

Class A Lab

±18,000 SF

Available For Sublease

1400
SIERRA POINT

Flexible Sublease Term
LED: 12/21/2031

The Shore at Sierra Point

1400 Sierra Point Parkway, Brisbane CA

CBRE

The Shore at Sierra Point At a Glance

This prestigious bay front location stands as a testament to innovation near the epicenter of South San Francisco's life science cluster.



Class A lab



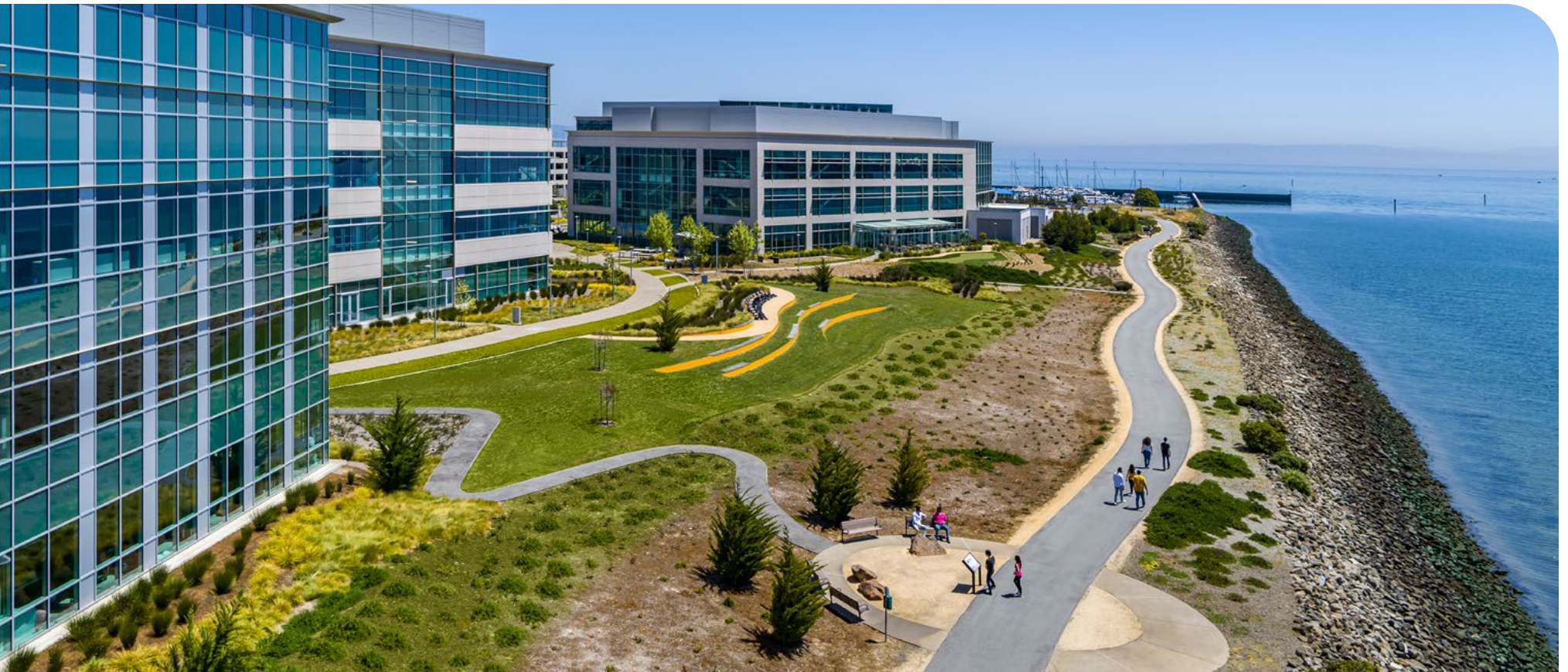
Available Now



Flexible Sublease Term

