

455 MISSION BAY BLVD SOUTH

PRIME SMALL LAB SUBLEASE OPPORTUNITY | East Wing Lab & Office

Ground Floor Suite 125: 4,940 RSF | LED: 12/2029



CBRE

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BUILDING FEATURES

- » Class A office and lab building with MEP infrastructure to support ancillary R&D uses
- » Prime location adjacent to UCSF and Third Street light rail
- » Easy access to Highways 280 & 101
- » Dedicated Mission Bay shuttle to BART, Caltrain and Ferries
- » Amenity rich neighborhood, walking distance to Chase Center and the new Bay Front Park
- » Parking ratio of 1.39/1,000



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SUITE FEATURES:

- » Approximately 50/50 lab/office
- » Large open lab
- » One 6 ft chemical fume hood
- » Tissue/cell culture room
- » Open office area
- » One (1) BSC available
- » Conference room
- » Break area



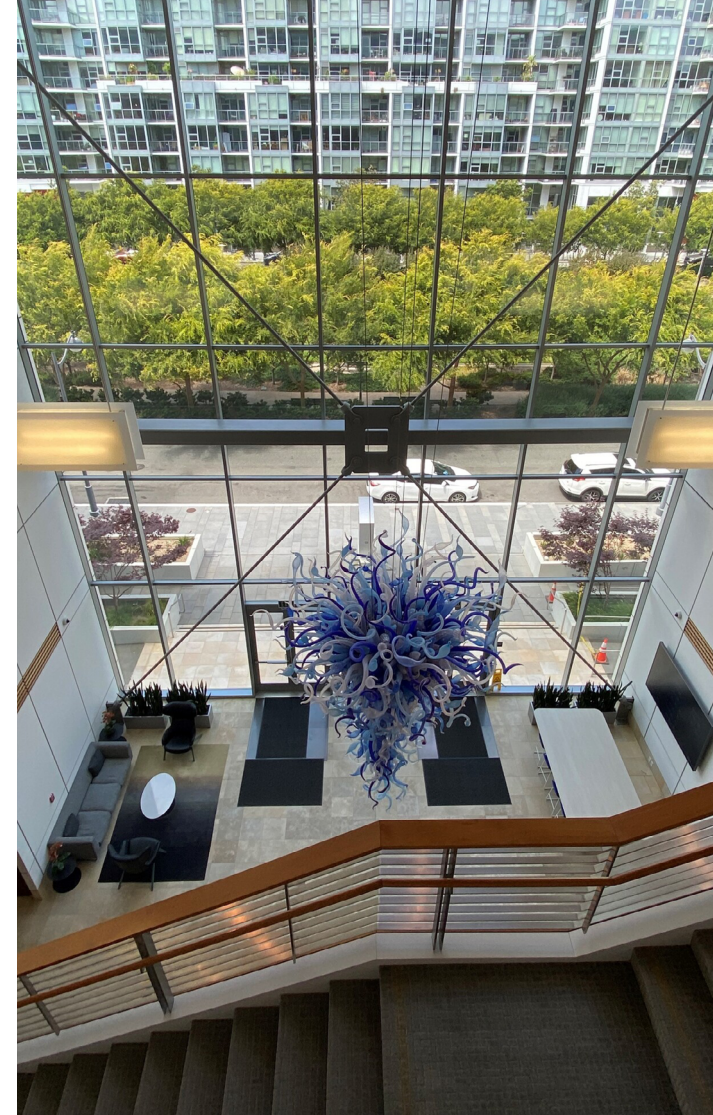
GROUND FLOOR

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