

# 5000 SHORELINE

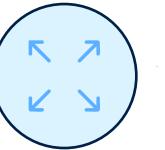
SOUTH SAN FRANCISCO

PREMIER LIFE SCIENCE CONVERSION  
SPEC SUITE READY FOR OCCUPANCY

# UNMATCHED OPPORTUNITY



Unique South San Francisco  
waterfront location



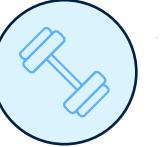
Flexible configuration from  
 $\pm 12,000$  SF to  $\pm 70,000$  SF



New robust building systems  
accommodate all life science users



# BUILDING AMENITIES FIRST FLOOR



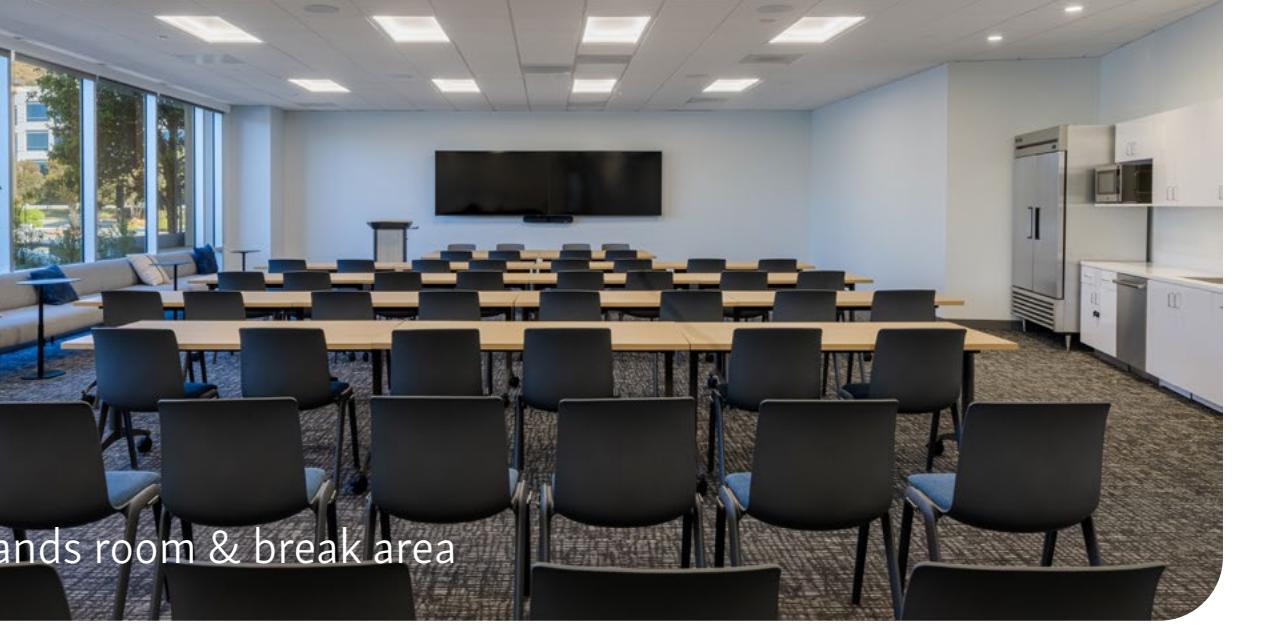
