

URBAN ROCK PROPERTIES

SOUTH SAN FRANCISCO · THE BIRTHPLACE OF BIOTECHNOLOGY

499 FORBES

FLOORS 2 & 3 · FOR SUBLEASE

Newly constructed **Class A life science** in the heart of the world's most established biotech cluster, directly across from Genentech's global headquarters.

±145,361 **SF**
CLASS A BUILDING

±12,000
- 60,396

FLOORS 2 & 3
AVAILABLE

RSF

5 **STORY**
NEW CONSTRUCTION

265 **STALLS**
STRUCTURED | EV
PARKING

A turnkey home at the center of life science

499 Forbes is a newly built, five-story Class A life science building offering full-floor lab and office opportunities with room to expand. Floors 2 and 3 deliver bright, efficient floor plates with fully furnished labs and mobility stations — ready to move in and start working from day one.

- ◆ **Full-floor lab / office plates** with contiguous expansion options
- ◆ **Fully furnished labs** with flexible mobility stations
- ◆ **Structured parking** — 265-stall garage with EV charging
- ◆ **Bus line** stops directly in front of the building, as well as the Genentech shuttle
- ◆ **On-site amenity & food center** across the street with full tenant access: café, bar & grab-and-go
- ◆ **Bike paths, secure bike parking & storage** along the Bay Trail
- ◆ **Directly across from Genentech** — a planned multi-phase, ~\$5B campus expansion

SPACE SNAPSHOT

Floors 2 & 3

Available

	Floors 2 & 3
Approx. per floor	±28,000 RSF
Combined	±57,000 RSF
Building class	Class A · New
Use	Lab / R&D / Office
Condition	Furnished / Turnkey
Parking	265 stalls · EV

RSF figures are approximate and provided for marketing purposes. Exact rentable areas, floor plans and delivery condition available from the listing team on request.



Building specifications

Building Type Class A Life Science

HVAC 100% outside air in the lab, VRF & DOAS in the office

Electrical 4,000 amp 277/480 volt, 24 watts/sqft

Back-Up Power 1 MW generator, 8 watts/sqft standby

Fiber Comcast 200 Gbps & AT&T 100 Gbps up/down installed

Floor Load Capacity 125 lbs/sqft

Floor Height 1st floor 18' · 2nd–5th floor 16'

Freight Elevator 5,000 lb · grade-level loading to freight elevator

Load Factor ±16% single tenant · ±26% multi-tenant

TURNKEY DELIVERY

Delivered fully furnished — labs, casework and mobility stations in place for day-one occupancy.

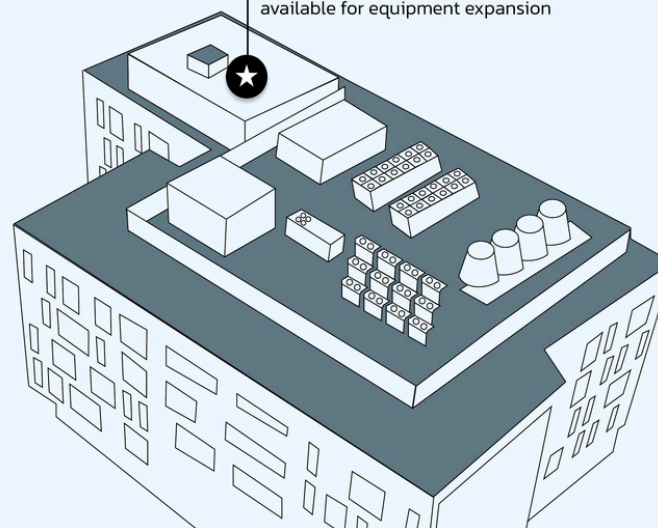
Robust lab infrastructure

- ◆ **Fully furnished labs** with modular benches & casework
- ◆ **True fast-acting** variable volume supply & exhaust valves
- ◆ **High-efficiency fume hoods** w/ auto sash in every lab
- ◆ **Backup power & data** wired at each bench
- ◆ **Central vacuum & compressed air** piped to benches
- ◆ **N2 & CO2** piped to benches
- ◆ **Industrial hot water loop** at every sink
- ◆ **Industrial cold water loop** in each lab

Robust infrastructure

Robust Roof Equipment

Lab air handler, 2 Chillers, High Plume Exhaust, VRF & DOAS make-up air system for office, Boilers, Compressed Air, Compressed Vacuum & space available for equipment expansion



ROBUST ROOF EQUIPMENT

Lab air handler, 2 chillers, high plume exhaust, VRF & DOAS make-up air for the office, boilers, compressed air & compressed vacuum — plus space available for equipment expansion.

READY FOR RESEARCH

Benches, fume hoods and lab utilities are installed and operational — teams can plug in and begin work on day one.

