



453-467 Forbes Blvd

OFFICE/WAREHOUSE WITH POTENTIAL FOR
LIFE SCIENCE/ADVANCED MANUFACTURING



FOR LEASE



AMPLE POWER FOR FRONT OF BUILDING
WITH ADDITIONAL 1600A / 3 PHASE / 4W
SERVICE FOR THE BACK OF BUILDING



±40,606 SF
Single Tenant Full
Building Available

NEW office buildout

HIGH END finishes with renovated lobby and
common areas

US-101 easily accessed

TOTAL office remodel

TWO story building with elevator

SECURITY ENTRY system with individual
office control

MONITORED security system during building
off-hours

DATA RACKS and prewired CAT-6
cable throughout

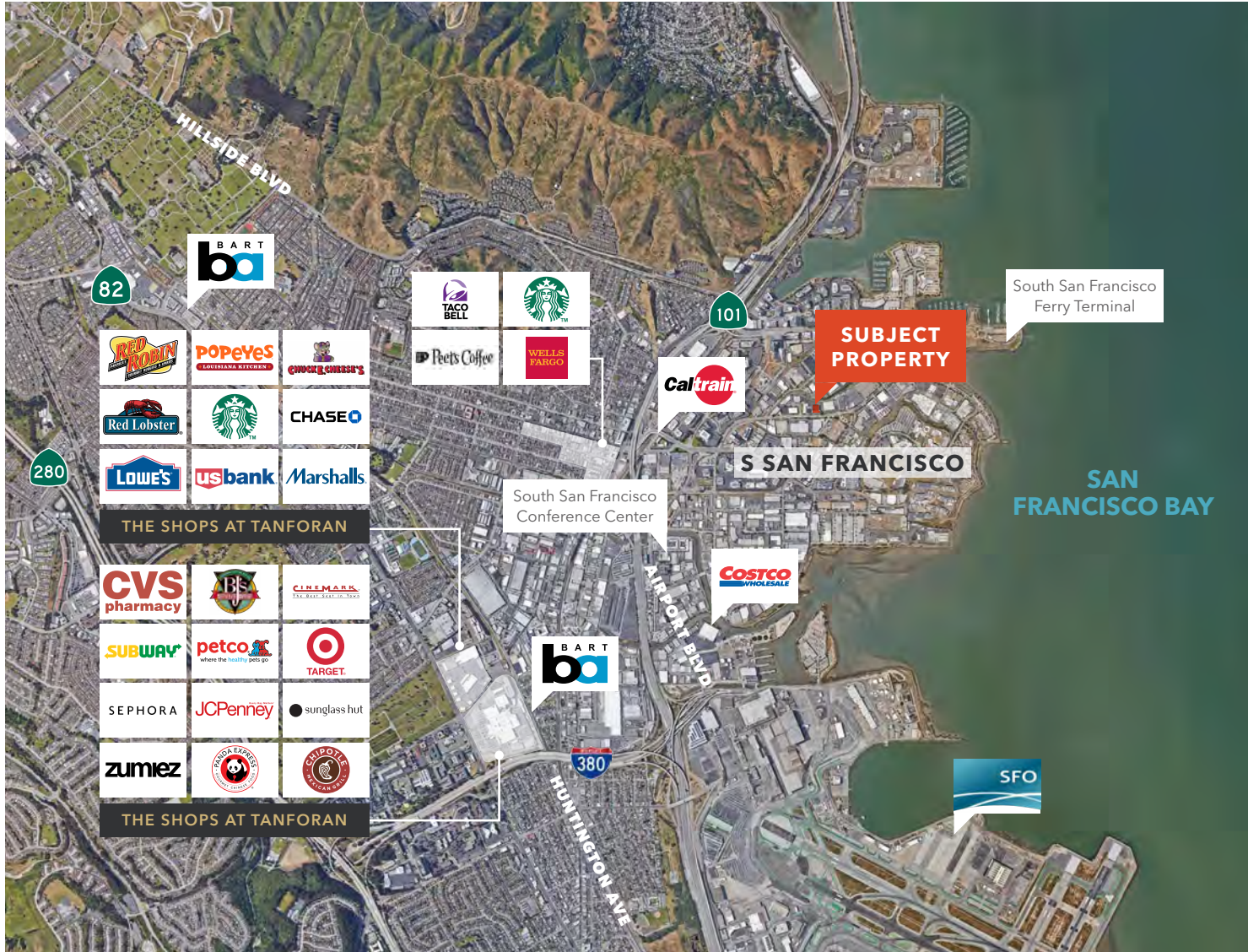
±19,798 SF warehouse with
22' - 24' clear height

