



GENESIS

{ The root of innovation }

Premier Small to Mid-Size
Life Science Spec Suites

±200,000 RSF

1400 Fashion Island Blvd.
San Mateo, California
Phase 3 Real Estate Partners, Inc.



GENESIS 1400 Fashion Island offers a ten story ±200,000 SF Class A life science research project in the heart of San Francisco's Peninsula. Delivering the GENESIS spec program, the project provides small to mid-size lab and office suites ranging from 10,000 – 23,500 RSF. Floor plates vary in size, offering a variety of single and multi-tenant options. Located in the center of the peninsula, between Stanford and UCSF, this location offers unparalleled access to the world's leading innovation clusters which enables growing companies to attract and retain talent from across the Bay Area's research institutions.



PREMIER
QUALITY FINISHES



SAN MATEO PREMIER LIFE SCIENCE PROJECT

Small to Mid-Size Spec Suites Available

BUILDING HIGHLIGHTS

- GENESIS Spec Lab Program
- Full Building MEP Infrastructure Upgrades
- Biology and Chemistry Capable
- 3.0/1000 Parking Ratio
- EV Chargers and Tesla Chargers
- ±10,000 – ±23,500 RSF Lab/Office Suites
- Shipping and Receiving Services
- Tenant Hazmat and Storage Rooms
- New Service Elevator
- New 1,500kW Emergency Generator



