



The future of AI, robotics, and advanced manufacturing starts here.

SOUTH SAN FRANCISCO
UP TO 2.8M SF AVAILABLE

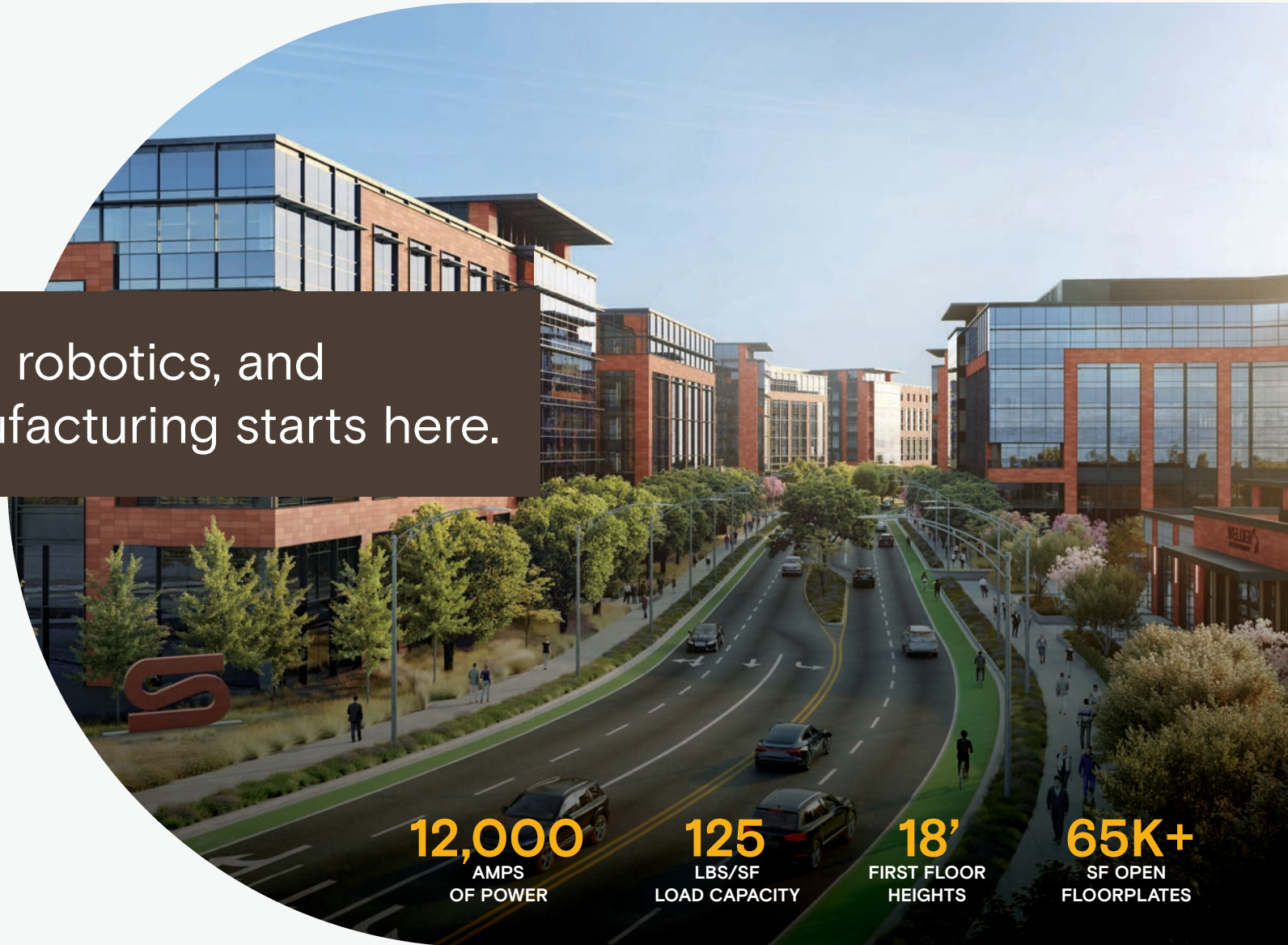
[SOUTHLINESF.COM](https://southlinesf.com)

12,000
AMPS
OF POWER

125
LBS/SF
LOAD CAPACITY

18'
FIRST FLOOR
HEIGHTS

65K+
SF OPEN
FLOORPLATES



Southline is an innovative, 31-acre purpose built science and technology development in South San Francisco, conveniently located directly adjacent to BART and within walking distance of Caltrain.

