6000 SHORELINE COURT

SOUTH SAN FRANCISCO

HealthpeakBayArea.com

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CBRE

Closest Peninsula sub-market to San Francisco

High visibility from Highway 101 with monument signage available

Adjacent to Bay Trail with scenic walking and biking paths

Immediate access to Highway 101 and conveniently located to mid-peninsula residential communities

Above-Market Parking Ratio:

3.3 per 1,000 RSF

Innovate Beyond Boundaries

6000 Shoreline is at the heart of the South San Francisco Life Science Market with access to Highway 101, public transportation and the San Francisco International Airport.

At a Glance

6000 Shoreline Court is a ±146,305 Sq. Ft. building featuring superior construction, high end interior finishes & great natural light.

Amenities

On-site fitness center with locker room / showers

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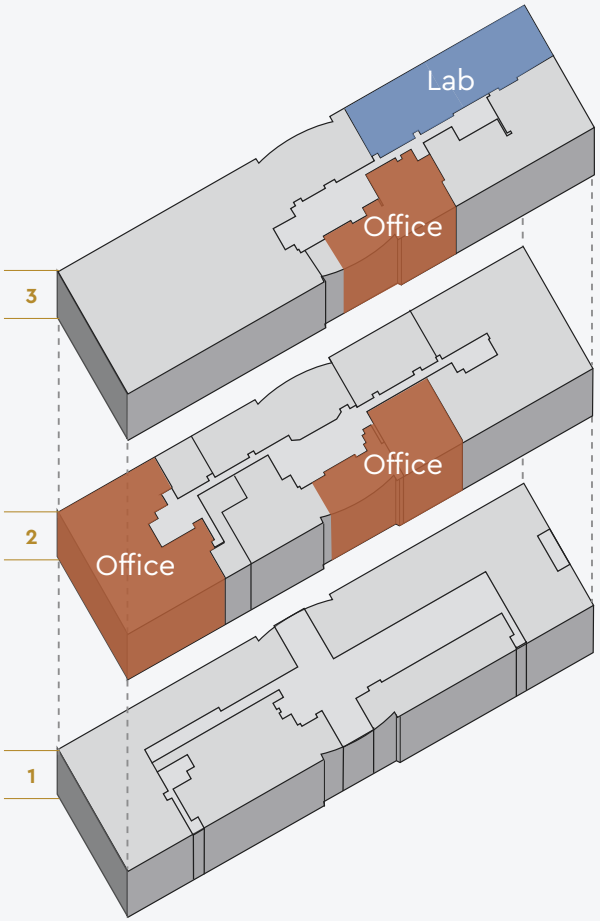
6000 SHORELINE

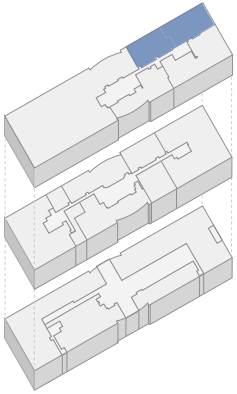
Availability

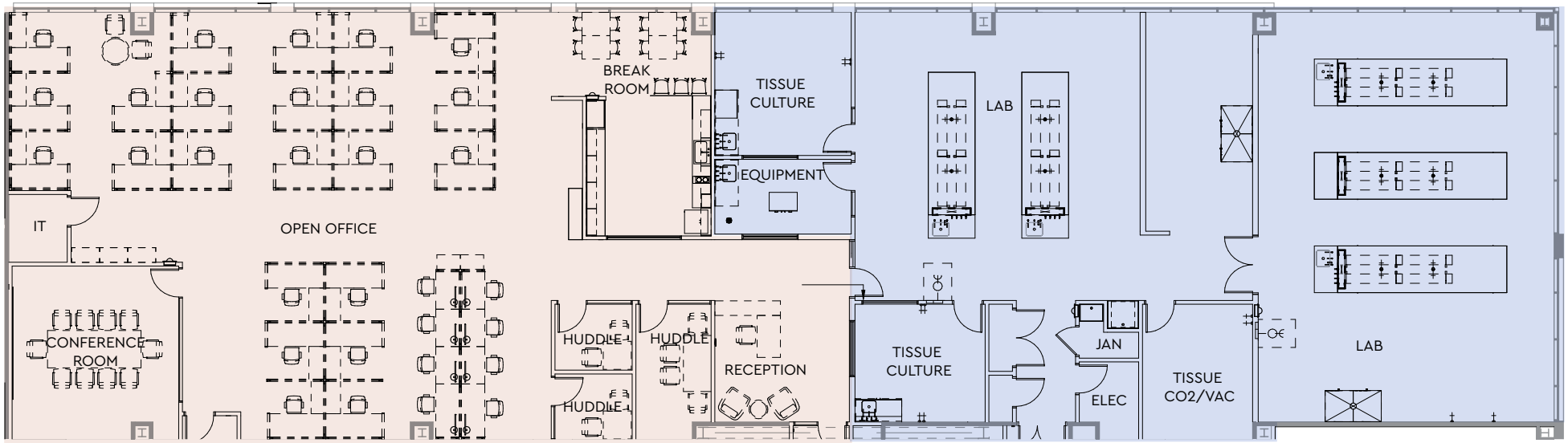
SECOND & THIRD FLOOR
±31,852 SF Available



