

VANTAGE



PRESENTED BY: HEALTHPEAK LIFE SCIENCE PROPERTIES, INC.

Contents



About Healthpeak 03

Vantage Intro 04

Features 05

Watch Video 06

Location 07

Urban Attributes 08

Outdoor Community 09

Amenities 11

Workspace 12

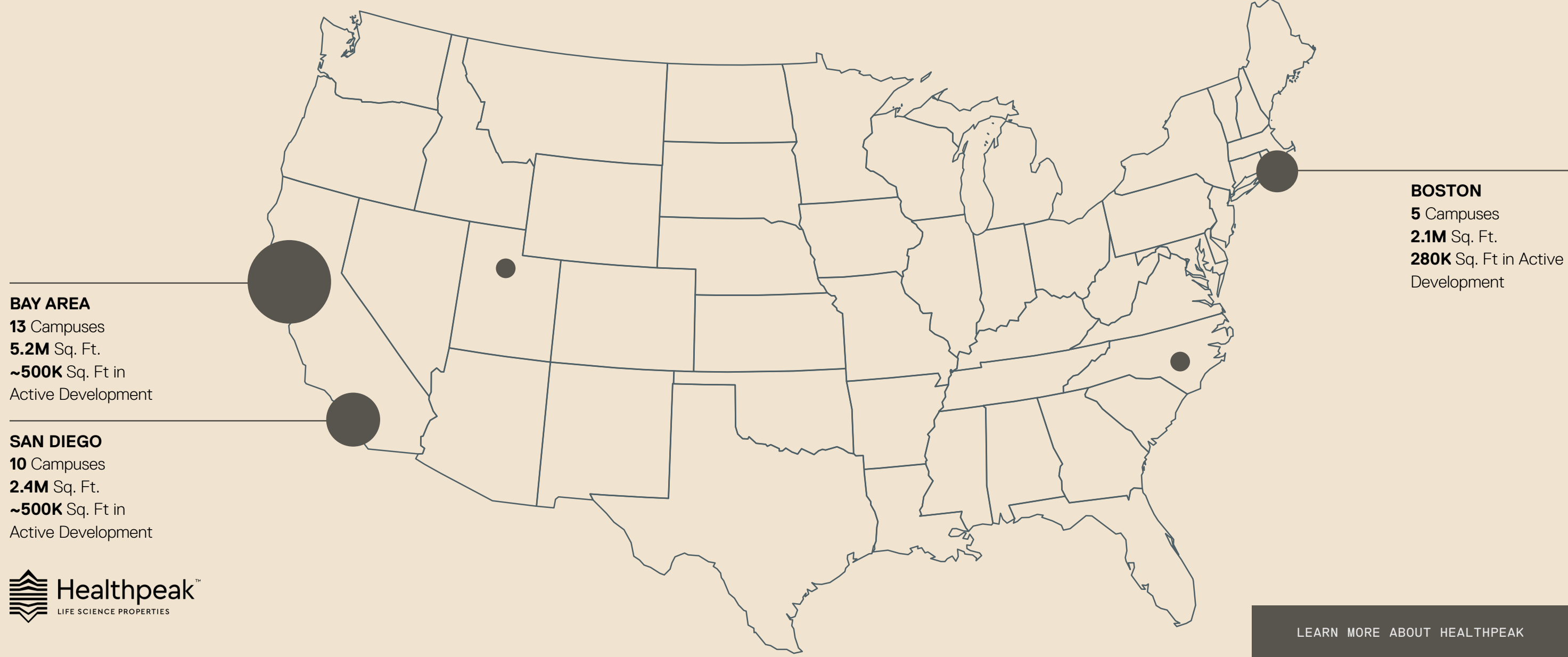
Test Fits 14

Floor Plans 15

Contact 20

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.



[LEARN MORE ABOUT HEALTHPEAK](#)

Introduction

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



THIS IS VANTAGE

VANTAGE



Features

BUILDING A

5 Stories
~154,000 Sq. Ft.

BUILDING B

6 Stories
~188,000 Sq. Ft.

DELIVERY

Delievery ready for
TI's Q1 2023, Est.
Occupancy Q2 2023

Floor to Ceiling windows featuring ample natural light

LEED Gold

17' 0" floor-to-floor heights, 18' on Ground Floor

Robust MEP infrastructure to support various types of lab design and needs

Large floor plates averaging 35,000 sq. Ft.

