

# VANTAGE



PRESENTED BY: HEALTHPEAK PROPERTIES, INC.

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# About Healthpeak

We invest in and operate state-of-the-art life science campuses in core life science markets including San Francisco, Boston and San Diego. Our team leverages over 20+ years of experience with key partners to develop iconic, purpose-built R&D buildings that provide tenants with the efficiency and flexibility to meet their specific needs.



# Introduction

At full completion, Vantage will represent the next generation of Class A lab campuses with over one million square feet built over multiple phases, providing tenants with future pathways for growth.



THIS IS VANTAGE

VANTAGE



# Features

- Floor-to-ceiling windows featuring ample natural light
- LEED Gold
- 17' 0" floor-to-floor heights, 18' on Ground Floor
- Robust MEP infrastructure allows for up to 100% lab per floor with up to 50% lab for the overall building
- Large floor plates averaging ±35,000 sq. ft.
- Flexible floor plans with central core
- 1500 KW generator
- 100 PSF live load non-reducible per floor
- 150 PSF for rooftop mechanical penthouse
- 40,000 sq. ft. amenity center with food and beverage options, state-of-the-art fitness center, and meeting space



VANTAGE

## BUILDING A

FULLY LEASED

5 Stories  
±154,000 sq. ft.

## BUILDING B

LEVELS 2-6  
±165,000 SQ. FT. AVAILABLE

6 Stories  
±188,000 sq. ft.

## DELIVERY

SPEC SUITE AVAILABLE LEVEL 3,  
BUILDING B  
CONTACT FOR DETAILS

Warm shell complete  
Ready for tenant  
build out

## BUILDING D

2027 DELIVERY  
±280,000 SQ. FT. LEASABLE SPACE

8 Stories  
±280,000 sq. ft.



Buildings A and B are connected  
with a multi-use courtyard.



[WATCH THE VIDEO](#)

# Location

With immediate access to the 101 freeway, Vantage occupants enjoy exceptional transit options including direct shuttle service to BART, Caltrain and Bay Ferry Service.

- A

BUILDING A

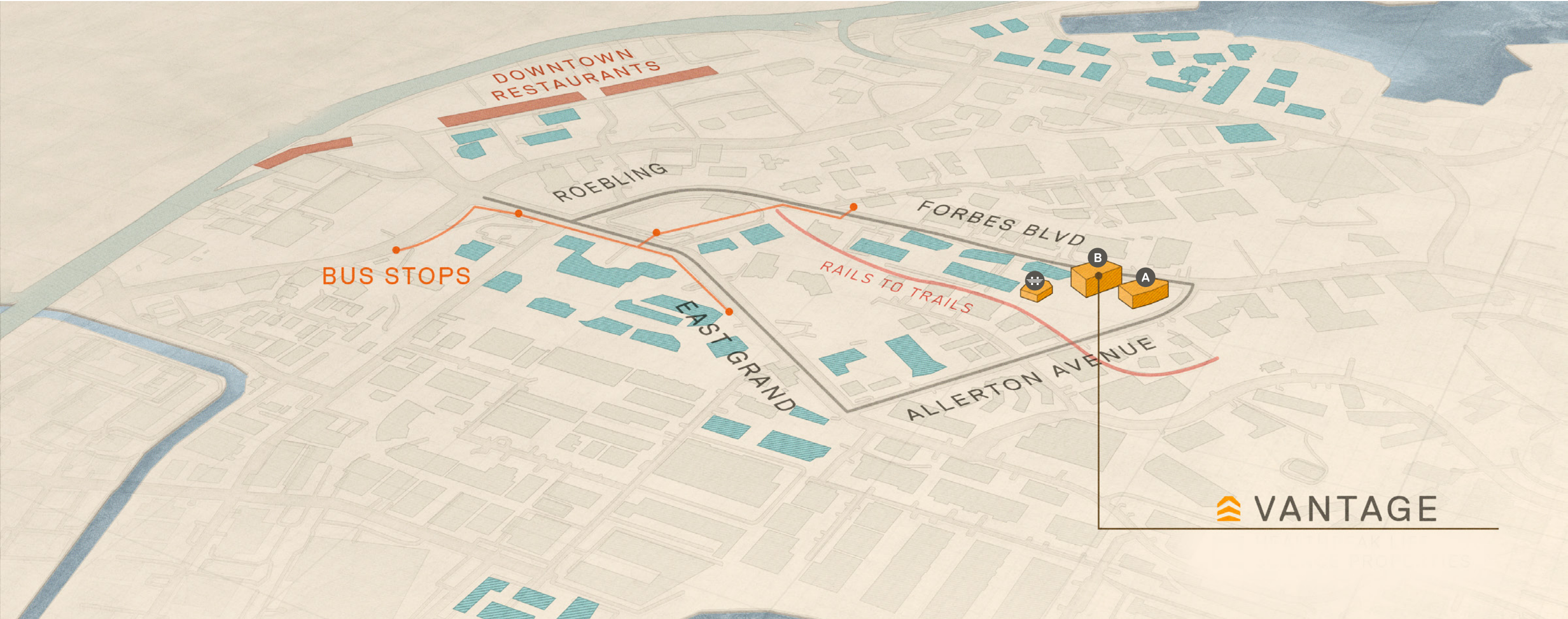
480 Forbes Blvd, South San Francisco, CA 9408
- B

