



TOWER PLACE

1 & 2 Tower Place
South San Francisco



towerplace-ssf.com

CBRE  **VENTAS**

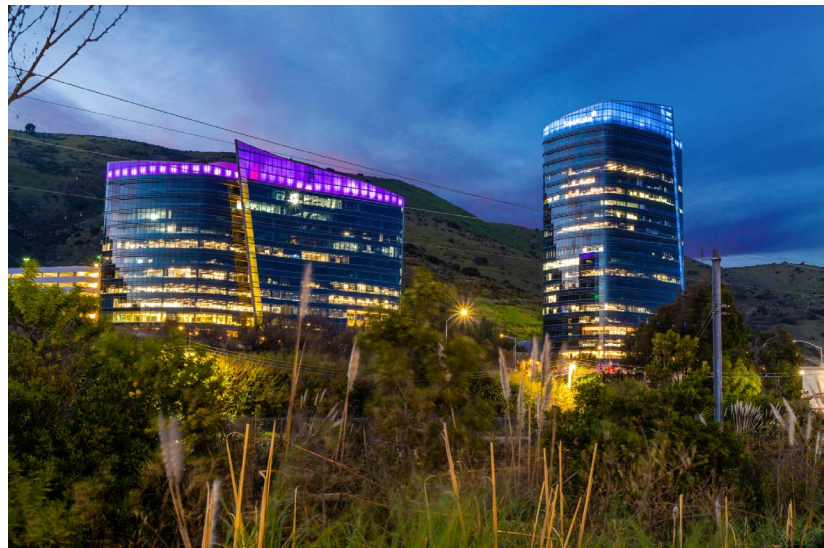
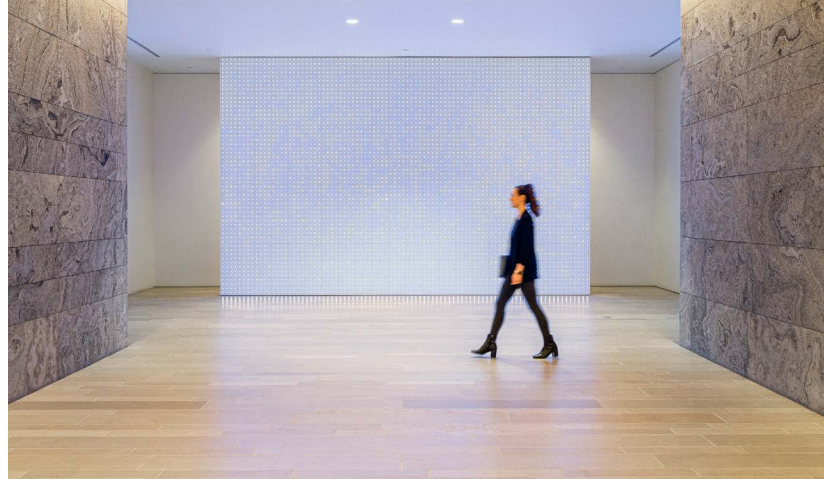


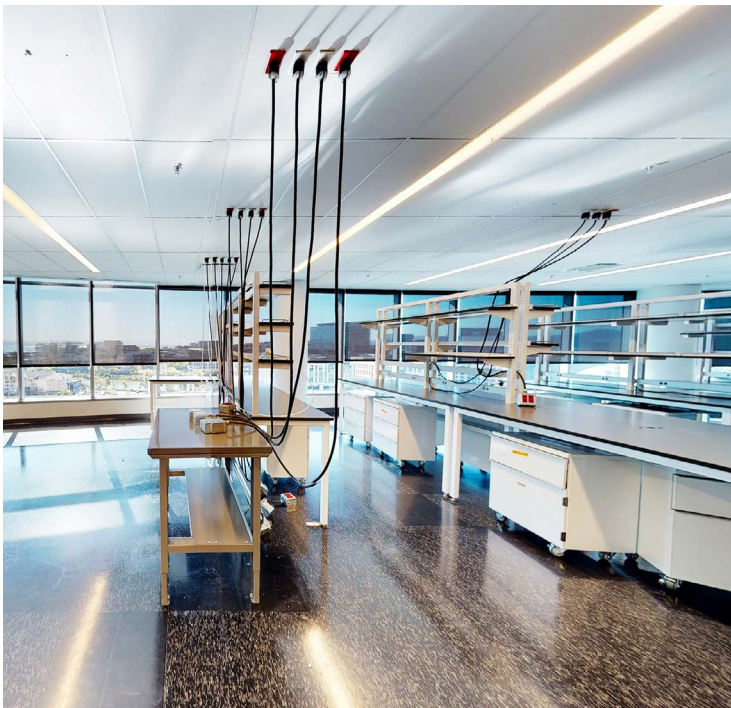
An Evolved Standard

Everything in the Tower Place experience is designed to enable you to do what you do best, without distraction or delay.

