

LABORATORY & OFFICE SPACE

±400,000 RSF Premier Class A Project

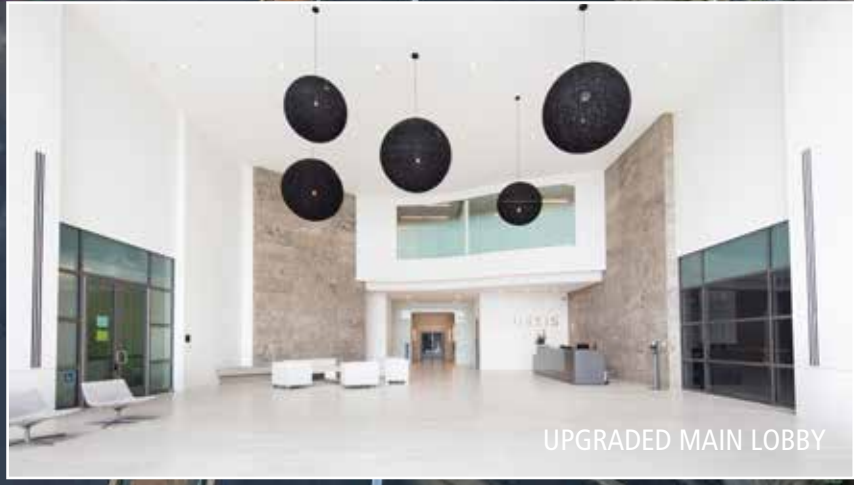


GENESIS
[The root of innovation]





STACKING PLAN



UPGRADED MAIN LOBBY

INNOVATION AWAITS AT GENESIS

GENESIS – Station is a $\pm 400,000$ RSF nine-story Class A laboratory and office building located in Daly City, CA. This retrofitted building boasts incredible visibility along the I-280 corridor, robust laboratory infrastructure systems, large, open floor plates with suites ranging from $\pm 9,800$ to $\pm 48,000$ RSF, ample nearby retail shops and restaurants, and more. This multi-tenant project is ideal for small to mid-size life science companies that desire to be at the center of its innovative ecosystem with other like minded companies.

Within walking distance to BART, GENESIS – Station offers access to employees that commute from the North, South, and East Bay. It is strategically located between two of the largest California life science institutions, UCSF and Stanford University.

