



SUBLEASE
SOUTH SAN FRANCISCO

CLASS 'A' OFFICE/LAB SPACE AVAILABLE

2 TOWER PLACE
18TH, 19TH & 20TH FLOORS

±58,446 SF **DIVISIBLE BY FLOOR**



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KEY HIGHLIGHTS

-  Existing Lab in Place
-  Fitness/Wellness Center
-  230 Person Capacity Performing Arts Center
-  On-Site Gourmet Restaurant, Bakery, On-Site Meeting/Event Space
-  Patio/Outdoor Lounge
-  7-Story Parking Structure
-  24/7 On-Guard Security
-  Shuttle Services to BART, Caltrain and Ferry

SUBLEASE DETAILS

-  Available Space: Floors 18, 19, 20
±19,482 SF each
-  Term: **LED: April 30, 2030**
(Will consider shorter term)
-  Availability: **Now**
-  Parking: **3.0/1,000**

CONTACT INFO

Mark Moser
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LIC # 01052881



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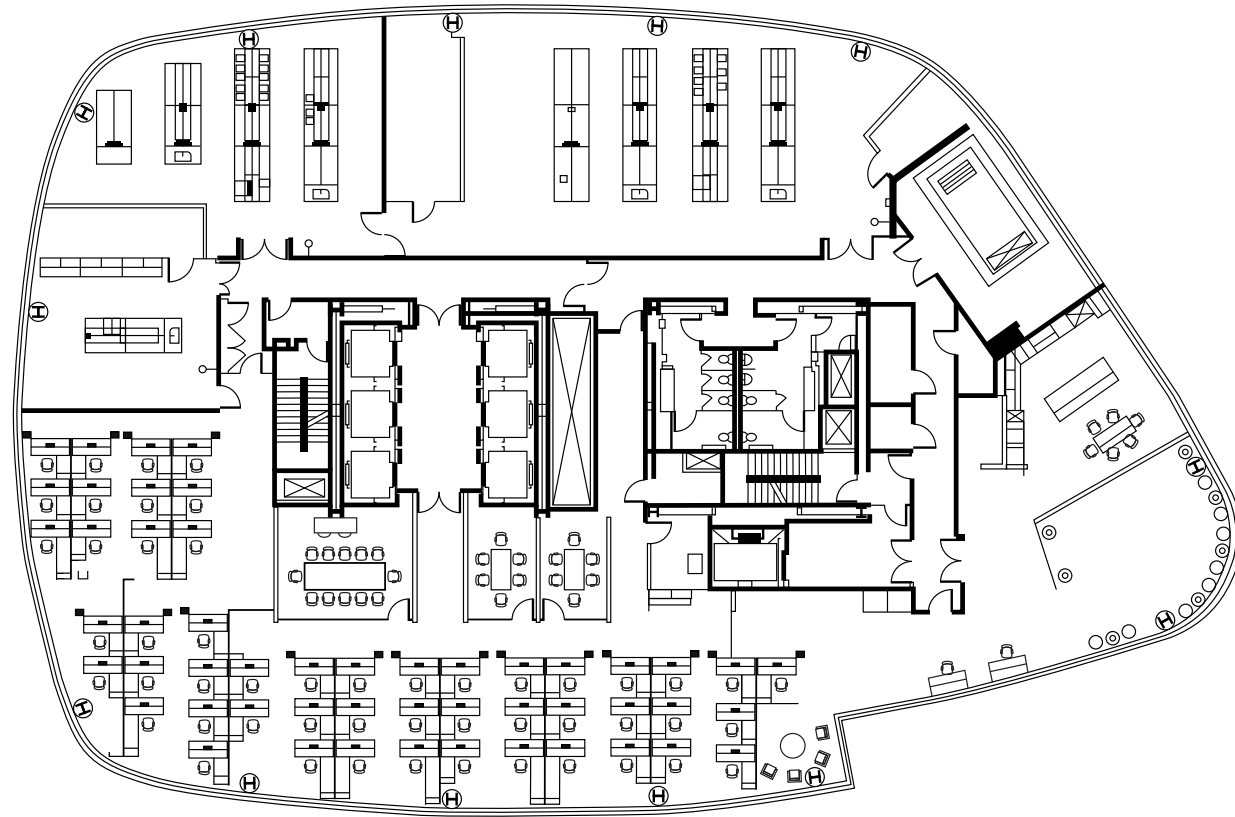
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18TH FLOOR

