

455 Mission Bay



ALEXANDRIA®
Building the Future of Life-Changing Innovation®

CBRE



A Mission
to Match
Your
Vision





Mission Bay's Flagship Location for Innovation

455 Mission Bay is Alexandria Center for Science and Technology's premier life science destination.

Space to Suit Your Mission

455 Mission Bay is equipped with dedicated infrastructure for every stage of innovative development.



Available Now:

Suite 155: 5,086 RSF
Suite 334: 16,200 RSF
Suite 400: 22,418 RSF



Fully independent facility with dedicated HVAC, power and shipping & receiving



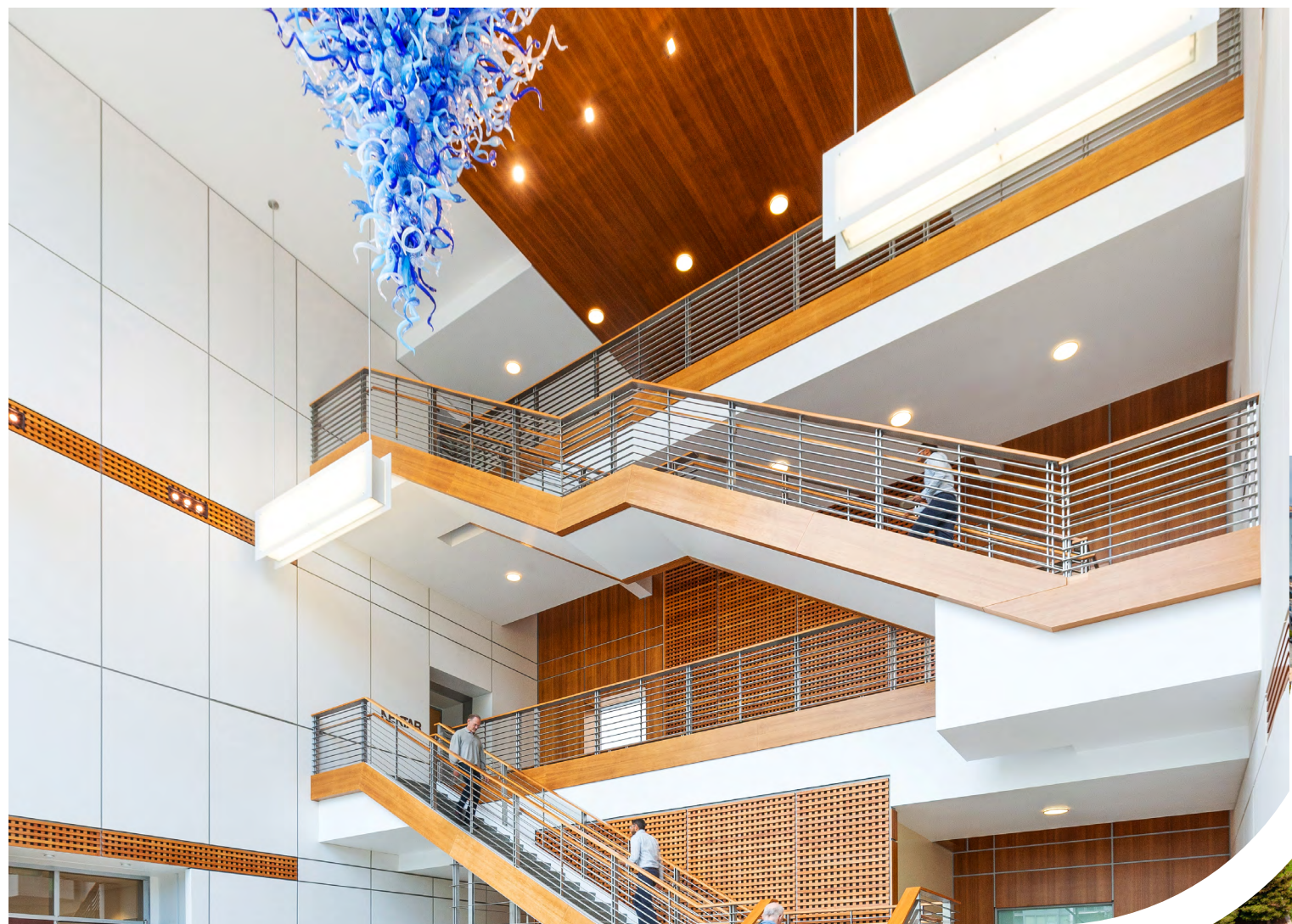
Fully immersed in the middle of the heart of AI + Life Science



