



# TOWER PLACE

1 & 2 Tower Place  
South San Francisco



[towerplace-ssf.com](http://towerplace-ssf.com)

**CBRE**

 **VENTAS**

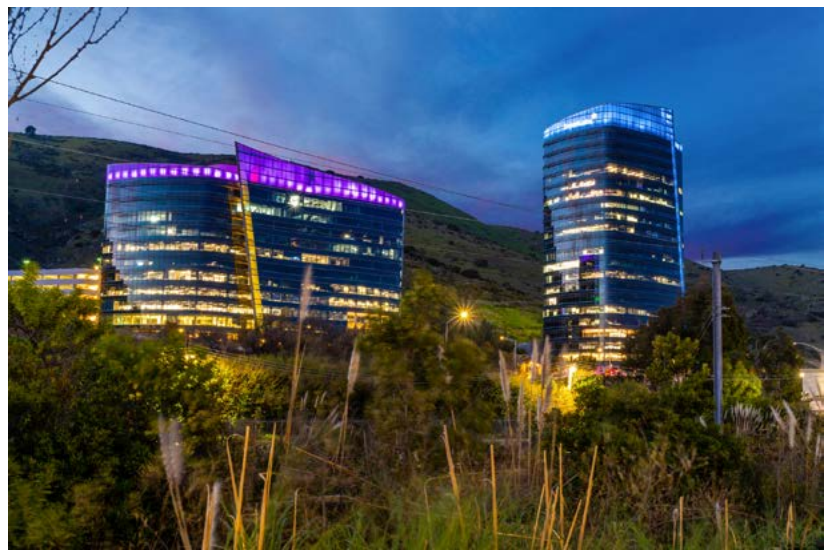
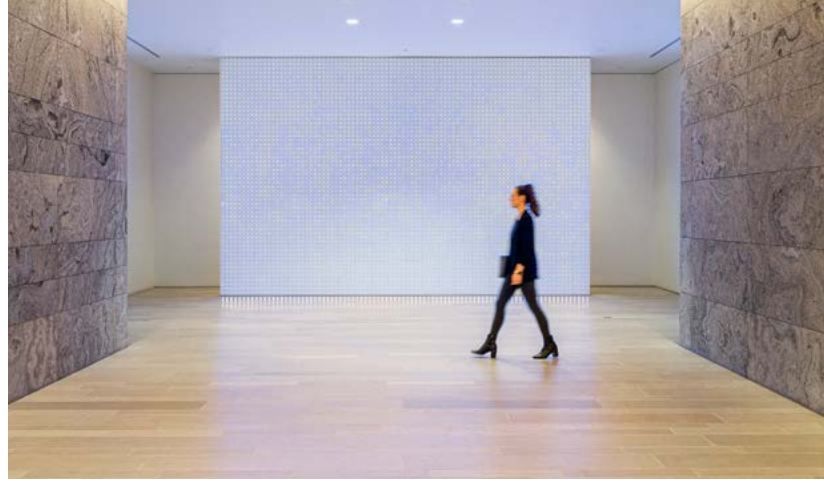


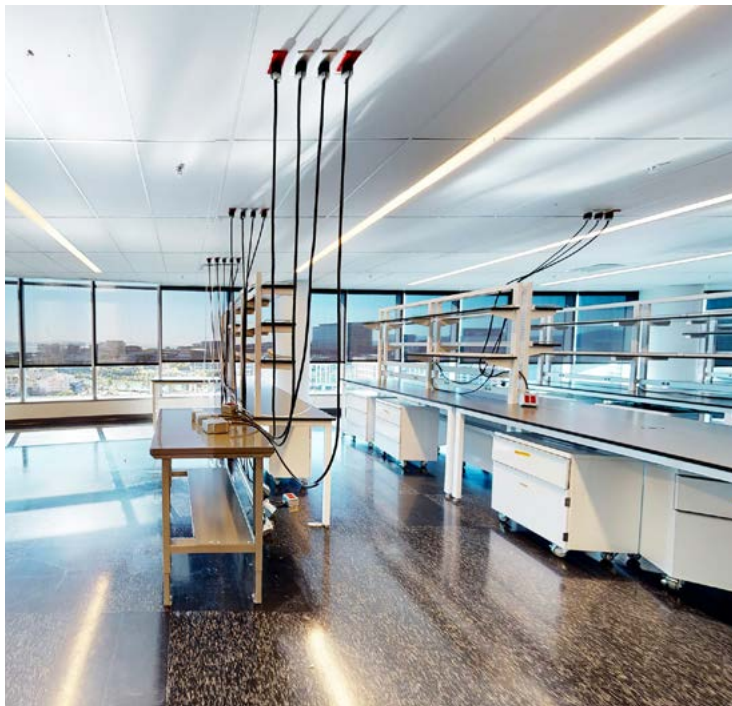
# An Evolved Standard

Everything in the Tower Place experience is designed to enable you to do what you do best, without distraction or delay.

We equip you with all you need to support your science, from high quality lab space to complimentary research design and an on-site vivarium partner.

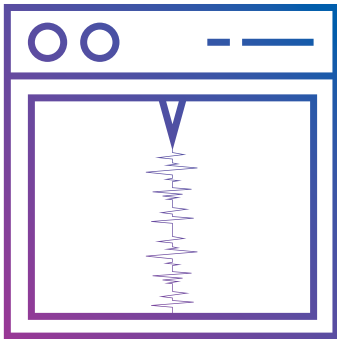
Our intelligently designed floorplates maximize the lab in your lab space, and a committed life-science focus cultivates easy cross-collaboration in our ample community spaces. We support you at your foundation, so that you can **make your science superior.**





