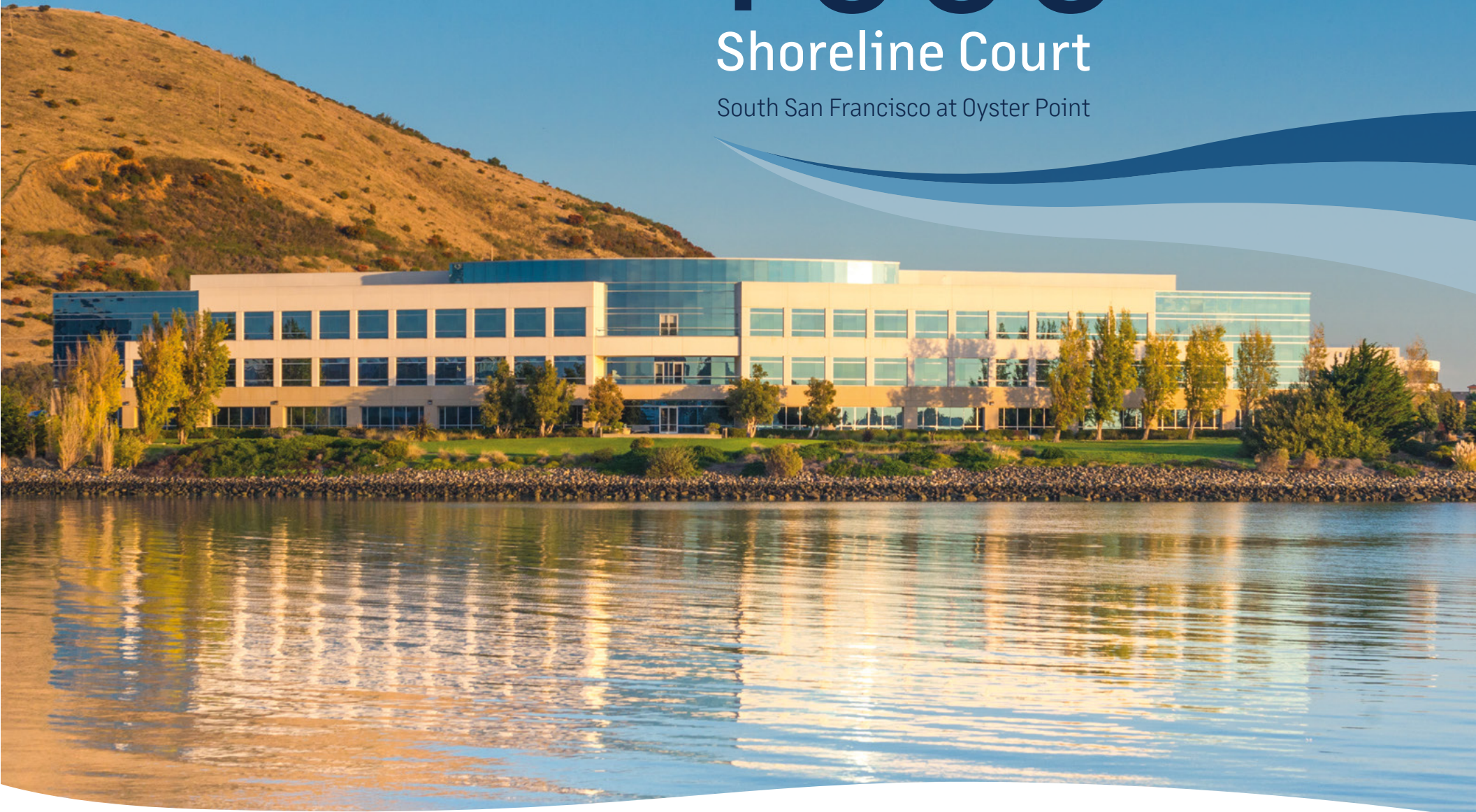


7000

Shoreline Court

South San Francisco at Oyster Point



Plug and Play Life Science Lab and Office • Space Available ±3,402 – ±59,461 SF

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



Building Highlights



- + 60% Lab & 40% Office
- + Suites from $\pm 3,000$ – $\pm 30,000$ SF Available
- + Contiguous Space Up To $\pm 59,461$ SF
- + Parking Ratio 3.3/1,000 RSF (457 Spaces)
- + 37 EV Charging Stations
- + Building Power: 5,000 Amps
- + Loading Dock
- + Private Outdoor Balconies
- + Direct Access to Bay Trail
- + Outdoor Patio Eating Area
- + Secure Lobby Entrance

