

Life Science Sublease Opportunity

Available Now | 46,280 SF

2 Corporate Drive Gateway Crossing

South San Francisco, CA



PROPERTY HIGHLIGHTS



2nd Floor: 46,280 SF



Plug And Play Sublease



Existing Lab and Office Space



Heavy Lab Infrastructure



Multiple cGMP Suites



Full Floor Identity



Abundant On-Site Parking (2.4/1000)



Easy Freeway Access to Highway 101, SFO Airport, and downtown San Francisco



Walking distance to South San Francisco Caltrain Station



Available Now

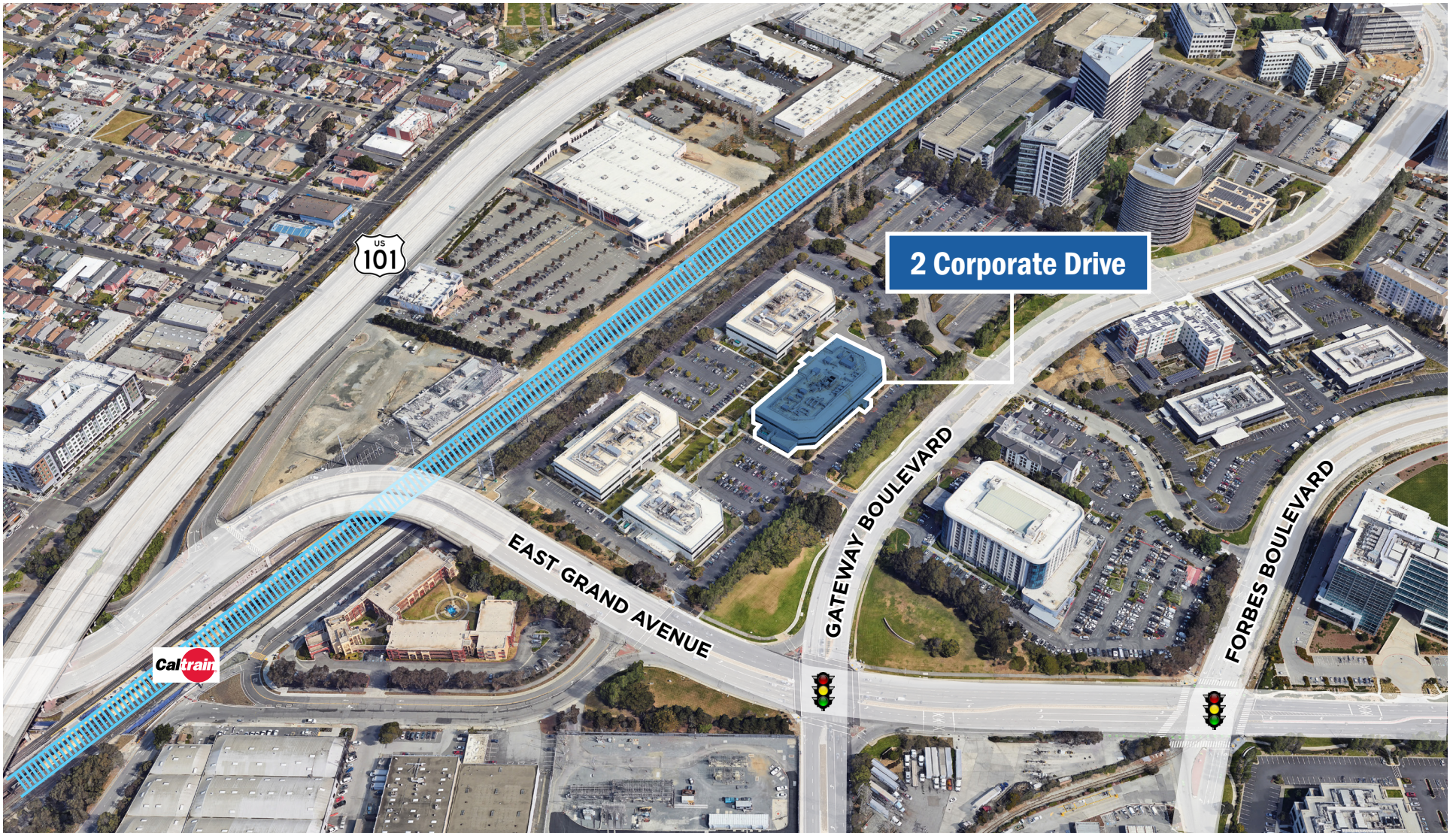


