

For Sublease | Prime Mission Bay Office & Lab Space Opportunity

455 Mission Bay Blvd South

San Francisco, CA 94158



Contact Us

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CBRE

Rare Mission Bay Lab Space Sublease Opportunity

Property Highlights

- + Fully integrated Life Science Research facility with biology, chemistry, pre-clinical and process development labs
- + West Wing total available square footage - 102,283 SF
- + An additional 24,002 square feet of office space available in the adjacent East Wing
- + Purpose-Built Class-A lab building with robust MEP infrastructure
- + Lab and office FF&E available
- + Prime location adjacent to UCSF and Third Street light rail
- + Easy access to Highway 280 & 101
- + Dedicated Mission Bay shuttle to BART, Caltrain and Ferries
- + Amenity rich neighborhood



Facility Infrastructure

- + Fully independent facility with dedicated HVAC, power, lab services and shipping & receiving.
- + 4,000 Amps of power
- + 1,500 kW / 1,875 kVA emergency standby generator
- + 2 dedicated AHUs for the labs with 100% outside air supplying 50,000 CFM
- + 4 dedicated exhaust fans servicing the labs and lab support areas at 46,950 CFM
- + 2 dedicated AHUs for the office areas supplying 76,500 CFM (return units). 2 return fans pass up to 23,500 CFM each.
- + Large central autoclave/glass wash facility
- + Central CDA, Vacuum and RO/DI water systems
- + 3,000 gallon external LN2 tank
- + Central Building Automation System (BAS)
- + Central card key access and CCTV system



455 Mission Bay Blvd South

WEST WING AVAILABILITIES

Premises	Square Feet	Space Type
Ground Floor West	18,260	Reception, Conference, Cafe, S/R and lab support
2nd Floor West	24,000	Biology, chemistry, process development labs
3rd Floor West	24,260	Pre-Clinical labs/office
4th Floor West	17,922	Office & conference
5th Floor West	17,841	Executive Offices
TOTAL SQFT	102,283	

WEST WING HIGHLIGHTS

- + Biology, Chemistry, Pre-Clinical and Process Development labs.
- + Large Cafe with All-Hands Meeting Area
- + Private Fitness Facility
- + Shipping/Receiving
- + Lab support
- + 102 Offices
- + 127 Cubes
- + 14 Conference Rooms

NOW

18,260

NEGOTIABLE

- + Reception and Lobby
- + Glass Wash / Lab Support
- + Café / Served
- + 2 Conference Rooms
- + Shipping & Receiving / Hazardous Waste Storage
- + General Office and 2 Information Technology Offices, 7 Cubes, 5 Help Desk Seats, Server Room



For Sublease

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Ground Floor West



2nd Floor West

NOW

24,000

NEGOTIABLE

- + Process Development Lab With Analytical, Formulation, Cell Culture, Fermentation and Purification Suites
- + 3 Chemistry Labs With 11 Fume Hoods, Cold Room, Equipment Room and a Chemical Reagents Room
- + Bioanalytics Lab With 2 Fume Hoods
- + NMR Room

- + 22 Offices / 31 Cubes
- + 1 Conference Room
- + Coffee Café/Office Supplies/Common Area



