



Jones Lang LaSalle Brokerage, Inc.
RE License #01856260

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MARINA BLVD
FOR SUBLEASE



Plug & Play Lab/Office Suites Available

Suite 210 – 8,581 SF

Suite 500 – 10,993 SF

Suite 600/650 – 18,886 SF

Access & Connectivity

Located at the heart of the world's largest life sciences and bioscience cluster, **1000 Marina** is designed to support innovation and discovery. The project sits near over 100 Life Sciences companies across Brisbane and South San Francisco, including industry leaders such as Genentech, Thermo Fisher, and Amgen.

Set directly along the scenic shoreline of the San Francisco Bay, 1000 Marina offers expansive waterfront views. Just minutes from downtown San Francisco, the location seamlessly blends natural beauty with urban access—connecting tenants to the Bay Area's premier STEM talent and leading universities.



CALTRAIN STATION

US 101

1000
MARINA BLVD

BAY TRAIL

DOWNTOWN
SAN FRANCISCO

BIOTECH
CLUSTER

FREEWAY ACCESS

BAY AREA
FERRY TERMINAL

BART STATION

BIOTECH
CLUSTER

BIOTECH
CLUSTER

CALTRAIN
STATION

BIOTECH
CLUSTER

GENENTECH
CAMPUS

Desirable Location

Highlights Include:

- Easy Access to US Hwy 101
- Class A Lab and Office Building
- Comes Fully Furnished
- Flexible Sublease Term
- BSL-II (Single Pass Air) Lab Space
- Vivarium space available
- Large Tissue Culture Suite (Suite 210)
- Glass wash, Autoclave and Icemaker Included (5th Floor)
- Onsite Gym and Conference Center
- Shuttle to Public Transit Onsite
- Emergency Generator
- Access to Waterfront Bay Trail



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MARINA BLVD

6th Floor: 18,886 SF

5th Floor: 10,993 SF

2nd Floor: 8,581 SF



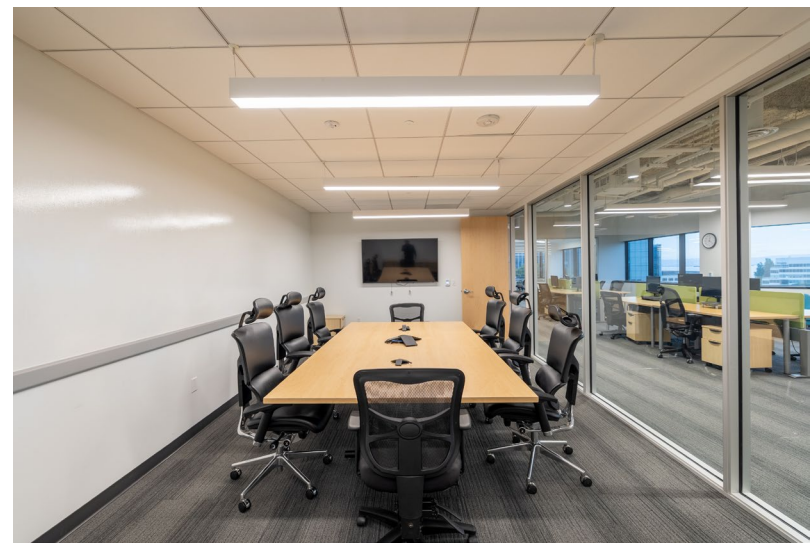
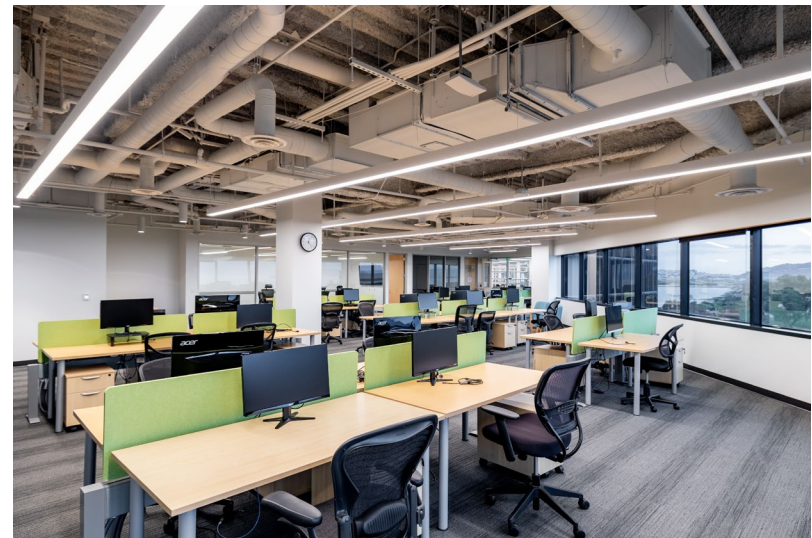
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MARINA BLVD