We equip you with all you need to support your science, from high quality lab space to complimentary research design and an on-site vivarium partner.

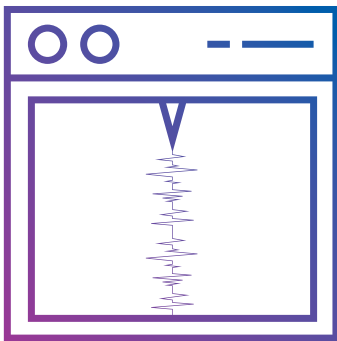
Our intelligently designed floorplates maximize the lab in your lab space, and a committed life-science focus cultivates easy cross-collaboration in our ample community spaces. We support you at your foundation, so that you can **make your science superior.**





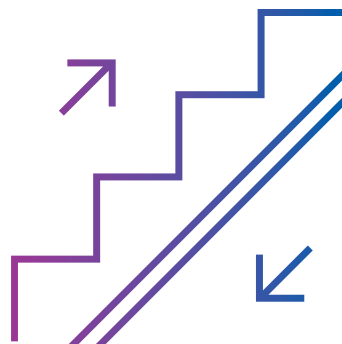


Make Your Science Superior



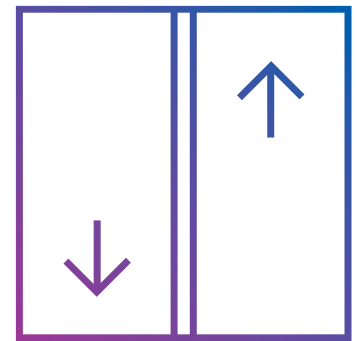
Structural

- 100 psf live load capacity
- 8,000+ MIPS vibration criteria



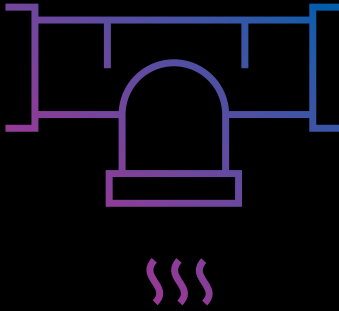
Architectural

- Class-A office with conference rooms and furniture
- Internal stairways connecting floors 9 - 12



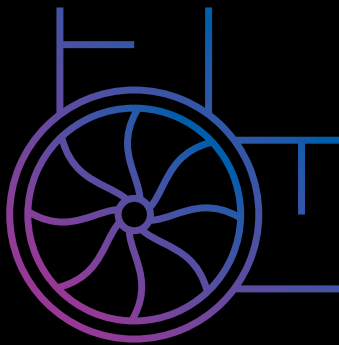
Vertical Transportation

- (5) passenger elevators
- (1) 5,000 lbs rated freight elevator



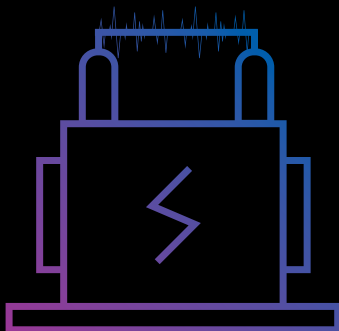
Plumbing

- Lab waste and vent risers installed with cap connections at each floor



Mechanical

- 100% outside air AHUs for labs on each floor
- Up to 57% of floor plates for wet lab use
- Laboratory Exhaust Fans (LEFs) with partial redundancy and on standby power
- Supplemental 24/7 cooling
- BMS system (designed to integrate w/ tenant-provided BMS)