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Available January 2026 for
Potential Expansion



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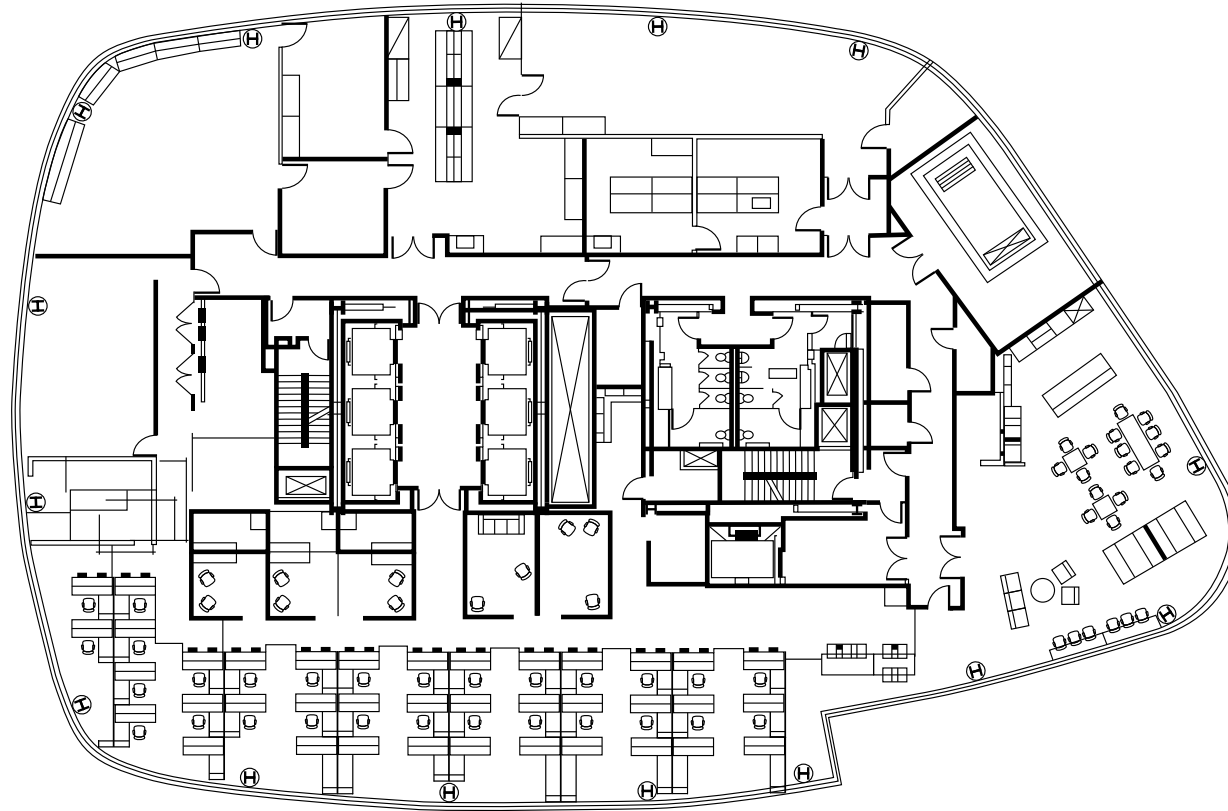
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19TH FLOOR

