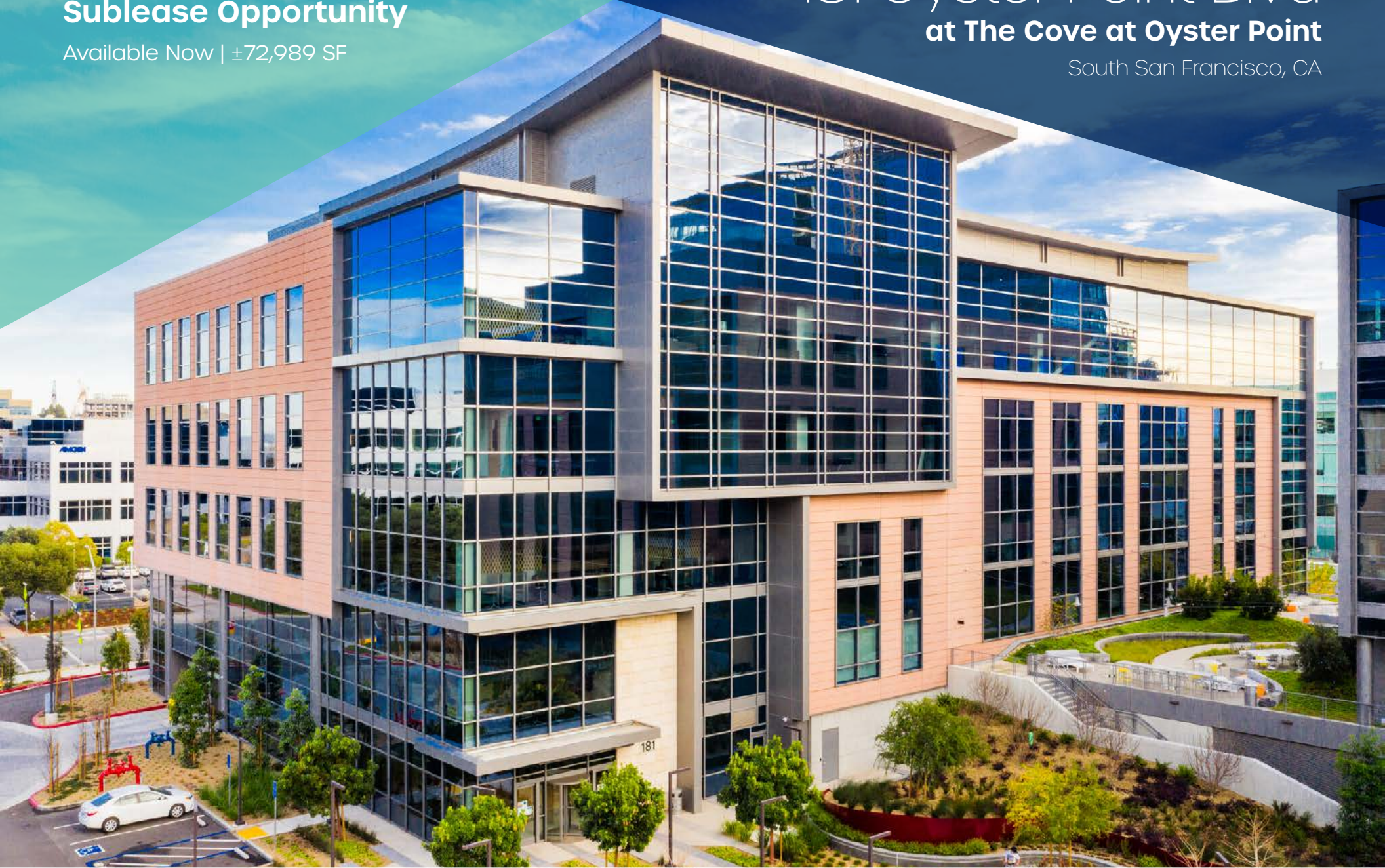


**Life Science
Sublease Opportunity**

Available Now | ±72,989 SF

**181 Oyster Point Blvd
at The Cove at Oyster Point**

South San Francisco, CA



Unparalleled Opportunity

Discover the advantages of establishing your business at The Cove at Oyster Point, a feature-packed Class-A campus situated at the epicenter of the South San Francisco life science cluster. 181 Oyster Point presents 164,150 square feet of cutting-edge lab and office space. Abundant on-site and nearby amenities enhance the work environment, while seamless accessibility is ensured through convenient connections to US-101 and shuttle services to BART, Caltrain, and Ferry service.