PARKING 102 spaces

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SOUTH SAN FRANCISCO, CA 94080



BUILDING is furnished with an advanced HVAC system consisting of a dedicated outside air system to provide multiple air changes per hour. Outside air is filtered through a series of MERV 13 air filters and temperature conditioned before entering the building suites.

SUITES are configured for true HVAC zoning. Individual offices and conference rooms are controlled by independent thermostats

EACH SUITE have dedicated air handling devices that prevent shared air from other suites; each unit recirculates air within its dedicated zone

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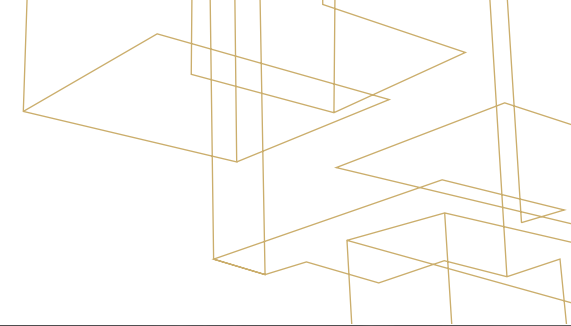
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453-467 Forbes Blvd is centrally located in South San Francisco, a hub for both scientific and technological development.



**±40,606 SF BUILDING
FULLY RENOVATED**



**FLEXIBLE FLOOR PLAN AND
AMPLE POWER FOR DESIGN
BUILD TO SUIT TENANTS**



**IDEAL FOR SINGLE-USER
OR MULTIPLE TENANT
ENVIRONMENT**



**LOCATED WITHIN SOUTH
SAN FRANCISCO LIFE
SCIENCE CLUSTER**



**HIGH VISIBILITY ADJACENT
TO GENENTECH**



**PROMINENT BUILDING
AND MONUMENT SIGNAGE
AVAILABLE**



**NUMEROUS SHOPPING &
RESTAURANTS NEARBY**



**FULL BUILDING
OPPORTUNITY**

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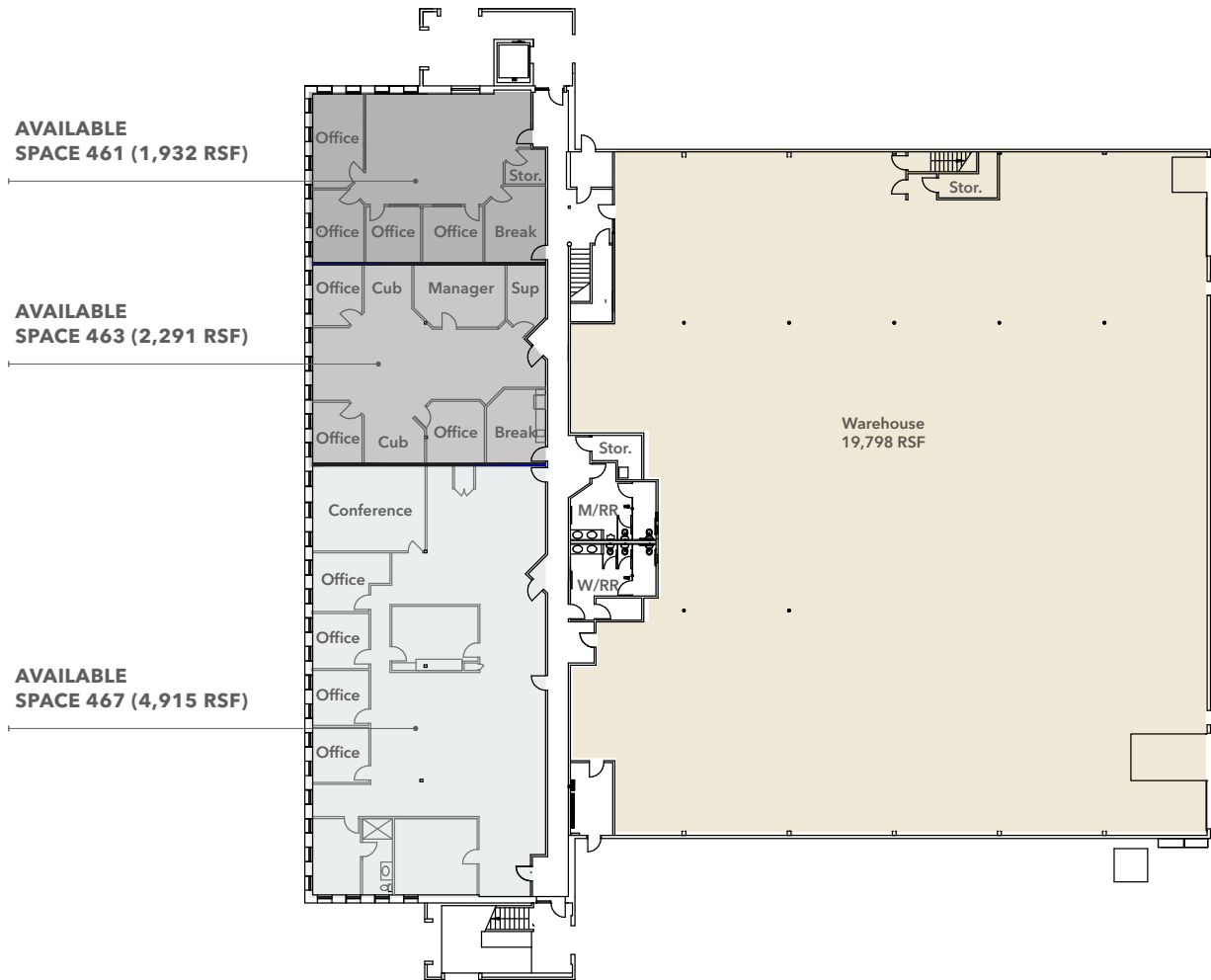


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First Floor



Availabilities

	Space	Size	
1	461	1,932 RSF	Available
2	463	2,291 RSF	Available
3	467	4,915 RSF	Available

