

300 KANSAS

SAN FRANCISCO, CA, 94103






300 KANSAS STREET
BUILT
WITH
PURPOSE
SAN FRANCISCO

BUILT WITH PURPOSE

Welcome to San Francisco's first state-of-the-art R&D space, purpose-built to support manufacturing, biotech, robotics, and autonomous vehicle users.



Newly constructed with world-class spaces and robust infrastructure, 300 Kansas was designed to meet the requirements of today's innovators to develop tomorrow's technology.

-  Drive In Access
-  Biotech-grade HVAC
-  Abundant Power
-  Freeway-Facing Signage

150,000 SF
Total Square Feet

45,000 SF
Vehicle Accessible Floor Space

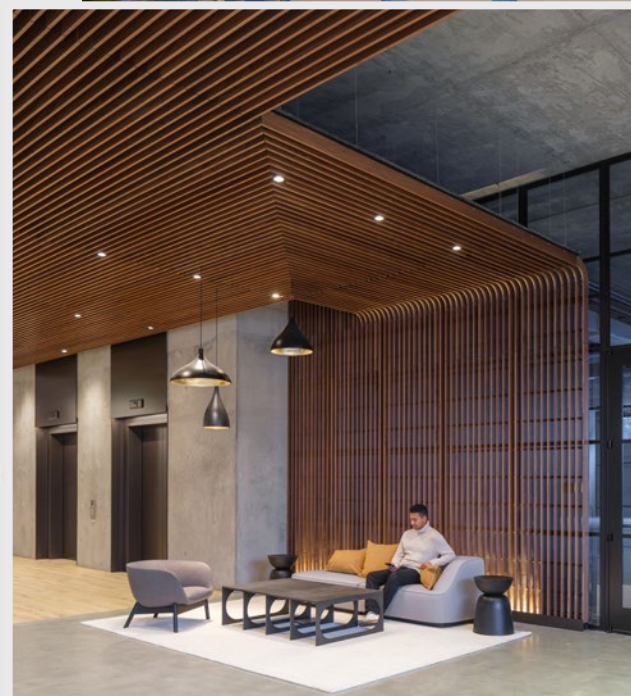
13'-6" to 25'0"
Floor to Slab Heights

19.3 W/PSF
Tenant Load



DETAILS MATTER.

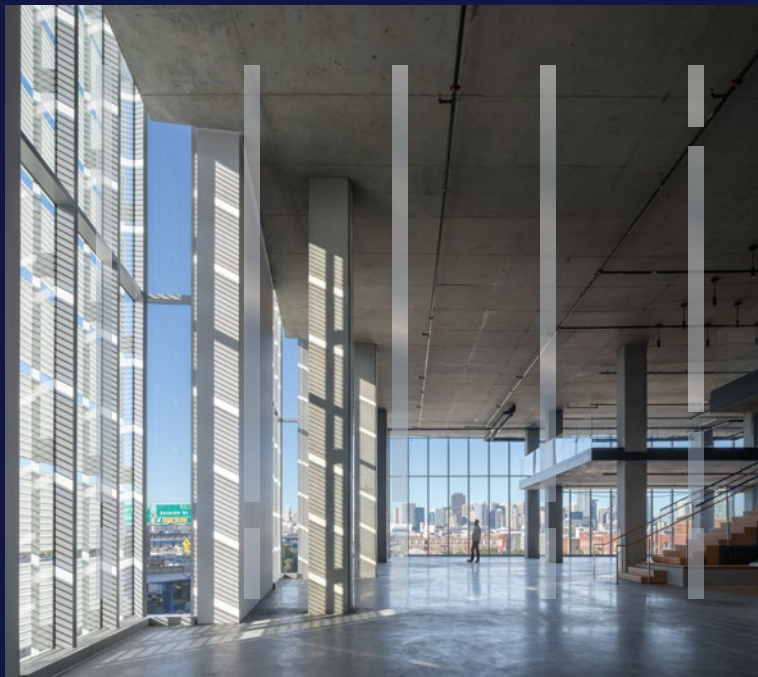
BUILDING SIZE:	151,777 SF (Divisible to 26K)
YEAR BUILD/RENOVATED:	New Construction
LAB BUILDING PROGRAM:	66/33 Lab/Office - Ability to add 1.3 CFM across 20,000SF for dedicated lab space
FLOOR TO FLOOR HEIGHT:	13' 6" average ceiling heights, with multiple double height spaces exceeding 17' height. 25' Column spacing
FLOOR LOADING:	Vibration resistant concrete floors with 125 PSF live load capacity on all floors
FLOOR ACCESS:	Drive-in access on multiple floors/entry points. 2 Shared loading docks
ELEVATORS:	Two modern, high-speed passenger elevators and one freight elevator with 5,000 lb capacity adjacent to loading docks
MECHANICAL:	100% outdoor air HVAC system (VRF and DOAS sized at 120% ventilation capacity of normal office)
ELECTRICAL:	4,000amp 270/480v 3-phase electrical service offering 19.3 watts per square foot for tenant loads
CORE:	Flexible core design to allow for future tenant exhaust/venting needs
TENANT STANDBY POWER:	250kw base building generator with separate pad on roof to add a 500kw dedicated to tenant needs
PARKING RATIO:	24 subterranean parking spaces with electric vehicle charging



- + All electric, zero-carbon, LEED Gold design
- + 4,500 square foot roof deck with views of downtown and the bay
- + Prominent signage opportunity, visible from the 101 and I-80 freeway
- + End-of-trip facilities, including showers and bike lockers
- + 24 subterranean parking spaces with electrical vehicle charging
- + Proximity to downtown San Francisco as well as South San Francisco and Silicon Valley
- + Less than 1 mile to BART and Caltrain, with numerous nearby MUNI connections

THE FUTURE IS NOW.