$\pm 400,000$ RSF

LIFE SCIENCE AND OFFICE SPACE

AVAILABLE NOW

DELIVERY



PREMIER HIGH RISE LIFE SCIENCE BUILDING

Building Highlights



Suite Range
±9,800 - 48,000 RSF



GENESIS
Spec Lab Program



Robust MEP,
Infrastructure Upgrades



Scalable
Growth



Immediate Freeway Access
and Visibility on I-280



Parking (3/1,000)
7-Story Garage



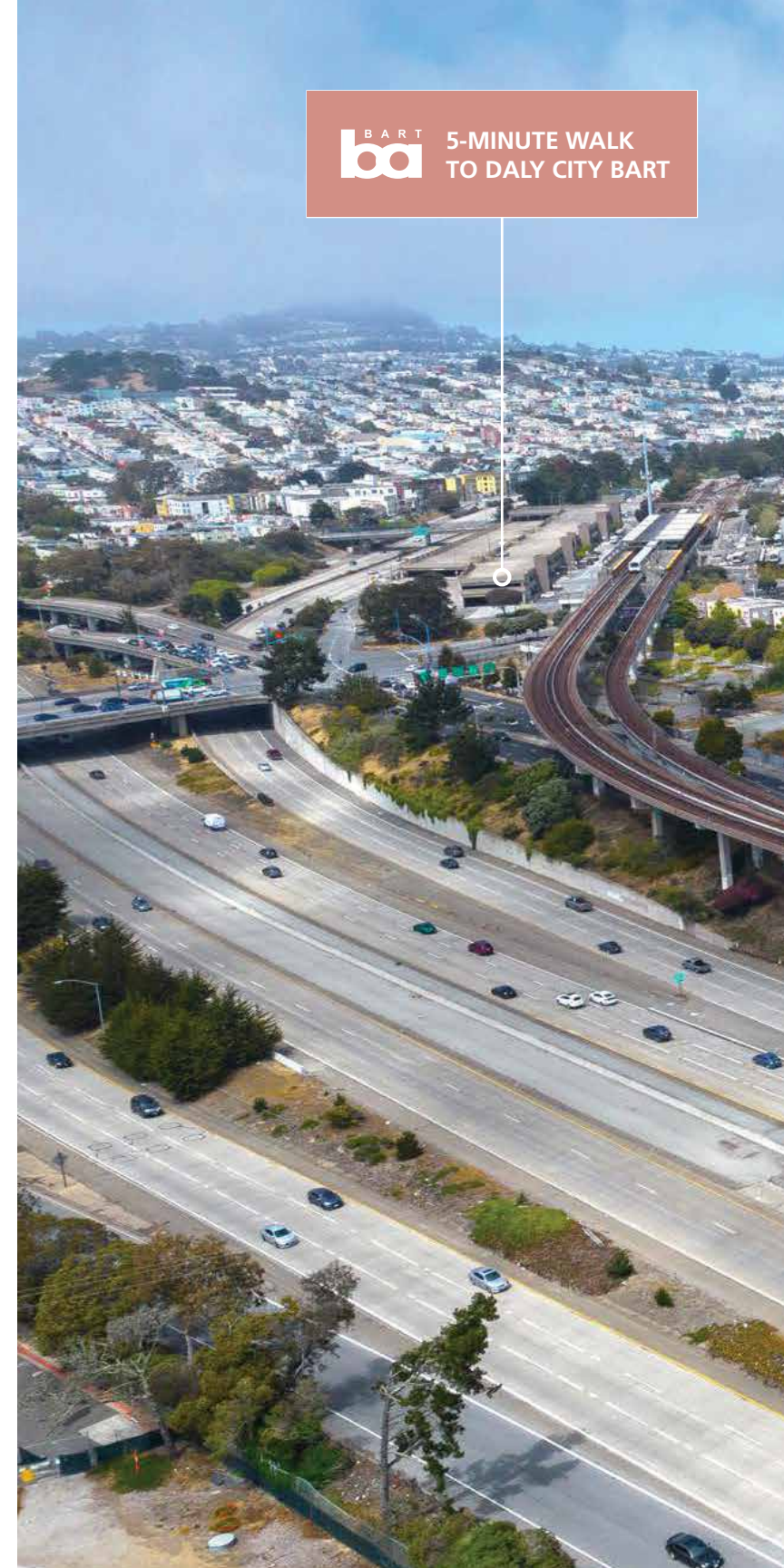
One Block to Daly City BART
and Public Transportation



Premier Amenities
and On-Site Services



Shared
Seminar Room



5-MINUTE WALK
TO DALY CITY BART



GENESIS

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7-STORIES OF
GENESIS PARKING



UNRIVALED ACCESSIBILITY



1 min Interstate 280

2 mins Highway 101



3 mins Daly City BART Station

10 mins Bayshore Caltrain Station



15 mins Downtown San Francisco

15 mins Downtown San Mateo

27 mins Downtown Redwood City



12 mins San Francisco Intl Airport

35 mins Oakland Intl Airport



30 mins Stanford University

15 mins UCSF Mission Bay

32 mins UC Berkeley





SURROUNDING AMENITIES

GENESIS-Station is surrounded by an abundance of valuable amenities. Tenants can grab lunch or plan meetings at the Westlake Shopping Center, 3-minutes from the Project. Additional nearby retail includes food, banking, golf, theater, and hotel options.

WESTLAKE SHOPPING CENTER

- | | |
|-------------------------|---------------------------|
| Food & Drink | Grocery |
| 1 Chipotle | 8 Trader Joe's |
| 2 Starbucks | 9 Target |
| 3 Panda Express | 10 Safeway |
| 4 Jamba Juice | 11 Walgreens |
| 5 Spiral Sushi & Grill | Banks |
| 6 Wingstop | 12 Wells Fargo |
| 7 Ohana Hawaiian BBQ | 13 Bank of the West |
| | 14 San Mateo Credit Union |
| | 15 Western Union |

