

# LABORATORY & OFFICE SPACE

±400,000 RSF Premier Class A Project



GENESIS  
[ The root of innovation ]





STACKING PLAN



UPGRADED MAIN LOBBY

# INNOVATION AWAITS AT GENESIS

GENESIS – Station is a  $\pm 400,000$  RSF nine-story Class A laboratory and office building located in Daly City, CA. This retrofitted building boasts incredible visibility along the I-280 corridor, robust laboratory infrastructure systems, large, open floor plates with suites ranging from  $\pm 9,800$  to  $\pm 48,000$  RSF, ample nearby retail shops and restaurants, and more. This multi-tenant project is ideal for small to mid-size life science companies that desire to be at the center of its innovative ecosystem with other like minded companies.

Within walking distance to BART, GENESIS – Station offers access to employees that commute from the North, South, and East Bay. It is strategically located between two of the largest California life science institutions, UCSF and Stanford University.

**$\pm 400,000$  RSF**

LIFE SCIENCE AND OFFICE SPACE

**AVAILABLE NOW**

DELIVERY



# PREMIER HIGH RISE LIFE SCIENCE BUILDING

## Building Highlights



Suite Range  
±9,800 - 48,000 RSF



GENESIS  
Spec Lab Program



Robust MEP,  
Infrastructure Upgrades



Scalable  
Growth



Immediate Freeway Access  
and Visibility on I-280



Parking (3/1,000)  
7-Story Garage



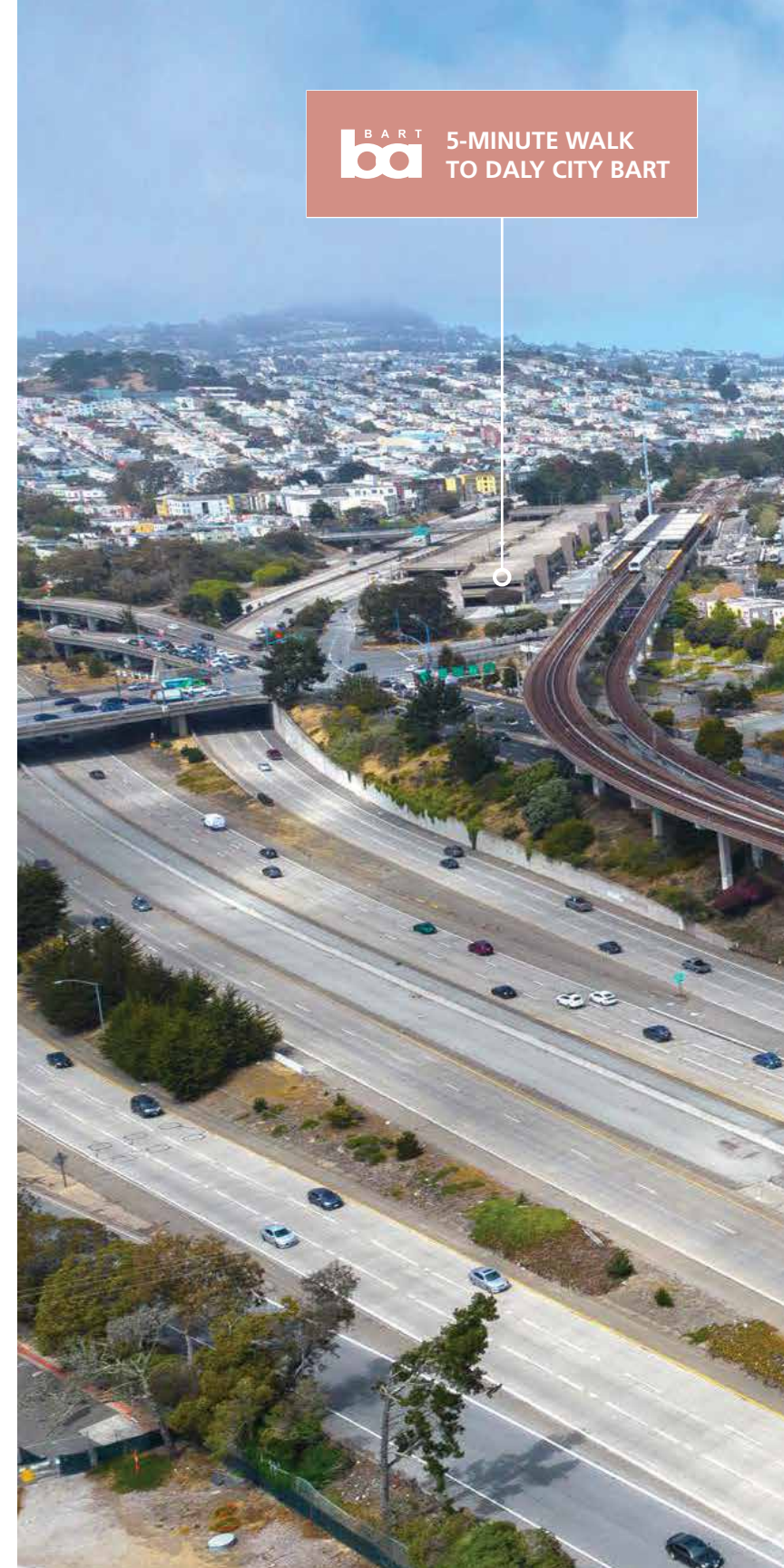
One Block to Daly City BART  
and Public Transportation