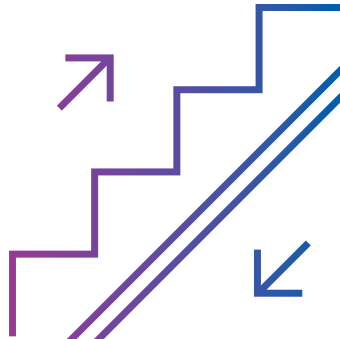


# Make Your Science Superior



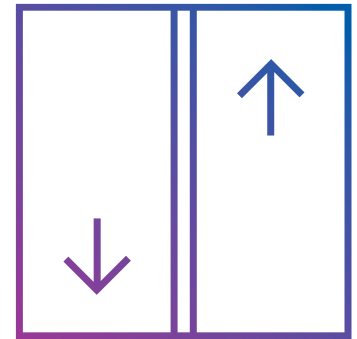
## Structural

- 100 psf live load capacity
- 8,000+ MIPS vibration criteria



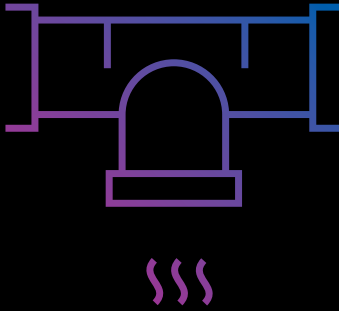
## Architectural

- Class-A office with conference rooms and furniture
- Internal stairways connecting floors 9 - 12



## Vertical Transportation

- (5) passenger elevators
- (1) 5,000 lbs rated freight elevator



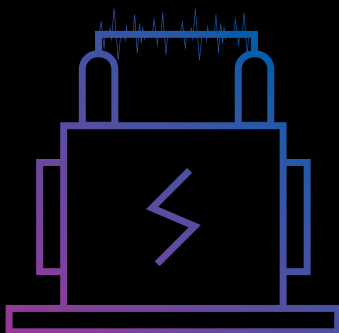
### Plumbing

- Lab waste and vent risers installed with cap connections at each floor



### Mechanical

- 100% outside air AHUs for labs on each floor
- Up to 57% of floor plates for wet lab use
- Laboratory Exhaust Fans (LEFs) with partial redundancy and on standby power
- Supplemental 24/7 cooling
- BMS system (designed to integrate w/ tenant-provided BMS)



### Electrical

- Four (4) existing generators
- Each building has 2 generators providing 600kW for tenant optional standby plug loads
- 10VA/sf normal power & 10VA/sf available on standby power for lab spaces



# Science Meets Style

We've upended the typical industrial sprawl of life-science spaces and created a cutting-edge, high-rise luxury experience.





**Full-service Fitness Center**  
24-hour access for tenants



**Chico-Marx**  
Sophisticated dining with  
Spain & Latin America flavors



**Focaccia**  
On-site breakfast, lunch, and  
catering options



**Conferencing Center**  
Small/large conference  
rooms and a training room



**Performing Arts Center**  
~230 seat auditorium



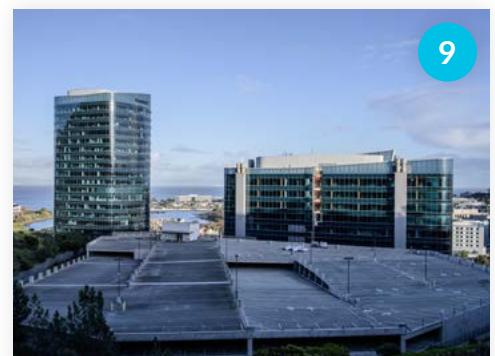
**Tenant Lounge & Patio**  
Private outdoor terrace &  
lounge with amazing views



**Stunning Art Installations**  
Including 24' sculpture by  
artist Marco Cochrane



**Butterfly Kiosk**  
Celebrating SSF's "official"  
butterfly, the Mission Blue



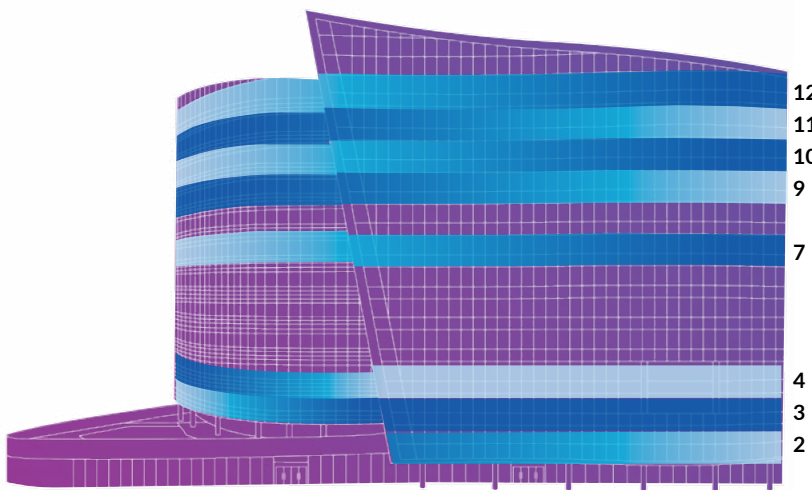
**7-Story Parking Garage**  
2,050 spaces (2.9/1,000 RSF)  
and EV chargers



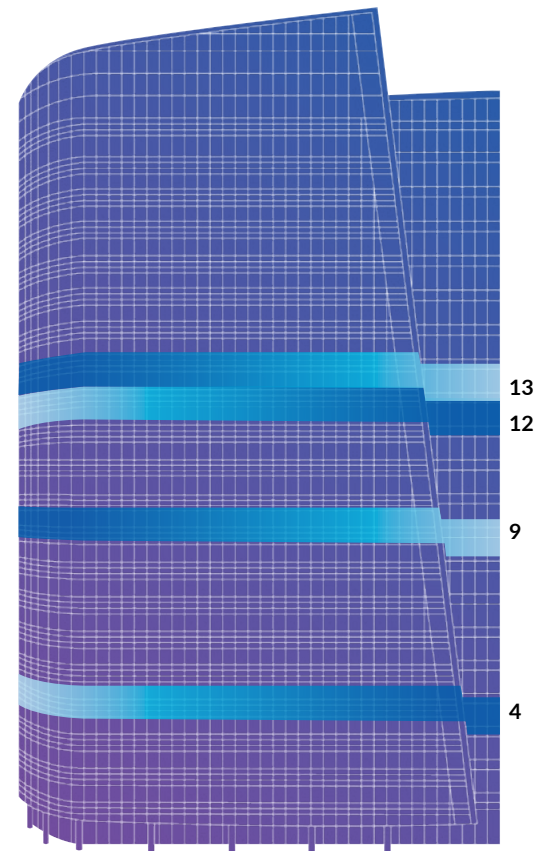
# Get More Lab in Your Lab Space

Tower Place is 100% dedicated to life science research so that you can reap the benefits of a completely focused environment.

