

SOUTHLINE

THE PREMIER TRANSIT & AMENITY RICH CAMPUS

SOUTH SAN FRANCISCO, CA

UP TO 3M SF AVAILABLE



LANE PARTNERS

NEWMARK

CAMPUS VIEW

THE SHOPS AT
TANFORAN

BART
SAN BRUNO

SAN BRUNO
TOWNE CENTER

Caltrain
SAN BRUNO



AT THE HEART OF
TRANSIT



San Francisco Bay Ferry
**SOUTH SAN FRANCISCO
FERRY TERMINAL**

**DOWNTOWN
SOUTH SAN FRANCISCO**

Caltrain
**SOUTH SAN FRANCISCO
STATION**

SOUTHLINE

BART
ba
**SAN BRUNO
BART STATION**

Caltrain
**SAN BRUNO
STATION**

**DOWNTOWN
SAN BRUNO**

**SAN FRANCISCO
INTERNATIONAL
AIRPORT**

	.....		2 mins
	.....		4 mins
	.....		1.4 mi
	.....		0.7 mi
	.....		2.0 mi
	.....		3.6 mi
	.....		1.6 mi
RETAIL	.....		2 mins
DOWNTOWN SAN BRUNO	.....		0.7 mi
DOWNTOWN SOUTH SF	.....		1.5 mi

SITE PLAN



3M SF FULLY AMENITIZED CAMPUS

- Class A Amenities Building
- Fitness & Wellness Center, Large Outdoor Terrace, Full-Service Restaurant, Coffee Bar, Gaming, Indoor/Outdoor Bar, Bike Barn
- 7 Acres of Open Space with a Beer Garden
- Bike Storage, Showers and Lockers in Each Building



SIX CLASS A R&D/OFFICE BUILDINGS

- Up to 3M SF in 6-7 Story Buildings
- Designed to LEED Gold and Fitwel 2-Star Certification Standards
- On-Site Transit/Mobility Hubs



EFFICIENT & OPEN FLOOR PLATES

- Office/Tech**
 - 50,000 - 100,000 SF+ Floorplates
- Life Science**
 - ~45,000 SF+ Floorplates



PARKING

- Up to 2.0/1,000 Parking Ratio
- Podium, Structured & Valet Parking



FLOOR HEIGHT

- Office/Tech**
 - 16' 1st Floor Height
 - 14' Upper Floor Height
- Life Science**
 - 18' 1st Floor Height
 - 16' Upper Floor Height