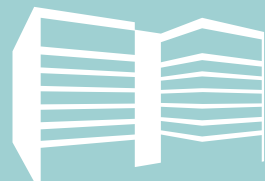
Premier Amenities  
and On-Site Services



Shared  
Seminar Room



BART  
5-MINUTE WALK  
TO DALY CITY BART



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7-STORIES OF  
GENESIS PARKING



# UNRIVALED ACCESSIBILITY



1 min Interstate 280

2 mins Highway 101



3 mins Daly City BART Station

10 mins Bayshore Caltrain Station



15 mins Downtown San Francisco

15 mins Downtown San Mateo

27 mins Downtown Redwood City



12 mins San Francisco Intl Airport

35 mins Oakland Intl Airport



30 mins Stanford University

15 mins UCSF Mission Bay

32 mins UC Berkeley





# SURROUNDING AMENITIES

GENESIS-Station is surrounded by an abundance of valuable amenities. Tenants can grab lunch or plan meetings at the Westlake Shopping Center, 3-minutes from the Project. Additional nearby retail includes food, banking, golf, theater, and hotel options.

## WESTLAKE SHOPPING CENTER

- |                         |                           |
|-------------------------|---------------------------|
| <b>Food &amp; Drink</b> | <b>Grocery</b>            |
| 1 Chipotle              | 8 Trader Joe's            |
| 2 Starbucks             | 9 Target                  |
| 3 Panda Express         | 10 Safeway                |
| 4 Jamba Juice           | 11 Walgreens              |
| 5 Spiral Sushi & Grill  | <b>Banks</b>              |
| 6 Wingstop              | 12 Wells Fargo            |
| 7 Ohana Hawaiian BBQ    | 13 Bank of the West       |
|                         | 14 San Mateo Credit Union |
|                         | 15 Western Union          |

## ADDITIONAL NEARBY AMENITIES

- |                           |                      |   |
|---------------------------|----------------------|---|
| <b>Food &amp; Drink</b>   | <b>Grocery</b>       | <b>Banks</b>                                  |
| 1 Gilman Brewing          | 9 Lucky              | 12 Chase Bank                                 |
| 2 Boulevard Cafe          | 10 Smart & Final     | 13 Union Bank                                 |
| 3 Westlake Coffee Shop    | 11 Kukje Supermarket | 14 Bank of America                            |
| 4 Starbucks               |                      | 15 Wells Fargo                                |
| 5 Original Joe's Westlake |                      | 16 Tri Counties Bank                          |
| 6 Carl's Jr               |                      | 17 First National Bank Of Northern California |
| 7 City Kebabs & Gyros     |                      | 18 HSBC Bank                                  |
| 8 Val's                   |                      | 19 Patelco Credit Union                       |
|                           |                      | 20 Provident Credit Union                     |