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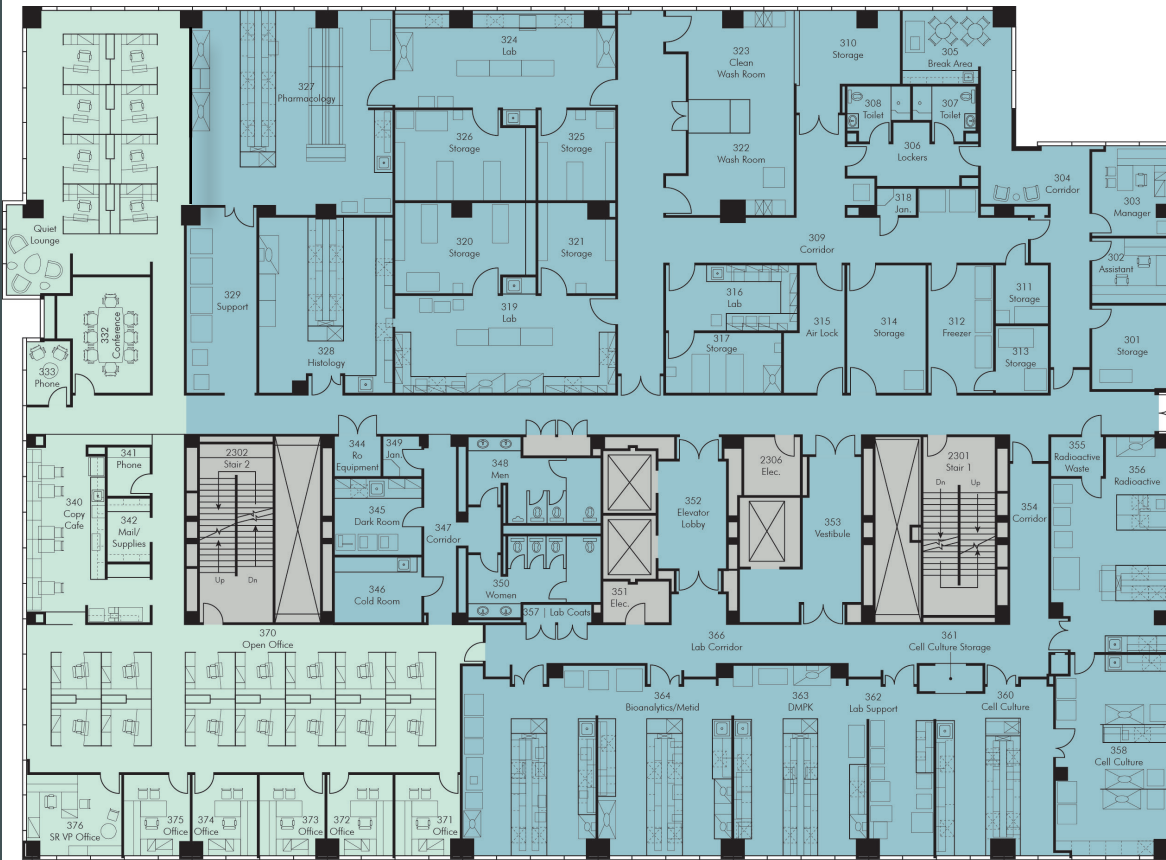
2nd Floor West



For Sublease

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3rd Floor West



3RD FLOOR

Office Area Common Area Lab/Lab Support

NOW

AVAILABLE

24,260

SQUARE FEET

NEGOTIABLE

LEASE RATE

- + Preclinical Lab with 5 Storage Rooms, 3 Lab/ Procedure Rooms, Wash, Freezer and Storage Rooms Along With Dedicated Restroom/ Locker, Break and Office Area for Staff
- + Cell Culture Lab
- + Bioanalytics Lab
- + Cold Room
- + Dark Room
- + 6 Offices / 22 Cubes
- + 1 Conference Room
- + Coffee Café/Office Supplies/Common Area

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3rd Floor West



For Sublease

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3rd Floor West



NOW

17,922

NEGOTIABLE

+ Coffee Café / Office Supplies / Common Area



Office Area Common Area Lab/Lab Support

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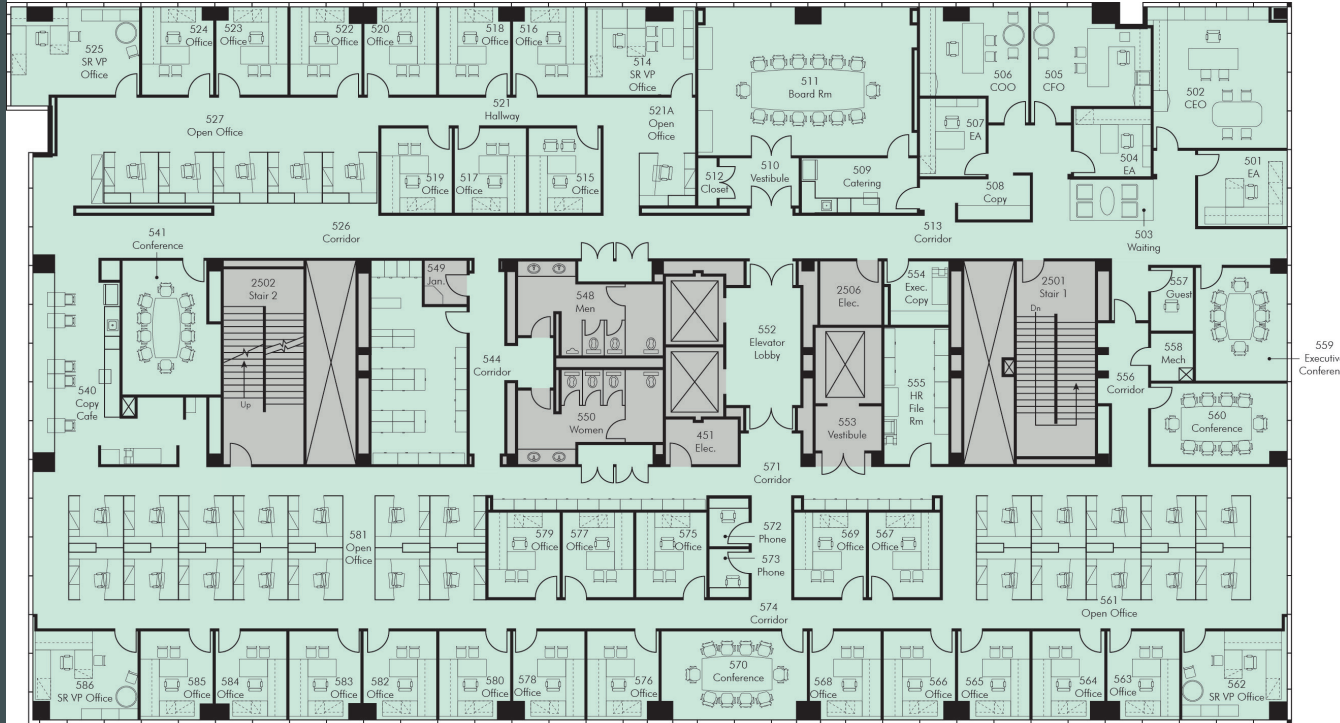
4th Floor West