Premium Branding Opportunity



Exclusive outdoor terraces



Infrastructure Highlights

- + 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.
- + 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 monitoring



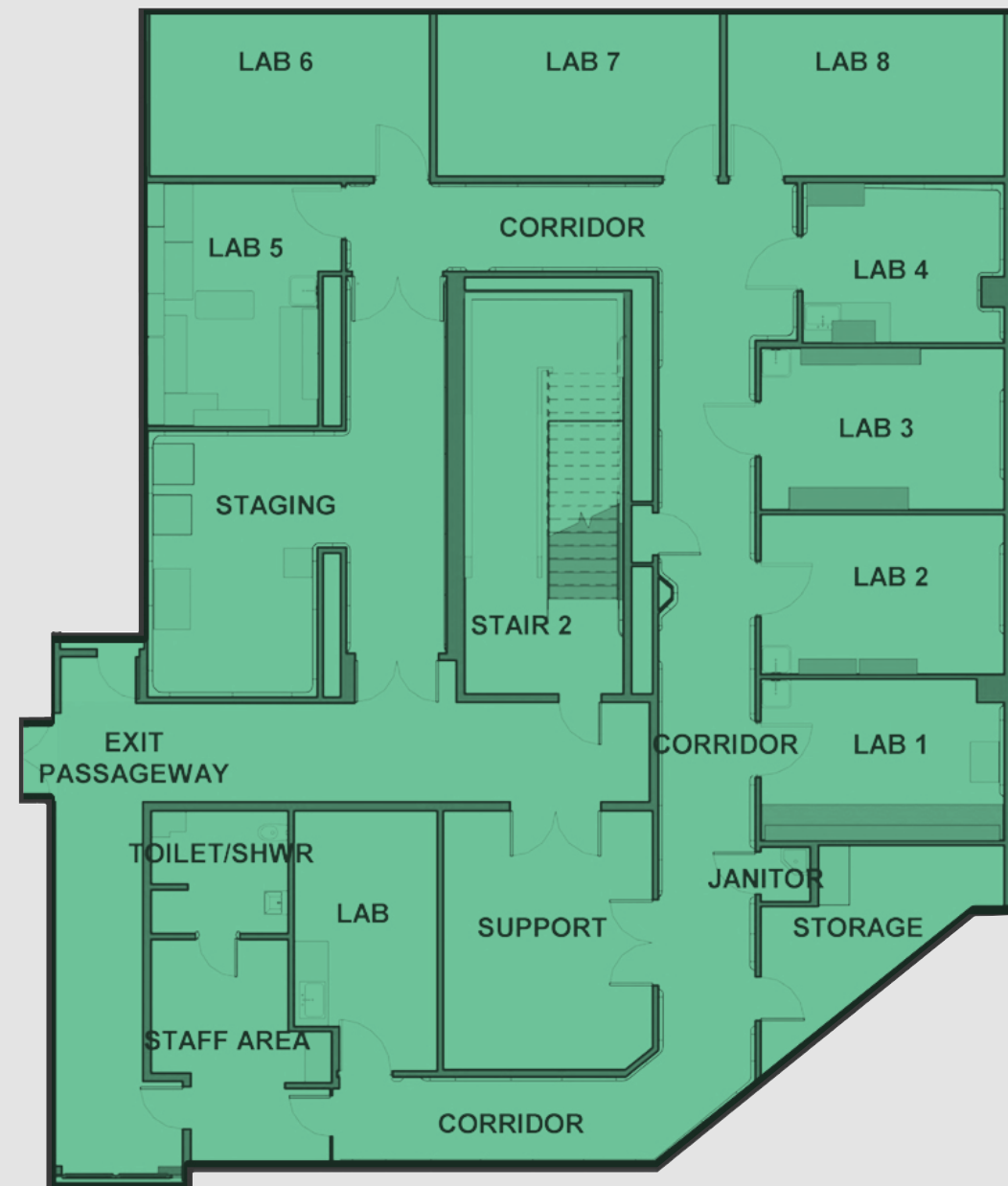
Suite 155

±5,086 SF

Lab Support

Tenant improvements available

Available now



Suite 334

±16,200 SF

Biology labs

Tissue culture

4 fume hoods

House gases: CDA, Vac

Shared autoclave

8 private (or double) offices

27 workstations

Dedicated Breakroom and
conference rooms



KEY

Leased

Building
Support

Conference

Lab

Shared Lab
Resources

Office

Break
Room

Suite 400

±22,418 RSF

Mixed Office Open Space

Bioanalytic Labs

Analytical lab

Mass Spec Labs

Emergency Generator

Lab Utilities Onsite



KEY



Building
Support



Tenant
Support



Lab
Support



Lab



Office



Conference



Break
Room



Connecting Brilliance

Enjoy access to UC San Francisco's premier medical research campus and community of innovators whenever you need. All Alexandria Mission Bay properties are at most a five minute walk from the university.

With UCSF's research campus just steps away and pioneering companies surrounding you, **every conversation has the potential to ignite your next advancement.**

-  Tier 1 School of Medicine, Research*
-  #2 Globally Ranked in Neuroscience and Behavior*
-  #4 Globally Ranked in Biology and Biochemistry*

*US News

Alexandria Mission Bay places you in the daily path of the venture capitalists, researchers, and developers who will help you take your idea **from conception to commercialization.**

ALEXANDRIA CENTER FOR SCIENCE AND TECHNOLOGY

Welcome to the Neighborhood

Alexandria Mission Bay empowers you to capitalize on one of the world’s deepest life science and tech talent pools with Mission Bay’s unique amenities and plentiful housing.

From parks to the playoffs, and dining to daydreaming, ACST Mission Bay places your company in one of San Francisco’s most talent friendly locations.



