

PREMIER LIFE SCIENCE SPACE

Suite 200: ±13,584 RSF



1900 ALAMEDA DE LAS PULGAS
1900ALAMEDA.COM

PHASE3
— REAL ESTATE PARTNERS —

 BainCapital
REAL ESTATE

CBRE

PROPERTY OVERVIEW

GENESIS 1900 Alameda de las Pulgas is a 4-story building offering Class A office and laboratory space. This property features mid-size suites that support research and development companies in the life science sector. Located in the City of San Mateo, this building went through a complete retrofit and repositioning to life science use. With the robust infrastructure, premier amenities and great access, this project offers centrality to many medical research & academic institutions.



PROJECT AMENITIES

GENESIS 1900 Alameda de las Pulgas' amenities are designed to accommodate the current needs of today's workforce and help improve productivity by providing the essential Class A services on site. Phase 3 Real Estate Partners, Inc. continues to design environments with shared amenities appropriate for the life science community.

- Fitness Center
- Fitness Classroom
- Training Room
- Game Room
- Shipping / Receiving
- Glass Wash
- Autoclave
- Outdoor Patio
- Shuttle Service to Hillsdale Caltrain

commute.org



FITNESS CENTER



SHIPPING & RECEIVING PERSONNEL

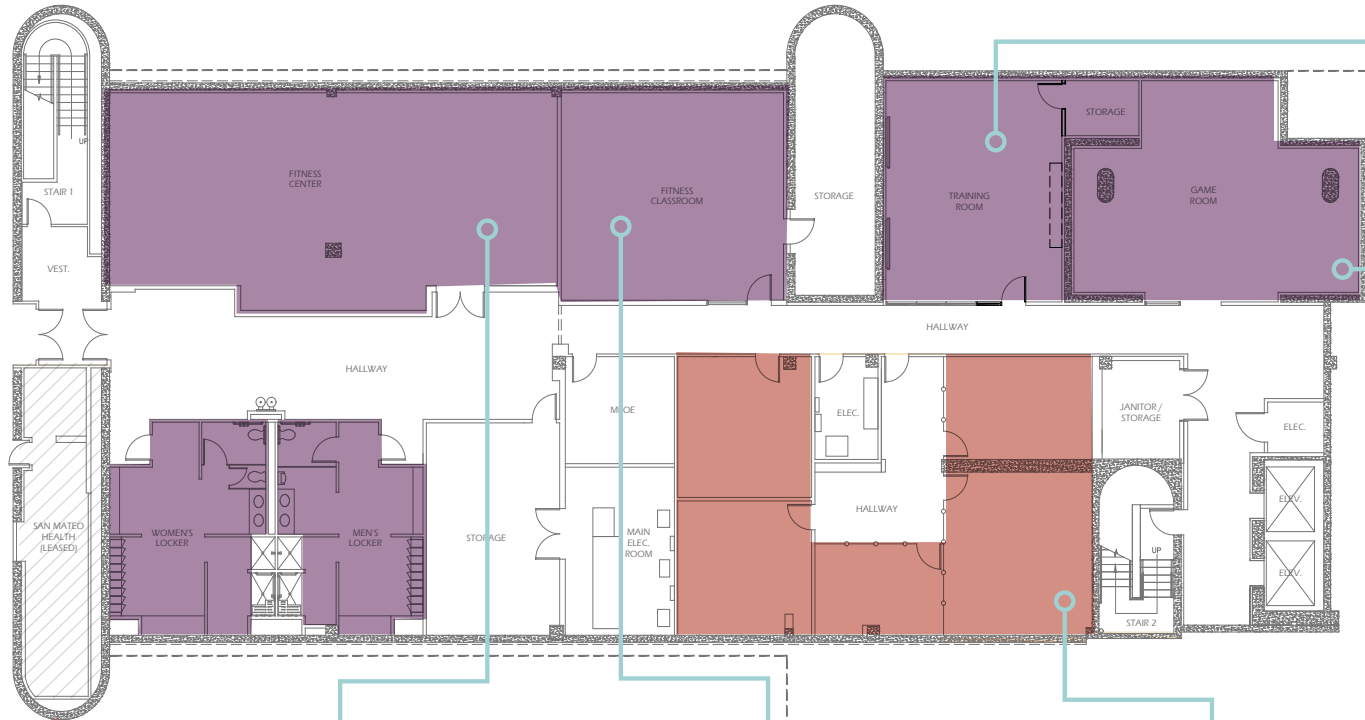


GLASS WASH & AUTOCLAVE



GAME ROOM

LOWER LEVEL AMENITIES



TRAINING ROOM



GAME ROOM



FITNESS CENTER



FITNESS CLASSROOM



TENANT STORAGE



- Common
- Amenity
- Tenant Storage



2ND FLOOR - SUITE 200: ±13,584 RSF

Available Now For Immediate Occupancy
TURNKEY SUITE

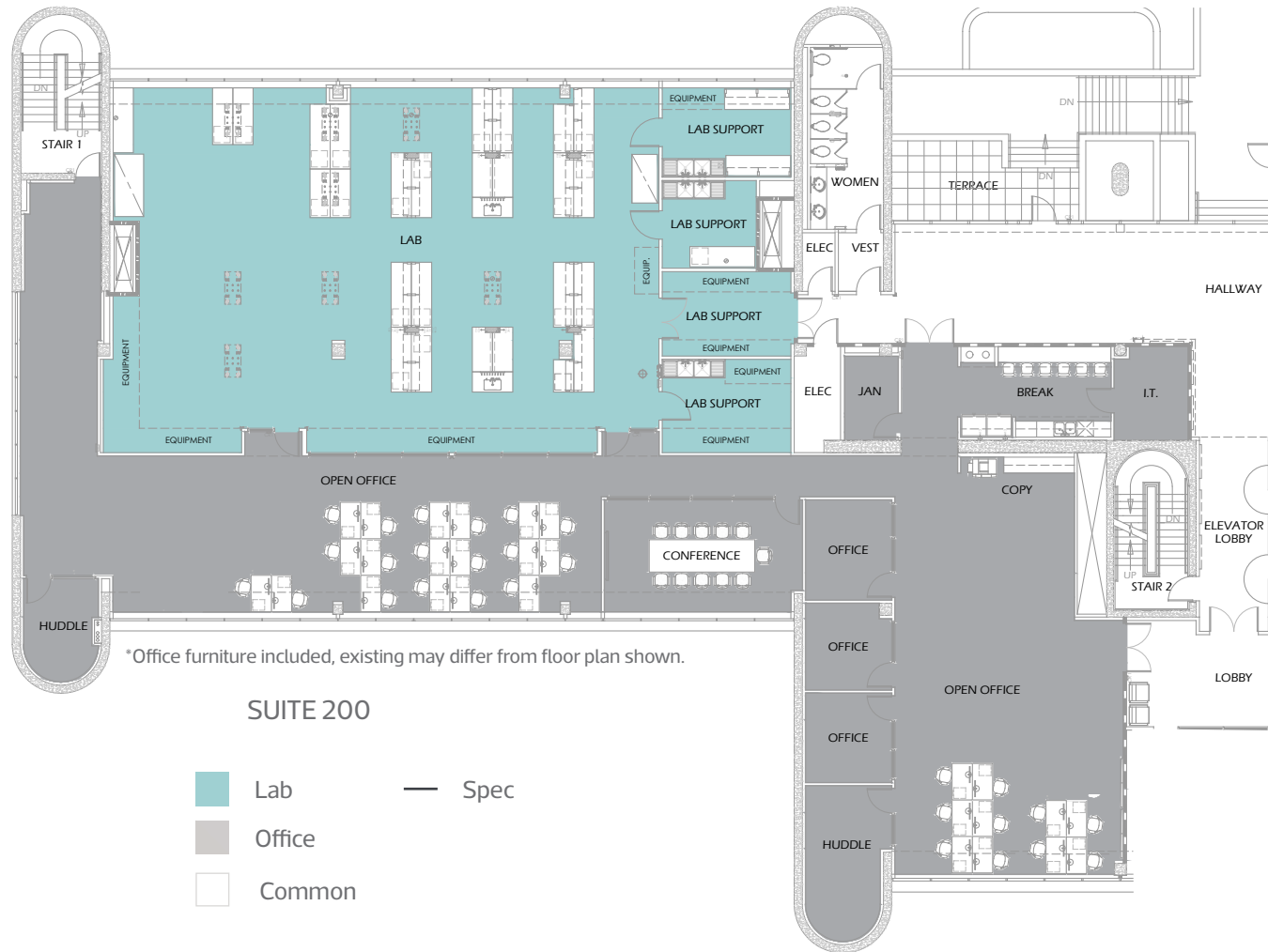


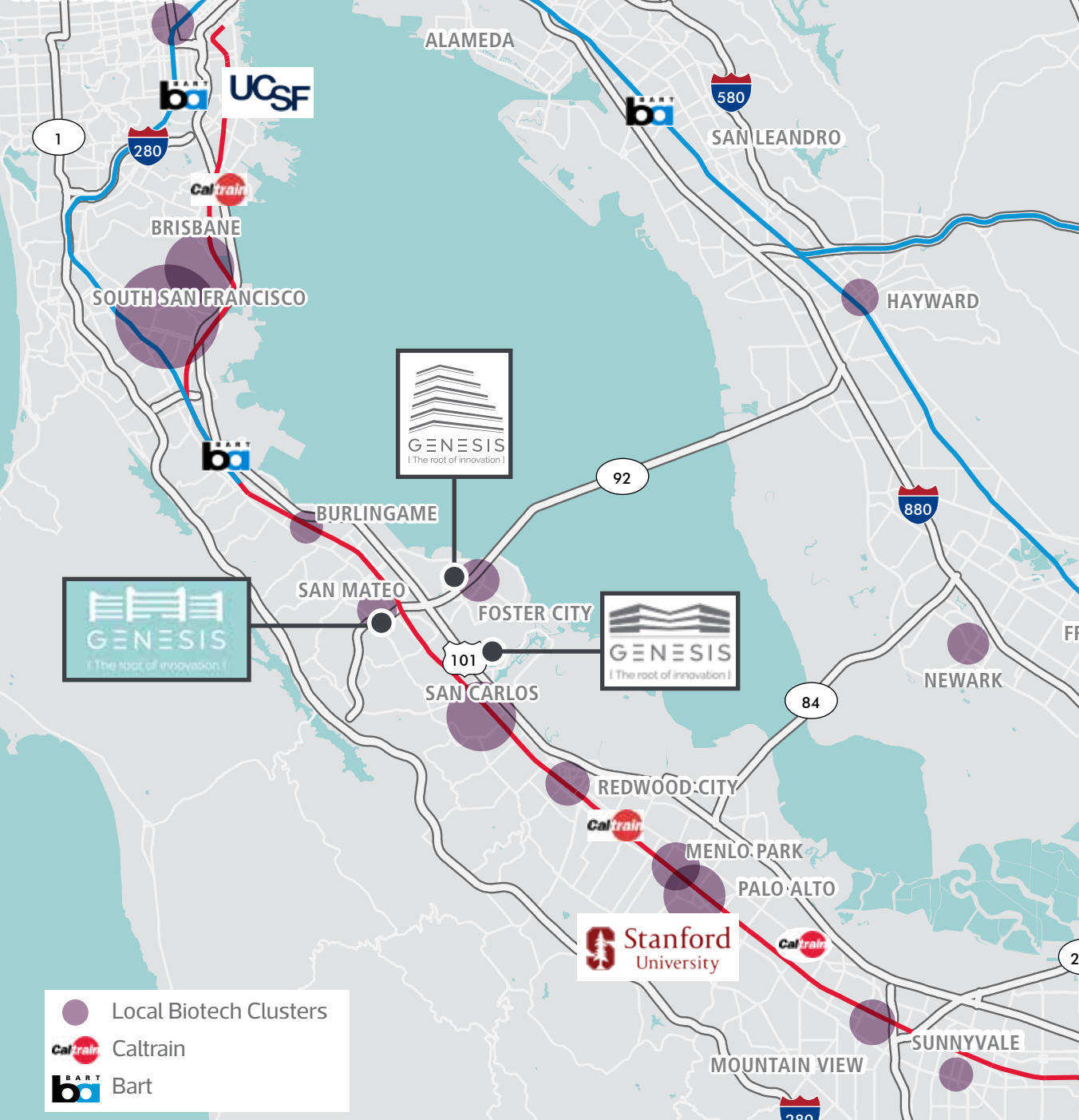
OFFICE

- » 28 Workstations
- » 3 Private Offices
- » 2 Huddle Rooms
- » (1) 11 Person Conference Room
- » Break Room with Appliances
- » Copy Area
- » IT Closet

LAB

- » 24 Bench Knee-hole Spaces
- » 4 Lab Support Rooms
- » 1 (6 Ft.) Chemical Fume Hood
- » BSL2 - Single Pass Air
- » House Air & Vac Distribution





GENESIS 1900 Alameda de las Pulgas is located between Stanford and UCSF. Its location provides outstanding access to world-class innovation clusters, and its proximity to major transportation corridors is ideal for growing businesses looking to access South Bay, East Bay, and Peninsula labor pools.

SFO	8 Miles
STANFORD	13 Miles
UCSF	23 Miles
UC BERKELEY	33 Miles

- Local Biotech Clusters
- Caltrain
- Bart

CENTRALLY LOCATED SAN MATEO LAB SPACE

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OWNERSHIP & SPONSOR



With over 30 years of experience in the life science industry, Phase 3 has been a leader in owning, operating, repositioning, and developing over 5 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

www.P3RE.com



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has deployed and committed over \$10.7 billion of equity across approximately 700 assets. Leveraging Bain Capital's value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

www.BainCapitalRealEstate.com

GENESIS

{ The root of innovation }

±5 MILLION SF LIFE SCIENCE PORTFOLIO

“Our vision is to deliver premier research-ready life science environments for tomorrow’s technology.”



GENESIS - Skyway
San Carlos



GENESIS - Marina
Brisbane



GENESIS - Station
Daly City



GENESIS - 1900 Alameda
San Mateo



GENESIS - 1400 Fashion Island
San Mateo



GENESIS - 1000 Marina
Brisbane



GENESIS - Grand
South San Francisco

NATIONAL PRESENCE WITHIN THE TOP LIFE SCIENCE CLUSTERS

- SAN FRANCISCO - SAN DIEGO - BOSTON -



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