MODULAR CASEWORK



JOYRIDE PIZZA & GILMAN BREWING COMPANY



FLEXIBLE INFRASTRUCTURE

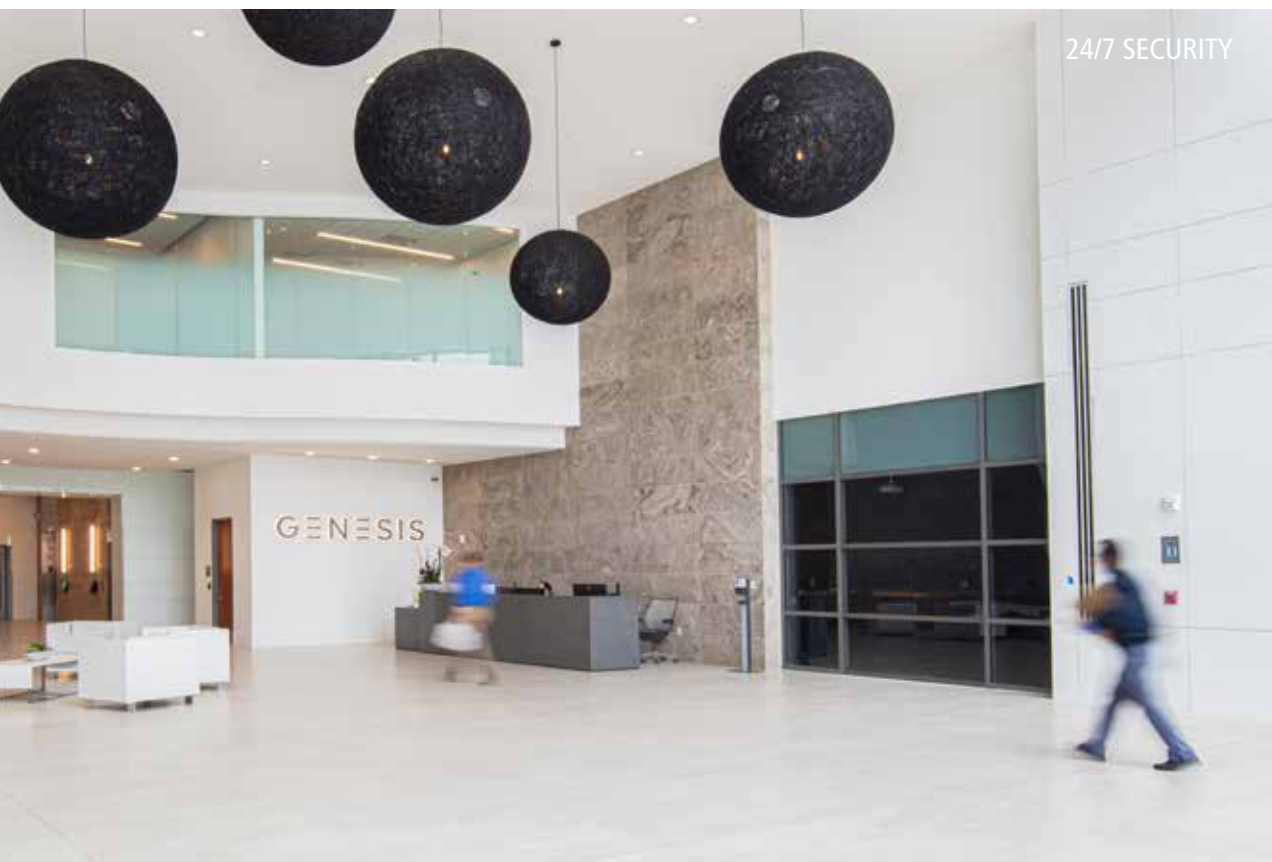




KITCHEN & BREAK AREA



FITNESS CENTER



24/7 SECURITY



SEMINAR ROOM

# SINGLE-TENANT CONCEPT PLAN

- Spec
- - - Future
- Lab
- Office

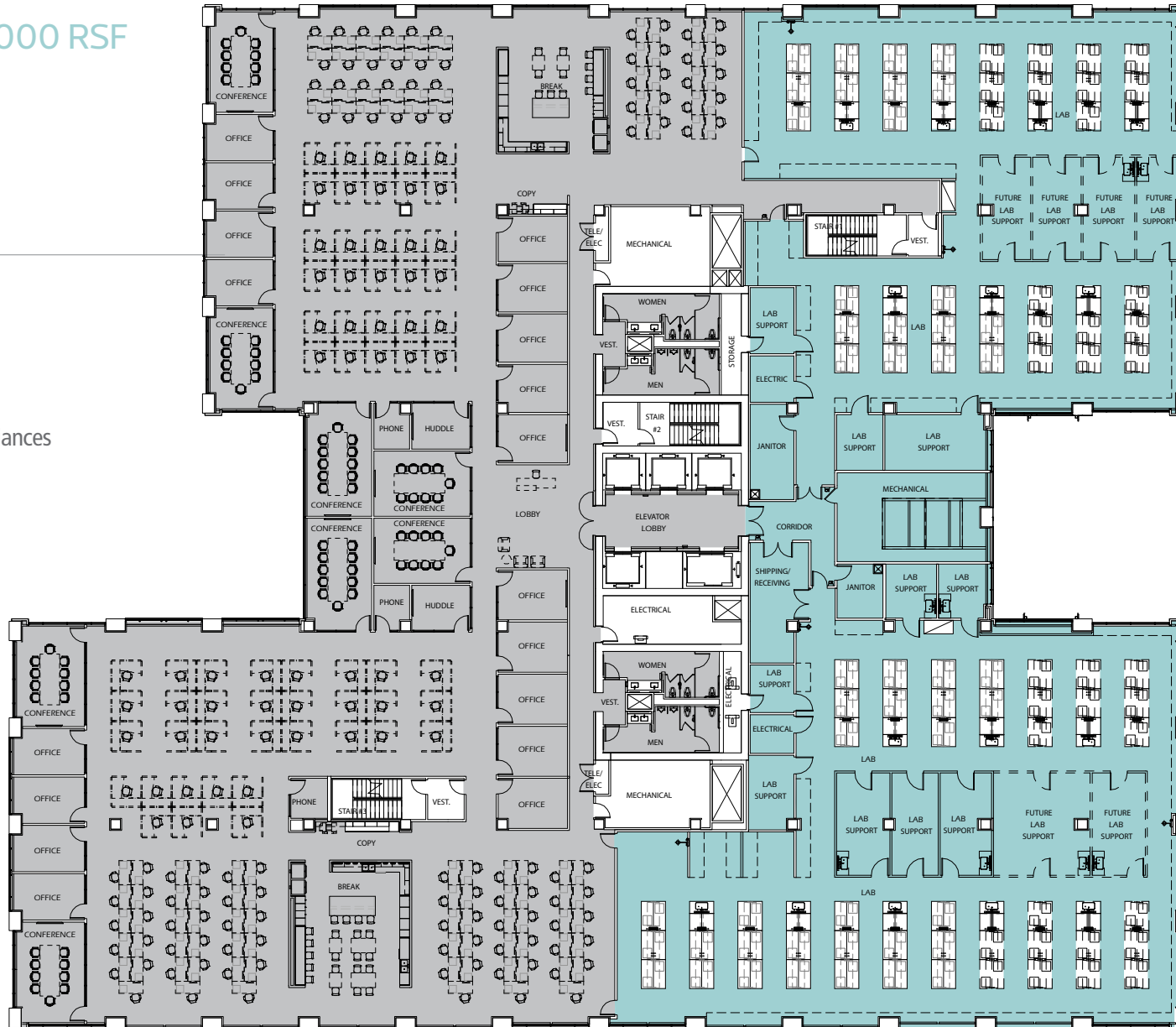
Full Floor: ±48,000 RSF

## OFFICE

- 152 Workstations\*
- 18 Private Offices
- 8 Conference Rooms
- 3 Phone Rooms
- 2 Huddle Rooms