300 Kansas is charting a new path for sustainability in the San Francisco market as one of the first all-electric, zero-carbon core and shell buildings in the city.



WHAT IS ZERO CARBON?

A zero carbon development offsets all greenhouse gas emissions attributed to the building and thereby minimizes its contribution to climate change. 300 Kansas achieves zero-carbon performance by offsetting both **embodied carbon** (emissions from physical construction) and **operational carbon** (emissions from power supply).

HOW IS IT ACHIEVED?

EMBODIED CARBON

Material procurement: Specifying construction products with lower embodied carbon than industry standard, such as concrete with lesser cement, steel produced in cleaner facilities with high recycled content, and insulation that doesn't use blowing agents with high global warming potential.

Offsets: Purchasing carbon offsets from a third party for the remaining embodied carbon.

OPERATIONAL CARBON

Electrification: Eliminating fossil fuel combustion at the building.

Efficiency: Reducing energy consumption through design of envelope and mechanical systems.

Green power: Purchasing electricity from 100% renewable energy sources.



TRANSPORTATION, AMENITIES, & NEIGHBORS



With some of the city's best weather and a prime location abutting US-101 and I-80—just minutes from the Mission, Potrero Hill, and SoMa—the neighborhood has recently welcomed a number of restaurants, retailers, and businesses to its 18 square blocks.

From craft cocktails to dim sum, design firms to software developers, condos to concert venues, the Design District is awash with fresh faces and vibrant amenities.

MORNING BOOST

- 1 Boba Guys
- 2 Philz Coffee
- 3 La Lucha Coffee Bar
- 4 Starbucks

SUSTENANCE

- 5 Dumpling Time
- 6 El Sur
- 7 Live Sushi Bar
- 8 Hardwood Bar & Smokery
- 9 Plow
- 10 Torraku Ramen
- 11 Whole Foods Market

WELLNESS

- 12 Bright Horizons
- 13 CrossFit Potrero
- 14 Mission Bay Dog Park
- 15 Fitness Urbano
- 16 Fitness SF - SoMa

NIGHTLIFE

- 17 Anchor Public Taps
- 18 Bottom of the Hill
- 19 Chase Center
- 20 Connecticut Yankee
- 21 Thee Parkside





DRIVE-IN ACCESS

Three unique entry points that allow vehicle access to the ground, first and second levels of the building (approximately 45,000 SF)

BIOTECH-GRADE HVAC

Significant base building ventilation capacity with the ability to increase for lab-specific needs

ABUNDANT POWER

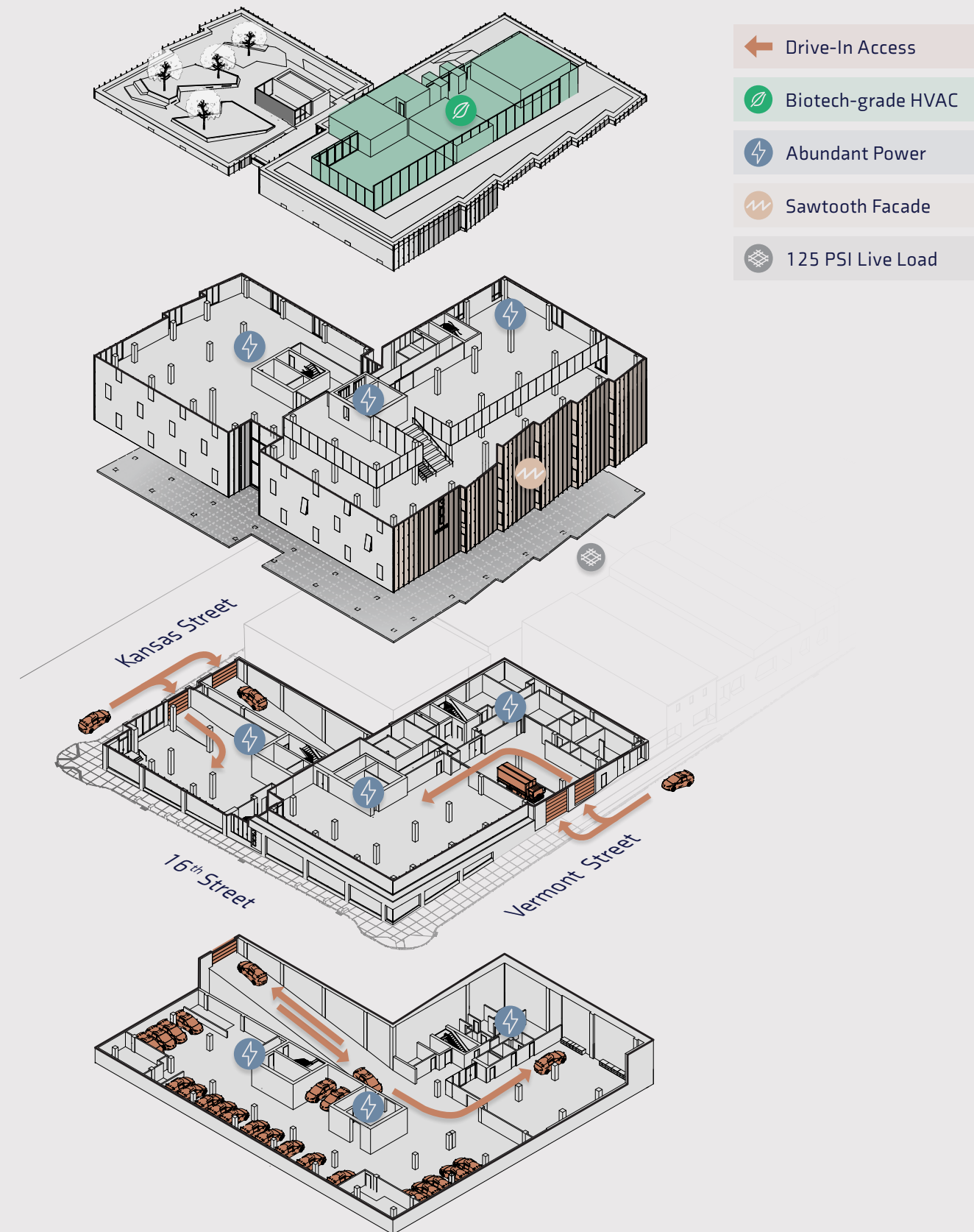
Significant electrical system delivering 19.3 watts per square foot for tenant power needs