**Unique Opportunity Within
Class-A Life Science Campus**

±72,989 SF with ±36,000 SF Floor Plates

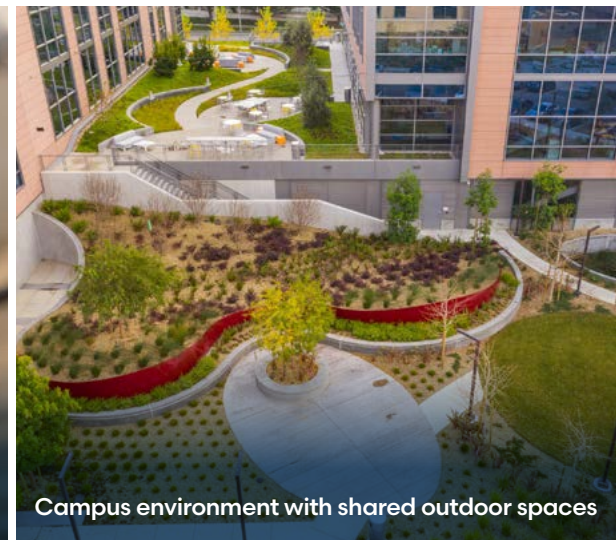
Divisible by Floor



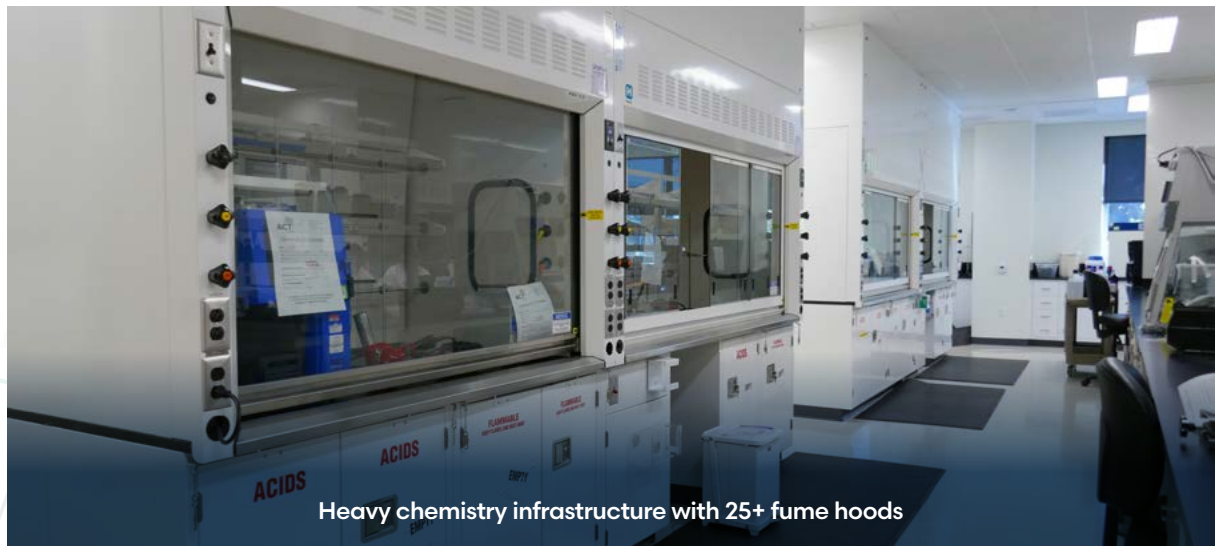
Fully furnished office spaces



Garage parking with EV charging



Campus environment with shared outdoor spaces



Heavy chemistry infrastructure with 25+ fume hoods

Campus Amenities

- Cafe & Dining Hall
- Outdoor Lounge Chairs & Seating
- Lounge & Full-Service Bar
- 11-Big Screen TV's and a Wall Projector
- Indoor & Outdoor Fire Pits



Sports & Extracurricular Activities

- Bowling Lanes, Pool Table
- Ping Pong, Corn Hole, Whiffle Ball
- Bocce Ball, Mini Golf, Horse Shoe Pits Amphitheater
- Basketball, Volleyball, Tennis
- Bay Trail Direct Access