On-site  
fitness center



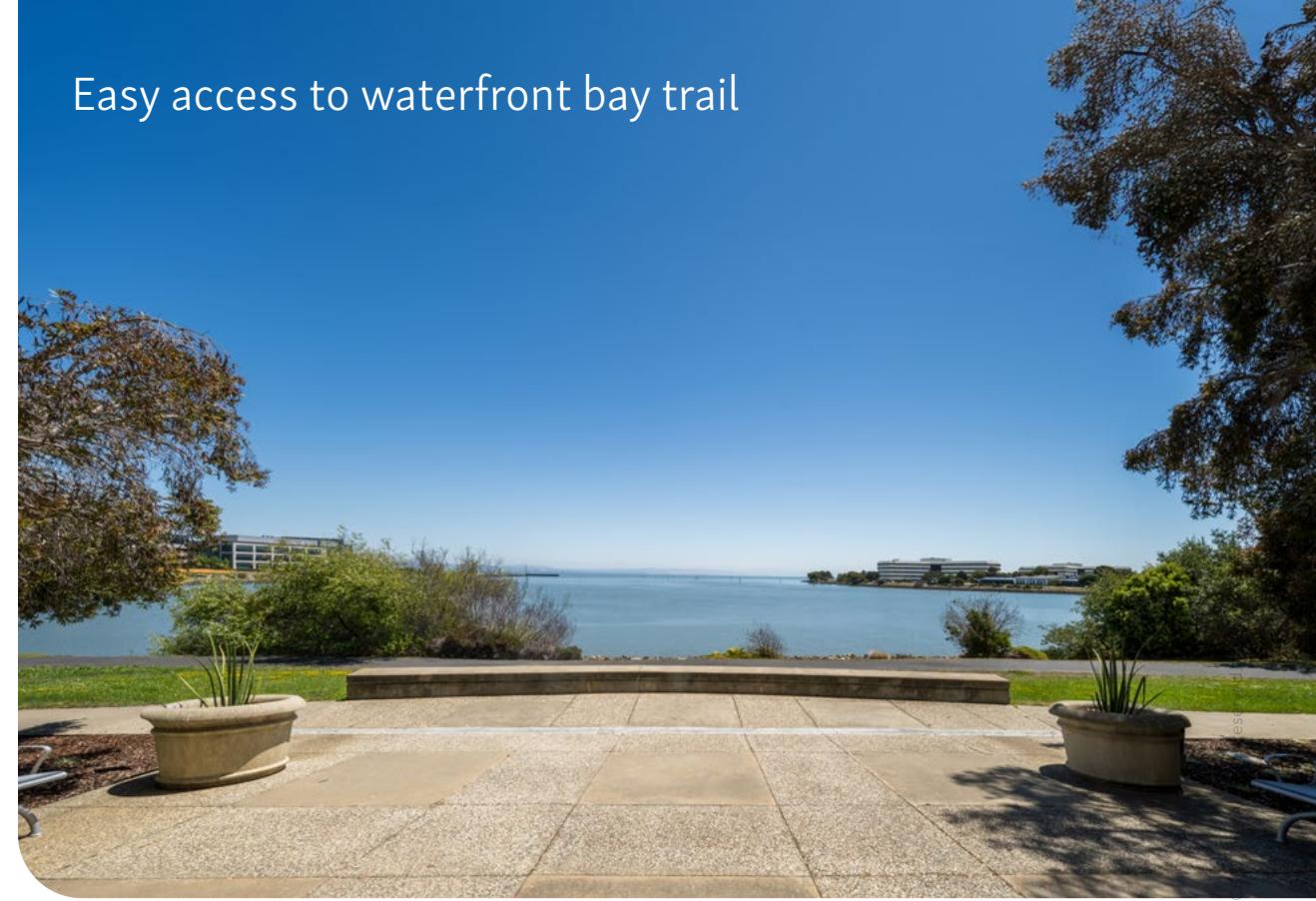
All-hands room  
& break area



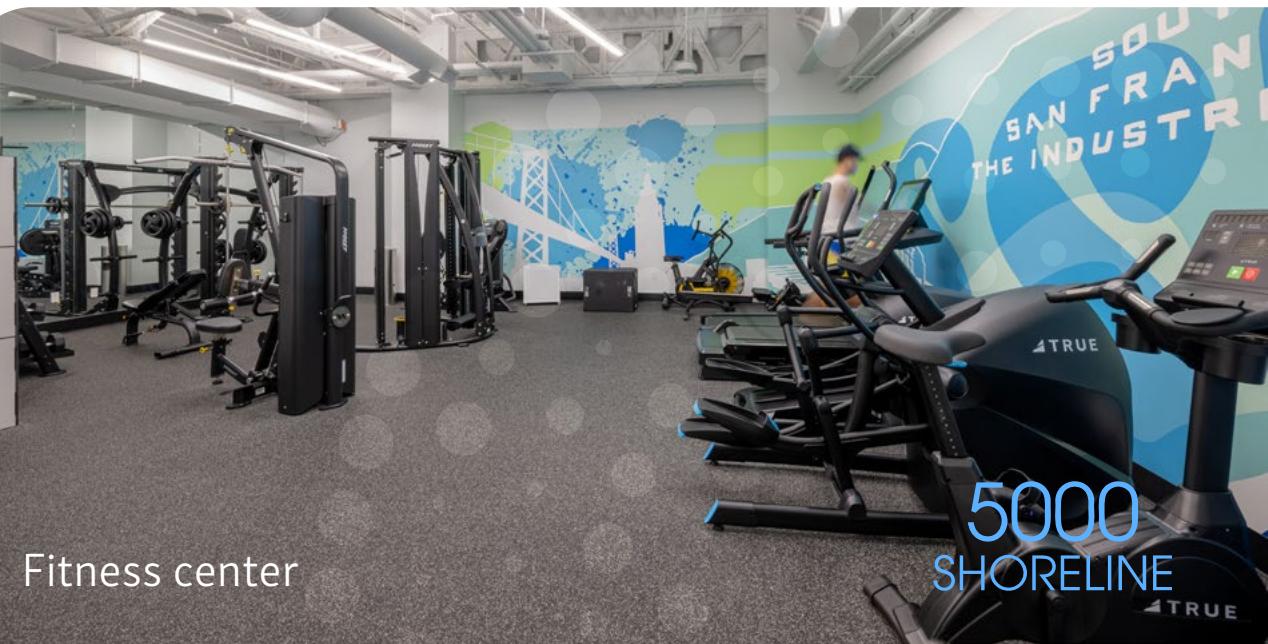
Main lobby



All-hands room & break area



Easy access to waterfront bay trail



Fitness center

5000  
SHORELINE

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# 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



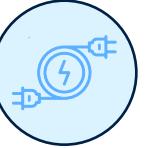
Large, flexible floor plates  
±50,000 RSF