Southline will feature 2.8 million square feet of Class A office and life science space, offering an authentic work-life balance in one of the most exciting developing neighborhoods in the Bay Area.

Campus Highlights

- Entitled for 2.8M SF
 - » Phase 1: Building 1- 375k SF Class A+ R&D/Office building with 30k SF Class A+ Best In Class Amenities Building
 - » Phase 1a: 350k SF Building 2- Pad poured and ready for construction now
 - » Phase 2: Additional 2.1M SF of Office/Lab or 400k SF of Purpose-Built Advanced Manufacturing Facilities
- Designed to LEED Gold & Fitwel 2-Star standards
- Up to 2.0/1,000 parking ration (structured + valet)
- Acres of open space across campus
- On-site transit and mobility hubs
- Bike storage, showers and lockers in each building
- 50/50 lab-to-office convertible layouts
- Campus Caltrain shuttle service



Where the next industrial revolution gets built

South San Francisco, the original Industrial City, is where industry was born on the Peninsula. Now it's where the next chapter is being written. Southline is a 31-acre, purpose built campus designed from the ground up for the companies pushing the boundaries of artificial intelligence, robotics, and advanced manufacturing.

With power infrastructure for GPU clusters, floor-to-floor heights for robotics testing, and load capacities for heavy machinery, all wrapped in Class A amenities next to BART, Southline fills a gap no converted warehouse or vanilla office can match.

3 New State of the Art Advanced Manufacturing Buildings Coming Soon (100-150k SF each) Delivery 24 months from execution.



Power for AI compute at scale



Clear spans for robotics and prototyping



Load capacity for heavy equipment



Bay Area talent convergence



Talent from everywhere. Ship to anywhere.

At the intersection of 101 and 280, where BART and Caltrain converge and just minutes from SFO - Southline connects you to the entire Bay Area talent pool and global supply chains.



