

480 Forbes Blvd

FULL FLOOR SUBLEASE

480 Forbes Boulevard, 5th Floor
South San Francisco, CA 94080



Sublease Information

34,754 SF sublease available in a state-of-the-art lab and office facility in the heart of South San Francisco's biotech ecosystem.

FULL FLOOR AVAILABILITY

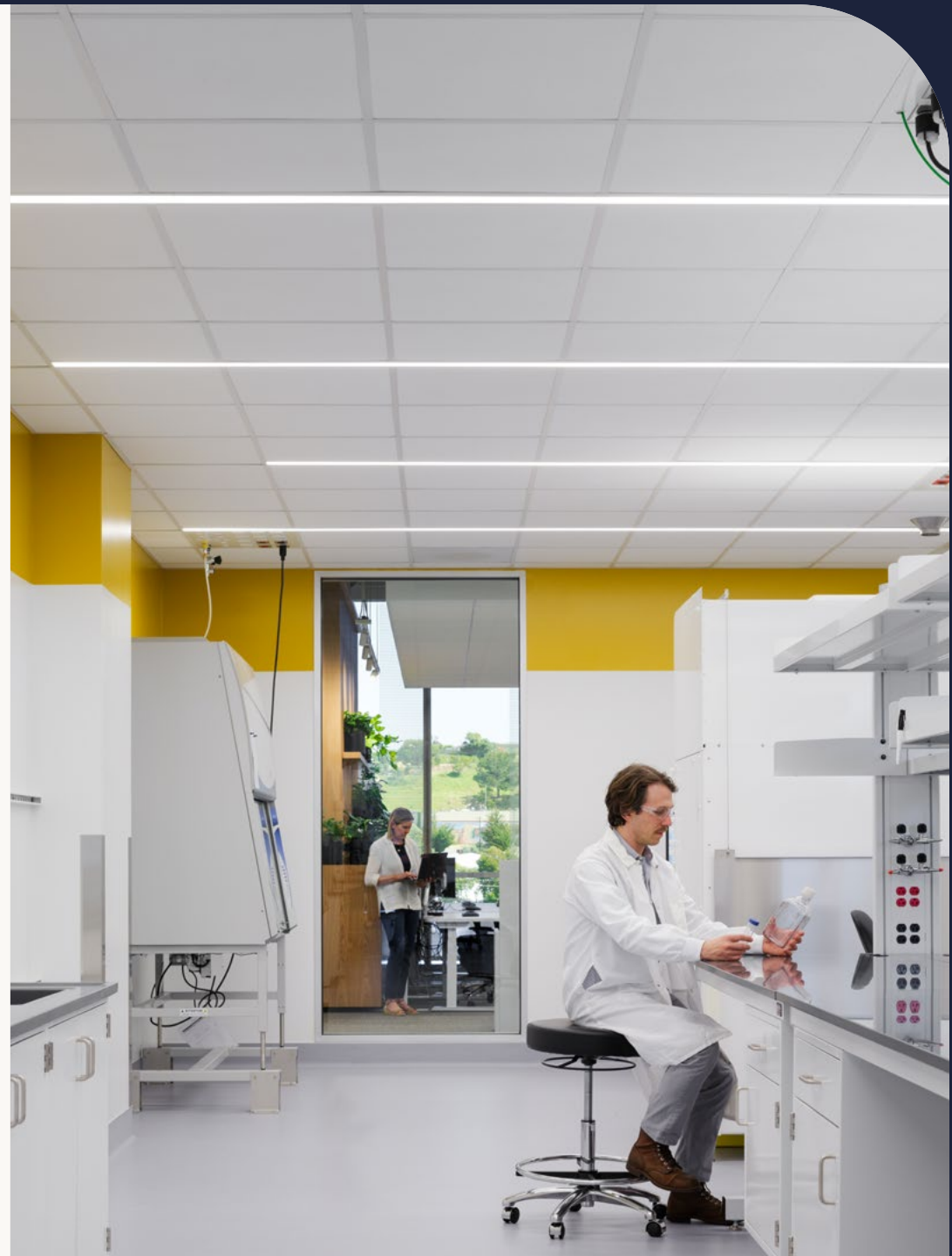
- 34,754 SF of combined lab and office space
- 55:45 lab to office ratio
- Available June 1, 2027
- Term through April 30, 2034

