



GENESIS

{ The root of innovation }

Premier Small to Mid-Size  
Life Science Spec Suites

±200,000 RSF

1400 Fashion Island Blvd.  
San Mateo, California  
Phase 3 Real Estate Partners, Inc.



GENESIS 1400 Fashion Island offers a ten story ±200,000 SF Class A life science research project in the heart of San Francisco's Peninsula. Delivering the GENESIS spec program, the project provides small to mid-size lab and office suites ranging from 10,000 – 23,500 RSF. Floor plates vary in size, offering a variety of single and multi-tenant options. Located in the center of the peninsula, between Stanford and UCSF, this location offers unparalleled access to the world's leading innovation clusters which enables growing companies to attract and retain talent from across the Bay Area's research institutions.



PREMIER  
QUALITY FINISHES

# SAN MATEO PREMIER LIFE SCIENCE PROJECT

Small to Mid-Size Spec Suites Available

## BUILDING HIGHLIGHTS

- GENESIS Spec Lab Program
- Full Building MEP Infrastructure Upgrades
- Biology and Chemistry Capable
- 3.0/1000 Parking Ratio
- EV Chargers and Tesla Chargers
- ±10,000 – ±23,500 RSF Lab/Office Suites
- Shipping and Receiving Services
- Tenant Hazmat and Storage Rooms
- New Service Elevator
- New 1,500kW Emergency Generator