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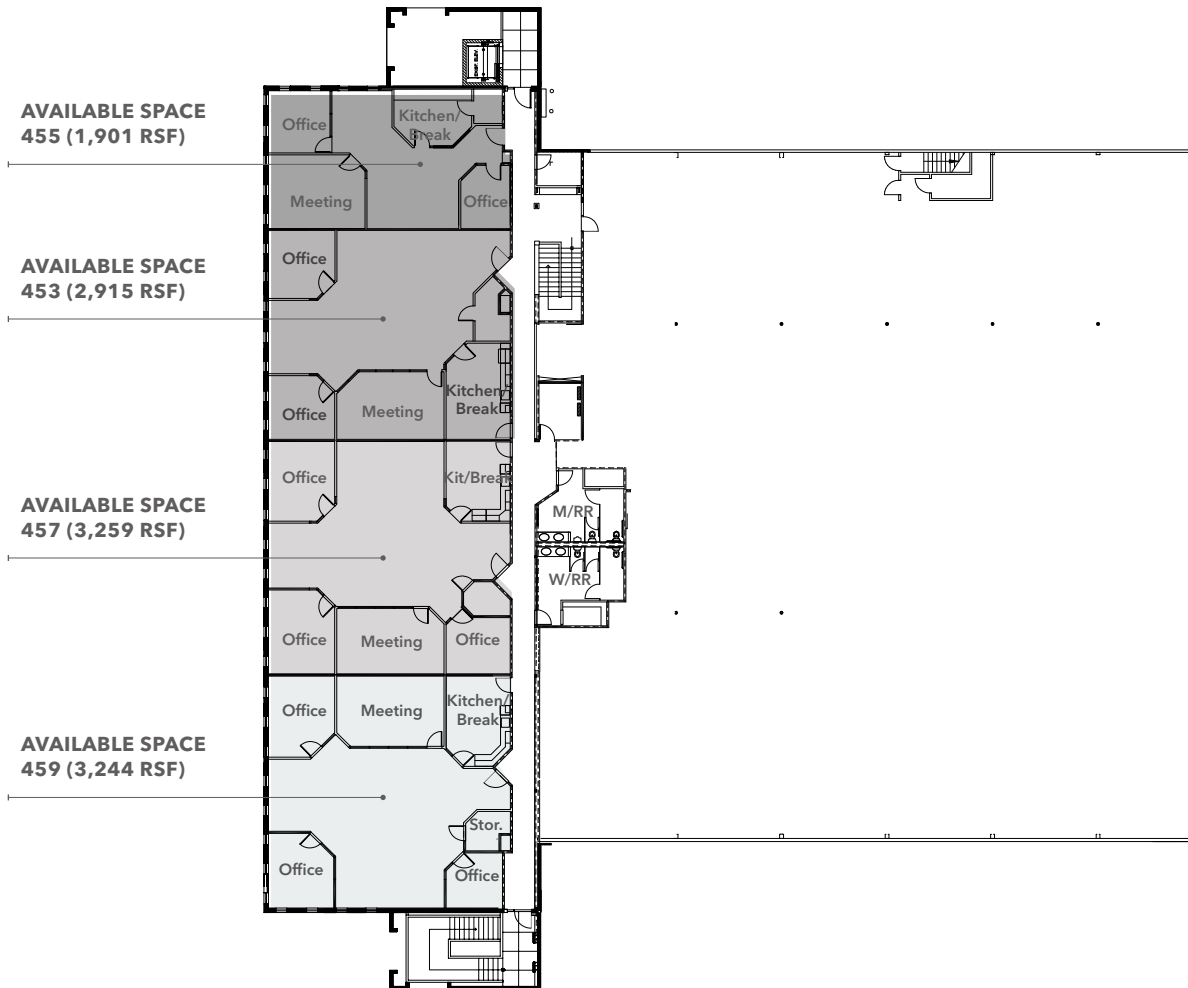


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Second Floor



Availabilities

	Space	Size	
1	455	1,901 RSF	Available
2	453	2,915 RSF	Available
3	457	3,259 RSF	Available
4	459	3,244 RSF	Available

