

5000  
SHORELINE  
SOUTH SAN FRANCISCO

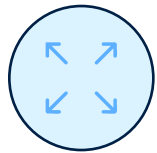
PREMIER LIFE SCIENCE BUILDING  
±20,000 LAB/OFFICE  
**SPEC SUITE AVAILABLE**



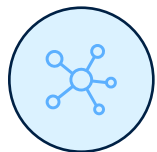
# UNMATCHED OPPORTUNITY



Unique South San Francisco waterfront location



Fully improved lab/office suite with robust lab systems



New building systems accommodate all life science users



# BUILDING AMENITIES

## FIRST FLOOR



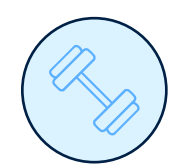
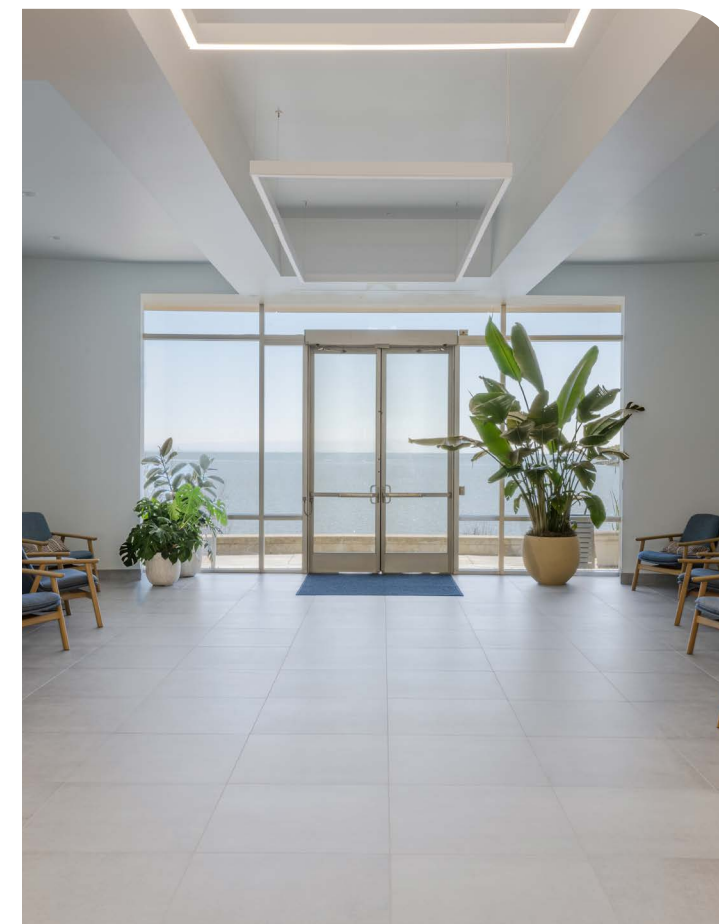
All-hands room & break area



