

# The Towers

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at sierra point

2000 Sierra Point Pkwy & 8000 Marina Blvd  
Life Science Campus in Brisbane, CA



[HealthpeakBayArea.com](http://HealthpeakBayArea.com)

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**CBRE**



# Rise to New Heights

The Towers at Sierra Point is a two building ±450,187 Sq. Ft. Class A office and lab campus located along the waterfront in Brisbane.



Closest Peninsula submarket to  
San Francisco



High visibility from Highway  
101 with prominent building &  
monument signage available



Premier waterfront location  
with breathtaking panoramic  
views of the Bay



Adjacent to Bay Trail with scenic  
walking and biking paths



Immediate access to HWY 101  
and conveniently located to mid-  
peninsula residential communities



Parking Ratio:  
2.7 per 1,000 RSF

# At a Glance

**The Towers at Sierra Point Campus** has prominent freeway visibility, unobstructed views of the Bay and an attractive on-site amenity package



# OFFICE/LAB SPACE

Space Available

2000 Sierra Point Pkwy  
±68,641 SF Available

8000 Marina Blvd  
±52,479 SF Available





## 2000 Sierra Point Parkway

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<b>First Floor</b>	Office	±1,377 SF
<b>Fifth Floor</b>	Office	±11,861 SF
<b>Sixth Floor</b>	Office	±20,868 SF
<b>Seventh Floor</b>	Office (Two Suites)	±4,554 SF   ±9,113 SF
<b>Eighth Floor</b>	<b>Lab</b>	±20,868 SF

## 8000 Marina Boulevard

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<b>First Floor</b>	Office (Two Suites)	±5,438 SF   ±5,456 SF
<b>Sixth Floor</b>	Office	±26,218 SF
<b>Seventh Floor</b>	Office	±15,367 SF





SIERRA POINT



BUSINESS PARK

# On-site Amenities

## Onward and Upward

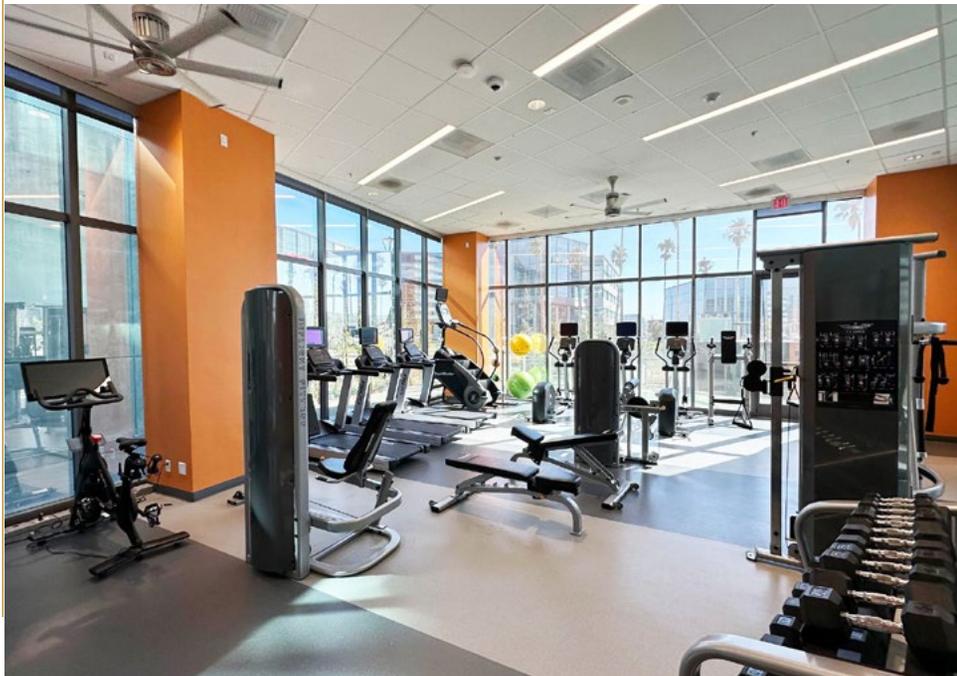
The fully amenitized campus includes a fitness center, basketball court, a restaurant, conference center, food trucks, as well as proximity to local restaurants and hotels.