Bay Trail

Modern High-End Interiors

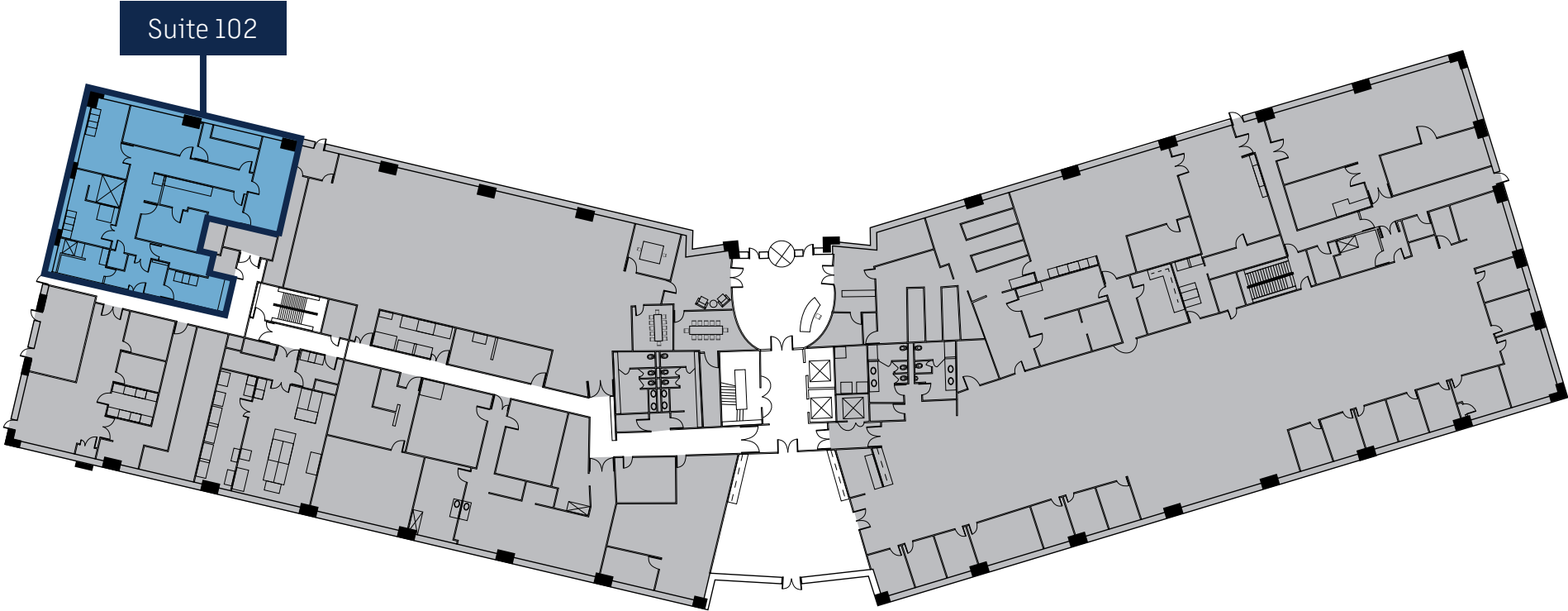


Availabilities

Floor 1

Suite 102 - ±3,402 SF Total (Vivarium)