PROPERTY FEATURES

- 346,000 SF LEED Gold campus owned by Healthpeak
- 40,000 SF world-class amenity center
- Outdoor meeting & community spaces
- (2) 4000amp 480/277V base building switchgears and (1) 1500kW diesel life safety and standby generator
- 24/7 on-site security presence



[VIEW PROPERTY VIDEO](#)



5th Floor

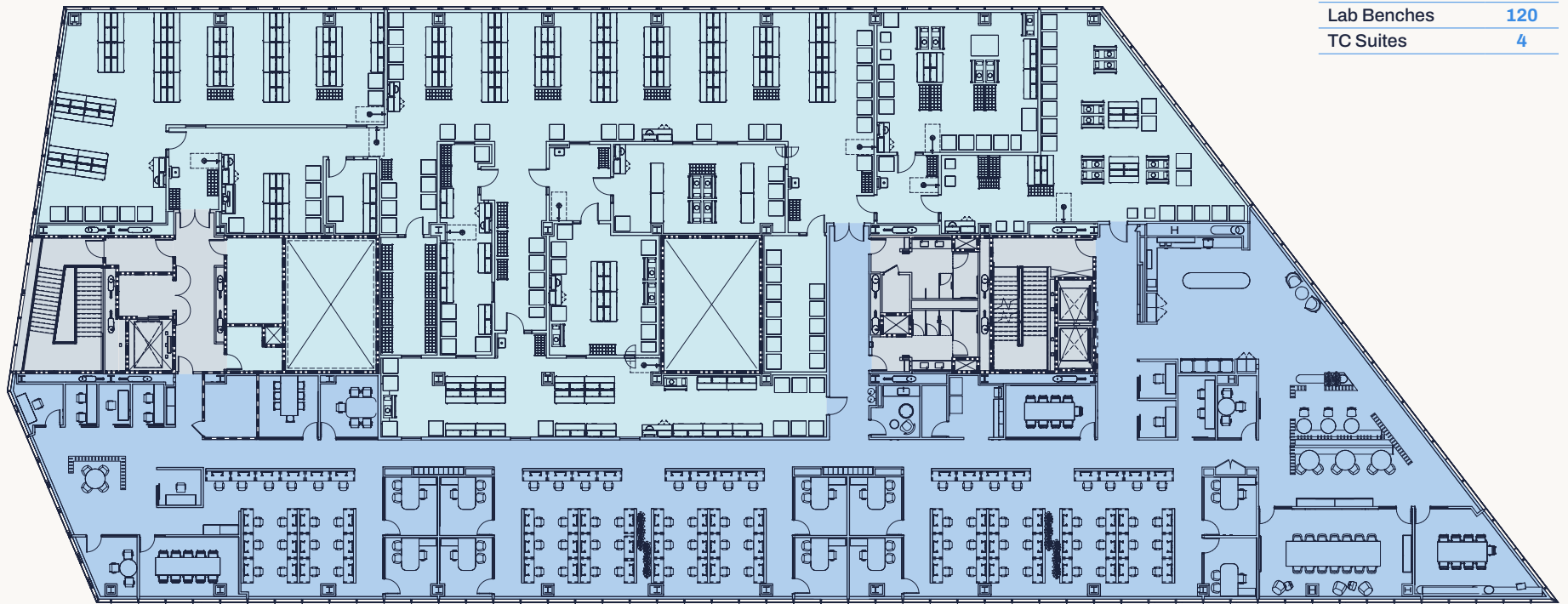
34,754 FULL FLOOR SUBLEASE

OFFICE

Workstations	82
Focus Rooms/Private Offices	10
Privacy/Phone Rooms	7
Large Conference Room (16 people)	1
Medium Conference Rooms (9 people)	3
Team Meeting Room (7 people)	1
Small Meeting Room (5 people)	1
Huddle Room (3 people)	2
Mother's Room	1