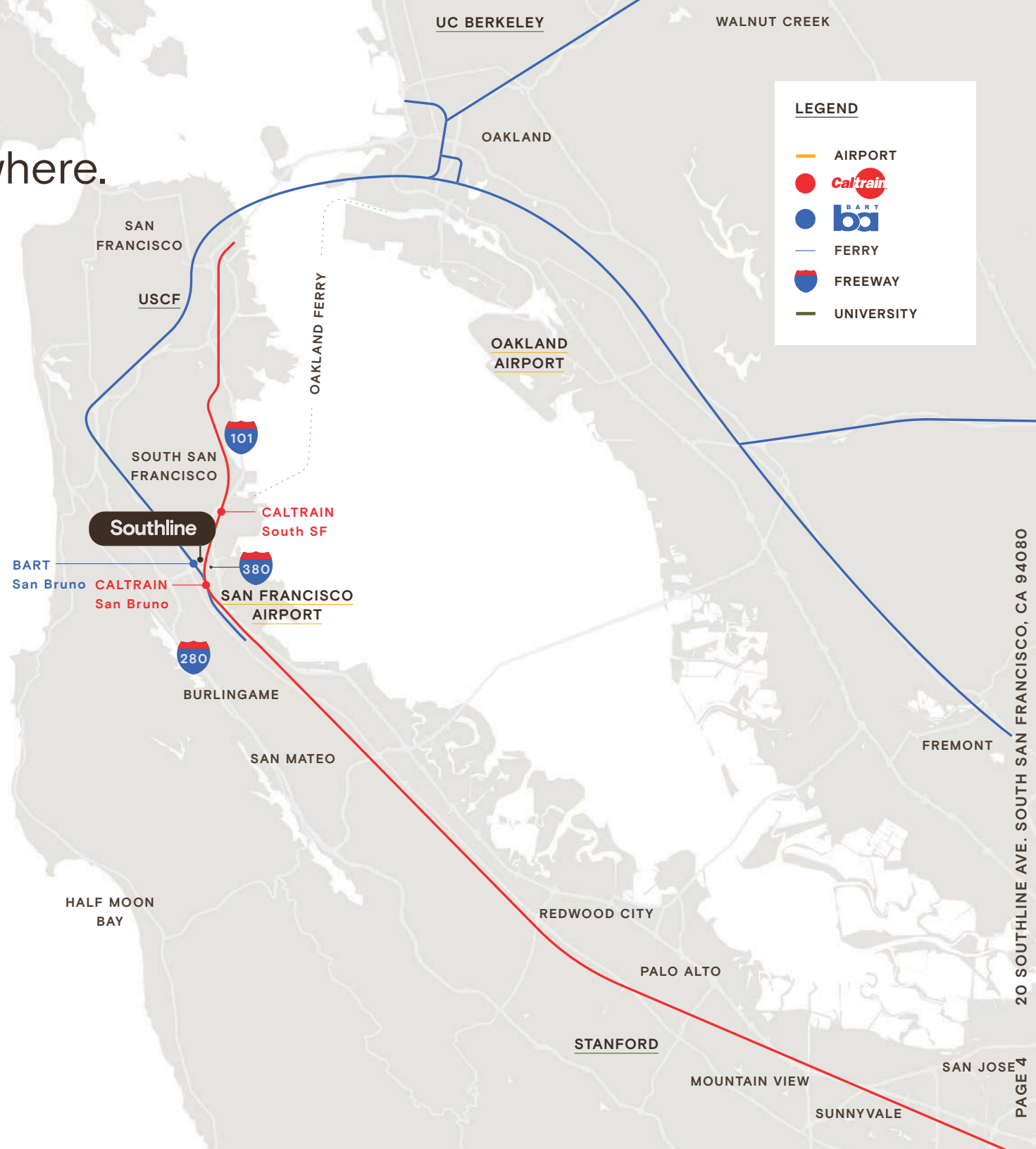
TRANSIT

San Bruno (BART)	2 min walk
San Bruno (Caltrain)	12 min walk
Embarcadero (BART)	28 min
Downtown Oakland (BART)	40 min
San Francisco (Caltrain)	18 min
Palo Alto (Caltrain)	33 min



