



{ The root of innovation }

NEW PURPOSE BUILT
LIFE SCIENCE DEVELOPMENT
Spec Suites Available Now

3000-3500 MARINA BLVD.
BRISBANE, CA

LOCATION HIGHLIGHTS

Welcome to GENESIS Marina, the latest waterfront Life Science Campus created by Phase 3 Real Estate Partners, Inc. This meticulously designed and strategically engineered campus is a true masterpiece, offering the ultimate environment for groundbreaking scientific breakthroughs.

Prominent at Sierra Point, GENESIS Marina boasts unparalleled exposure to the captive audience along Highway 101's view corridor. Whether you're a budding startup or a well-established corporation, we have spec suites ranging from 14,000 SF to 42,000 SF, available for as short as 36 months, to suit your needs.

We're thrilled to announce that GENESIS Marina's first new construction purpose-built spec suites are available now, making it the perfect place for you to bring your vision to life. So why wait? Come and experience GENESIS Marina, and take your scientific pursuits to the next level



PURPOSE BUILT LIFE SCIENCE DEVELOPMENT

- ±560,000 RSF Full Spec Campus
- Robust Laboratory Infrastructure
- TRUE Gold Certified, LEED Gold Standards
 - On-Site Facilities Teams



FULLY AMENITIZED

- Multi-Kitchen Marketplace
- State of the Art Fitness Center
 - Direct Bay Trail Access
- Expansive Outdoor Terrace Area
 - Parking Concierge



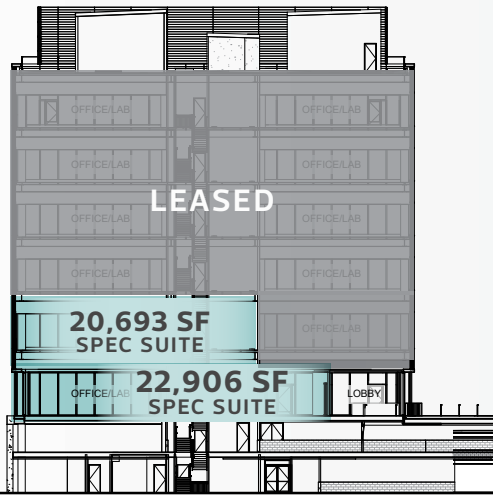
PREMIER SPEC SUITES

- Move In Ready Spec Suites
- Flexible Lab Environments
- Adaptable Programming Throughout
 - High Quality Finishes

STACKING PLAN

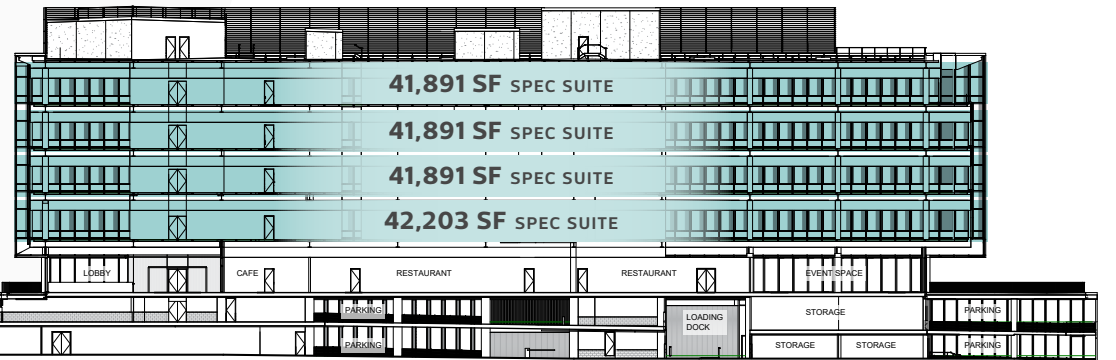
3000 Marina Blvd
±14K - ±21K SF SPEC SUITES