5th Floor

5th Floor





6th Floor



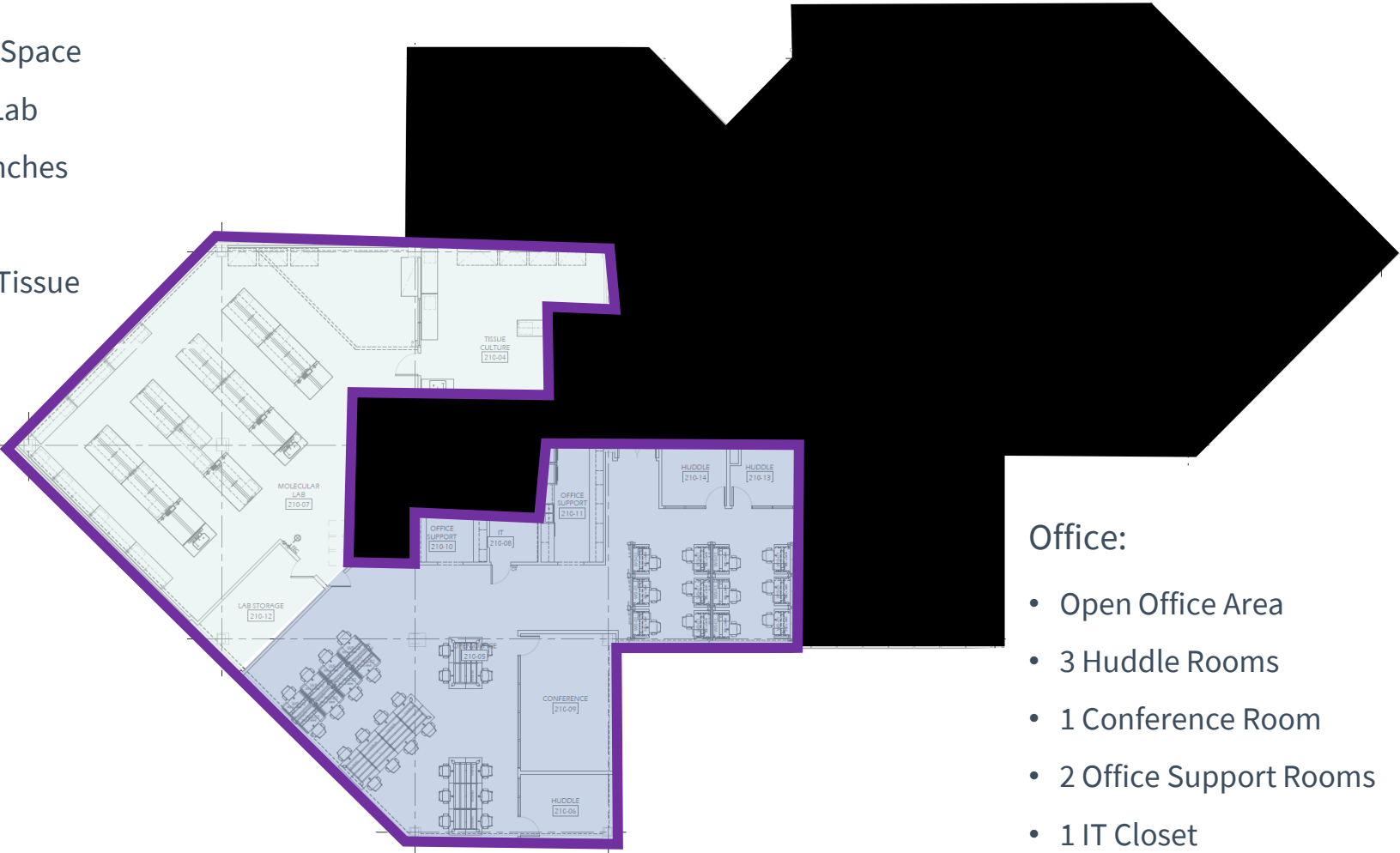
Floor Plan – Suite 210

48/52 Lab/Office Ratio

SUITE 210: 8,581 SF

Lab:

- BSL 2 Certified Lab Space
- Molecular Biology Lab
- 4 islands of Lab Benches
- Open Lab
- Automation-ready Tissue Culture Lab
- Fume Hood
- Lab Storage Closet



