

FOR LEASE

LIFE SCIENCE INCUBATOR SPACES

*±17,000 SF Stand Alone Life Science &
Office Building in South San Francisco*

407 CABOT ROAD, SOUTH SAN FRANCISCO, CA



407 CABOT ROAD

LIFE SCIENCE INCUBATOR SPACES

PROPERTY OVERVIEW

±17,000 SF 2-story building

±30,492 SF lot with ±49 parking spaces

Chemical Fume Hood

Hoods and plumbing for lab areas

Private offices, conference room & kitchenette

Parking reserved

Pricing: \$10,000/mo FS for each lab & office space

*Includes janitorial & Utility charges

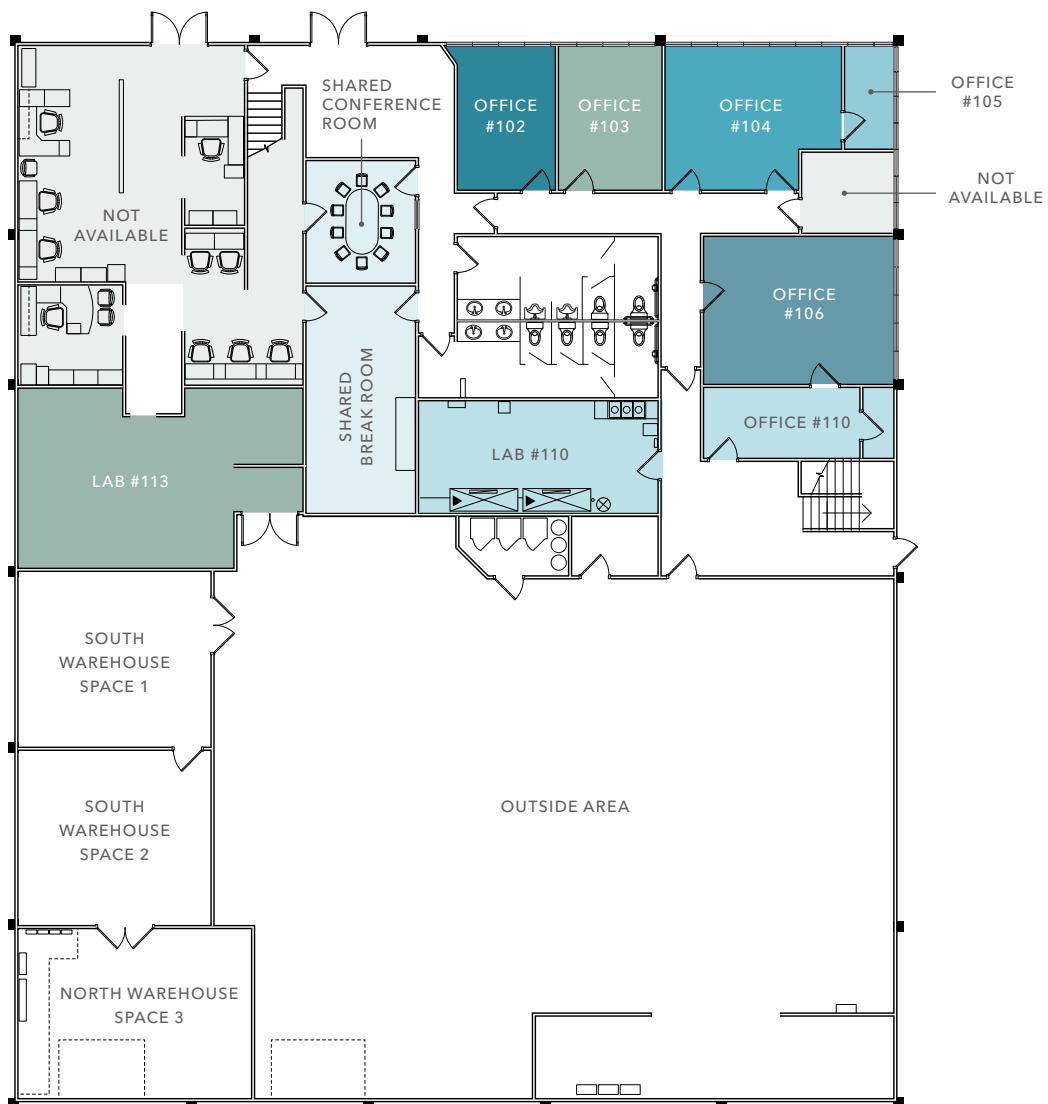
Walkable to CalTrain station

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FIRST FLOOR PLAN