Impeccable Access  
Hwy 92, Hwy 101, and I-280



Parking Ratio  
3.0/1,000



Variety of Suite Sizes  
for Future Growth



Service Elevator  
5,000lbs Max

# 1400 FASHION ISLAND BLVD

## Fifth Floor Single-Tenant Concept Plan

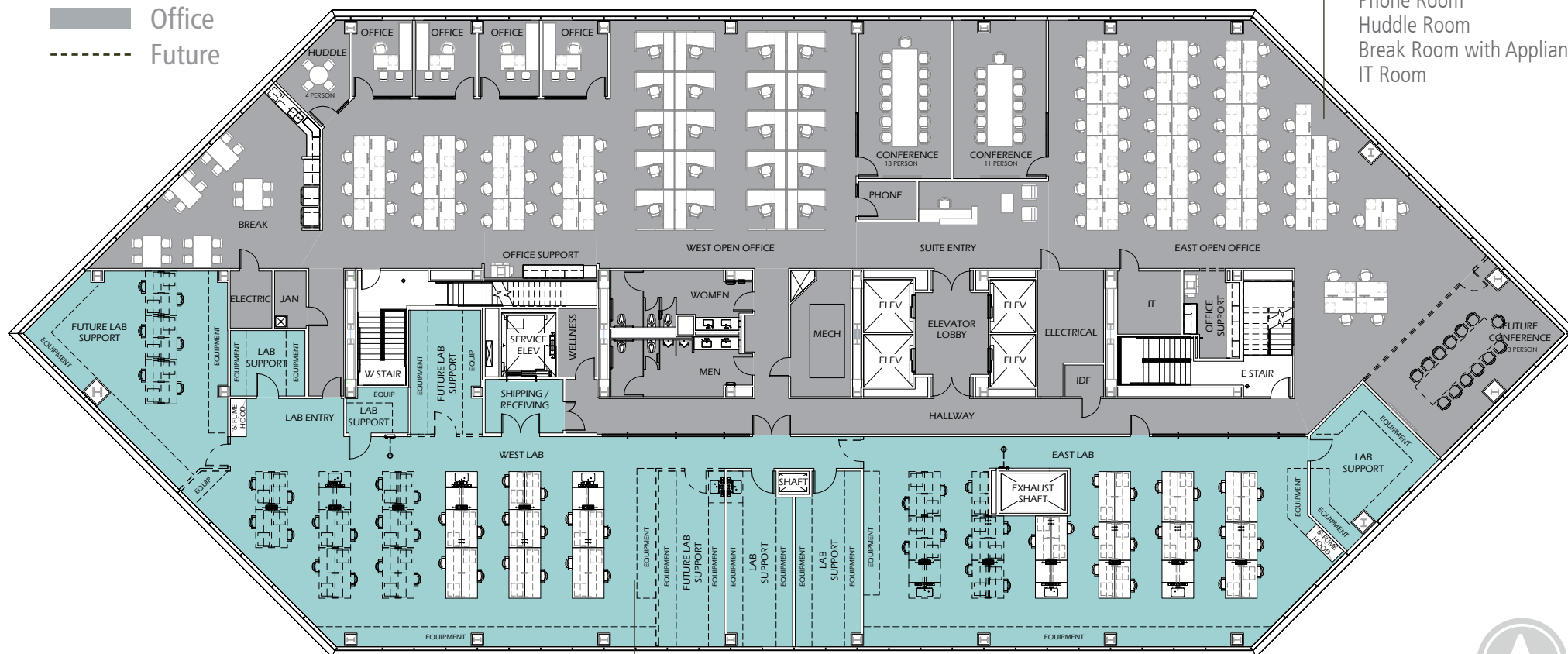
Suite 500

Full Floor: ±22,451 RSF

- Lab
- Office
- Future

### Suite 500 (Office)

93 Workstations\*  
4 Private Offices  
3 Conference Rooms  
Phone Room  
Huddle Room  
Break Room with Appliances  
IT Room



