

The Towers

at sierra point

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



HealthpeakBayArea.com

Healthpeak® | DOC
LISTED
NYSE

CBRE



Rise to New Heights

The Towers at Sierra Point is a two building $\pm 450,187$ 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
±43,219 SF Available

8000 Marina Blvd
±52,479 SF Available



2000 Sierra Point Parkway

| | | |
|----------------------|------------|------------|
| First Floor | Office | ±1,377 SF |
| Fifth Floor | Office | ±11,861 SF |
| Seventh Floor | Office | ±9,113 SF |
| Eighth Floor | Lab | ±20,868 SF |

8000 Marina Boulevard

| | | |
|----------------------|---------------------|-----------------------|
| First Floor | Office (Two Suites) | ±5,438 SF ±5,456 SF |
| Sixth Floor | Office | ±26,218 SF |
| Seventh Floor | Office | ±15,367 SF |





The Towers at Sierra Point | South San Francisco | Healthpeak Properties

On-site Amenities

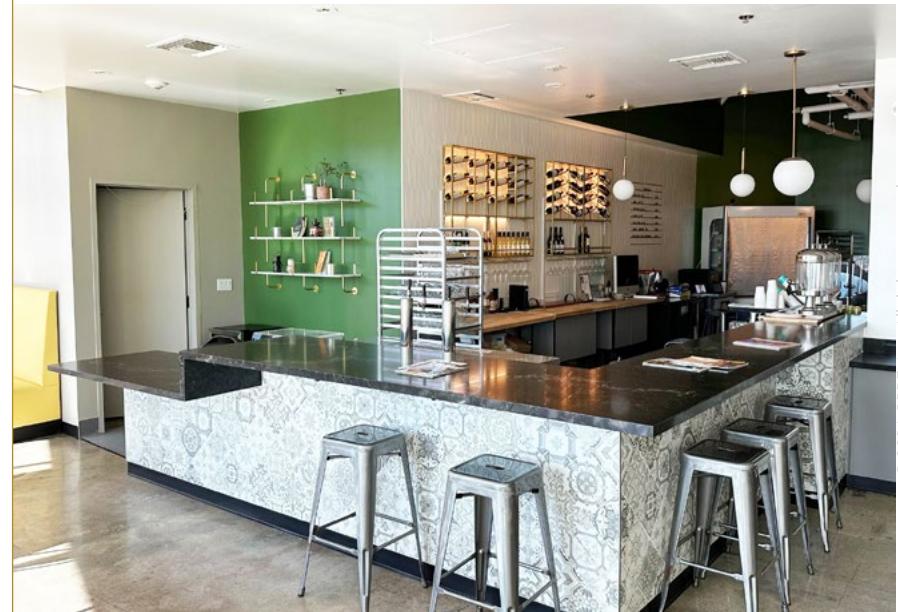
Onward and Upward

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.