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LEGEND

- AIRPORT
- Caltrain
- BART
- FERRY
- FREEWAY
- UNIVERSITY

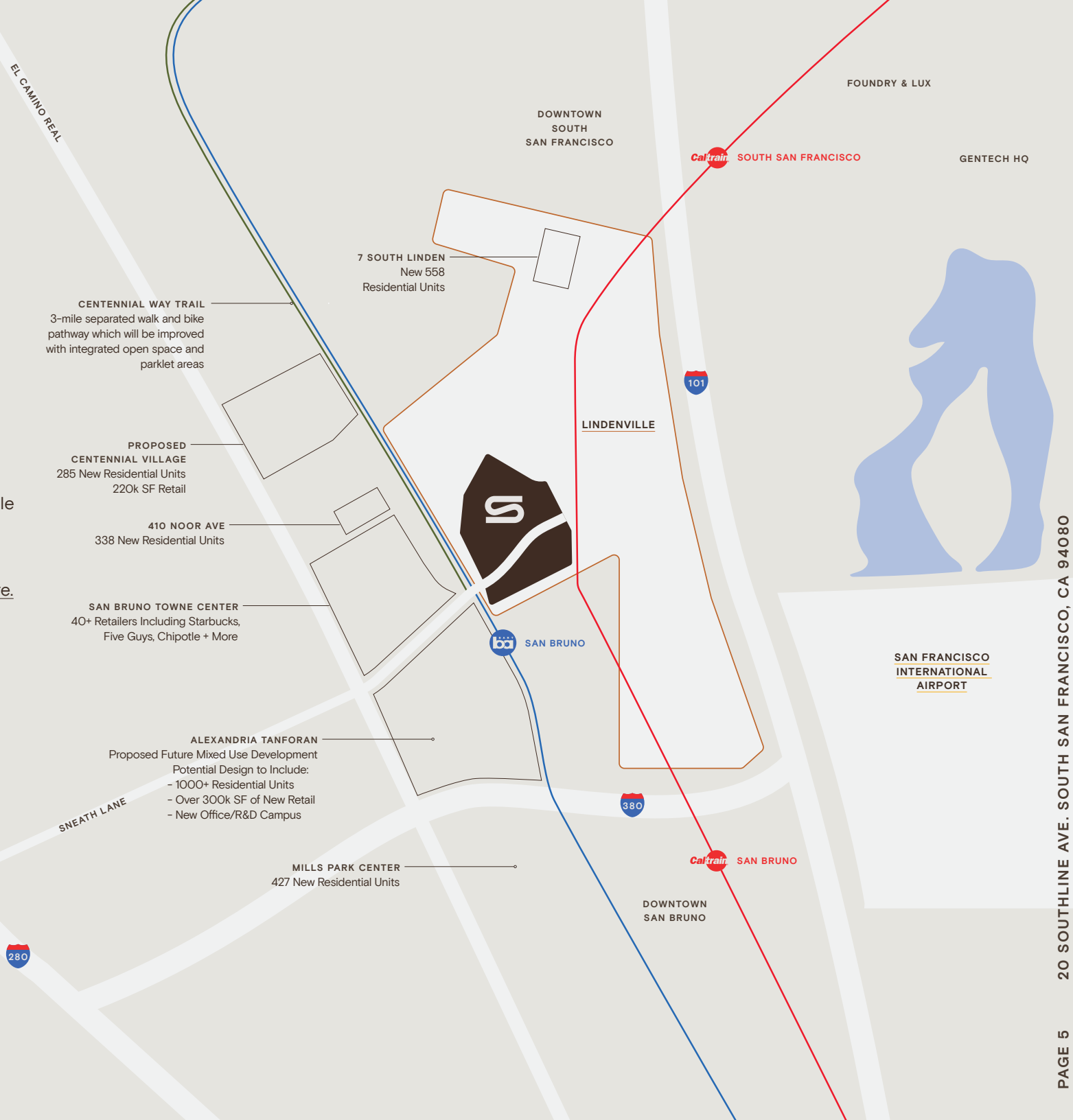
In the center of everything

Lindenville is a burgeoning, mixed-use neighborhood, employment hub, and cultural center in South San Francisco. The neighborhood will provide a walkable live/work community, creating new opportunities to shape the next phase of South San Francisco. [Learn more here.](#)

40+ Restaurants

100+ Shops & Services

2300 New Residential Units



Built for Compute-Intensive Operations

Whether you're training large language models on-prem, running 24/7 robotics simulation rigs, or operating CNC and additive manufacturing lines, Southline delivers the raw infrastructure your work demands.



12,000 AMPS

Via three separate 4,000 AMP feeds to building 1



2,000 KW BACKUP

Dedicated tenant backup generator with capacity to increase



18' FIRST FLOOR

Life science-grade ceiling heights 16' upper floors



125 LBS/SF

Live load capacity for heavy equipment and machinery



65,000 SF+ PLATES

Open floorplates with 30'-33' column spacing



8,000 MIPS

4,000 MIPS in up to 30% of the floor

Site Plan & Highlights

2.8M SF FULLY AMENITIZED CAMPUS

- Class A Amenities Building
- Fitness & Wellness Center, Full-Service Restaurant, Coffee Bar, Bar, and Bike Barn
- 7 Acres of Open Space
- Bike Storage, Showers, and Lockers in Each Building
- On-Site Transit/Mobility Hubs

SIX CLASS A R&D/OFFICE BUILDINGS

- Up to 2.8M SF in 6-7 Story Buildings
- Designed to LEED Gold and Fitwel 2-Star Certification Standards

EFFICIENT & OPEN FLOOR PLATES

- 65,000 SF+ Floorplates

PARKING

- Up to 2.0/1,000 Parking Ratio
- Structured & Valet Parking

FLOOR HEIGHT

- 18' Ground Floor Height
- 16' Upper Floor Height

COLUMN SPACING

- 30' and 33' Column Spacing

LIVE LOAD CAPACITY

- 125 LBS/SF
- 8,000 MIPS (4,000 MIPS in up to 30% of the floor)

POWER

- 12,000 AMPS via three separate 4,000 AMP feeds (20 Southline)
- 2,000 kw tenant backup generator (20 Southline)
- Capacity to increase power

- PHASE 1A Warm Shell Complete - TI Ready
- PHASE 1B Construction Commences 2026
- PHASE 2