COLUMN SPACING

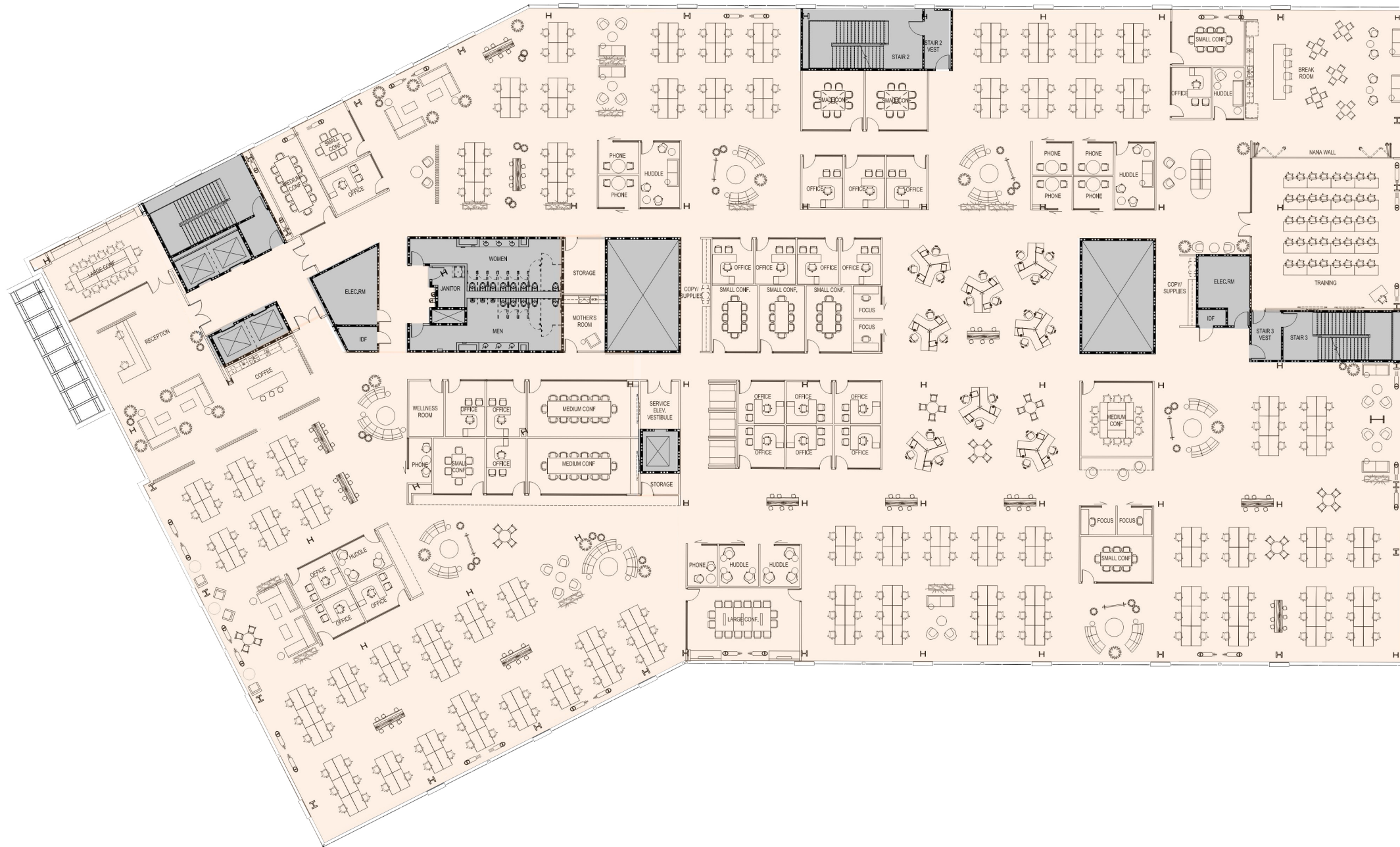
- 30' and 33' Column Spacing



LIVE LOAD CAPACITY

- 125 LBS/SF
- 8,000 MIPS

HYPOTHETICAL FLOOR PLANS



BUILDING 1 HIGH TECH TEST FIT ~55,000 SF

SUMMARY

- 292 Workstations
- 21 Private Offices
- 2 Reception
- 2 Large Conference Rooms
- 4 Medium Conference Rooms
- 9 Small Conference Rooms
- 6 Huddle
- 12 Phone/Focus
- 12 Collaboration
- 1 Training
- 1 Break Room

- BUILDING INFRASTRUCTURE
- OFFICE AREA



BUILDING 1

LAB 40% / OFFICE 60%
~55,000 SF


SUMMARY

- 134 Workstations
- 5 Private Offices
- 2 Reception
- 1 Large Conference Room
- 2 Medium Conference Rooms
- 5 Small Conference Rooms
- 4 Huddle
- 2 Phone/Focus
- 1 Training
- 1 Break Room
- 6 Labs
- 21 Lab Support