Modern fitness center



Little Green Cyclo cafe



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Conferencing center



The Towers

at sierra point



Purpose-Built for Possibility

2000 SIERRA POINT PKWY, BRISBANE



±43,219 SF lab/office space

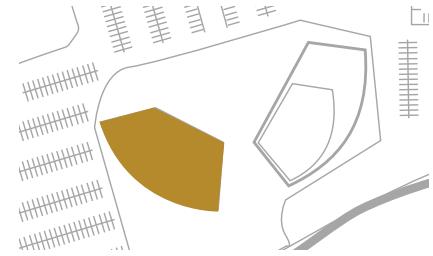


Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses



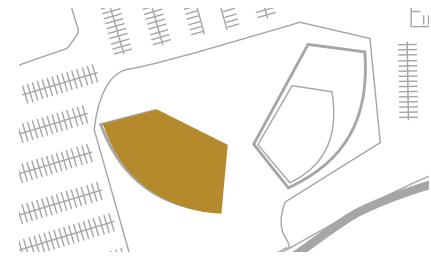
±1,377 SF | Office

2000 SIERRA POINT PKWY | FIRST FLOOR

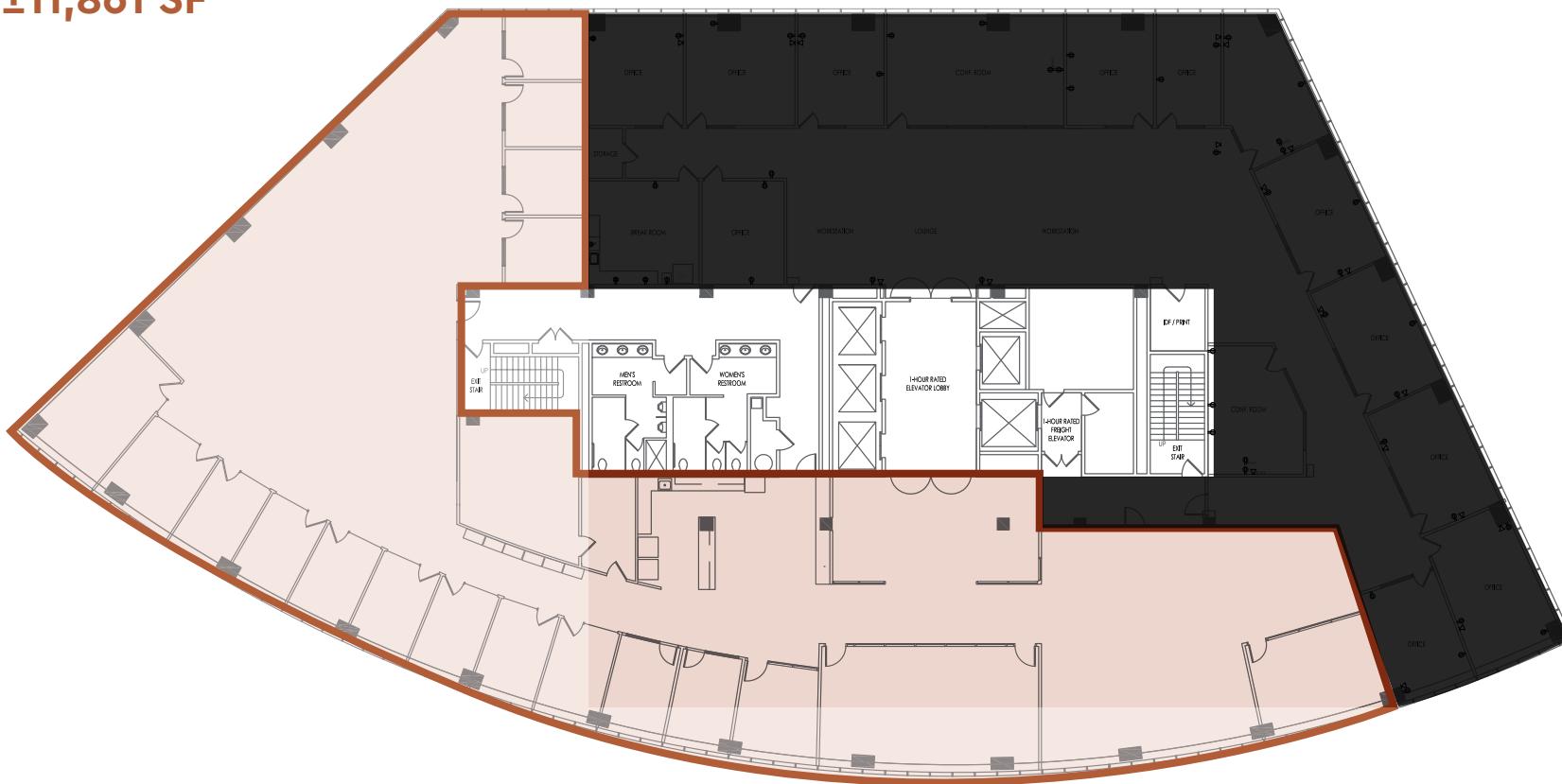


±11,861 SF | Office

2000 SIERRA POINT PKWY | FIFTH FLOOR

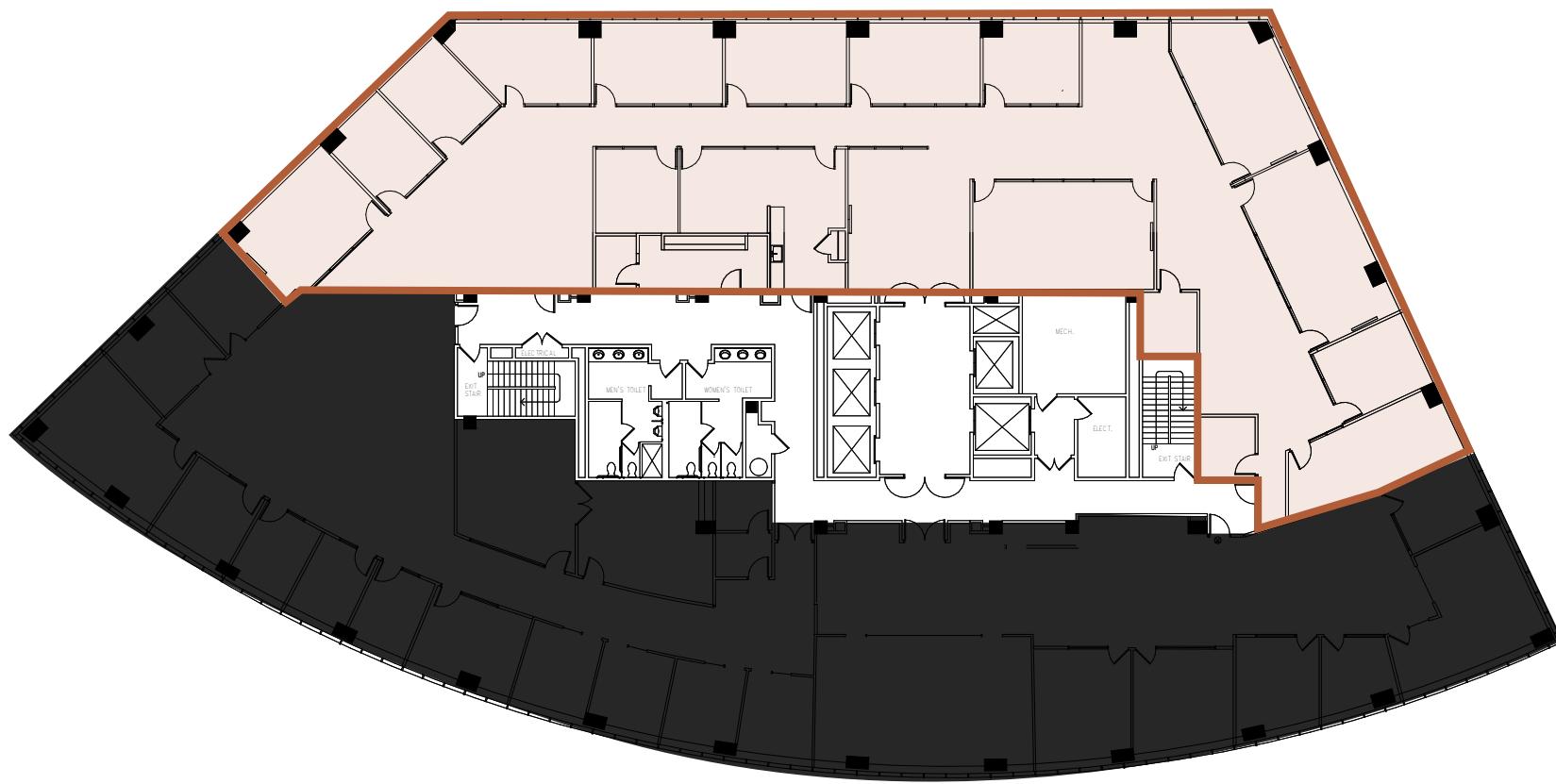
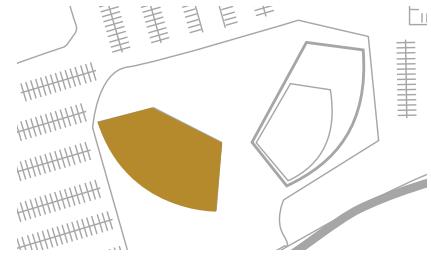


