

4000
Shoreline

South San Francisco

73,295 SF Available
Class A Life Science Building



Property Highlights



73,295 SF Available



Built for laboratory research and dedicated to best-in-class biotechnology



Prime location within South San Francisco segment of Sierra Point



Every suite is equipped with flexible lab environment systems and first-class lab equipment



Full floor & full building opportunities



195 Parking spaces
2.7/1000 SF ratio



Priority access to Tower Place amenities

www.towerplace-sf.com



4000
Shoreline Court

2nd Floor Office/Lab



BOARD ROOM



BIOLOGY LAB



OPEN OFFICE



VIVARIUM



FUME HOOD



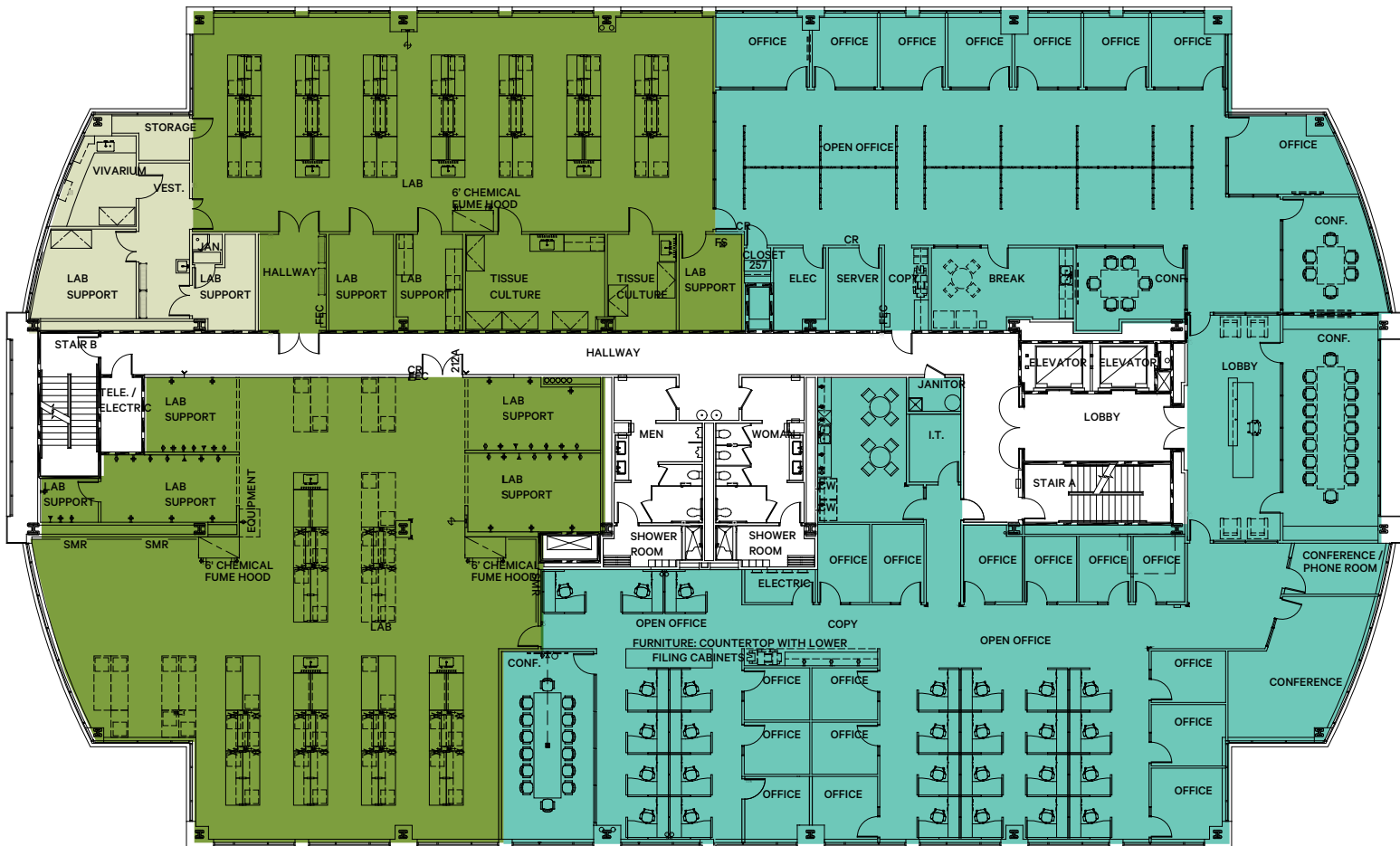
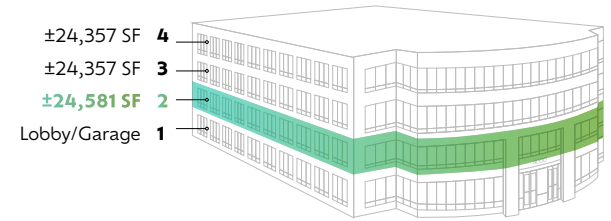
LAB SUPPORT



LOBBY

4000
Shoreline Court

2nd Floor | 12,500 - 24,581 SF



Lab Area Includes:

- Biology labs & support rooms
- House gases:
 - CDA, Vac & Co2
- Tissue culture
- Vivarium
- (3) Fume hoods

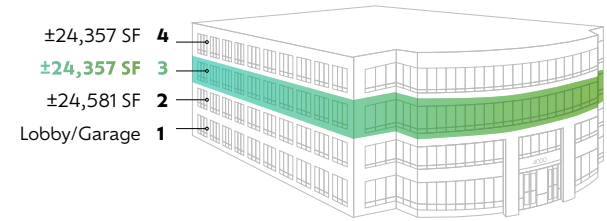
Office Area Includes:

- (4) Conference rooms
- (23) Private offices
- Open office area
- Ability to leave suites together or separately
- Showers

- OFFICE
- LAB & LAB SUPPORT
- VIVARIUM

4000
Shoreline Court

3rd Floor | 24,357 SF



Lab Area Includes:

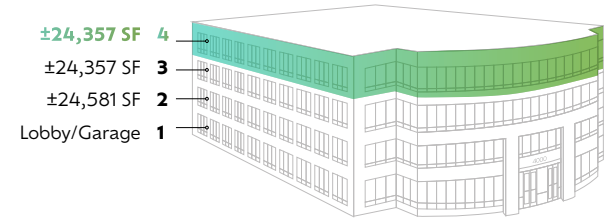
- Biology lab & support rooms
- Chemistry lab
- Cold room
- House gases:
 - CDA, Vac & Co2
- Tissue culture room
- Vivarium
- (6) Fume hoods

Office Area Includes:

- (1) Conference room
- (1) Training room
- (15) Private offices
- Open office area
- IT room
- Showers

- OFFICE
- LAB & LAB SUPPORT
- VIVARIUM

4th Floor | 24,357 SF



Lab Area Includes:

- Biology labs & support rooms
- House gases:
 - CDA, Vac & Co2
- (5) Fume hoods

Office Area Includes:

- (4) Conference rooms
- (20) Private offices
- Open office area
- IT room

OFFICE
 LAB & LAB SUPPORT

4000
 Shoreline Court



4000
Shoreline Court



TOWER PLACE

Gateway of the Pacific

Portside at Oyster Point

The Cove at Oyster Point

7000 Shoreline Court

6000 Shoreline Court

5000 Shoreline Court

4000
Shoreline Court

4000
Shoreline Court

4000 Shoreline

South San Francisco



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