ADDITIONAL NEARBY AMENITIES

- | | | |
|---------------------------|----------------------|---|
| Food & Drink | Grocery | Banks |
| 1 Gilman Brewing | 9 Lucky | 12 Chase Bank |
| 2 Boulevard Cafe | 10 Smart & Final | 13 Union Bank |
| 3 Westlake Coffee Shop | 11 Kukje Supermarket | 14 Bank of America |
| 4 Starbucks | | 15 Wells Fargo |
| 5 Original Joe's Westlake | | 16 Tri Counties Bank |
| 6 Carl's Jr | | 17 First National Bank Of Northern California |
| 7 City Kebabs & Gyros | | 18 HSBC Bank |
| 8 Val's | | 19 Patelco Credit Union |
| | | 20 Provident Credit Union |



MODULAR CASEWORK



JOYRIDE PIZZA & GILMAN BREWING COMPANY



FLEXIBLE INFRASTRUCTURE





KITCHEN & BREAK AREA



FITNESS CENTER



24/7 SECURITY



SEMINAR ROOM

SINGLE-TENANT CONCEPT PLAN

- Spec
- - - Future
- Lab
- Office

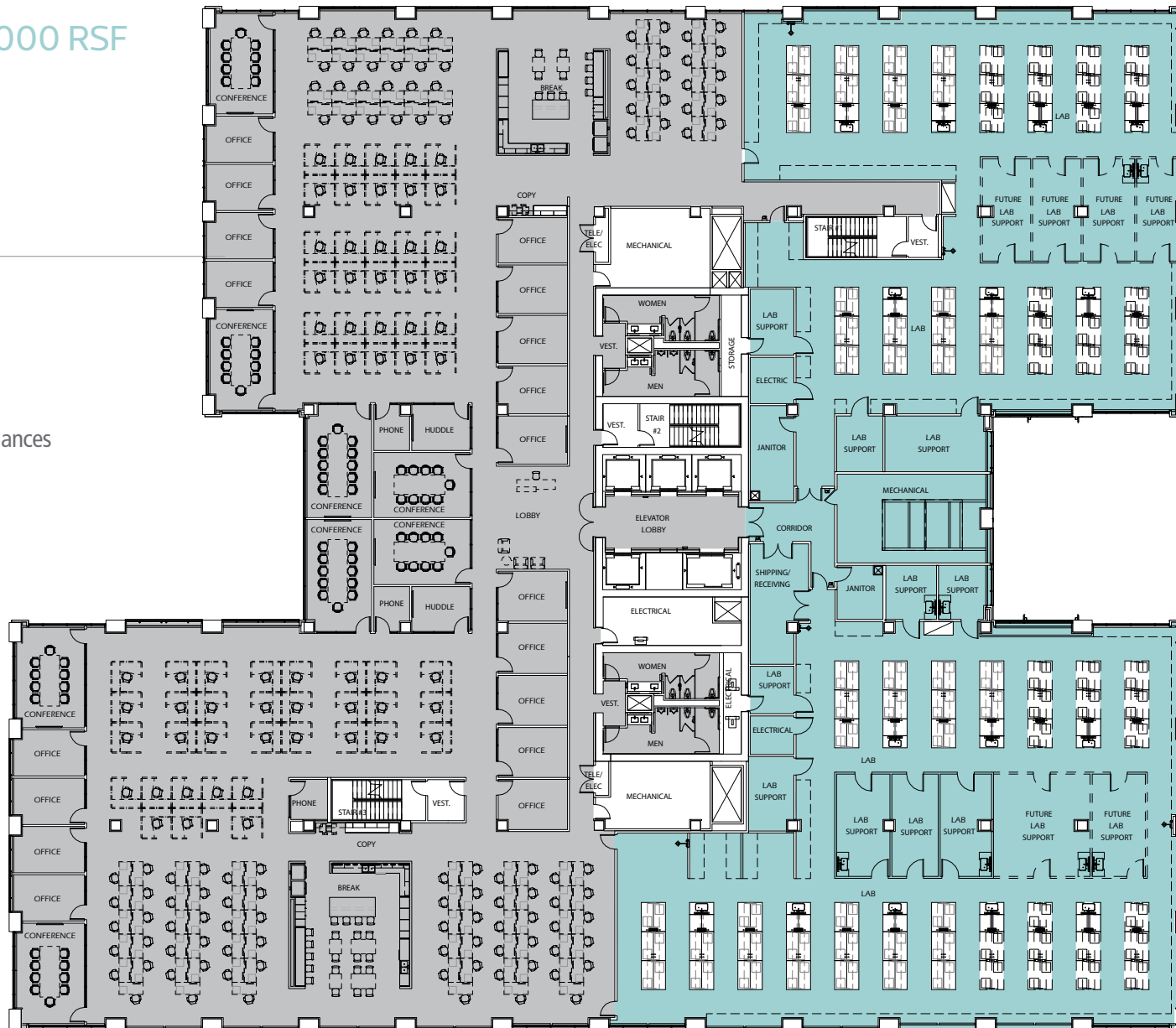
Full Floor: ±48,000 RSF

OFFICE

- 152 Workstations*
- 18 Private Offices
- 8 Conference Rooms
- 3 Phone Rooms
- 2 Huddle Rooms
- 2 Break Rooms with Appliances
- 2 Copy Areas

LAB

- 19 Modular Benches
- 10 Lab Support Rooms
- 2 6ft Fume Hood
- 9 Sinks



STACKING PLAN



*Office furniture shown not included



NORTH

MULTI-TENANT CONCEPT PLAN

- Spec
- - - Future
- Lab
- Office

Suite A: ±21,000 RSF
 Suite B: ±27,000 RSF

SUITE A (OFFICE)

- 74 Workstations*
- 8 Private Offices
- 4 Conference Rooms
- Break Room with Appliances
- IT Room
- Copy Area

SUITE A (LAB)

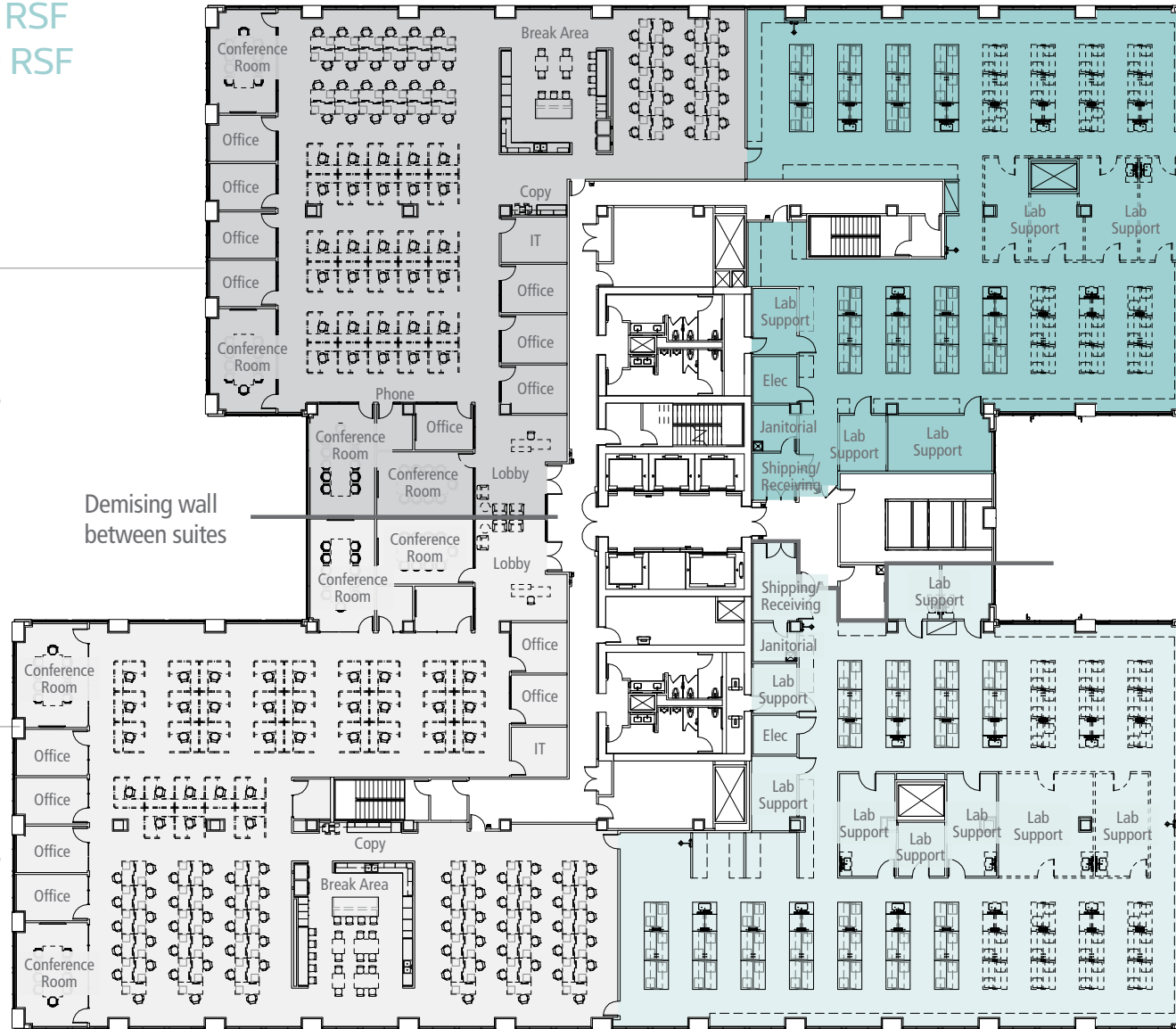
- 8 Modular Benches
- 3 Lab Support Rooms
- 1 6ft Fume Hood
- 4 Sinks

