

FOR LEASE

LIFE SCIENCE INCUBATOR SPACES

*±1,000 - 17,000 SF Stand Alone
Incubator 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

6' and 8' Chemical fume hoods, BSC, incubators, and freezers

Clean room

Grade level door

Hoods and plumbing for lab areas

Nitrogen and compressed air

Private offices, conference room, and kitchenette

Parking reserved

Walkable to CalTrain station

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

*Includes janitorial & Utility charges

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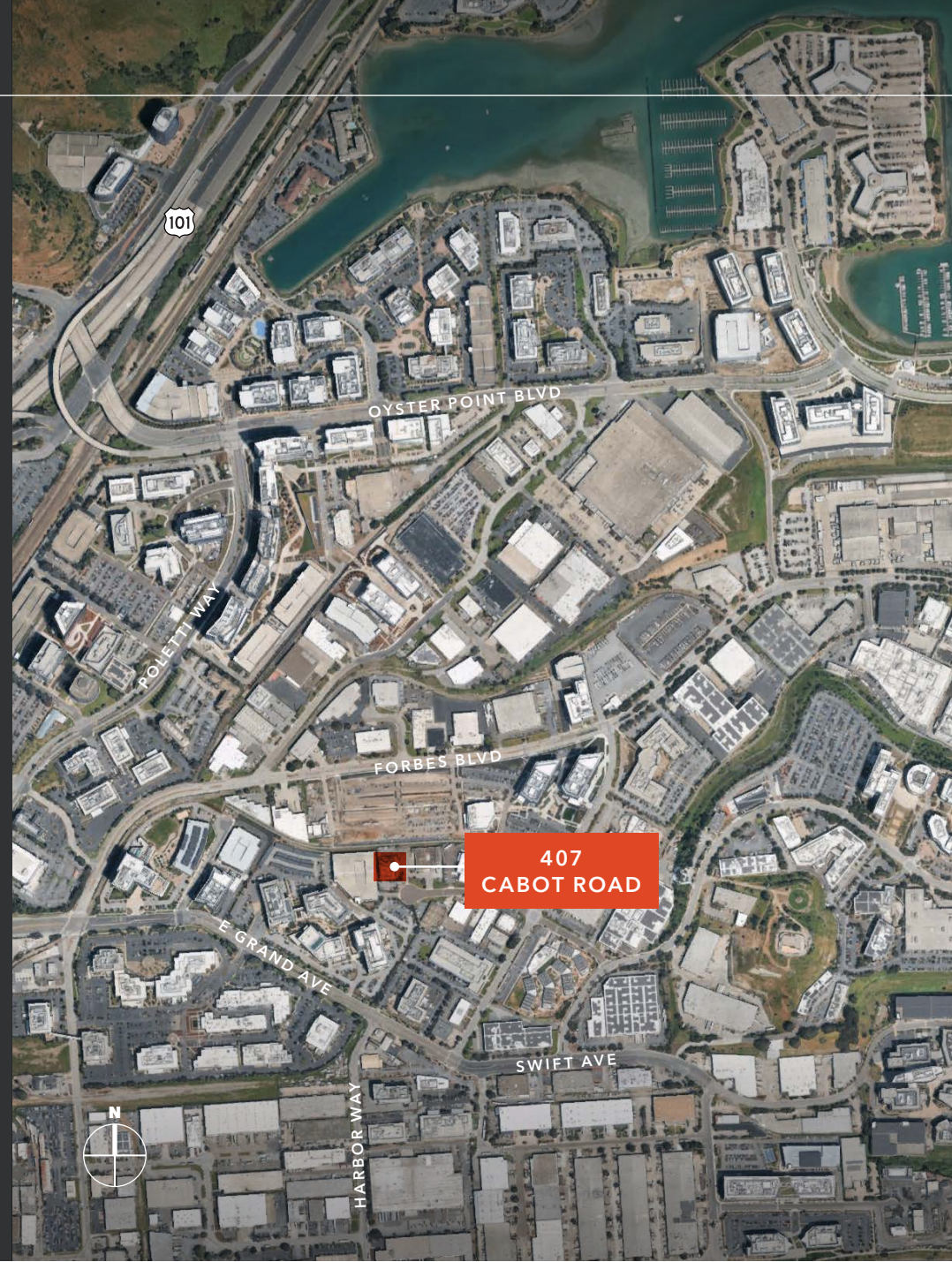
LIC N° 01366451