AVAILABLE NOW



3500 Marina Blvd
4 FULL FLOOR SPEC SUITES ±42,000 SF

AVAILABLE NOW



SITE MAP

FULLY LEASED

3300 MARINA BLVD.

±43,000 FLOOR PLATES | 5 FLOORS
50/50 Office/Lab | ±198,000 RSF

3500 MARINA BLVD.

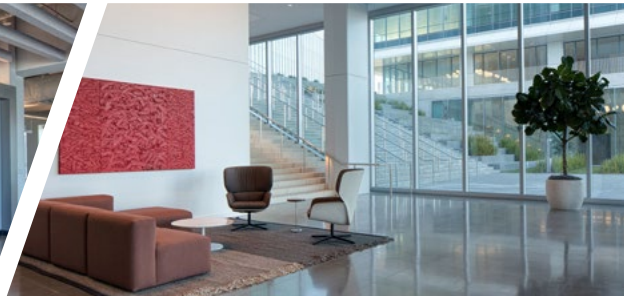
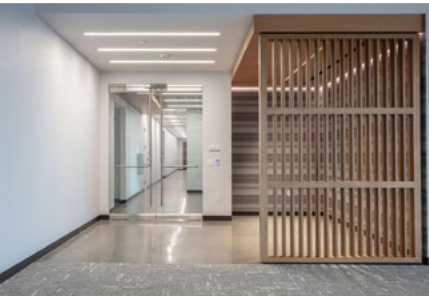
±42,000 FLOOR PLATES | 5 FLOORS
50/50 Office/Lab | ±174,000 RSF

3000 MARINA BLVD.

±35,000 FLOOR PLATES | 6 FLOORS
50/50 Office/Lab | ±198,000 RSF

★ YOU ARE HERE

PURPOSE BUILT LIFE SCIENCE CAMPUS



LIFE SCIENCE PURPOSE BUILT DESIGNED CAMPUS

- Lab Ready Base Building Infrastructure
- Optimized Rectangular Floor Plates
- 125 Pound Live Load Capacity
- Grade Level Loading within each Building
- Robust Power Capacity
- x3 Dedicated 5K LB Service Elevators
- x3 Dedicated Emergency Generators
- Designated Storage and Hazmat Rooms
- Shipping and Receiving Services
- 2 Levels of Covered Parking
- Parking Concierge & EV Charging Stations
- 24/7 On-Site Security



2024
Genesis Marina is the first True Gold construction site in the world, with over 98.4% of the of the construction site waste not going into land fills.

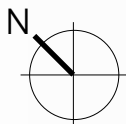
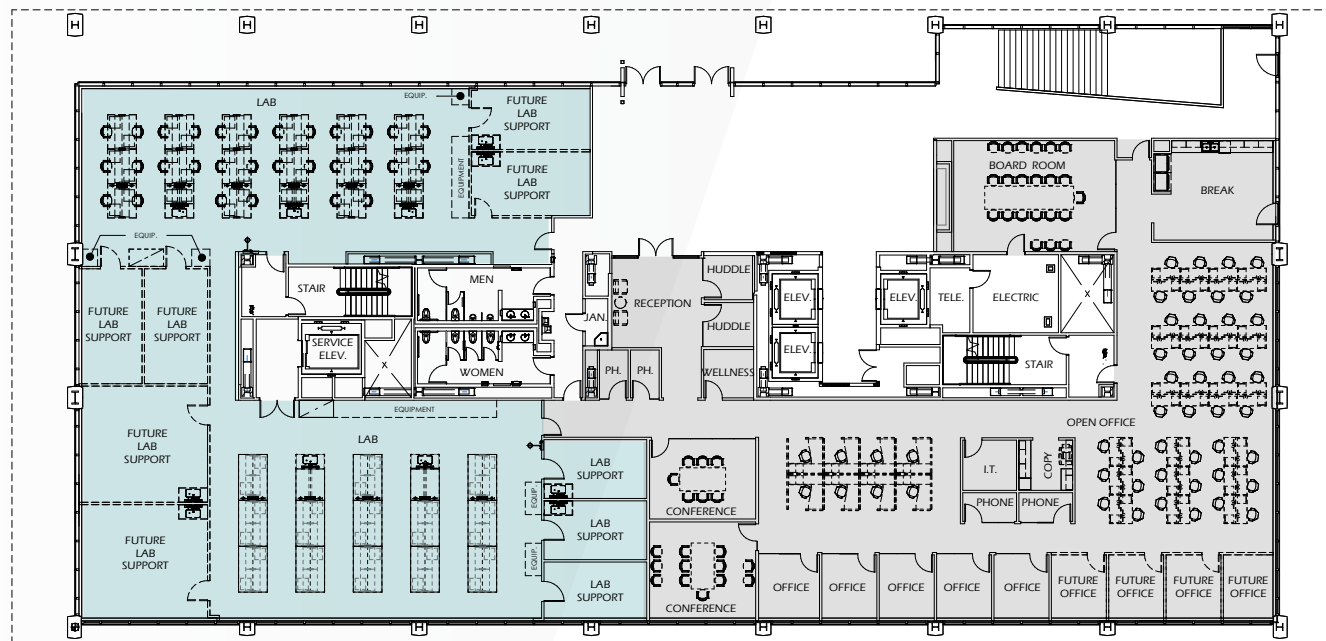
SPEC SUITE FLOORPLAN