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5th Floor West



5TH FLOOR

Office Area Common Area Lab/Lab Support

NOW

AVAILABLE

17,841

SQUARE FEET

NEGOTIABLE

LEASE RATE

- + 36 Offices / 30 Cubes
- + 1 Executive Board Room With Dedicated Kitchen/Catering Room
- + 4 Conference Rooms
- + Filing Rooms
- + Coffee Café / Office Supplies / Common Area

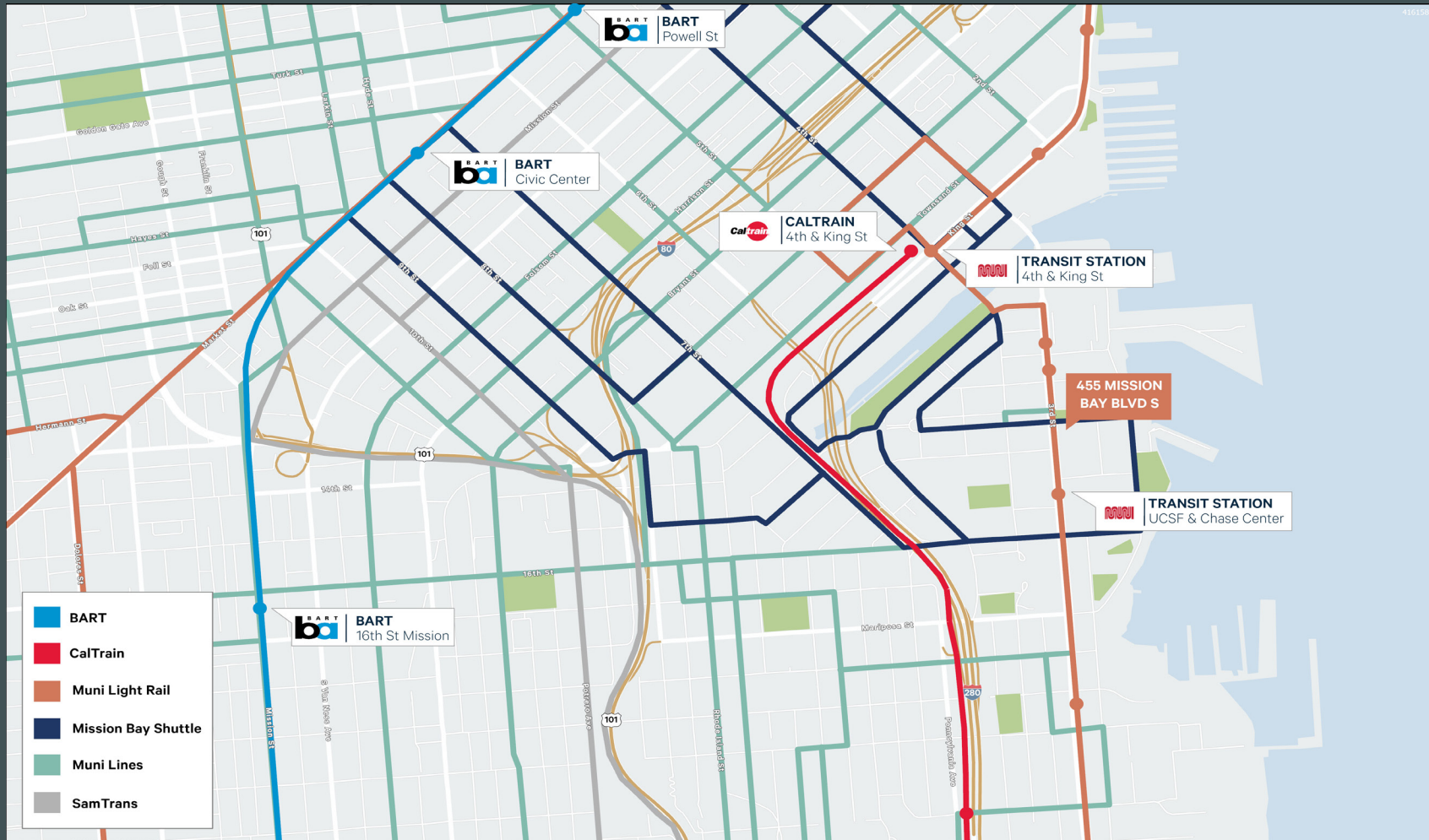
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5th Floor West



