

An aerial photograph of the proposed 'The Cove' campus development at Oyster Point in South San Francisco. The image shows several modern, multi-story office buildings with glass and wood facades, arranged in a cluster. The buildings are surrounded by landscaped areas with trees and walkways. In the background, the city of San Francisco is visible, including the Golden Gate Bridge and the bay. The sky is blue with some clouds.

THE COVE

AT OYSTER POINT

±1,000,000 SF
CAMPUS DEVELOPMENT
OYSTER POINT BLVD | SOUTH SAN FRANCISCO

www.CoveSSF.com



HCP
life science estates

CBRE

ICONIC

Class A water front development to accommodate $\pm 30,000$ SF to $\pm 847,000$ SF life science/technology users.

The campus consists of seven (7) buildings within an amenity rich environment.

- Flexible design able to accommodate $\pm 30,000$ SF to $\pm 847,000$ SF users
- $\pm 30,000$ SF amenity center
- 5.5 acres of outdoor green space for recreation and collaboration
- Retail & dining options
- High-quality steel frame construction designed for laboratory or office
- LEED Silver pre-certified

THE COVE
AT OYSTER POINT

COMMUNITY

An aerial photograph of the South San Francisco waterfront. In the foreground, a multi-lane highway runs horizontally. To the left, a modern building with a curved glass facade stands on a grassy hill. The middle ground features a large body of water (the bay) with several piers and marinas. On the right side of the bay, a large, modern development is visible, consisting of several interconnected white buildings with flat roofs and large windows. This development is outlined with a white line, indicating it is the focus of the project. The background shows the city skyline and distant mountains under a clear blue sky.

The Cove offers a fully integrated suburban campus within the heart of the South San Francisco life science cluster. The community is an amenity rich environment that includes an extensive food service, recreation/fitness center and a first class hotel. The elaborate landscaping, campus retail, dining and public transportation will provide a unique working environment for employees.

This iconic bayfront project location will provide an environment of community and collaboration to assist in delivering innovative technologies to the market.

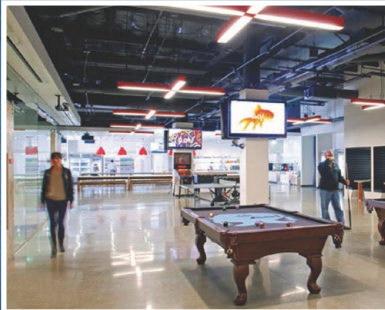
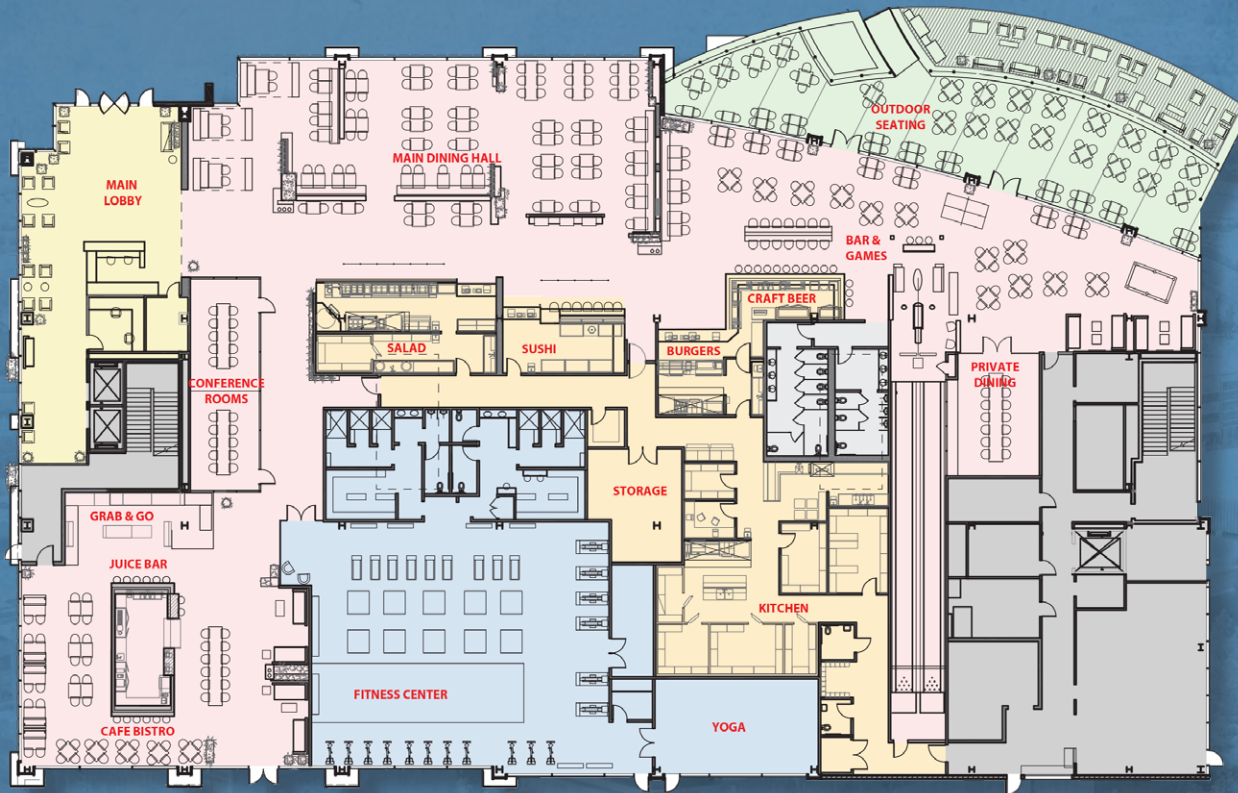
THE COVE
AT OYSTER POINT

COLLABORATION

With over 30,000 square feet of designated amenity space, the Cove offers a unique environment - fitness center, meeting rooms, game room, bowling lanes, yoga and lounge area.

The large food service, and indoor/outdoor seating provides employees a collaborative and innovative setting. A first class hotel, outdoor amphitheater and bayfront trails complete this unparalleled opportunity.

The open design and centralized amphitheater encourage interaction and collaboration among employees.



SUSTAINABILITY



The Cove is state-of the-art construction with LEED Silver pre-certification.

Buildings range from $\pm 115,000$ to $\pm 182,000$ SF and provide the foundation for alternative facility concepts – everything from cutting edge research laboratories to an open-space high-tech environment.

The ideal campus for less traditional work styles, The Cove also includes ample outdoor green space providing multiple venues for casual meetings and events.

**PHASE I – SHELL COMPLETE
READY FOR TENANT IMPROVEMENTS**

**PHASE II – UNDER CONSTRUCTION
COMPLETION SCHEDULED Q3 2017**

**PHASE II
SITE PLAN**



**PHASE I
SITE PLAN**



**OVER ALL
SITE PLAN**

TRANSPORTATION



EXTENSIVE TRANSIT OPTIONS

- Immediate 101 freeway access, both northbound and southbound
- Five minutes to San Francisco International Airport
- Exceptional transit options with direct shuttle service to BART, Caltrain and Bay Ferry Service
- South San Francisco Ferry Terminal





- Bay Area's largest life science portfolio with over 5.2 million square feet of lab space and approximately 1.6 million square feet of entitlements
- S&P 500 company
California's largest life science REIT with over 118 properties
- Experienced local management team that has developed over 3 million square feet of lab space
- Committed to sustainability



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