Electrical

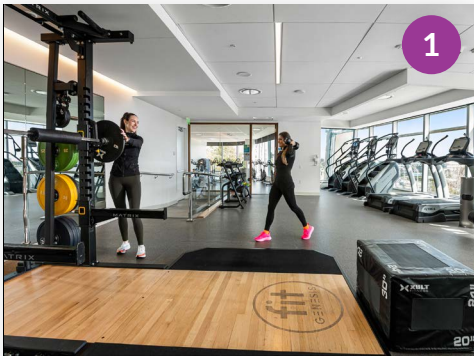
- Four (4) existing generators
- Each building has 2 generators providing 600kW for tenant optional standby plug loads
- 10VA/sf normal power & 10VA/sf available on standby power for lab spaces



Science Meets Style

We've upended the typical industrial sprawl of life-science spaces and created a cutting-edge, high-rise luxury experience.





Full-service Fitness Center
24-hour access for tenants



Chico-Marx
Sophisticated dining with
Spain & Latin America flavors



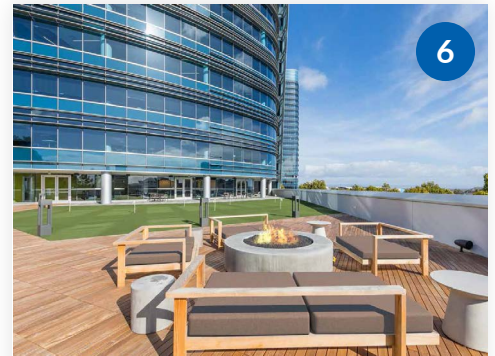
Focaccia
On-site breakfast, lunch, and
catering options



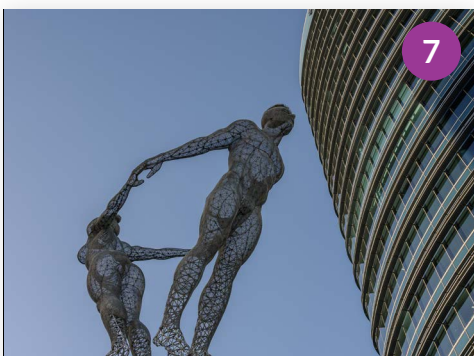
Conferecing Center
Small/large conference
rooms and a training room



Performing Arts Center
~230 seat auditorium



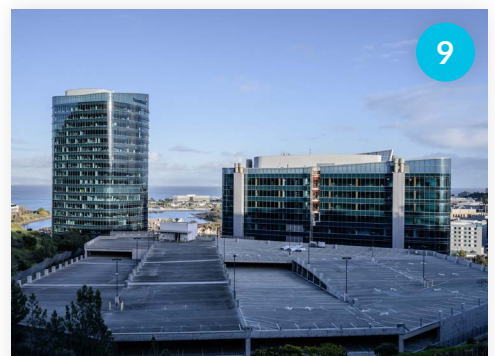
Tenant Lounge & Patio
Private outdoor terrace &
lounge with amazing views