ERIC DEBRINE

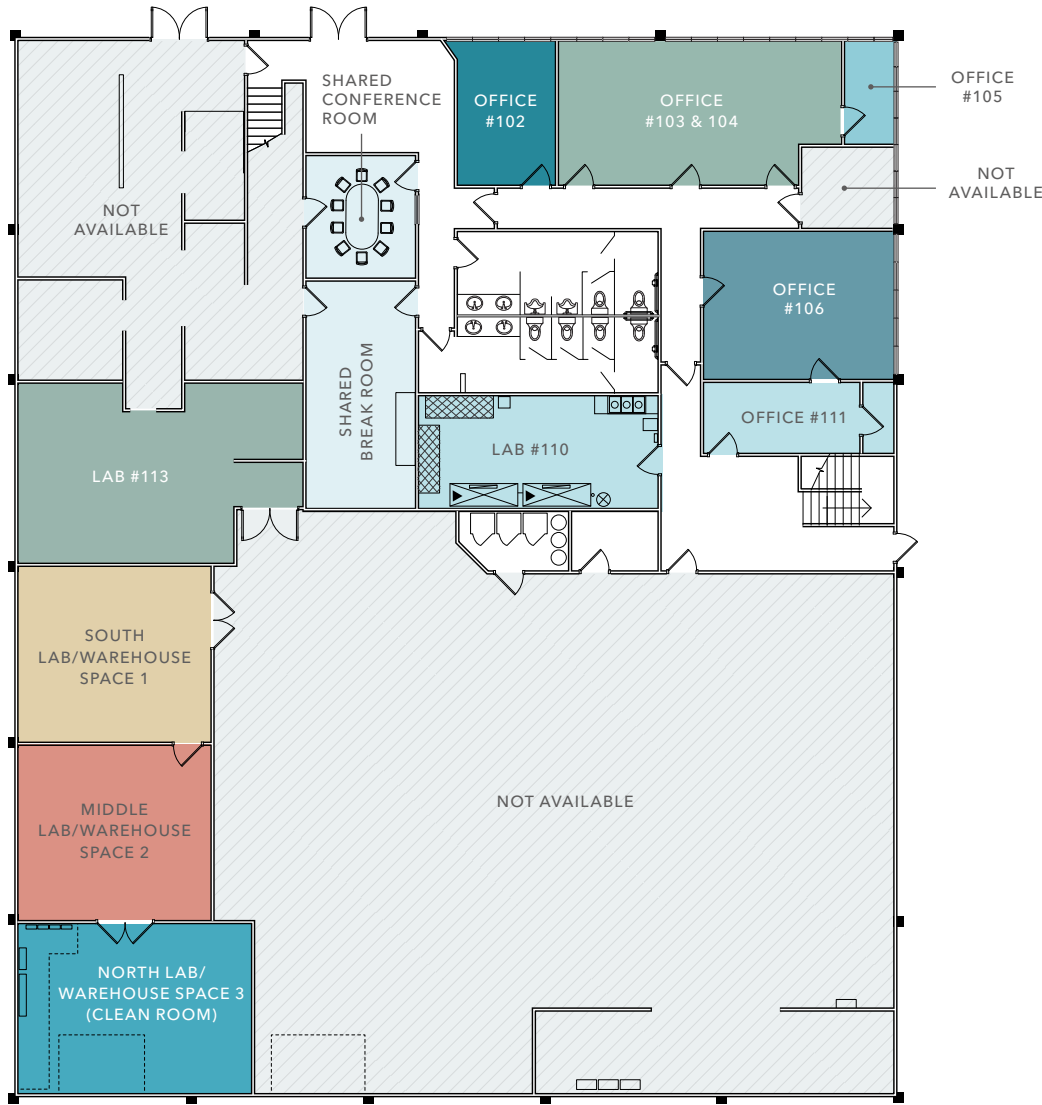
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FIRST FLOOR PLAN