Impeccable Access
Hwy 92, Hwy 101, and I-280



Parking Ratio
3.0/1,000



Variety of Suite Sizes
for Future Growth



Service Elevator
5,000lbs Max

1400 FASHION ISLAND BLVD

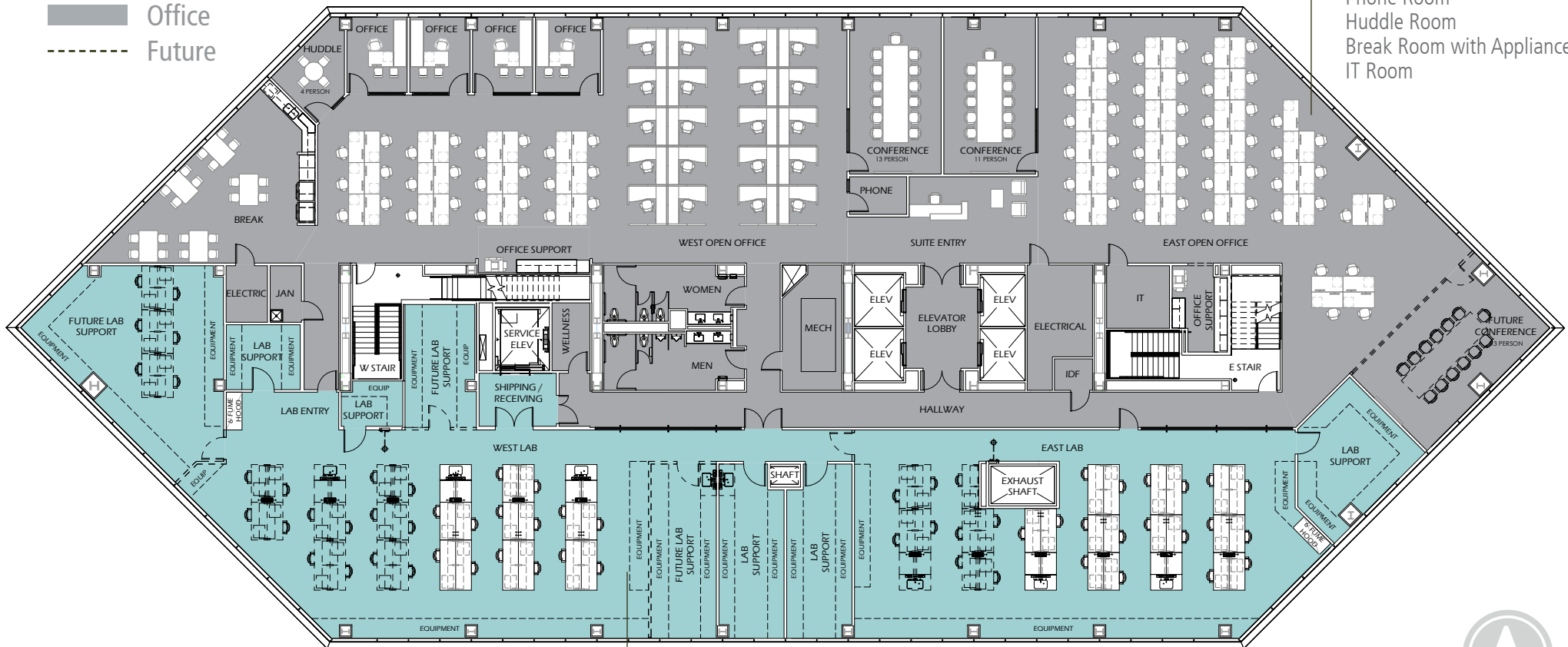
Fifth Floor Single-Tenant Concept Plan

Suite 500

Full Floor: ±22,451 RSF

- Lab
- Office
- Future

- Suite 500 (Office)**
- 93 Workstations*
 - 4 Private Offices