BUILDING B

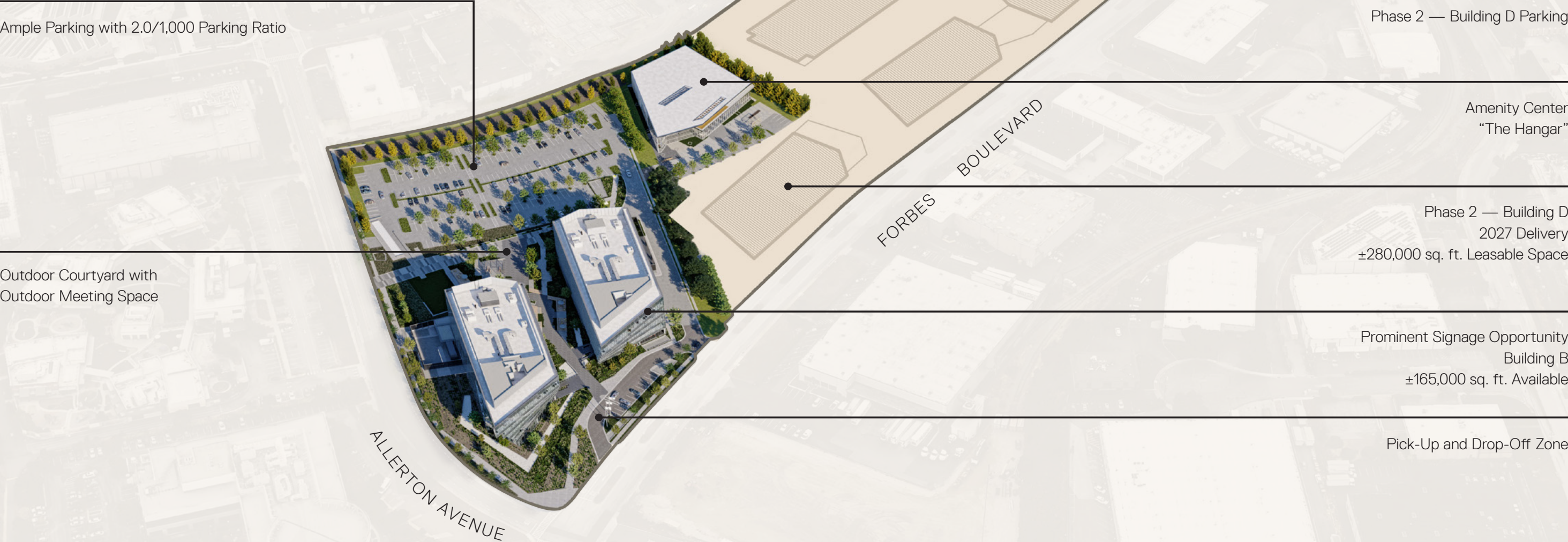
490 Forbes Blvd, South San Francisco, CA 9408
- AMENITY BUILDING

460 Forbes Blvd, South San Francisco, CA 9408

PROXIMITY TO TRANSIT HUBS:		
SFO	3.5 mi	8-10 min
Caltrain Station	1.3 mi	5 min
Ferry Port	1.4 mi	5 min
BART Station	3.5 mi	9 min
101 FWY	0.1 mi	1 min



# Urban Attributes



# Amenities



Spanning ±40,000 square feet - featuring a food hall with multiple kitchen settings, interior and exterior dining areas, grand stadium-seating stairs facing a large drop-down screen, a fitness center, a training room, and an executive boardroom.



AMENITY CENTER



RESTAURANT AND LOUNGE (CONCEPTUAL RENDERING)

# Outdoor Community

The outdoor space connects both buildings and offers an abundance of space for recreation and collaboration. The plaza is designed to host day-to-day outdoor meetings, activities, events, and a natural extension of the workplace.