±11,861 SF



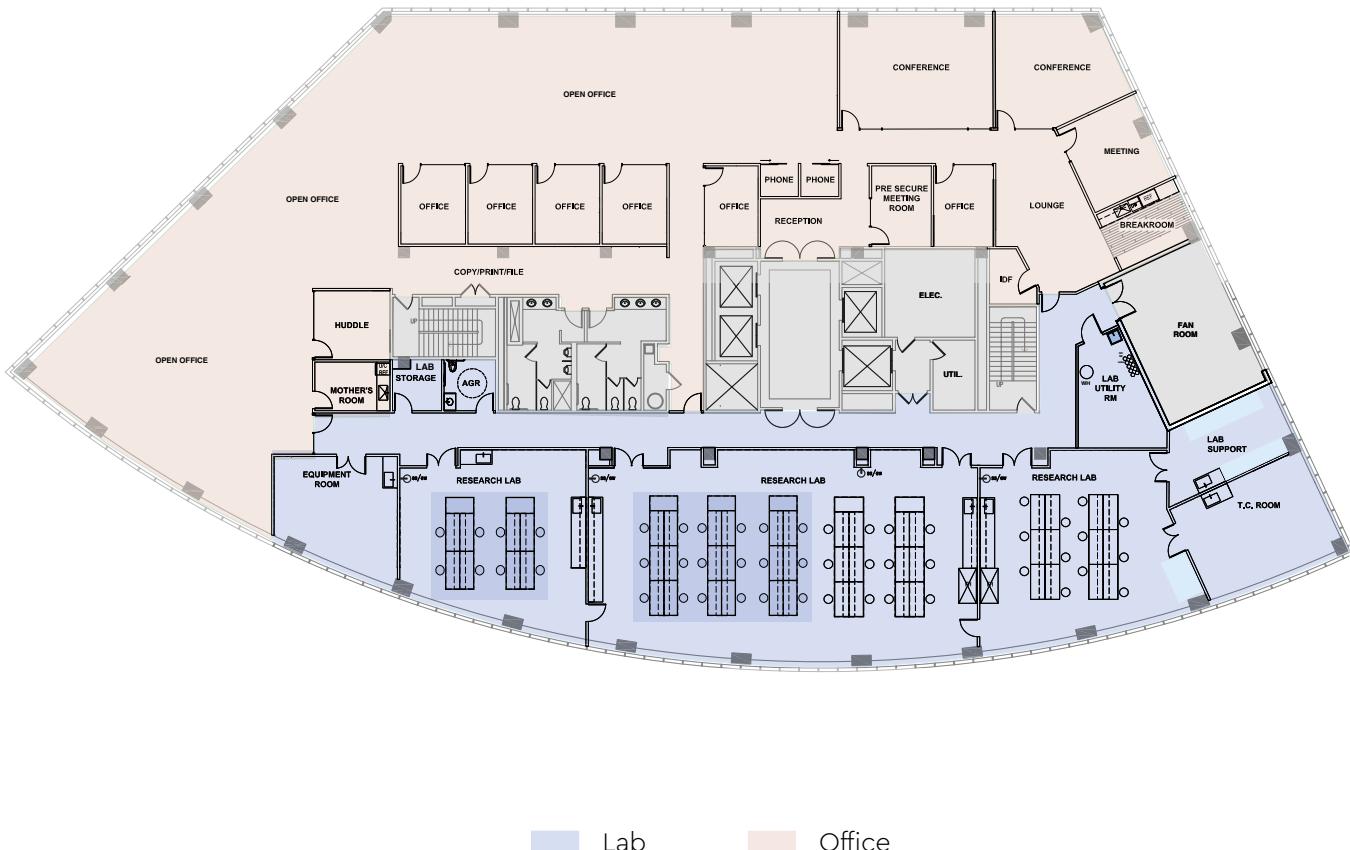
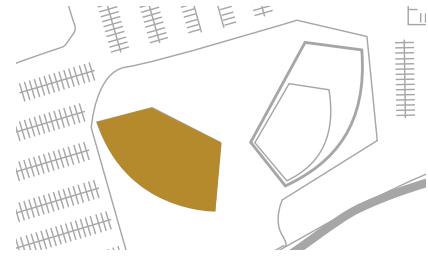
±9,113 SF | Office

