

±354,600
Square Feet
Lab Space
Available

ICONA

LABS AT MISSION BAY



KKR



LONGFELLOW



CUSHMAN &
WAKEFIELD

City. Life. Science.

A modern, purpose-built lab building, Icona is ideally situated between Downtown and South San Francisco.

Its Mission Bay location offers walking access to UCSF, over 50 biotech companies, Chase Center, Oracle Park, and all the energy of a vibrant urban neighborhood.





Spec lab highlights

Floor

4

Casework

Painted steel mobile casework with phenolic tops
Three (3) six-foot fume hoods

Lab Process Systems

CDA and VAC process piping loop w/connections to general lab CSPs

Floor

5

Casework

Painted steel fixed casework with phenolic tops
Two (2) eight-foot fume hoods
One (1) six-foot fume hood

Lab Process Systems

CDA compressor, VAC pump, and RODI skid included
CDA and VAC process piping loop w/connections to general lab CSPs
CO₂, O₂, and N₂ manifolds and process piping to lab support rooms
MEP infrastructure for tenant provided autoclave and glasswash

Floors

4 & 5

Ceiling Height

10'-0" in open lab areas

Lab Finishes

VCT flooring with coved base

Electrical

Normal Power (watts/SF)
Lab: 10W/SF
Office: 3W/SF

Standby Power (watts/SF)
Lab: 5W/SF
Office: 1W/SF

Total kW per floor: Average at 185kW at 480-volts

Mechanical

Average air changes per hour in labs: 10

Available supply/exhaust CFM to each floor: 15,200

The Icona building



Class A lab space

Purpose-built



Office space

Flexible, premium space



I-280 & I-80

Direct highway access



Varied façade treatments

Mix of glass, timber, steel, and brick



700+ parking spaces
Including EV



LEED Platinum
Certified



Secure building
With elevator badge access

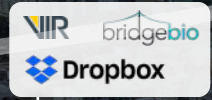


Onsite rideshare
Pickup and drop-off

**A location for
collaboration.**

**Well positioned between
top universities and
leading biotech firms,
Icona is set to be a
hub for some of the
most important work
happening today.**

**Convenient freeway
access simplifies travel
to South San Francisco,
SFO, and points beyond.**



↑
10 MIN DRIVE TO
DOWNTOWN SF

↓
10 MIN DRIVE TO
SOUTH SF

1800 OWENS ST



80

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

NEKTAR

BAYER
NEKTAR
CRISPR
THERAPEUTICS

CISCO
CISCO
Meraki
CENGAGE

GOLDEN STATE
WARRIORS

GAP

Uber

FibroGen

UCSF
THIRD ROCK
CLOVIS ONCOLOGY

UCSF

UCSF

UCSF

16TH ST

UCSF
Hospital
Parking

UCSF

UCSF

Mariposa
Park

MARIPOSA ST

3RD ST

ILLINOIS ST

TERRY A FRANCOIS BLVD

The Mission Bay neighborhood



Chase Center
6 minute walk



Multiple parks
Within a 10 minute walk



Dining
30+ cafés and restaurants nearby



Oracle Park
20 minute walk



BART and Caltrain
Shuttles



Life science hub
World class universities and institutions nearby



Potrero Hill
10 minute walk



Walkable
Mission Bay neighborhood

Labs infused with urban energy.

Blocks away from exciting city experiences, convenience is built into every day.

The Mission Bay location brings talent close to everything you want or need from The City.



80

1.5 MILES
7 MIN DRIVE TO
KINGS ST CALTRAIN

ORACLE PARK
HOME OF THE SAN FRANCISCO GIANTS

UCSF
Baker Fitness
& Rec Center
mission bay
conference center
at UCSF
The Pub

SPARK
SOCIAL SF

STAGECOACH GREENS

Golden1
Credit Union

Starbucks

AT WATER
TAVERN
SAN FRANCISCO

Cafe
Terzetto
Peasant Pies
Urban Taqueria

Mission Bay
Farmers Market

Walgreens
SF Kebab
Mediteranean Grill

Chase Arena Complex
Tombstone
HOT DOG BILLS
Kayah
GOTT'S
Boulevard Bbq
SAM'S
Spitz & Co's
PUMPKIN
MILLER & LUX
Harmonic

Bay View
BOAT CLUB

GOLDEN STATE
WARRIORS

TAPROOT
EATERY | MARKET | WINE BAR

STEM
KITCHEN | GARDEN

THE RAMP
MISSION ROCK RENT
SALES AND RENTALS

0.5 MILES
9 MIN WALK

3RD ST

TERRY A FRANCOIS BLVD



The onsite experience



Onsite brewery

Ballast Point brewpub



Public art

A creative environment



Iconic views

San Francisco skyline



Rooftop garden

Fresh air and panoramic vistas



Meeting rooms

With fully-equipped AV



Bike parking

Plentiful and secure



Fitness center

State-of-the-art facility



Locker rooms

Club-quality facilities

Elevate brings more life to life science.