Flexible floor plans with central core

1500 KW generator per building

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 is designed to protect and nurture ideas, knowledge, and discoveries that shape how we move forward in the world.



[WATCH THE VIDEO](#)

Location

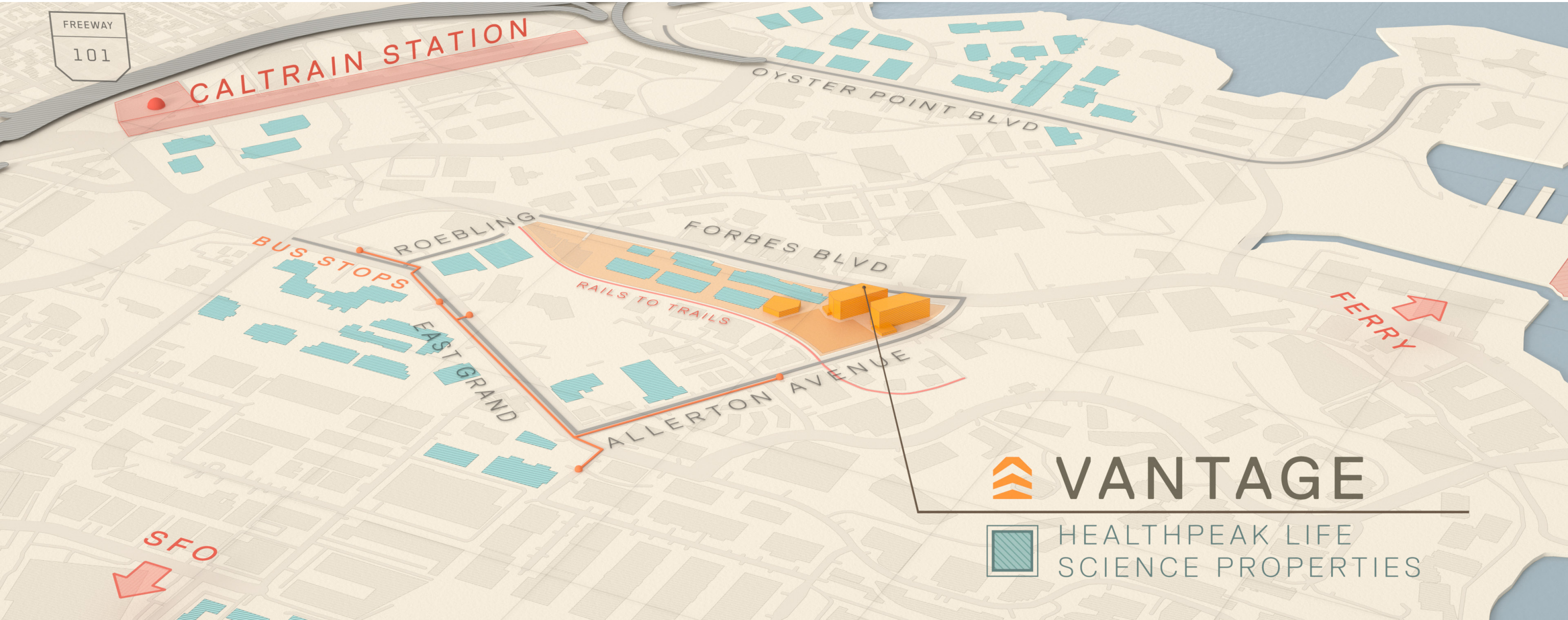
Getting to and from critical work should be without obstacles. With immediate access to the 101 freeway, Vantage employees enjoy exceptional transit options including direct shuttle service to BART, Caltrain and Bay Ferry Service.



Address: [494 Forbes Blvd, South San Francisco, CA 94080](#)

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



 **VANTAGE**

 HEALTHPEAK LIFE SCIENCE PROPERTIES

Urban Attributes

Rails-To-Trails : Pedestrian And Bicycle Pathway

Bus Stop : Cabot/Allerton Ave.

Ample Parking With ~2.25/1,000 Parking Ratio

Outdoor Courtyard Accommodating Meeting And Event Spaces

Vantage Master Plan : Future Development (TBA)

Amenity Center : A Range Of Eateries, Bar, Fitness, and Large Conference Area

Prominent Signage Opportunity For Both Building A & B

Vantage Arrival : Pick-Up And Drop-Off Zone



Outdoor Community

The outdoor area 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 most importantly a natural extension of the workplace.