3000 MARINA BLVD.

SUITE 200 | SPEC SUITE | ±22,906 SF

50/50 Office/Lab

Spec Suites Available Now



— Spec - - - - Future Build

LAB

- BSL2 - Single Pass Air
- 56 Knee Hole Stations
- 9 Lab Support Rooms
- (2) 6 Ft. Chemical Fume Hoods
- (2) Emergency Showers
- Direct Service Elevator Access
- Dedicated Storage (need to confirm)

OFFICE

- 50 Workstations
- 9 Private Offices
- (1) 22 Person Board Room
- (2) Conference Rooms
- 2 Huddle Rooms
- 4 Phone Rooms
- 1 Mothers/Wellness Room
- Break room with Appliances
- IT Closet
- Copy Area
- Reception Area

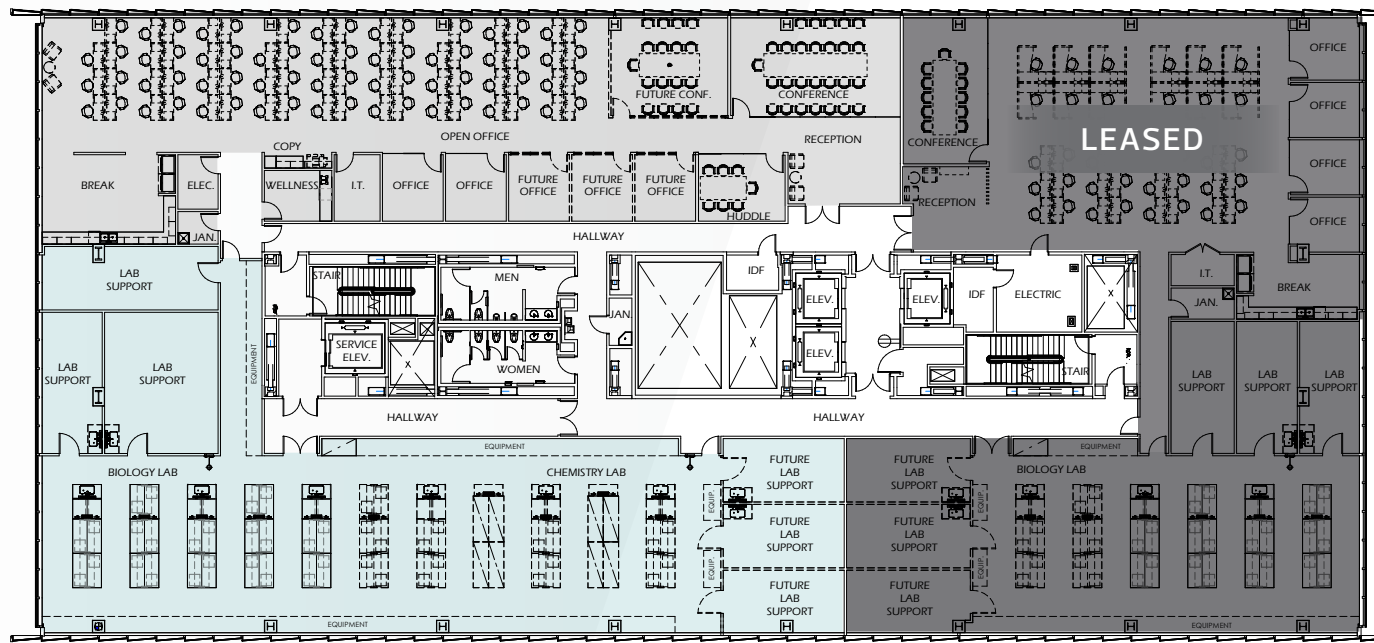
SPEC SUITE FLOORPLAN

3000 MARINA BLVD.

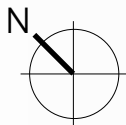
3RD FLOOR | SPEC SUITES

50/50 Office/Lab

Spec Suite Available Now



*Office furniture not included



SUITE 300 | ±20,693 SF

LAB

- BSL2 - Single Pass Air
- 42 Knee Hole Stations
- (6) Lab Support Rooms
- (9) 6 Ft. Chemical Fume Hood
- (2) Emergency Showers