Robust MEP and  
infrastructure upgrades



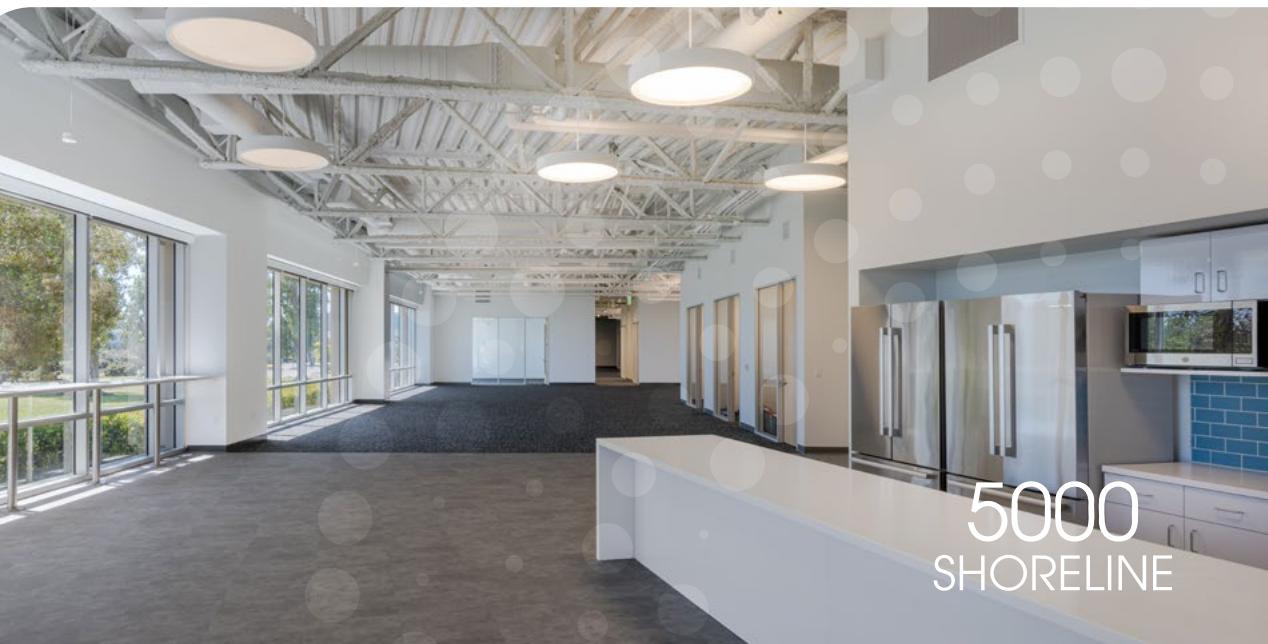
Parking  
3.0/1,000



New emergency  