An adaptable courtyard fosters community and supports the wellness of its users.



Click the arrow (↖) on the bottom of the viewer to explore 4 outdoor perspectives of Vantage.

TAKE A 360 TOUR

Amenities

As the future of work continues to adapt, workplace amenities have matured from playgrounds to thoughtful, curated building experiences. Our iconic 40,000 sqft Amenity Center hosts a variation of food and beverage vendors, a state-of-the-art fitness center, and a large all-hands conference space.

- + Pop-up dining / kitchen space
- + Unique seating and dining areas
- + Grab-and-go food services
- + Catering and reservation capabilities
- + Cafe and Bar
- + Fitness Center
- + Large Meeting & Conference Spaces



AMENITY CENTER



Work Space

A purpose built space that accommodates various use cases. Both buildings have flexible floor plans that allow companies to adapt and design their own unique workspace configurations.



TAKE A 360 TOUR

Click the arrow (↖) on the bottom of the viewer to explore 4 interior settings.

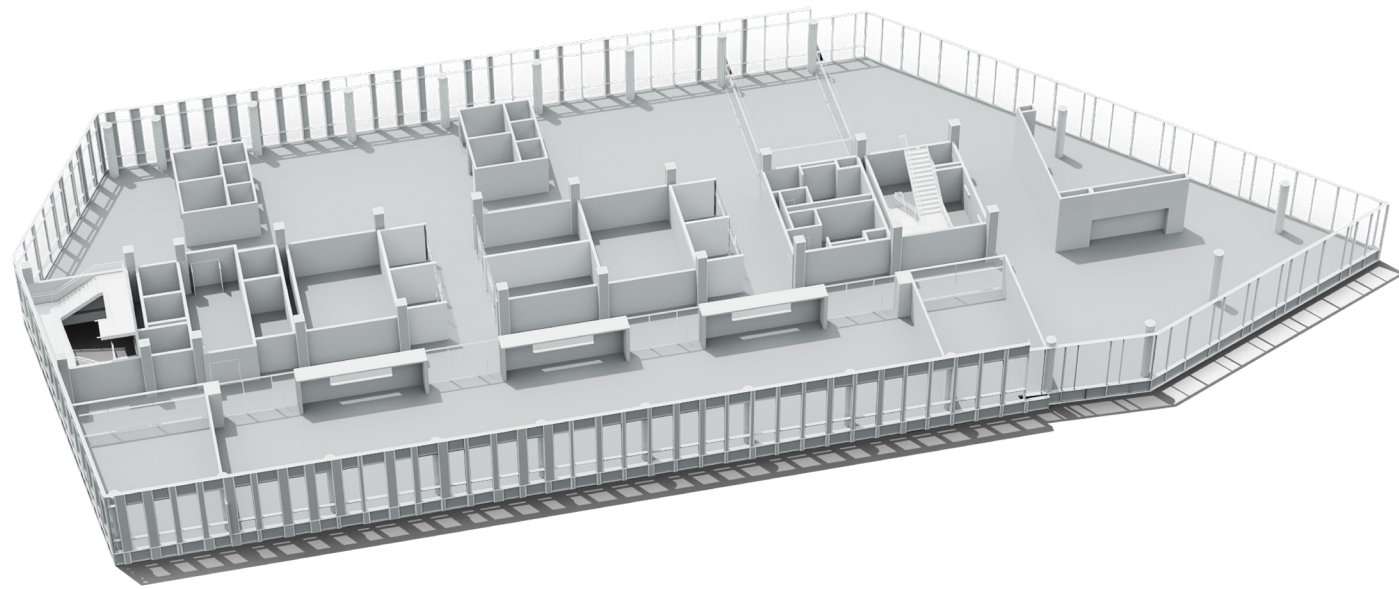


Floor to ceiling glass walls feature an expansive view of the city known for progress and advancement.