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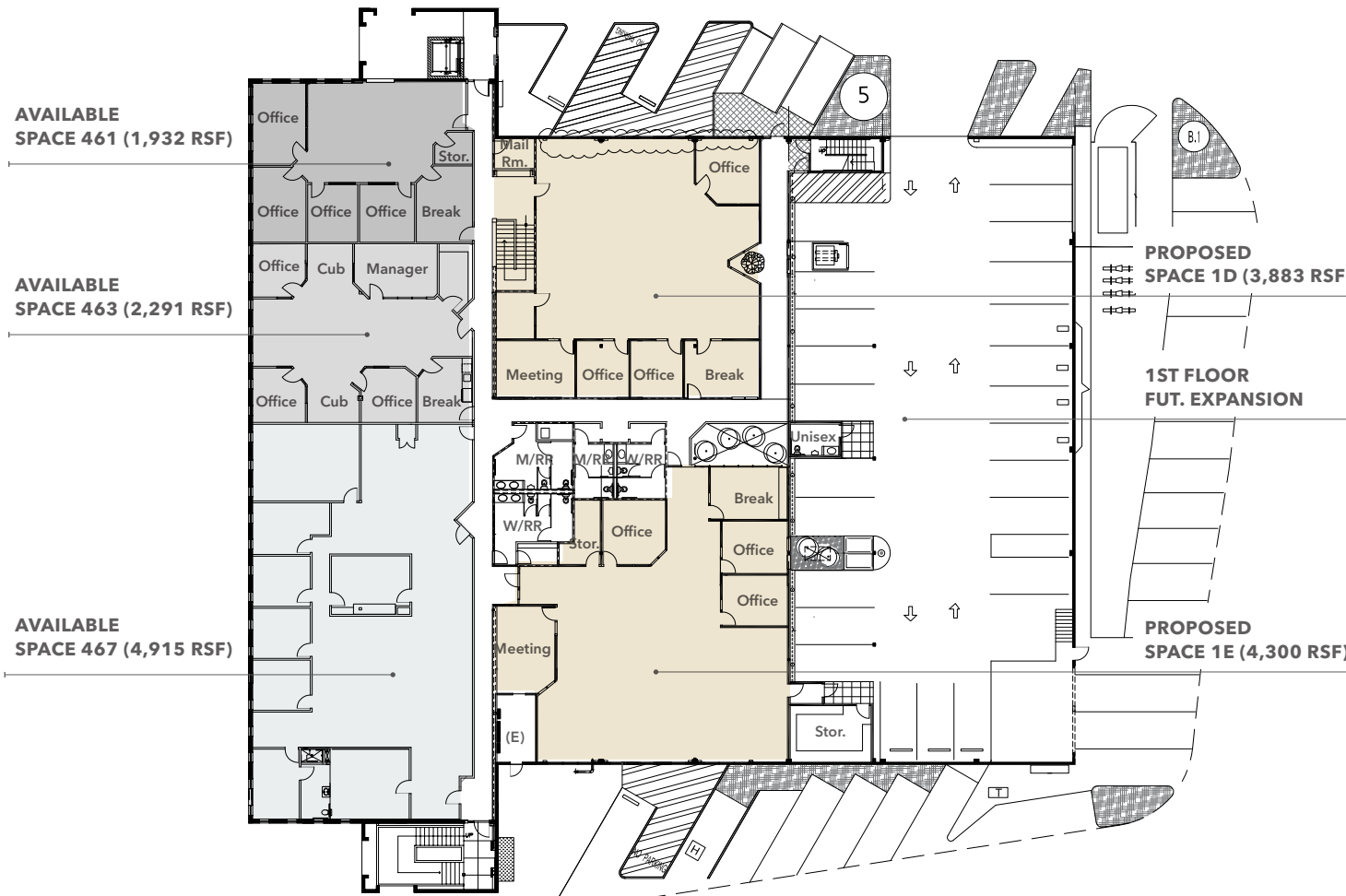


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First Floor | Proposed Additional Office in Warehouse with Indoor Parking



Availabilities

	Space	Size	
1	461	1,932 RSF	Available
2	463	2,291 RSF	Available
3	467	4,915 RSF	Available
4	1D	±3,883	Future Space
5	1E	±4,300	Future Space