### Suite 500 (Lab)

61 Lab Bench Knee Spaces  
8 Lab Support Rooms  
2 6 Ft. Fume Hoods

\*Office furniture not included



NORTH



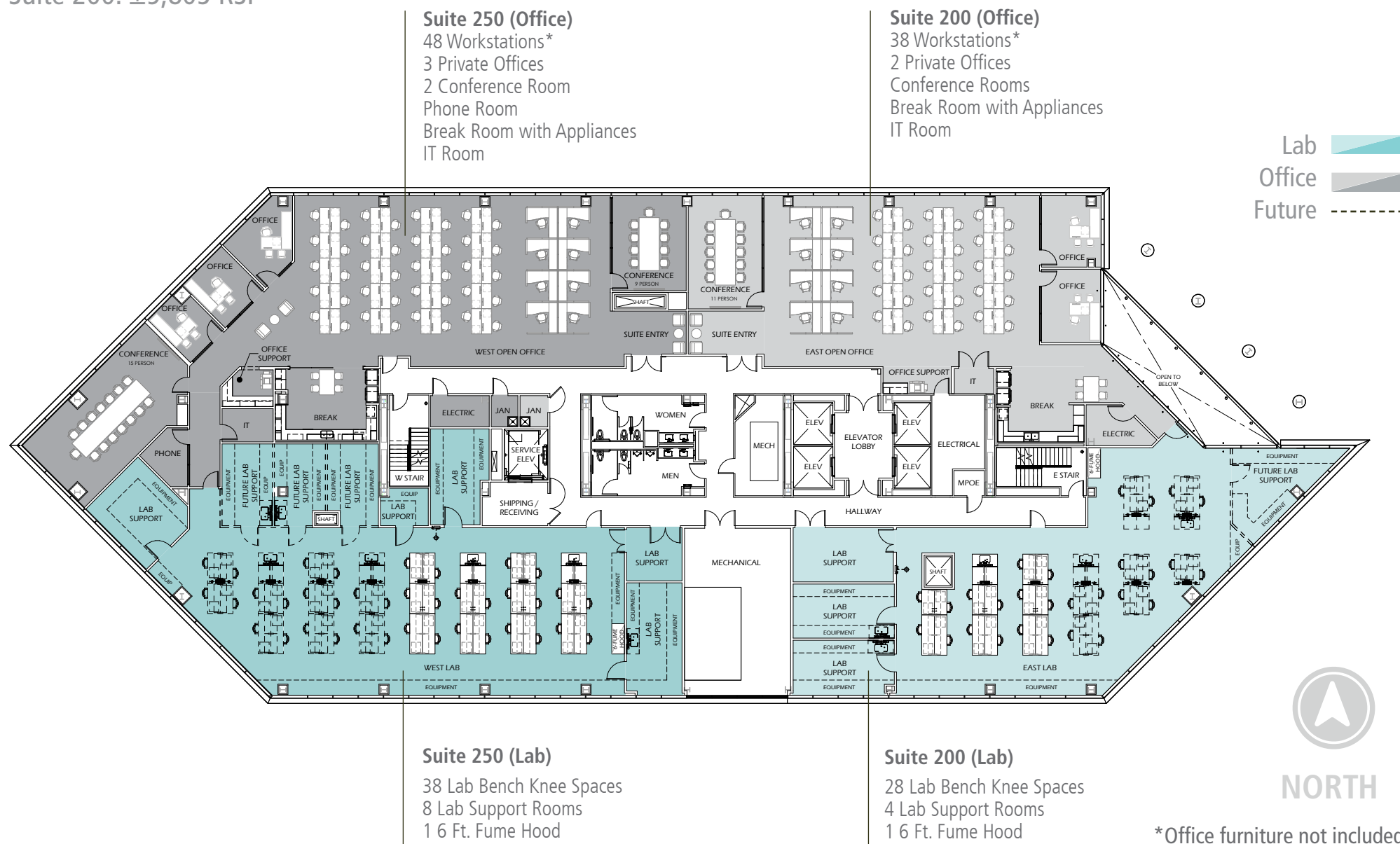
# 1400 FASHION ISLAND BLVD

## Second Floor Multi-Tenant Concept Plan

Suite 250: ±12,971 RSF

Suite 200: ±9,805 RSF

Stacking Plan:





SHARED SEMINAR ROOM

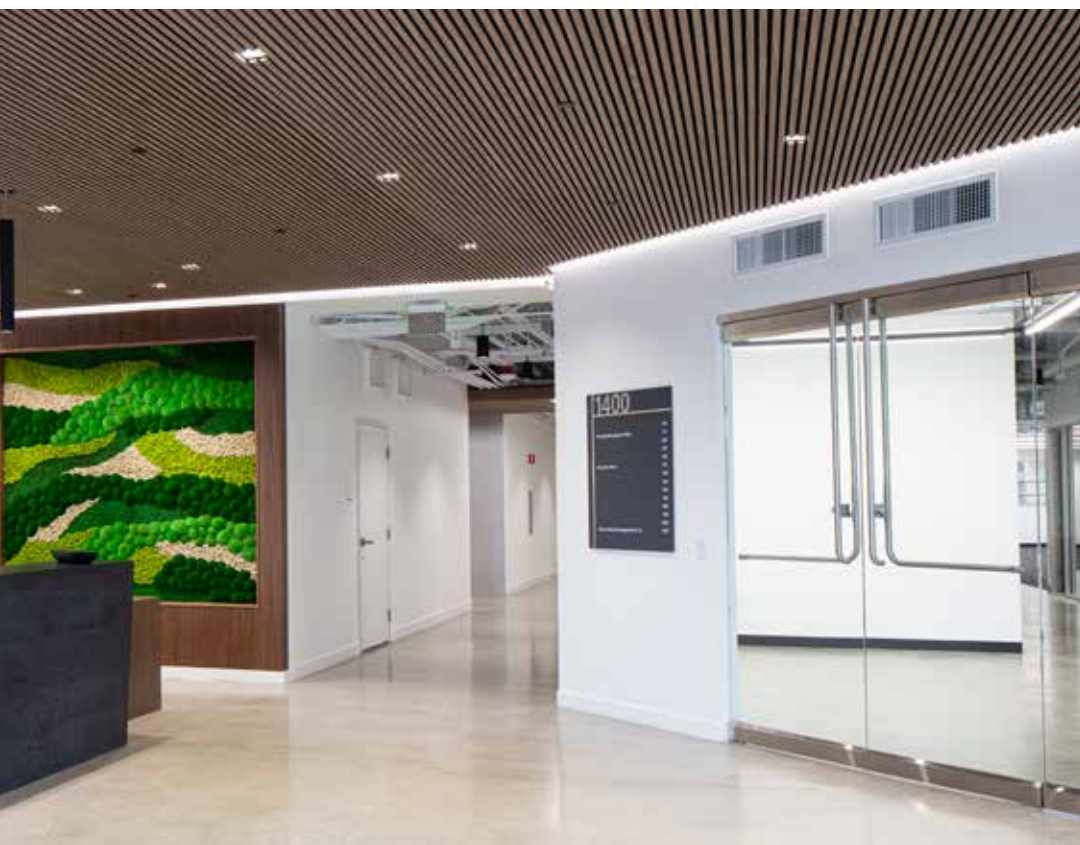


HAZMAT AND STORAGE ROOMS



24/7 SECURITY





VIEW MORE  
PHOTOS





# ABUNDANT AMENITIES

## BRIDGEPOINTE SHOPPING CENTER

- 1 Target
- 2 Lazy Dog Restaurant & Bar
- 3 Ross Dress for Less
- 4 Marshalls
- 5 Total Wine & More
- 6 BJ's Restaurant & Brewhouse
- 7 World Market
- 8 The Habit Burger Grill
- 9 FedEx Office Print & Ship Center
- 10 Panera Bread