 Available Space



One Tower Place



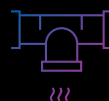
Two Tower Place



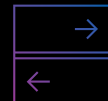
**New & purpose-built infrastructure** — providing accelerated occupancy and research efficiency.



**Fully qualified and balanced mechanical, electrical, and plumbing for laboratory use.**



**New lab build-out and on-site vivarium provider.**



**Shipping/receiving concierge with dedicated 1st floor hazmat storeroom & dry storage**

# It Only Happens Here

Elite availability that includes SmartLabs services



## Premium Support Includes:



Fast-Track your Science with Shared Facility Resources.



Scalable Growth and Flexibility Integrated With Your Process Development Workflow.



Operational Support Meticulously Designed to Facilitate all Technology Transfers Between Scientific Teams.



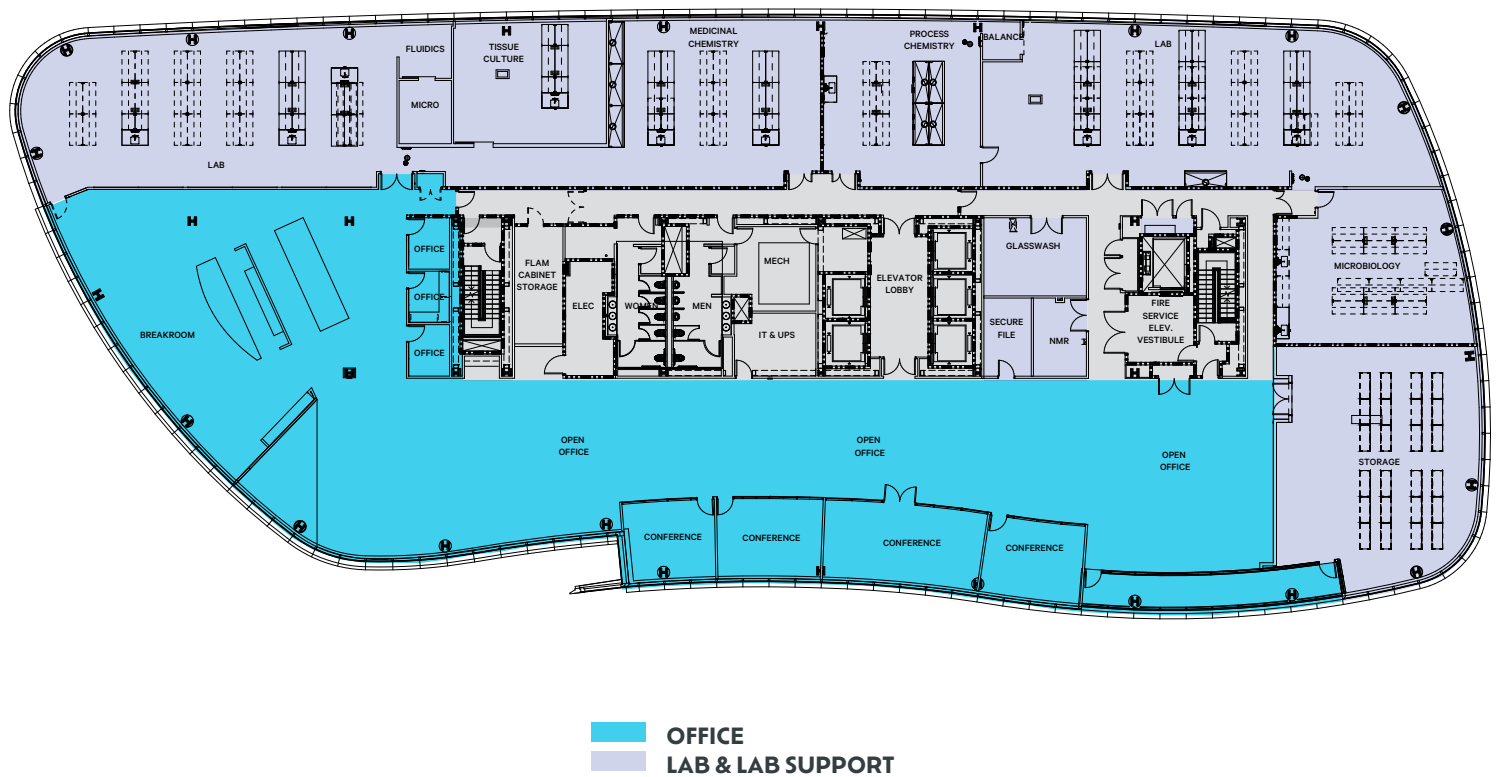
- Biology lab
- House gases
  - Vac & CDA
- Break room
- (5) Conference rooms
- (3) Private offices
- Open office area

# ±31,243 SF

## 3rd Floor

One Tower Place

*Available May 2027*



- Chemistry lab
- Tissue culture suite
- (7) fume hoods
- House gases
  - Vac & CDA
- Break room
- (4) Conference rooms
- (3) Private offices
- Open office area