Office:

- Open Office Area
- 3 Huddle Rooms
- 1 Conference Room
- 2 Office Support Rooms
- 1 IT Closet

LAB OFFICE NOT AVAILABLE

Floor Plan – Suite 500

58/42 Lab/Office Ratio

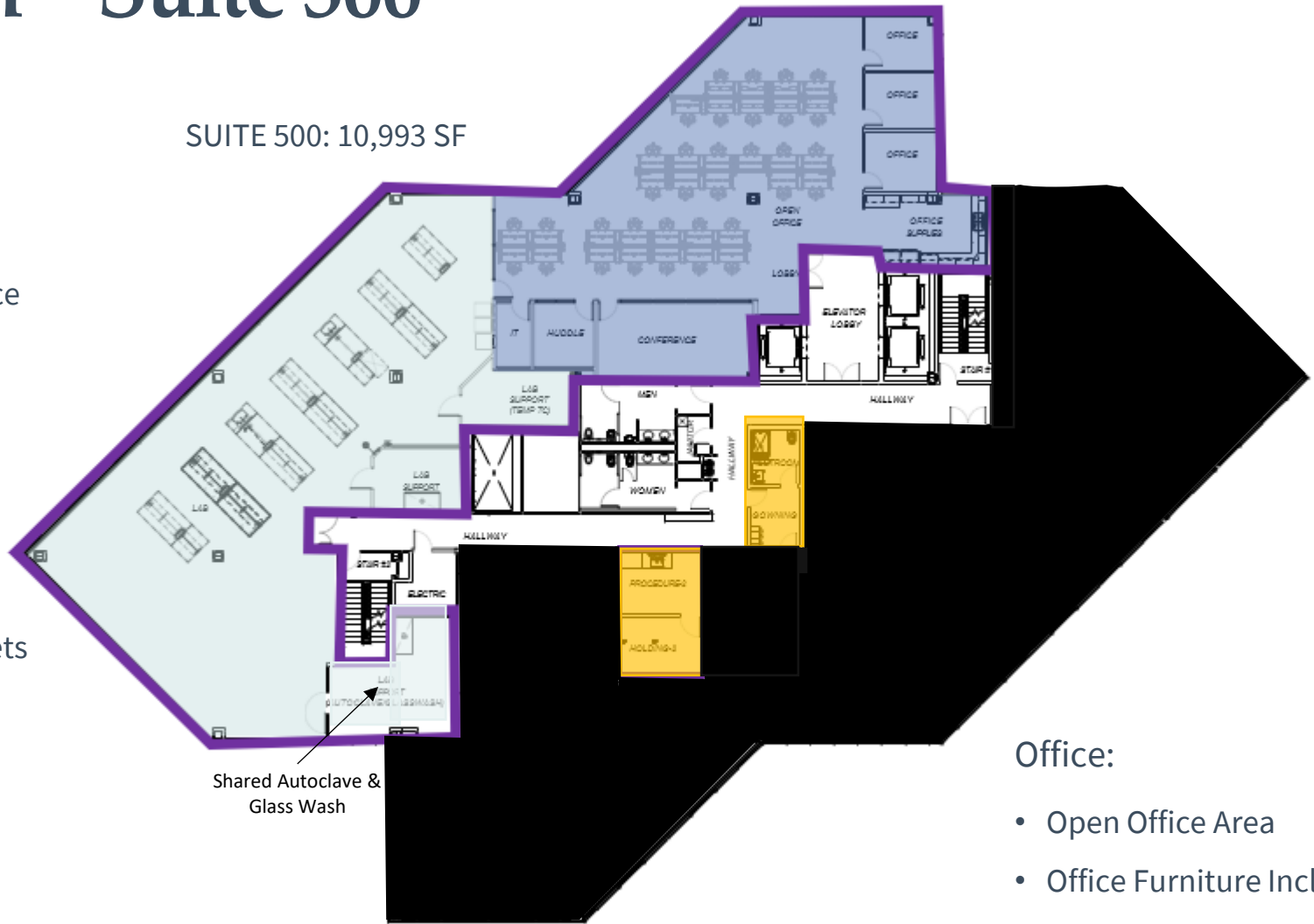
SUITE 500: 10,993 SF

Lab:

- BSL 2 Certified Lab Space
- 7 Lab Bench Bays
- Open Lab
- 2 Lab Support Rooms
- Shared Glass Wash & Autoclave, ice machine
- Emergency Power Outlets

Vivarium:

- 1 Procedure Room
- 1 Holding Room
- Shared Storage & Gowning Room



Office:

- Open Office Area
- Office Furniture Included
- 3 Private Offices
- 1 Conference Room
- 1 Huddle Room
- Break Area
- Copy & Office Supply Area
- 1 IT Closet



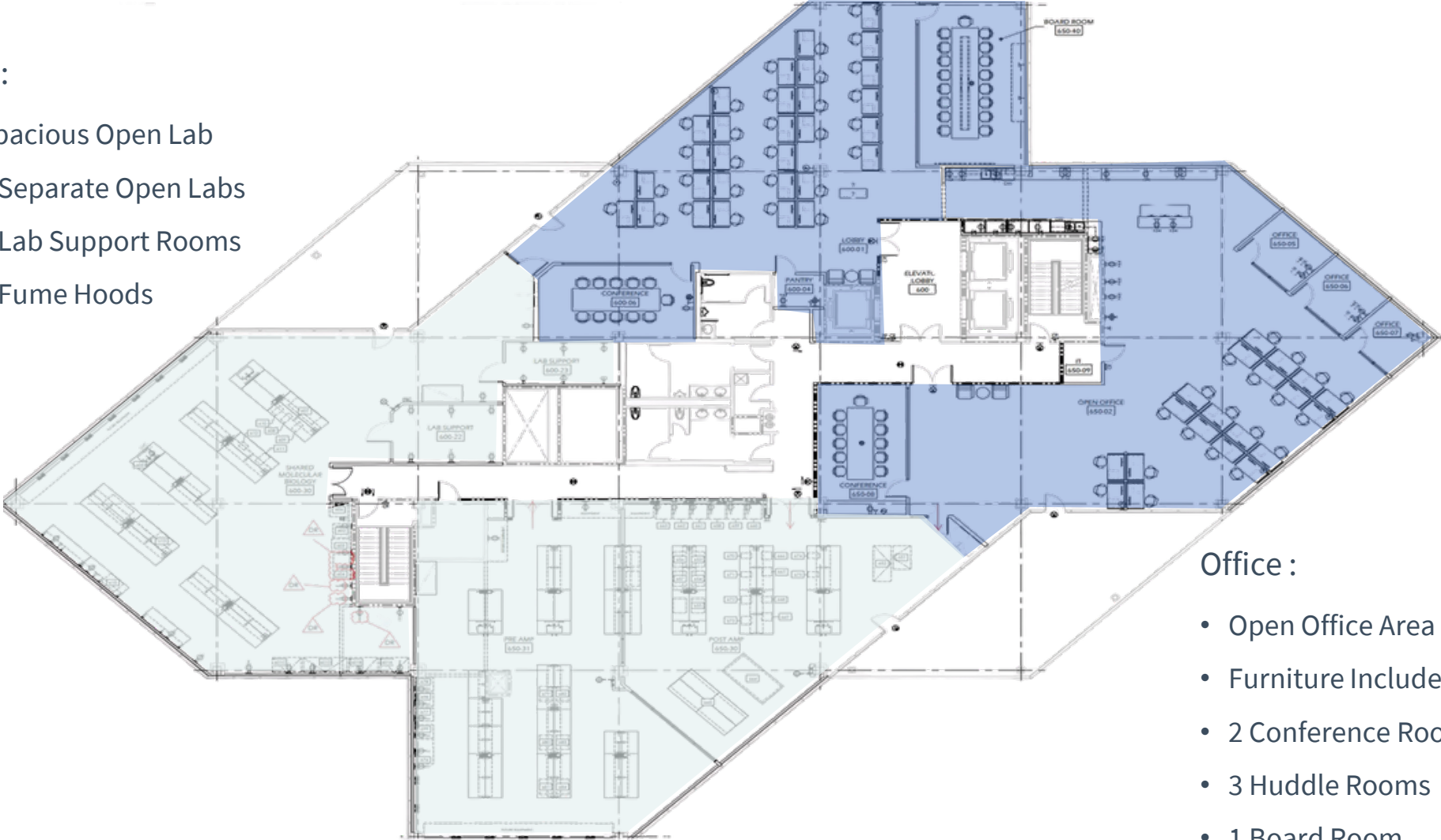
Floor Plan – Full 6th Floor

52/48 Lab/Office Ratio

TOTAL: 18,886 SF

Lab:

- Spacious Open Lab
- 3 Separate Open Labs
- 2 Lab Support Rooms
- 2 Fume Hoods



Office:

- Open Office Area
- Furniture Included
- 2 Conference Room
- 3 Huddle Rooms
- 1 Board Room
- Break Area
- Copy & Office Supply Area
- 1 IT Closet
- 2 Private Balconies





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