Available 6/1/26



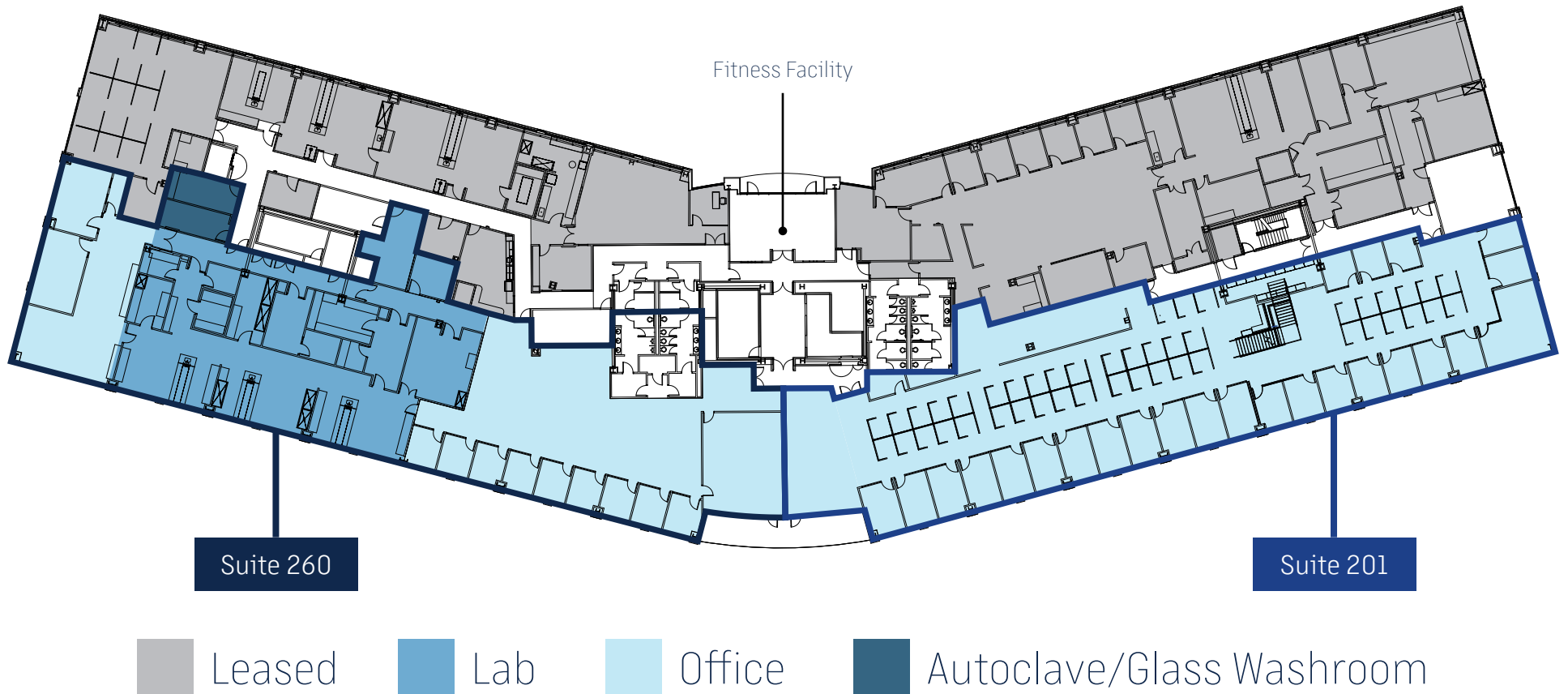
Vivarium Leased

Availabilities

Floor 2

Suite 260 - ±12,912 SF Total (7,470 Office / 5,442 Lab)

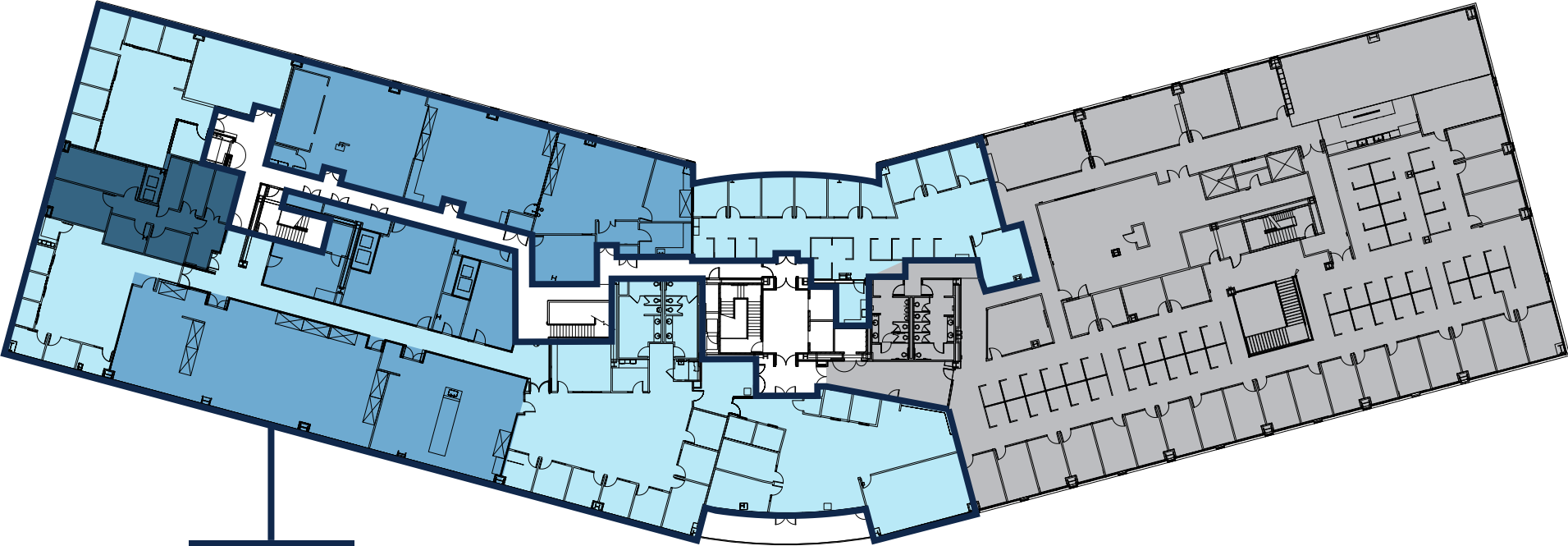
Suite 201 - ±13,985 SF Total (Office)



Availabilities

Floor 3

Suite 320 - ±29,162 SF (19,374 Office / 8,594 Lab / 1,194 Vivarium)



Suite 320

- Leased
- Lab
- Office
- Vivarium

Plug and Play Lab and Office Spaces



Area Amenities

Immediate access to HWY 101 and Bayshore Blvd

Accessibility to South San Francisco Caltrain and BART Stations

Easy Oyster Point Ferry Terminal Commute

Close to Downtown South San Francisco Commercial District

Proximity to San Francisco Downtown



Amenities



BioTech Campuses



Cafes and restaurants



Retail



Marinas

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