



499 Forbes

*±145,361 sqft
Fully Spec'd Lab*

 CUSHMAN &
WAKEFIELD

Brand New Purpose Built Lab in the Heart of South San Francisco



BUILDING SIZE

±145,361 square feet
60/40 Lab to Office

YEAR BUILT

New Construction
Class A Life Science

MOVE-IN READY

Fully Spec'd Office
& Lab Interiors

PARKING RATIO

2.7/1,000 sqft
20 EV Chargers

Building Specifications

Building Type: Class A Life Science

HVAC: 100% outside air in the lab, VRF & DOAS in the office

Electrical: 4,000 amp 277/480 volt, 24 watts/sqft

Back Up Power: 1 MW Generator, 8 watts/sqft Standby

Fiber: Comcast 200 Gbps upload & download installed
AT&T 100 Gbps upload & download installed

Floor Load Capacity: 125 lbs/sqft

Floor Height: 1st floor 18' & 2nd-5th floor 16'

Freight Elevator: 5,000 lb

Grade level loading from garage door to freight elevator

Load Factor: ± 16% for single tenant floor
± 26% for multi-tenant floor



Robust Lab Infrastructure

Fully Furnished Labs with modular laboratory benches & casework

True Fast Acting **Variable Volume Supply** & **Exhaust Valves**

High-Efficiency Fume Hoods w/auto sash in every lab

Backup Power & **Data wired** at each bench

Central Vacuum System piped to benches

Central Compressed Air piped to benches

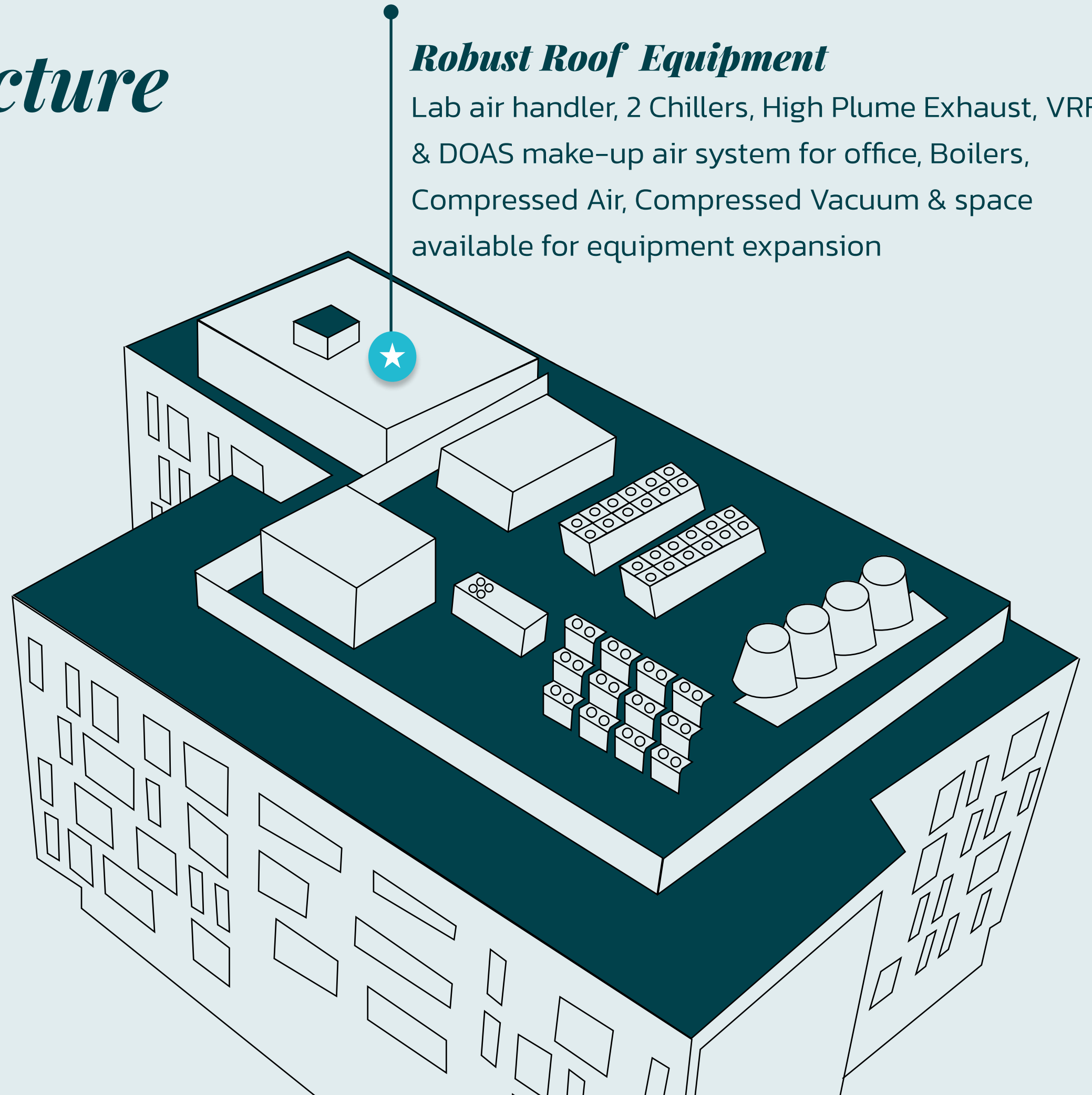
N₂ & CO₂ piped to benches

Industrial Hot Water Loop at every sink

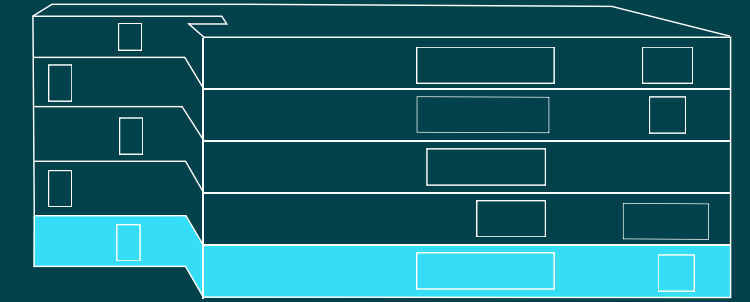
Industrial Cold Water Loop in each lab

Robust Roof Equipment

Lab air handler, 2 Chillers, High Plume Exhaust, VRF & DOAS make-up air system for office, Boilers, Compressed Air, Compressed Vacuum & space available for equipment expansion