Little Green Cyclo cafe



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Modern fitness center



Conferencing center



# The Towers

at sierra point

# Purpose-Built for Possibility

## 2000 SIERRA POINT PKWY



±68,641 SF lab/office space

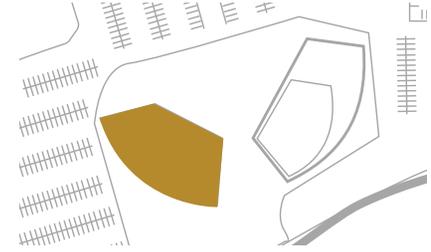


Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses



# ±1,377 SF | Office

2000 SIERRA POINT PKWY | FIRST FLOOR



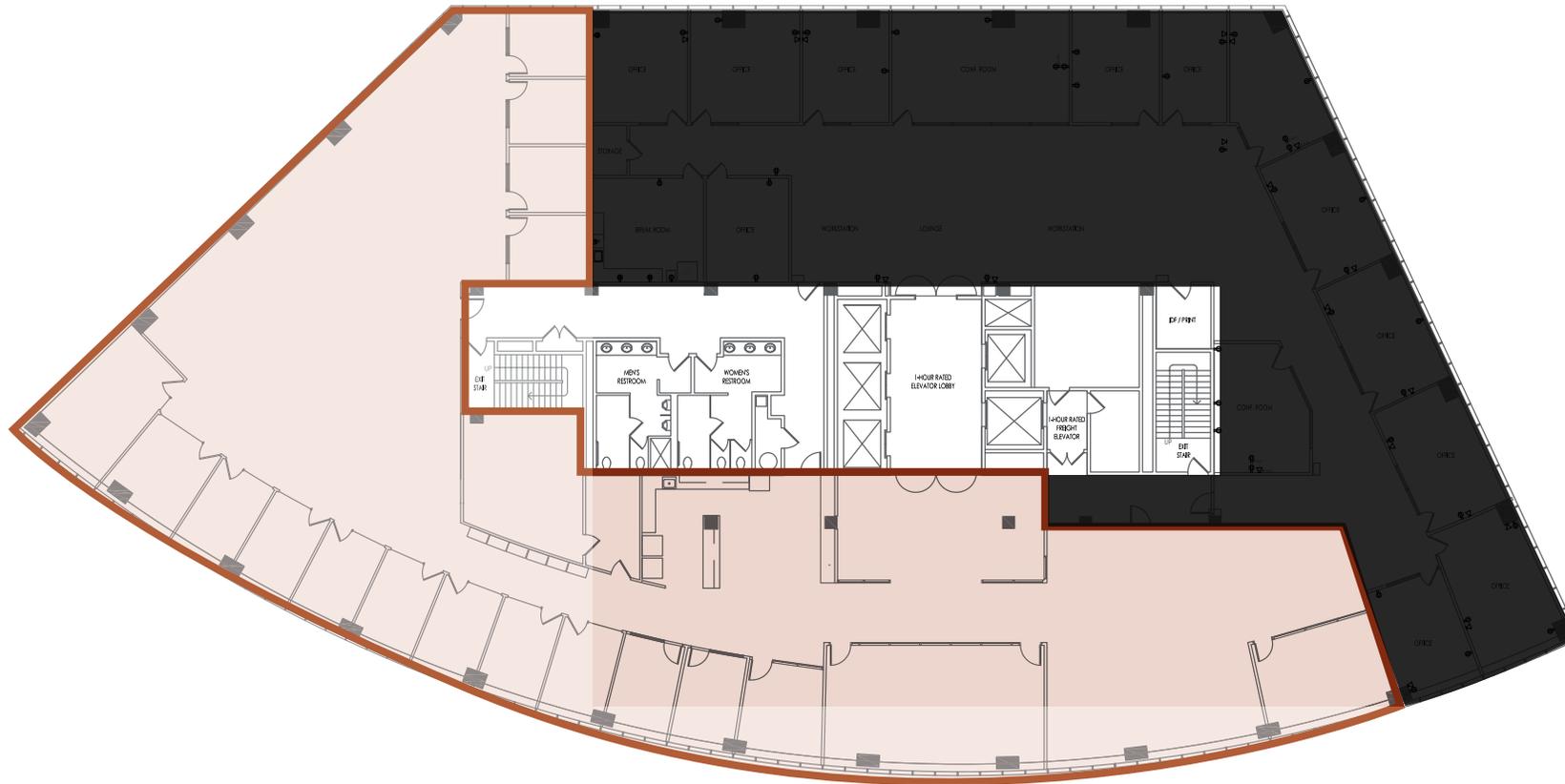
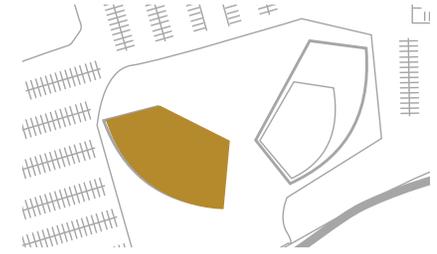
## Suite 101