- 2 Break Rooms with Appliances
- 2 Copy Areas

## LAB

- 19 Modular Benches
- 10 Lab Support Rooms
- 2 6ft Fume Hood
- 9 Sinks



STACKING PLAN



\*Office furniture shown not included



NORTH

# MULTI-TENANT CONCEPT PLAN

- Spec
- - - Future
- Lab
- Office

Suite A: ±21,000 RSF  
 Suite B: ±27,000 RSF

## SUITE A (OFFICE)

- 74 Workstations\*
- 8 Private Offices
- 4 Conference Rooms
- Break Room with Appliances
- IT Room
- Copy Area

## SUITE A (LAB)

- 8 Modular Benches
- 3 Lab Support Rooms
- 1 6ft Fume Hood
- 4 Sinks

## SUITE B (OFFICE)

- 101 Workstations\*
- 6 Private Offices
- 4 Conference Rooms
- Break Room with Appliances
- IT Room
- Copy Area

## SUITE B (LAB)

- 11 Modular Benches
- 7 Lab Support Rooms
- 1 6ft Fume Hood
- 5 Sinks



Demising wall between suites

\*Office furniture shown not included



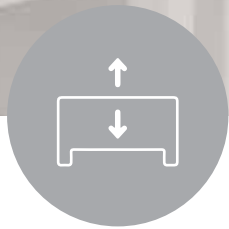
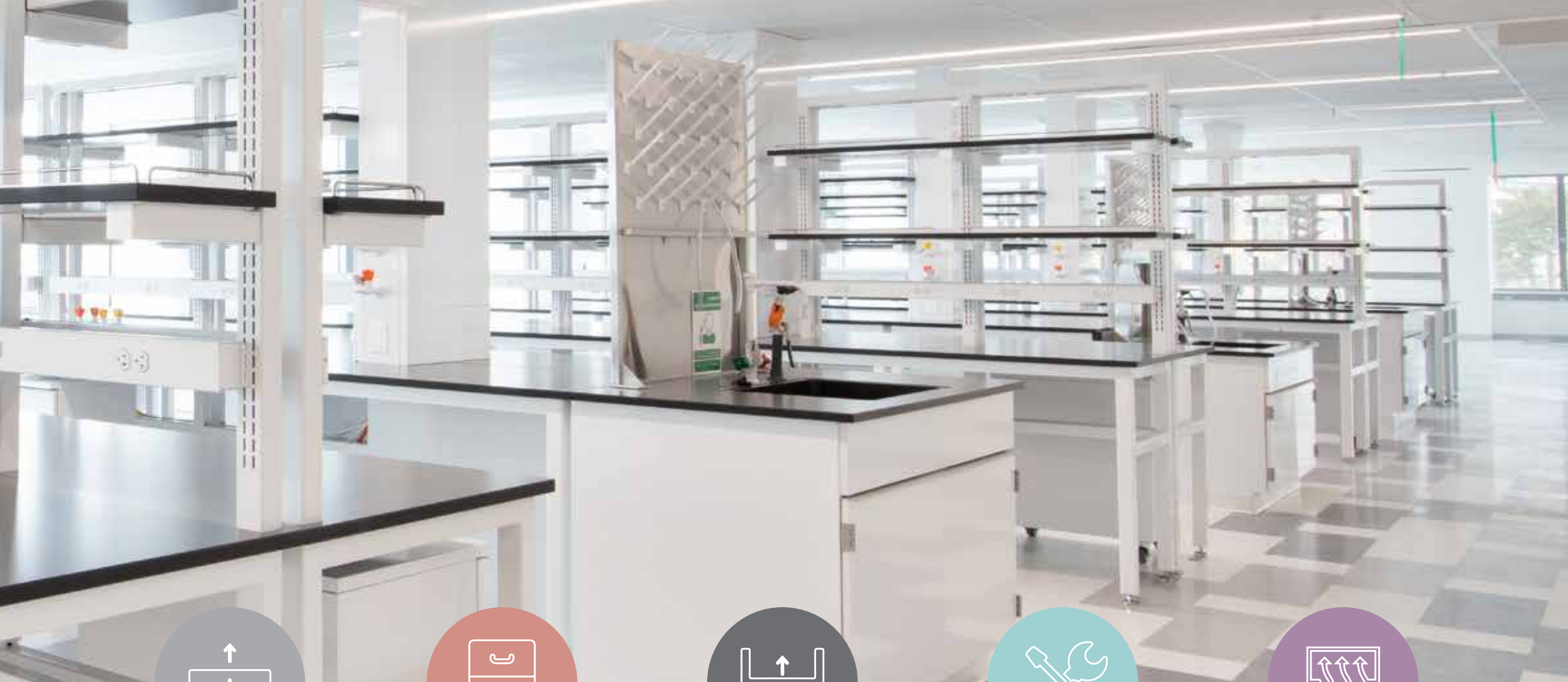
NORTH