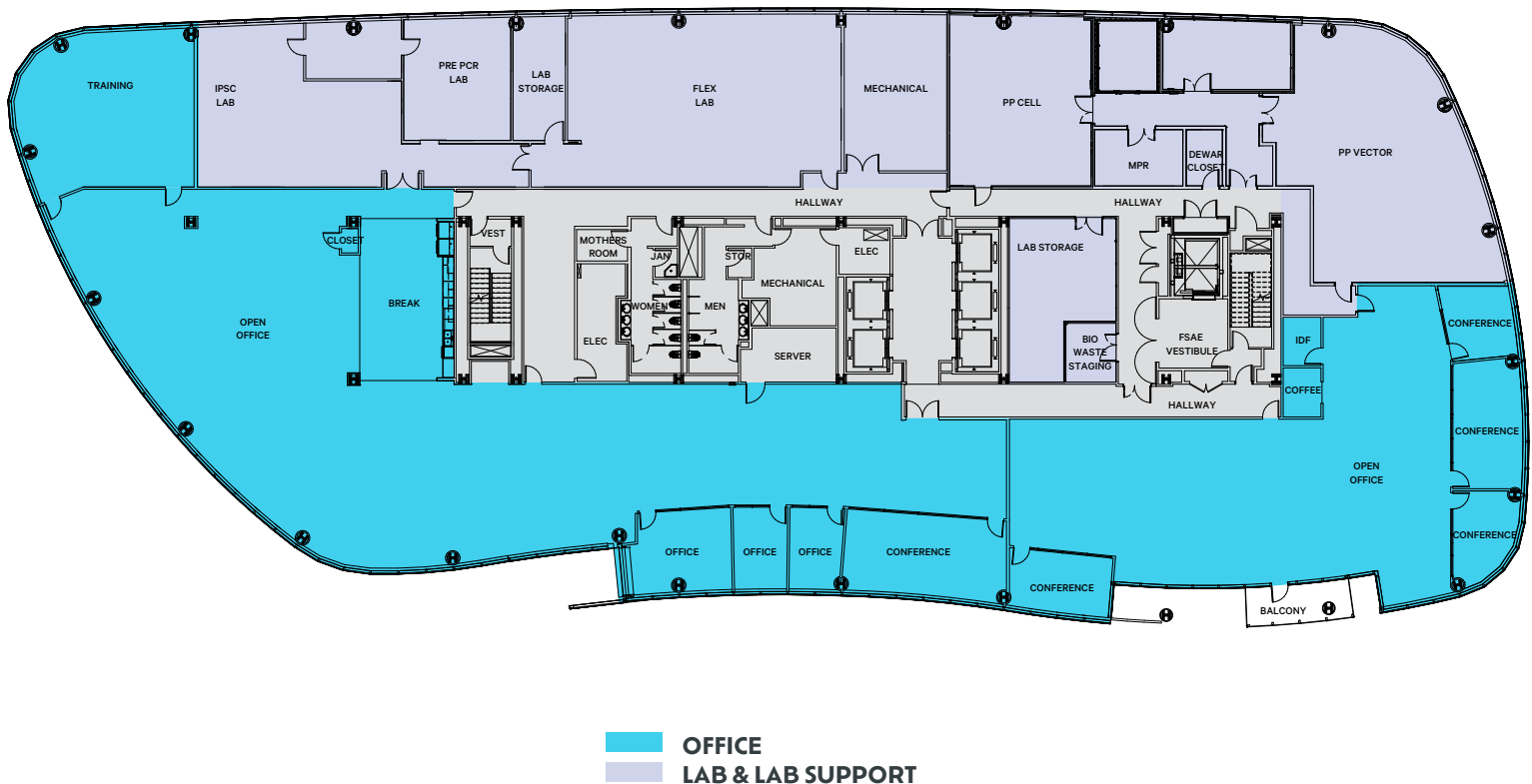


# ±31,070 SF

## 4th Floor

One Tower Place

*Available May 2027*



- Biology lab
- House gases
  - Vac & CDA
- Break room
- (5) Conference rooms
- (3) Private offices
- Open office area