## HILLSDALE SHOPPING CENTER

- 1 The Cheesecake Factory
- 2 Gap
- 3 UNIQLO Hillsdale
- 4 Nordstrom
- 5 Shake Shack Hillsdale
- 6 Macy's
- 7 Cinépolis Luxury Cinemas San Mateo

## PARK SIDE BAY MEADOWS

- 1 Peet's Coffee
- 2 Chipotle Mexican Grill
- 3 The Habit Burger Grill
- 4 Poke House - San Mateo
- 5 Amazon Hub Counter+

## THE MARKET PLACE

- 1 CVS
- 2 Chase Bank
- 3 Safeway
- 4 Orangetheory Fitness
- 5 Five Guys

## ADDITIONAL NEARBY AMENITIES

### Grocery

- 1 Costco Wholesale
- 2 Trader Joe's
- 3 Safeway

### Hotels

- 4 San Mateo Marriott San Francisco Airport
- 5 TownePlace Suites by Marriott San Mateo Foster City
- 6 Crowne Plaza Foster City-San Mateo
- 7 Hilton Garden Inn San Mateo
- 8 Residence Inn by Marriott San Francisco Airport / San Mateo
- 9 Courtyard by Marriott San Mateo Foster City

### Charging Stations

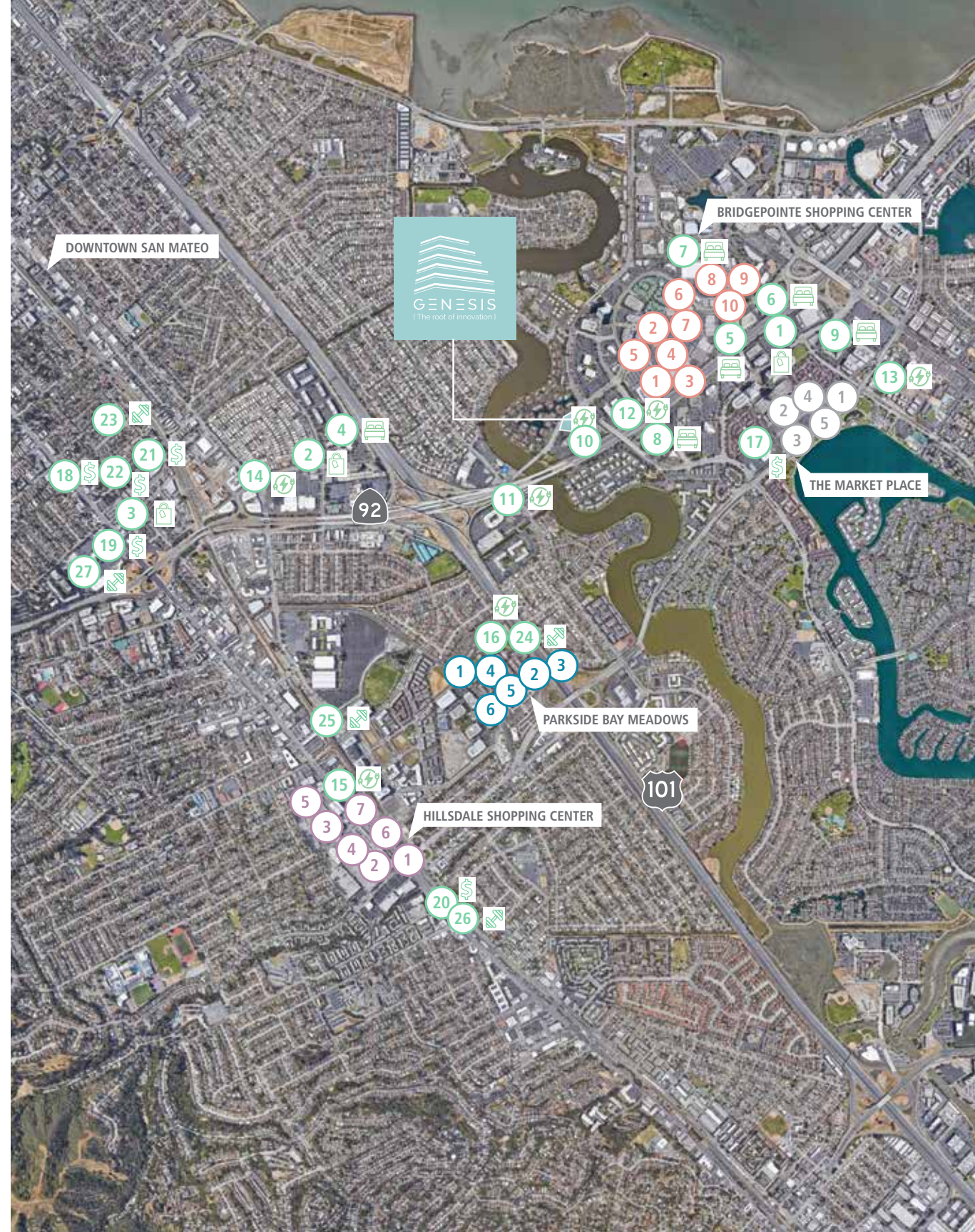
- 10 Charging Stations (On-site)
- 11 ChargePoint Charging Station
- 12 Tesla Supercharger
- 13 ChargePoint Charging Station
- 14 ChargePoint Charging Station
- 15 ChargePoint Charging Station
- 16 Tesla Supercharger