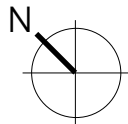
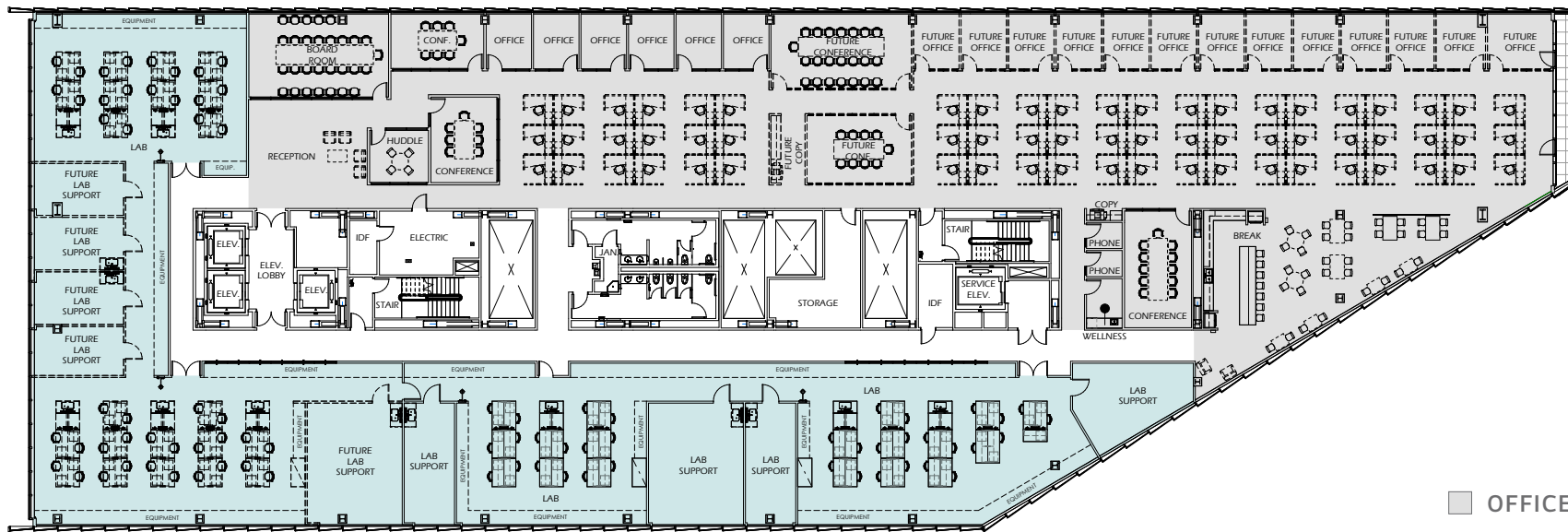
OFFICE

- 69 Workstations
- 5 Private Offices
- (1) 27 Person Board Room
- (1) Conference Room
- (1) Huddle Room
- Break room with Appliances
- IT Closet
- Copy Area
- Reception Area
- Wellness Room

SPEC SUITE FLOORPLAN

3500 MARINA BLVD.

SUITE 300, 400, 500, 600 | SPEC SUITES | ±42,000 SF
50/50 Office/Lab



OFFICE

- 63 Workstations
- 19 Private Offices
- (1) 29 Person Board Room
- (4) Conference Rooms
- 1 Huddle Rooms
- 2 Phone Rooms
- 1 Mothers/Wellness Room
- Break room with Appliances
- IT Closet
- Copy Area
- Reception Area

LAB

- BSL2 - Single Pass Air
- 80 Knee Hole Stations
- 9 Lab Support Rooms
- (X) 6 Ft. Chemical Fume Hoods
- (X) Emergency Showers
- Direct Service Elevator Access
- Dedicated Storage (need to confirm)