AVAILABILITY

# ±31,500 SF

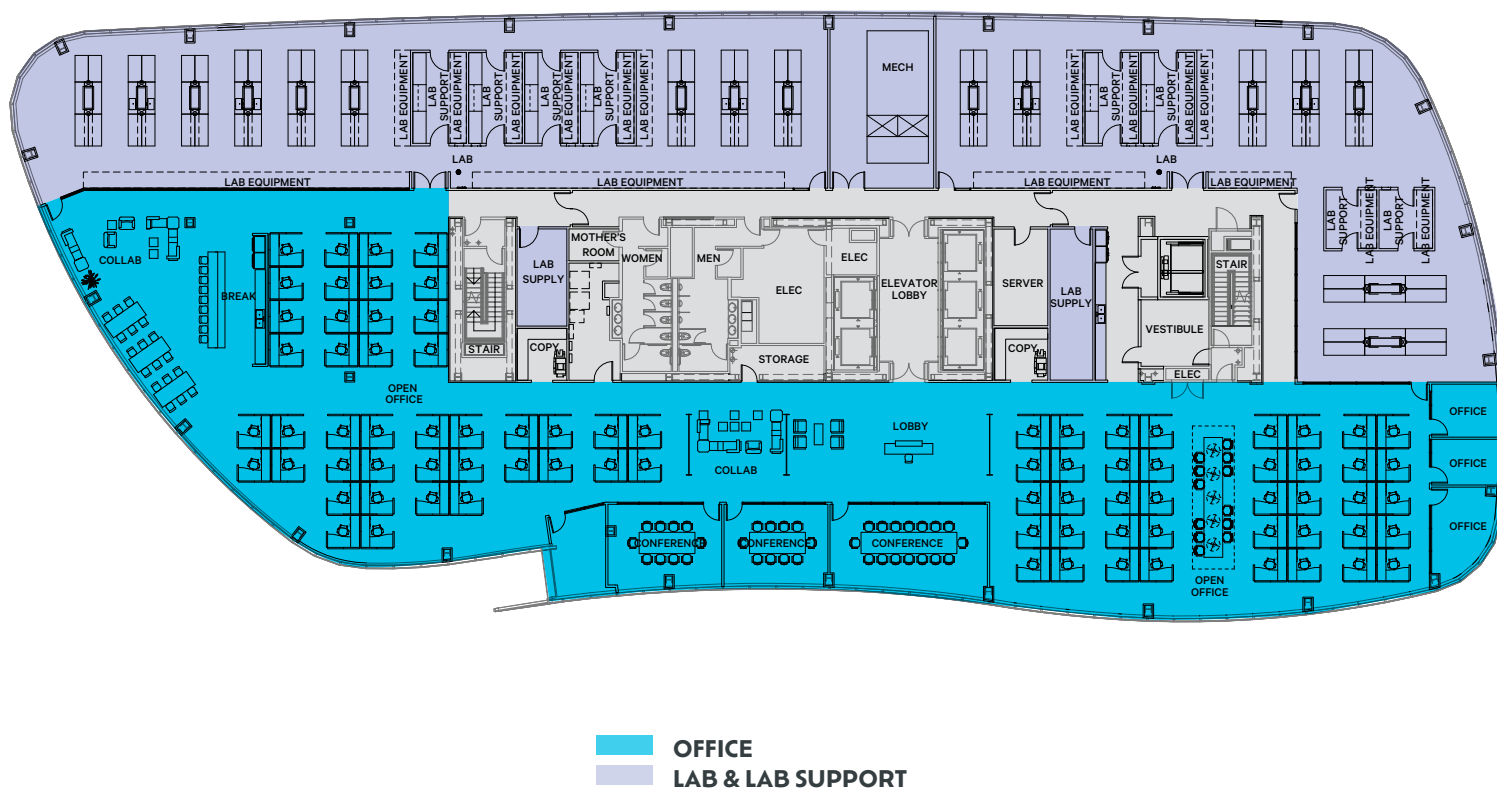
## 9th - 12th Floor

One Tower Place

Conceptual Lab/Office Floorplan

*Existing office area is built-out*

*Lab portion is in shell and ready to be built-out*



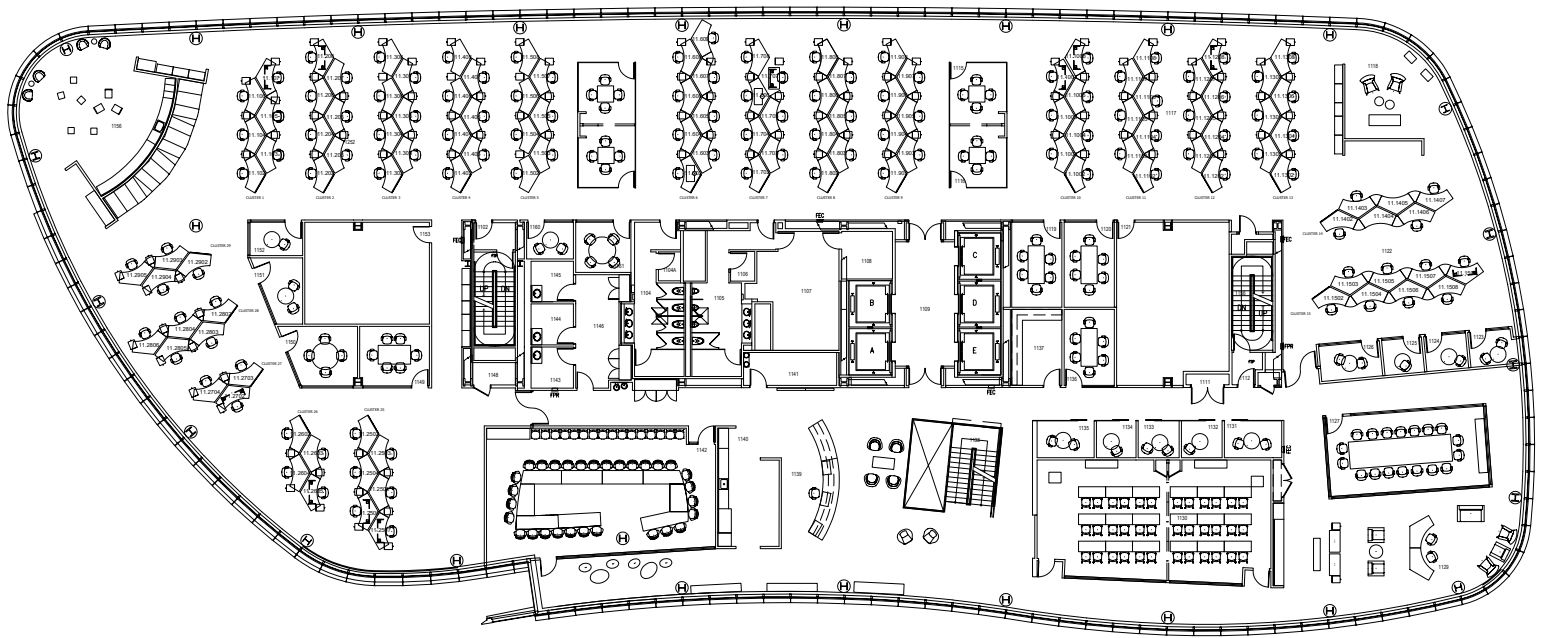
# ±31,500 SF

## 9th - 12th Floor

One Tower Place

Conceptual Office Floorplan

