

5000 SHORELINE

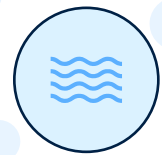
SOUTH SAN FRANCISCO

PREMIER LIFE SCIENCE CONVERSION
SPEC SUITE READY FOR OCCUPANCY

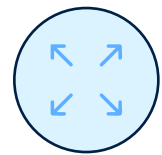


© 2025 CBRE, Inc. All rights reserved.

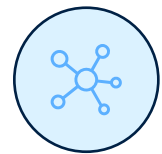
UNMATCHED OPPORTUNITY



Unique South San Francisco
waterfront location



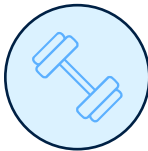
Flexible configuration from
 $\pm 12,000$ SF to $\pm 70,000$ SF



New robust building systems
accommodate all life science users



BUILDING AMENITIES FIRST FLOOR



On-site
fitness center



All-hands room
& break area



All-hands room & break area



Main lobby



Easy access to waterfront bay trail



Fitness center

5000
SHORELINE

EXISTING LIFE SCIENCE INVENTORY

SAN FRANCISCO BAY TRAIL

5000 Shoreline

is in proximity to transit options and within the core of the South San Francisco life science hub; the birthplace of biotech.

SAN FRANCISCO/MISSION BAY
7.5 MILES
13 MIN.

5000 SHORELINE



FERRY
TERMINAL
2.8 MILES
8 MIN.

FERRY
TERMINAL

SAN FRANCISCO
INTERNATIONAL AIRPORT
5.0 MILES
8 MIN.



4.4 MILES
11 MIN.



2.1 MILES
4 MIN.

US
101

GATEWAY BLVD

FORBES AVE

OYSTER POINT BLVD

GRAND AVE

GENENTECH

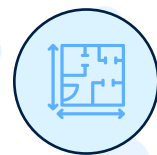
5000 SHORELINE

SIERRA POINT LIFE SCIENCE CLUSTER

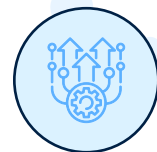
Sierra Point is a thriving life science cluster located in an amenity rich environment fostering community and collaboration.



BUILDING HIGHLIGHTS



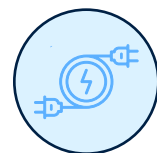
Large, flexible floor plates
±50,000 RSF