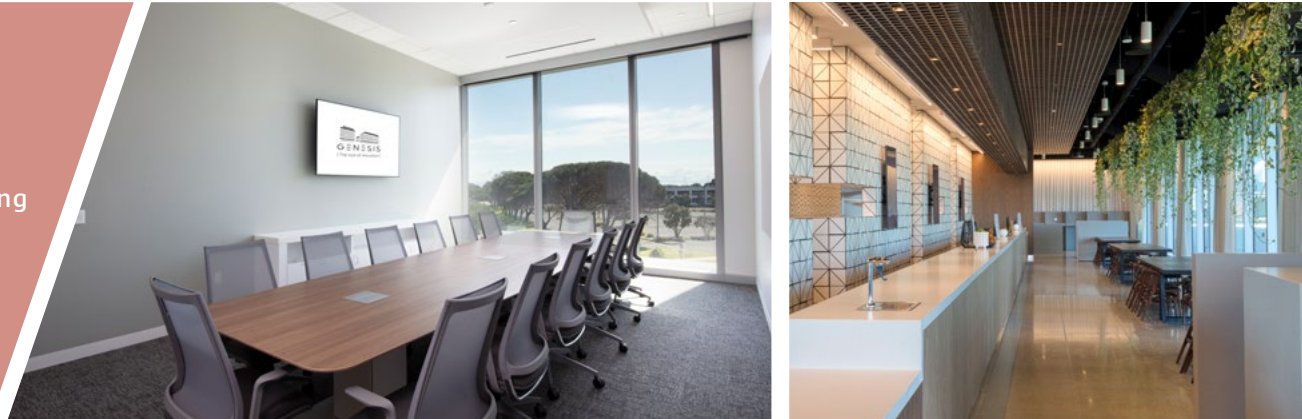
AMENITIES

INTEGRATED SERVICES that meet YOUR NEEDS



CAMPUS AMENITIES

- GENESEIS K+D Marketplace
- Bayfront Trail Access
- Conference Center
- 150+ Person Training Room
- Up & Atom Coffee Co.
- Expansive Terrace Area
- World Class Fitness Center with Studios
- Outdoor Programming
- Transit Friendly



AMENITIES



[The root of innovation]