## FIVE COMPONENTS, ENDLESS OPTIONS

### Hyper-flexible lab environments in every suite

Every GENESIS suite is equipped with an industry standard, modular benching system. This system minimizes downtime and maximizes flexibility. The 5-component system is pre-plumbed and pre-wired for fast installation and effortless reconfiguration. Add components and rearrange overnight.



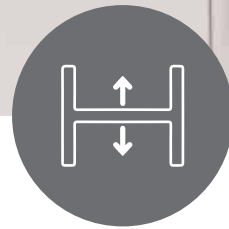
### ADJUSTABLE HEIGHT WORK SURFACES

Adaptable to almost any work environment and constructed with a welded metal frame to provide stability to the most sensitive instruments.



### MOBILE CABINETS

Combine any number of cabinets to customize storage.



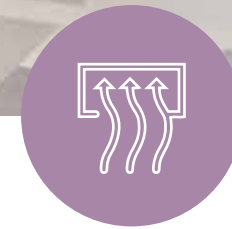
### ADJUSTABLE SHELVING UNIT

Bolts to any adjustable height table to offer 2 or 3 levels of shelving. Half-length units also available.



### SERVICE UNIT

The core component can store and service up to 7 gas lines on each side of the bench to distribute services throughout the bench top.



### FUME HOODS

Each suite is capable of accommodating various sized fume hoods ranging from 4 to 8 feet.



# 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.



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.

“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



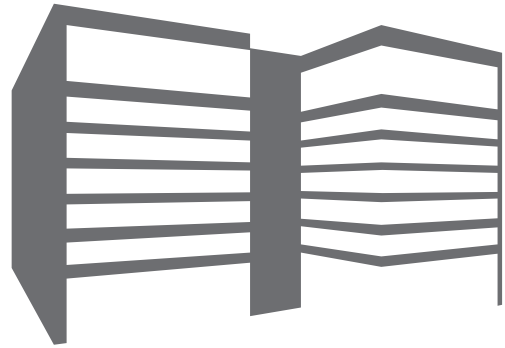
GENESIS - 1000 Marina  
Brisbane



121 E. Grand  
South San Francisco

NATIONAL PRESENCE WITHIN THE TOP LIFE SCIENCE CLUSTERS

- SAN FRANCISCO - SAN DIEGO - BOSTON -



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