# ±11,861 SF | Office

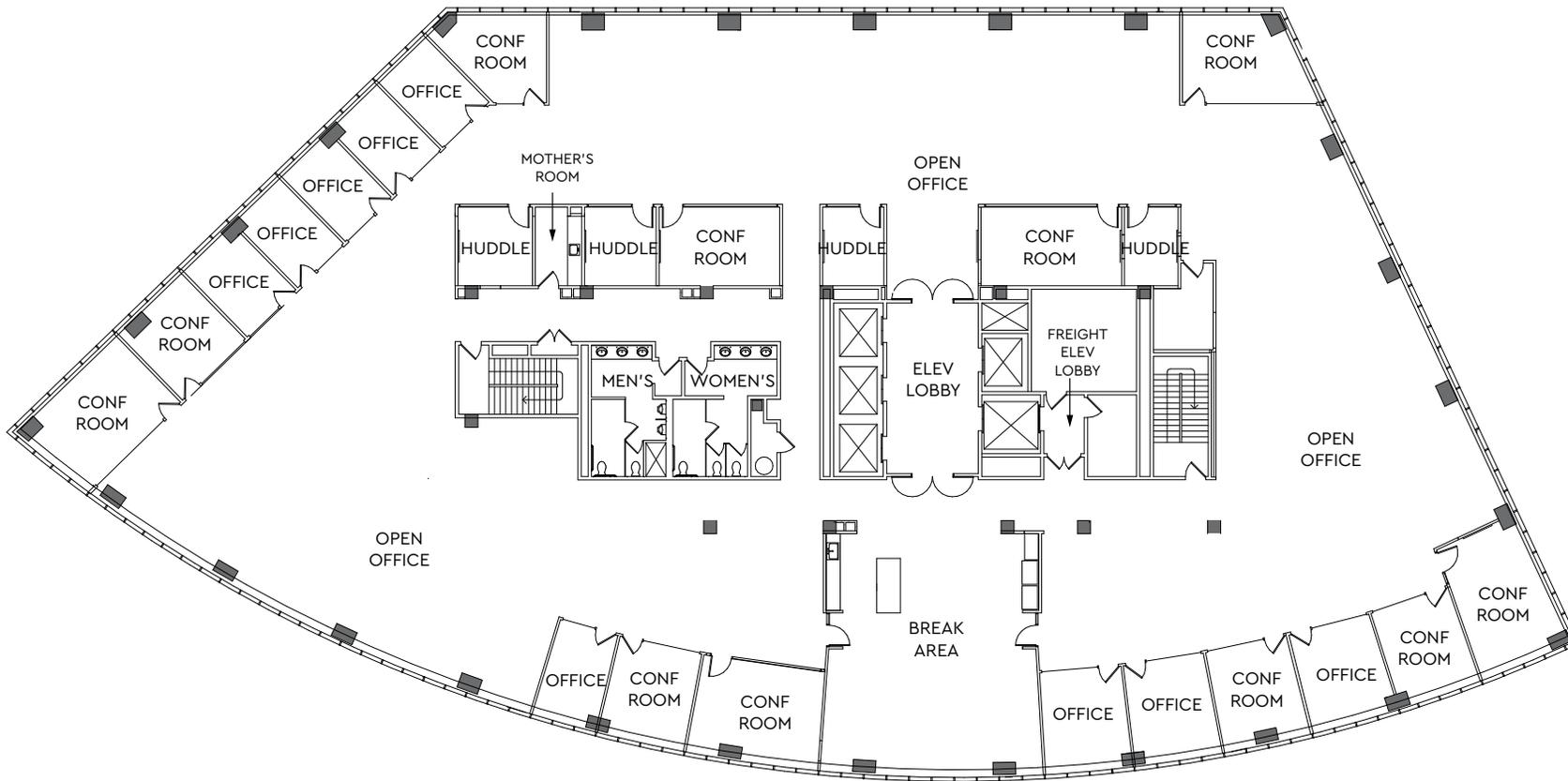
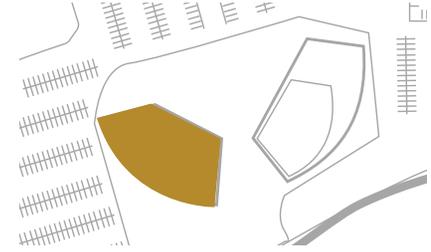
2000 SIERRA POINT PKWY | FIFTH FLOOR