50% of office area is built-out

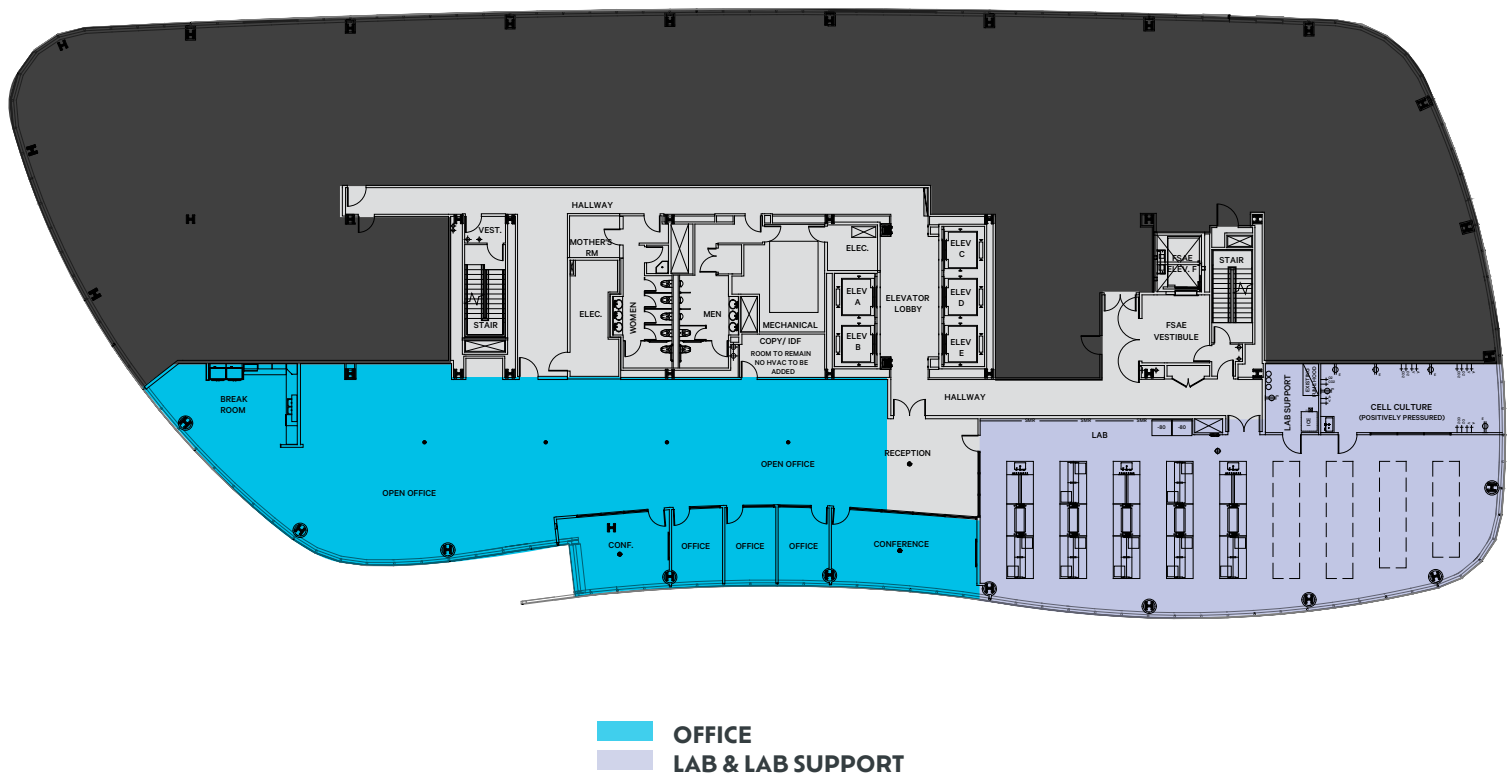




# ±14,674 SF

## 7th Floor

One Tower Place



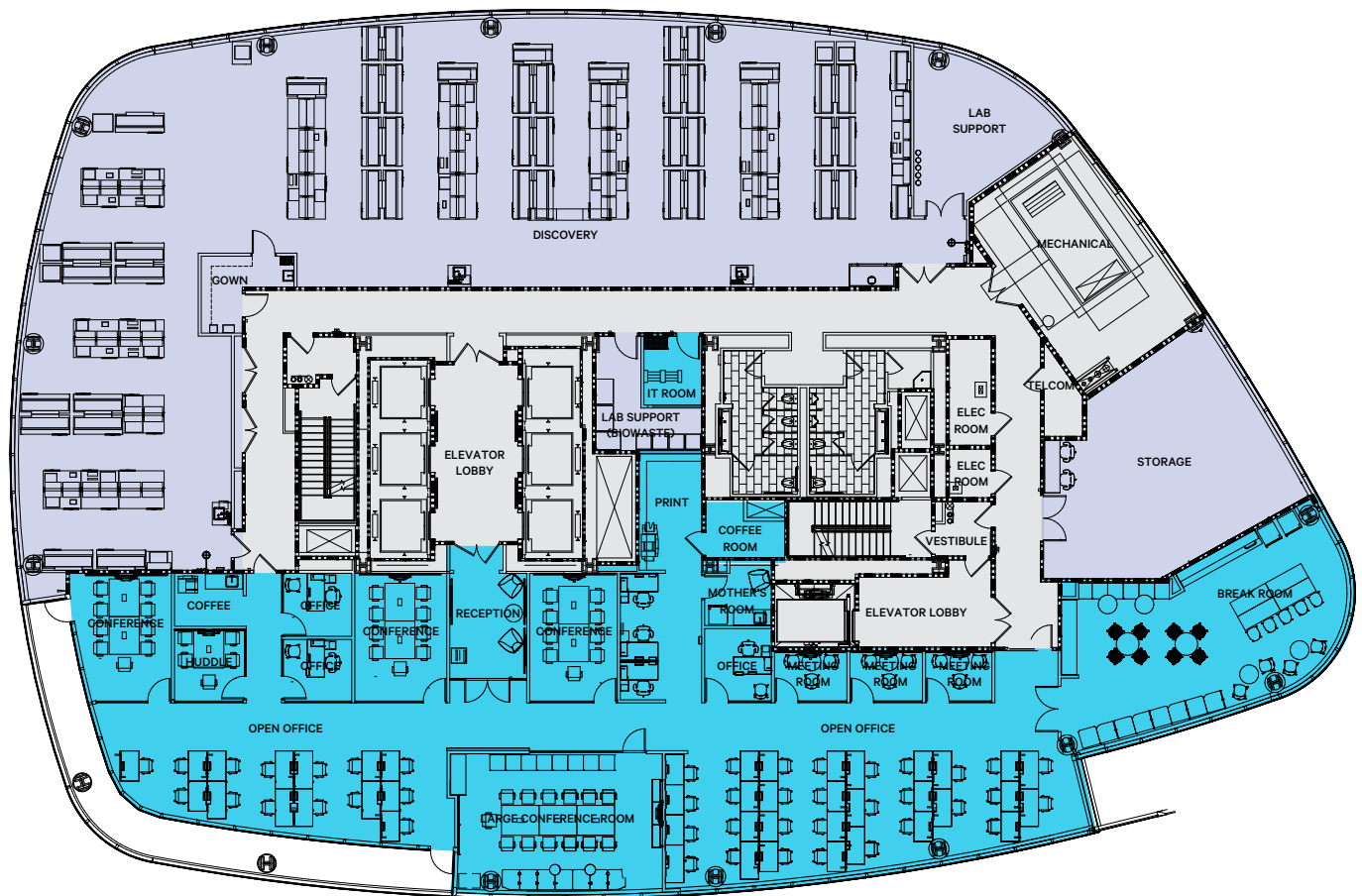
- Biology lab
- Tissue culture suite
- (1) 6FT fume hood
- House gases
  - Vac & CDA
- Break room
- (2) Conference rooms
- (3) Private offices
- Open office area