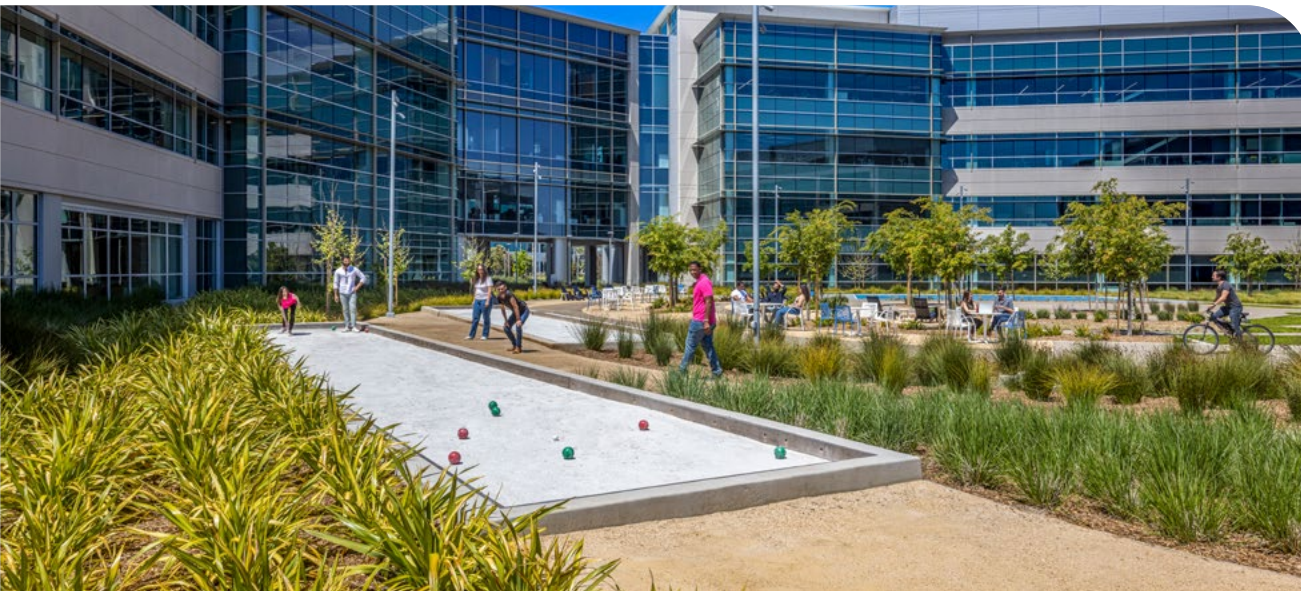
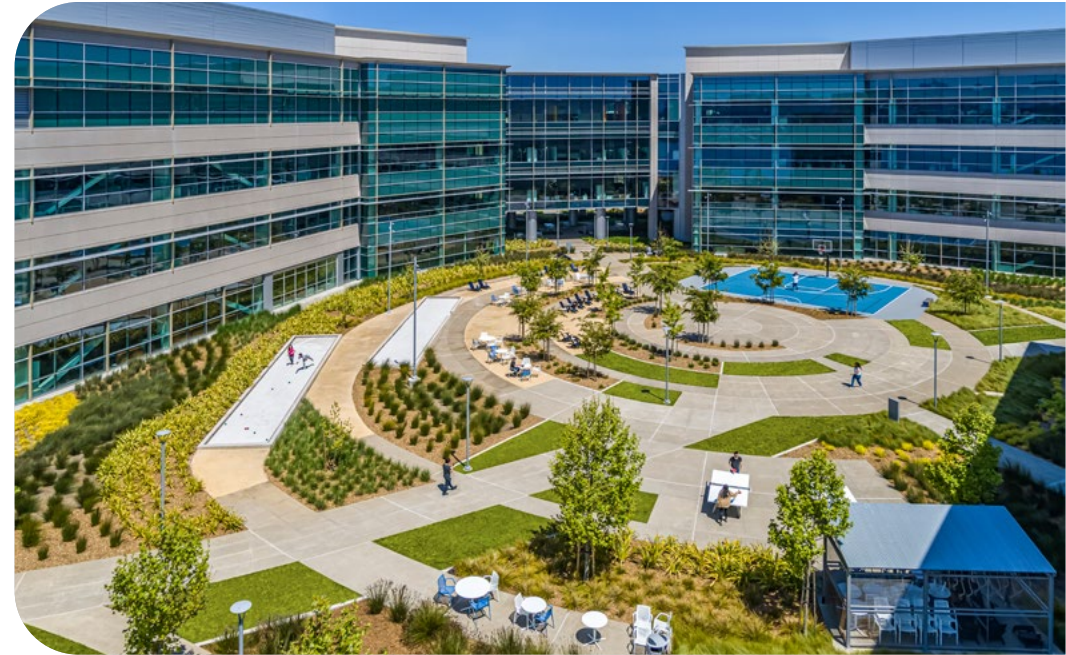


Parking Ratio: 2.4 per 1,000 SF



Class A Lab

Fully integrated facility consisting of laboratories, private offices and conference rooms



Amenities

Campus environment offering on-site retail, bayside dining at The Chandlery, fitness center, waterfront views, collaborative areas, outdoor recreation, as well as proximity to local restaurants and hotels.