NOW

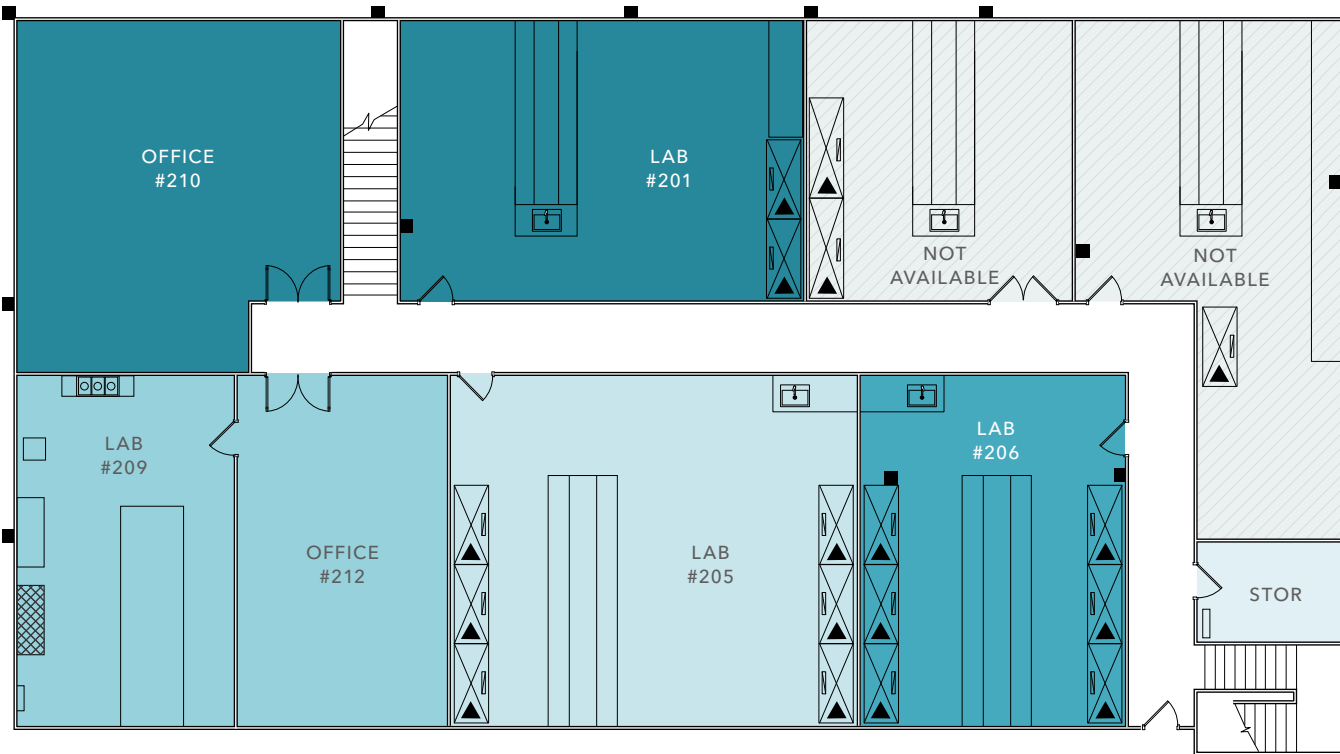
AVAILABLE

LEGEND

- #102 Office Available
- #103 & 104 Office Available
- #105 Office Available
- #106 Office Available
- #111 Office & #110 Lab - \$10,000/Mo FS
- #113 Lab Available
- South Lab/Warehouse Space 1 - \$5,000/Mo FS
- Middle Lab/Warehouse Space 2 - \$5,000/Mo FS
- North Lab/Warehouse Space 3 - \$10,000/Mo FS
- Shared Conference & Break Room
- Not Available
- Hood
- Biological Safety Cabinet

FLOOR PLAN NOT TO SCALE



SECOND FLOOR PLAN



NOW

AVAILABLE

LEGEND

- #210 Office & #201 Lab - \$10,000/Mo FS
- #212 Office & #209 Lab - \$10,000/Mo FS
- #205 Office & Lab - \$10,000/Mo FS
- #206 Office & Lab - \$10,000/Mo FS
- Storage
- Not Available
-  Hood
-  Biological Safety Cabinet