RECREATION

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



RESTAURANTS

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



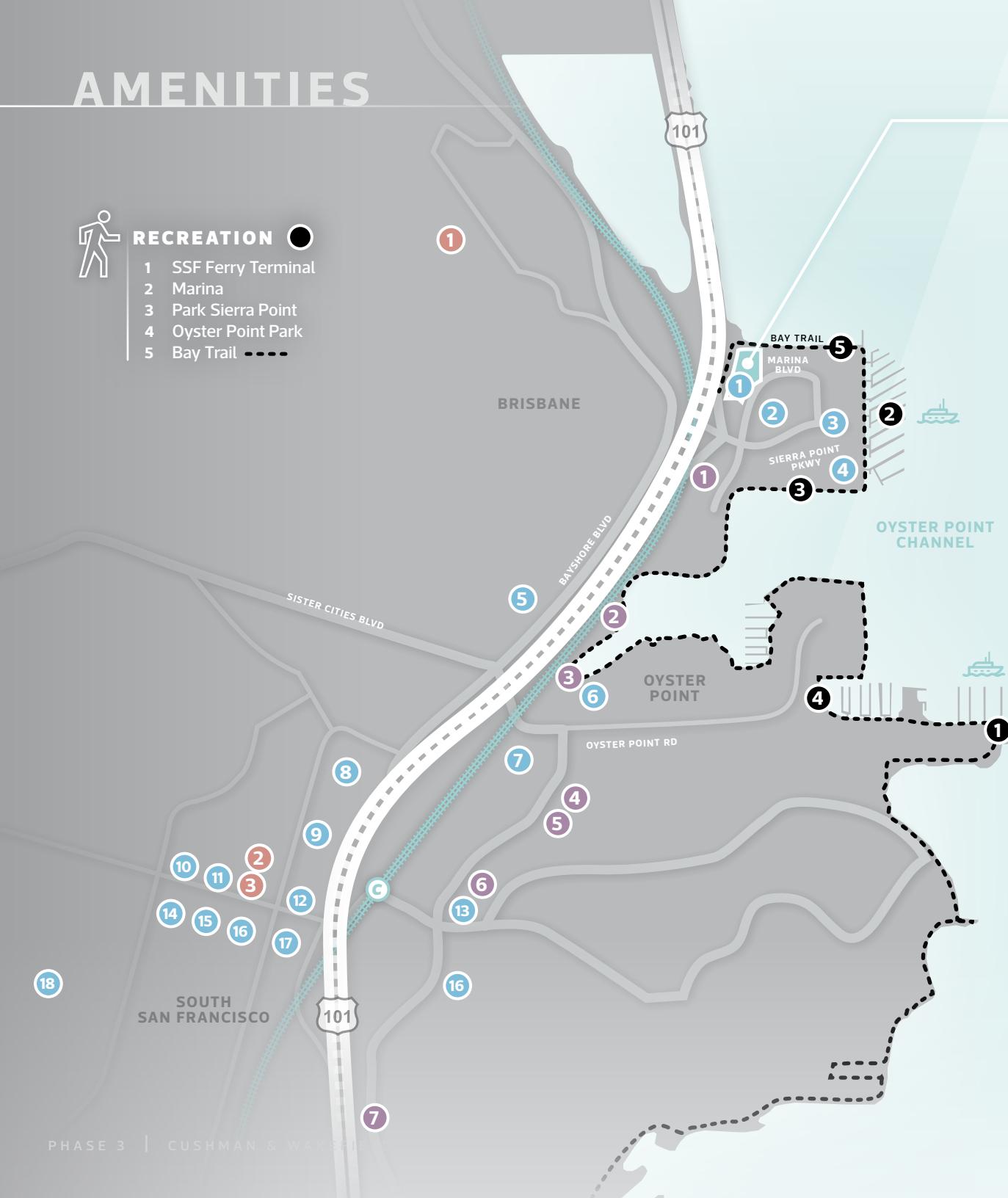
BANKS

- 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



TRANSPORTATION



[The root of innovation]