Suite 501  
±11,861 SF



# ±20,868 SF | Office

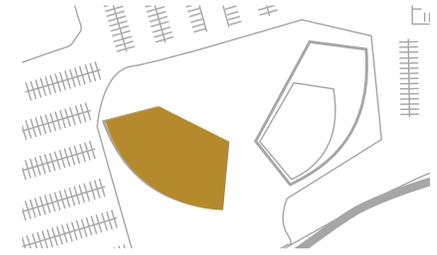
2000 SIERRA POINT PKWY | SIXTH FLOOR



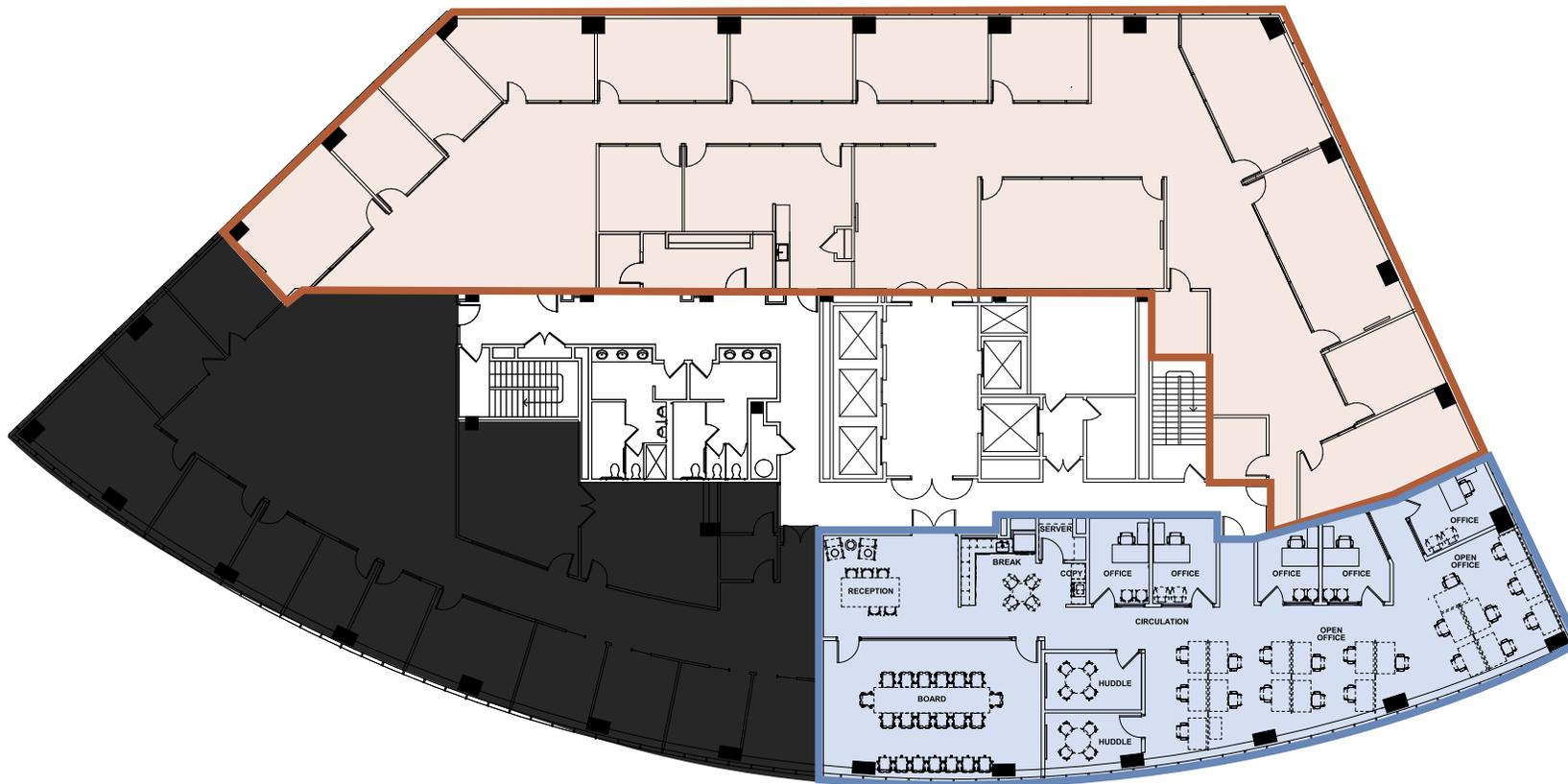
# ±13,667 SF | Office

2000 SIERRA POINT PKWY | SEVENTH FLOOR

Suite 701  
±9,113 SF

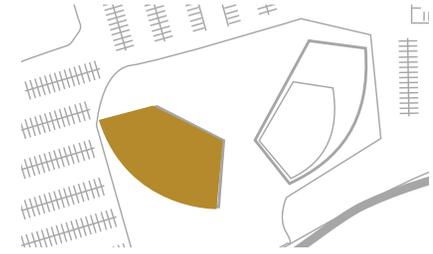


Suite 700  
±4,554 SF



# ±20,868 SF | Lab Suite

2000 SIERRA POINT PKWY | EIGHTH FLOOR



Lab Office

## Lab area includes:

- Biology labs