The Campus Built for AI, Robotics and Advanced Manufacturing



PHASE II
Advanced Manufacturing Plan

70,000 SF
Warehouse for Advanced
Manufacturing and R&D Hub

375,000 SF
Class A+ Office and Lab

900 Stalls
Parking Garage

30,000 SF
Best in Class
Amenities Building

Advanced Manufacturing Site Plan & Highlights



Opt 2 with Bloom Field

Site Area: 838,770 sf (19.26 Acres)

Building Area: 364,750 sf

- Building 1: 90,000 sf (Including 5% office)
- Building 2: 90,000 sf (Including 5% office)
- Building 3: 120,000 sf (Including 5% office)
- Building 4: 56,000 sf (Including 5% office)
- Amenity: 8,750 sf

*Typ. Bay Spacing: 50ft x 50ft

FAR: 0.43

Parking provided with 2 bay loading:

640 cars (1.75 cars/ 1,000 sf)

Parking provided with 4 bay loading:

540 cars (1.48 cars/ 1,000 sf)

*Parking numbers with 5% contingency

Note:

Loading areas assume 4 loading doors per 50' wide bay
Hypothetical Plan, City review/approval required



Configured for your work



AI & MACHINE LEARNING

- On-prem GPU cluster rooms with dedicated high-amperage power
- Redundant power feeds for 24/7 training uptime
- High-density cooling-ready infrastructure
- Proximity to Stanford and Berkeley AI research pipelines



ROBOTICS & AUTOMATION

- 18' clear-height ground floors for testing tracks and assembly
- 125 LBS/SF load capacity for heavy robotic platforms
- 30'-33' column spacing for obstructed movement
- SFO proximity to global supply chain logistics



ADVANCED MANUFACTURING

- Floor-to-floor heights and loads for CNC, 3D printing and clean rooms
- 8,000 MIPS for vibration-sensitive precision equipment
- Convertible lab/office layouts for R&D-to-production flow
- Freight access and structures parking for operations.

Multi Tenant Layouts

Lab Plan

POTENTIAL SINGLE TENANT LAYOUT

20 SOUTHLINE AVE

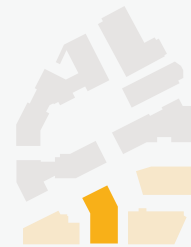
Lab 50% / Office 50%
~65,000 SF Floor Plate

SUMMARY

- 292 Workstations
- 21 Private Offices
- 2 Reception
- 2 Large Conference Rooms
- 4 Medium Conference Rooms
- 9 Small Conference Rooms
- 6 Huddle
- 12 Phone/Focus
- 12 Collaboration
- 1 Training
- 1 Break Room