 RESTAURANTS

- SPARK Social SF

ATWater Tavern

Poke Life

Connecticut Yankee

Cafe Venue

The Pub

Esposito’s Deli

Mediterranean Aroma

SF Kebab

Publico Urban Taqueria

Joe & the Juice

Harmonic Brewing

Peasant Pies

Subway
- Dumpling Time

Gott’s Roadside

Kayah by Burma Love

Miller & Lux

Ballast Point

Proper Food

Che Fico Pizzeria

Arsicault Bakery

Ike’s

Trick Dog’s Quik Dog

Gus’s

Cavana

Mission Rock Resort

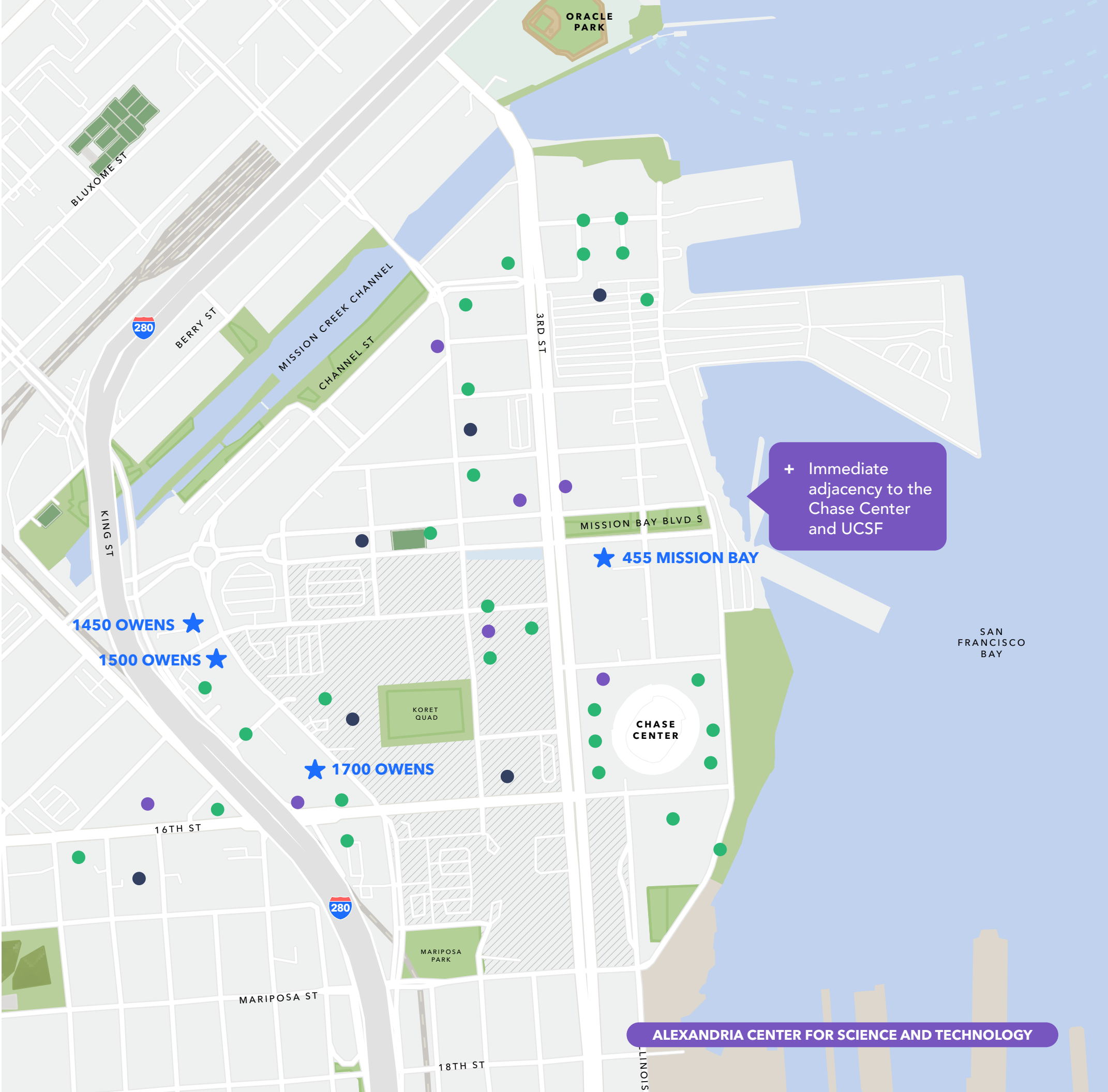
Stem

 COFFEE & TEA

- Boba Guys
- Starbucks
- Blue Bottle Coffee
- Double Shot Coffee
- Philz Coffee
- Cafe Réveille