LAB

Lab Benches	120
TC Suites	4



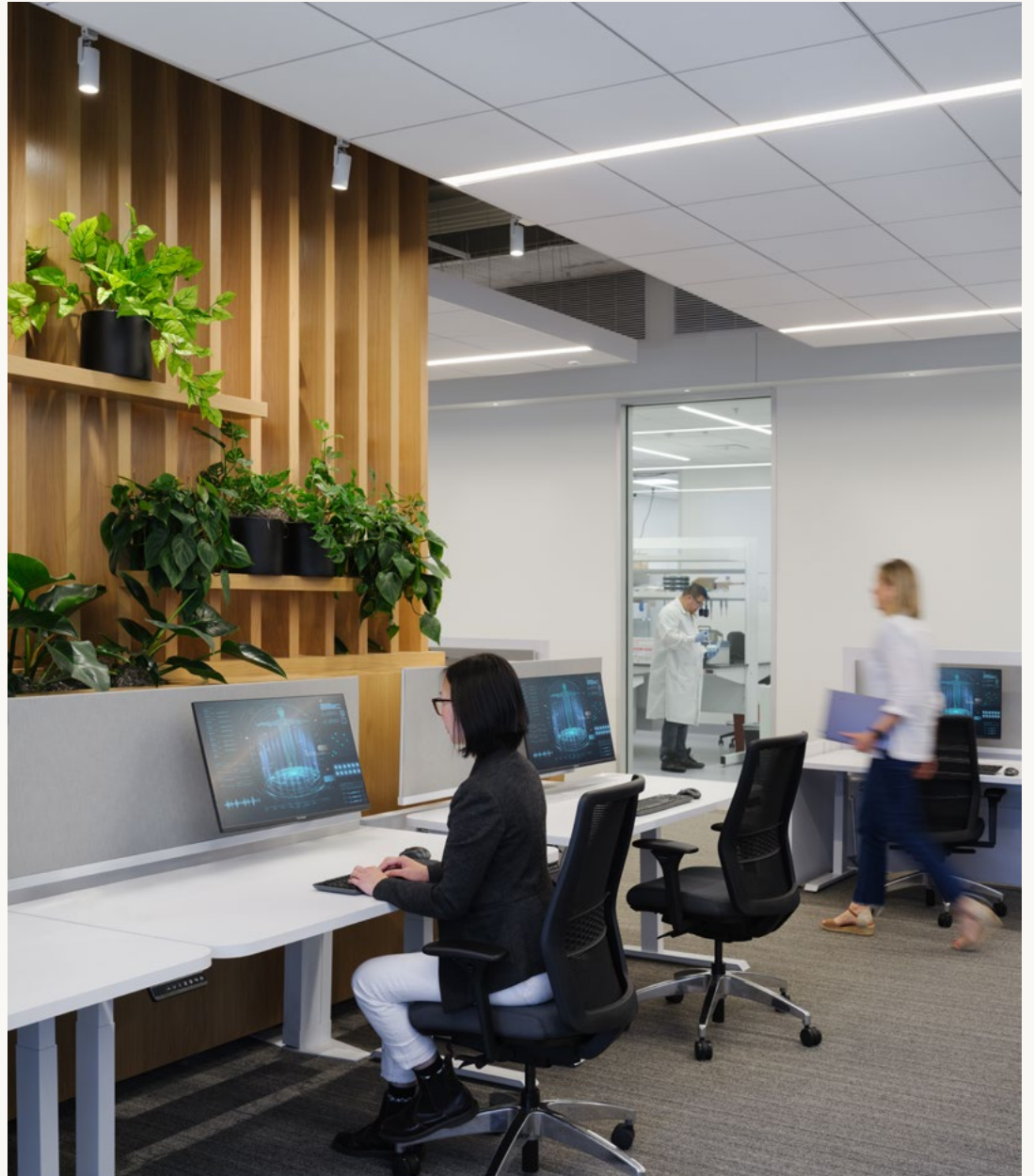