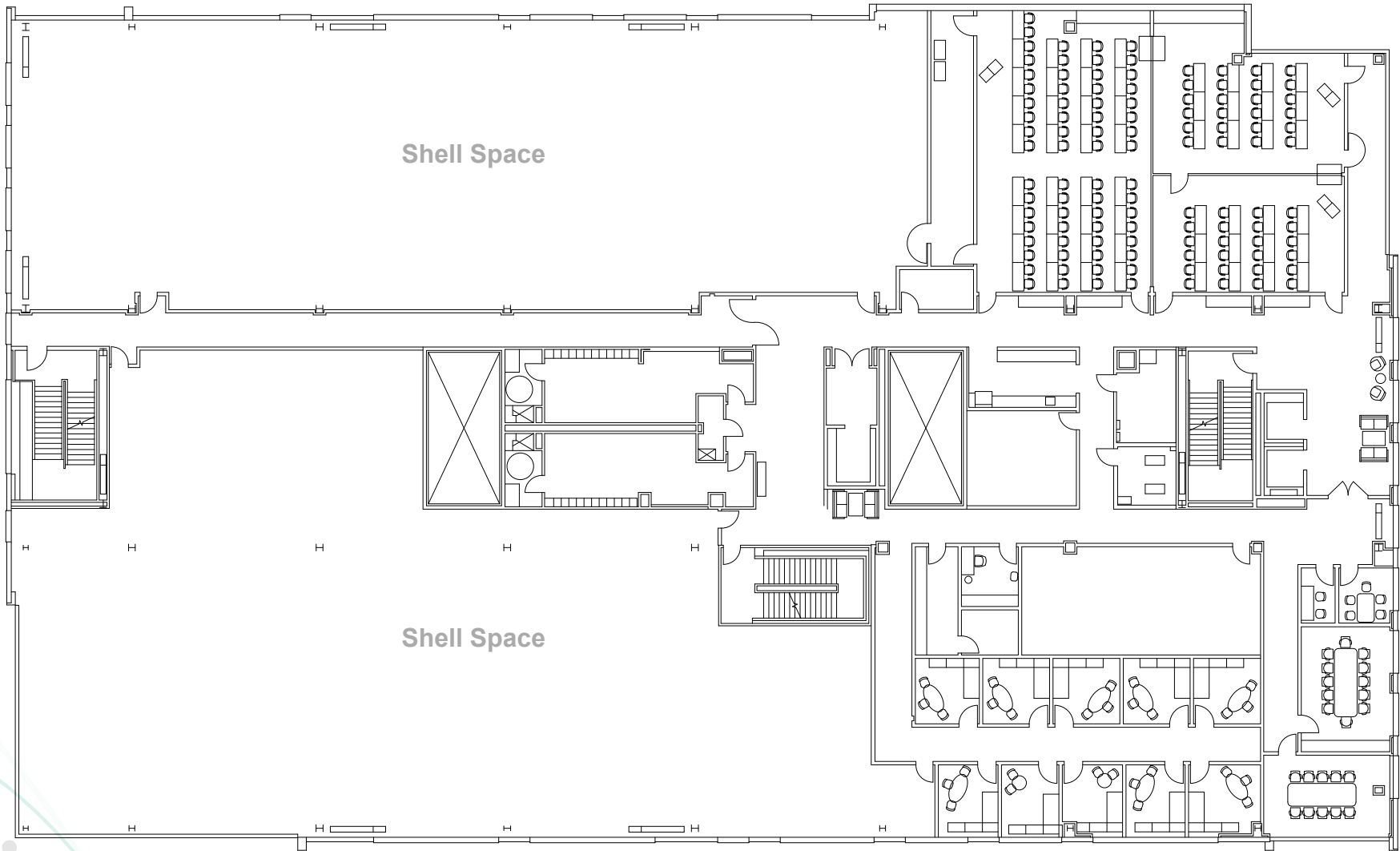
Business Amenities

- Private Conference Room
- Security Personnel
- Free WiFi
- First Class Hotel
- Lobby Ambassador
- Large & Small Sitting Areas