±8,836 SF | Third Floor Lab

6000 SHORELINE COURT, SSF





Lab Office

Lab area includes:

- (2) Fume hoods
- Biology lab
- (3) Tissue culture suites

House Gases:

- CDA, VAC, CO2, N2

Office area includes:

- Conference rooms
- Private Offices
- Open office area
- Break room

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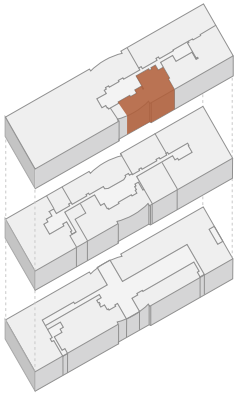
±5,598 | Third Floor

6000 SHORELINE COURT, SSF



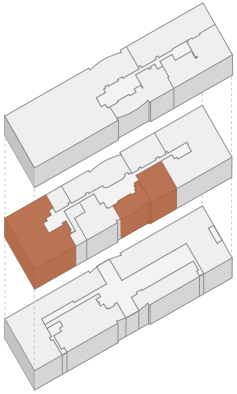
Office area includes:

- (4) Private offices
- Open office area

Office Common Area

±17,418 SF | Second Floor

6000 SHORELINE COURT, SSF



±11,496 SF

Office area includes:

- (7) Private offices
- (2) Conference rooms
- Open office area
- Break room

±5,922 SF

Office area includes:

- (6) Private offices
- (1) Large conference room
- Open office area
- Break room

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A Distinguished Destination

Recharge and unwind with easy access to the scenic San Francisco Bay Trail. Take a walking meeting or an energizing midday break — **every option's yours.**