Stunning Art Installations
Including 24' sculpture by
artist Marco Cochrane



Butterfly Kiosk
Celebrating SSF's "official"
butterfly, the Mission Blue



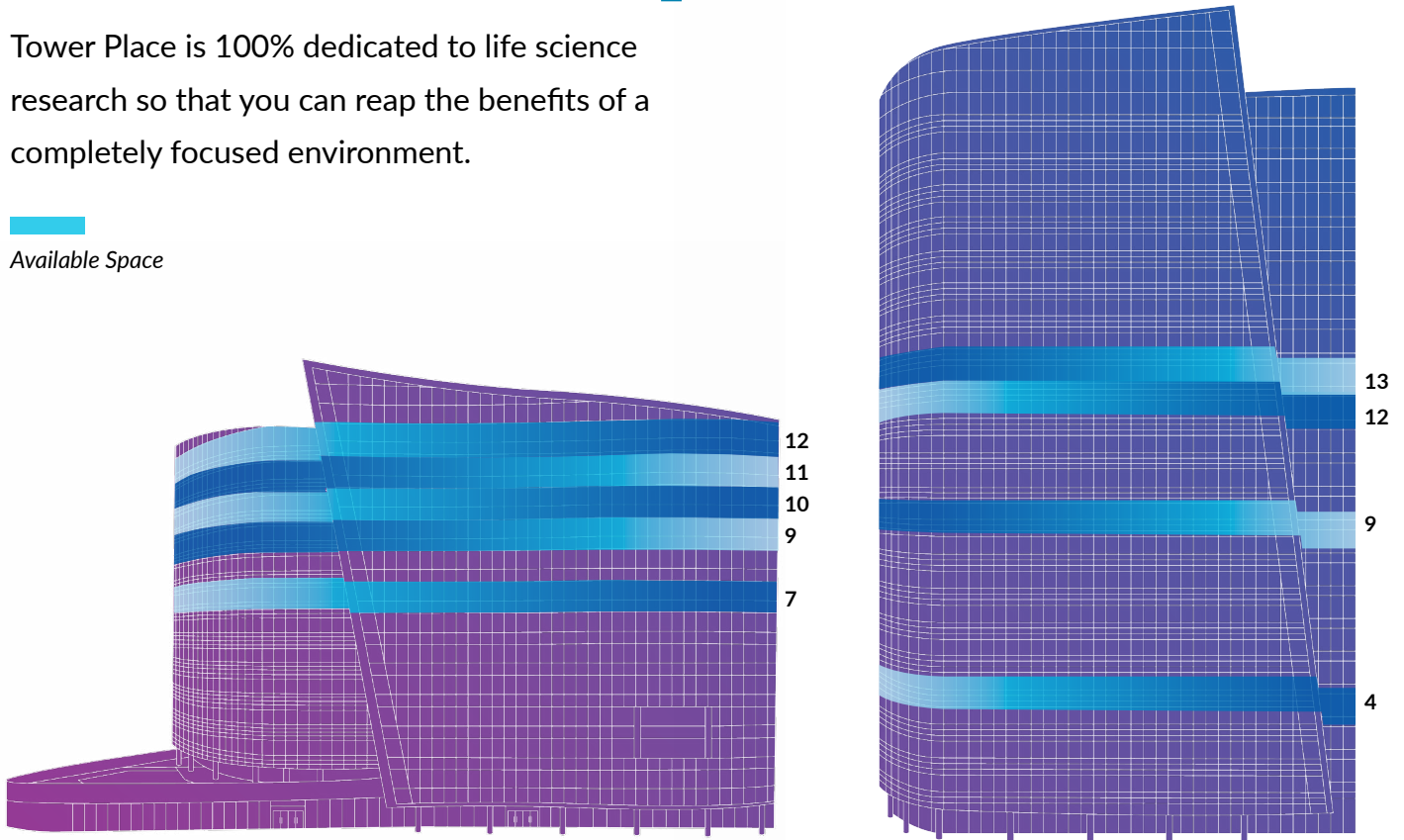
7-Story Parking Garage
2,050 spaces (2.9/1,000 RSF)
and EV chargers



Get More Lab in Your Lab Space

Tower Place is 100% dedicated to life science research so that you can reap the benefits of a completely focused environment.

 Available Space



One Tower Place

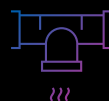
Two Tower Place



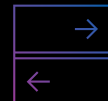
New & purpose-built infrastructure — providing accelerated occupancy and research efficiency.



Fully qualified and balanced mechanical, electrical, and plumbing for laboratory use.



New lab build-out and on-site vivarium provider.



Shipping/receiving concierge with dedicated 1st floor hazmat storeroom & dry storage

It Only Happens Here

Elite availability that includes SmartLabs services

SmartLabs 

Premium Support Includes:



Fast-Track your Science with Shared Facility Resources.



Scalable Growth and Flexibility Integrated With Your Process Development Workflow.



Operational Support Meticulously Designed to Facilitate all Technology Transfers Between Scientific Teams.





