

39,362 SF

DIVISIBLE TO 19,715 SF & 19,647 SF
OFFICE / LAB SUBLEASE



12TH FLOOR

10TH FLOOR

2 TOWER PLACE

FLOORS 10 AND 12
SOUTH SAN FRANCISCO

PROPERTY HIGHLIGHTS



39,362 SF
PLUG & PLAY SUBLEASE



DIVISIBLE TO
19,715 SF



EXISTING LAB
AND OFFICE SPACE



HEAVY LAB
INFRASTRUCTURE



ON-SITE FITNESS
WELLNESS CENTER



ON-SITE RESTAURANT
BAKERY AND MEETING
EVENT SPACE



24/7 SECURITY



7 STORY
PARKING GARAGE



SHUTTLE SERVICES
TO BART, CALTRAIN
AND FERRY



EASY ACCESS TO
HIGHWAY 101



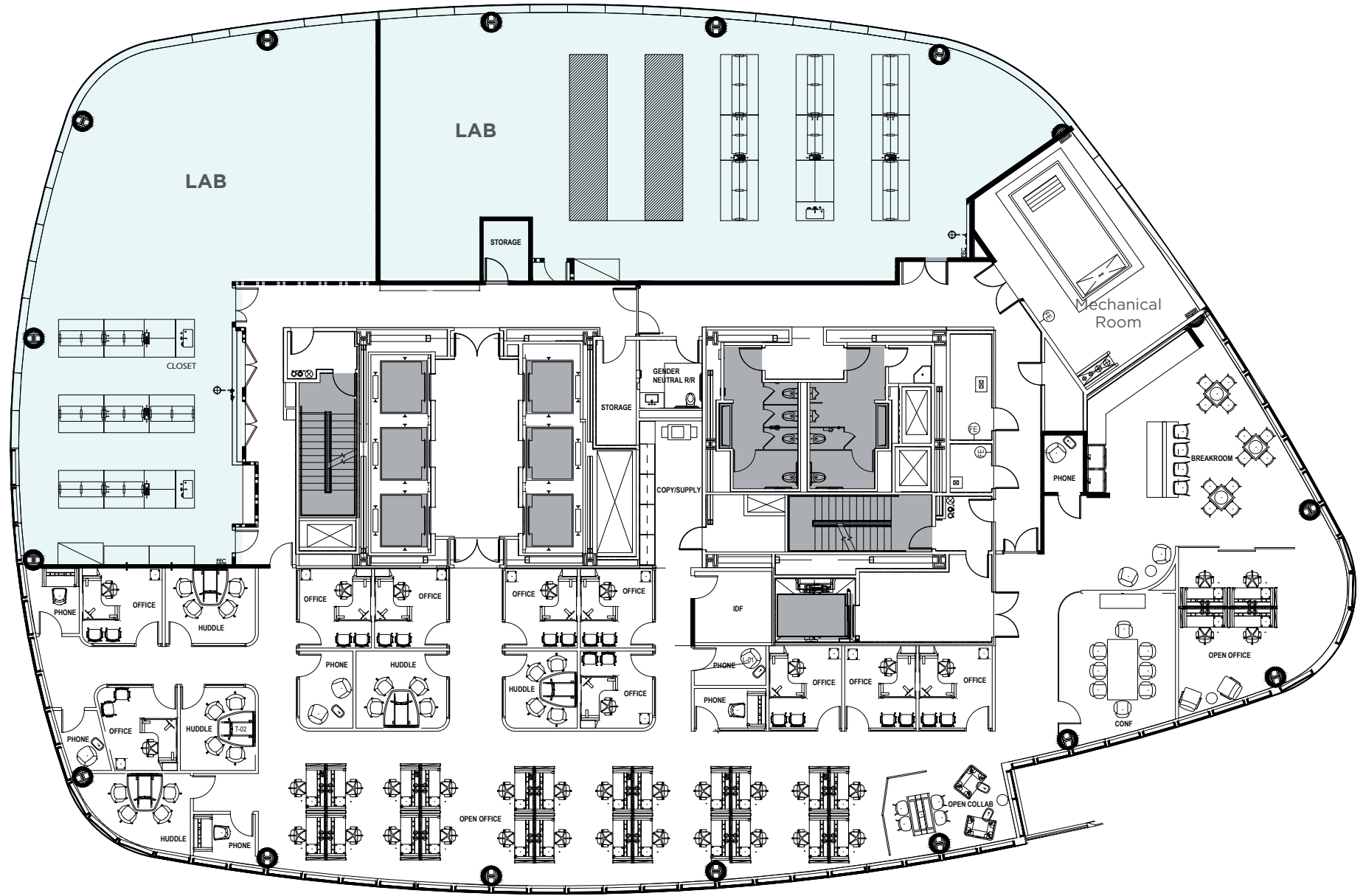
AVAILABLE
FOR IMMEDIATE
OCCUPANCY



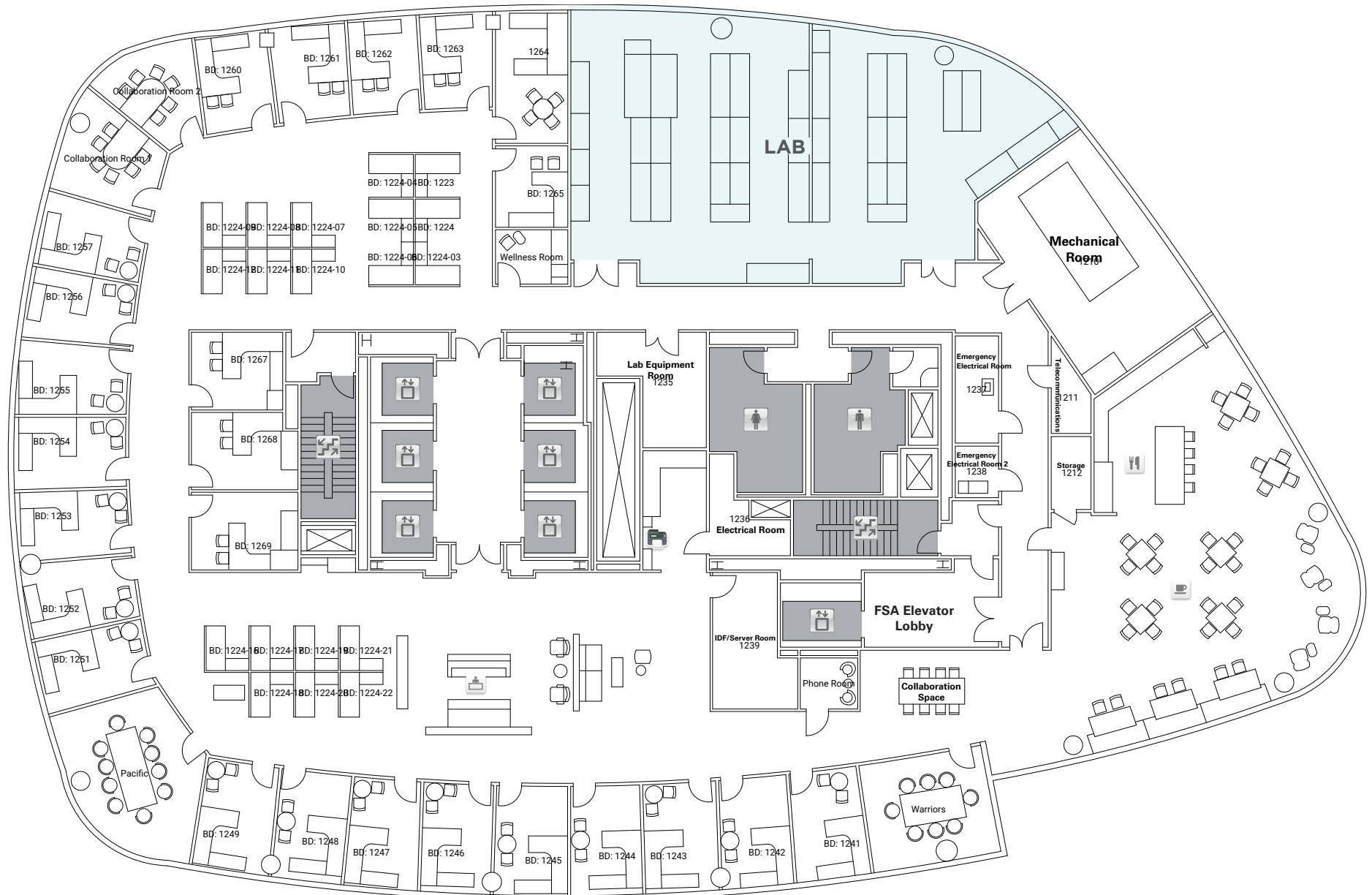
LED:
DECEMBER 31, 2031



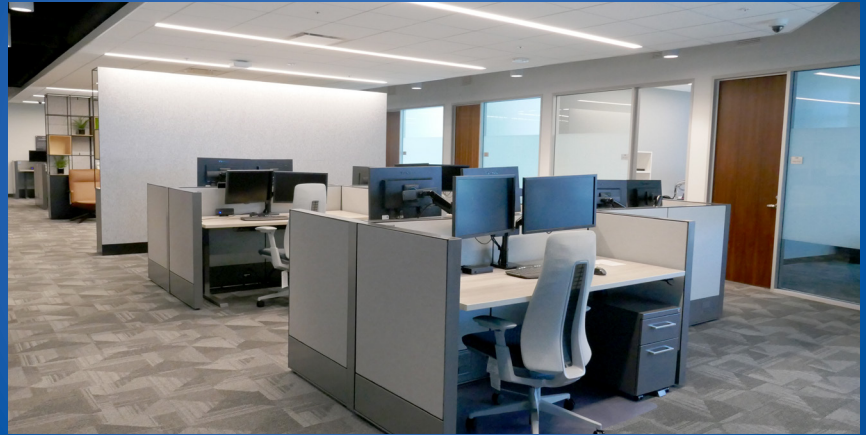
10TH FLOOR: 19,715 SF



12TH FLOOR: 19,647 SF



PROPERTY PHOTOS



LOCAL AMENITIES

RESTAURANTS

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

BANKS

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

HOTELS

- 1 DoubleTree by Hilton
Homewood Suites by Hilton
- 2 Residence Inn by Marriott
