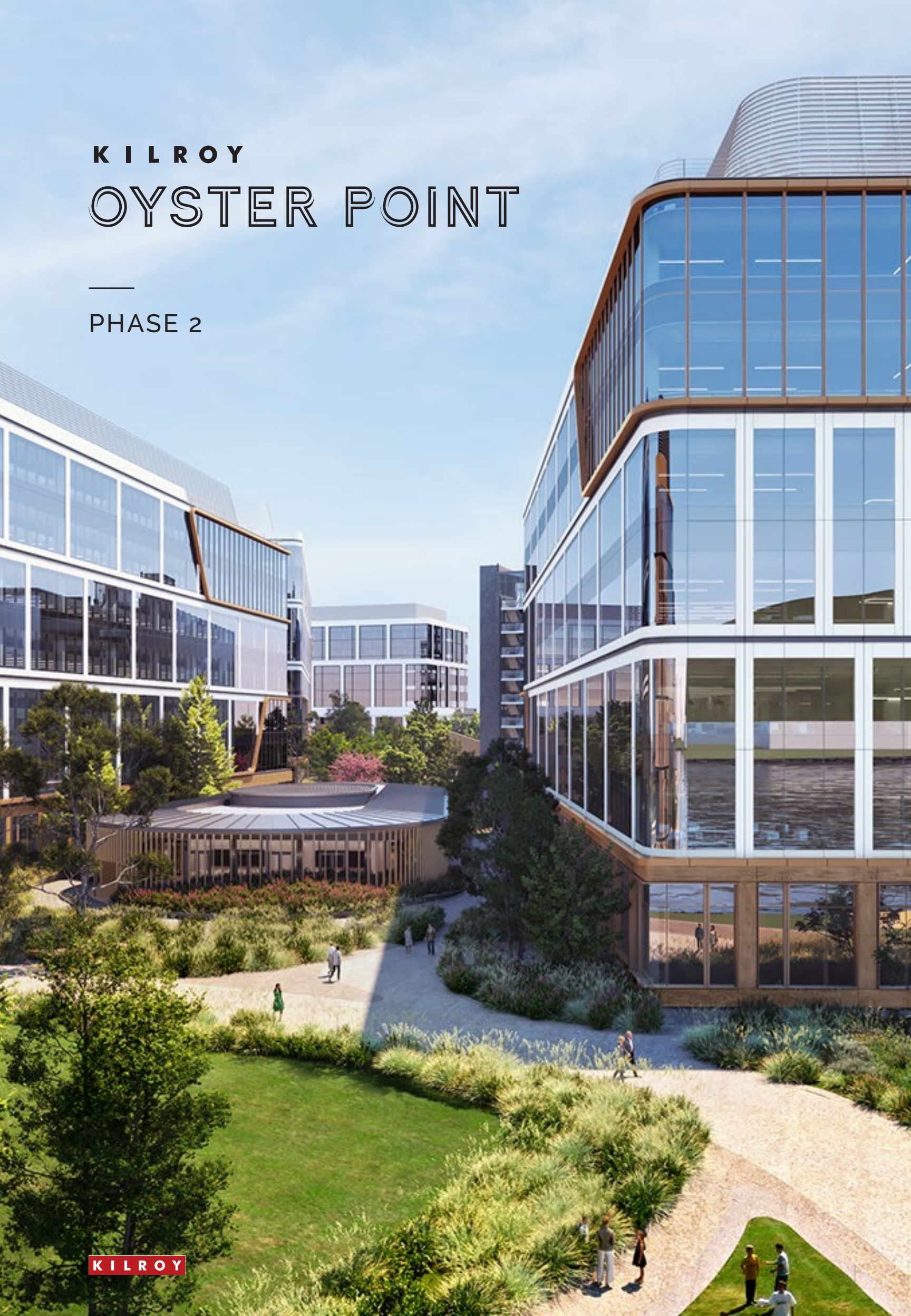


# KILROY OYSTER POINT

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PHASE 2





## SHAPED BY HISTORY, LAND, AND SEA

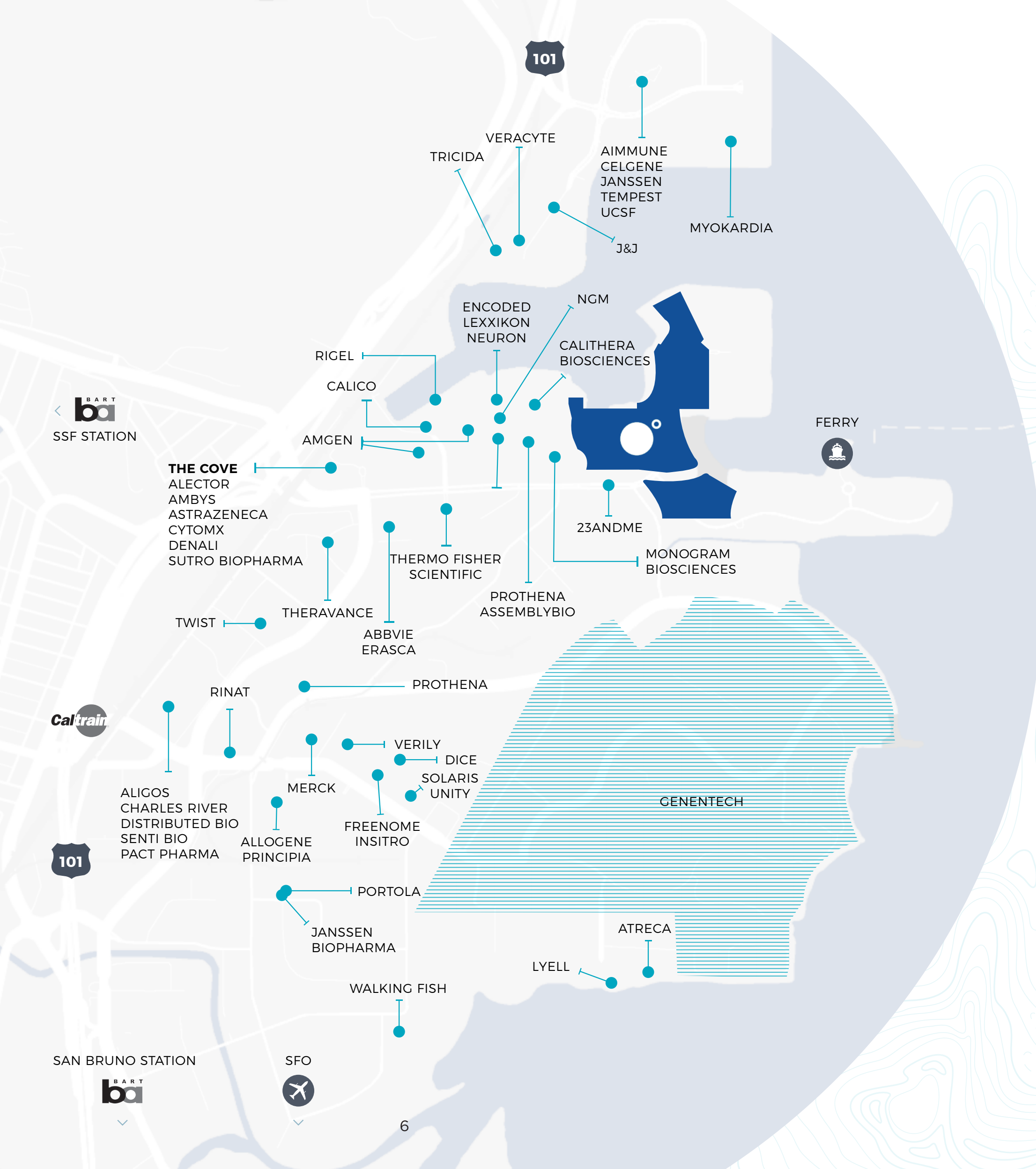
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Kilroy Oyster Point is a waterfront life sciences campus in the heart of Bay Area biotech - a destination for progress and discovery.

## MEETING THE NEEDS OF GLOBAL GAME CHANGERS

Kilroy Oyster Point is a sophisticated, open campus built to support science and innovation. Steps away from beaches, trails, hotels, and luxurious residences, the neighborhood invites you to linger and stay a little longer. And when you're ready, the ferry terminal and freeways are just around the corner.





# IN THE HEART OF BIOTECH

## This is cutting edge.

Kilroy Oyster Point connects you to the Bay Area's premier STEM talent, with proximity to the best universities and easy access within the Bay Area. The venture capital funding is here. The life sciences companies are here. The elements are in place for employees and exploration to thrive.