Elevate by Longfellow is the final word in thoughtful, curated workplace experiences.

We create modern, functional workspaces and enhance them with exclusive, intentional amenities. It's our job to cultivate greatness and deliver peace of mind.



Elevate amenities may include:



Balance

Fitness classes

Wellness events and workshops

Walking and running trails



Access

On-site dry cleaning

Car detailing services

Mobile hospitality services



Taste

Rotating food trucks

Beer and wine tastings



Brain power

Lunch and Learn workshops

Virtual educational opportunities

Fully equipped meeting spaces



Generosity

Donation collections

E-waste recycling

Blood drives



Connections

Networking and happy hours

Seasonal events

New tenant welcome tours and gifts



Play

Tenant competitions and prizes

Outdoor gaming

Availability

Sector D

Sector C

Sector B

Sector A

5

10

9

7

6

5

6

5

4

7

6

5

4

 ±354,612 SF available

Availability

Sector D

±13,337 RSF available

Sector C

±137,721 RSF available

Sector B

±97,345 RSF available

Sector A

±106,209 RSF available

		12 Leased		12 Leased
		11 Leased		11 Leased
		10 Lab/Office ±26,302 RSF		10 Leased
		9 Lab/Office ±29,544 RSF		9 Leased
		8 Leased		8 Leased
	7 Lab/Office ±22,774 RSF		7 Roofdeck	7 Spec Lab ±26,657 RSF
6 Leased	6 Lab/Office ±29,551 RSF	Walkway	6 Lab/Office ±32,734 RSF	6 Spec Lab ±27,596 RSF
5 Lab/Office ±13,337 RSF	5 Lab/Office ±29,550 RSF		5 Lab/Office ±32,816 RSF	5 Spec Lab ±24,618 RSF*
4 Leased	4 Leased		4 Lab/Office ±31,795 RSF	4 Spec Lab ±27,338 RSF*
3 Leased	3 Parking		3 Leased	3 Gym/Amenities
2 Leased	Lobby	2 Parking	2 Leased	2 Leased
1 Leased		1 Parking	1 Leased	Lobby
				1 Retail