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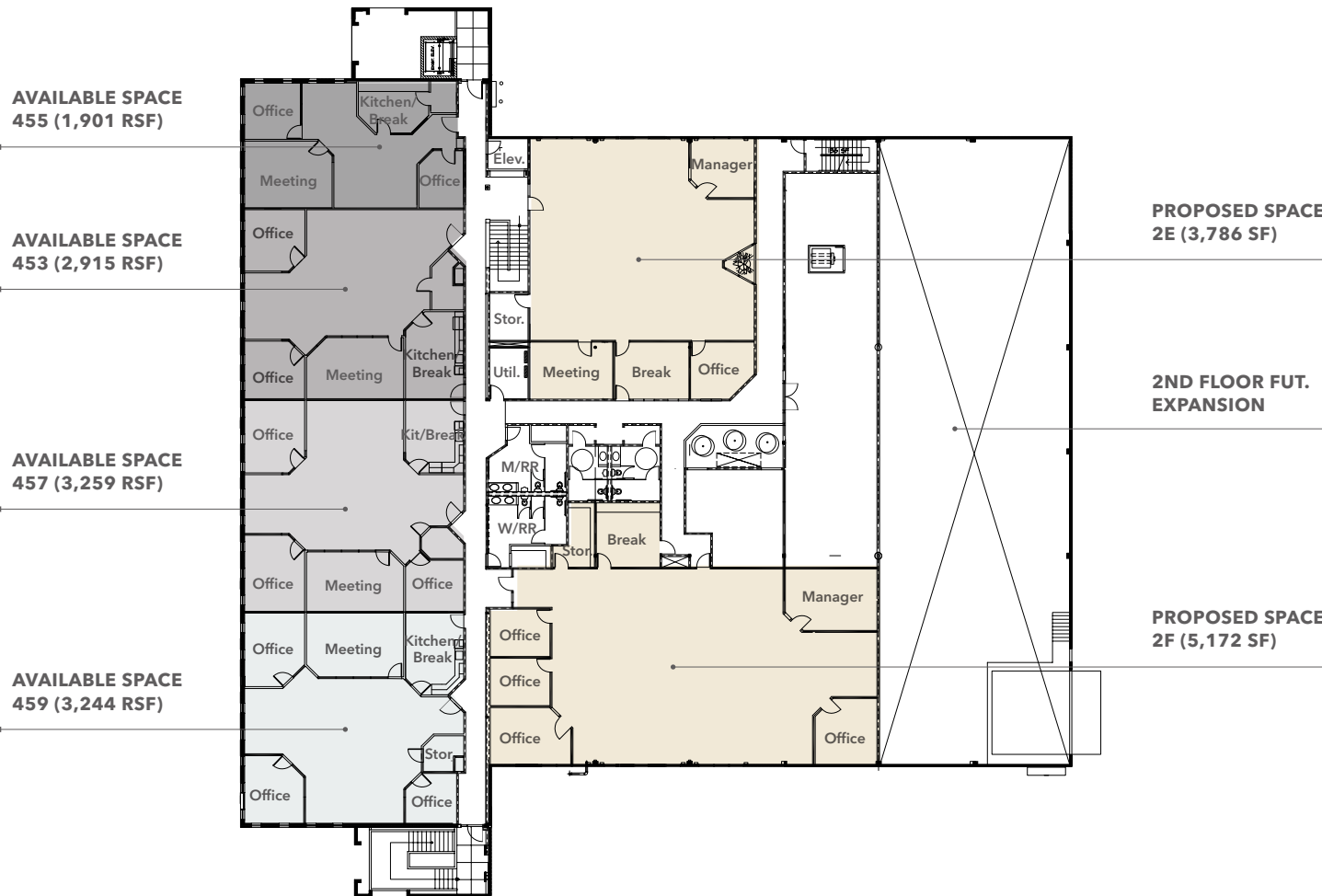


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Second Floor | Proposed Additional Office in Warehouse



Availabilities

	Space	Size	
1	455	1,901 RSF	Available
2	453	2,915 RSF	Available
3	457	3,259 RSF	Available
4	459	3,244 RSF	Available
5	2E	±3,786	Future Space
6	2F	±5,172	Future Space