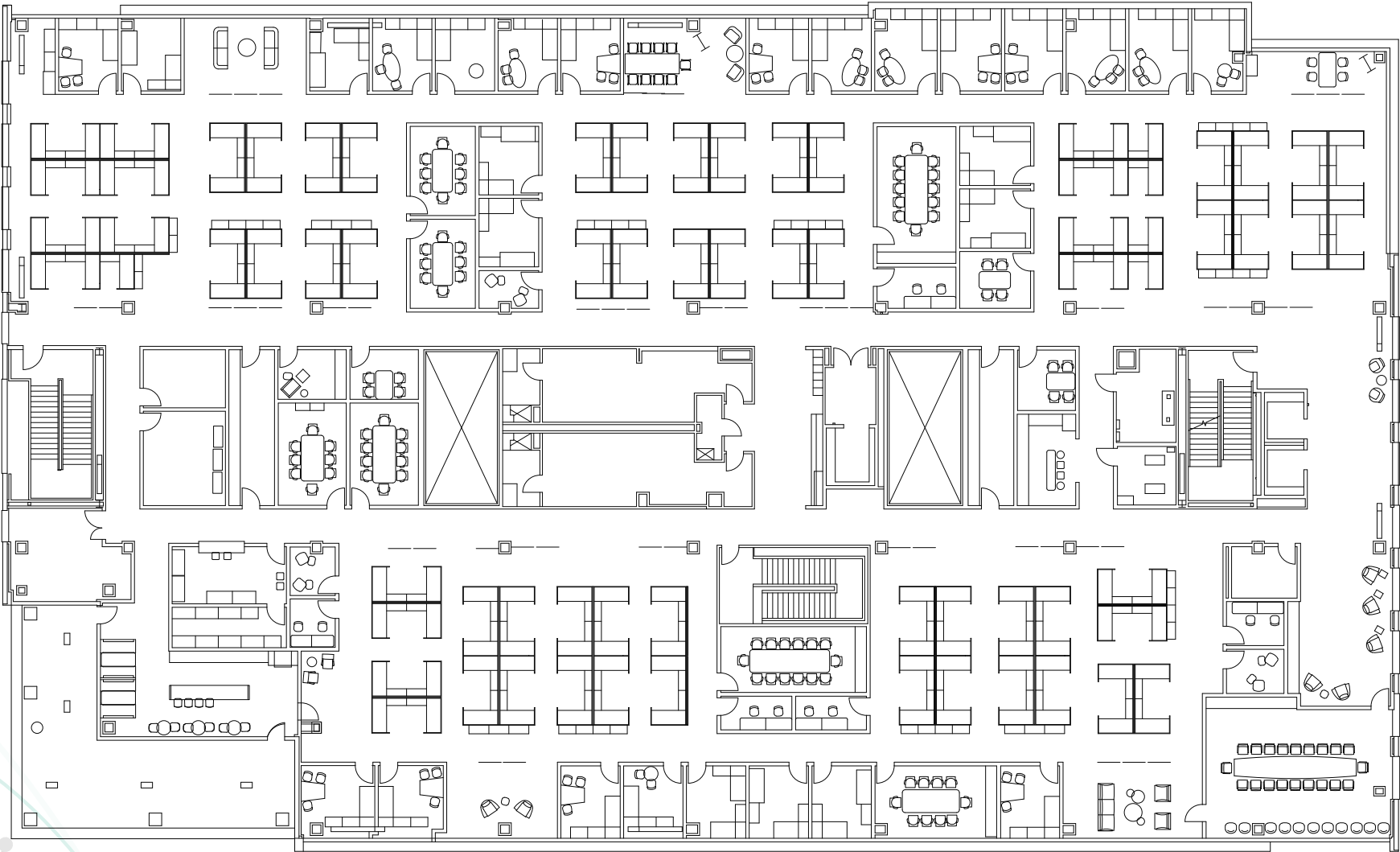
181 Oyster Point Blvd at The Cove at Oyster Point

Floor 4 | 36,838 SF



181 Oyster Point Blvd at The Cove at Oyster Point

Floor 5 | 36,151 SF



Local Amenities

RESTAURANTS

- Restaurants at The Cove**
 - Starbucks
 - Truffle Poke Bar
 - Nick the Greek
- Chico Marx
- Little Green Cyclo
- Foundry & Lux
- Esposito's Delicatessa
- Darby Dan's Gourmet Sandwiches
- The Lighthouse
- Antigua Coffee Shop
- Ben Tre Vietnamese Homestyle Cuisine
- El Farolito Taqueria
- Di Napoli Pizzeria
- Buon Gusto
- Peet's Coffee & Tea
- Two Fifty Restaurant
- Villa Del Sol Argentinian Restaurant
- La Tapatia Mexicatessen Grand Palace
- Starbucks
- Thai Satay
- Big Belly Deli
- Basque Cultural Center