2000 SIERRA POINT PKWY | SEVENTH FLOOR



±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, BRISBANE



±52,479 SF office space

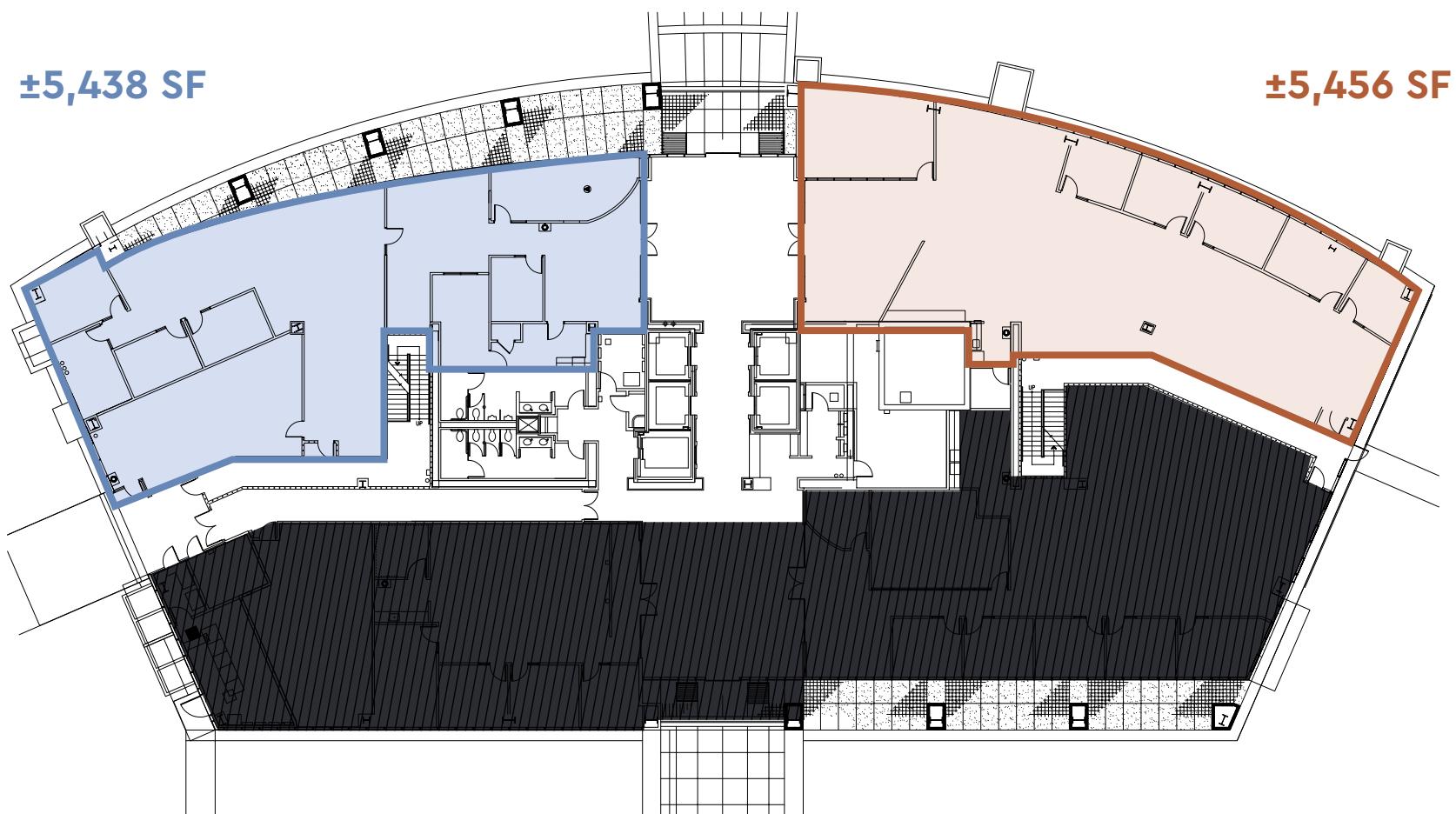
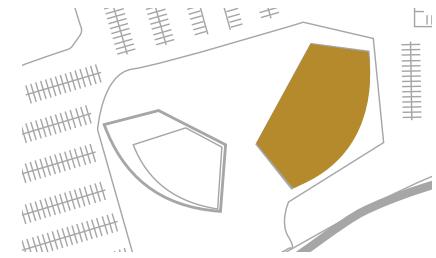