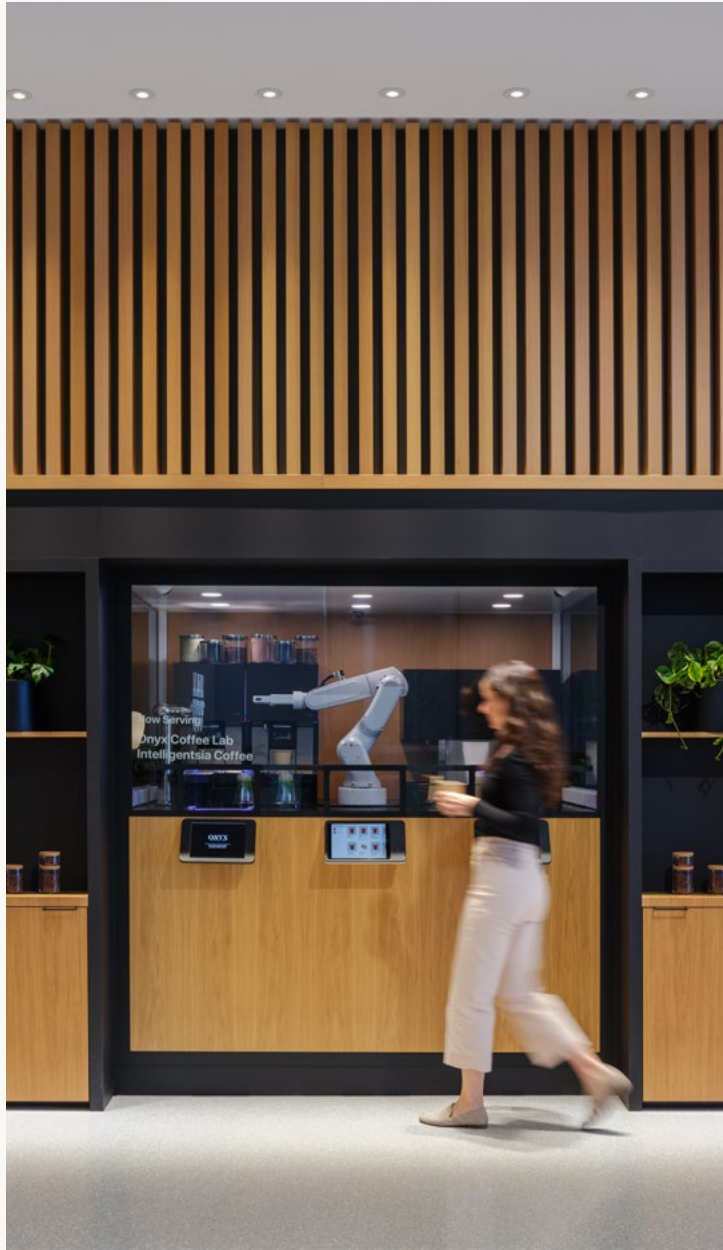
Lab (55% of space)