- Lab support
- Tissue culture suites

## Office area includes:

- (6) Private offices
- (5) Conference rooms
- Open office area
- Break room

# The Towers

at sierra point

# Purpose-Built for Possibility

**8000 MARINA BLVD**



±52,479 SF office space

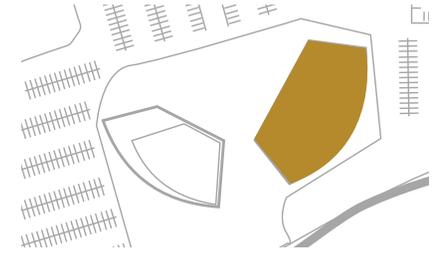


Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses



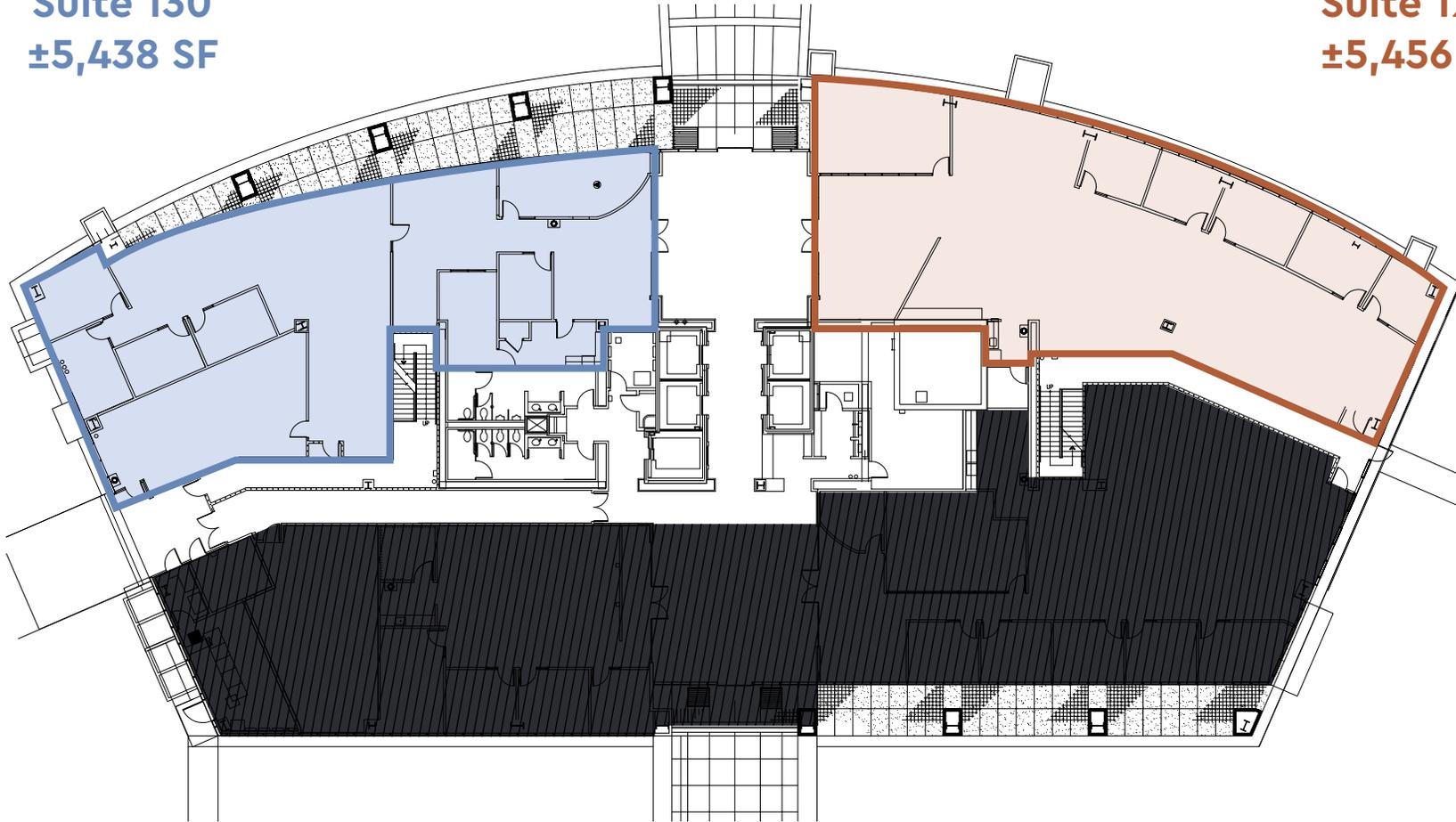
# ±10,894 SF | Office

8000 MARINA BLVD | FIRST FLOOR