Efficient and flexible floor plates and robust infrastructure to accommodate a variety of size range and uses



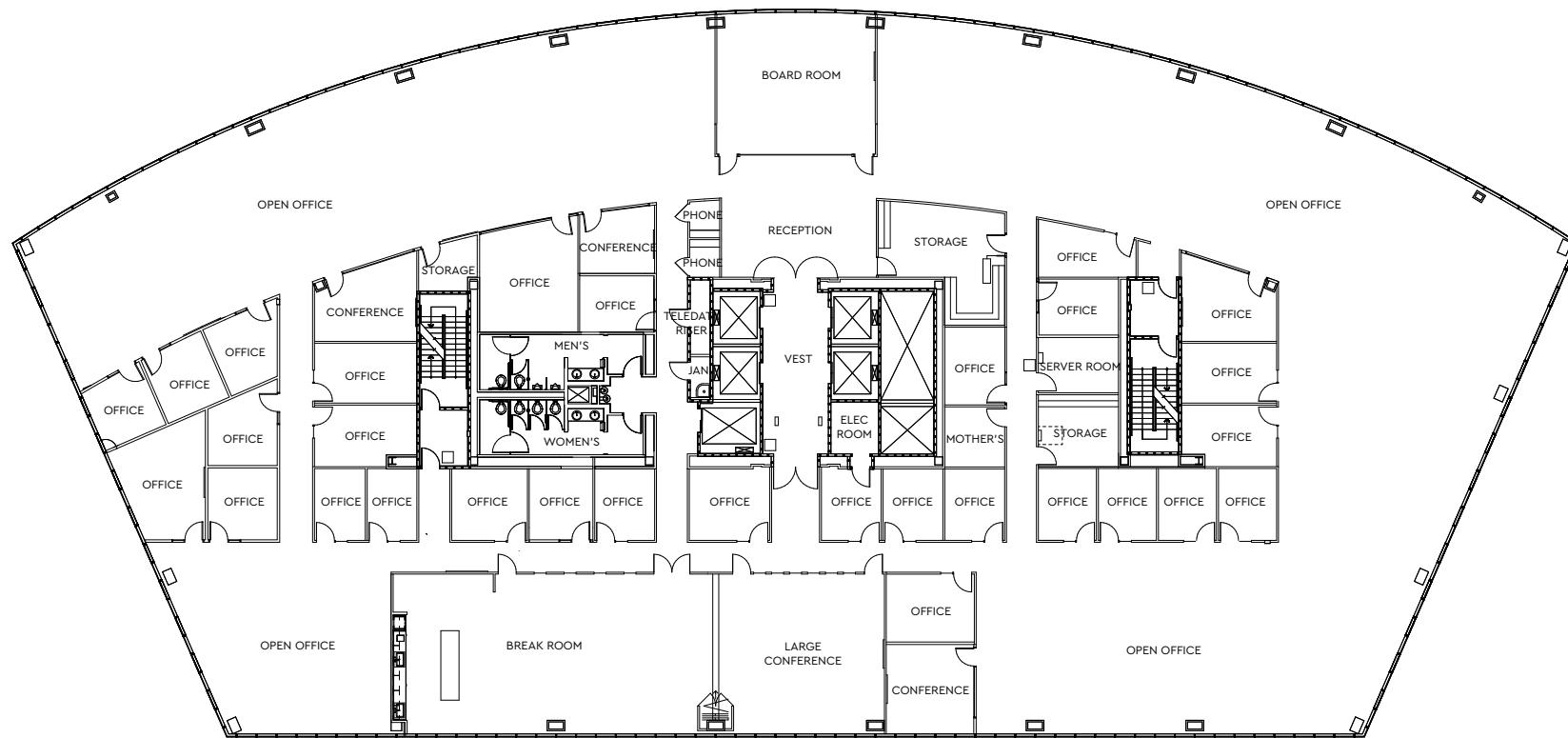
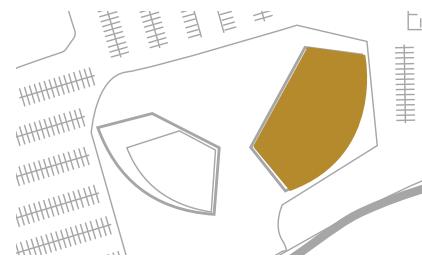
±5,438 SF & ±5,456 SF | Office