NOW
AVAILABLE

LEGEND

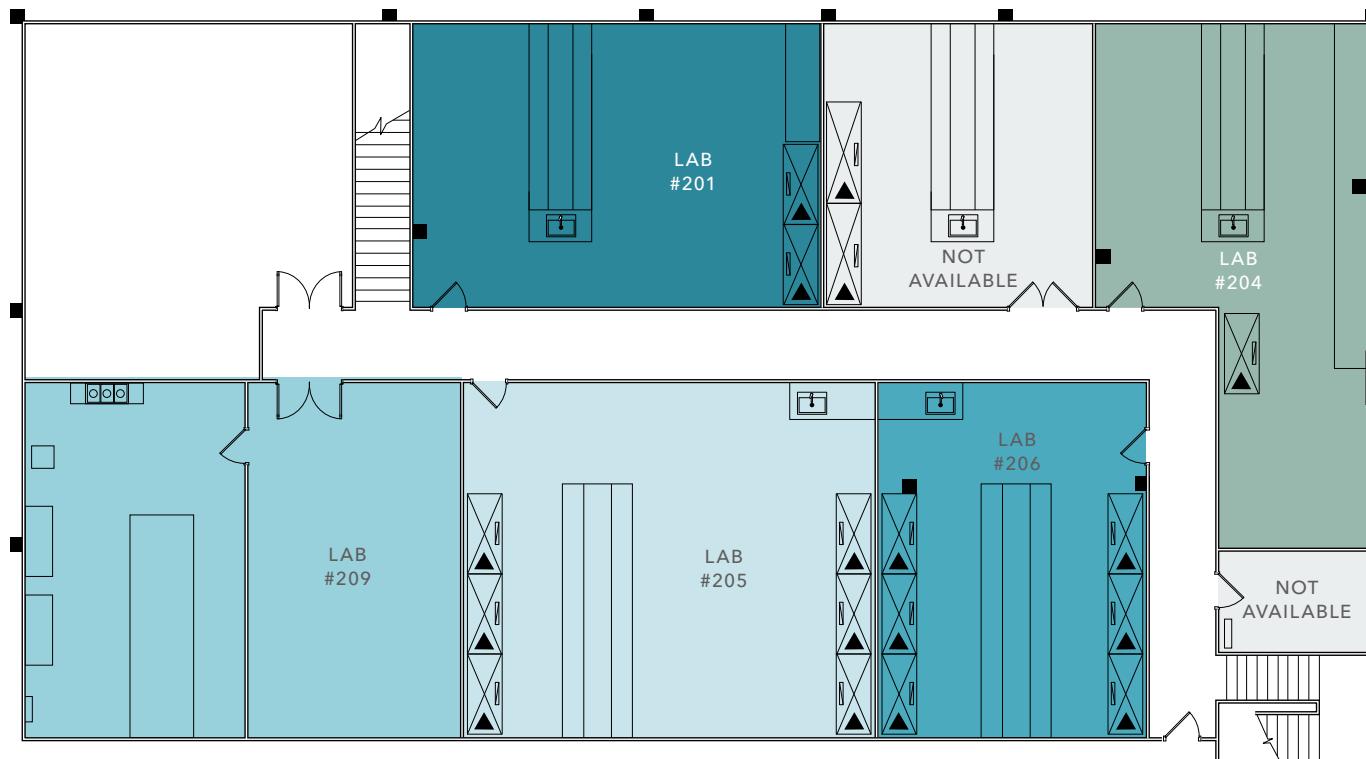
- #102 Office Available
- #103 Office Available
- #104 Office Available
- #105 Office Available
- #106 Office Available
- #110 Office & Lab - \$10,000/MO FS
- #113 Lab Available

Shared Conference & Break Room
Not Available

Hood

FLOOR PLAN NOT TO SCALE

SECOND FLOOR PLAN



NOW
AVAILABLE

LEGEND

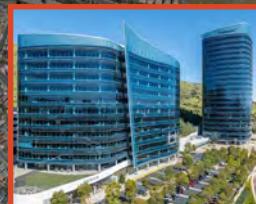
- #201 Lab - \$10,000/MO FS
- #204 Office & Lab - \$10,000/MO FS
- #205 Office & Lab - \$10,000/MO FS
- #206 Office & Lab - \$10,000/MO FS
- #209 Office & Lab - \$10,000/MO FS
- Not Available