Easy access to waterfront bay trail



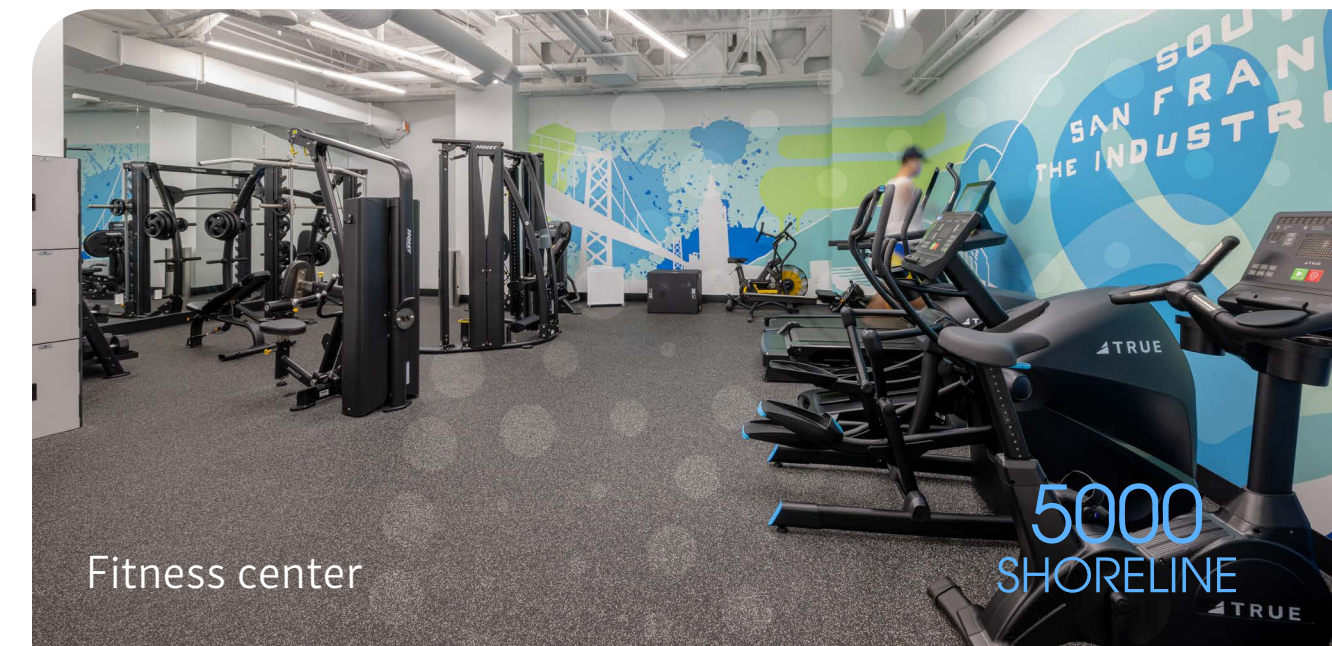
Main lobby



On-site fitness center



All-hands room & break area



Fitness center

5000 SHORELINE

# SIERRA POINT LIFE SCIENCE CLUSTER

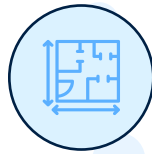
*Sierra Point is a thriving life science cluster located in an amenity rich environment fostering community and collaboration.*

5000 Shoreline Court | South San Francisco | DivcoWest

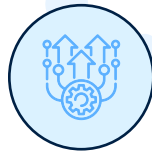


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# BUILDING HIGHLIGHTS



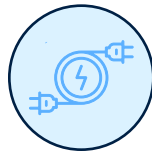
Move-in ready  
lab/office suite



Robust MEP and  
infrastructure upgrades



Parking  
3.0/1,000



New emergency  
generator for lab use



# NEWLY CONSTRUCTED LAB/OFFICE

*First Floor Suite*

OCCUPANCY MARCH 1ST, 2027



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# 1ST FLOOR

±21,103 SF

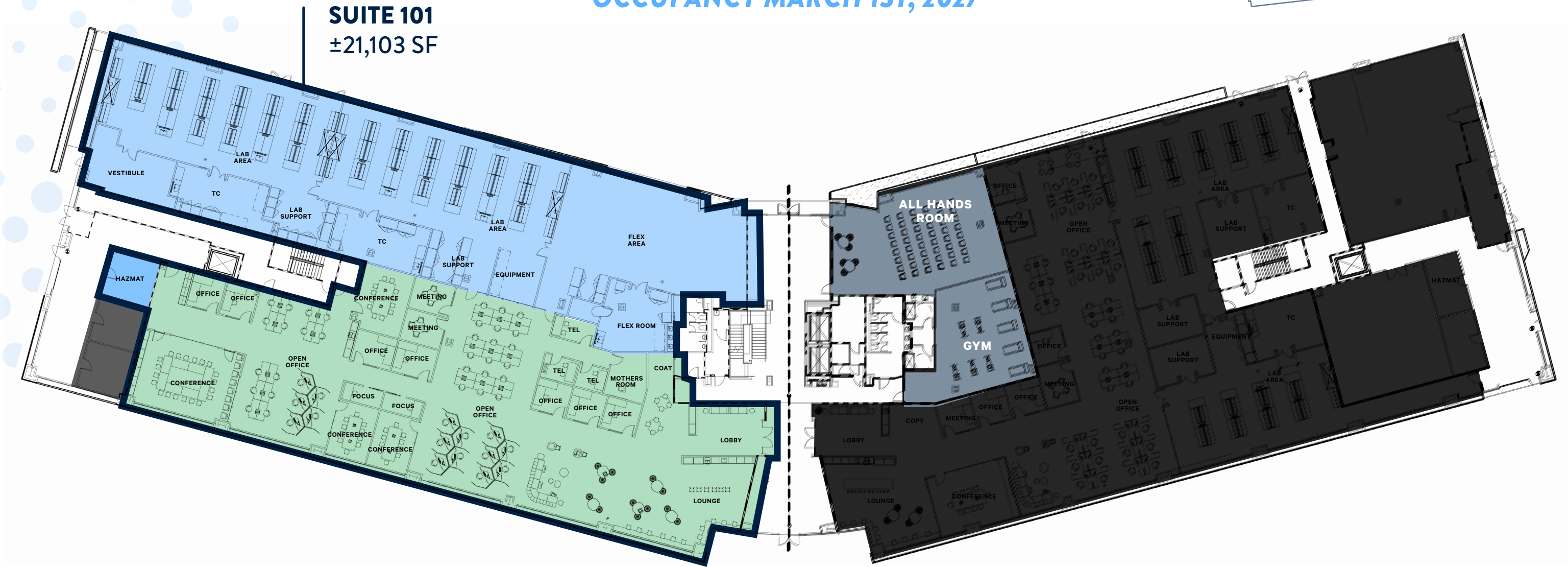
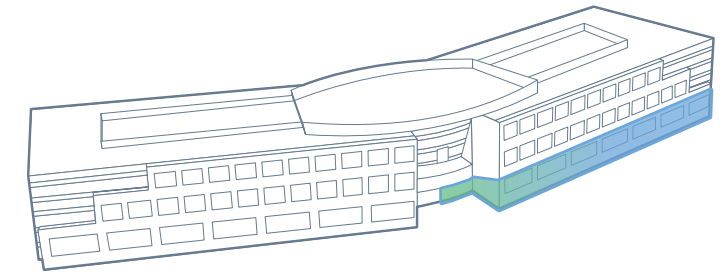
- Biology labs
- Lab support
- Tissue culture suites
- 8-foot chemical hoods