Waterfront Views



The Chandlery Dining



Fitness Center

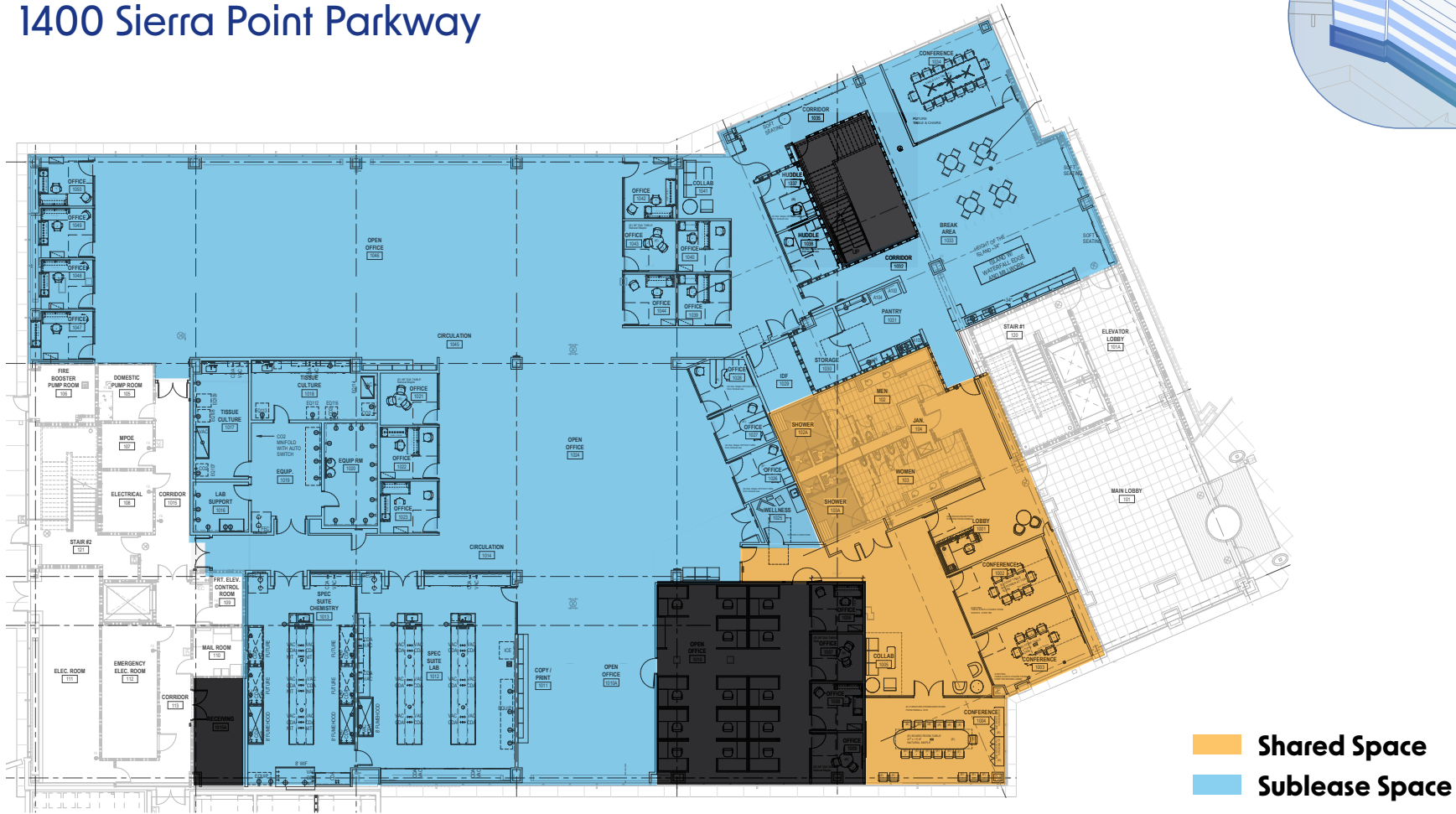
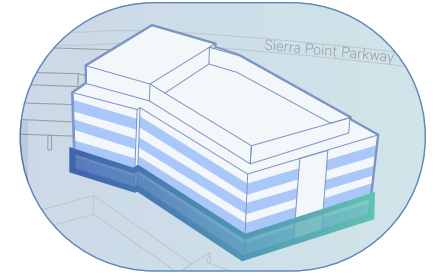


The Chandlery Lounge



1st Floor | ±18,000 SF

1400 Sierra Point Parkway



LAB:

- Biology lab
- (2) Tissue Culture Suites
- Chemistry Labs
- (2) 8-Ft Fume Hoods
- (1) Walk-in Fume Hood
- Lab support
- House gases:
 - Vac, CDA, Nitrogen

Office:

- Furnished Offices
- (15) Private Offices
- Shared Conference/Collaboration/Huddle Rooms

Transportation and Location



1400
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1.8 MILES



4.0 MILES



Ferry
Terminal



SF BAY TRAIL

- Dedicated Sierra Point Shuttle to Bart & CalTrain
- Immediate 101 freeway access
- Fifteen (15) minutes to San Mateo Bridge
- Nine (9) minutes to SFO
- Forty (40) minutes to San Jose International Airport
- Fifteen (15) minutes to Downtown San Francisco



1400
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