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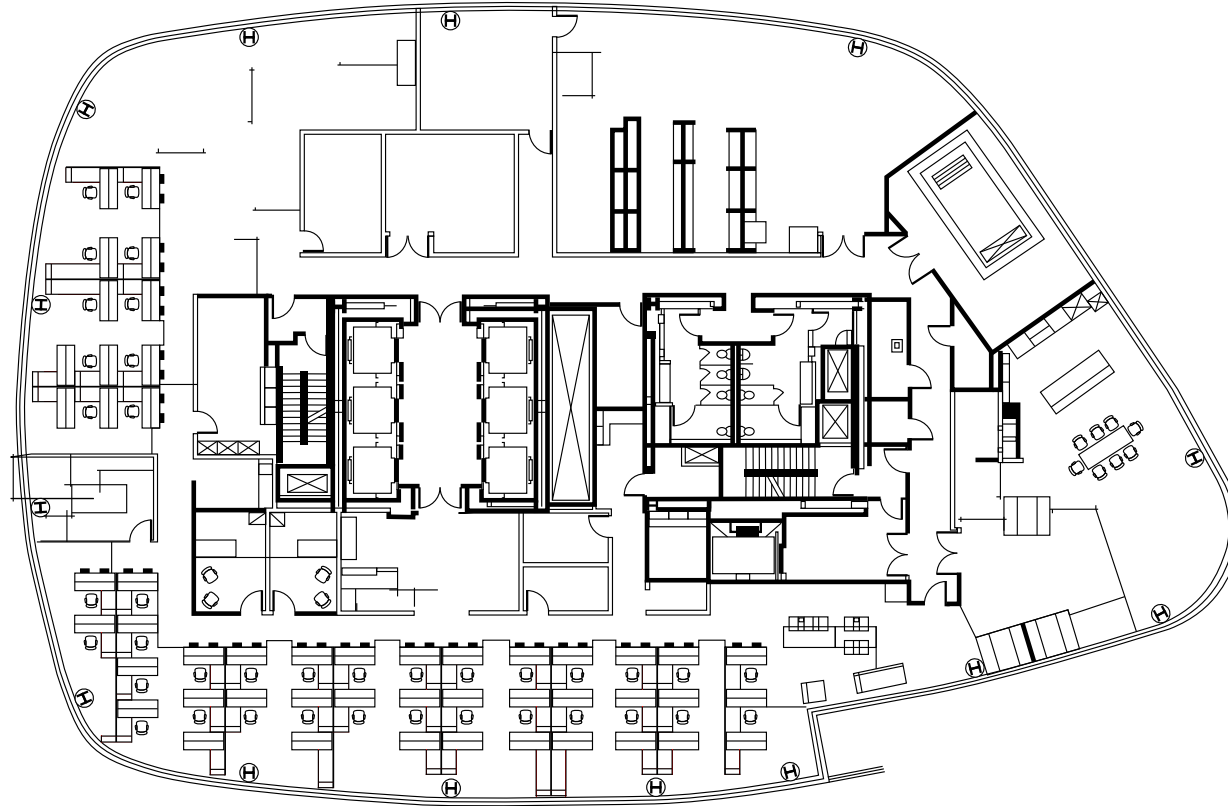
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20TH FLOOR

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Local Amenities

RESTAURANTS

- 1 GENESIS Kitchen & Drinks
- 2 Focaccia Market & Bakery
- 3 Little Green Cyclo
- 4 Foundry & Lux
- 5 Specialty's Café & Bakery
- 6 Darby Dan's Gourmet Sandwiches
- 7 Bertolucci's
- 8 Antigua Coffee Shop
- 9 Ben Tre Vietnamese Homestyle Cuisine
- 10 El Farolito Taqueria
- 11 Di Napoli Pizzeria
- 12 Buon Gusto
- 13 Peet's Coffee & Tea
- 14 Two Fifty Restaurant
- 15 Villa Del Sol Argentinian Restaurant
- 16 La Tapatia Mexicatessen
- 17 Grand Palace
- 18 Starbucks
- 19 Thai Satay
- 20 Big Belly Deli
- 21 Basque Cultural Center

BANKS

- 1 Bank of America
- 2 Wells Fargo Bank
- 3 US Bank

HOTELS

- 1 DoubleTree by Hilton
- 2 Homewood Suites by Hilton
- 3 Residence Inn by Marriott
- 4 Courtyard by Marriott

- 3 AC Hotel by Marriott
- 4 Larkspur Landing Hotel
- 5 Hilton Garden Inn
- 6 Embassy Suites
- 7 Four Points by Sheraton

RECREATION

- 1 SSF Ferry Terminal
- 2 Marina
- 3 Park Sierra Point
- 4 Oyster Point Park
- 5 Bay Trail - - -



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