±31,500 SF

9th - 12th Floor

One Tower Place

Conceptual Lab/Office Floorplan

Existing office area is built-out

Lab portion is in shell and ready to be built-out



OFFICE
 LAB & LAB SUPPORT



100K+ SF contiguous block



Internal stairways connecting floors 9-12

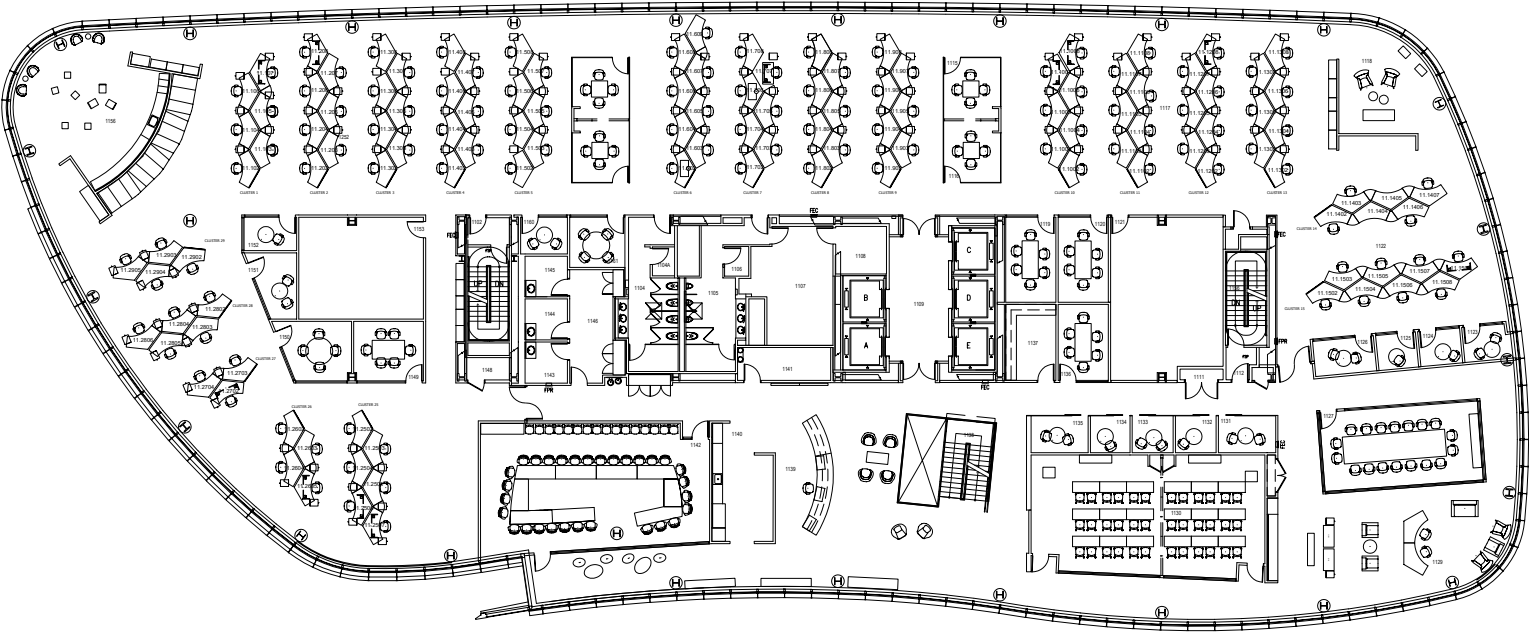
±31,500 SF

9th - 12th Floor

One Tower Place

Conceptual Office Floorplan

50% of office area is built-out





±14,674 SF

7th Floor

One Tower Place



 OFFICE
 LAB & LAB SUPPORT

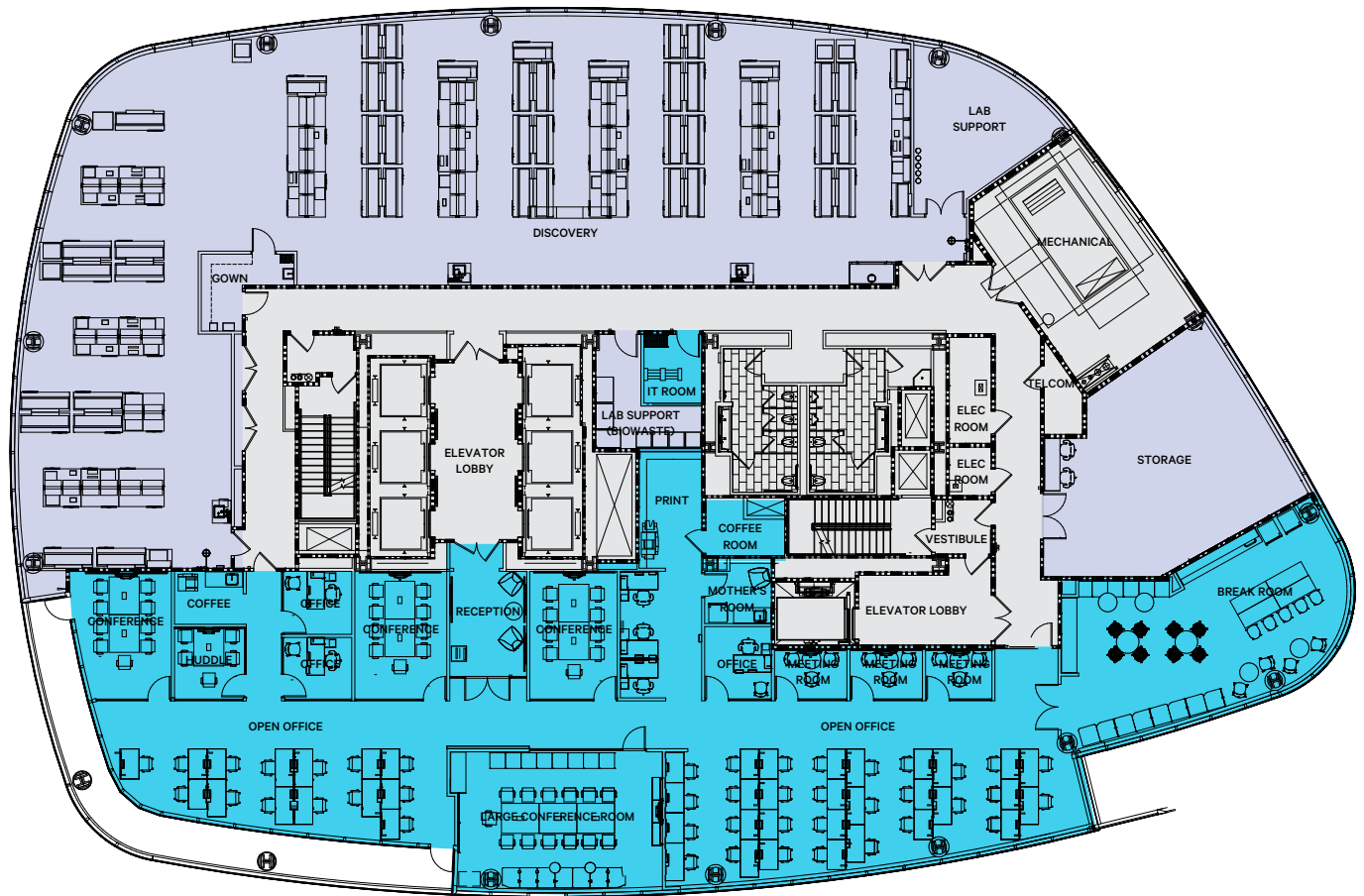
- Biology lab
- Tissue culture suite
- (1) 6FT fume hood
- House gases
 - Vac & CDA
- Break room
- (2) Conference rooms
- (3) Private offices
- Open office area



±19,608 SF

4th Floor

Two Tower Place



OFFICE
 LAB & LAB SUPPORT

- Biology lab
- Lab support room
- (1) 6FT fume hood
- House gases
 - Vac & CDA
- Cafe/break room
- (4) Conference rooms
- (7) Private offices
- Mother's/wellness room
- IT room



±11,480 SF

9th Floor

Two Tower Place



OFFICE
 LAB & LAB SUPPORT

- Biology lab
- Lab support room
- (1) 6FT fume hood
- House gases
 - Vac & CDA
- Cafe/break room
- (1) Conference room
- (3) Private offices
- (2) Phone rooms
- Copy/print area
- IT room

