

PREMIER LIFE SCIENCE CAMPUS

±646,000 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



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

249
EAST GRAND
±150,492 RSF

259
EAST GRAND
±180,017 RSF


PARKING
GARAGE

269
EAST GRAND
AMENITY HUB
±30,516 RSF
AVAILABLE
4Q 2026

279
EAST GRAND
±228,760 RSF



Differentiated Placemaking

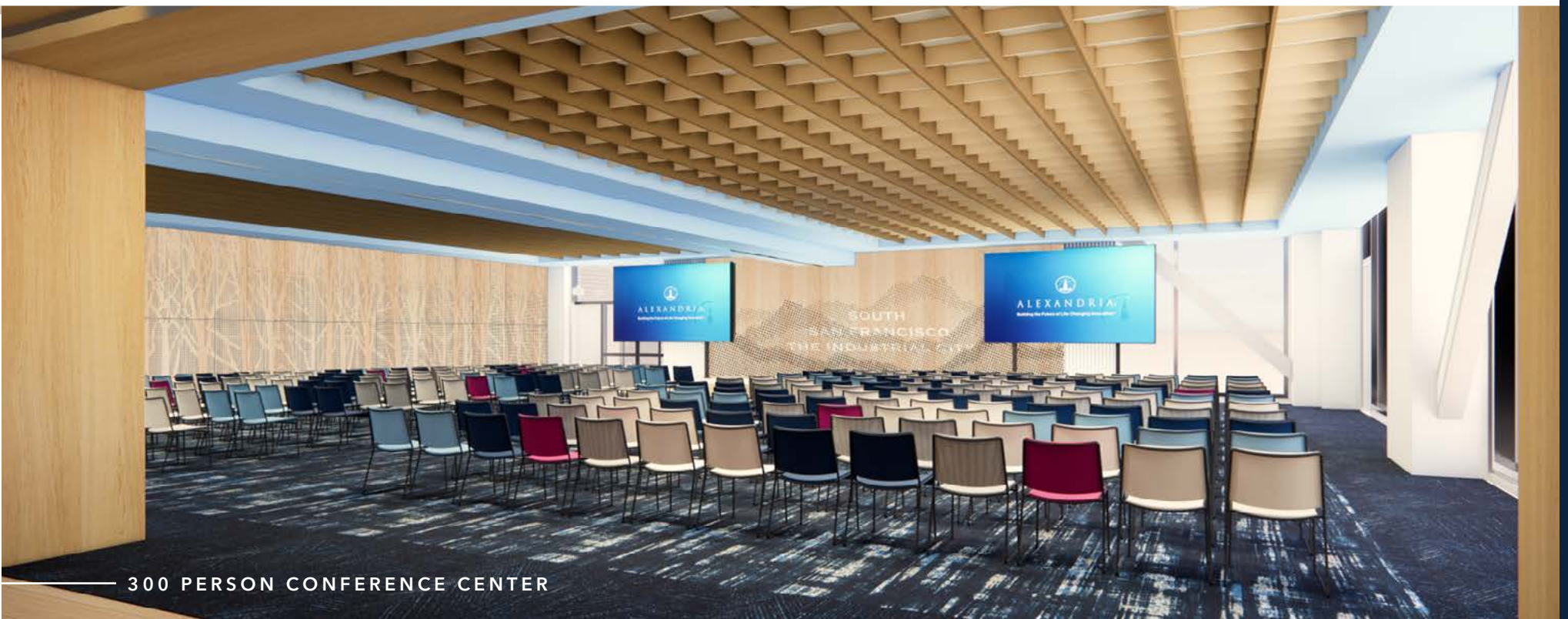




AMENITY HUB ATRIUM



ACTIVATED WELLNESS CENTER



300 PERSON CONFERENCE CENTER

Building Specs



±38,000 RSF

Large, Open Floorplates



±30 ft depending on location

Column Spacing



±16 ft

Floor-to-Floor Height



269 East Grand
Level 1



Transportation / Amenities



18
MINS TO MISSION BAY



8
MINS TO SFO



18
MINS TO SSF CALTRAIN



6
MINS TO SSF FERRY

- 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** Focaccia Reserve
- 13** Esposto's Delicetezza
- 14** Home2 Suites
- 15** Hampton In
- 16** Embassy Suites by Hilton
- 17** Comfort Inn & Suites
-  On-site gRide shuttle stop





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JLL

Broker contact information

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