROOT
CATERY | MARKET | WINE BAR



0.5 MILES
9 MIN WALK

3RD ST

TERRY A FRANCOIS BLVD

ICONA

LABS AT MISSION BAY



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