generator for lab use



# LAB/OFFICE FIRST & SECOND FLOOR



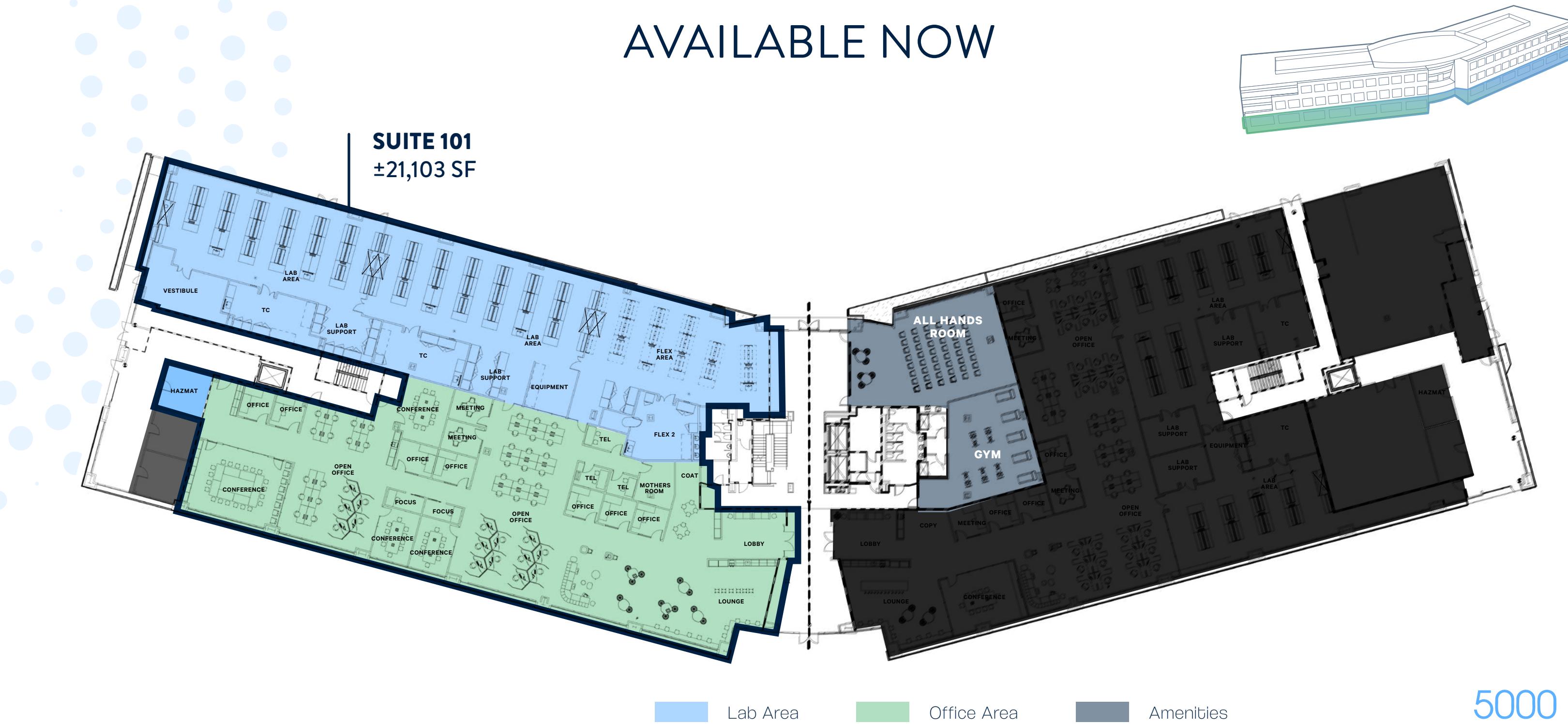
# 1ST FLOOR ±21,103 SF

- 