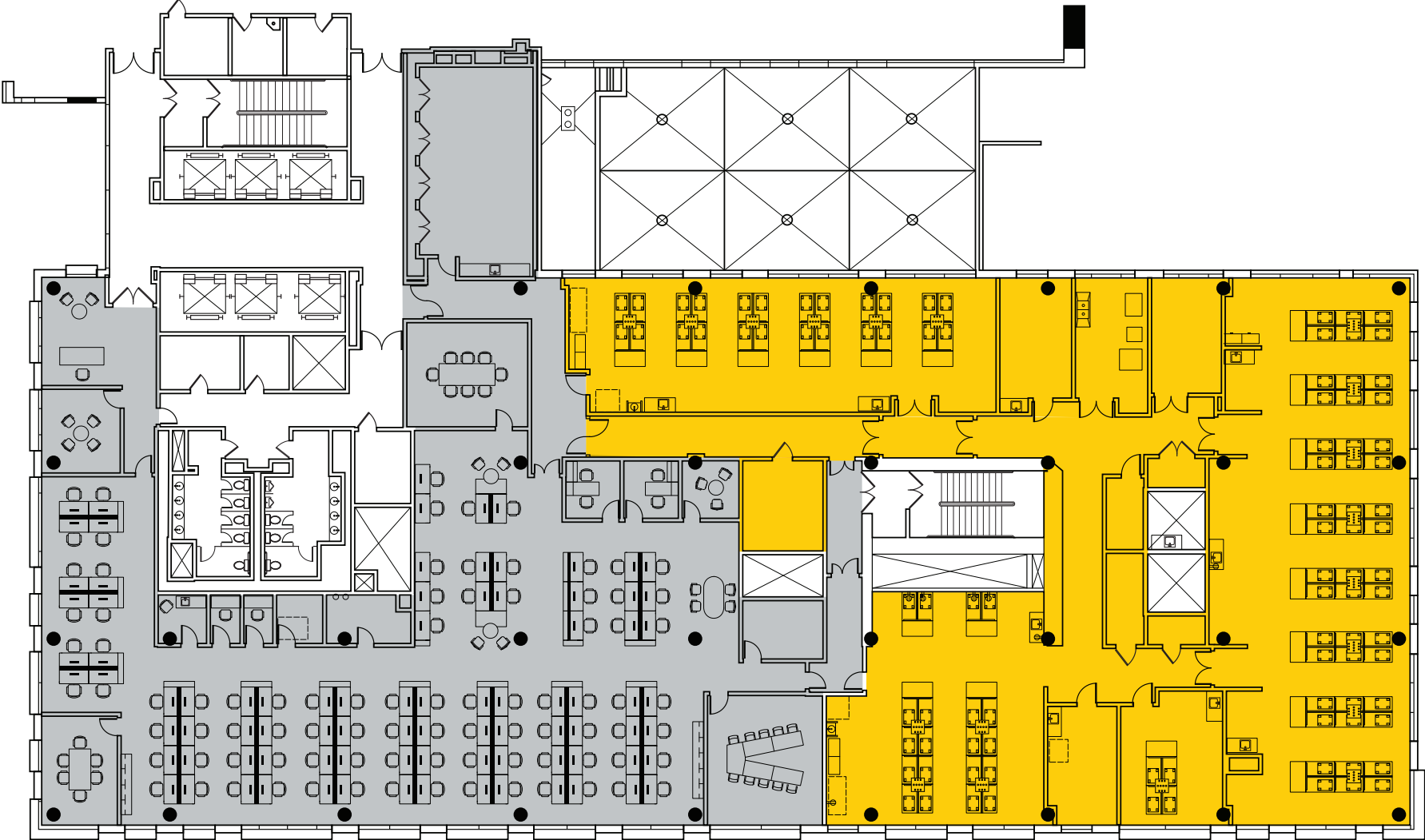
*Spec lab occupancy Q2 2024

Sector A

Floor 4 Spec Lab

±27,338 RSF

- Lab
- Office

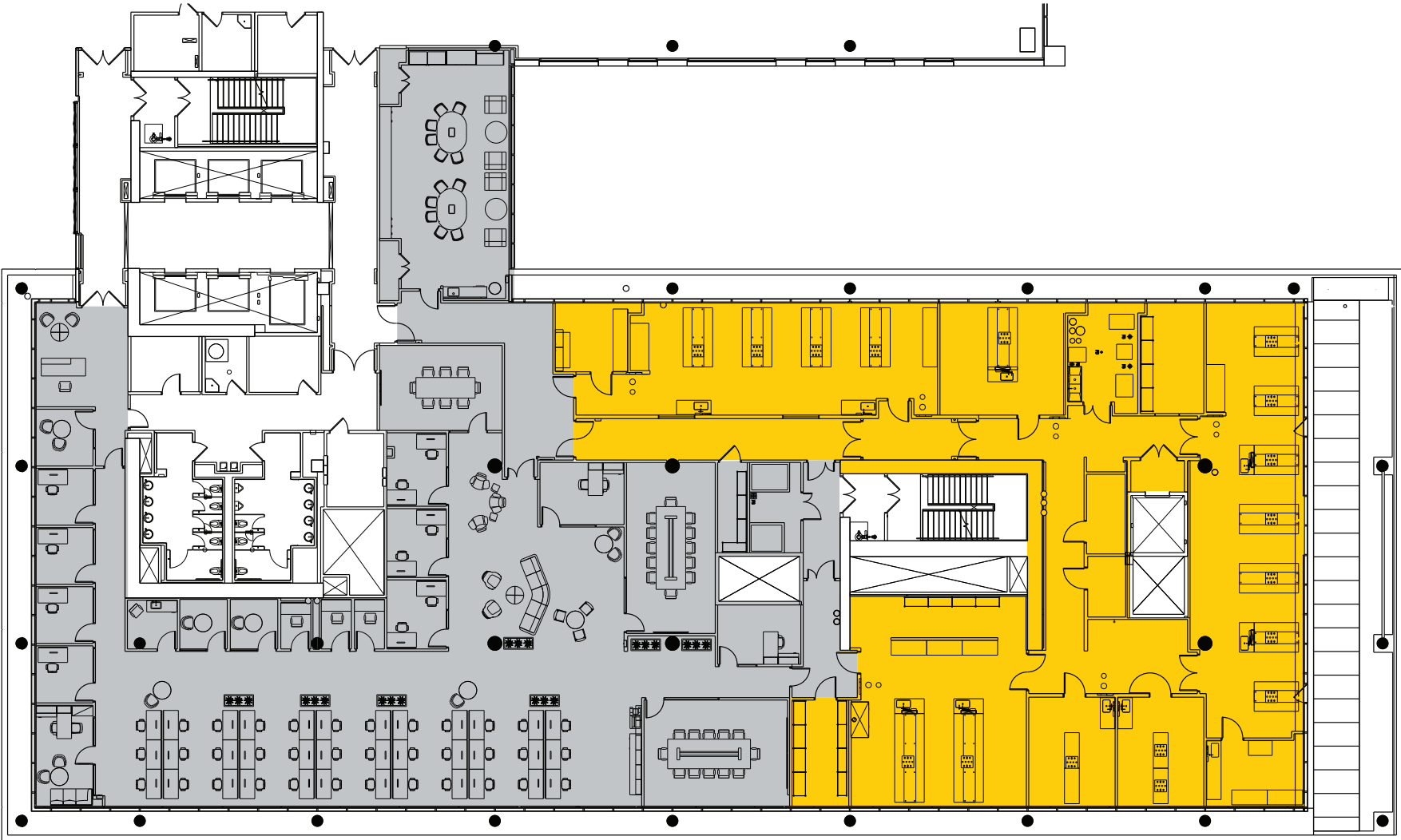


Sector A

Floor 5 Spec Lab

±24,618 RSF

- Lab
- Office



Specifications

Address

1800 Owens Street
San Francisco

Year built

2019

Sustainability

LEED Platinum Certified

Number of stories

6 & 12

Zoning

Commercial Industrial:
Mission Bay District

Floor-to-floor height

Floors 2–6: 14'–10"

Floors 7–12: 13"–0"

Basis of design

50:50 Lab to office ratio

Roof

Designed for 50 psf live load
+100 psf mechanical load

Structural frame

Steel frame, 11" steel reinforced
concrete slabs

Live load capacity of 125 psf

Vibration criteria: 8,000 micro inches
per second

Parking

3 Levels with 735 Spaces (~1/1,000 ratio)

10 charging stations with 2 hookups
each – 20 car capacity

Elevators: Sectors A & B

5 passenger elevators
(capacity 3500 lbs.)

1 passenger/freight elevator
(capacity 4500 lbs.)

1 freight elevator
(capacity 4500 lbs.)

Elevators: Sectors C & D

5 passenger elevators
(capacity 3500 lbs.)

1 passenger/freight elevator
(capacity 4500 lbs.)

1 freight elevator
(capacity 4500 lbs.)