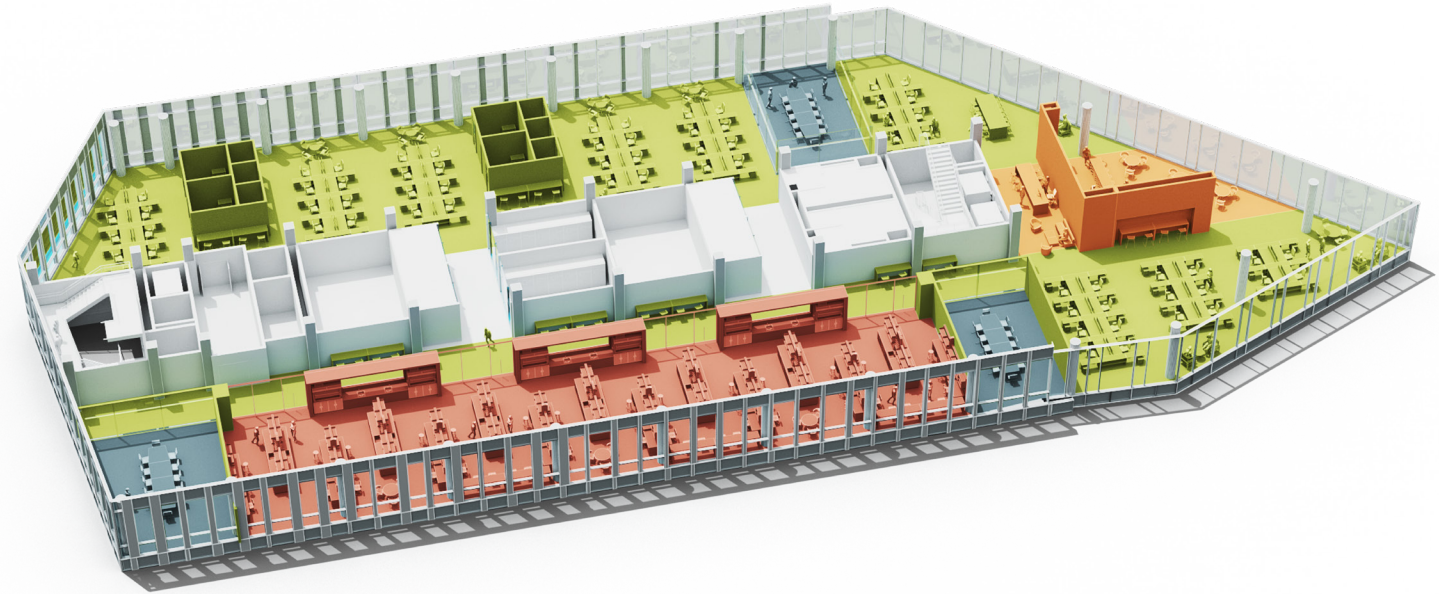


360 VIEWS FROM VANTAGE

Test Fits



FULL FLOOR

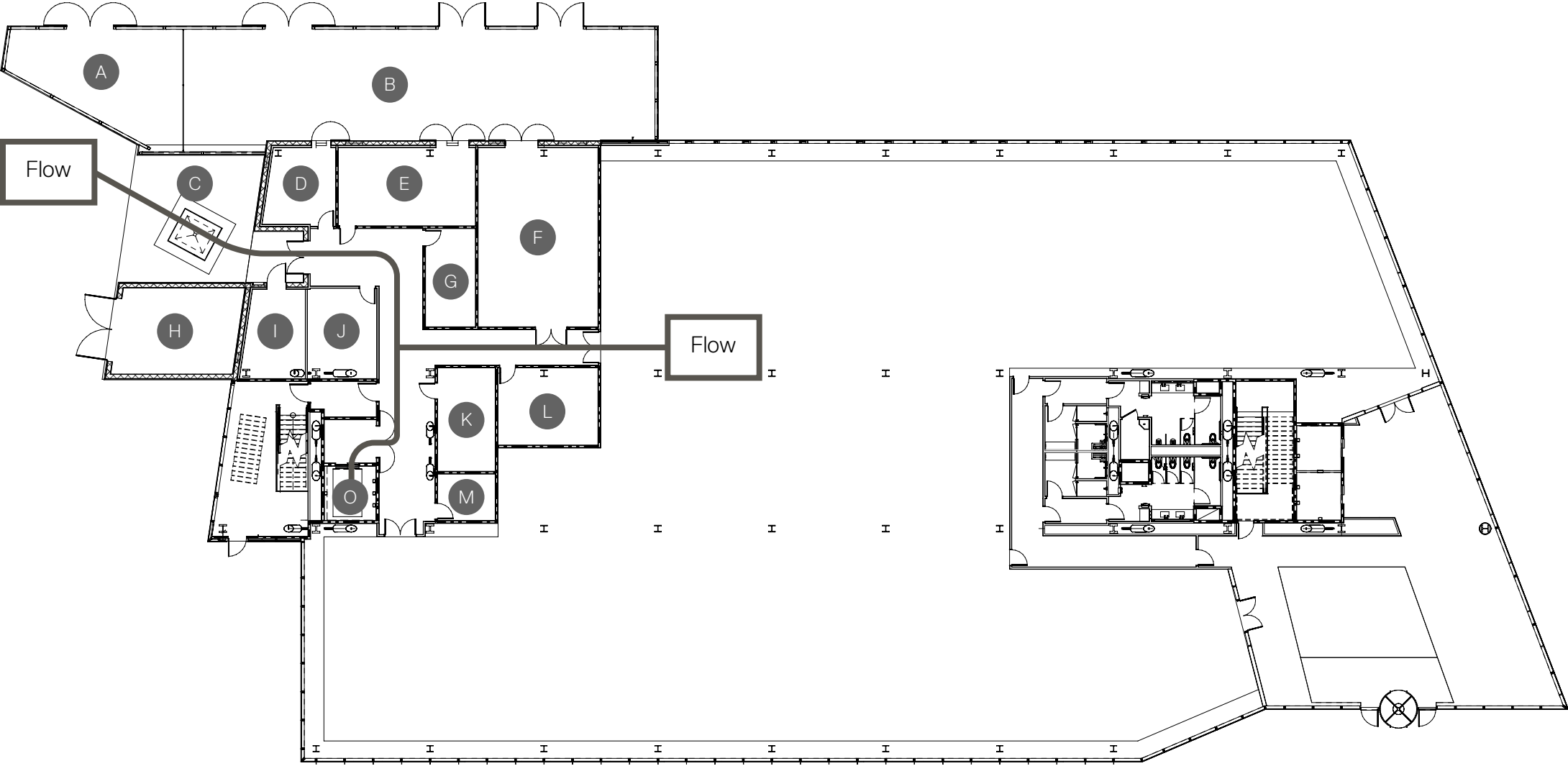


50/50 LAB TO OFFICE LAYOUT

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