PURPOSE-BUILT DESIGN

Sawtooth facade on east and west elevation is both architectural and functional for both advanced manufacturing and lab uses

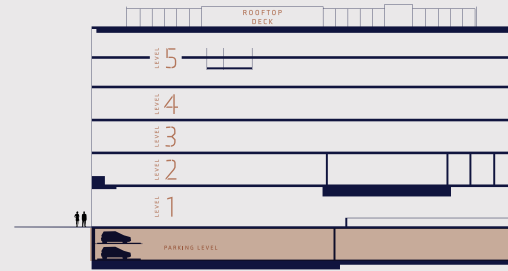
STRUCTURAL LOADS

Vibration resistant concrete floors with 125 PSI live load capacity on every level for advanced manufacturing and lab uses



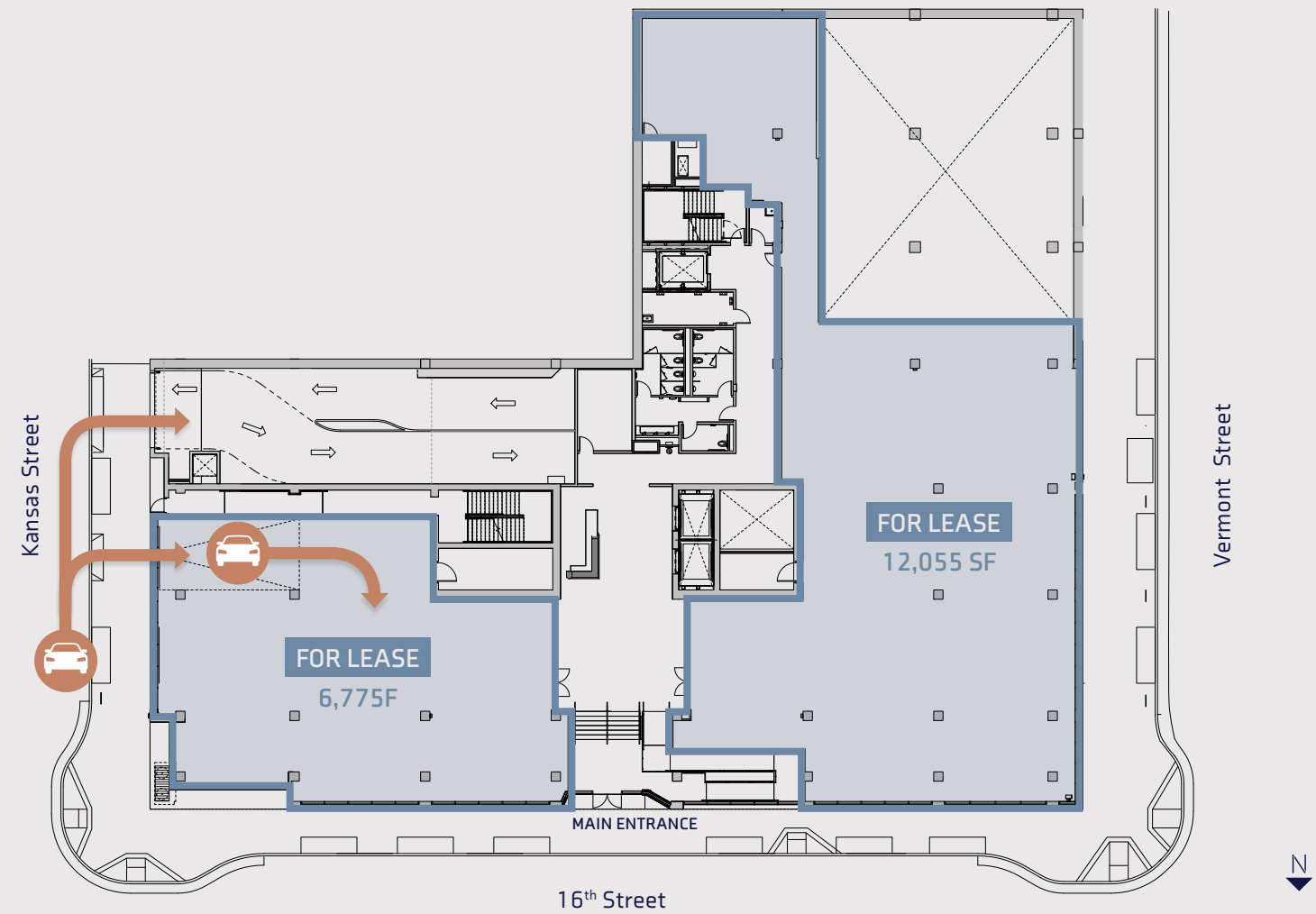
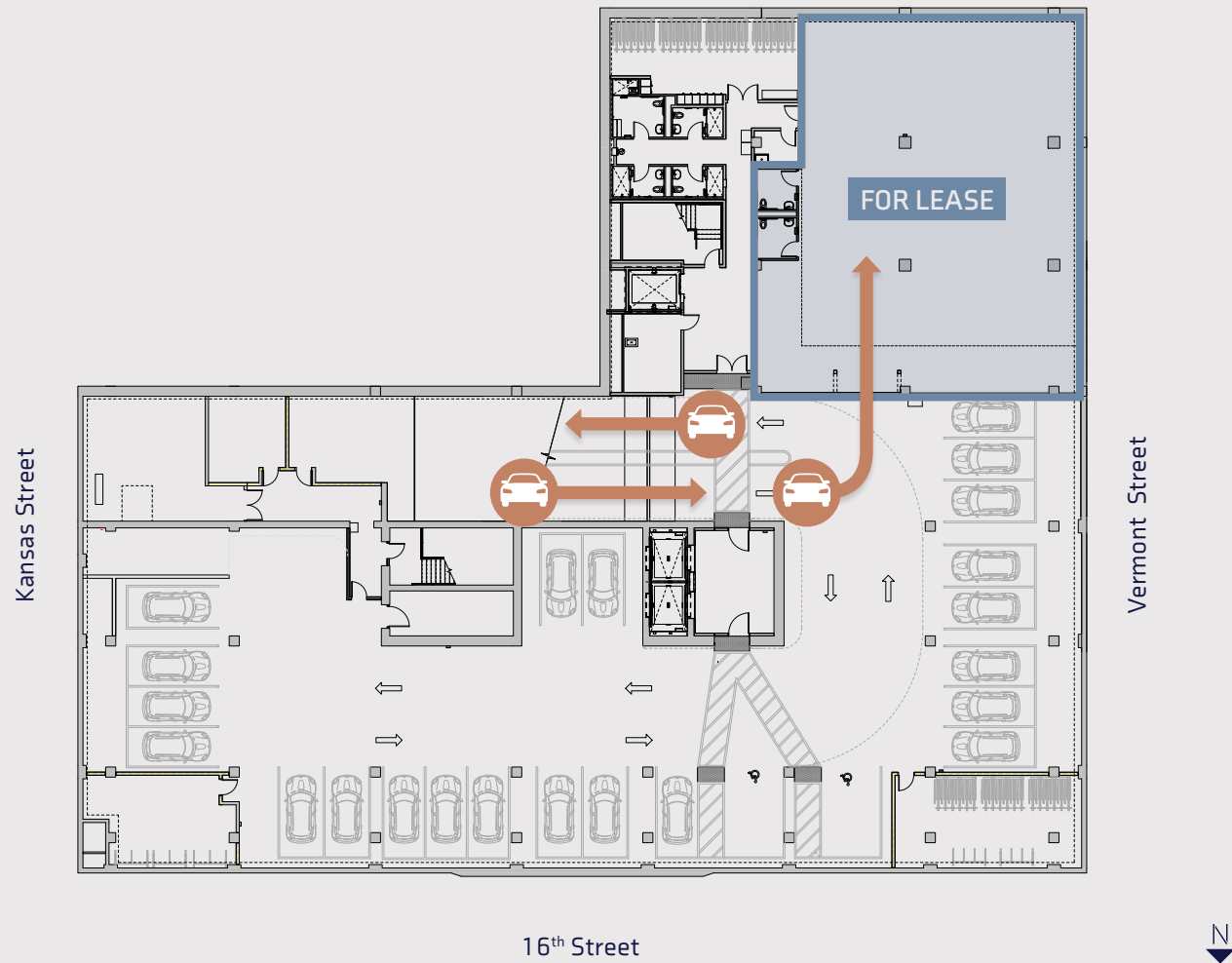
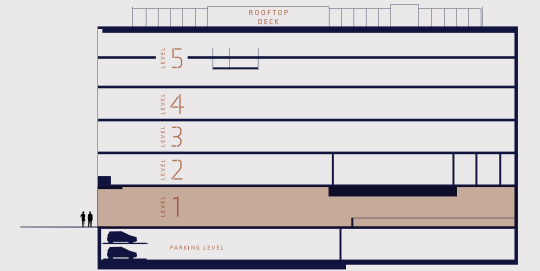
PARKING LEVEL