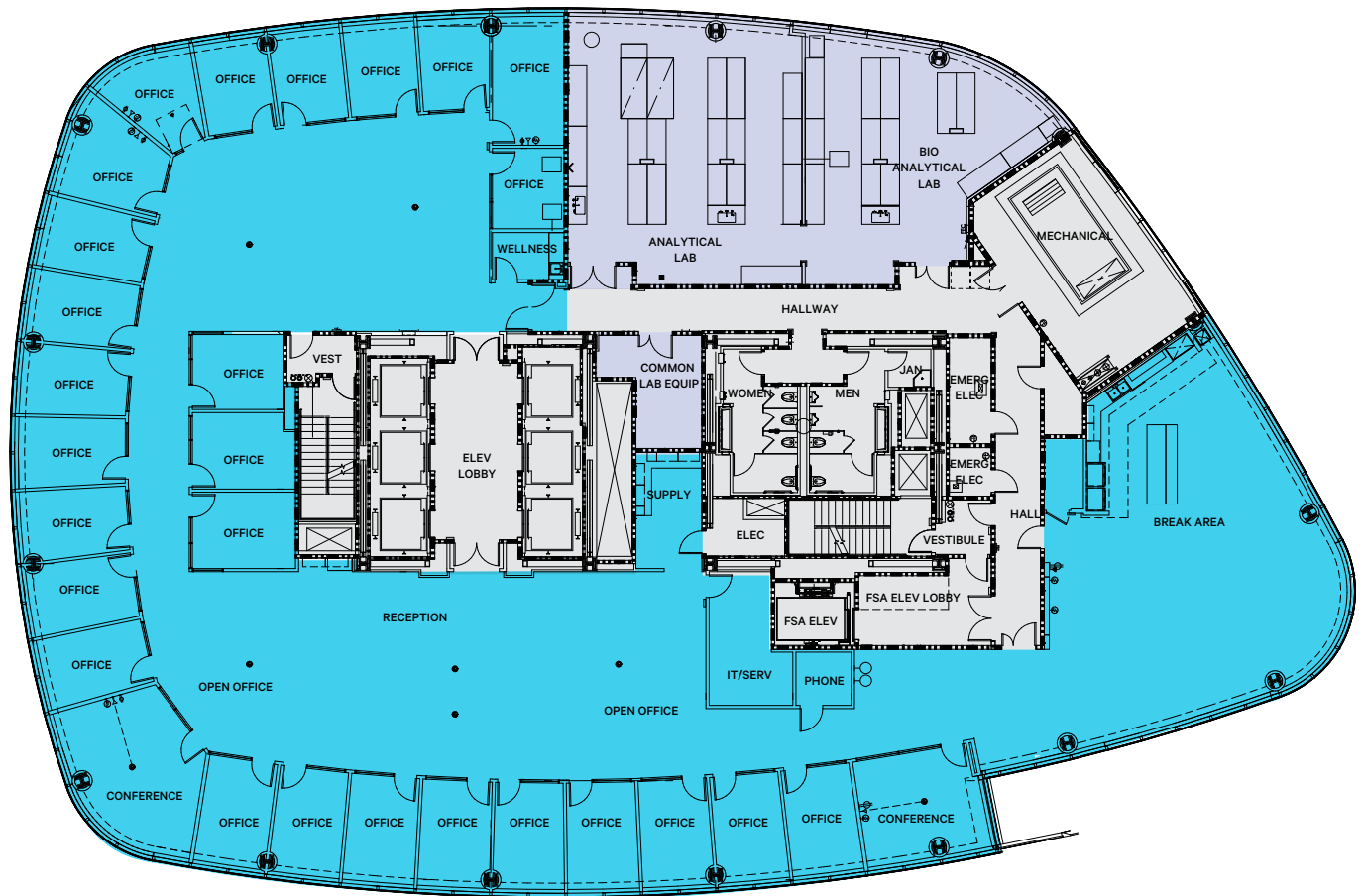


± 19,861 SF

12th Floor

Two Tower Place

Available January 2027



OFFICE
 LAB & LAB SUPPORT

- Biology lab
- (2) 6FT fume hoods
- House gases
 - Vac & CDA
- Cafe/break room
- (2) Conference rooms
- (27) Private offices
- (1) Phone room
- Mother's/wellness room
- IT room