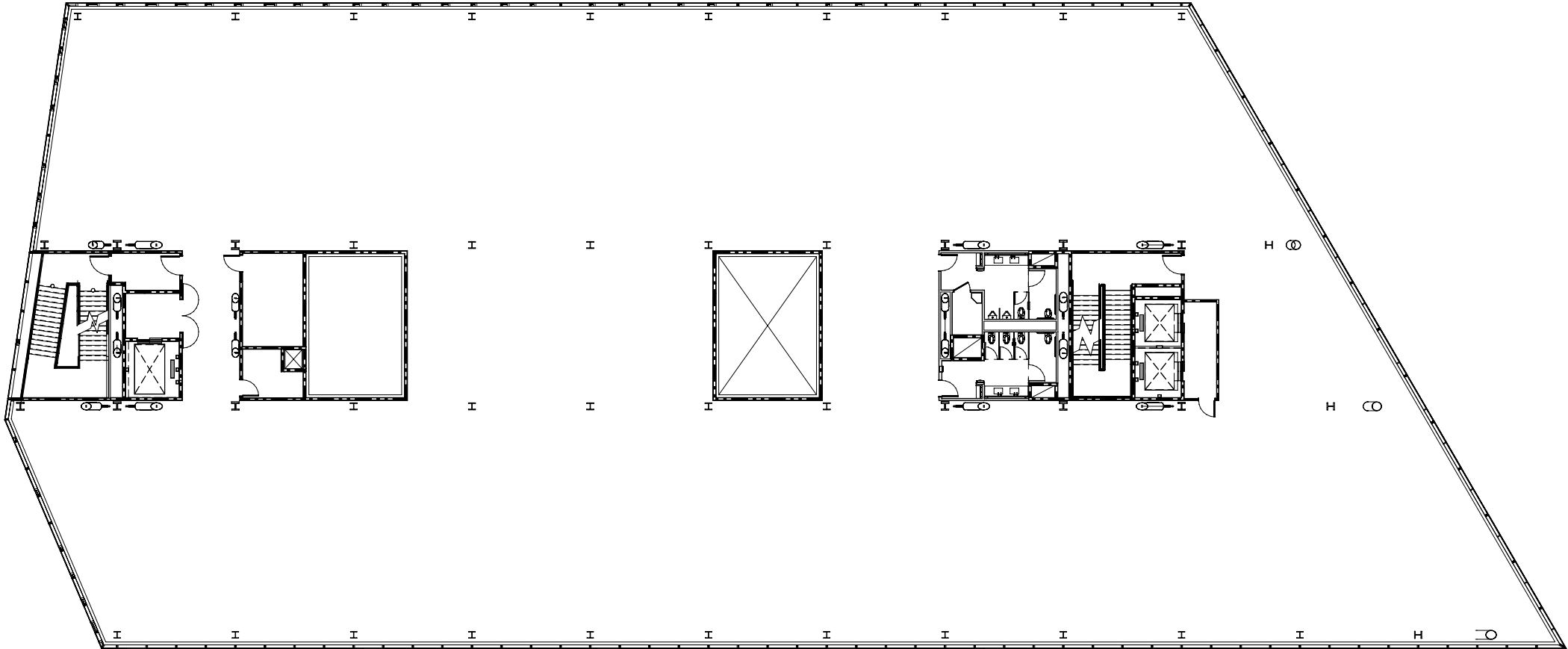
Building A: Ground Level

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



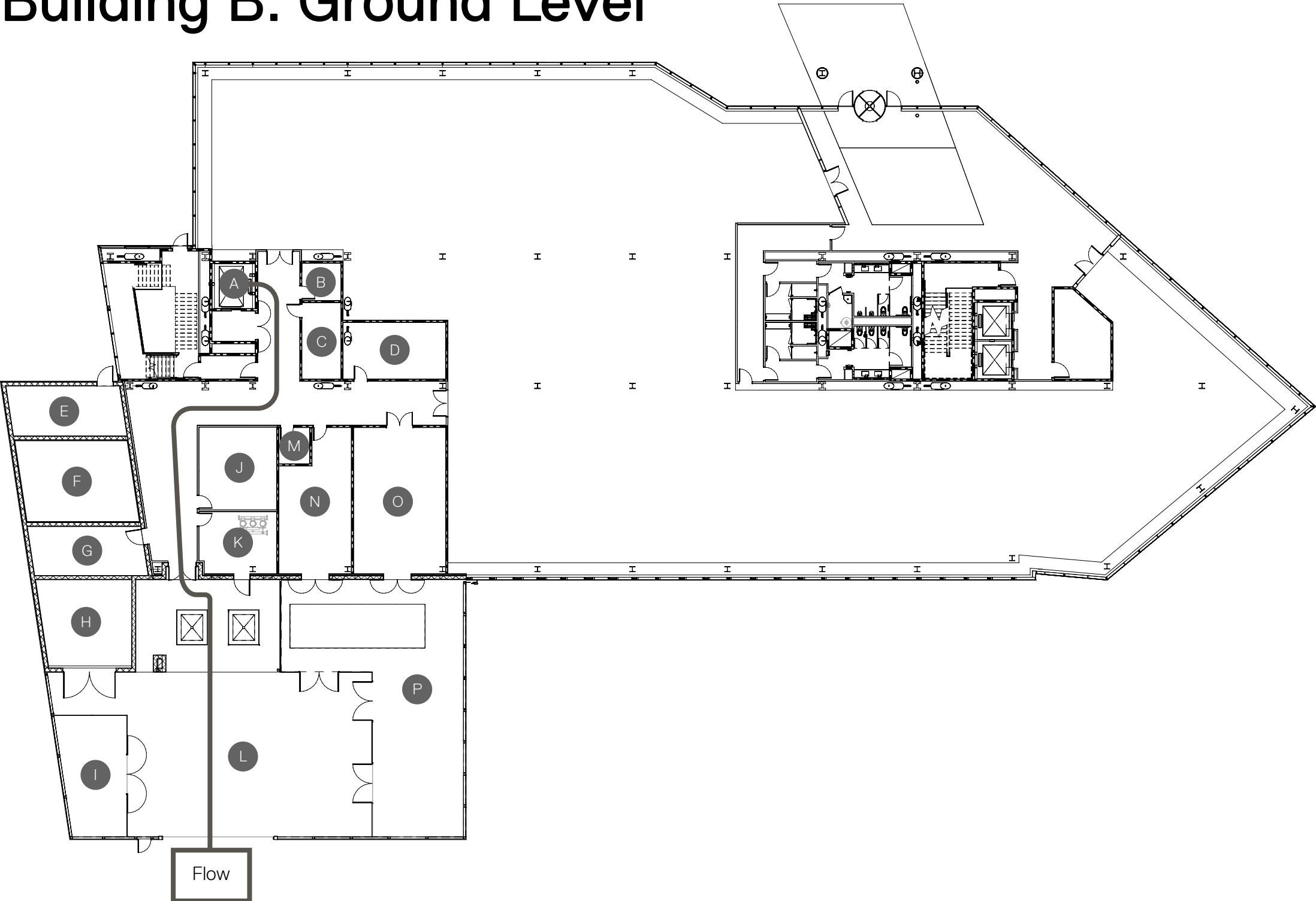