Extensive Transit Options

6000 Shoreline Court,
South San Francisco, CA 94080

IMMEDIATE
access to 101

20 MIN
to downtown SF

9 MIN
to SFO

SSF
Ferry terminal

SHUTTLE SERVICE

±10 MIN

Shuttle Service to Caltrain and BART

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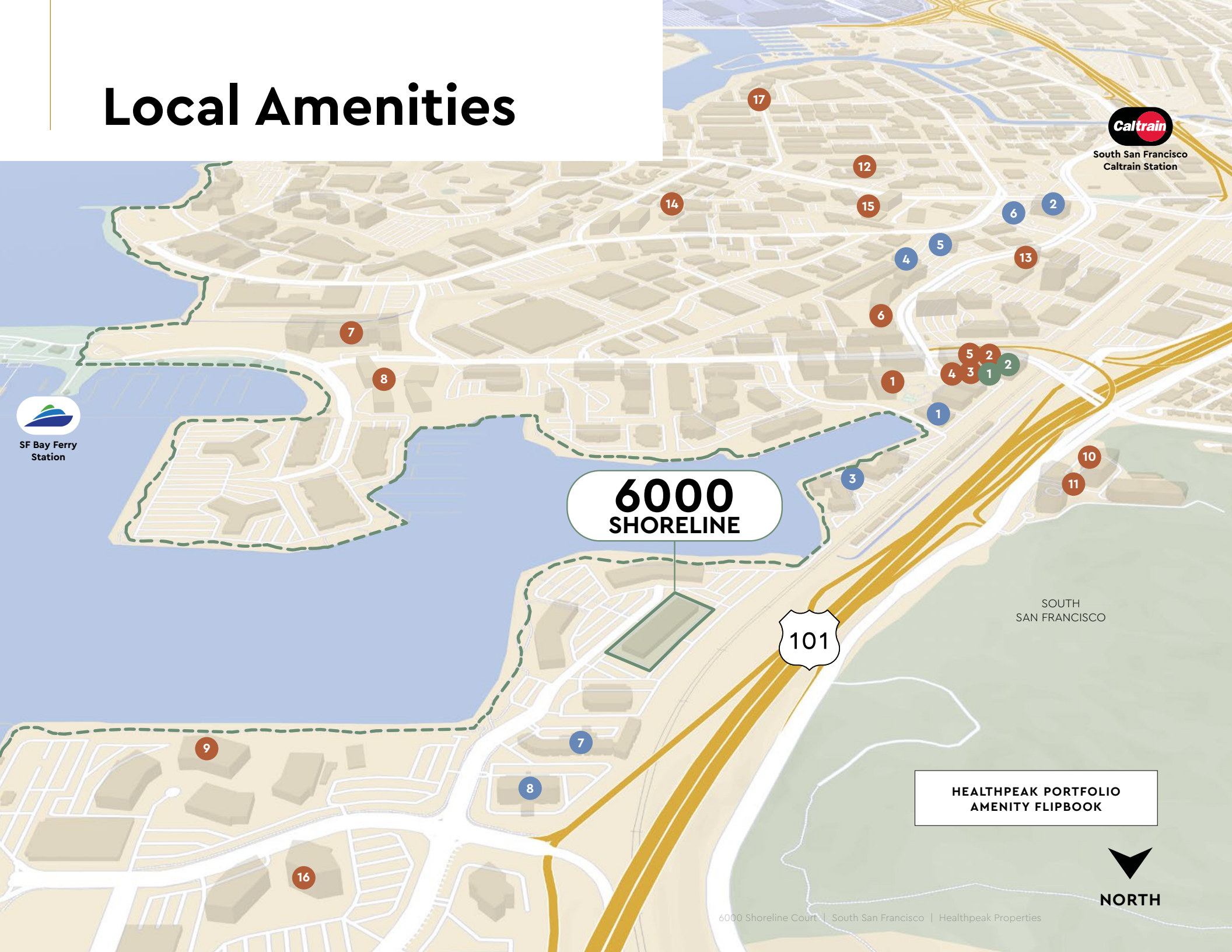
Local Amenities



DINING

1 Foundry & Lux
2 Starbucks
3 Nick the Greek
4 Guapas Mexican Grill
5 Truffle Poke Bar
6 Traverse
7 The Anecdote
8 Café at Oyster Point
9 The Chandlery
10 Focaccia
11 Chico Marx
12 Riposo
13 Timber & Tide
14 The Hangar
15 The Nook Café
16 little Green Cyclo
17 Bayside Café

HOTELS

1 AC Hotel
2 Embassy Suites
3 Sonesta Hotels
4 Larkspur Landing
5 Hilton Garden Inn
6 Hampton Inn
7 Homewood Suites
8 Doubletree By Hilton

FITNESS

1 Orangetheory Fitness
2 YogaSix

Bay Trail

Foundry & Lux

The Chandlery

In addition to easy access to Highway 101, employees enjoy proximity and convenience to a curated mix of world-class dining, hotels, and retail offerings all within a few steps.