☒ Hood

FLOOR PLAN NOT TO SCALE

407 CABOT ROAD

LIFE SCIENCE CAMPUSES



ONE & TWO
TOWER PLACE



GATEWAY
CROSSING



THE COVE AT
OYSTER POINT

101

POLETTI WAY

OYSTER POINT BLVD

FORBES BLVD

407
CABOT ROAD

HARBOR WAY

SWIFT AVE

PORTSIDE AT
OYSTER POINT



KILROY
OYSTER POINT



VANTAGE



GENENTECH



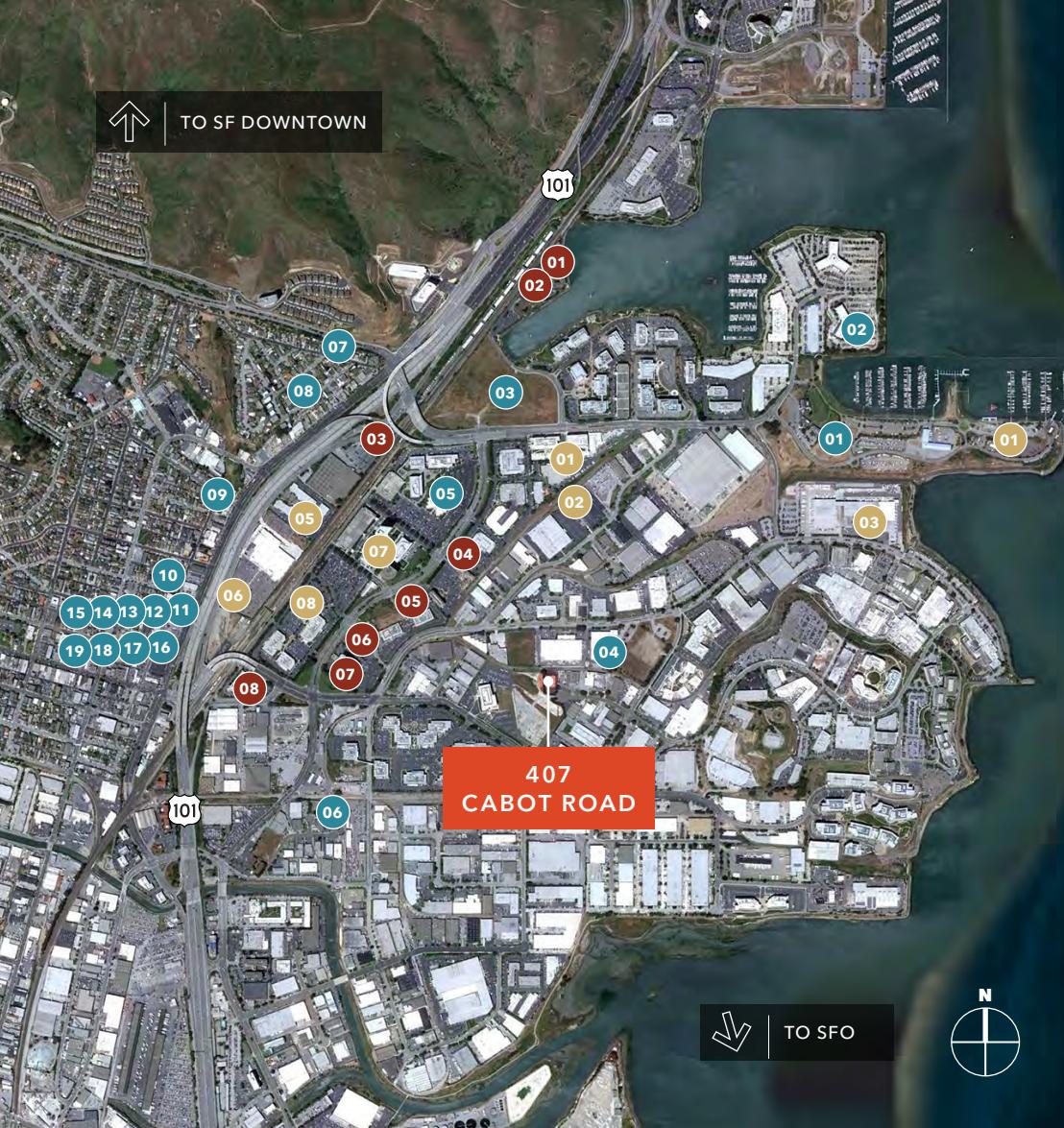
HIGHLY- ACCESSIBLE LOCATION

0.4 MI	Highway 101
1.1 MI	CalTrain South San Francisco Station
1.3 MI	South San Francisco Ferry Terminal
2.1 MI	Highway 380
3.4 MI	San Francisco Int'l Airport
3.7 MI	Highway 280
11 MI	Downtown San Francisco

10 MIN
TO SAN FRANCISCO
INT'L AIRPORT

20 MIN
TO DOWNTOWN
SAN FRANCISCO





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Anecdote
- 02 Oyster Cafe/Building 400
- 03 The Foundry and Lux
- 04 The Hanger Restaurant
- 05 Specialty's Cafe & Bakery
- 06 Starbucks
- 07 Cafe de Casa
- 08 Mike's & Ken's Deli
- 09 Derby Dan's Sandwiches
- 10 Bertolucci's
- 11 Peet's Coffee
- 12 Los Compadres
- 13 Di Napoli Ristorante
- 14 Buon Gusto
- 15 Taquerias El Farolito
- 16 Cecilia's Pizzeria
- 17 Mom's Tofu House
- 18 Thai Satay Restaurant/Bar
- 19 Ground Palace Dim Sum

HOTELS

- 01 Residence Inn
- 02 Courtyard San Francisco
- 03 Four Points Sheraton
- 04 Larkspur Landing
- 05 Hilton Garden Inn
- 06 Hampton Inn
- 07 Embassy Suites
- 08 Comfort Inn & Suites
- 09 Ramada Inn & Suites

LIFESTYLE

- 01 FedEx World Service Center
- 02 AVIS Rent A Car
- 03 UPS
- 04 Oyster Point Yacht Club
- 05 US Post Office
- 06 Lowes
- 07 Bank of America ATM
- 08 Gateway Child Development Cntr

For more information on
this property, please contact

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