# ±19,608 SF

## 4th Floor

Two Tower Place



**OFFICE**  
**LAB & LAB SUPPORT**

- Biology lab
- Lab support room
- (1) 6FT fume hood
- House gases
  - Vac & CDA
- Cafe/break room
- (4) Conference rooms
- (7) Private offices
- Mother's/wellness room
- IT room



# ±11,480 SF

## 9th Floor

### Two Tower Place



**OFFICE**  
**LAB & LAB SUPPORT**

- Biology lab
- Lab support room
- (1) 6FT fume hood
- House gases
  - Vac & CDA
- Cafe/break room
- (1) Conference room
- (3) Private offices
- (2) Phone rooms
- Copy/print area
- IT room

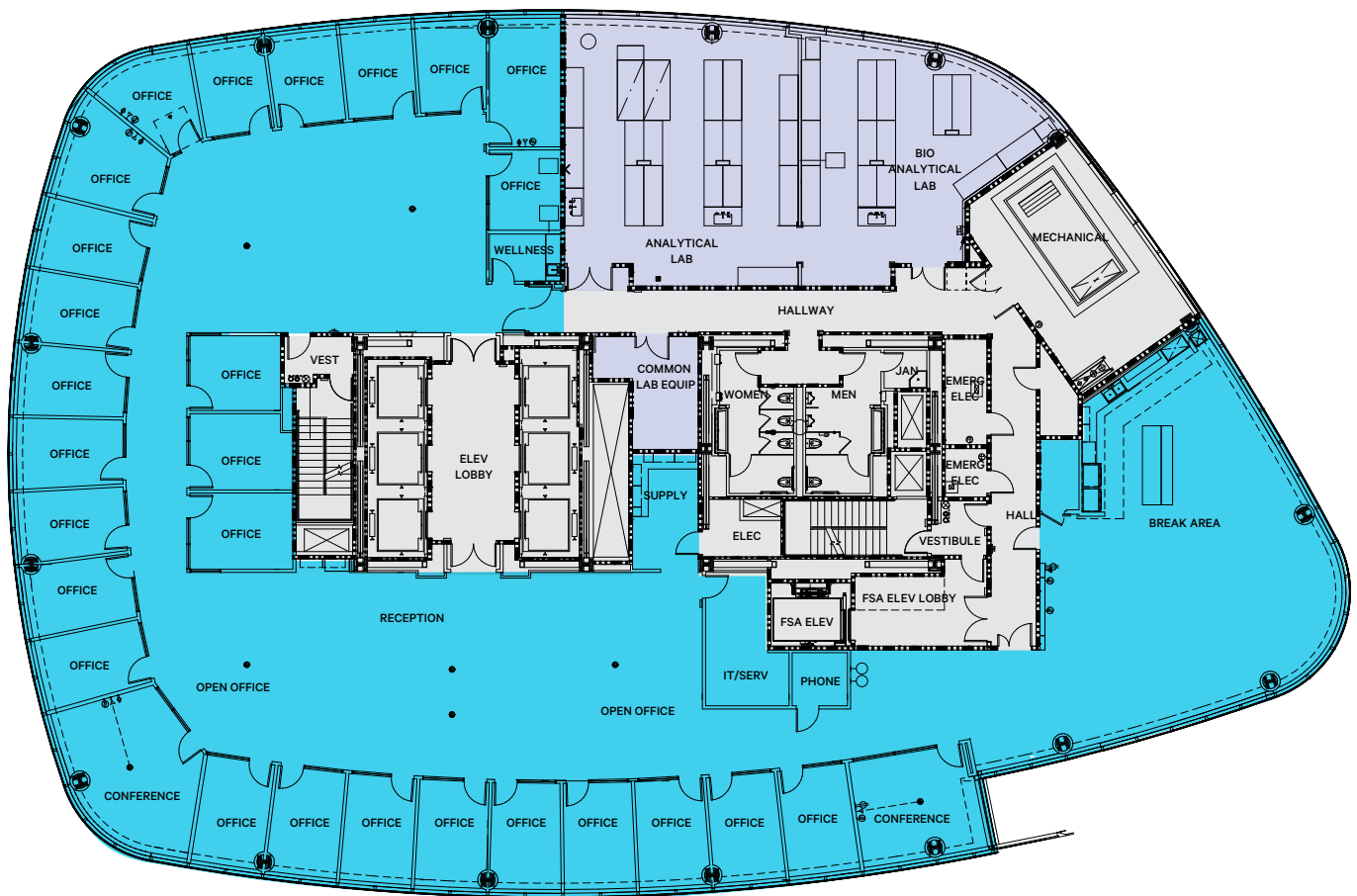


# ± 19,861 SF

## 12th Floor

Two Tower Place

Available January 2027



**OFFICE**  
**LAB & LAB SUPPORT**

- Biology lab
- (2) 6FT fume hoods
- House gases
  - Vac & CDA
- Cafe/break room
- (2) Conference rooms
- (27) Private offices
- (1) Phone room
- Mother's/wellness room
- IT room