 FITNESS

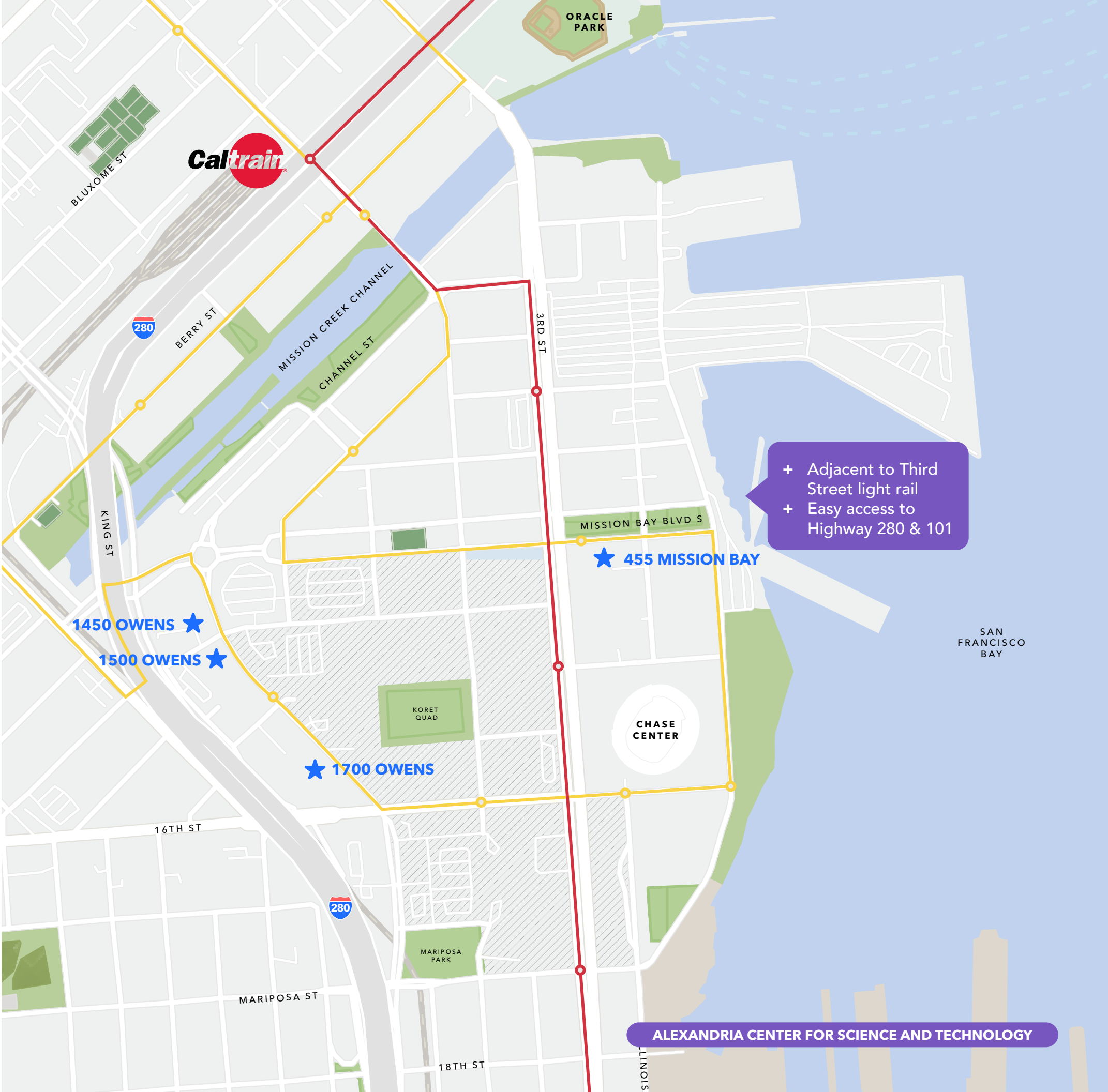
- Bakar Fitness/Recreation Center
- Power Play SF
- CrossFit Mission Bay
- Fitness Urbano
- LuxFit



Commute Faster. Succeed Faster.

Convenient access from I-280, a nearby Caltrain station at 4th & King, and multiple MUNI stops means your team can bring in talent from further and spend more time innovating.

ALEXANDRIA PROPERTY UCSF CAMPUS			
MUNI METRO MISSION BAY SHUTTLE			
WALKING TIME			
MUNI Line		7 min	
CalTrain		17 min	
Chase Center		8 min	
Oracle Park		20 min	
DRIVING TIME			
Chase Center		1 min	
Oracle Park		6 min	
I-280		6 min	
I-80/US 101		7 min	





Mission-Driven Excellence

Alexandria is the leading owner, operator and developer of collaborative Megacampus ecosystems for life science and technology companies in the nation's top innovation clusters.

Alexandria's leading life science clusters **fuel scientific translation and collaboration**, accelerating the commercialization of novel medicines in the noble pursuit to advance human health.

Industry-leading
client base of
~750 tenants

More than
30 years
of experience

39.6M SF
across the
United States



Alexandria's decades of expertise in development has resulted in environments specifically designed to nurture innovative thinking.

ALEXANDRIA CENTER FOR SCIENCE AND TECHNOLOGY

455 Mission Bay

ALEXANDRIA CENTER FOR SCIENCE AND TECHNOLOGY® - MISSION BAY



CBRE



LIFE SCIENCE

Jennifer Vergara

Vice Chairman | Lic. 01355979
408 655 8213 | Jennifer.Vergara@cbre.com

Mary Hines

Vice Chairman | Lic. 01281208
510 541 1998 | Mary.Hines@cbre.com

OFFICE

Conor Famulener

Executive Vice President | Lic. 01438818
510 847 0659 | conor.fam@cbre.com

Luke Ogelsby

Vice Chairman | Lic. 01422599
415 271 5737 | luke.ogelsby@cbre.com