Basement level | 6,339 RSF | 25' Clear Height



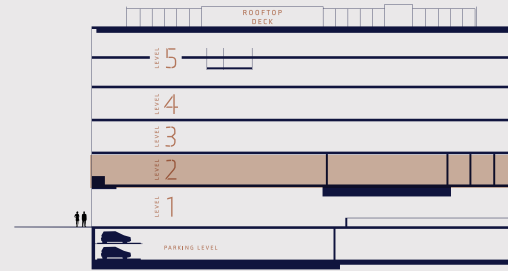
LEVEL 1

Ground level | 18,830 RSF | 17' Clear Height



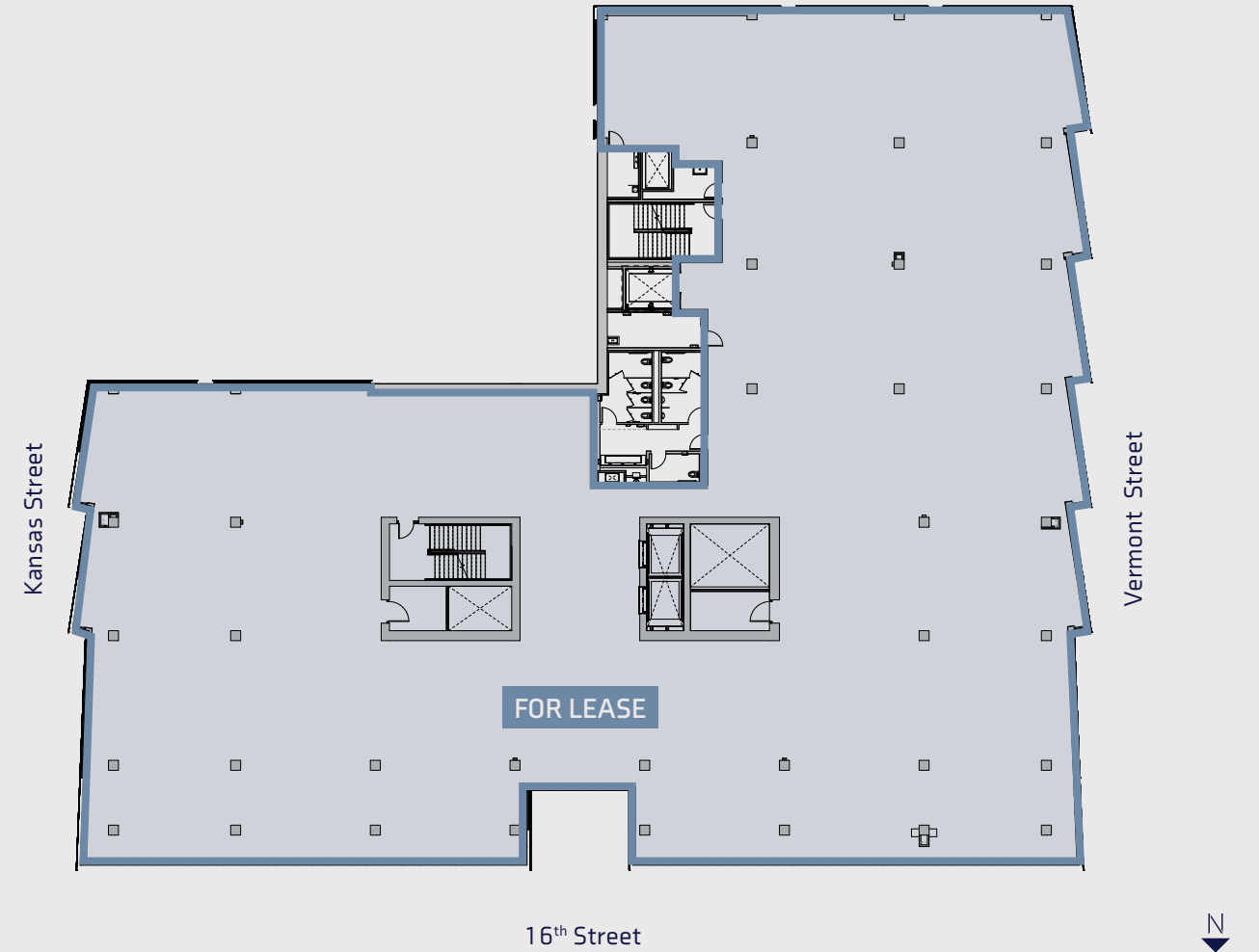
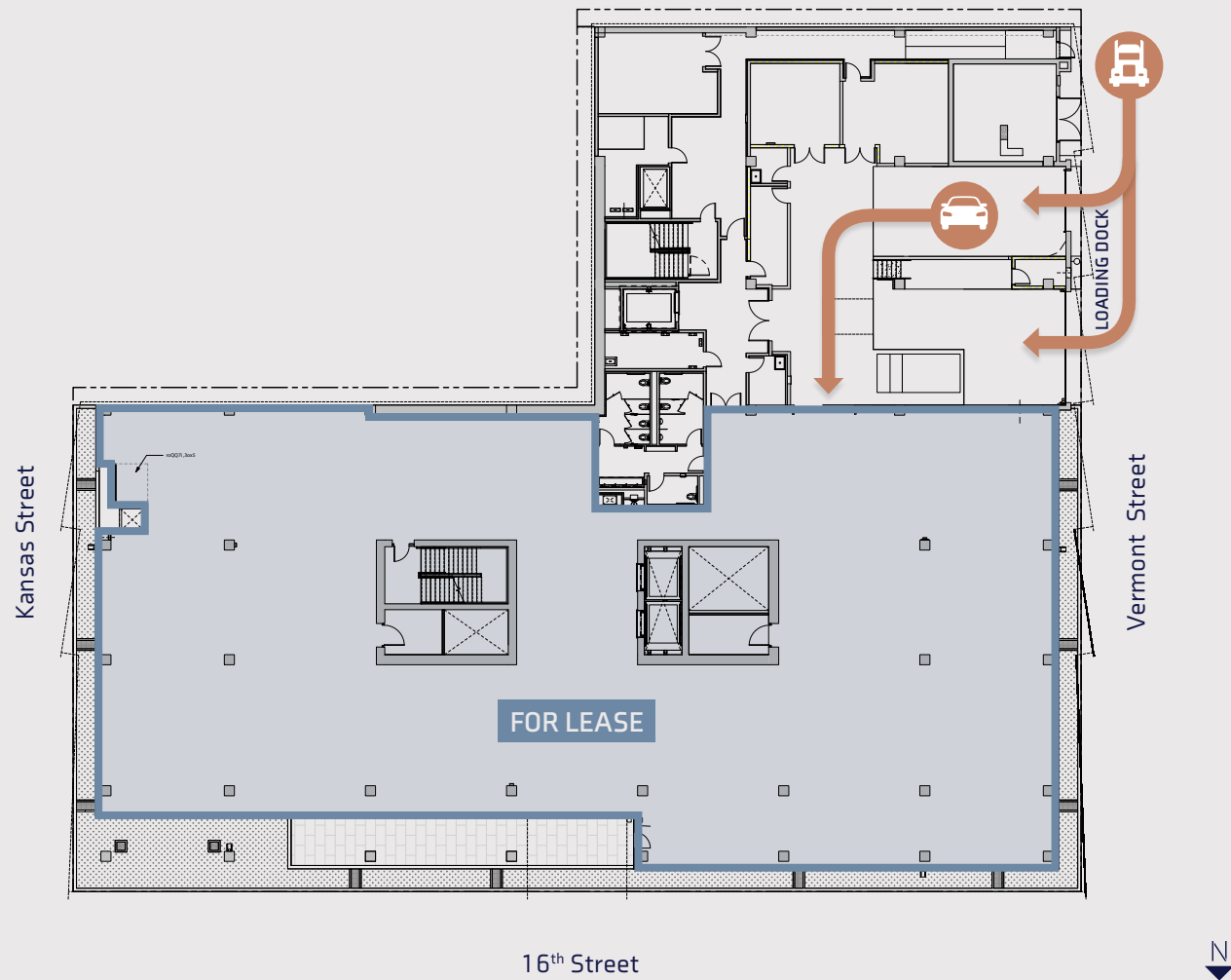
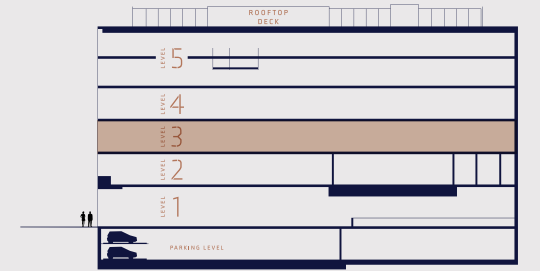
LEVEL 2

