

4000 Shoreline Court

South San Francisco

24,581 SF Available
Class A Life Science Building



Property Highlights

24,581 SF Available

Built for laboratory research and dedicated to best-in-class biotechnology.

Prime location within South San Francisco segment of Sierra Point.

Every suite is equipped with flexible lab environment systems and first-class lab equipment.

Full-floor tenant identity.

Priority access to Tower Place amenities.



www.towerplace-ssf.com



**Available
Immediately**



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Office/Lab

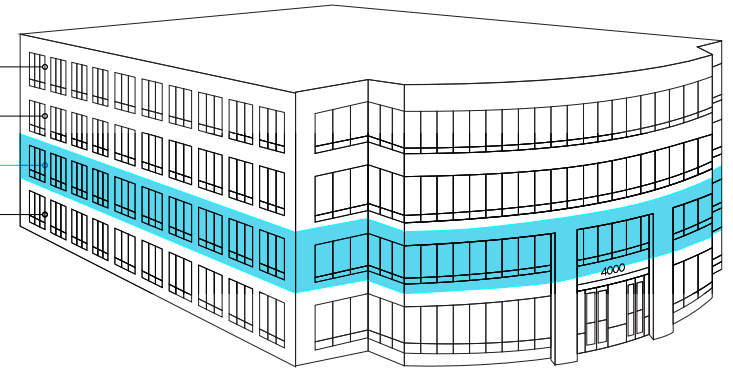
SPACE AVAILABLE



195 Parking spaces
2.7/1000 SF ratio



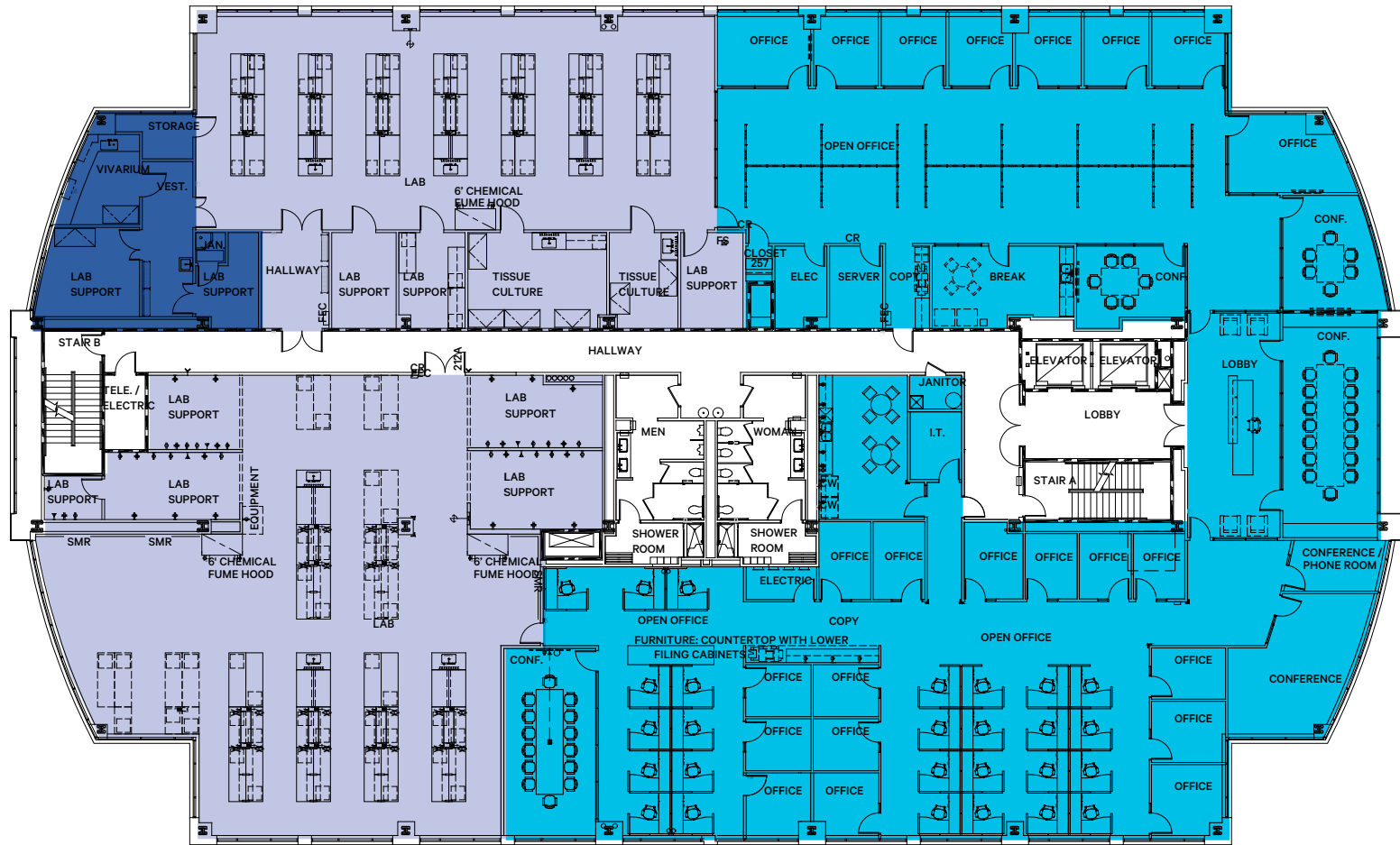
±24,357 SF 4
±24,357 SF 3
±24,581 SF 2
Lobby/Garage 1