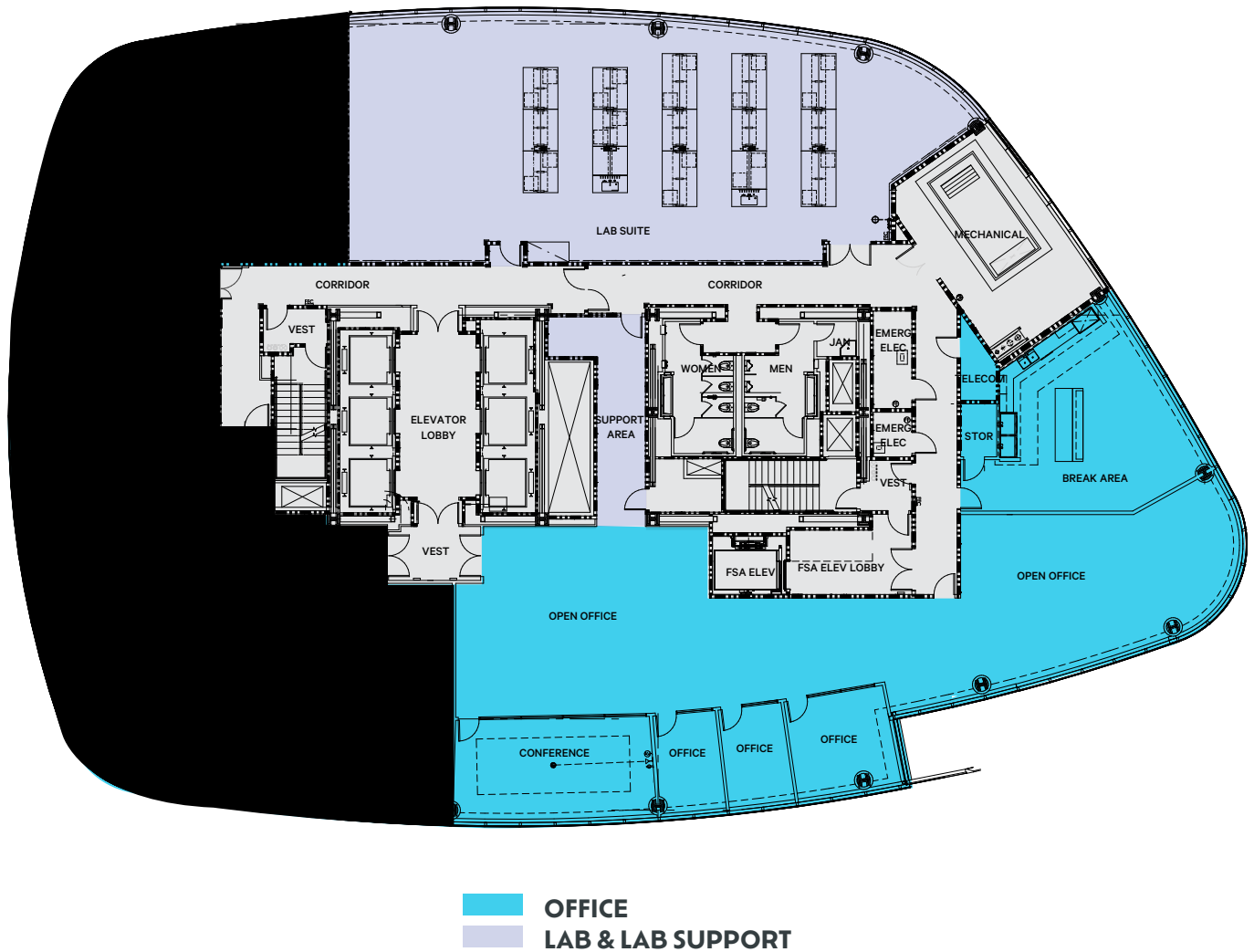


# ±12,555 SF

## 13th Floor

Two Tower Place

*Available December 2026*



- Lab & lab support
- Cafe/break room
- (1) Conference room
- (3) Private offices
- Open office area





LOCATION

80

Concord

880

80

Berkeley

BART

680

Oakland

580

Alameda

BART

SAN FRANCISCO

Oakland International Airport



880

101



Daly City

S. San Francisco



San Francisco International Airport

280

CALTRAIN

92

Hayward

Fremont

101

Palo Alto

San Jose International Airport



San Jose

- **±5 min** to SFO
- **±13 min** to Downtown San Francisco
- **±15 min** to San Mateo Bridge
- **±25 min** to Silicon Valley/East Bay
- **±30 min** to Oakland International Airport
- **±40 min** to San Jose International Airport



- BART Shuttle  
- CalTrain Shuttle  
- Ferry Shuttle  

Unmatched  
Access for  
Seamless  
Collaboration



### Ownership

Ventas is an established partner in the life sciences, with investments in forty-three properties from Cambridge to San Francisco.

Featuring 17 partnerships with top-tier research universities and a 10M SF portfolio, we're ready to draw from our breadth of experience to support your next endeavor, whether you need a ready-made lab or a specialized space, and again when your needs change.



**TRANSWESTERN®**

### Property Management

Transwestern does business differently by empowering our team members with the resources and independence to deliver extraordinary results.

## Unlocking the Power of Research and Universities

**ASU** Arizona State University

**Berkeley**  
UNIVERSITY OF CALIFORNIA

 **BROWN**

**Duke**  
UNIVERSITY

 **Drexel**  
UNIVERSITY

**ILLINOIS INSTITUTE OF TECHNOLOGY**

  
**JOHNS HOPKINS**  
UNIVERSITY

 **PennState**

 **Penn**  
UNIVERSITY OF PENNSYLVANIA

**Stanford**

**UCSF**

  
**UNIVERSITY OF MARYLAND**  
BALTIMORE

 **UNIVERSITY OF MIAMI**



 **VCU**

  
**WAKE FOREST**  
UNIVERSITY

 **Washington**  
University in St. Louis

**Yale**

Ventas properties are strategically located around top research universities across the country.



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## TOWER PLACE

1 & 2 Tower Place  
South San Francisco

The life sciences constantly redefine the frontiers of possibility and set ever higher standards.

We believe life science spaces should evolve to meet them.

# Schedule your tour today.

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**CBRE**