# TALENT & FUNDING

4.6%

**OF THE NATIONS LIFE SCIENCES PHD GRADUATES ARE FROM BAY AREA INSTITUTIONS**

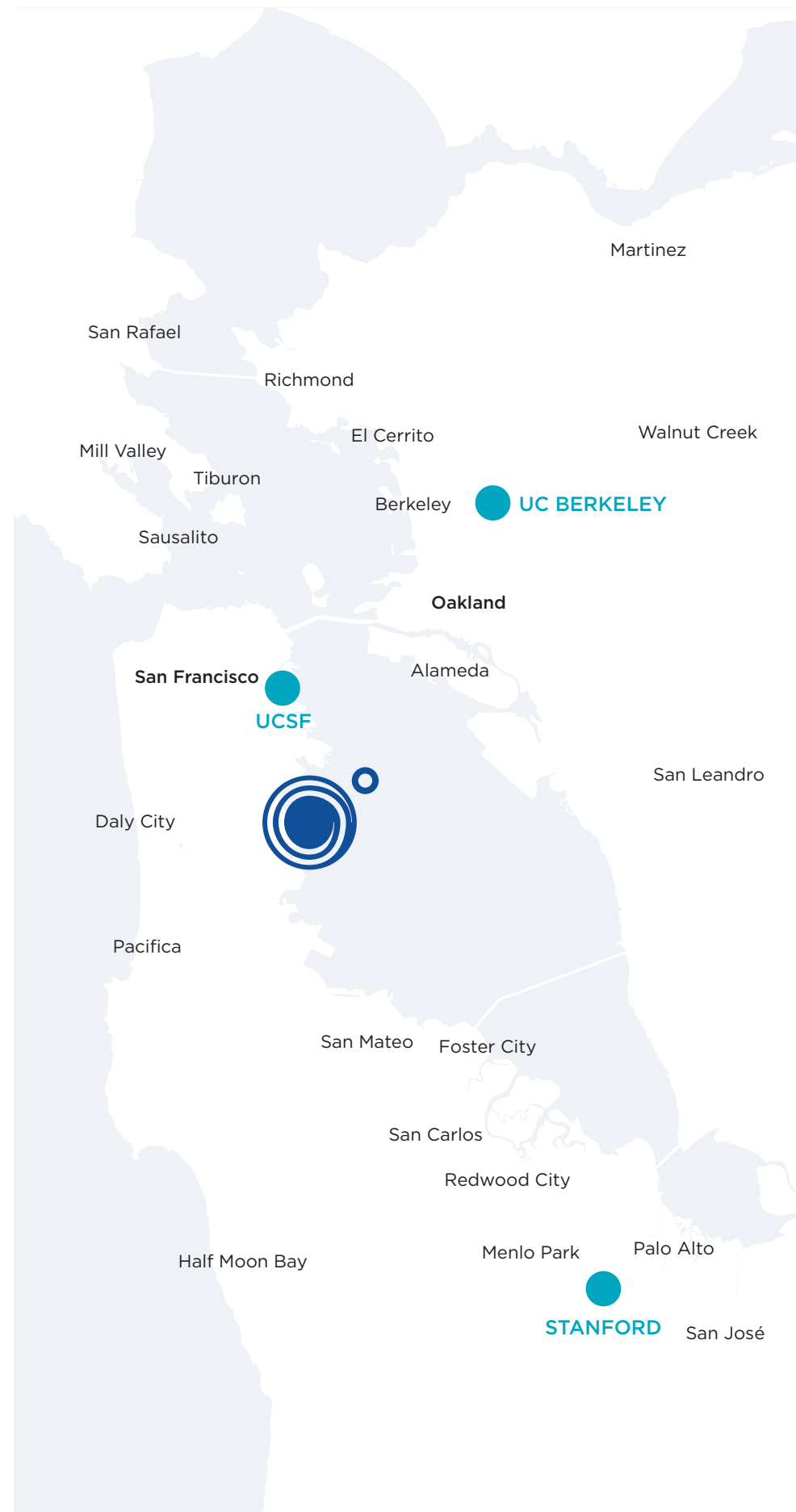
SOURCE: IPEDS, AMERICAN ASSOCIATION FOR THE ADVANCEMENT OF SCIENCE

1,074

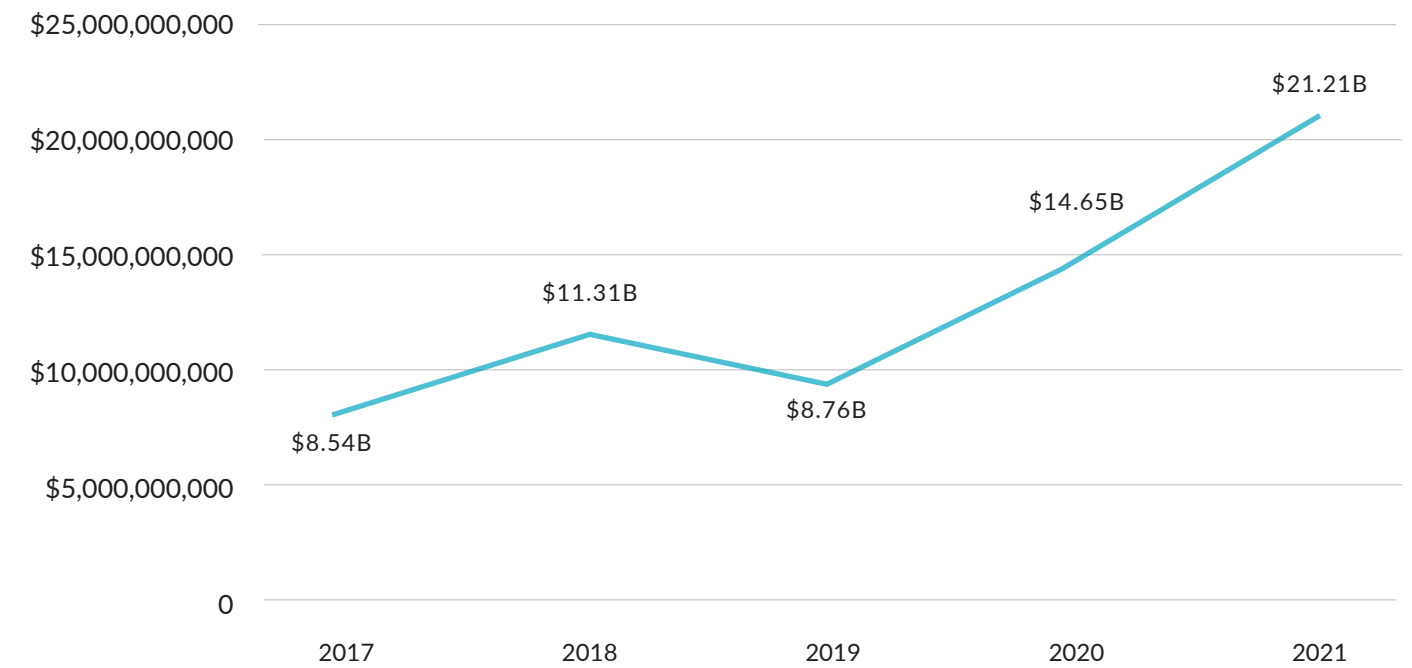
**BAY AREA LIFE SCIENCES MASTER & DOCTORATE GRADUATES IN 2020**

Between Stanford, UC Berkeley, and UCSF

SOURCE: DEGREES CONFERRED, & DEGREES AWARDED DATA, UNIVERSITY OF CALIFORNIA



## BAY AREA LIFE SCIENCES VC FUNDING



SOURCE: CRUNCHBASE

21.6%

**ANNUAL BAY AREA VC FUNDING GROWTH RATE (2010-2021)**

SOURCE: CRUNCHBASE

Kilroy Oyster Point is perfectly positioned to capture the Bay Area's best talent. With proximity to all 3 major life sciences universities, potential employers benefit from the thousands of new graduates joining the workforce each year.

The Bay Area consistently ranks among the top regions in the nation for total VC dollars invested in life sciences. It raised approximately \$21.2 billion in funding in 2020 compared with \$14.6 billion the prior year.

Life sciences is expected to continue growing as higher life expectancy fuels the demand for health services.



## A DESTINATION FOR PROGRESS AND DISCOVERY

Phase 2 is the next wave of lab and office space designed for innovators and trailblazers. The leading-edge design offers an energizing environment full of amenities that support wellness, sustainability, and productivity.