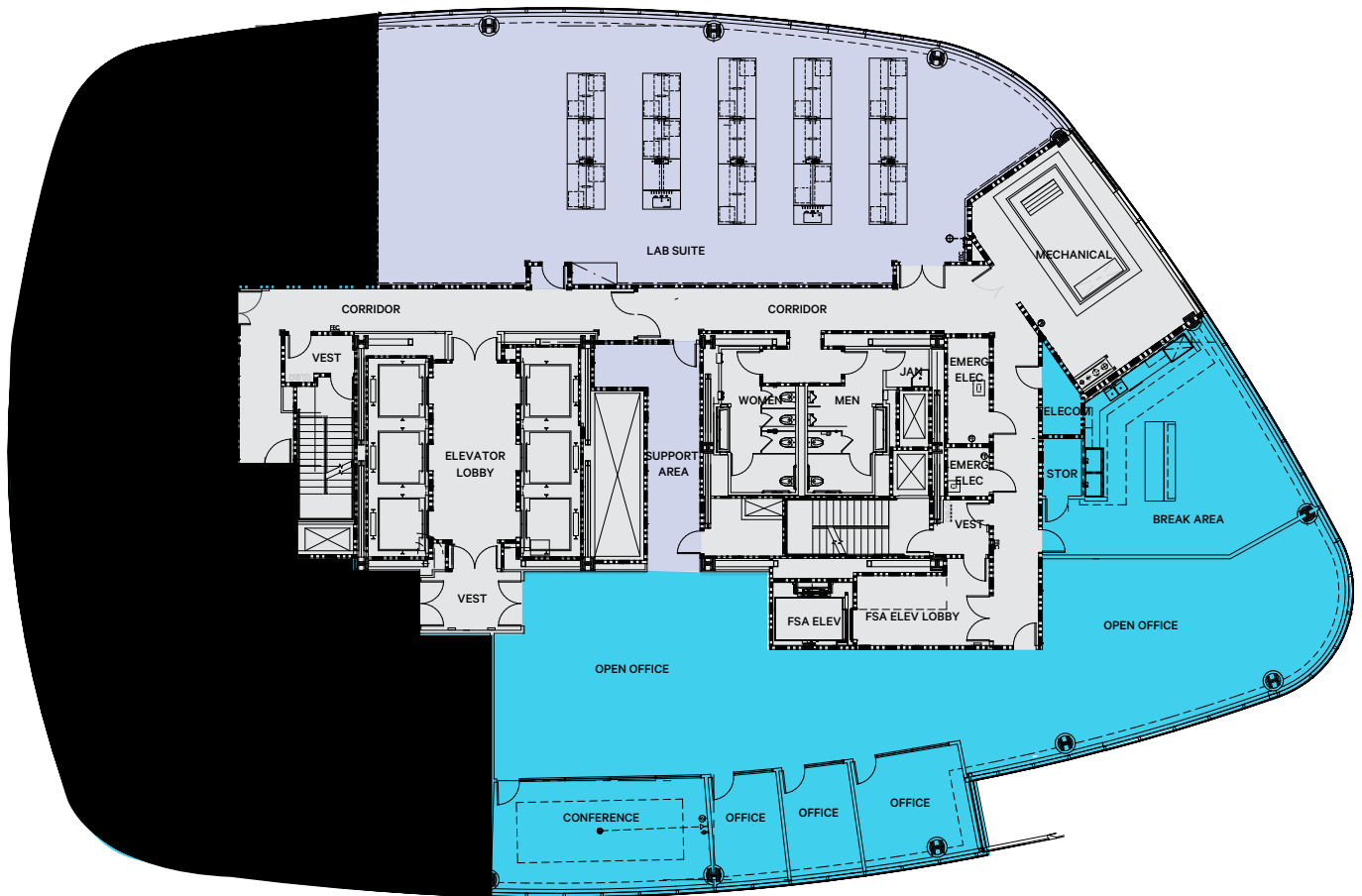


±12,555 SF

13th Floor

Two Tower Place

Available December 2026



- Lab & lab support
- Cafe/break room
- (1) Conference room
- (3) Private offices
- Open office area

LOCATION



- ±5 min to SFO
- ±13 min to Downtown San Francisco
- ±15 min to San Mateo Bridge
- ±25 min to Silicon Valley/East Bay
- ±30 min to Oakland International Airport
- ±40 min to San Jose International Airport



TOWER PLACE

BART Shuttle



CalTrain Shuttle



Ferry Shuttle



Unmatched Access for Seamless Collaboration



Ownership

Ventas is an established partner in the life sciences, with investments in forty-three properties from Cambridge to San Francisco.

Featuring 17 partnerships with top-tier research universities and a 10M SF portfolio, we're ready to draw from our breadth of experience to support your next endeavor, whether you need a ready-made lab or a specialized space, and again when your needs change.



Property Management

Transwestern does business differently by empowering our team members with the resources and independence to deliver extraordinary results.

Unlocking the Power of Research and Universities



Ventas properties are strategically located around top research universities across the country.



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South San Francisco

The life sciences constantly redefine the frontiers of possibility and set ever higher standards.

We believe life science spaces should evolve to meet them.

Schedule your tour today.

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