21,017 RSF | 13' 5" Clear Height



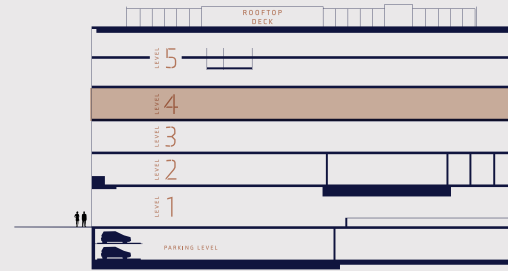
LEVEL 3

31,721 RSF | 13' 5" Clear Height



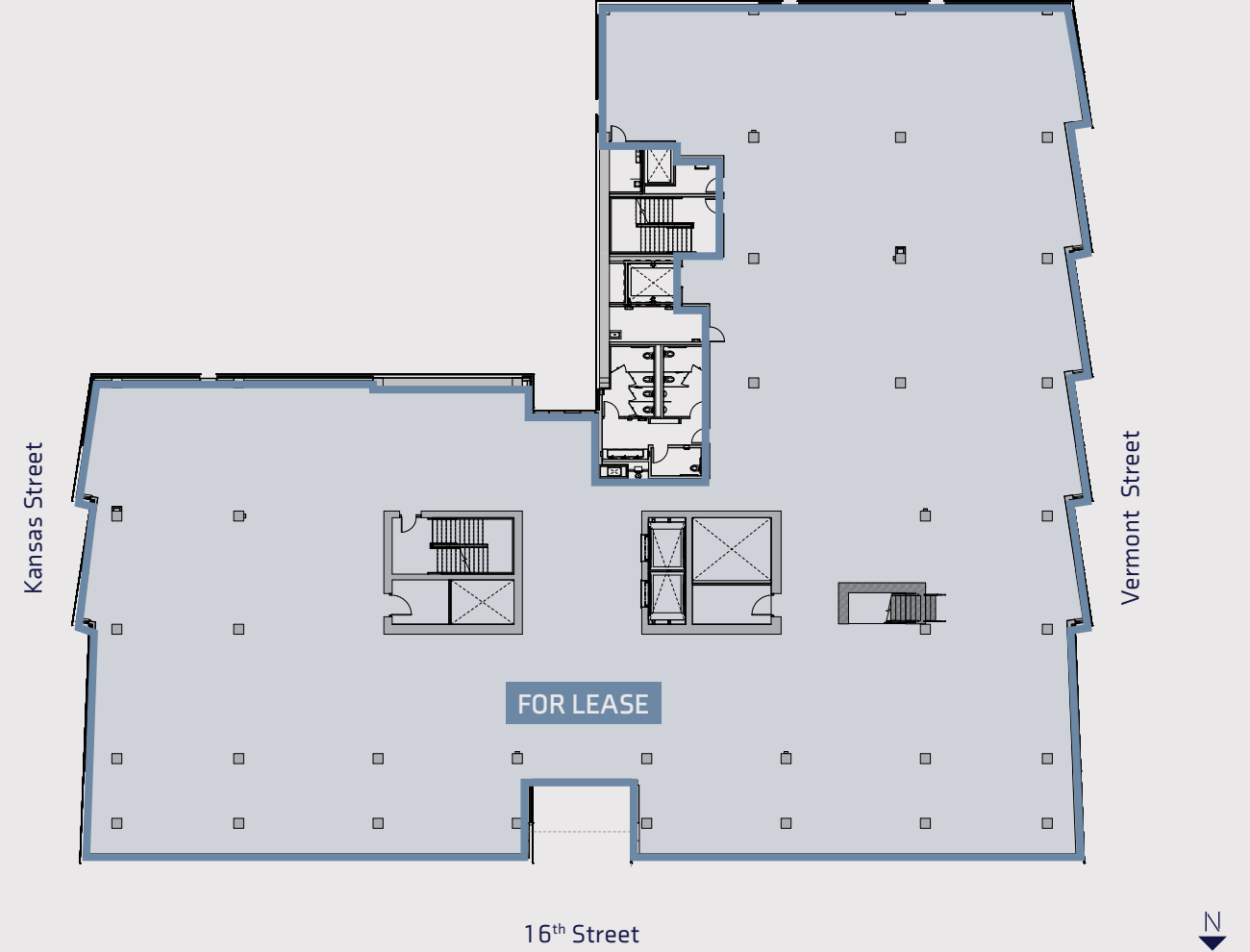
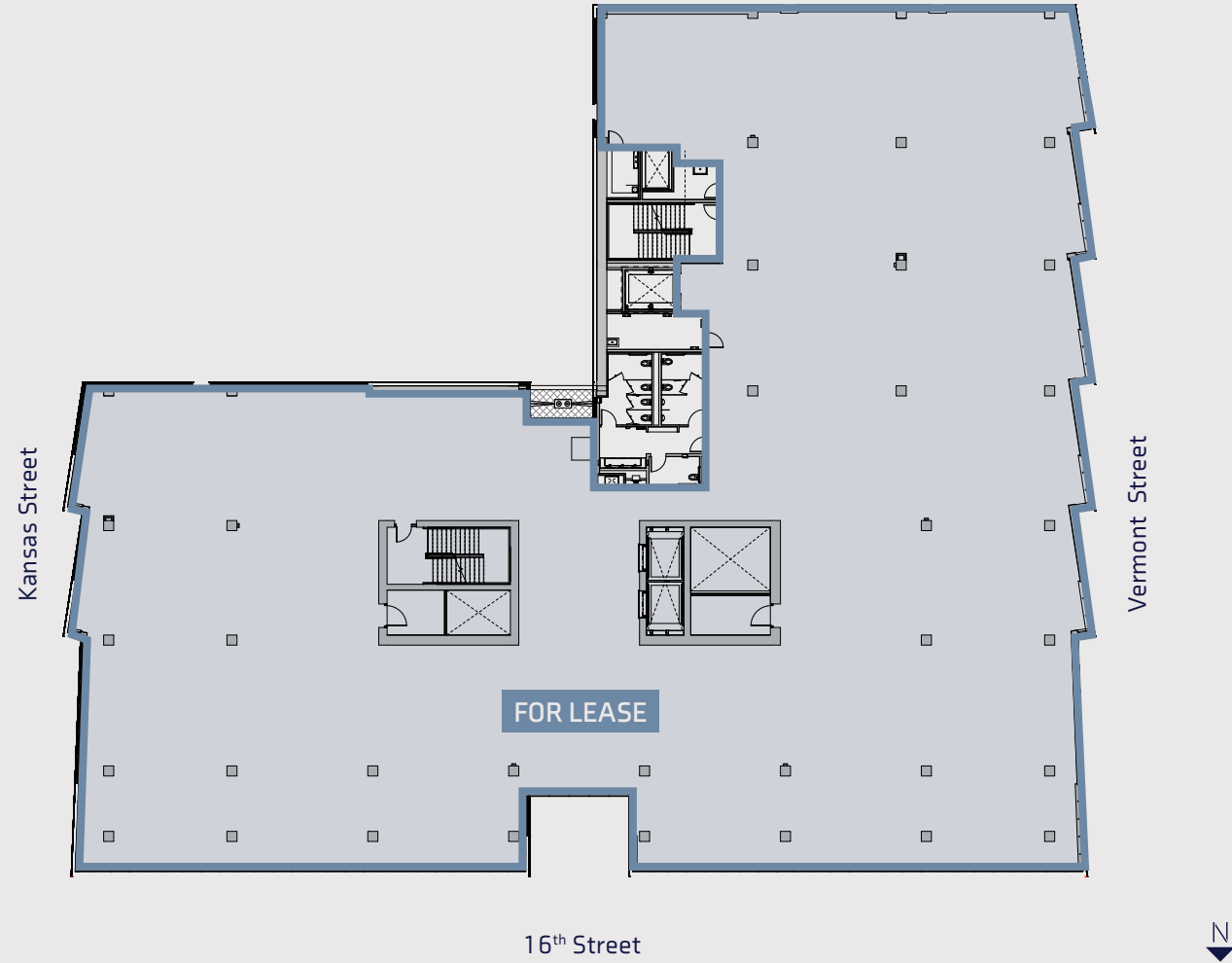
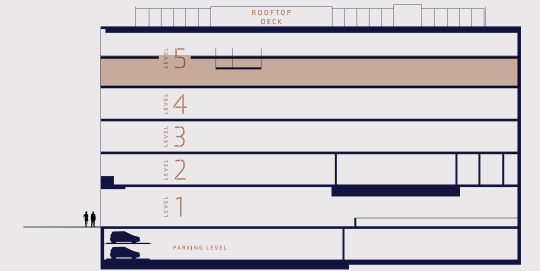
LEVEL 4