Robust MEP and
infrastructure upgrades



Parking
3.0/1,000



New emergency
generator for lab use

5000 Shoreline Court | South San Francisco | DivcoWest



5000
SHORELINE

LAB/OFFICE

FIRST & SECOND FLOOR



5000
SHORELINE

1ST FLOOR

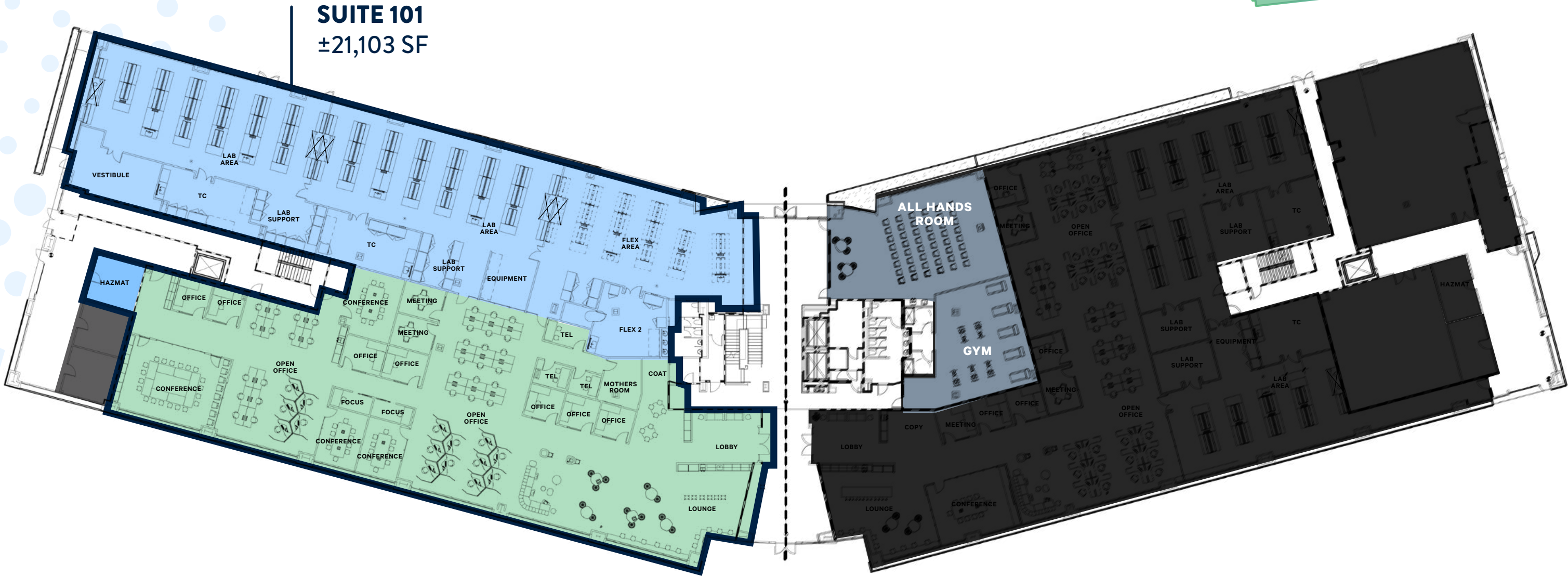
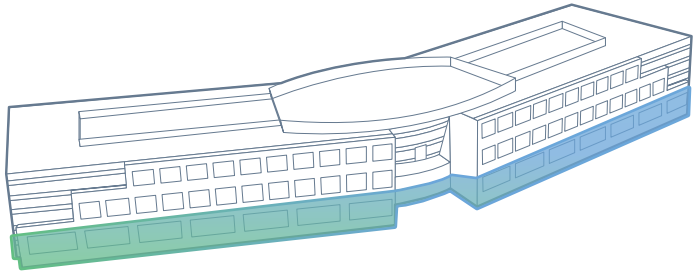
±21,103 SF