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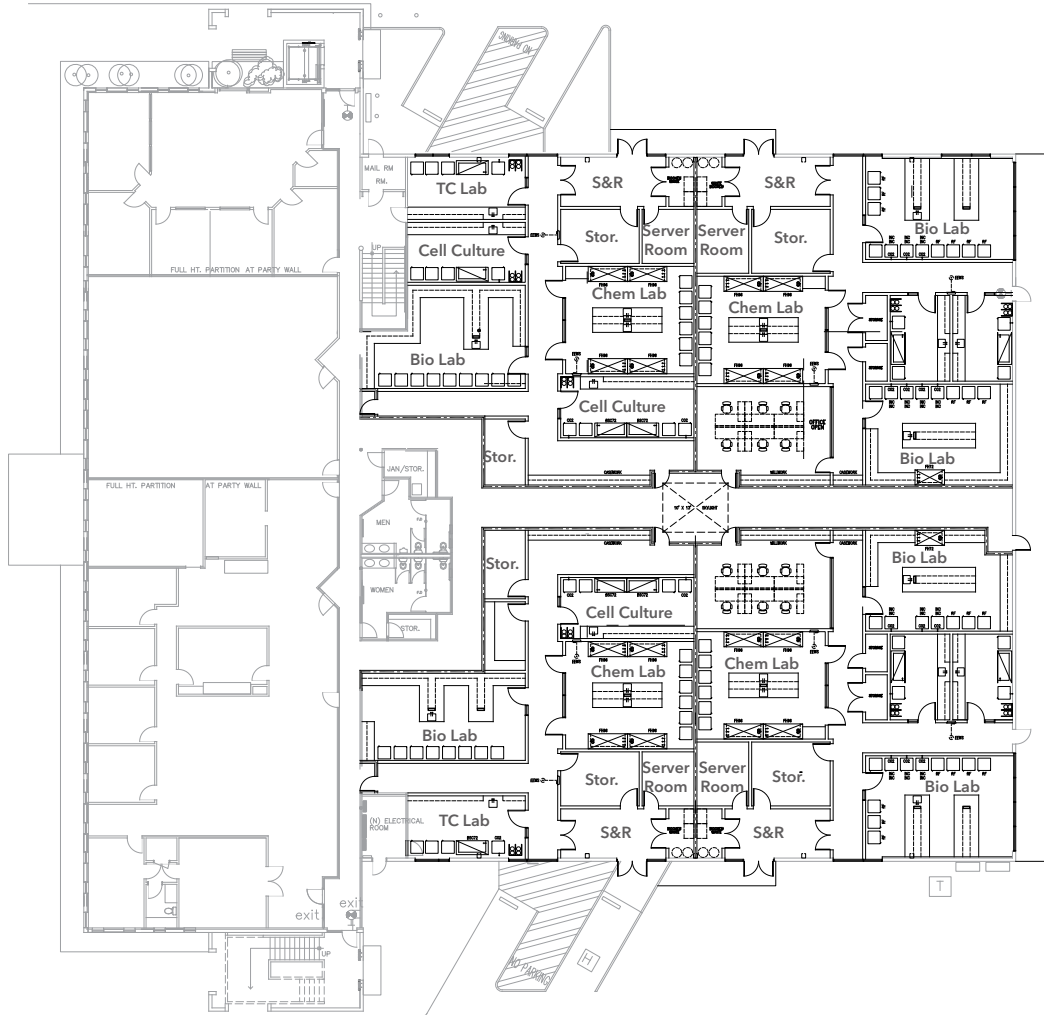


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Proposed Lab Space Addition to Rear of Building



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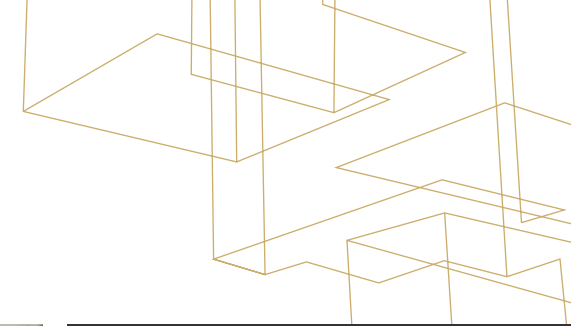
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INDIVIDUAL tenant space provided with break room completed with refrigerator and dishwasher

BUILDING seismically upgrade to 2019 code

POWER TO OFFICE
1200amps, 120/240 volts,
3 phase, 4 wire (80% used)

POWER TO WAREHOUSE
1600 amps, 3 phase, 4 wire
(for future expansion)

GENEROUS parking

CLOSE proximity to San Francisco Airport, Ferry service, BART station and new Cal Train station in South San Francisco

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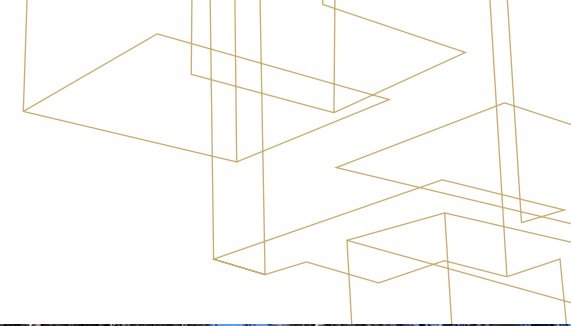
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