

# Owner/User or Investor R&D/Flex/Office For Sale or Lease



## 435 Forbes Blvd

SOUTH SAN FRANCISCO | CALIFORNIA

CBRE



# 435 Forbes Blvd

## South San Francisco, California

### PROPERTY HIGHLIGHTS

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- ±24,000 SF Freestanding Creative Office/R&D Building
- Open Floor Plan with Exposed Ceilings and Concrete Floors
- ±89,056 SF (2.04 acres) site with over 100 parking spaces (4.25/1000 ratio)
- High-end office/medical device buildout
- Heavy HVAC throughout
- Abundance of Natural Light & Glass
- 3 Phase 1600 Amps 208/120V Electrical Power and Full Fire Sprinkler System
- New Roof, Exterior Building Paint, HVAC Upgrades, Parking Lot Paving completed within last 7 years
- Zoning: Business and Technology Park
- Tenant: National Bioskills Laboratories vacating, building available for occupancy
- Located at the Core of the South San Francisco and Bay Area Life Science community with long term development potential at 2.0 FAR
- <1 mile to downtown South San Francisco Caltrain station

### CONTACT US

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#### KARL R. HANSEN

Executive Vice President

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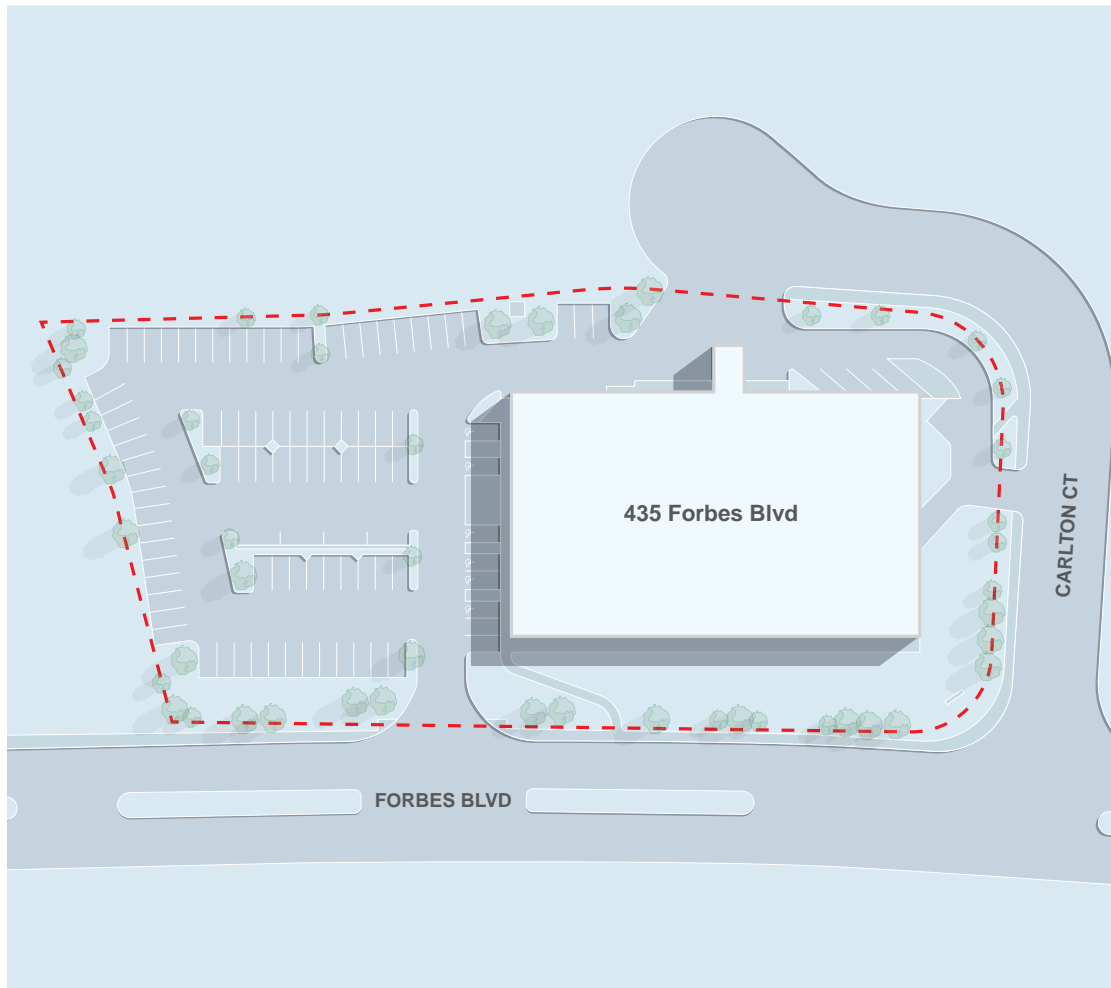
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## Site Plan