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 - - - -



TRANSPORTATION OVERVIEW

2 TOWER PLACE SHUTTLE STOP

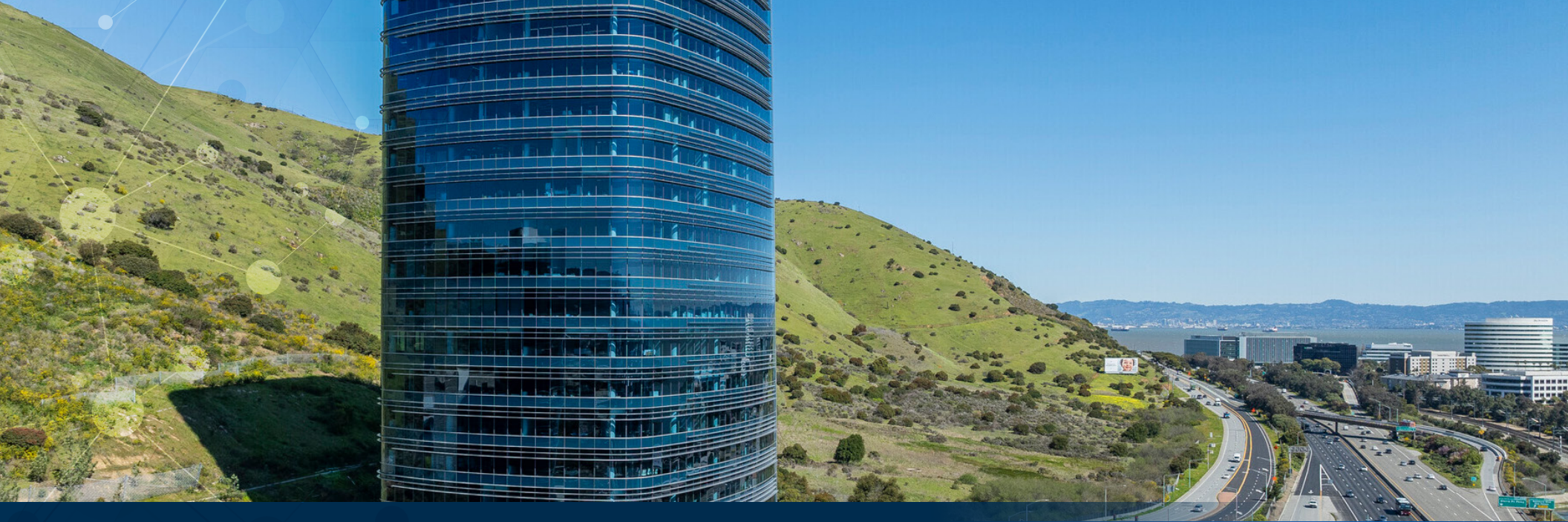
-  8 MINUTES
-  11 MINUTES
-  18 MINUTES



2 TOWER PLACE

FLOORS 10 AND 12

SOUTH SAN FRANCISCO



For More Information, Please Contact:

MARC POPE

Vice Chairman
+1 650 401 2131
marc.pope@cushwake.com
LIC #01474483

TYLER HALES

Executive Managing Director
+1 415 852 5173
tyler.hales@cushwake.com
CA Lic #02178897



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