Transportation Map



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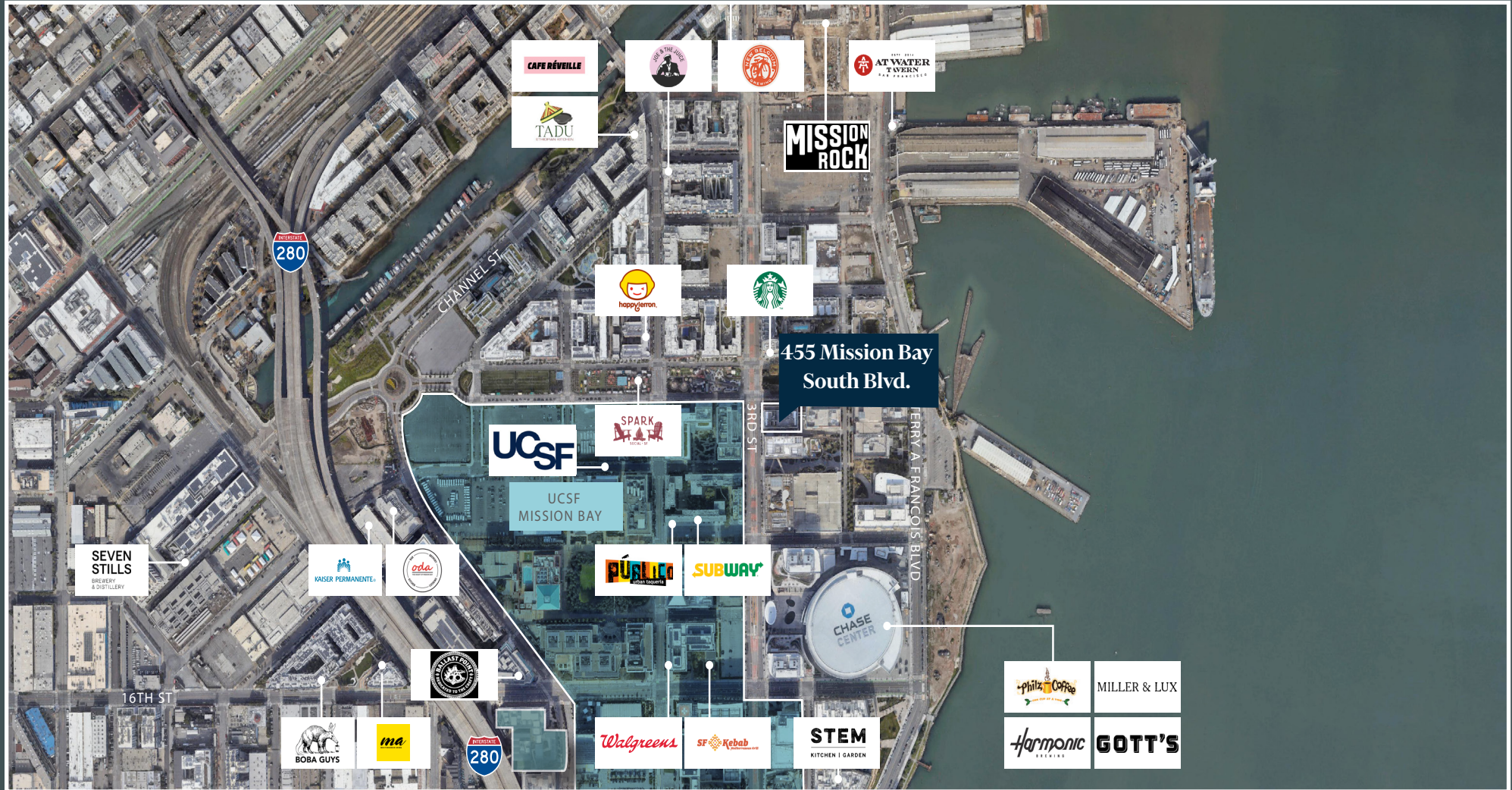
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Mission Bay Amenities



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