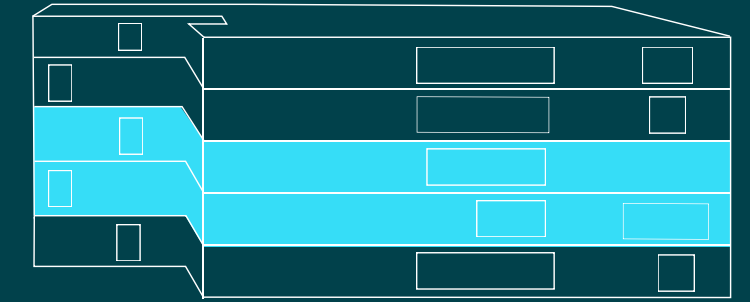
Floor 1



Total Available
± 22,279 SF

Office **8,823 SF**
Lab **13,456 SF**

Floor 2 & 3



Suite A

Total Available
± **18,069 SF**

Office **6,625 SF**

Lab **11,444 SF**

***Flexibility to expand or reduce the lab area*

Suite B

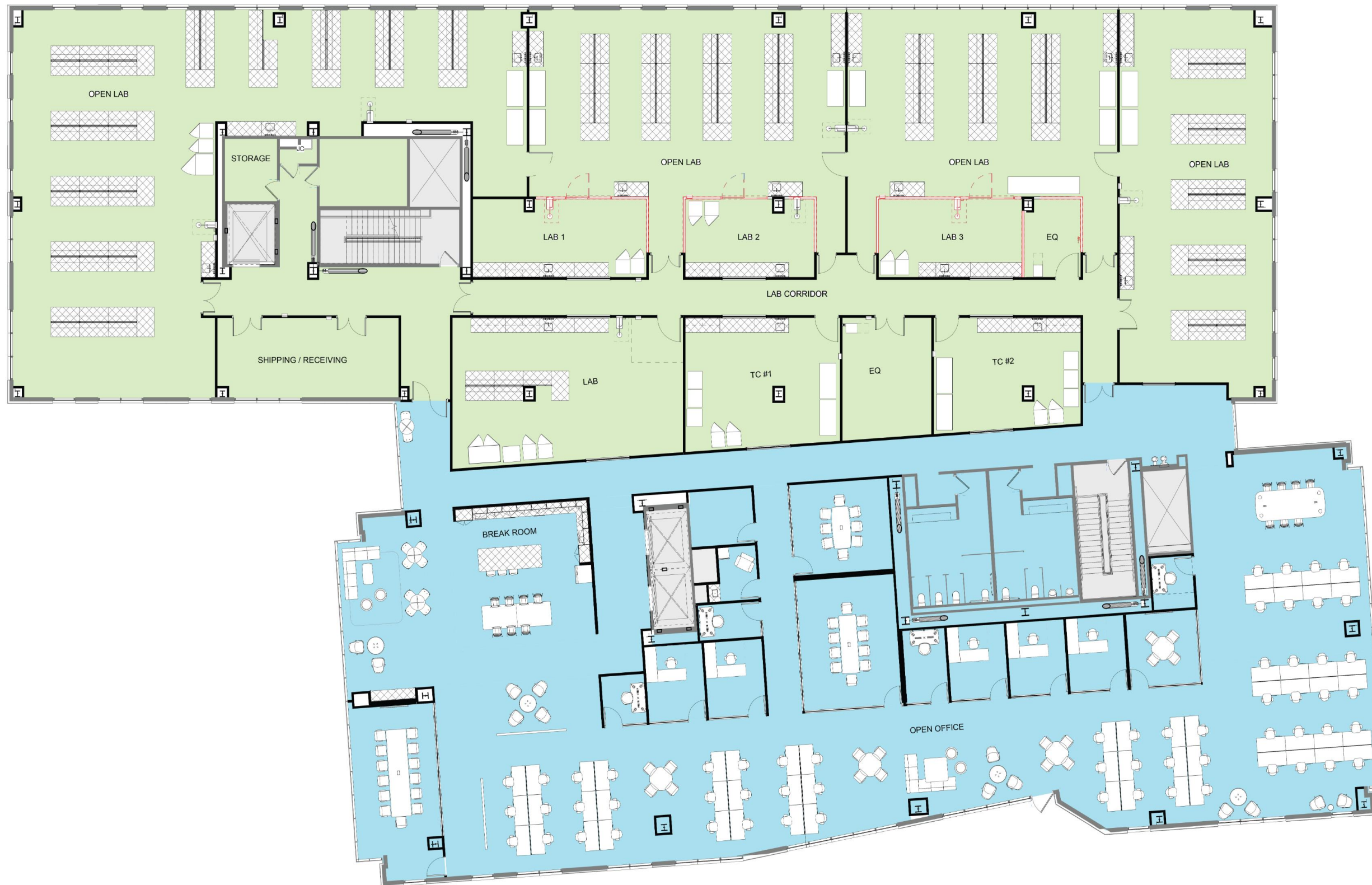
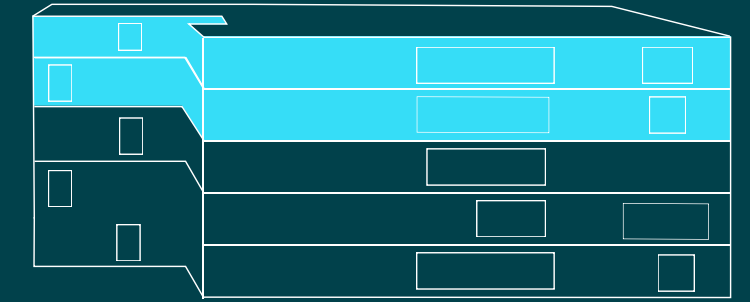
Total Available
± **12,127 SF**

Office **5,641 SF**

Lab **6,486 SF**

***Flexibility to expand or reduce the lab area*

Floor 4 & 5



Total Available
± 30,095 SF

Office **12,034 SF**
Lab **18,061 SF**



W-B
WOODS BAGOT

OTJ

EDCI
ENGINEERS

GAYNER
ENGINEERS

TDS Architects

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Local Amenities

★ 499 Forbes

Restaurants

- Starbucks
Truffle Poke Bar
Nick the Greek
- Chico Marx
- Little Green Cyclo
- Foundry & Lux
- Esposito's Delicatessa
- Darby Dan's Gourmet Sandwiches
- The Lighthouse
- Antigua Coffee Shop
- Ben Tre Vietnamese Homestyle Cuisine
El Farolito Taqueria
- Di Napoli Pizzeria
Buon Gusto
Peet's Coffee & Tea
- Two Fifty Restaurant
- Villa Del Sol Argentinian Restaurant
- La Tapatia Mexicatessen Grand Palace
- Starbucks
- Thai Satay
Big Belly Deli
- Basque Cultural Center
- Vantage Amenity Center