- Private offices
- Large break area
- Huddle rooms
- Conference rooms

- All hands room
- Fitness center

## MOVE-IN READY SPEC SUITE

OCCUPANCY MARCH 1ST, 2027



Lab Area
  Office Area
  Amenities

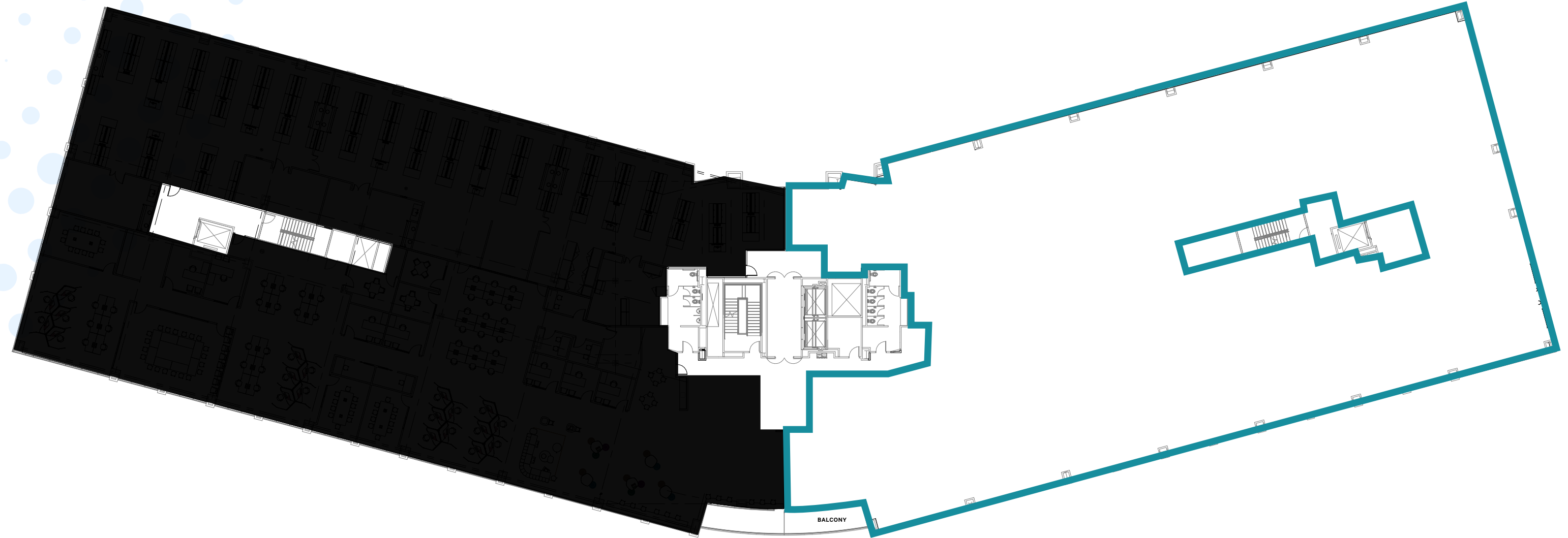
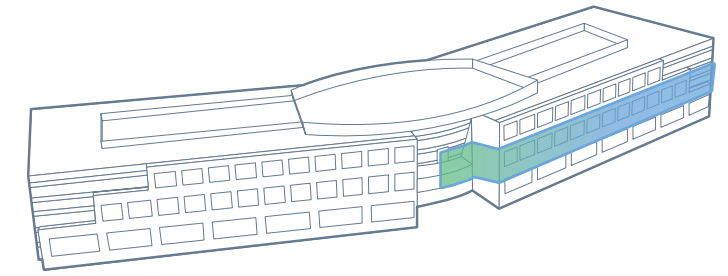
# 2ND FLOOR

±25,977 SF

WARM SHELL READY FOR  
BUILD-TO-SUIT OFFICE/  
LAB IMPROVEMENTS

## SUITE 201







**TI READY**  
**WARM SHELL**



# 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



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## 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.



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