- Biology labs
- Lab support
- Tissue culture suites
- 8-foot chemical hoods

- Private offices
- Open office area
- Huddle rooms
- Conference rooms

- All hands room
- Fitness center

AVAILABLE NOW

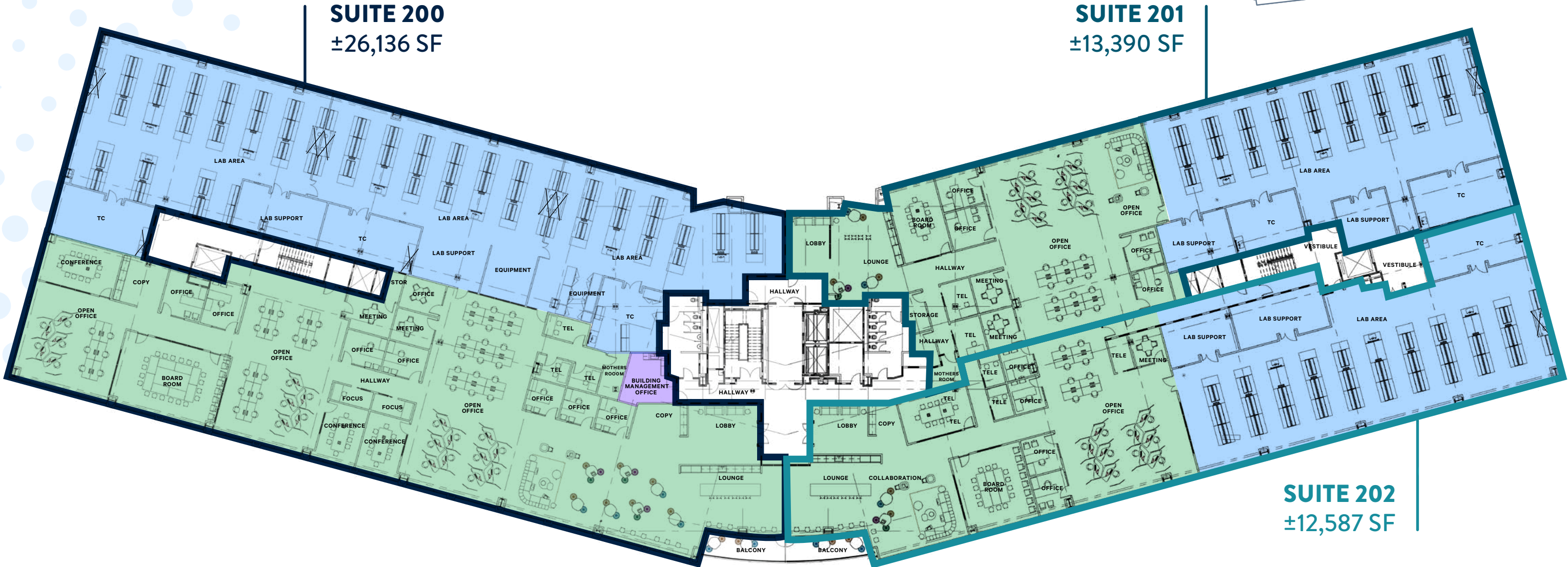
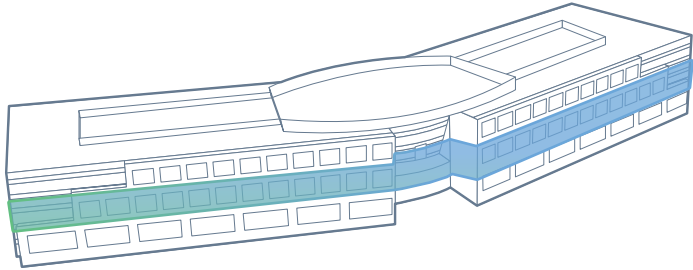


Lab Area Office Area Amenities

2ND FLOOR ±52,113 SF

- Biology labs
 - Lab support
 - Tissue culture suites
 - 8-foot chemical hoods
-
- Private offices
 - Open office area
 - Huddle rooms
 - Conference rooms

HYPOTHETICAL FLOOR PLAN









Lab Area Office Area Building Management Office

TRANSPORTATION

5000 Shoreline is centrally located in the heart of Biotech in South San Francisco. The Bay Area boasts the largest concentration of life science companies in the world and is a hub for both scientific and technological research and development.

ACCESSIBILITY

-  5 minutes to Highway 101
-  5 minutes to Interstate 280
-  15 minutes to San Mateo Bridge
-  10 minutes to SFO
-  35 minutes to Oakland International Airport
-  40 minutes to San Jose International Airport



5000 Shoreline Court | South San Francisco | DivcoWest



ABOUT DIVCOWEST

DivcoWest is a vertically integrated real estate investment and development firm operating in key innovation markets across the United States. Known for long-standing relationships, we aim to create environments that inspire ingenuity, promote growth and enhance health and well-being for life science and biotechnology companies working to better our world and advance humankind. DivcoWest currently has approximately 2.5 million square feet of life science space under management and another 2.2 million square feet under development.



5000
SHORELINE

5000 SHORELINE

SOUTH SAN FRANCISCO

CHRIS JACOBS
Vice Chairman
Lic. 00900432
+1 650 577 2919
chris.jacobs@cbre.com

MATT JACOBS
Senior Associate
Lic. 02067415
+1 650 743 5577
matthew.jacobs@cbre.com

CBRE
1450 Chapin Avenue | Suite 200
Burlingame, CA 94010
+1 650 577 2900
www.cbre.com/sanfranciscopeninsula

© 2025 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

CBRE

 **DIVCOWEST**