8000 MARINA BLVD | FIRST FLOOR



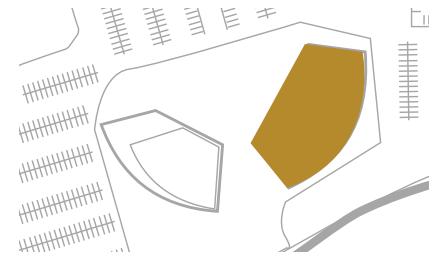
±26,218 SF | Office

8000 MARINA BLVD | SIXTH FLOOR



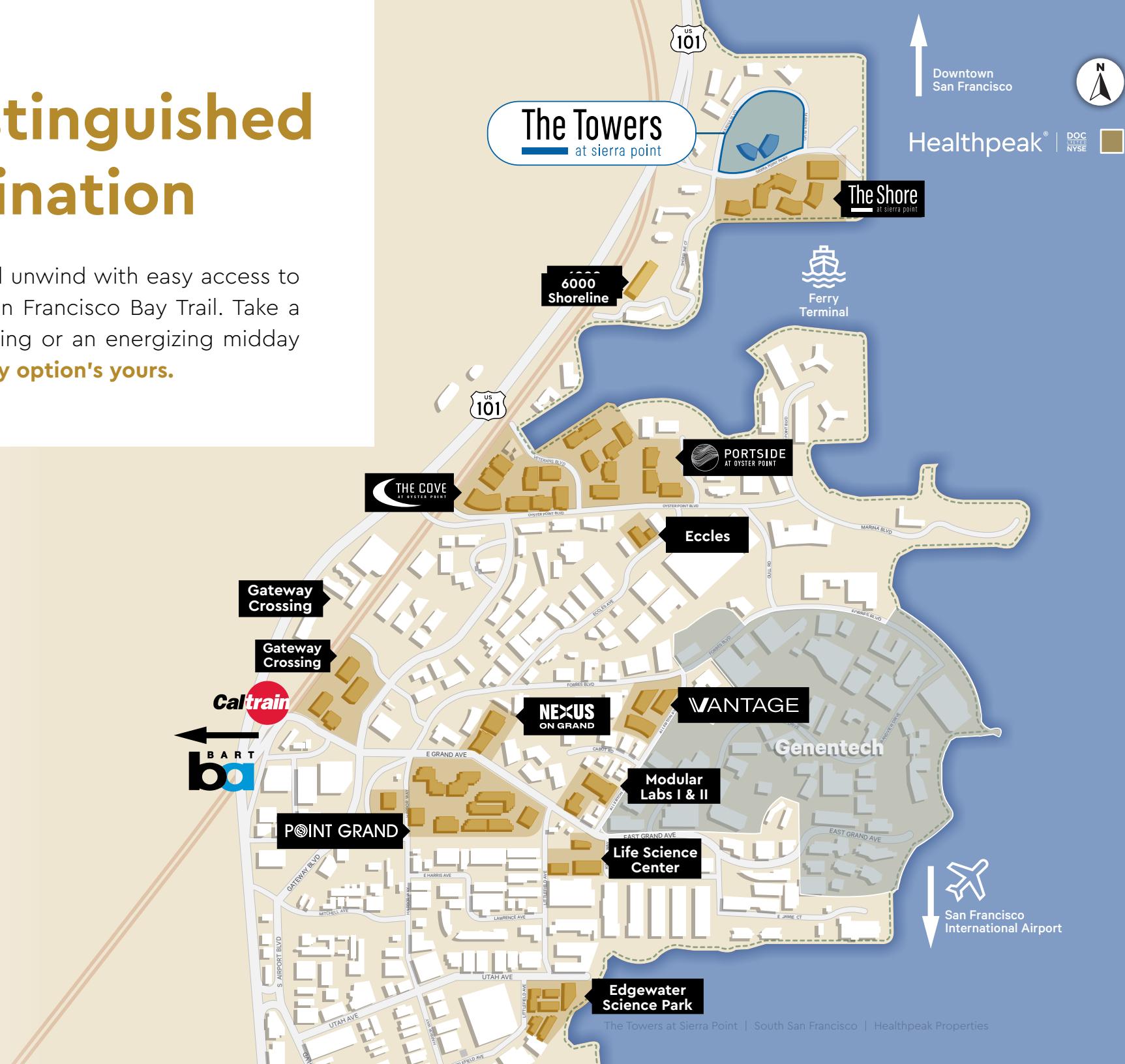
±15,367 SF | Office

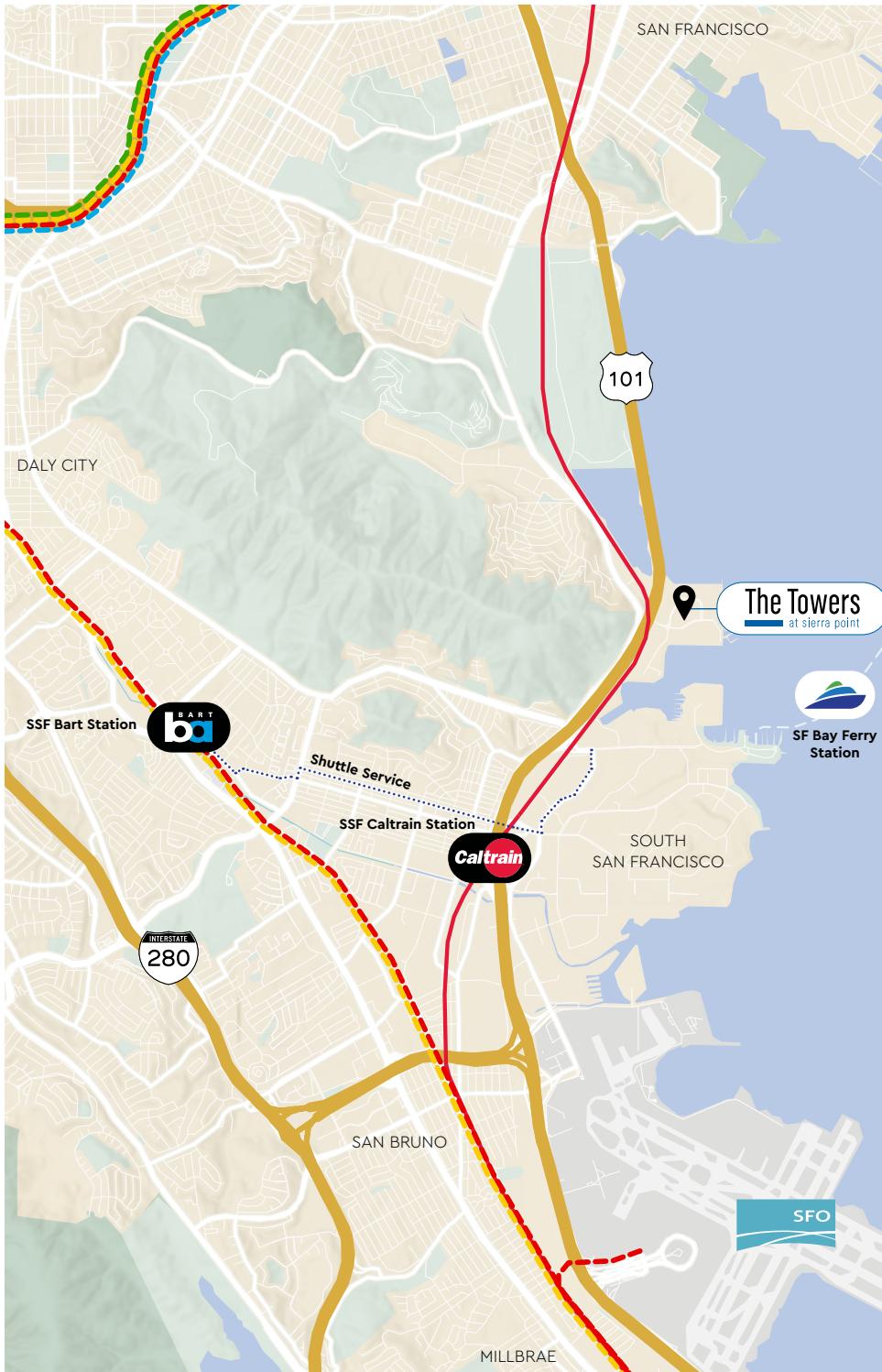
8000 MARINA BLVD | SEVENTH FLOOR



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

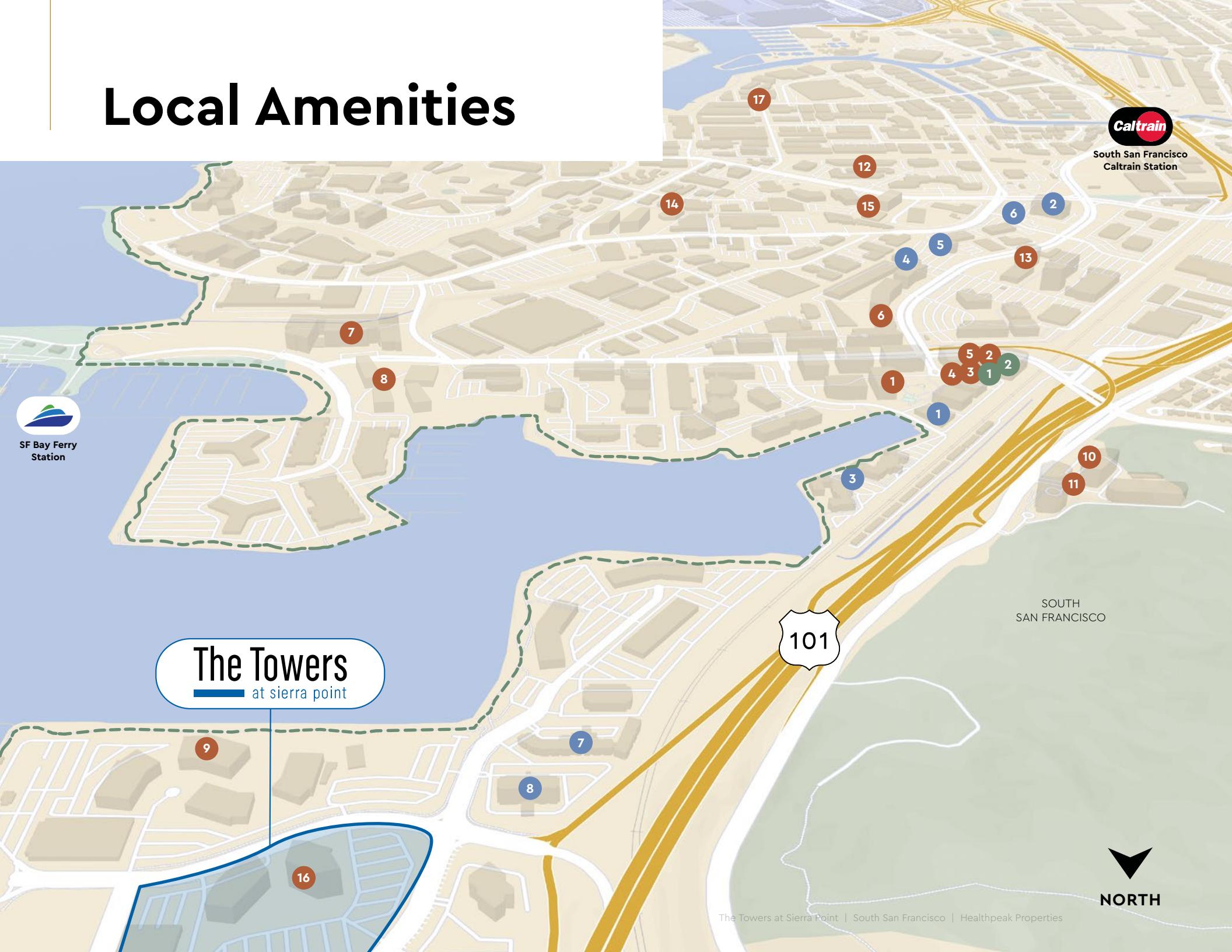


SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

Local Amenities





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 The Lighthouse
- 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



FITNESS

- 1 Orangetheory Fitness
- 2 YogaSix

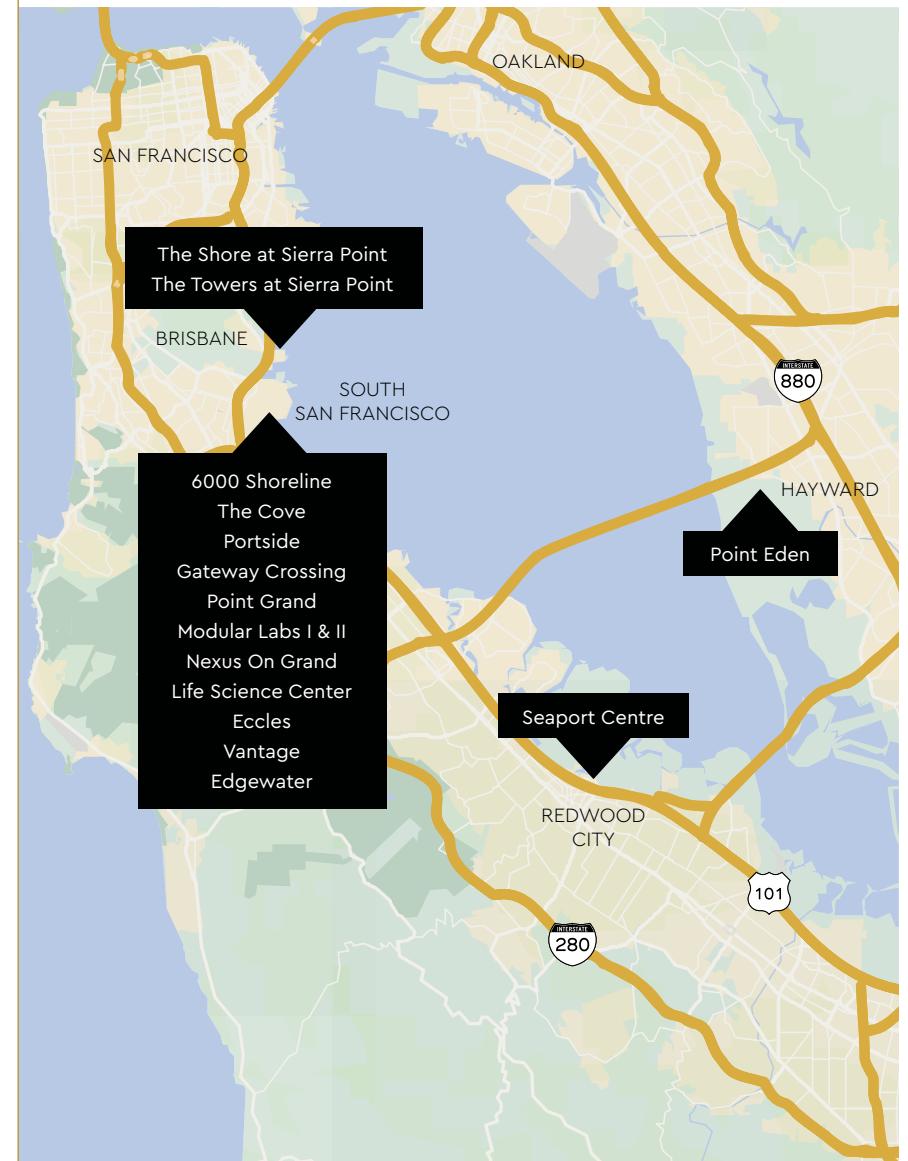
Bay Trail

AC Hotel



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

Almost **6.2 million** square feet of lab space, approximately **1.3 million** square feet of entitlements, and **84 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 **146 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 at sierra point

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