31,594 RSF | 13' 5" Clear Height



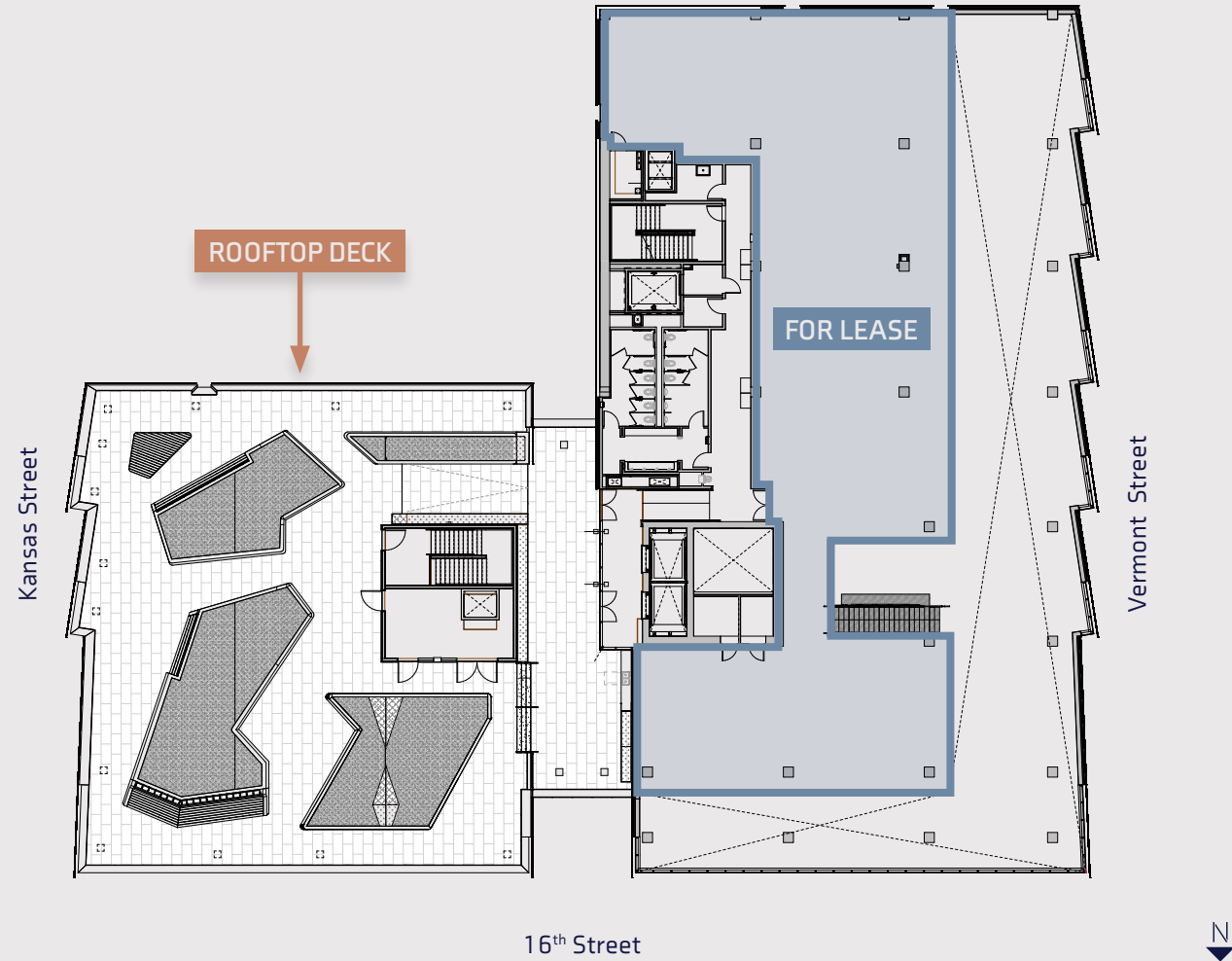
LEVEL 5

31,595 RSF | 25' Clear Height



LEVEL 6 & ROOFTOP

10,681 RSF (connected to Level 5)





300
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STREET

For more information, please contact:

JD LUMPKIN

+1 415 658 3648

jd.lumpkin@cushwake.com

Lic. #01215057

MARK ANDERSON

+1 415 713 1014

mark.anderson@cushwake.com

Lic. #01325399

KELLY YODER

+1 408 615 3427

kelly.yoder@cushwake.com

Lic. #01821117

STEVE HORTON

+1 408 615 3412

steve.horton@cushwake.com

Lic #01127340