FLOOR PLAN NOT TO SCALE

407 CABOT ROAD

LIFE SCIENCE CAMPUSES



ONE & TWO
TOWER PLACE



GATEWAY
CROSSING



THE COVE AT
OYSTER POINT



GATEWAY
OF PACIFIC



PORTSIDE AT
OYSTER POINT



KILROY
OYSTER POINT



VANTAGE



GENENTECH

407
CABOT ROAD

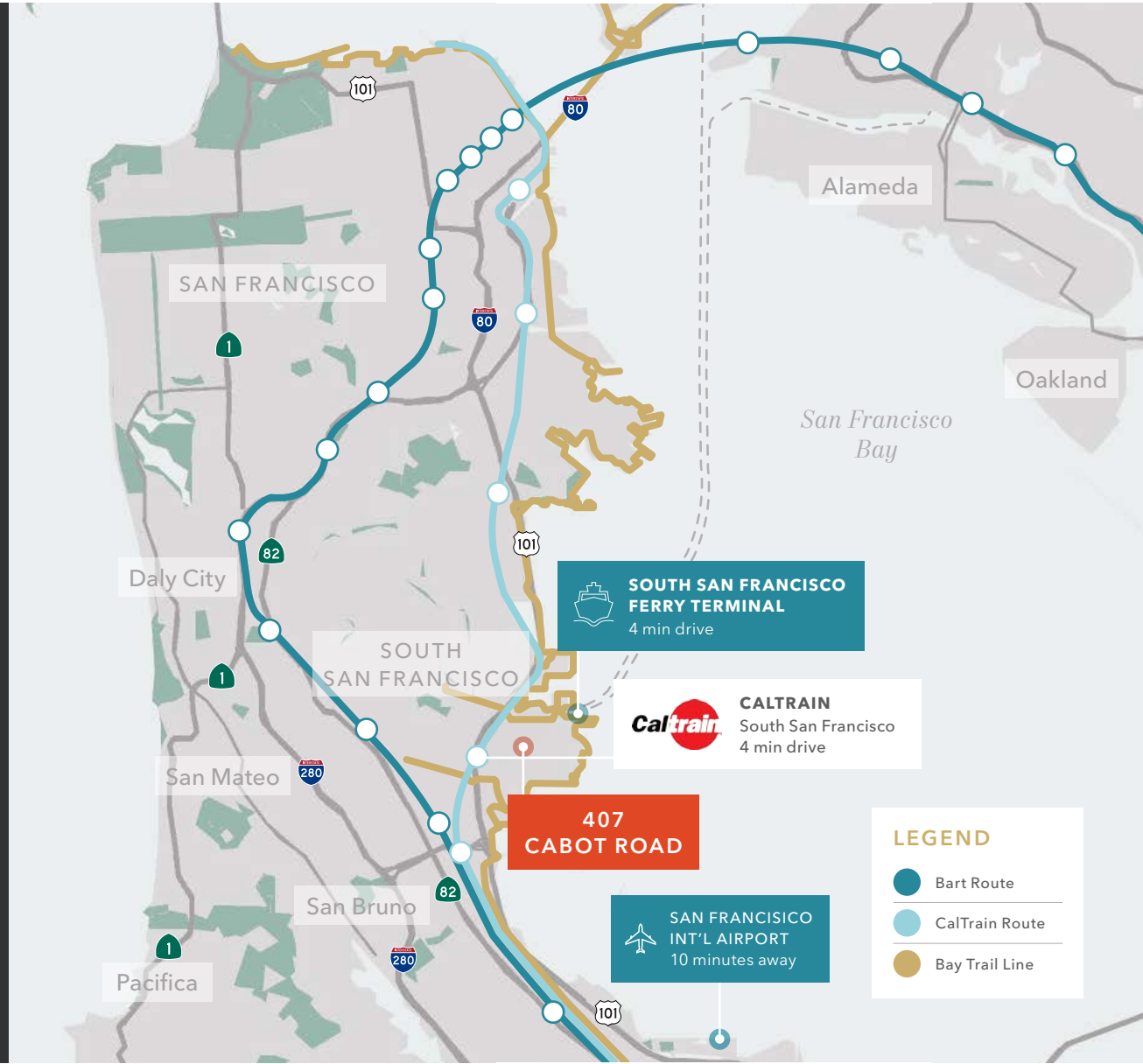


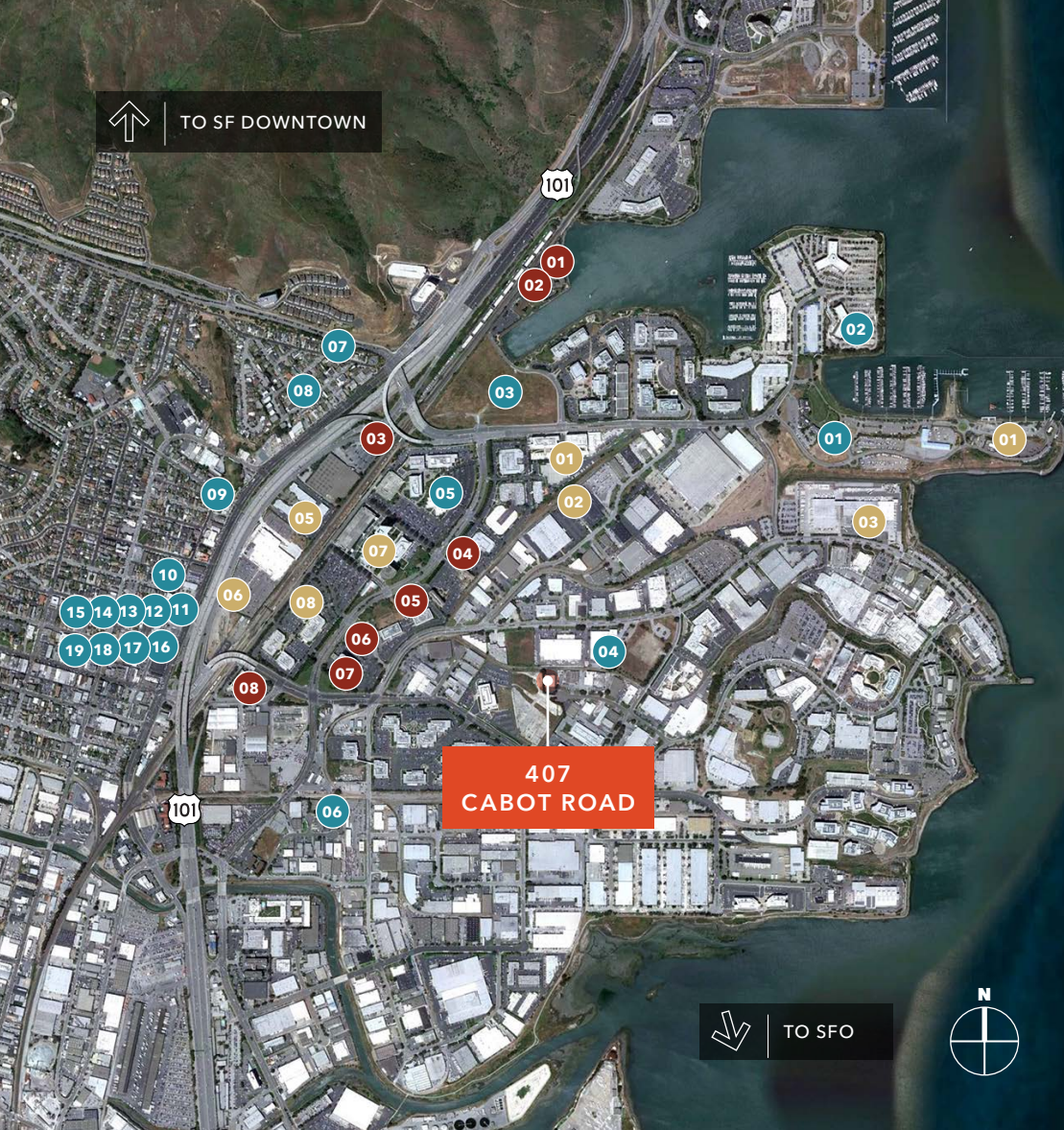
HIGHLY- ACCESSIBLE LOCATION

- 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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