BANKS

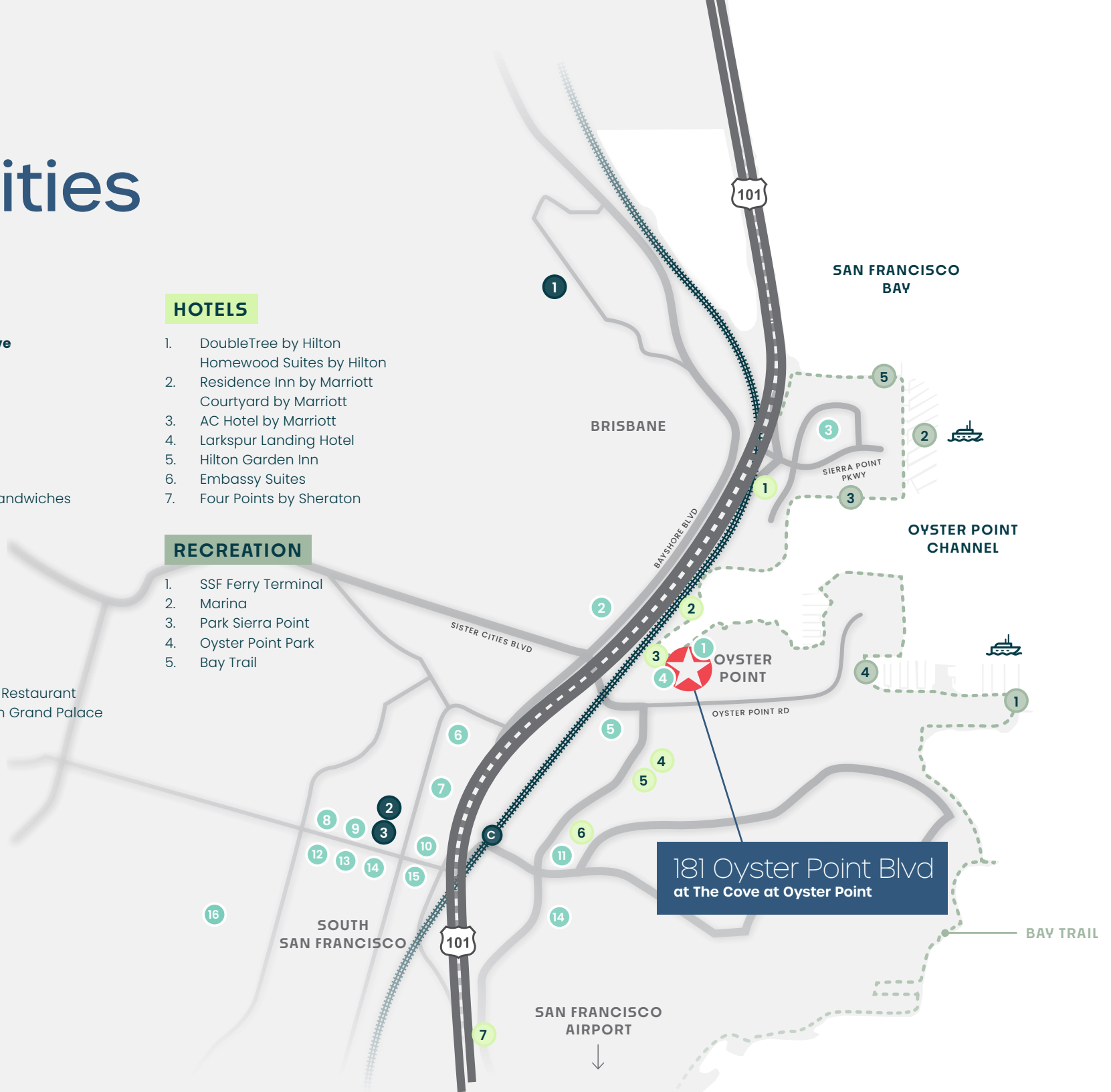
- Bank of America
- Wells Fargo Bank
- US Bank

HOTELS

- DoubleTree by Hilton
- Homewood Suites by Hilton
- Residence Inn by Marriott
- Courtyard by Marriott
- AC Hotel by Marriott
- Larkspur Landing Hotel
- Hilton Garden Inn
- Embassy Suites
- Four Points by Sheraton

RECREATION

- SSF Ferry Terminal
- Marina
- Park Sierra Point
- Oyster Point Park
- Bay Trail



181 Oyster Point Blvd
at The Cove at Oyster Point

BART SHUTTLE



SSF Station



SSF Station

The Cove Shuttle
Stop (Bldg 151)