# Lobby



# Work Space

The office space is flexible to adapt to your needs. With quick access to all the facilities you'll need to run your business...

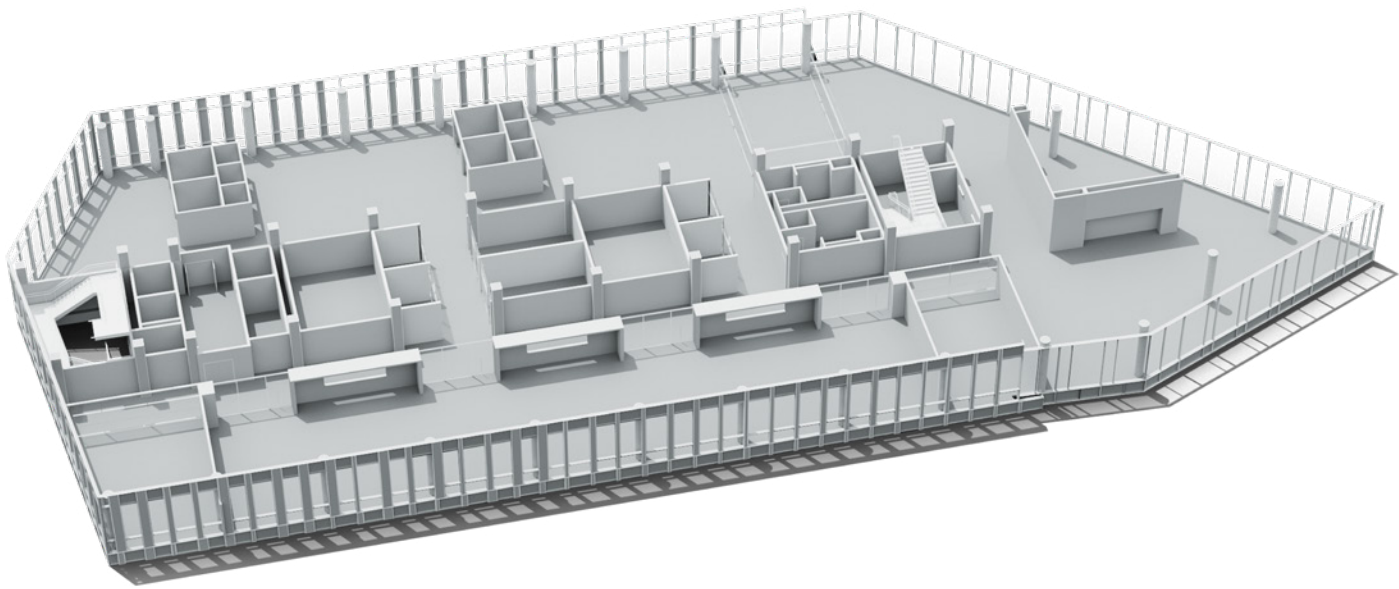


TAKE A 360 TOUR

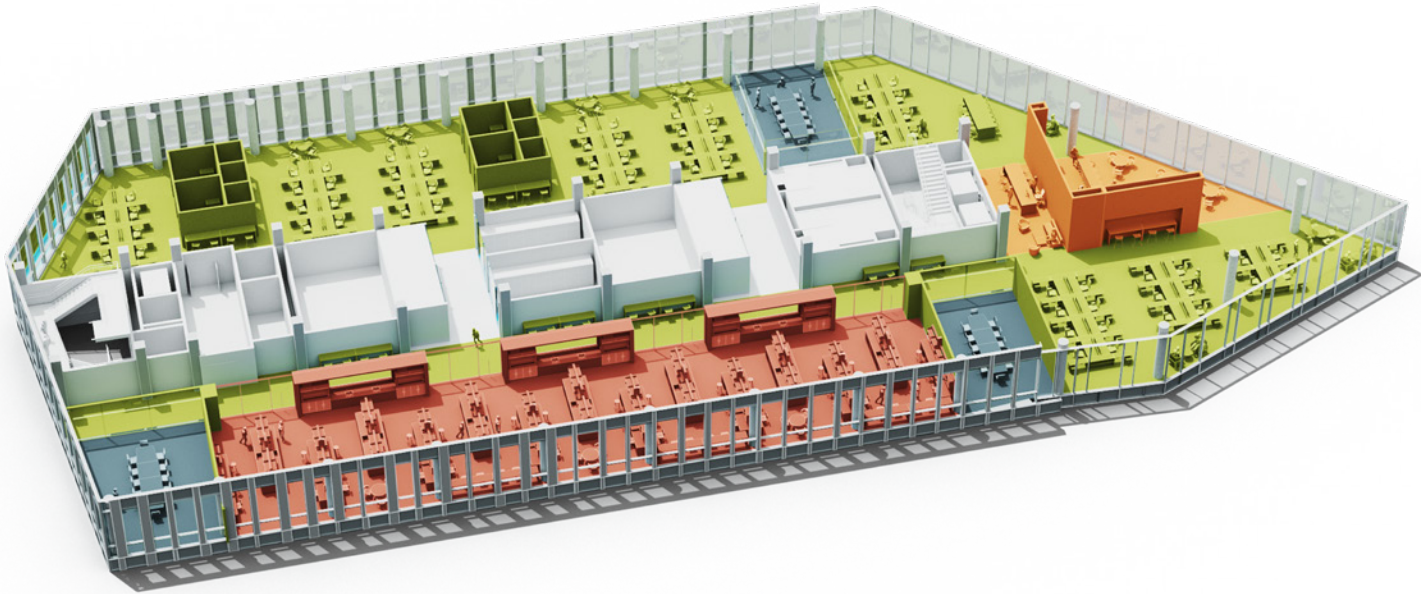
Click the arrow (↗) on the bottom of the viewer to explore 7 different spaces inside Vantage.