SEE MORE FLOOR PLANS

Building A: Typical Floor Plan



SEE MORE FLOOR PLANS

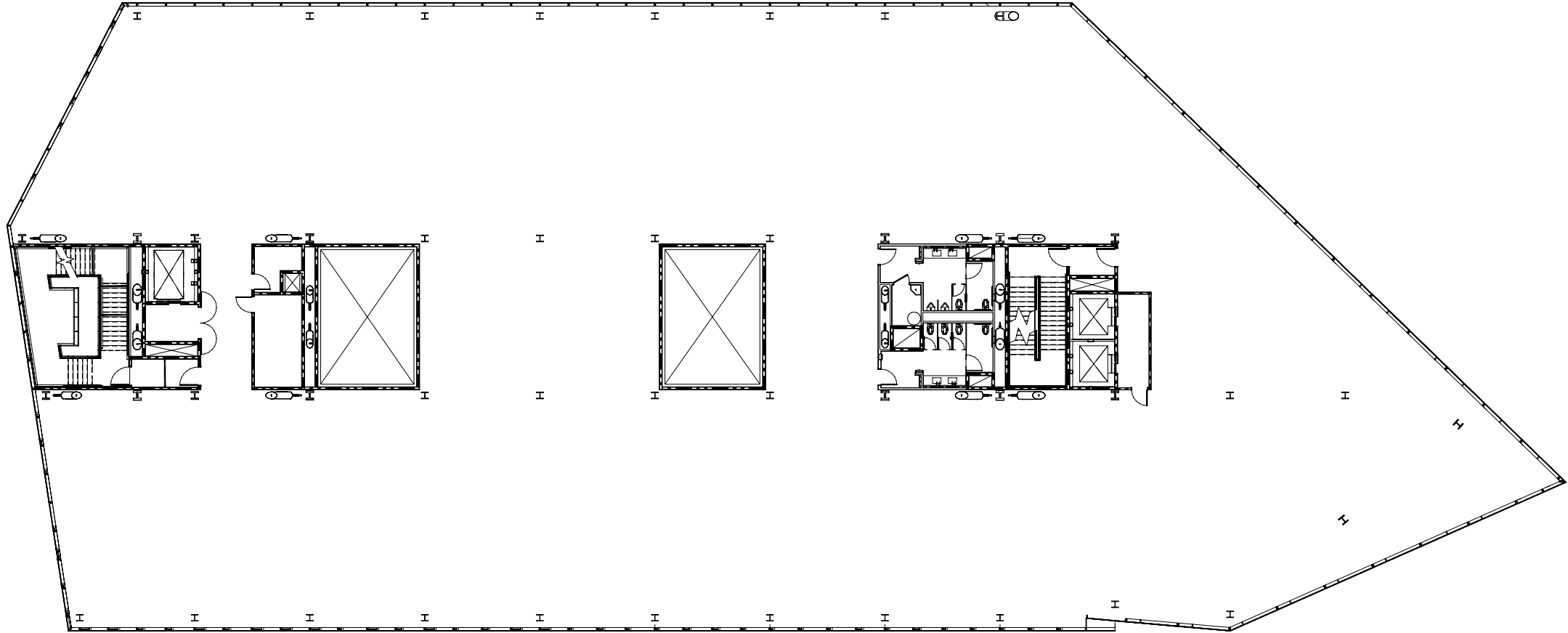
Building B: Ground Level



- 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



SEE MORE FLOOR PLANS



THE HIGH POINT OF BIOTECH DISCOVERY



Thank You

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OUR TEAM



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