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Floor Plan

2nd Floor | 24,581 SF



- OFFICE
- LAB & LAB SUPPORT
- VIVARIUM

- High-end lab build-outs
- Biology labs & lab support
- CDA, vacuum, Co2 & DI water
- Tissue culture
- Vivarium
- (3) Three 6' fume hoods
- Emergency generator
- 55% office, 45% lab

4000
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Gateway of the Pacific

Portside at Oyster Point

The Cove at Oyster Point

7000 Shoreline Court

6000 Shoreline Court

5000 Shoreline Court

4000
Shoreline Court

4000
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Location

Five (5) minutes
Adjacent to & visible from Highway 101

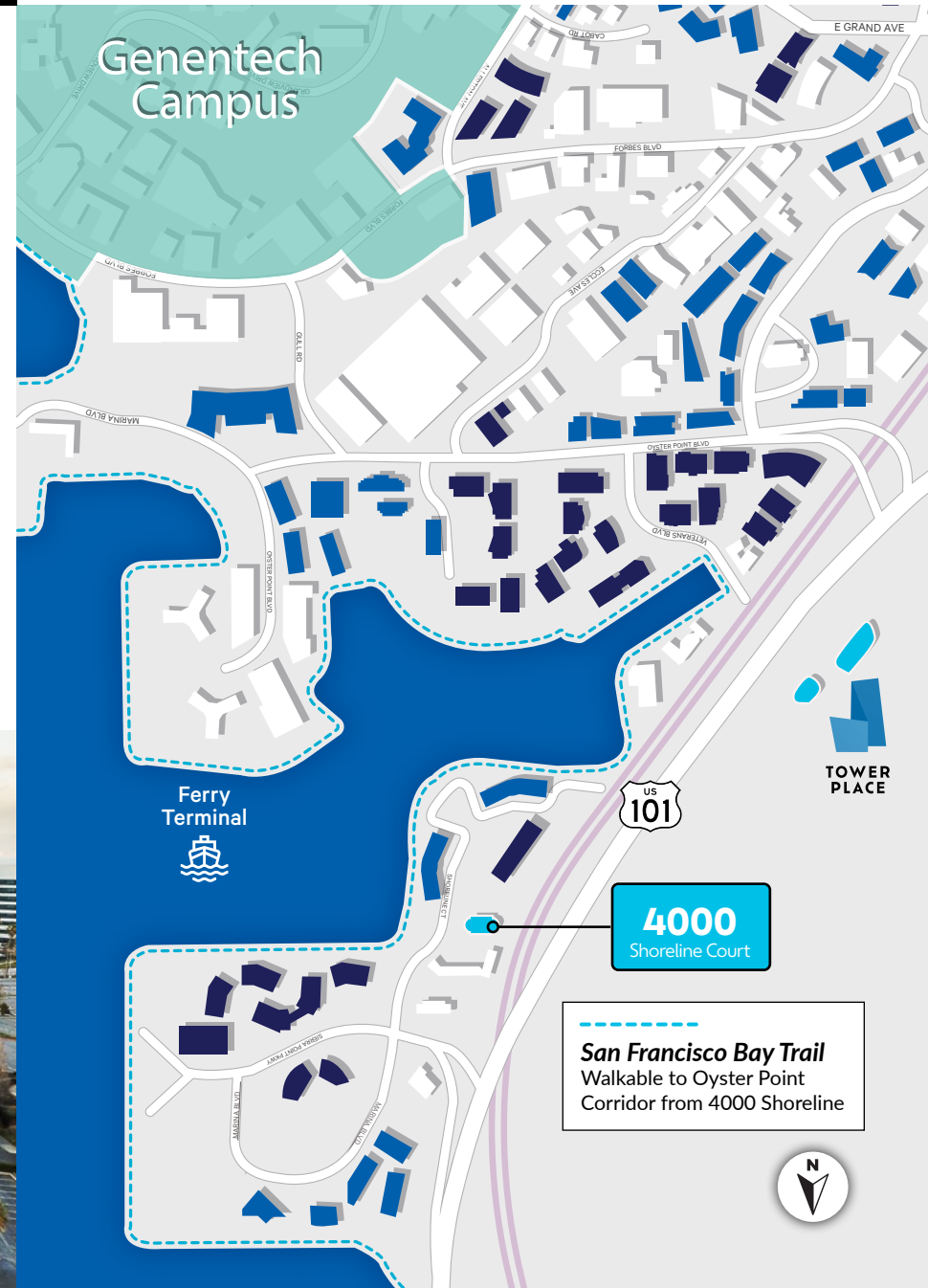
Five (5) minutes to
San Francisco International Airport

Fifteen (15) minutes to
San Mateo Bridge

Thirty (30) minutes to
Oakland International Airport



Offering excellent access to Highway 101 and within the esteemed South San Francisco life sciences cluster, **4000 Shoreline** is perfectly placed for connectivity and convenience.



4000 Shoreline Court South San Francisco



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