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

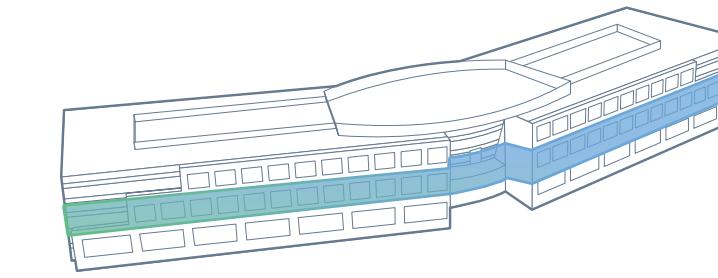
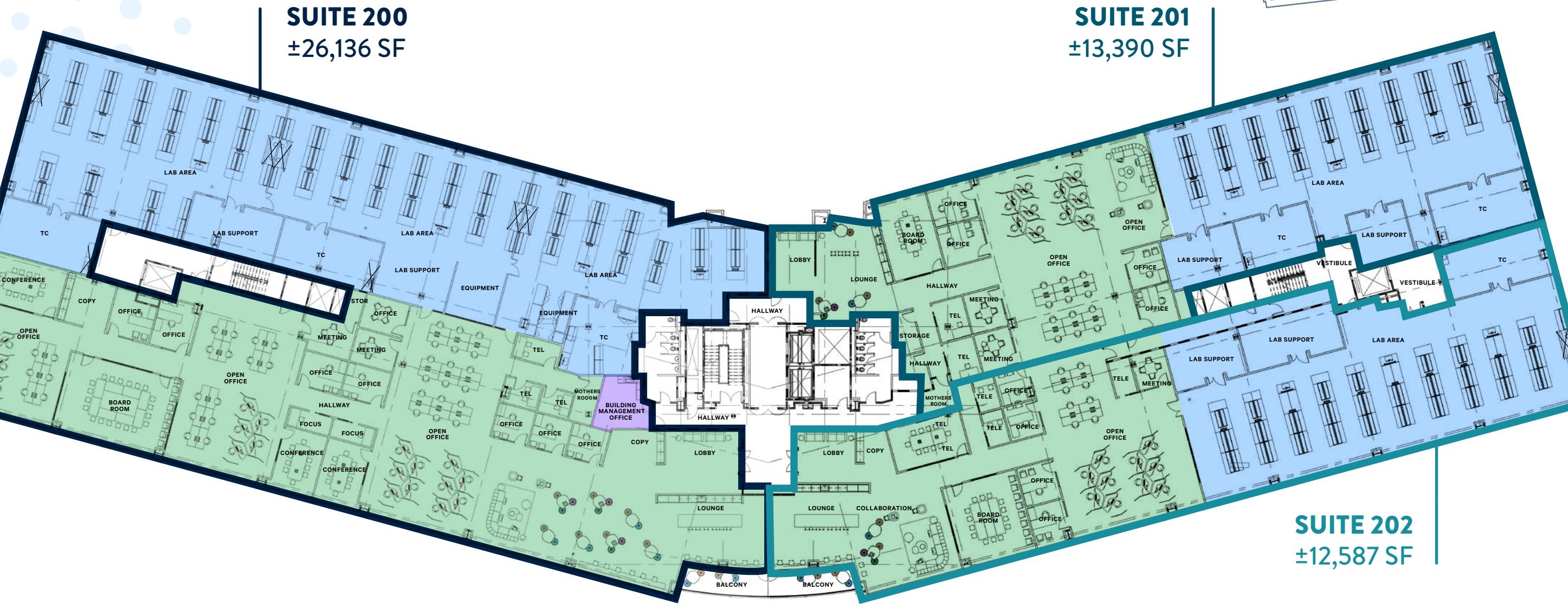