AC Hotel

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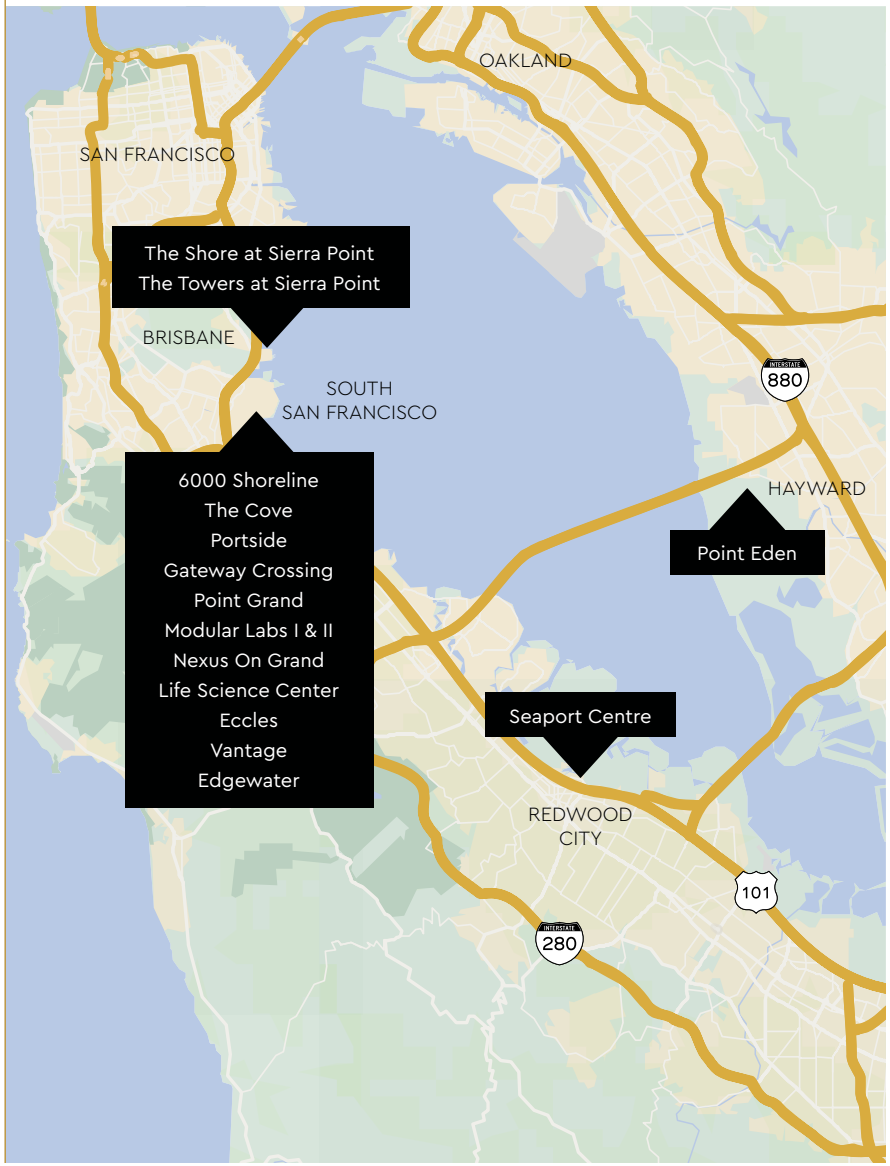
A Powerful Partnership

Healthpeak's deep industry knowledge and flexible approach allows our tenants to thrive. Our fee-simple, long-term property ownership and portfolio scale positions us as a uniquely stable partner life science firms trust to support long-term growth.



Deep Bay Area Roots

Over **7.5 million** square feet of lab and office space, approximately **1.3 million** square feet of entitlements, and over **100 properties** in the Bay Area.

Seaport Centre, Redwood City

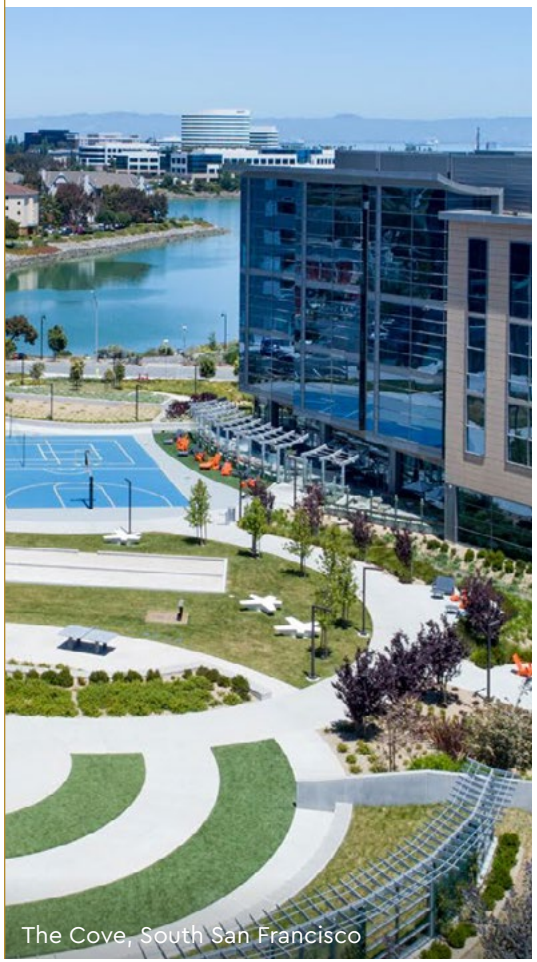
National Presence

Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.

The Shore at Sierra Point, Brisbane

Expert Developer

Experienced local management team that has developed over **3 million** square feet of lab space.



The Cove, South San Francisco

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