- 50% TOTAL OFFICE AREA
- 50% TOTAL LAB AREA
- CAN BE CONVERTED TO LAB FOR 50/50 RATIO



Tech Plan

POTENTIAL SINGLE TENANT LAYOUT

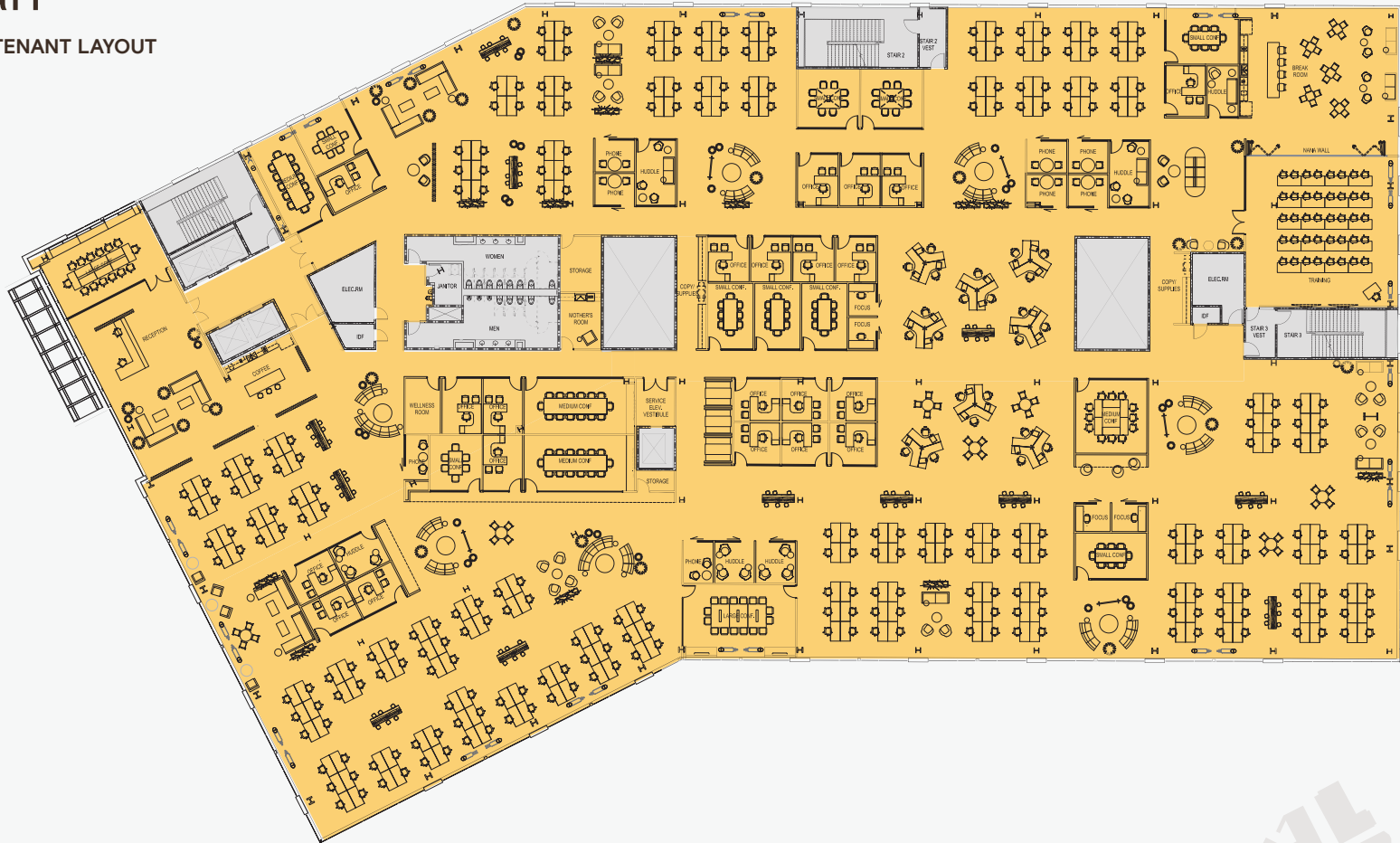
20 SOUTHLINE AVE

Tech Test Fit

~ 65,000 SF Floor Plate

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Designed for discovery inside and out

Top AI and robotics talent expect more than a desk. Southline's dedicated amenities building and acres of open space create the environment that attracts and keeps the best engineers and researchers.

PHASE I

- Dedicated Amenity Building
- Fitness & Wellness Center
- Coffee Bar
- Grab-N-Go Food Options
- Conference Center
- Outdoor Seating
- Well Appointed Walking Trail
- Fruit & Veggie Garden
- Campus Caltrain Shuttle
- Shared Ride Pickup/Drop Off
- Bike Barn & Repair Kiosk

PHASE 2

- Beer Garden With Fire Pits
- Food Truck Court
- Outdoor Collaboration Areas
- Outdoor Games & Activities
- 2 Acre Southline Commons
- Open Space