# CAMPUS OVERVIEW

## Waterfront Mega-Campus

### PHASE 1

~656,000 sq. ft.; 3 Buildings; 5-7 stories

100% Leased

### PHASE 2

~865,000 sq. ft.; 3 Buildings; 7-8 stories

Actively Leasing

### PHASE 3 & 4

~1,000,000 sq. ft.; 4 Buildings; 6-7 stories

Coming Soon

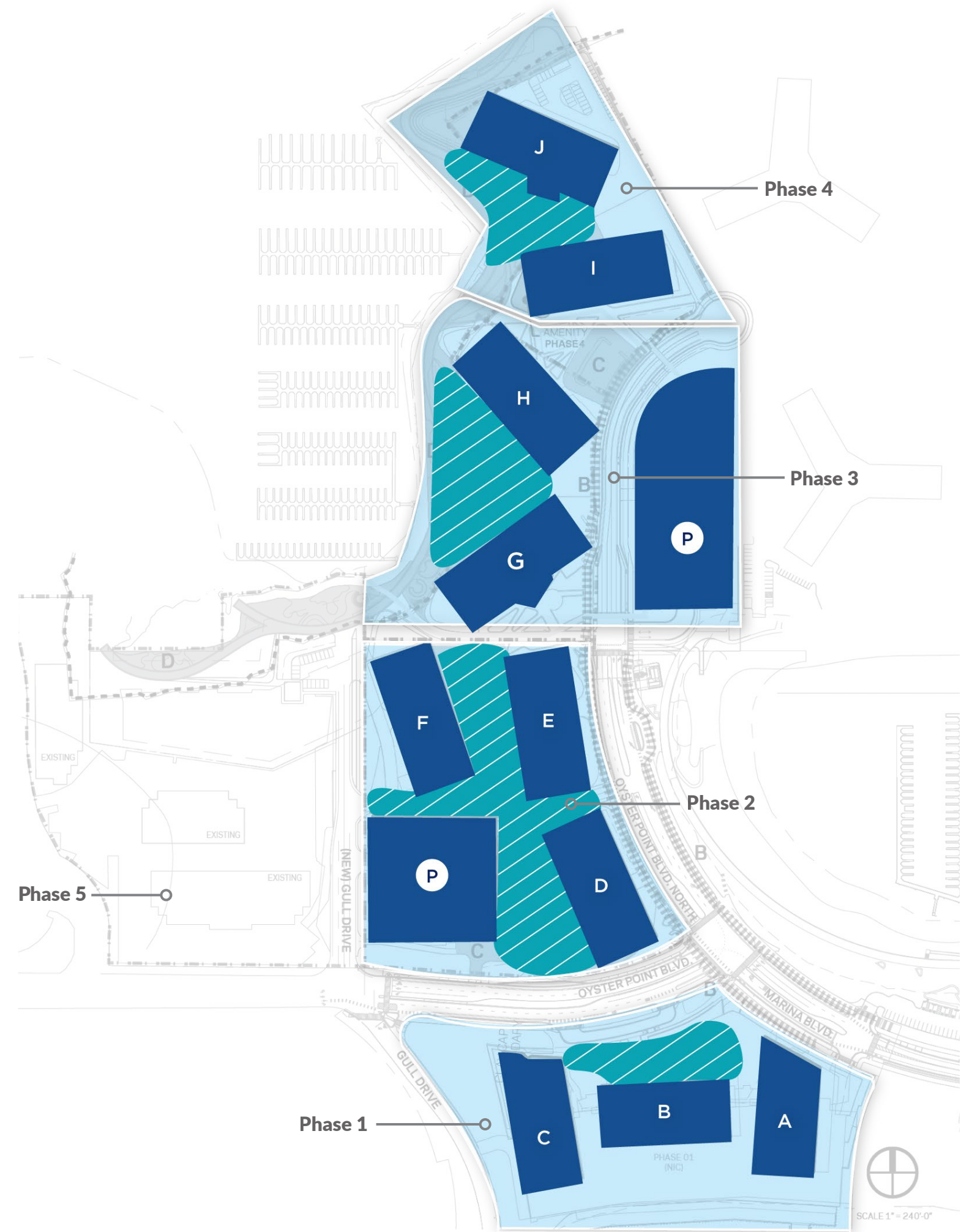
### POTENTIAL PHASE 5

~500,000 - 1,000,000 sq. ft.; 2 Buildings

- Additional existing unused density
- Entire project to be redeveloped

### TOTAL OPPORTUNITY

~50 ACRES & ~4MM SF OVER 12 BUILDINGS







# PHASE 2 OVERVIEW



**~865,000 sq. ft.**

3 Buildings  