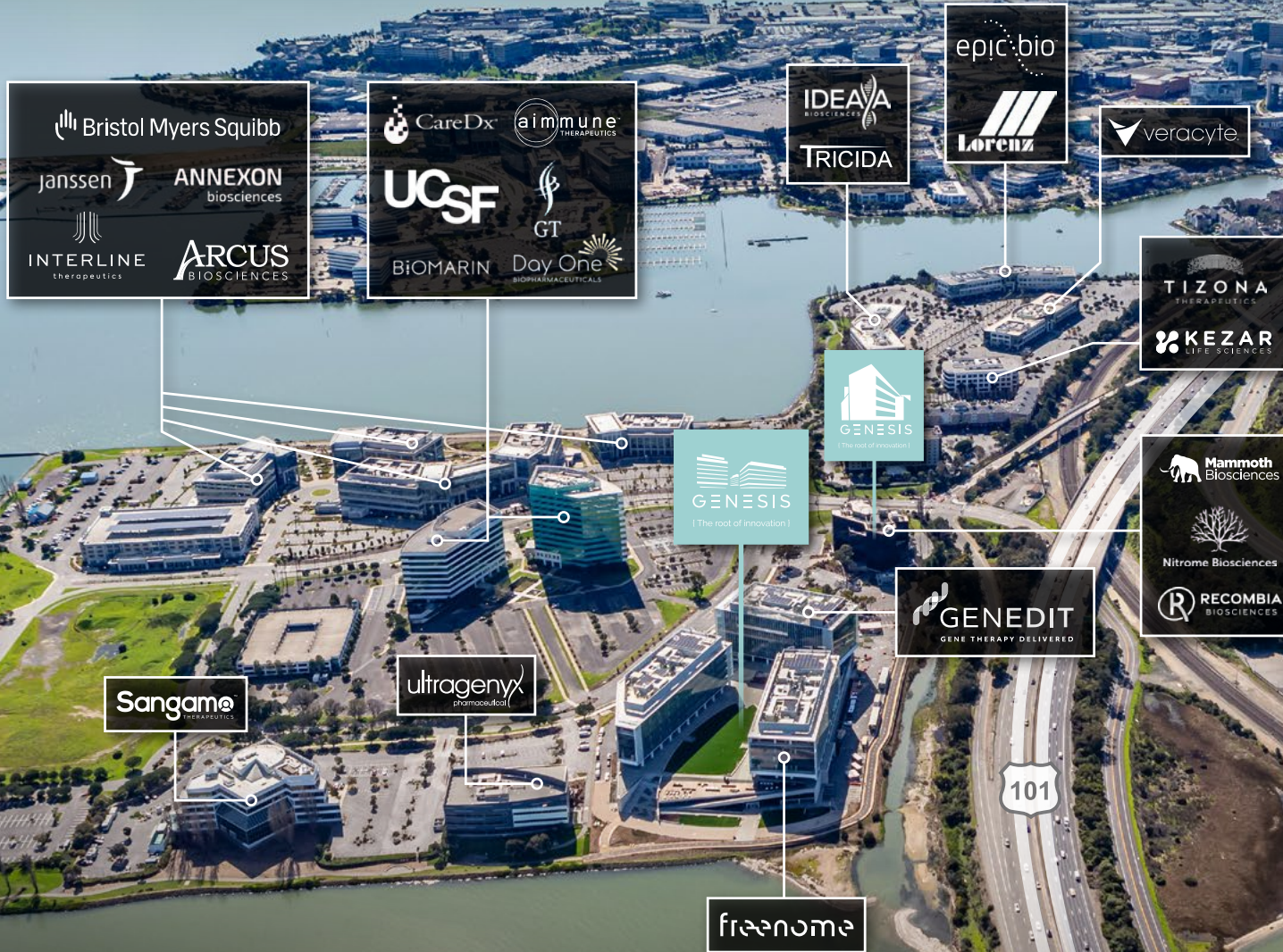
DISTANCE FROM GENESIS MARINA

- 0.4 Miles - HWY 101
- 7.5 Miles - HWY 280
- 7 Miles - SFO
- 7 Miles - Downtown San Francisco
- 13 Miles - Downtown San Mateo
- 20 Miles - Downtown Redwood City
- 4.4 Miles - South San Francisco Caltrain
- 6.3 Miles - Balboa Bart

- CALTRAIN ROUTE
- CALTRAIN STATION
- BART ROUTE
- BART STATION
- SSF FERRY TERMINAL
SSF TO ALAMEDA / OAKLAND
225 CAPACITY / 3 TRIPS PER DAY
- SFO
- GENESIS MARINA
3000-3500 MARINA BLVD.
BRISBANE, CA

LIFE SCIENCE NEIGHBORS

Sierra Point Growing Life Science Cluster



ABOUT PHASE 3

PORTFOLIO SQUARE FOOTAGE

±5,000,000

OUR VISION

Phase 3 Real Estate Partners, Inc. (P3RE) is an innovative real estate company dedicated to the growth of the life science community by providing premier, Class A environments that meet the needs of the companies who call our portfolio home today and in the future.

**PARTNERSHIP + EXPERTISE + DESIGN + EFFICIENCY =
PREMIER LIFE SCIENCE REAL ESTATE**

STRATEGIC PARTNERSHIP

- Exclusively focused on the design and development of research and life science to solve the evolving needs of our tenants
- We work to create an exceptional place for fundamental sciences to succeed
- Experience that helps meet tenants' goals to both attract and retain talent in core life science markets
- We build innovation to inspire innovation

www.P3RE.com



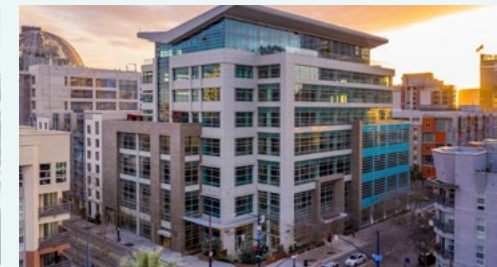
GENESIS - 250 ARSENAL PLACE
BOSTON



GENESIS - 1900 ALAMEDA
SAN MATEO



GENESIS - 1000 MARINA
BRISBANE



GENESIS - SAN DIEGO
SAN DIEGO

“We are **LEADERS** in the creation of **PREMIER LIFE SCIENCE ENVIRONMENTS** for **TODAY and TOMORROW**”

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FOR MORE INFORMATION

GENESIS MARINA TEAM



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