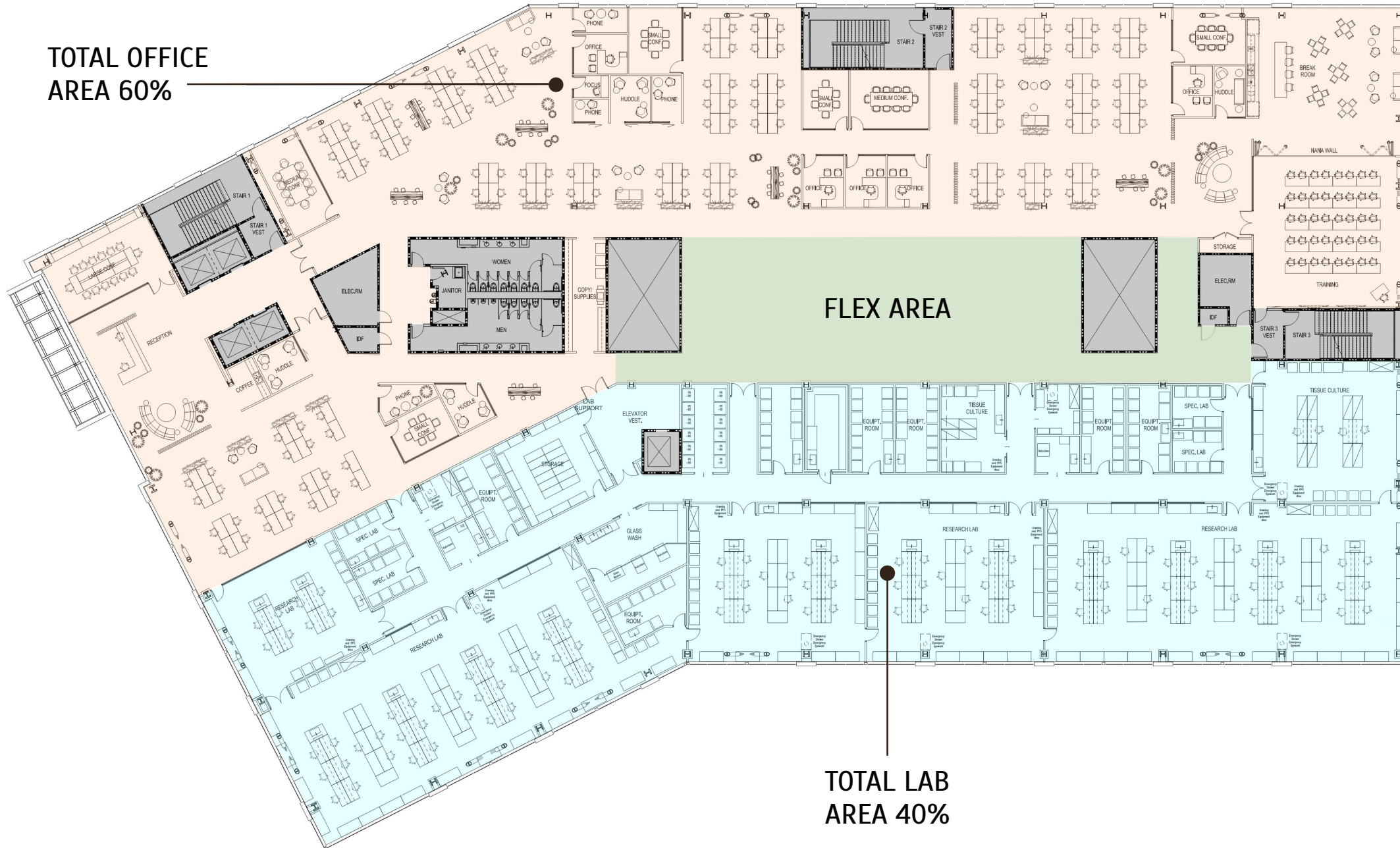
 BUILDING INFRASTRUCTURE

 OFFICE AREA

 LAB AREA

 FLEX AREA
(Can be converted to Lab for a 50/50 ratio)

TOTAL OFFICE
AREA 60%



TOTAL LAB
AREA 40%



VIEW OF PHASE 1 BUILDINGS



VIEW OF PHASE 1 BUILDINGS



INTERSECTION OF SNEATH & HUNTINGTON



SOUTHLINE COMMONS



ON-CAMPUS
AMENITIES



FITNESS & WELLNESS CENTER



FULL SERVICE RESTAURANT & BAR



TERRACE SPACE: DRINKS, FOOD & FITNESS



GOLF SIMULATION



BIKE BARN



OUTDOOR BEER GARDEN & STADIUM-SIZED TV



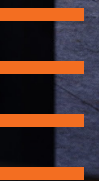
FOOD TRUCK CORRAL



EV CHARGING STATIONS



TERRACE SPACE



FITNESS & WELLNESS CENTER





BAR



GOLF SIMULATION



FULL SERVICE RESTAURANT & BAR

OFF-CAMPUS AMENITIES MAP



40+ RESTAURANTS

- STARBUCKS®
- FIVE GUYS®
BURGERS and FRIES
- MIJOURI SushiBune
- CHIPOTLE

100+ SHOPS & SERVICES

- BEST BUY
- TARGET
- BARNES & NOBLE
- CENTURY THEATRES
- planet fitness

1,100+ NEW RESIDENTIAL UNITS WITHIN WALKING DISTANCE



RECRUIT FROM ANYWHERE

SOUTHLINE

AMAZON

Genentech

SAN BRUNO BART STATION

82


380


WALMART

YOUTUBE

SAN BRUNO STATION

SFO AIRPORT

 DESTINATION	TRAVEL TIME
San Francisco	18 min.
San Mateo	11 min.
Redwood City	24 min.
Palo Alto	33 min.

 DESTINATION	TRAVEL TIME
Embarcadero	28 min.
Downtown Oakland.....	40 min.

MARIN COUNTY

UCSF

UCSF

Cal

UC BERKELEY

OAKLAND

WALNUT CREEK

OAKLAND FERRY TERMINAL

BART

OAKLAND INTERNATIONAL AIRPORT

SOUTH SAN FRANCISCO

SSF FERRY TERMINAL

SOUTHLINE

SAN FRANCISCO INTERNATIONAL AIRPORT

BURLINGAME

SAN MATEO

Caltrain

REDWOOD CITY

PALO ALTO

STANFORD

MOUNTAIN VIEW

FREMONT

PLEASANTON

MILPITAS

SUNNYVALE

SAN JOSE INTERNATIONAL AIRPORT

SAN JOSE

SOUTHLINE TIMELINE

Q3 2022



ENTITLEMENTS
RECEIVED

Q3 2022



START
CONSTRUCTION

Q2 2024



TI'S
COMMENCE

Q4 2024



OCCUPANCY



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LANE PARTNERS

NEWMARK