# Test Fits



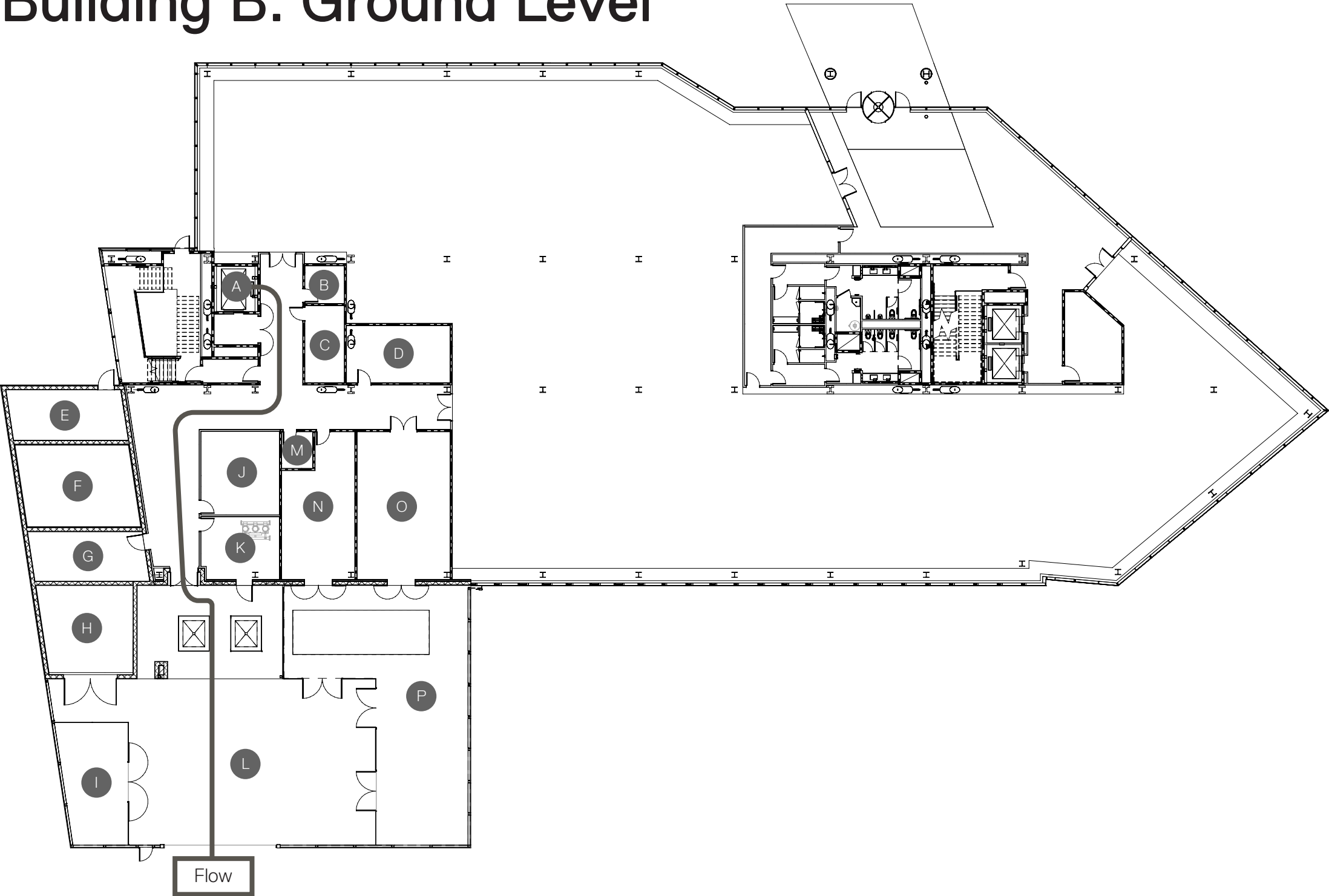
FULL FLOOR



50/50 LAB TO OFFICE LAYOUT

- Labratory
- Office
- Conference Room
- Lounge
- Core & Shell Plan

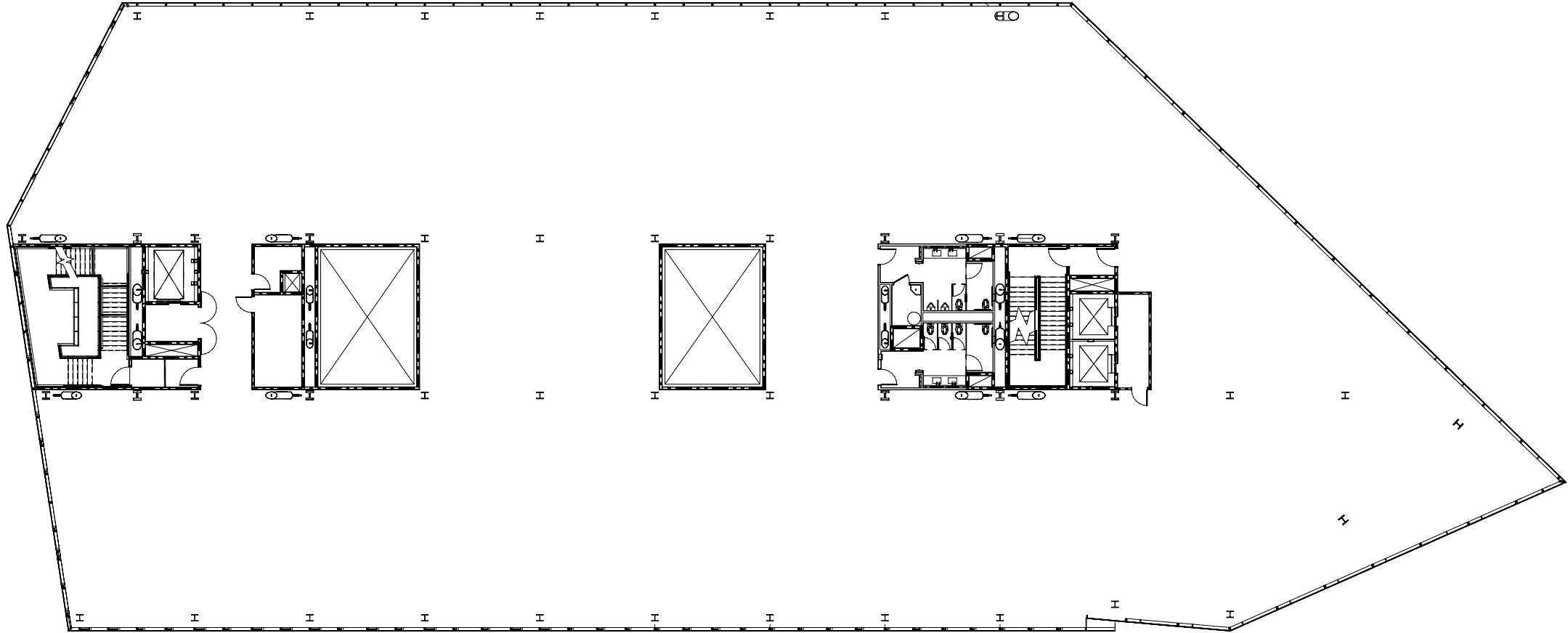
# Building B: Ground Level



- A Service Elevator
- B IDF Room
- C MPOE Room
- D Chemical Storage
- E Fire Pump Room
- F Fire Water Tank
- G Storage
- H Trash/Recycle
- I Chemical Storage - LN2 Tanks
- J Mail Room
- K Domestic Water Pump
- L Loading Dock
- M Storage
- N Emergency Electrical Room
- O Main Electrical Room
- P Electrical Service Yard

SEE MORE FLOOR PLANS

# Building B: Typical Floor Plan



SEE MORE FLOOR PLANS



# THE HIGH POINT OF BIOTECH DISCOVERY



# VANTAGE

## CONTACT

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## OUR TEAM

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VISIT THE VANTAGE WEBSITE