### Banks

- 17 Bank of America Financial Center
- 18 Bank of America Financial Center
- 19 Chase Bank
- 20 Chase Bank
- 21 Chase Bank
- 22 Wells Fargo Bank

### Fitness

- 23 Orangetheory Fitness
- 24 Crunch Fitness - San Mateo
- 25 Fitness 19
- 26 F45 Training San Mateo
- 27 24 Hour Fitness





# UNRIVALED ACCESSABILITY



5.2 miles Interstate 280

1.4 miles Highway 101



1.9 miles Hillsdale Caltrain Station

3.5 miles Belmont Caltrain Station



2.9 miles Downtown San Mateo

7.7 miles Downtown Redwood City

20.7 miles Downtown San Francisco



8.3 miles San Francisco Intl Airport

22.2 miles Oakland Intl Airport

27.8 miles San Jose Intl Airport



17.6 miles Stanford University

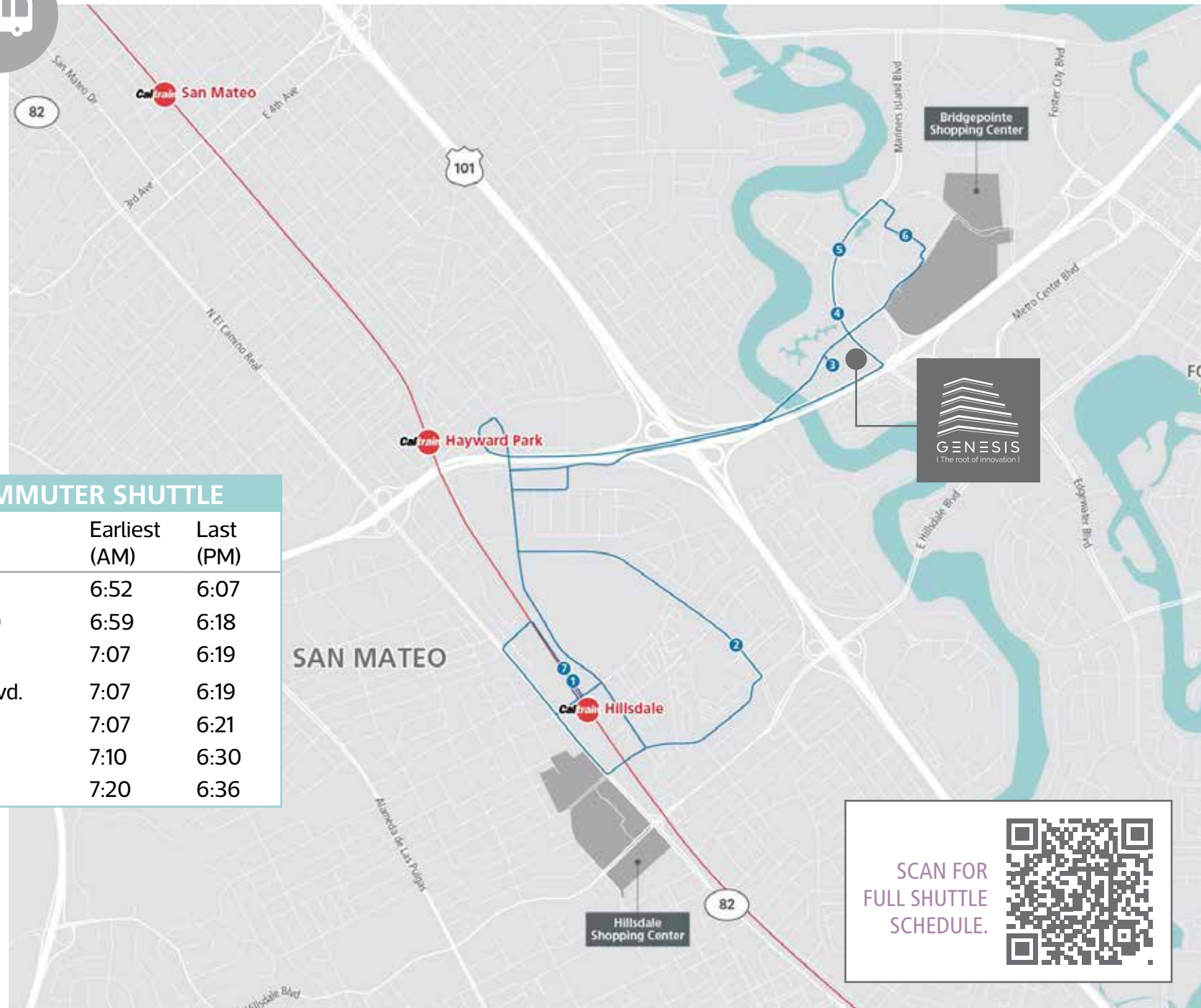
19.7 miles UCSF Mission Bay

33.1 miles UC Berkeley



# TRANSPORTATION

DESIGNATED SHUTTLE SERVICES RUN DURING HIGH-TRAFFIC HOURS TO AND FROM HILLSDALE CALTRAIN STATION.



## HILLSDALE CALTRAIN COMMUTER SHUTTLE

#	Stop	Earliest (AM)	Last (PM)
1	Hillsdale Caltrain Station	6:52	6:07
2	Saratoga Dr. & Park Place (AM Only)	6:59	6:18
3	1400 Fashion Island Blvd.	7:07	6:19
4	Mariners' Island & Fashion Island Blvd.	7:07	6:19
5	Mariners' Island & Armada Way	7:07	6:21
6	2207 Bridgepointe Pkwy	7:10	6:30
7	Hillsdale Caltrain Station	7:20	6:36

Get notified when service changes or delays occur, text "HCCALERTS" to 833-426-6688.

SCAN FOR  
FULL SHUTTLE  
SCHEDULE.





# OWNERSHIP & SPONSOR



With over 30 years of experience in the life science industry, Phase 3 has been a leader in owning, operating, repositioning, and developing over 5 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

[www.p3re.com](http://www.p3re.com)



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has invested and committed \$9.2 billion in equity across 600+ assets in diverse sectors. Leveraging Bain Capital's value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

[www.BainCapitalRealEstate.com](http://www.BainCapitalRealEstate.com)

## GENESIS

{ The root of innovation }

**±5 MILLION SF LIFE SCIENCE PORTFOLIO**

"Our vision is to deliver premier research-ready life science environments for tomorrow's technology."



GENESIS - Skyway  
San Carlos



GENESIS - Marina  
Brisbane



GENESIS - Station  
Daly City



GENESIS - 1900 Alameda  
San Mateo



GENESIS - 1400 Fashion Island  
San Mateo



GENESIS - 1000 Marina  
Brisbane



121 E. Grand  
South San Francisco

NATIONAL PRESENCE WITHIN THE TOP LIFE SCIENCE CLUSTERS

- SAN FRANCISCO - SAN DIEGO - BOSTON -



1400 FASHION ISLAND BLVD. SAN MATEO, CA 94404  
AVAILABLE NOW

**SIMON CLARK**  
Executive Vice President  
CA License #01318652  
650.577.2938  
simon.clark@cbre.com

**JAMES BENNETT**  
Vice Chairman  
CA License #00869074  
650.494.5192  
james.bennett@cbre.com

**REBEKAH STUDER**  
Senior Director, Leasing and Marketing  
CA License #02004534  
951.663.2997  
studer@p3re.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.1400FashionIsland.com](http://www.1400FashionIsland.com)





UNPARALLELED ACCESS TO THE WORLD'S INNOVATION CLUSTERS