

PREMIER LIFE SCIENCE CAMPUS

±650,000 Square Feet



ALEXANDRIA®
Building the Future of Life-Changing Innovation®

SOUTH SAN FRANCISCO

EAST GRAND CAMPUS

249/259/269/279 East Grand Avenue
South San Francisco





Campus Features



Robust on-campus amenities:
restaurant, conferencing center,
fitness center, sports court



Generous outdoor space
including on-campus walking
trails



Ample **EV charging** stations



Prominent location close to
Highway 101 interchange



18 min walk to **S. SF Caltrain**
station

249
EAST GRAND
±154,000 RSF

259
EAST GRAND
±181,000 RSF


PARKING
GARAGE

269
EAST GRAND
AMENITY HUB
±50,000 RSF
AVAILABLE
4Q 2026

279
EAST GRAND
±232,000 RSF



Differentiated Placemaking

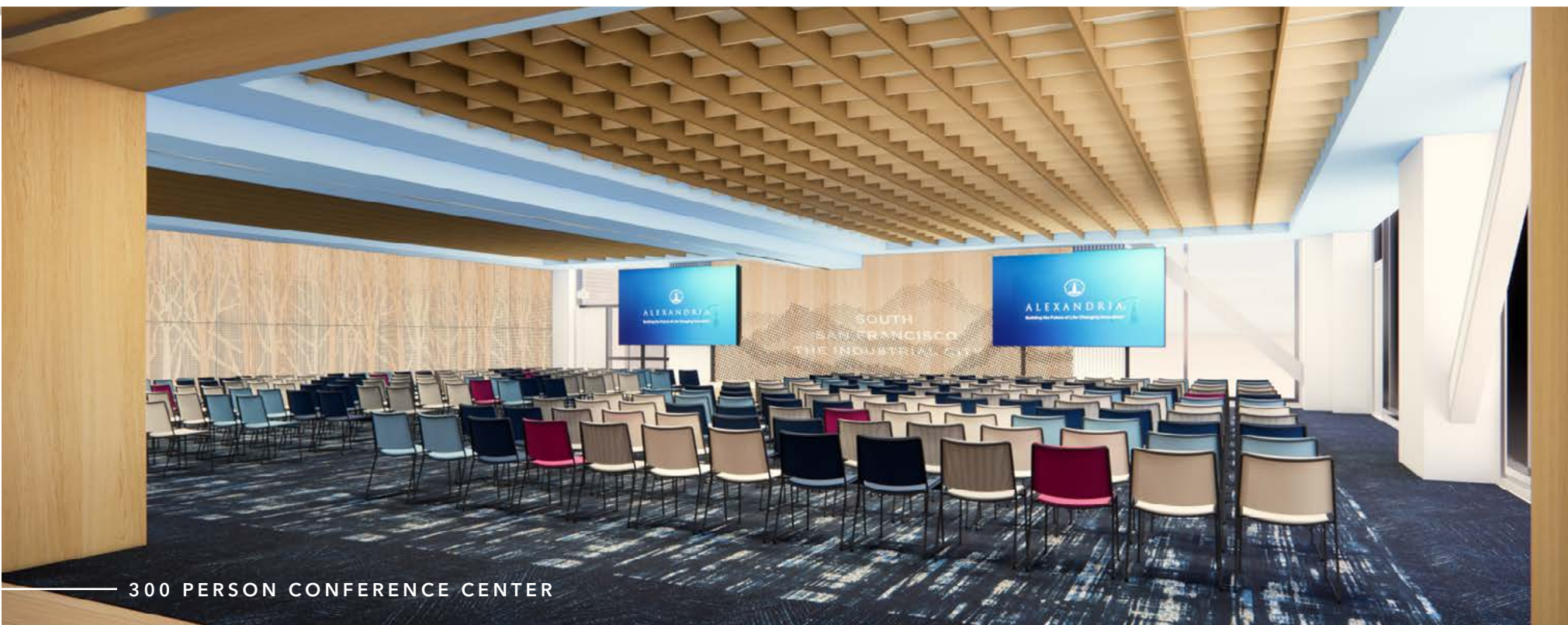




AMENITY HUB ATRIUM



ACTIVATED WELLNESS CENTER



300 PERSON CONFERENCE CENTER

Building Specs



±42,000 RSF

Large, Open Floorplates



±30 ft depending on location

Column Spacing



±16 ft

Floor-to-Floor Height



269 East Grand
Level 1



269 East Grand

41,235
Square Feet Available

Level 2

LEGEND - LAB & WORKPLACE

- Building Support
- Lobby / Reception
- Conference Rooms
- Collaboration
- Break Room
- Office
- Open Office
- Lab
- Lab Support



269 East Grand

8,267

Square Feet Available

Level 3

LEGEND - LAB & WORKPLACE

- Building Support
- Stairs / Elev
- Lobby / Reception
- Conference Rooms
- Break Room
- Office
- Open Office



Transportation /Amenities



18

MINS TO MISSION BAY



8

MINS TO SFO



18

MINS TO SSF CALTRAIN



6

MINS TO SSF FERRY

← SSF BART Station

SSF Caltrain Station

**EAST
GRAND
CAMPUS**

- 1 E Grand Cafe
- 2 Timber + Tide
- 3 Foundry & Lux
- 4 Starbucks
- 5 Orangetheory Fitness
- 6 The Sandwich Spot
- 7 Truffle Poke Bar
- 8 AC Hotel by Marriott
- 9 Sonesta Select San Francisco Airport
- 10 YMCA Daycare Facility
- 11 HL Peninsula Restaurant
- 12 The Alexandria Cafe
- 13 Esposto's Delicetezza
- 14 Home2 Suites
- 15 Hampton Inn
- 16 Embassy Suites by Hilton
- 17 Comfort Inn & Suites
- On-site gRide shuttle stop



EAST GRAND CAMPUS

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JLL *Broker contact information*

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