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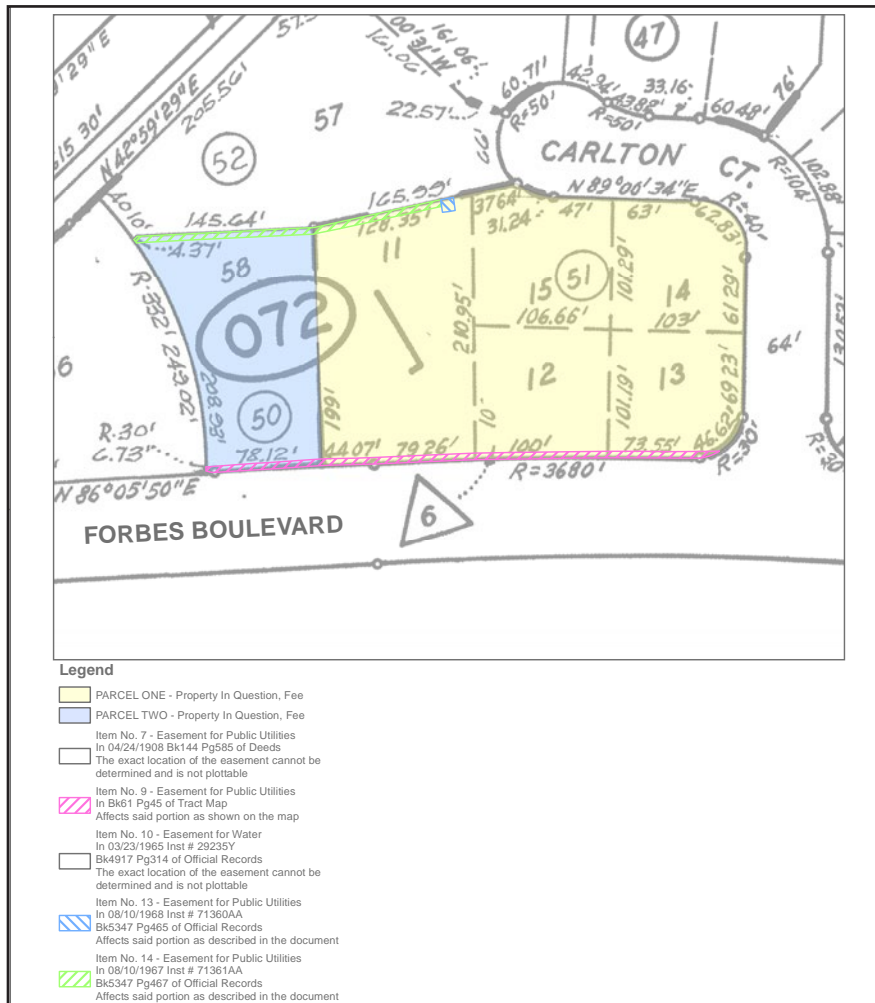
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Zoning: Business and Technology Park - High



CLICK FOR  
ZONING INFORMATION



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## Aerial Map



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## Floor Plan



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## INTERIOR



EXAMINATION ROOM



AUDITORIUM



CONFERENCE ROOM



RESTROOM



MINGLE AREA



DINING AREA



# 435 Forbes Blvd

South San Francisco, California

1 Mile to SSF Caltrain Station | On Caltrain/BART Shuttle Route

## **CALTRAIN/BART SHUTTLE ROUTE**

**STOP:** FORBES/CARLTON CT.

**ROUTE:** OYSTER POINT BART, OYSTER POINT CALTRAIN, OYSTER POINT FERRY SHUTTLE

HIGHWAY 101

CALTRAIN ROUTE

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