

PREMIER LIFE SCIENCE CAMPUS

*Total ±620,000 Square Feet*



ALEXANDRIA®  
Building the Future of Life-Changing Innovation®

SOUTH SAN FRANCISCO

# EAST GRAND CAMPUS

249/259/269/279 East Grand Avenue  
South San Francisco







## Campus Features



**Robust on-campus amenities:**  
restaurant, conferencing center,  
fitness center, sports court



**Generous outdoor space**  
including on-campus walking  
trails



Ample **EV charging** stations



Prominent location close to  
**Highway 101** interchange



15 min walk to **S. SF Caltrain**  
station



# Building Specs



**±38,000 RSF**

Large, Open Floorplates



**±30 ft** depending on location

Column Spacing



**±16 ft**

Floor-to-Floor Height





249  
EAST GRAND  
±150,492 RSF

259  
EAST GRAND  
±180,017 RSF

PARKING  
GARAGE

269  
EAST GRAND  
AMENITY HUB  
±86,736 RSF  
AVAILABLE  
4Q 2026

279  
EAST GRAND  
±228,760 RSF





# Differentiated Placemaking







AMENITY HUB ATRIUM



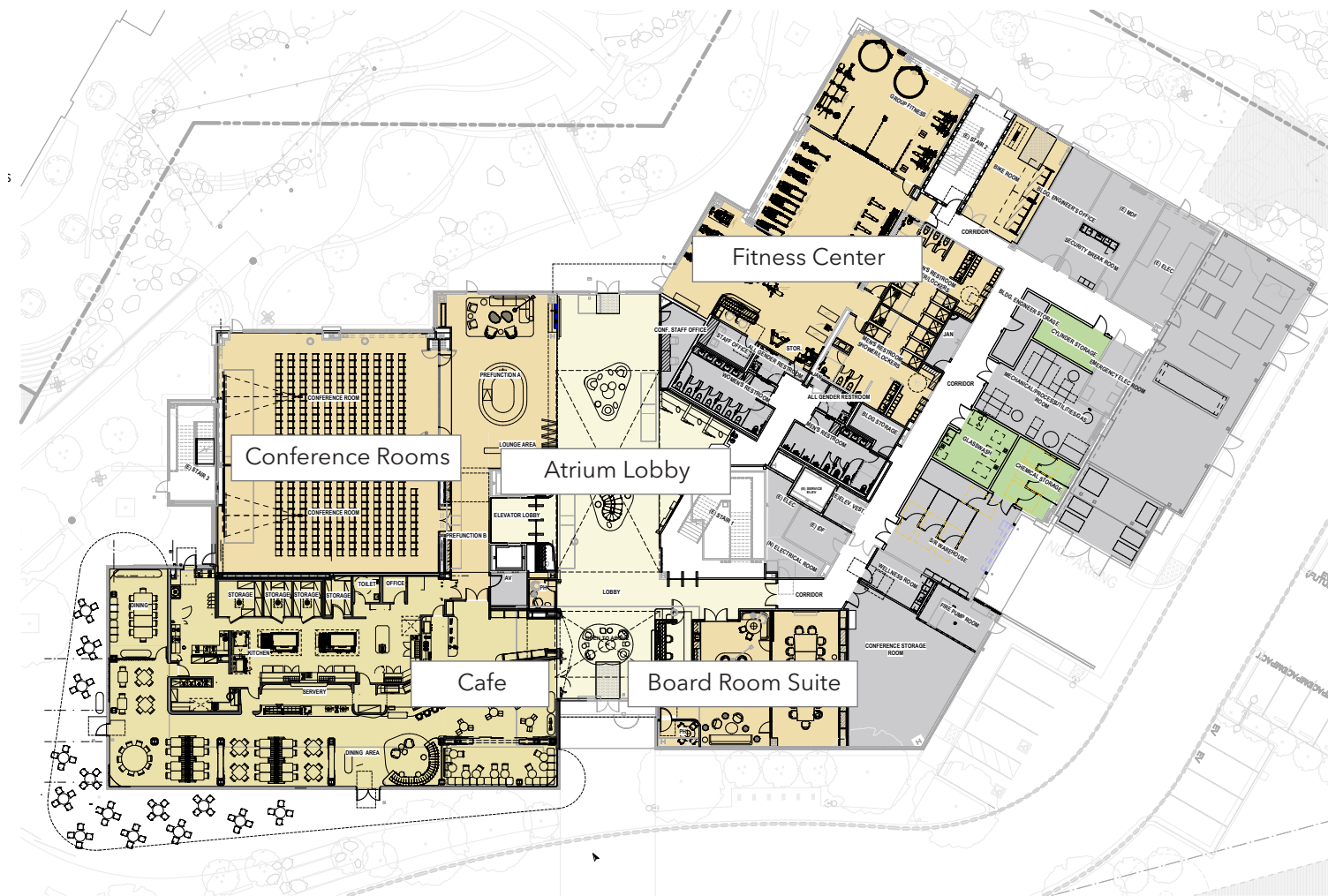
ACTIVATED WELLNESS CENTER



300 PERSON CONFERENCE CENTER



# 269 East Grand Level 1





# 269 East Grand

## 22,250

Square Feet Available  
Target delivery date September 2026

## Level 2

### LEGEND - LAB & WORKPLACE

- Building Support
- Tenant Support
- Stairs / Elev
- Lobby / Reception
- Shared Amenity
- Cafe
- Conference Rooms
- Break Room
- Office
- Office Support
- Open Office
- Lab
- Lab Support





# 269 East Grand

## 37,532

Square Feet Available

Target delivery date September 2026

## Level 3

### LEGEND - LAB & WORKPLACE

- Building Support
- Tenant Support
- Stairs / Elev
- Lobby / Reception
- Conference
- Collaboration
- Break Room
- Office
- Office Support
- Open Office
- Lab
- Lab Support





# Transportation /Amenities



**18**

MINS TO MISSION BAY



**8**

MINS TO SFO



**18**

MINS TO SSF CALTRAIN



**6**

MINS TO SSF FERRY

- 1 E Grand Cafe
- 2 The Lighthouse
- 3 Foundry & Lux
- 4 Starbucks
- 5 Orangetheory Fitness
- 6 The Sandwich Spot
- 7 Truffle Poke Bar
- 8 AC Hotel by Marriott
- 9 Sonesta Select San Francisco Airport
- 10 YMCA Daycare Facility
- 11 HL Peninsula Restaurant
- 12 Focaccia Reserve
- 13 Esposto's Delicetezza
- 14 Home2 Suites
- 15 Hampton In
- 16 Embassy Suites by Hilton
- 17 Comfort Inn & Suites
- Nearby gRide shuttle stop







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**JLL**

## *Broker contact information*

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