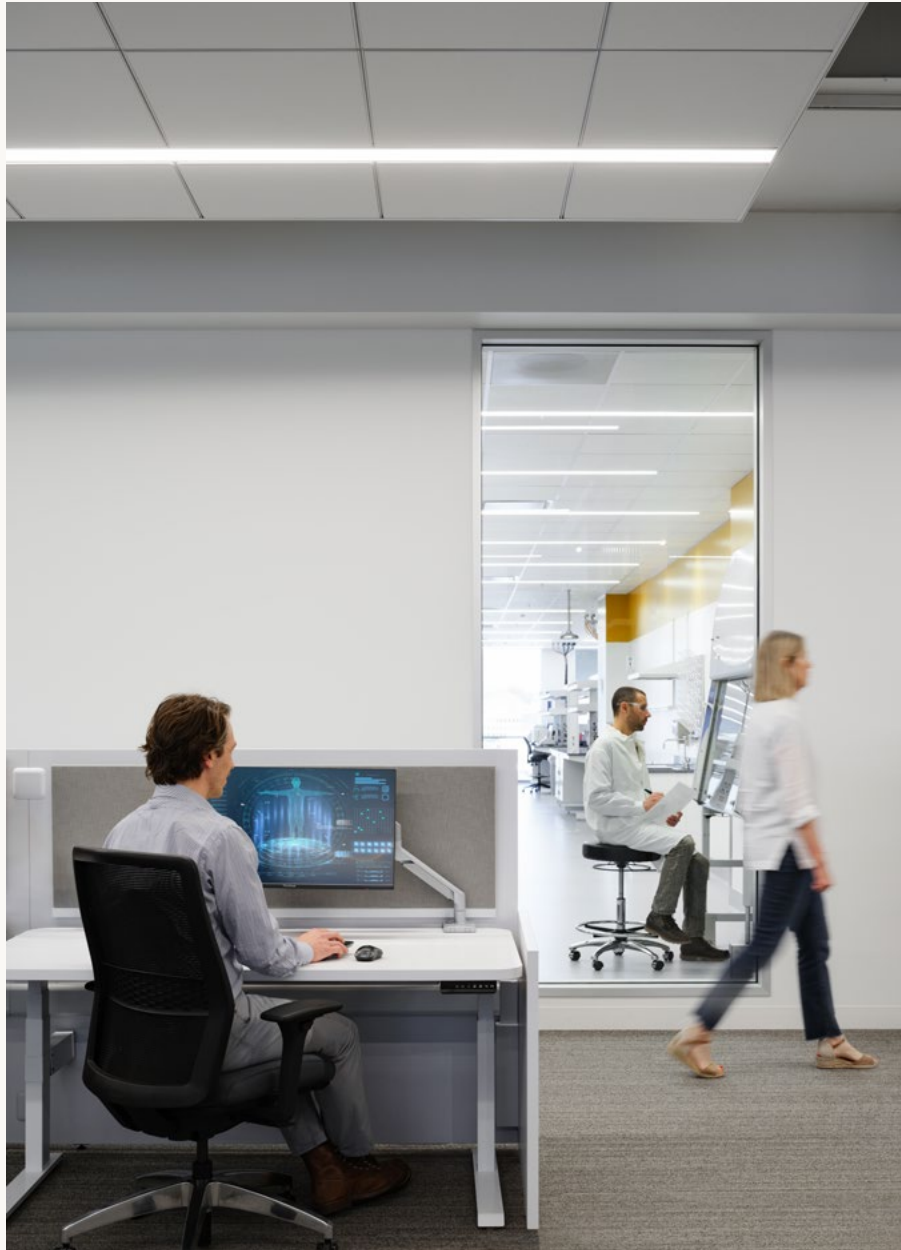
Office (45% of space)