 - 3 Conference Rooms
 - Phone Room
 - Huddle Room
 - Break Room with Appliances
 - IT Room



Suite 500 (Lab)

- 61 Lab Bench Knee Spaces
- 8 Lab Support Rooms
- 2 6 Ft. Fume Hoods

*Office furniture not included



1400 FASHION ISLAND BLVD

Second Floor Multi-Tenant Concept Plan

Suite 250: ±12,971 RSF




Suite 200: ±9,805 RSF

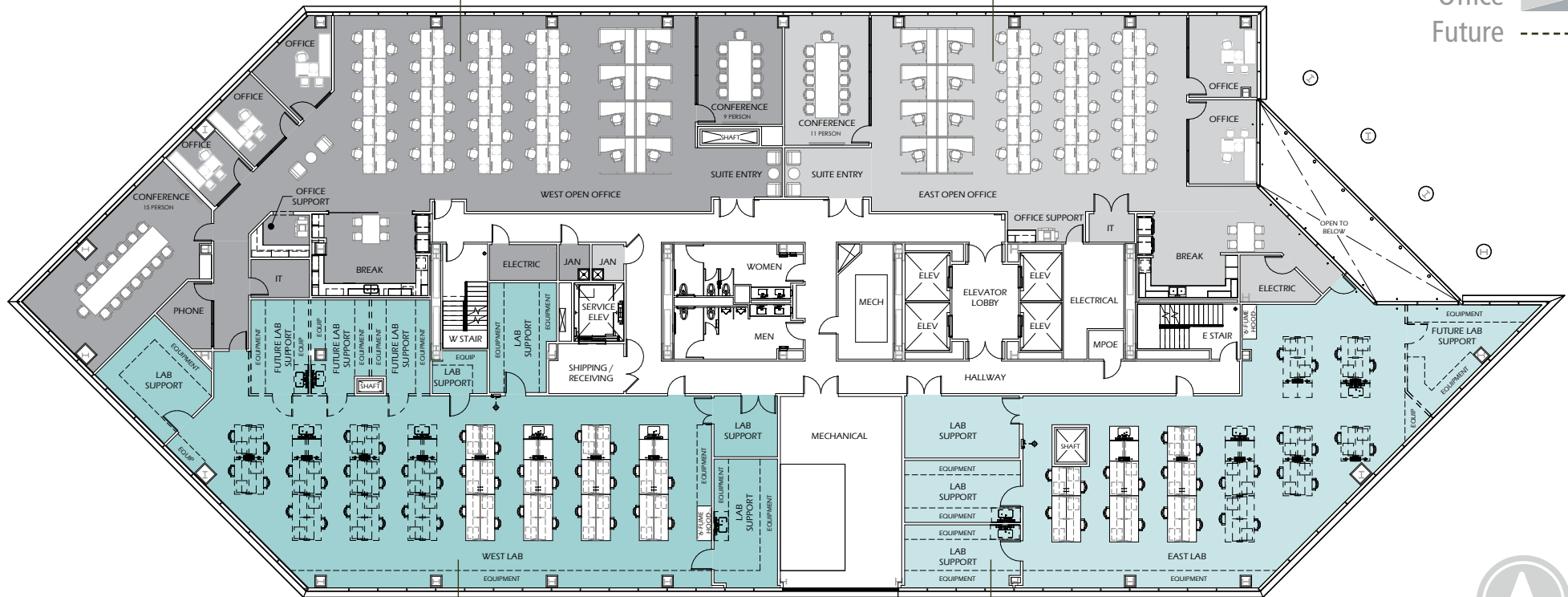
Stacking Plan:



Suite 250 (Office)
 48 Workstations*
 3 Private Offices
 2 Conference Room
 Phone Room
 Break Room with Appliances
 IT Room

Suite 200 (Office)
 38 Workstations*
 2 Private Offices
 Conference Rooms
 Break Room with Appliances
 IT Room

Lab 
 Office 
 Future 



Suite 250 (Lab)
 38 Lab Bench Knee Spaces
 8 Lab Support Rooms
 1 6 Ft. Fume Hood

Suite 200 (Lab)
 28 Lab Bench Knee Spaces
 4 Lab Support Rooms
 1 6 Ft. Fume Hood



NORTH

*Office furniture not included



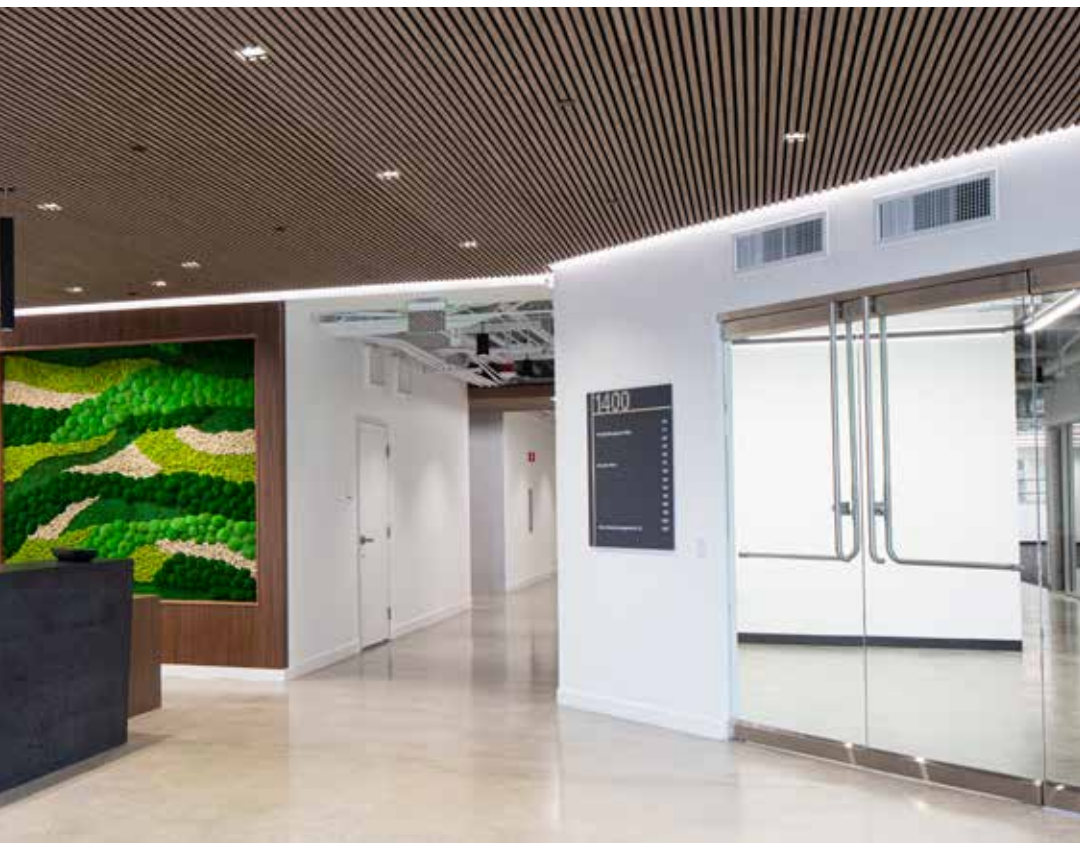
SHARED SEMINAR ROOM



HAZMAT AND STORAGE ROOMS



24/7 SECURITY



VIEW MORE
PHOTOS



ABUNDANT AMENITIES

BRIDGEPOINTE SHOPPING CENTER

- 1 Target
- 2 Lazy Dog Restaurant & Bar
- 3 Ross Dress for Less
- 4 Marshalls
- 5 Total Wine & More
- 6 BJ's Restaurant & Brewhouse
- 7 World Market
- 8 The Habit Burger Grill
- 9 FedEx Office Print & Ship Center
- 10 Panera Bread

HILLSDALE SHOPPING CENTER

- 1 The Cheesecake Factory
- 2 Gap
- 3 UNIQLO Hillside
- 4 Nordstrom
- 5 Shake Shack Hillside
- 6 Macy's
- 7 Cinépolis Luxury Cinemas San Mateo

PARK SIDE BAY MEADOWS

- 1 Peet's Coffee
- 2 Chipotle Mexican Grill
- 3 The Habit Burger Grill
- 4 Poke House - San Mateo
- 5 Amazon Hub Counter+

THE MARKET PLACE

- 1 CVS
- 2 Chase Bank
- 3 Safeway
- 4 Orangetheory Fitness
- 5 Five Guys

ADDITIONAL NEARBY AMENITIES

Grocery

- 1 Costco Wholesale
- 2 Trader Joe's
- 3 Safeway

Hotels

- 4 San Mateo Marriott San Francisco Airport
- 5 TownePlace Suites by Marriott San Mateo Foster City
- 6 Crowne Plaza Foster City-San Mateo
- 7 Hilton Garden Inn San Mateo
- 8 Residence Inn by Marriott San Francisco Airport / San Mateo
- 9 Courtyard by Marriott San Mateo Foster City