Suite 130  
±5,438 SF

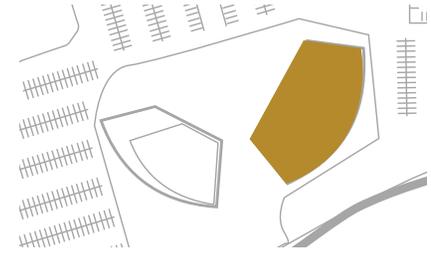
Suite 120  
±5,456 SF





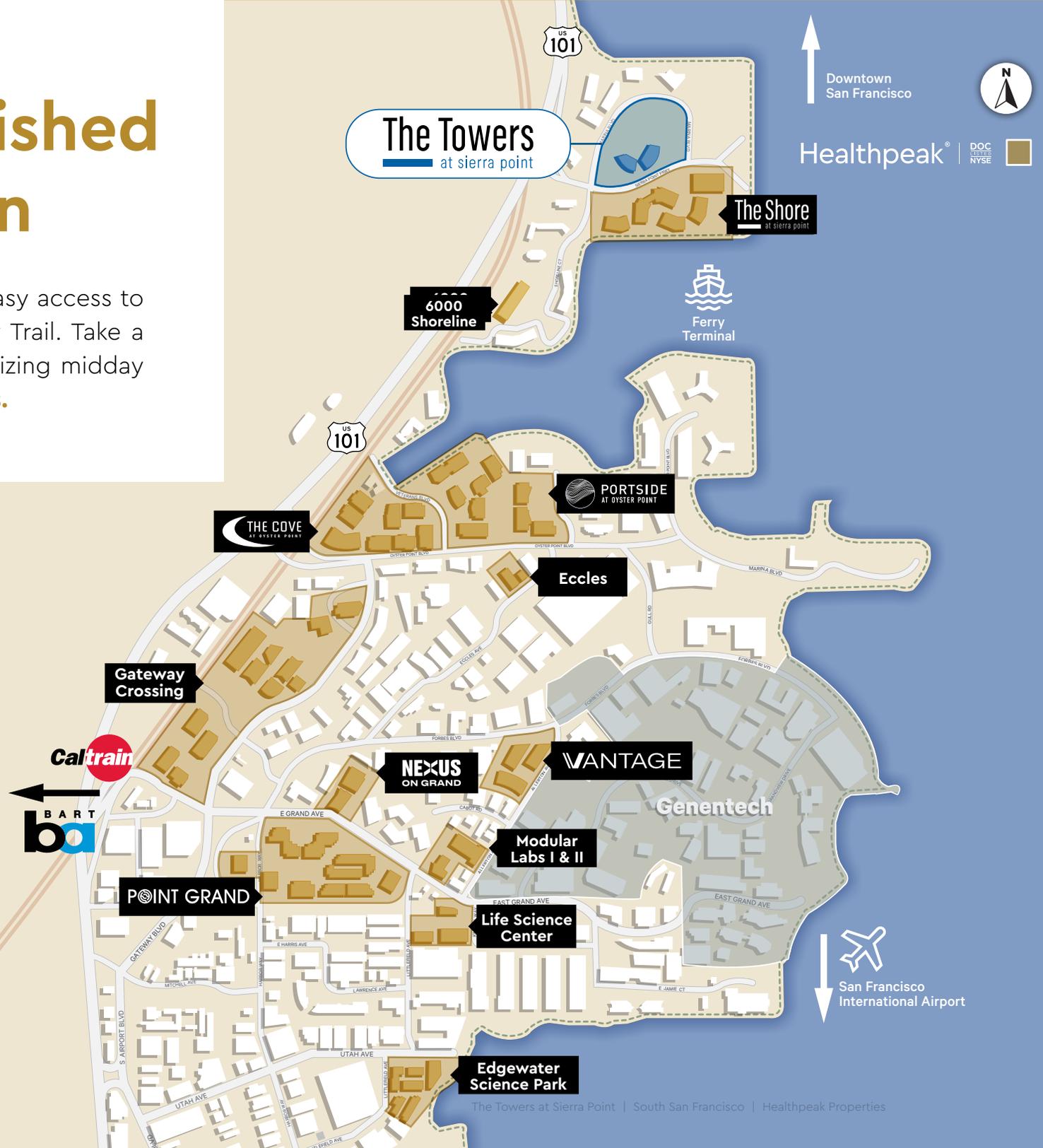
# ±15,367 SF | Office

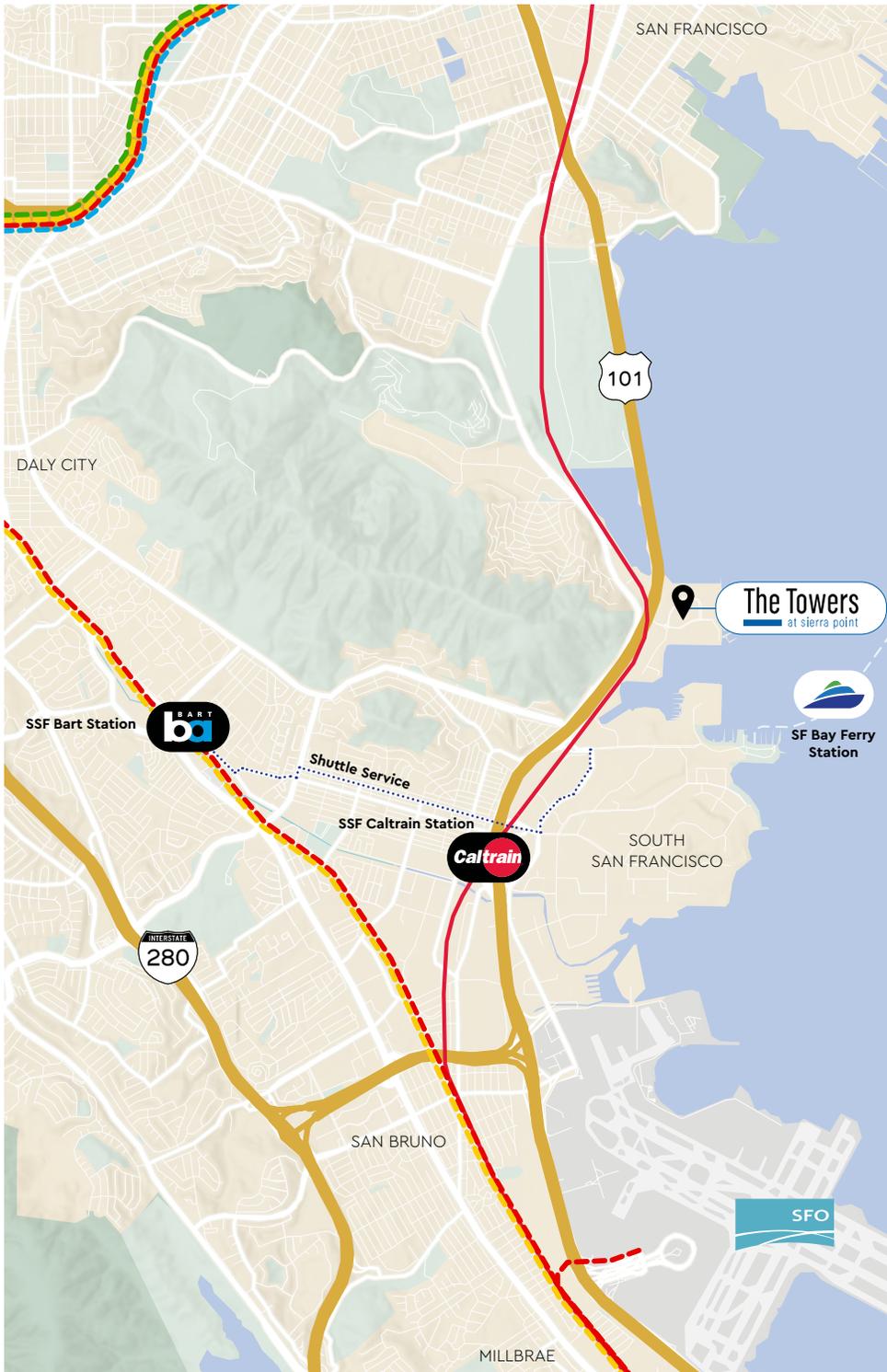
8000 MARINA BLVD | SEVENTH FLOOR



# A Distinguished Destination

Recharge and unwind with easy access to the scenic San Francisco Bay Trail. Take a walking meeting or an energizing midday break — **every option's yours.**