# 2ND FLOOR ±52,113 SF

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

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

# HYPOTHETICAL FLOOR PLAN



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# TRANSPORTATION

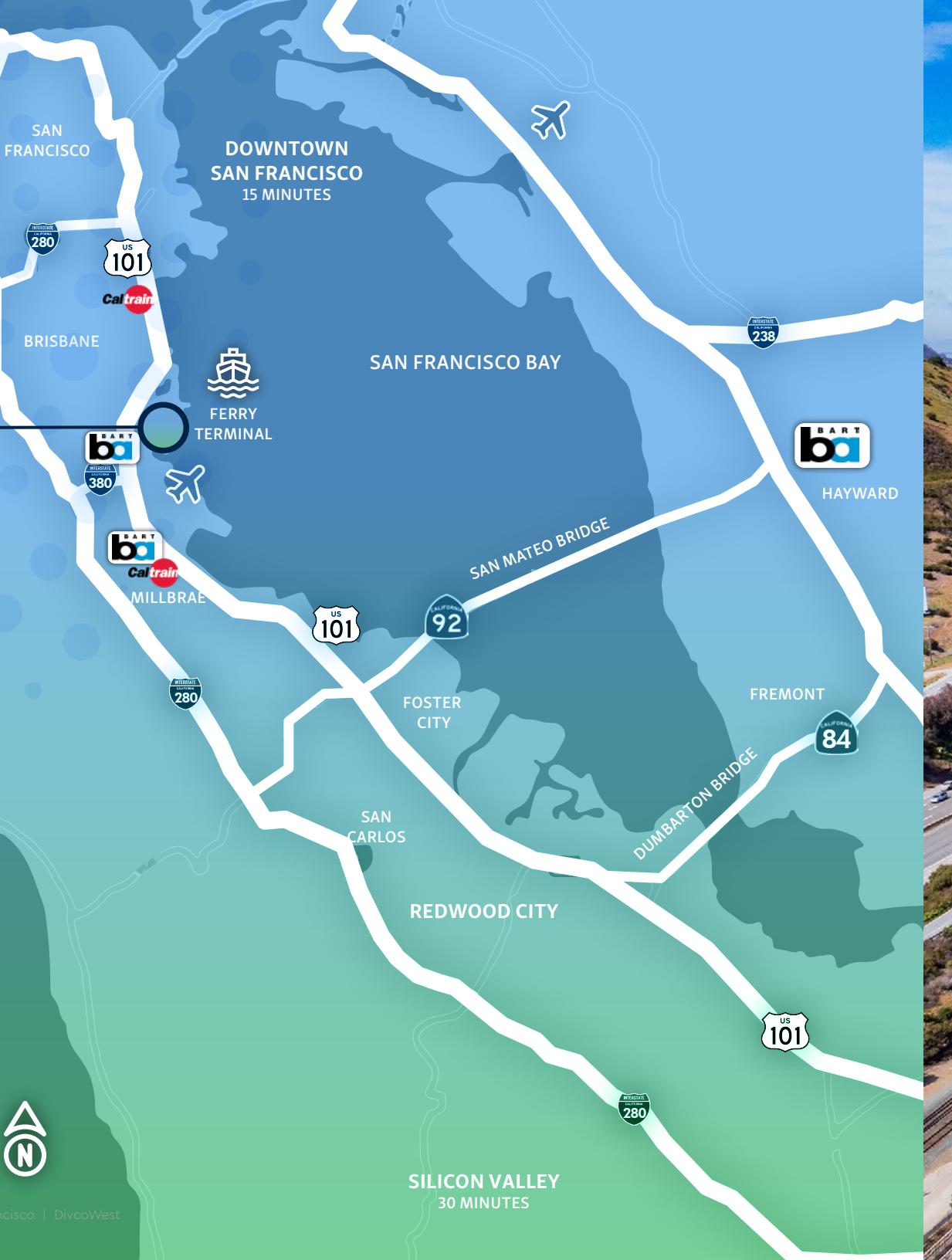
5000 Shoreline is centrally located in the heart of Biotech in South San Francisco. The Bay Area boasts the largest concentration of life science companies in the world and is a hub for both scientific and technological research and development.

## 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

SOUTH SAN FRANCISCO

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