FIRST FLOOR SHARED SERVICES

- Multi-Purpose Room – Conference room for up to 50 people classroom style and 70 people auditorium style (also further divisible).
- Shipping/Receiving Support
- Coffee Robot
- Visitor Management System
- Showers
- Centralized Gases – CO₂, O₂, N₂







Campus Amenities

Tenants of 480 Forbes Boulevard have access to a multi-concept market hall, restaurant with bar & lounge, conferencing center and artisanal coffee bar on campus at The Hangar.



PEAK PROVISIONS

Curated coffee bar with grab-and-go meals, pastries and other treats



MARKET HALL

Four unique quick-service, micro-restaurants



CAMBER

Craft cocktails & California French inspired menu



CONFERENCE CENTER

Multiple spaces that can accommodate 20-200

SOUTH SAN FRANCISCO

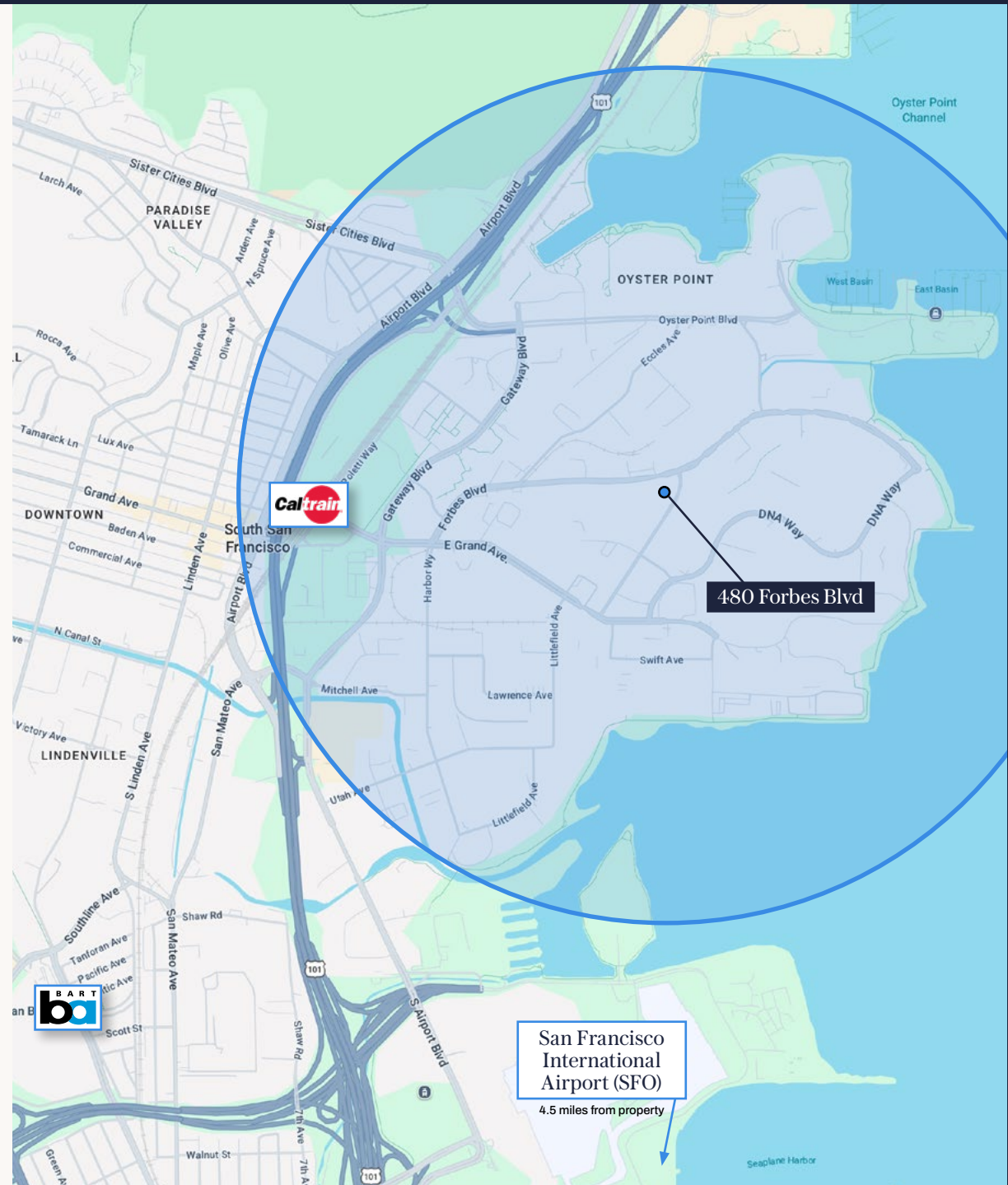
The Birthplace of Biotechnology

480 Forbes Boulevard sits at the center of the South San Francisco's biotech ecosystem—an industry cluster spanning more than one million square feet across 200+ companies.

BIOTECH COMPANIES WITHIN 1 MILE



Source: Top 20 Biotech Companies in San Francisco 2024: Featuring Innovative Startups to Leading Enterprises (www.genemod.net)





Get in touch.

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