# Extensive Transit Options



The Towers at Sierra Point  
Brisbane, CA 94005



**IMMEDIATE**  
access to 101



**20 MIN**  
to downtown SF



**9 MIN**  
to SFO



**SSF**  
Ferry terminal

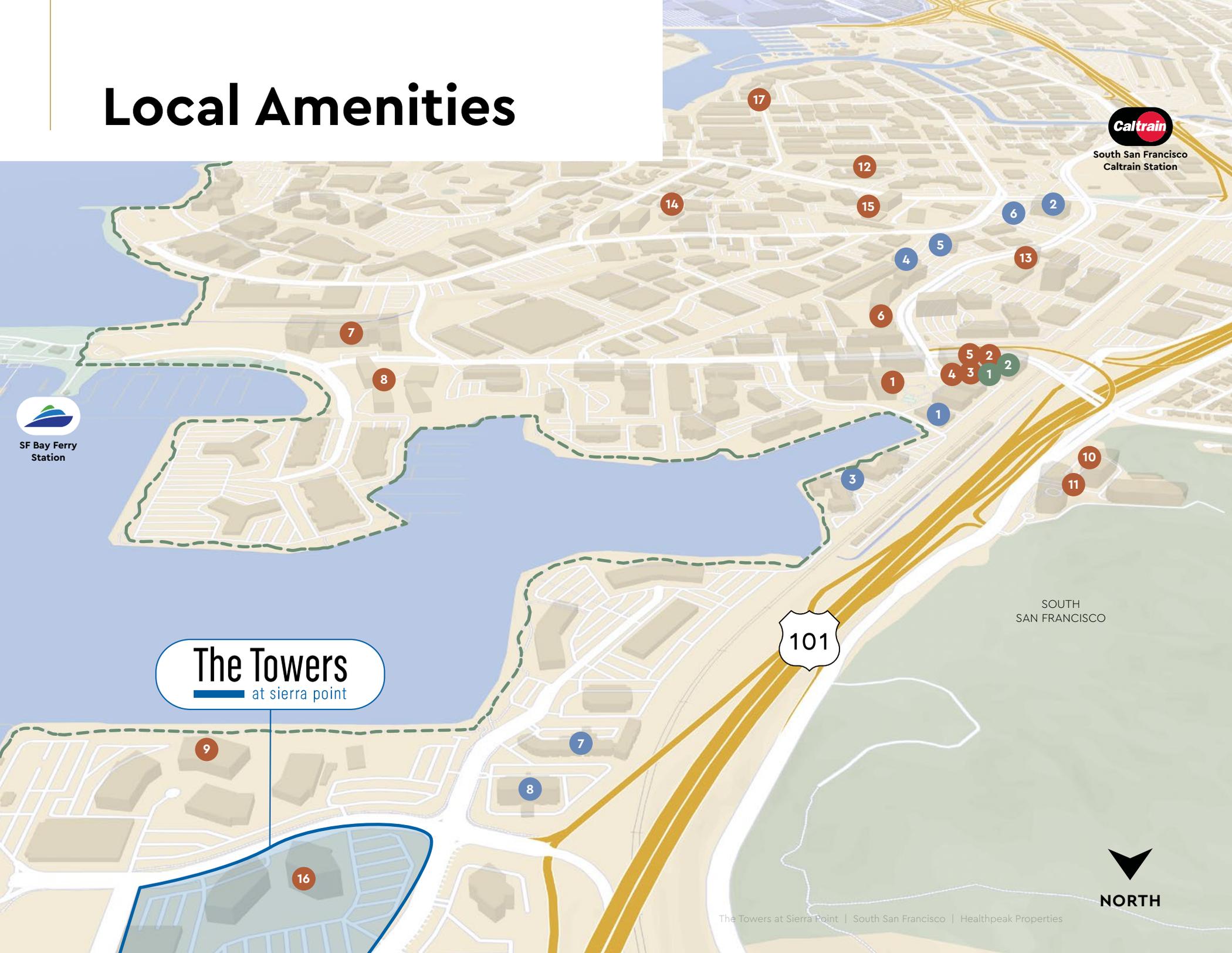


## SHUTTLE SERVICE

**±10 MIN**

Shuttle Service to Caltrain and BART

# Local Amenities



**The Towers**  
at sierra point



SOUTH SAN FRANCISCO



NORTH



## DINING

- 1 Foundry & Lux
- 2 Starbucks
- 3 Nick the Greek
- 4 Guapas Mexican Grill
- 5 Truffle Poke Bar
- 6 Traverse
- 7 The Anecdote
- 8 Café at Oyster Point
- 9 The Chandlery
- 10 Focaccia
- 11 Chico Marx
- 12 Riposo
- 13 Timber & Tide
- 14 The Hangar
- 15 The Nook Café
- 16 little Green Cyclo
- 17 Bayside Café



Foundry & Lux



The Chandlery



## HOTELS

- 1 AC Hotel
- 2 Embassy Suites
- 3 Sonesta Hotels
- 4 Larkspur Landing
- 5 Hilton Garden Inn
- 6 Hampton Inn
- 7 Homewood Suites
- 8 Doubletree By Hilton

In addition to easy access to Highway 101, employees enjoy proximity and convenience to a curated mix of world-class dining, hotels, and retail offerings all within a few steps.