SUITE B (OFFICE)

- 101 Workstations*
- 6 Private Offices
- 4 Conference Rooms
- Break Room with Appliances
- IT Room
- Copy Area

SUITE B (LAB)

- 11 Modular Benches
- 7 Lab Support Rooms
- 1 6ft Fume Hood
- 5 Sinks



Demising wall between suites

*Office furniture shown not included



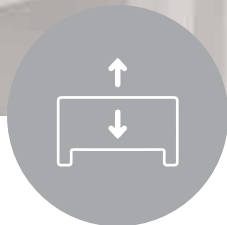
NORTH



FIVE COMPONENTS, ENDLESS OPTIONS

Hyper-flexible lab environments in every suite

Every GENESIS suite is equipped with an industry standard, modular benching system. This system minimizes downtime and maximizes flexibility. The 5-component system is pre-plumbed and pre-wired for fast installation and effortless reconfiguration. Add components and rearrange overnight.



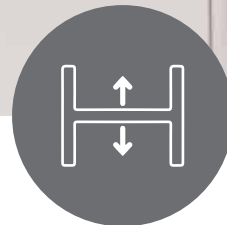
ADJUSTABLE HEIGHT WORK SURFACES

Adaptable to almost any work environment and constructed with a welded metal frame to provide stability to the most sensitive instruments.



MOBILE CABINETS

Combine any number of cabinets to customize storage.



ADJUSTABLE SHELVING UNIT

Bolts to any adjustable height table to offer 2 or 3 levels of shelving. Half-length units also available.



SERVICE UNIT

The core component can store and service up to 7 gas lines on each side of the bench to distribute services throughout the bench top.



FUME HOODS

Each suite is capable of accommodating various sized fume hoods ranging from 4 to 8 feet.





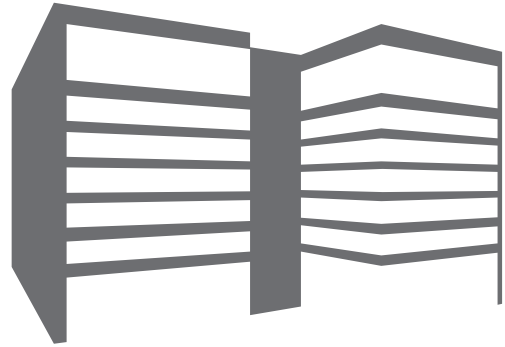
Delivering premier research ready life science environments for tomorrow's technology.

Phase 3 Real Estate Partners, Inc. (P3RE) is an innovative real estate company dedicated to the growth of the life science community by providing premier, Class A environments that meet the needs of the companies who call our portfolio home today and in the future.

- "GENESIS" a nationally recognized brand
- Exclusively focused on the design and development of research and life science to solve the evolving needs of our tenants
- Work to create an exceptional place for fundamental sciences to succeed
- Experience that helps meet tenants' goals to both attract and retain talent in core life science markets

PHASE3
— REAL ESTATE PARTNERS —

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