Loading: Sectors A & B

(1) Two-bay loading dock

Loading: Sectors C & D

(1) Single-bay loading dock

Sectors C & D: (1) Single-bay loading dock

Primary: 3750 KVA substation
5000 amp 277/480V

Roof: 2500 KVA substation
4000 amp 277/480V

Emergency/standby power

All available floors 100% connected
to standby generator

2000 Kw life safety emergency
generator

(2) 1500 Kw standby generators

Lab plumbing systems

Natural gas service

Domestic cold-water service

Lab Waste treatment/pH
neutralization system

HVAC system

Central chiller plant

Condenser water for supplemental cooling

Hot water plant

100% outside air

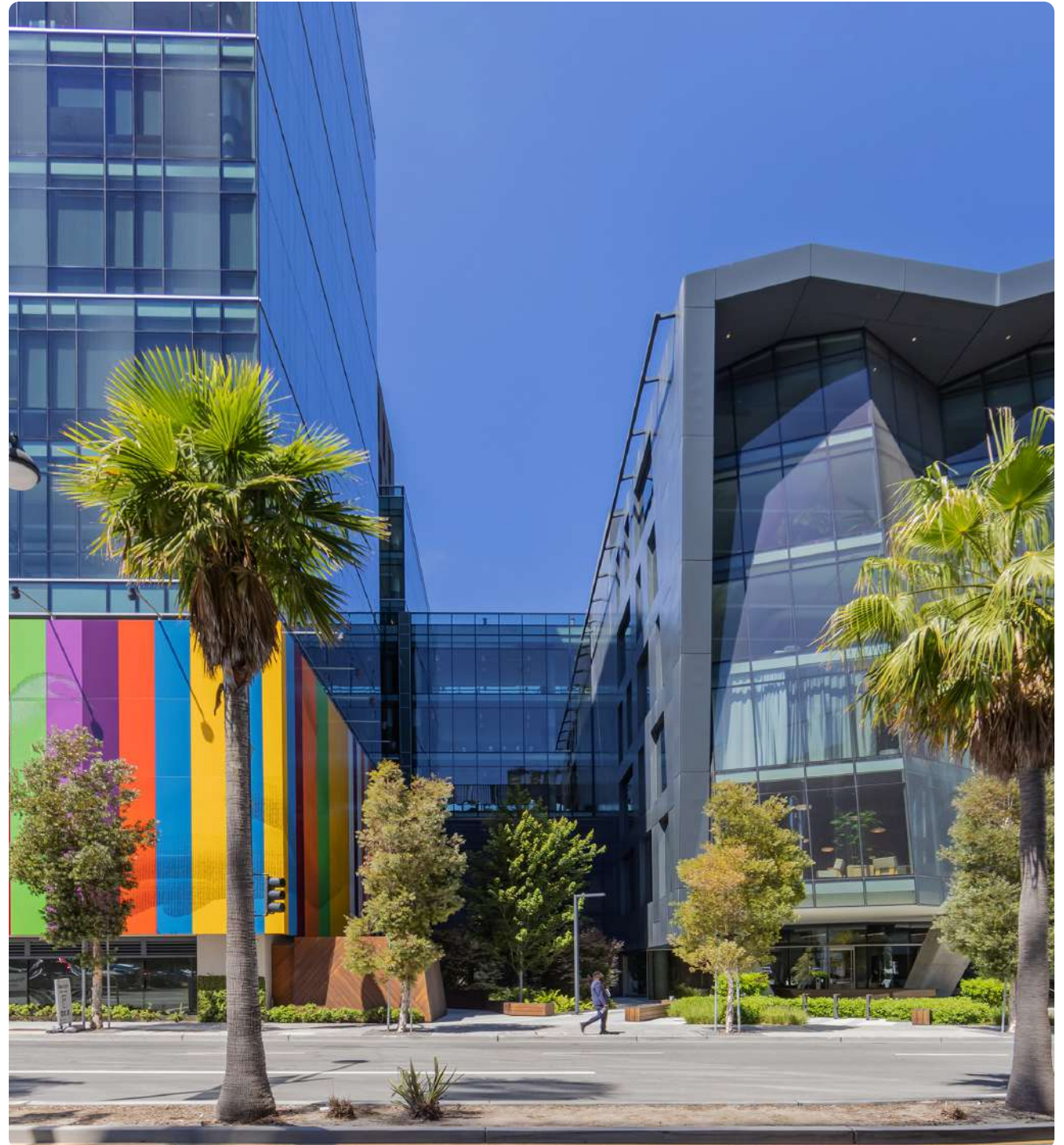
Labs exhaust fans suitable for laboratory operations

Building management system

Fire protection

Fully sprinklered for lab and office hazard classifications

1 hour fire rating to control areas of B-occupancy



**Longfellow.
It's in our DNA.**

Longfellow is a vertically-integrated real estate investment firm, which allows us to offer a holistic and unified suite of real estate services.

Because of our deep expertise at each key step of the process, we are able to deliver a final solution that is more thoughtful and ultimately successful, while providing an overall experience for our partners that is actually collaborative and satisfying.

Development

Strategy and partnerships

Advisory and entitlements

Acquisitions

Management

Leasing

Project management

Property management

Investments

Asset management

Investment management



16 Million SF National Portfolio



West Coast

Emeryville, CA

Millbrae, CA

Palo Alto, CA

Redwood City, CA

San Diego, CA

San Francisco, CA

San Mateo, CA

East Coast

Boston, MA

Rockville, MD

Durham, NC

RTP, NC

New York, NY

United Kingdom

Cambridge



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Ben Paul

Vice Chairman
+1 650.867.9639
ben.paul@cushwake.com
Lic #01210872

Marc Pope

Vice Chairman
+1 650.619.2981
marc.pope@cushwake.com
Lic #01474483

Ryan Hattersley

Vice Chairman
+1 925.286.2536
ryan.hattersley@cushwake.com
Lic #01354553

JD Lumpkin

Executive Managing Director
+1 415.377.4687
jd.lumpkin@cushwake.com
Lic #01215057

Elena Saccone

Associate
+1 630.699.9687
elena.saccone@cushwake.com
Lic #02151049