San Francisco Bay Ferry
SSF Terminal

THE COVE BART SHUTTLE SCHEDULE

AM ARRIVAL	6:39	7:19	7:52	8:27	9:02	9:37
PM DEPARTURE	3:09	3:45	4:21	4:57	5:33	6:09

THE COVE CALTRAIN SHUTTLE SCHEDULE

AM ARRIVAL	6:46	7:09	7:42	8:08	8:40	9:08	9:31
PM DEPARTURE	2:58	3:26	3:59	4:26	4:59	5:26	5:59

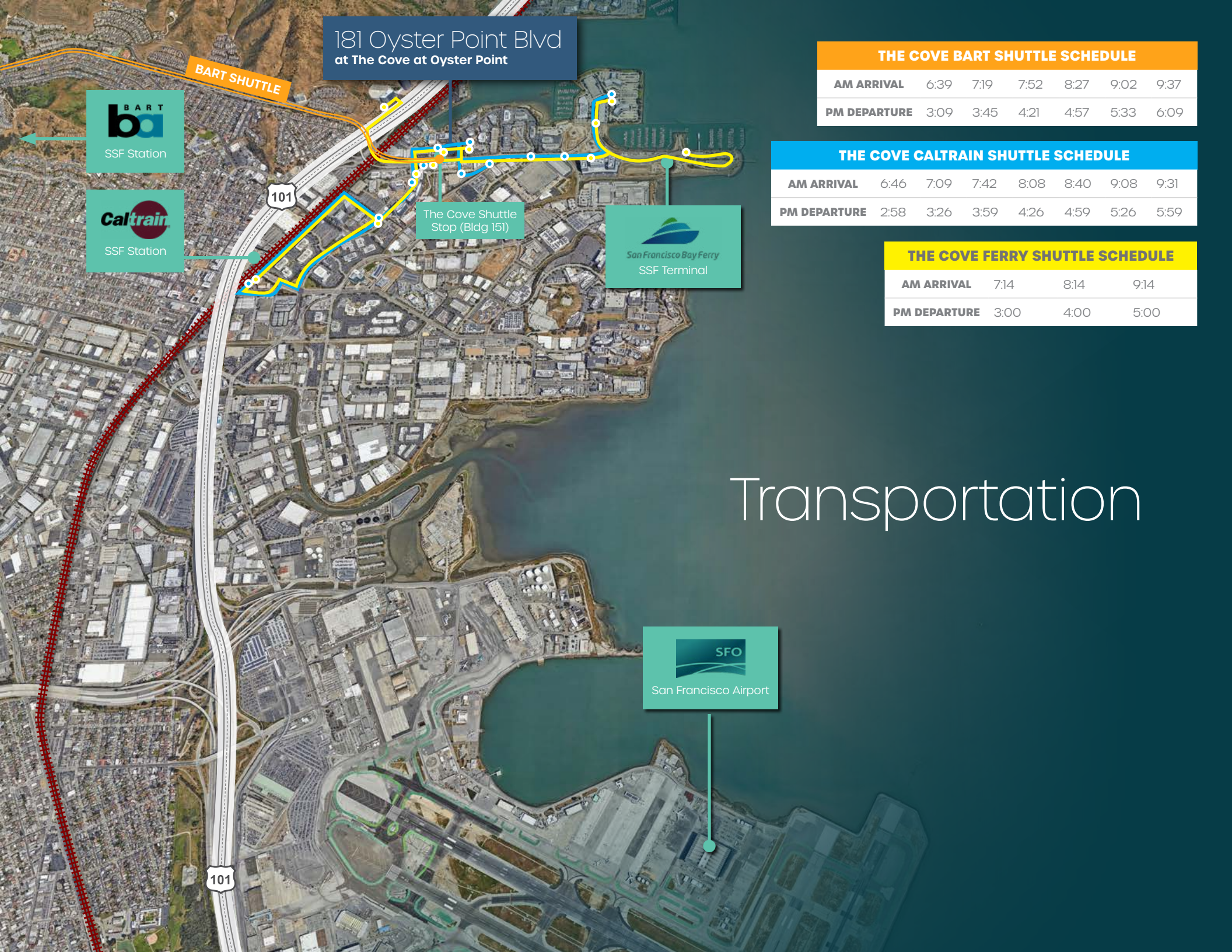
THE COVE FERRY SHUTTLE SCHEDULE

AM ARRIVAL	7:14	8:14	9:14
PM DEPARTURE	3:00	4:00	5:00

Transportation



San Francisco Airport





181 Oyster Point Blvd at The Cove at Oyster Point

South San Francisco, CA

For more information, please contact:

Marc Pope

Vice Chairman

+1 650 401 2131

CA LIC #01474483

marc.pope@cushwake.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-10.8.2024