On-Campus Amenities

Fitness & Wellness Center

Full Service Resturant & Bar

Executive Confrencing Center

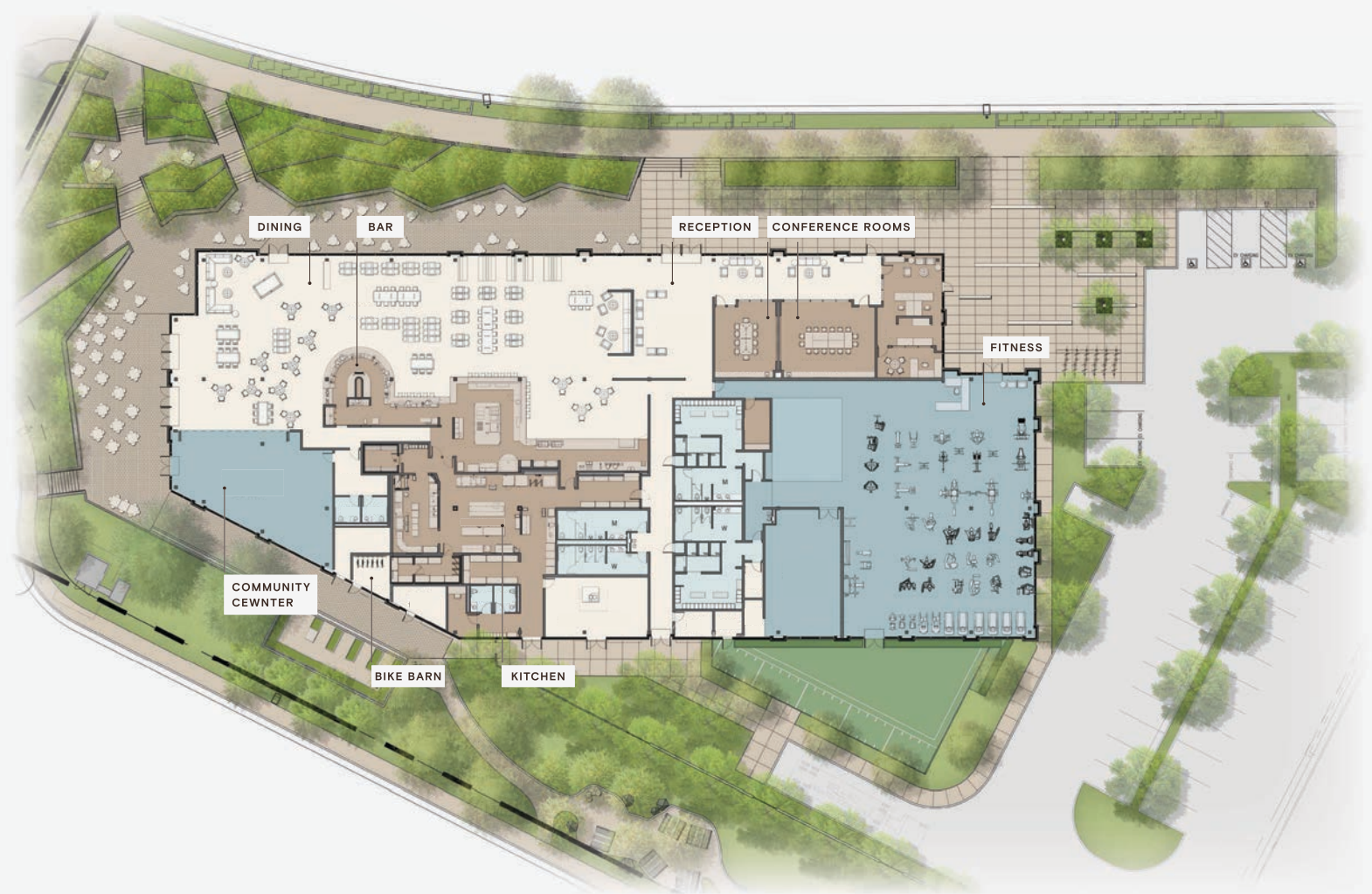
Outdoor Beer Garden

Stadium Sized TV (Phase 2)

Food Truck Corral (Phase 2)

EV Charging Stations

Bike Barn



Sustainability

25% EV Charger Capacity
EV charger-ready parking across campus

BACK BAY
SAN FRANCISCO



LEEDS GOLD
TARGET



FITWEL
CERTIFICATION



45% MODESHIFT

VIEW OF PHASE 1 BUILDING
20 Southline



VIEW OF PHASE 1 BUILDING
Amenities Building



AMENITIES BUILDING
Lobby



AMENITIES BUILDING
Conference Room



AMENITIES BUILDING
Dining Area



AMENITIES BUILDING
Yoga Room



SOUTHLINE COMMONS
Phase 2 Amenity



The future of AI, robotics, and advanced manufacturing starts here.



BEACON
CAPITAL PARTNERS

LANE PARTNERS

NEWMARK

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