Hotels

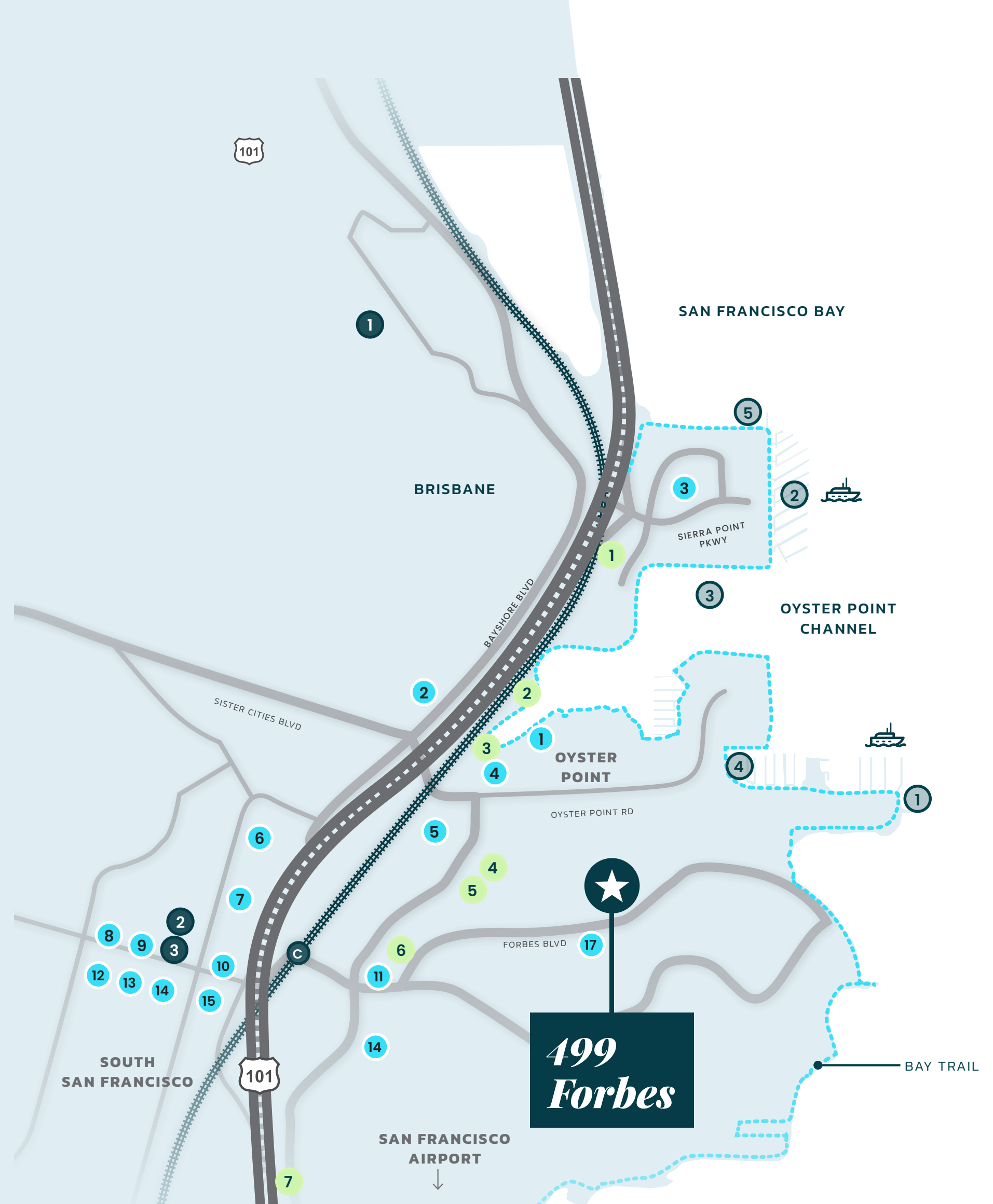
- DoubleTree by Hilton
Homewood Suites by Hilton
- Residence Inn by Marriott
Courtyard by Marriott
- AC Hotel by Marriott
- Larkspur Landing Hotel
- Hilton Garden Inn
- Embassy Suites
- Four Points by Sheraton

Recreation

- SSF Ferry Terminal
- Marina
- Park Sierra Point
- Oyster Point Park
- Bay Trail

Banks

- Bank of America
- Wells Fargo Bank
- US Bank



Transportation



CABOT/ALLERTON AVE. BART SHUTTLE SCHEDULE

AM ARRIVAL	6:35	7:07	7:34	8:07	8:36	9:07	9:36
PM DEPARTURE	3:18	3:58	4:18	4:58	5:18	5:58	6:18

CABOT/ALLERTON AVE. CALTRAIN SHUTTLE SCHEDULE

AM ARRIVAL	6:51	7:13	7:47	8:13	8:45	9:13	9:37
PM DEPARTURE	2:57	3:25	3:56	4:24	4:55	5:24	5:58

CABOT/ALLERTON AVE. FERRY SHUTTLE SCHEDULE

AM ARRIVAL	7:23	8:23	9:23
PM DEPARTURE	2:57	3:59	4:59

Contact Us

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