7-8 Stories



**16' HEIGHT**

Typical Floor-to-Floor  
Height



**22' x 33'**

Typical Column  
Spacing



**LEED**

Gold Target



**~40,000 sq. ft.**

Large, Open Floor  
Plates



**125 LBS / SF**

Significant Floor Load  
Capacity



**70:30**

Lab/Office Life  
Sciences Warm Up

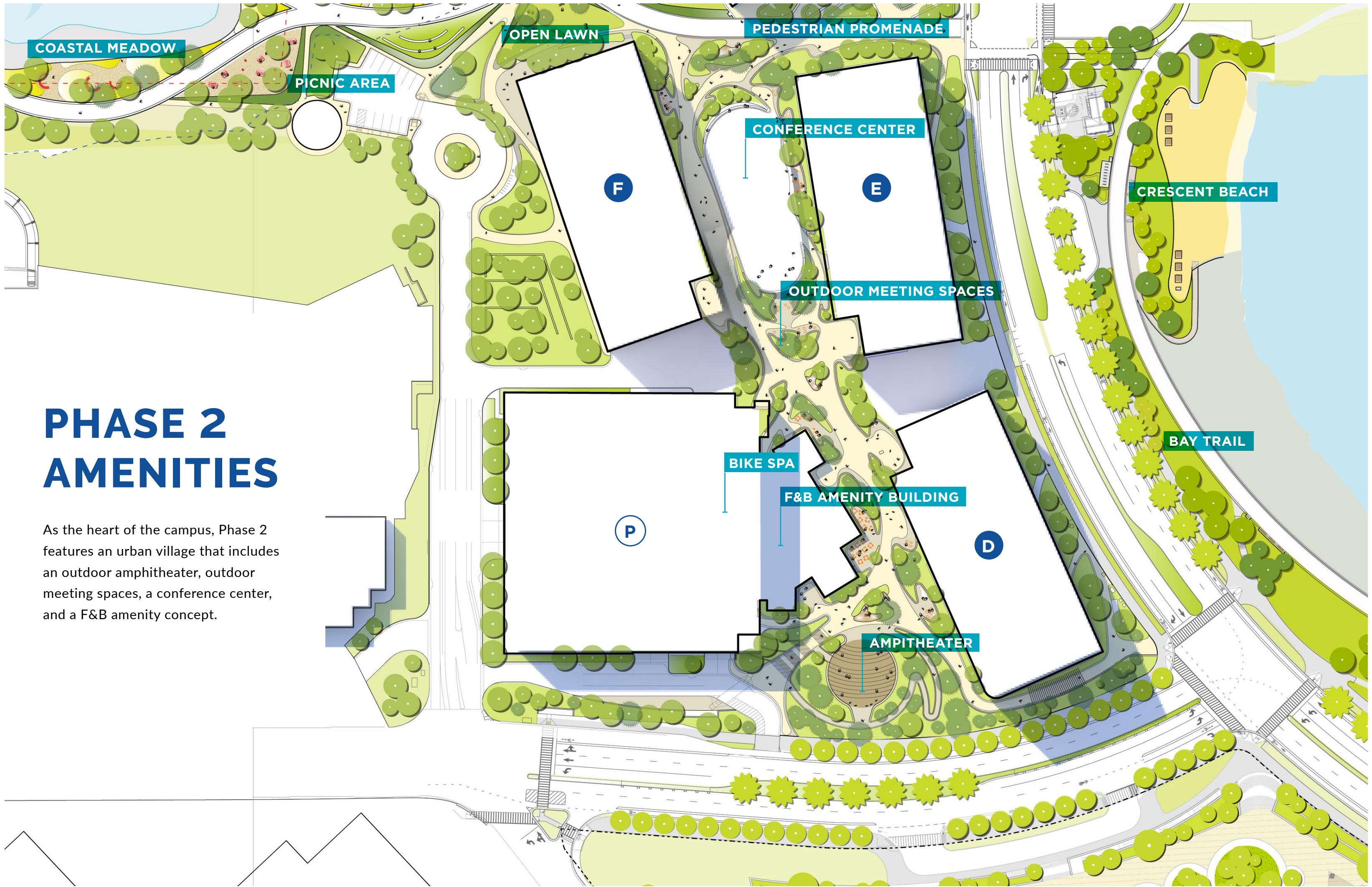


**2.5 / 1,000**

Parking Ratio







# PHASE 2 AMENITIES

As the heart of the campus, Phase 2 features an urban village that includes an outdoor amphitheater, outdoor meeting spaces, a conference center, and a F&B amenity concept.