Charging Stations

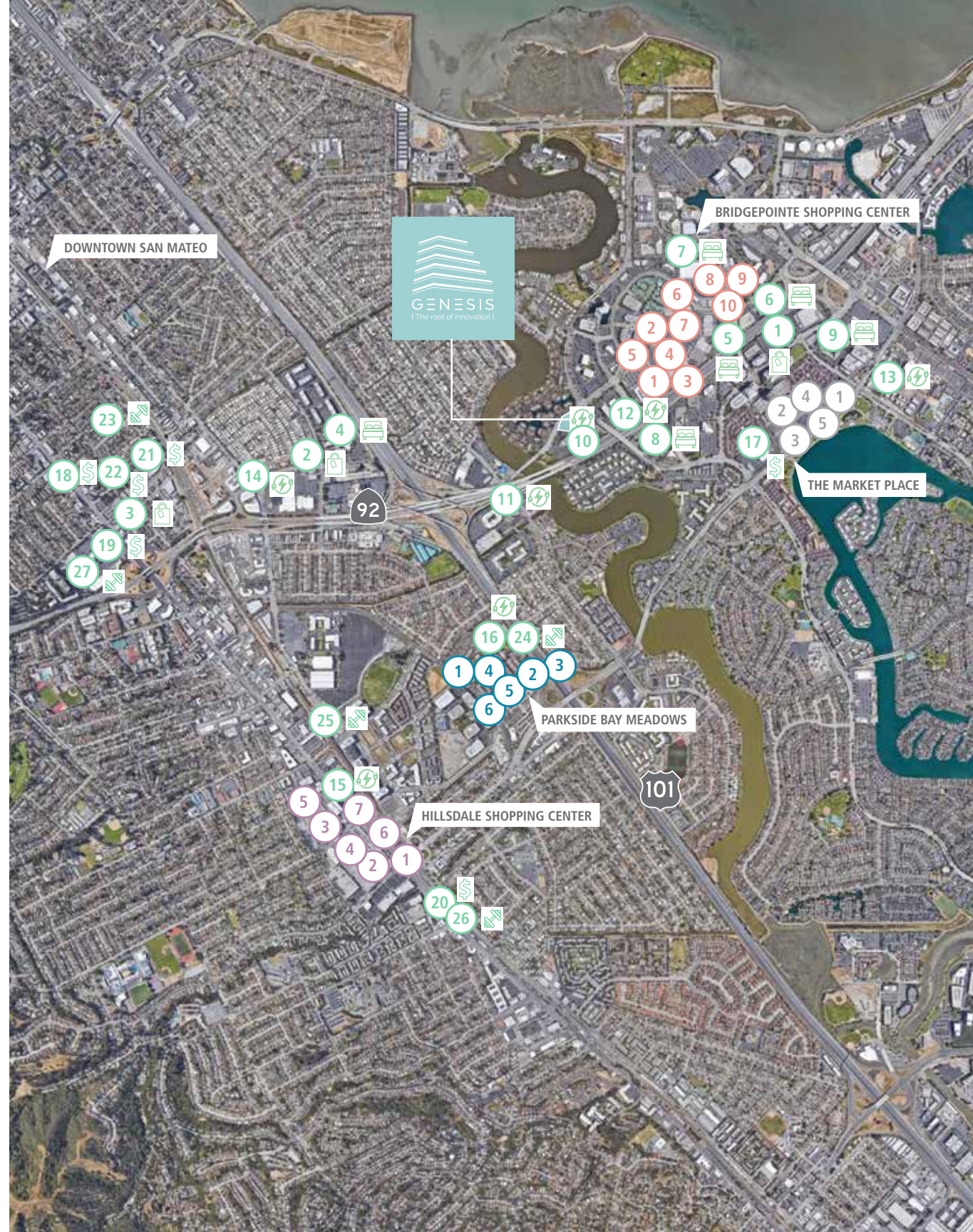
- 10 Charging Stations (On-site)
- 11 ChargePoint Charging Station
- 12 Tesla Supercharger
- 13 ChargePoint Charging Station
- 14 ChargePoint Charging Station
- 15 ChargePoint Charging Station
- 16 Tesla Supercharger

Banks

- 17 Bank of America Financial Center
- 18 Bank of America Financial Center
- 19 Chase Bank
- 20 Chase Bank
- 21 Chase Bank
- 22 Wells Fargo Bank

Fitness

- 23 Orangetheory Fitness
- 24 Crunch Fitness - San Mateo
- 25 Fitness 19
- 26 F45 Training San Mateo
- 27 24 Hour Fitness