AC Hotel



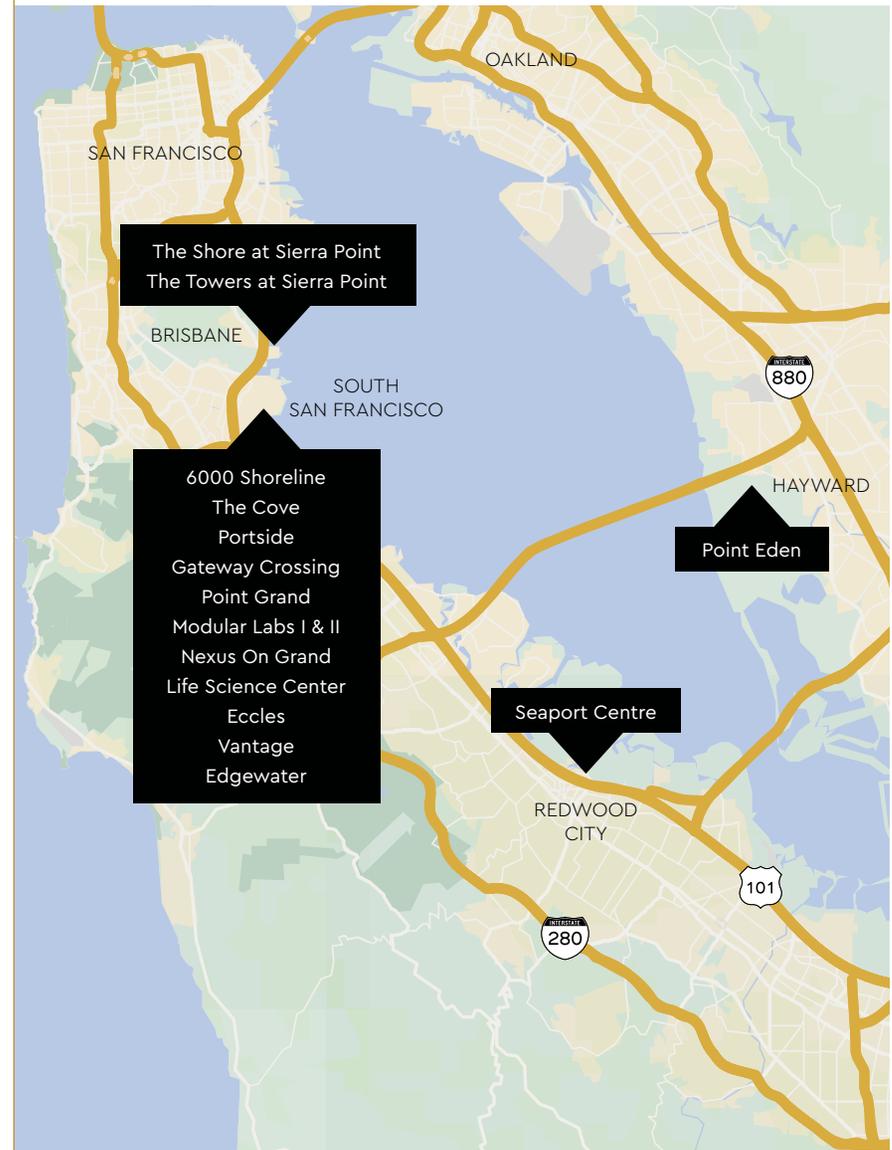
## FITNESS

- 1 Orangetheory Fitness
- 2 YogaSix
- Bay Trail

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## A Powerful Partnership

Healthpeak's deep industry knowledge and flexible approach allows our tenants to thrive. Our fee-simple, long-term property ownership and portfolio scale positions us as a uniquely stable partner life science firms trust to support long-term growth.



## Deep Bay Area Roots

Over **7.5 million** square feet of lab and office space, approximately **1.3 million** square feet of entitlements, and over **100 properties** in the Bay Area.



Seaport Centre, Redwood City

## National Presence

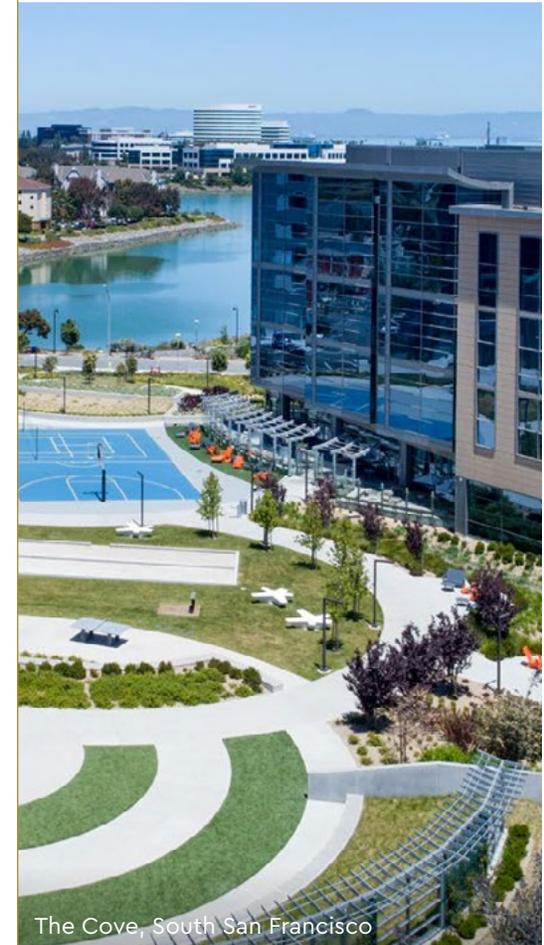
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.



The Shore at Sierra Point, Brisbane

## Expert Developer

Experienced local management team that has developed over **3 million** square feet of lab space.



The Cove, South San Francisco

# The Towers

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Healthpeak® | **DOC**  
LISTED  
NYSE



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