PHASE 2 F&B AMENITY

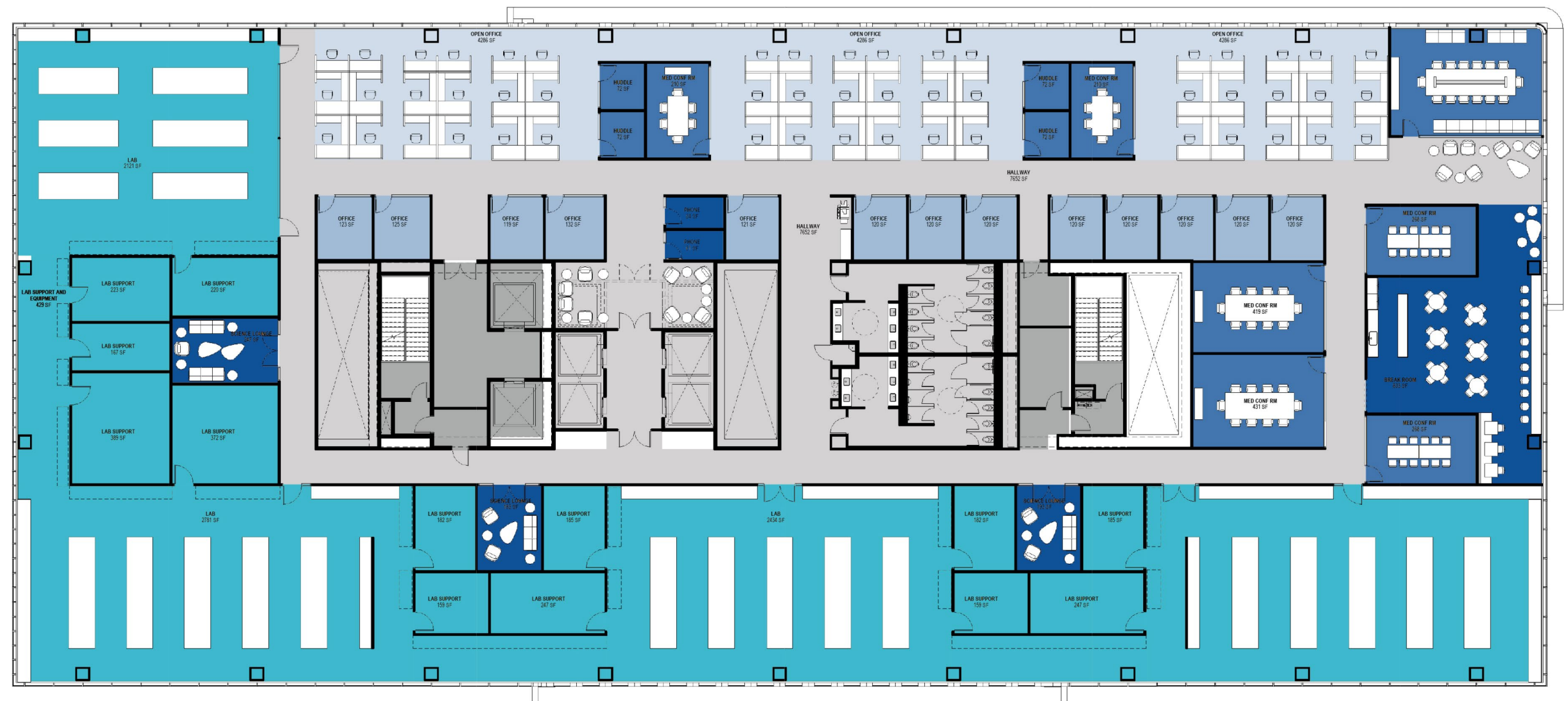


PHASE 2 CONFERENCE CENTER

# HYPOTHETICAL TEST FIT





60% LAB / 40% OFFICE

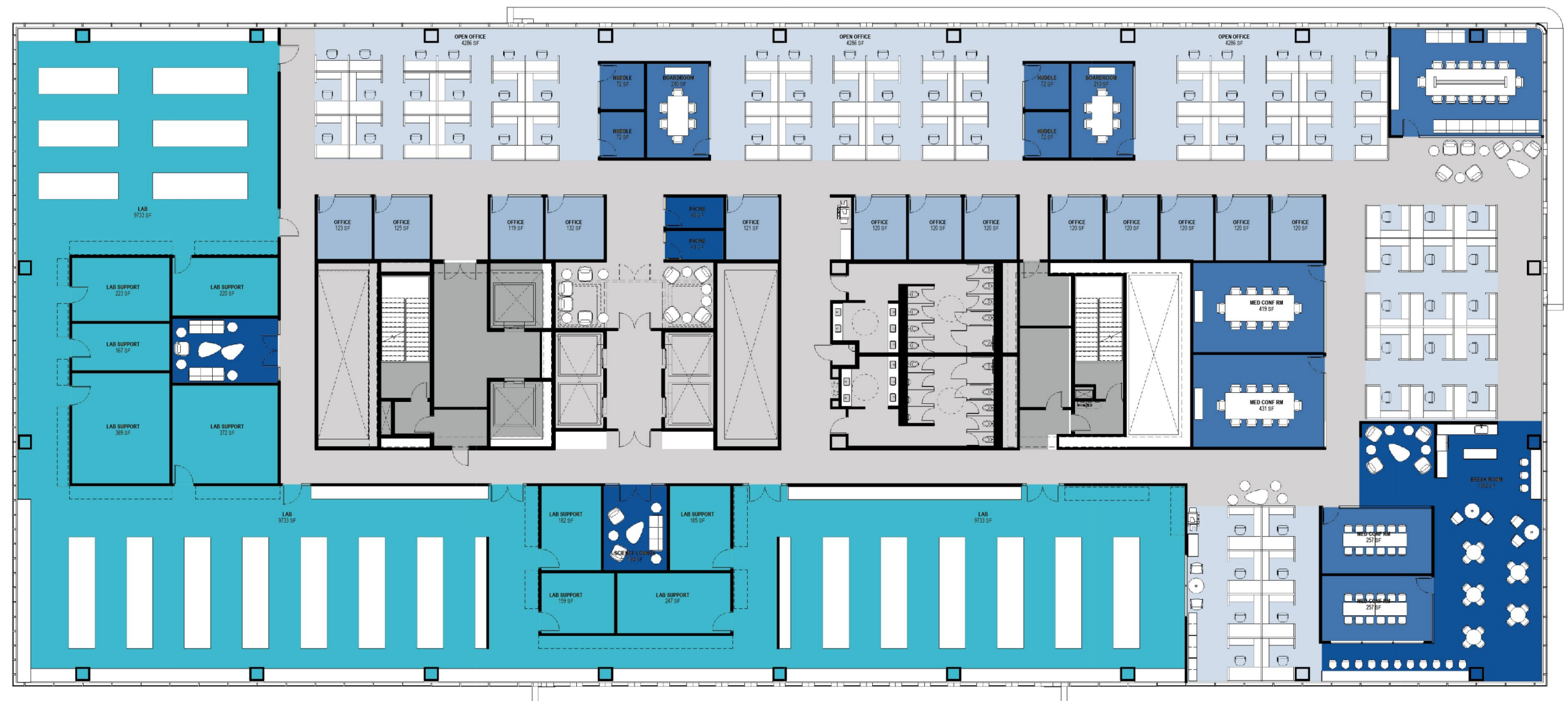
|   |                        |     |
|---|------------------------|-----|
|    | <b>OPEN OFFICE</b>     |     |
|   | 6' x 8' Cubicles       | 34  |
|   | 6' x 2' Desk           | 17  |
|   | Copy / Print           | 1   |
|    | <b>LAB BENCHES</b>     | 126 |
|    | <b>PRIVATE OFFICE</b>  | 13  |
|  | <b>MEETING ROOMS</b>   |     |
|   | Small Conference Room  | 4   |
|   | Medium Conference Room | 6   |
|   | Board Room             | 1   |
|  | <b>AMENITY</b>         |     |
|   | Kitchen Area           | 1   |
|   | Break Room w/ Seating  | 1   |
|   | Science Lounge         | 3   |
|   | Phone Booth            | 2   |
|   | Reception Area         | 0   |
|  | <b>CORE</b>            |     |



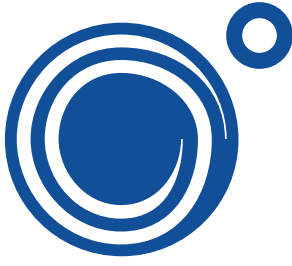
# HYPOTHETICAL TEST FIT

40% LAB/60% OFFICE

|   |                        |     |
|---|------------------------|-----|
|    | <b>OPEN OFFICE</b>     |     |
|   | 6' x 8' Cubicles       | 57  |
|   | 6' x 2' Desk           | 17  |
|   | Copy / Print           | 2   |
|    | <b>LAB BENCHES</b>     | 117 |
|    | <b>PRIVATE OFFICE</b>  | 13  |
|  | <b>MEETING ROOMS</b>   |     |
|   | Small Conference Room  | 4   |
|   | Medium Conference Room | 6   |
|   | Board Room             | 1   |
|  | <b>AMENITY</b>         |     |
|   | Kitchen Area           | 1   |
|   | Break Room w/ Seating  | 1   |
|   | Science Lounge         | 2   |
|   | Phone Booth            | 2   |
|   | Reception Area         | 0   |
|  | <b>CORE</b>            |     |







## CONTACT

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**KILROY**