UNRIVALED ACCESSABILITY



5.2 miles Interstate 280



1.4 miles Highway 101

1.9 miles Hillsdale Caltrain Station

3.5 miles Belmont Caltrain Station

2.9 miles Downtown San Mateo



7.7 miles Downtown Redwood City

20.7 miles Downtown San Francisco

8.3 miles San Francisco Intl Airport



22.2 miles Oakland Intl Airport

27.8 miles San Jose Intl Airport

17.6 miles Stanford University



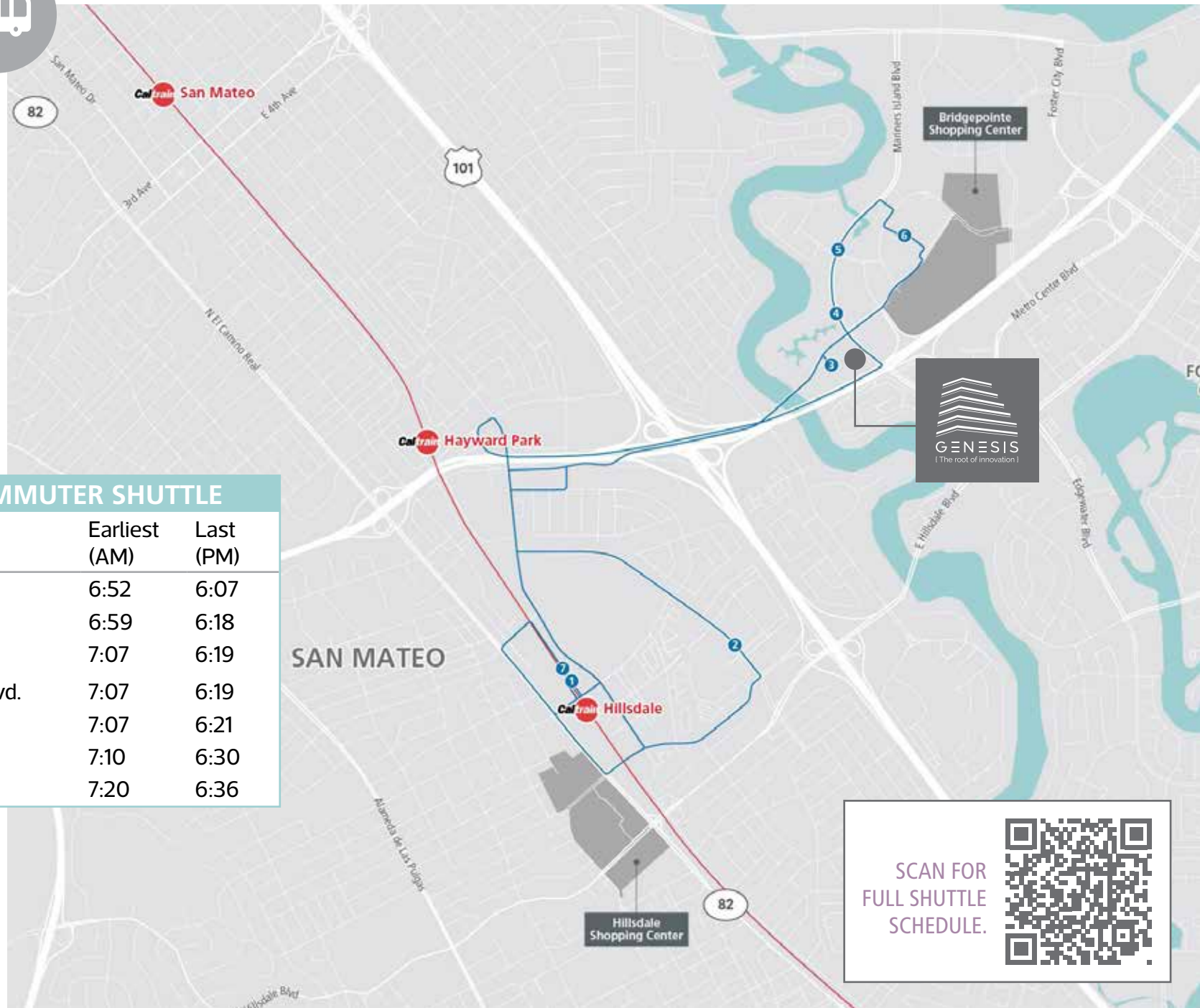
19.7 miles UCSF Mission Bay

33.1 miles UC Berkeley



TRANSPORTATION

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



| HILLSDALE CALTRAIN COMMUTER SHUTTLE | | | |
|-------------------------------------|-----------------------------------------|---------------|-----------|
| # | Stop | Earliest (AM) | Last (PM) |
| 1 | Hillsdale Caltrain Station | 6:52 | 6:07 |
| 2 | Saratoga Dr. & Park Place (AM Only) | 6:59 | 6:18 |
| 3 | 1400 Fashion Island Blvd. | 7:07 | 6:19 |
| 4 | Mariners' Island & Fashion Island Blvd. | 7:07 | 6:19 |
| 5 | Mariners' Island & Armada Way | 7:07 | 6:21 |
| 6 | 2207 Bridgepointe Pkwy | 7:10 | 6:30 |
| 7 | Hillsdale Caltrain Station | 7:20 | 6:36 |

Get notified when service changes or delays occur, text "HCCALERTS" to 833-426-6688.

SCAN FOR FULL SHUTTLE SCHEDULE.

OWNERSHIP & SPONSOR

GENESIS

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±5 MILLION SF LIFE SCIENCE PORTFOLIO



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

“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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AVAILABLE NOW

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