Floors 2 & 3



■ Lab ■ Office Representative Floor 2 & 3 plate · not to scale

SUITE A

±18,069 RSF

Office 6,625 RSF

Lab 11,444 RSF

***Flexibility to expand or reduce the lab area*

SUITE B

±12,127 RSF

Office 5,641 RSF

Lab 6,486 RSF

***Flexibility to expand or reduce the lab area*

COMBINED AVAILABILITY

Suites A & B can be combined or demised · lab / office split is fully flexible

±60,396 RSF

Fully spec'd, move-in ready



Why South San Francisco — the birthplace of biotechnology

Since Genentech was founded here in 1976, South San Francisco has grown into one of the largest and most valuable life science clusters on earth — a self-contained innovation city of labs, talent and capital, minutes from San Francisco and SFO.

250+

BIOTECH & LIFE SCIENCE
COMPANIES IN SSF

~12M^{SF}

DEDICATED LIFE SCIENCE
SPACE CITYWIDE

147K

BAY AREA LIFE SCIENCE
JOBS — LARGEST ON WEST COAST

~90K

DAYTIME WORKFORCE &
VISITOR POPULATION

THE WORKFORCE & COMMUNITY

\$174,940

MEDIAN INCOME | PRIME
WORKING HOUSEHOLDS (25-44)

~40%

FOREIGN-BORN — A GLOBAL,
MULTILINGUAL TALENT BASE

25,000+

LIFE SCIENCE WORKERS
ALREADY BASED IN SSF

A deeply diverse community — roughly 42% Asian, 32% Hispanic and 20% White — anchors San Mateo County's talent pipeline, complemented by nearby UCSF, Stanford and UC Berkeley feeding a steady stream of researchers and engineers into the cluster.

In the best possible company

499 Forbes sits inside the East of 101 innovation district, shoulder-to-shoulder with the pioneers and fast-growing challengers defining modern medicine. Collaboration, talent and capital are quite literally next door.

Genentech / Roche

Global HQ across the street · founder of the industry

Denali Therapeutics

Neurodegenerative disease

Calico Life Sciences

Alphabet-backed · aging & longevity

Twist Bioscience

Synthetic DNA · 681 Gateway

ArsenalBio

Programmable cell therapy

CytomX Therapeutics

Conditionally activated oncology

Cartography Biosciences

AI-driven antigen discovery

Biogen

Neuroscience · Gateway of the Pacific

250+ more

The broader SSF life science cluster



Every way in & out of the Bay

SFO — ±10 minutes

A 7-minute drive to San Francisco International, a major global gateway.

US-101 & I-280

Immediate freeway access, both directions, via the Oyster Point Blvd interchange.

Caltrain

SSF station with expanded electrified service to SF & the Peninsula.

BART

Two nearby stations — South San Francisco & San Bruno — link the East Bay & region.

SF Bay Ferry

Oyster Point terminal — a scenic commute to Oakland & Alameda.

Free commute shuttles

East-of-101 & Genentech gRide shuttles connect BART, Caltrain & the ferry to the door.

Amenities at the doorstep

The Oyster Point waterfront blends work and life — food halls and cafés steps away, historic Grand Avenue dining minutes off, Bay Trail parks for a lunchtime reset, and hotels ready for visiting teams and clients.

Dining & Cafés

STEPS FROM THE BUILDING

The Hangar

460 Forbes Blvd · airy food hall

ACROSS ST.

Foundry & Lux

Café, bar, bowling & patio

OYSTER PT.

The Anecdote

California fare · bay views

OYSTER PT.

Timber + Tide

Napa-style brunch & coffee

GATEWAY

Bluegrain Sandwich Market

Craft sandwiches & coffee

OYSTER PT.

Grand Ave. District

Buon Gusto, Cochinita, Brothers Cafe & more

DOWNTOWN

Recharge & Stay

PARKS · TRAILS · HOTELS

Oyster Point Marina & Park

Waterfront, fishing pier & Bay Trail

WATERFRONT

San Francisco Bay Trail

Run / bike loops right outside

ON-SITE

Sign Hill Park

Iconic hillside letters & city views

HIKE

Point San Bruno Park

Bay overlook & open space

NEARBY

AC Hotel · Oyster Point

Modern waterfront lodging

HOTEL

Sonesta Select & ES Suites

Extended-stay for visiting teams

HOTEL

WALKABLE BY DESIGN

Dining, waterfront trails and hotels are all within minutes of the building at Oyster Point.

URBAN ROCK PROPERTIES

Bring your science home to 499 Forbes.

Schedule a tour of Floors 2 & 3 and see turnkey Class A lab space at the center of the birthplace of biotechnology.

LEASING CONTACTS

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499 FORBES BLVD · SOUTH SAN FRANCISCO, CA 94080 · FLOORS 2 & 3 · CLASS A LIFE SCIENCE

Marketing summary prepared for leasing purposes only. Areas, dimensions, amenities and third-party data (including demographic, market and neighborhood information) are approximate, drawn from public sources, and not warranted. Restaurants, transit and attractions are illustrative and subject to change. Verify all information independently.