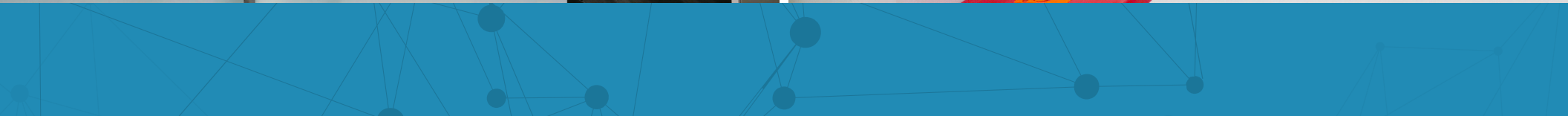
LED: 10/31/2026



SITE PLAN

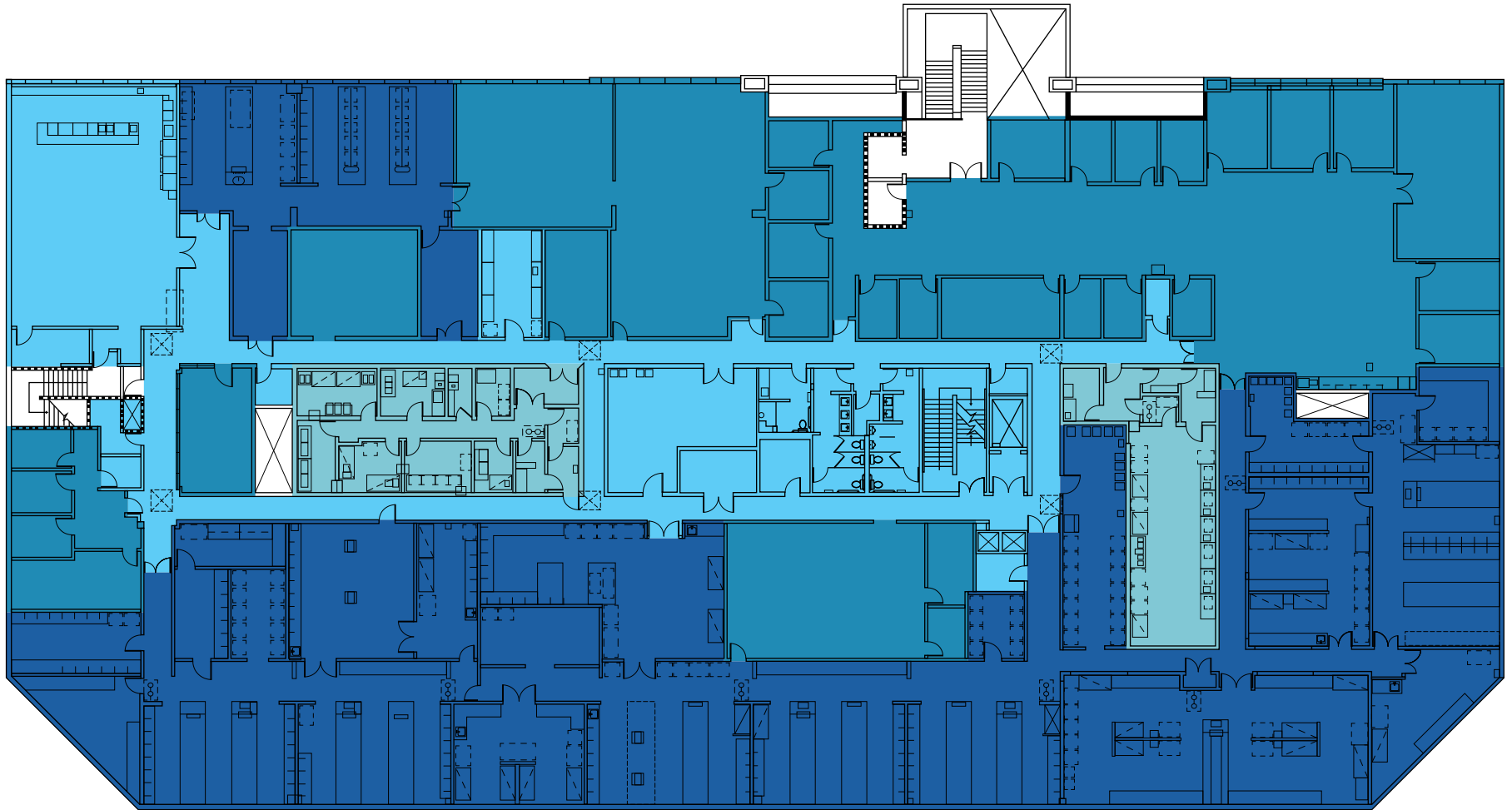
Available: 46,280 SF





FLOOR PLAN

Second Floor
46,280 SF



ACCESSORY

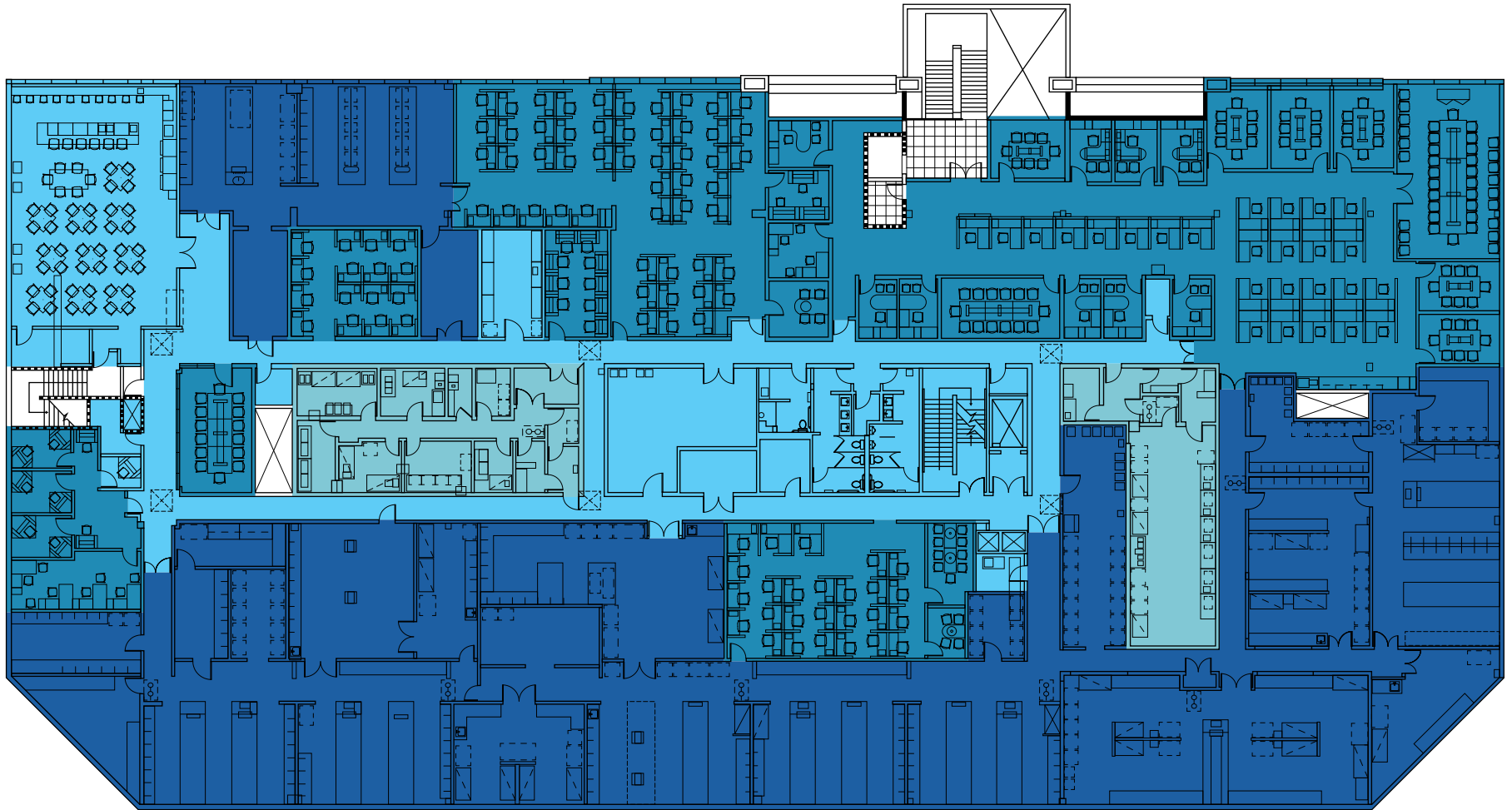
OFFICE

MANUFACTURING

LABORATORY

FLOOR PLAN

Second Floor with Furniture
46,280 SF



ACCESSORY

OFFICE

MANUFACTURING

LABORATORY

FLOOR PLAN

Second Floor, MFG Suites and GMP Laboratory



SUITE 1

SUITE 2

QC SUITE

GMP STORAGE

AMENITIES/ TRANSPORTATION

★ 2 Corporate Drive

Restaurants

1. Starbucks
- Truffle Poke Bar
- Nick the Greek
2. Chico Marx
3. Little Green Cyclo
4. Foundry & Lux
5. Esposto's Delicatelyzza
6. Darby Dan's Gourmet Sandwiches
7. The Lighthouse
8. Antigua Coffee Shop
9. Ben Tre Vietnamese Homestyle Cuisine
- El Farolito Taqueria
10. Di Napoli Pizzeria
- Buon Gusto
- Peet's Coffee & Tea
11. Two Fifty Restaurant
12. Villa Del Sol Argentinian Restaurant
13. La Tapatia Mexicatessen Grand Palace
14. Starbucks
15. Thai Satay
- Big Belly Deli
16. Basque Cultural Center
17. Vantage Amenity Center

Hotels

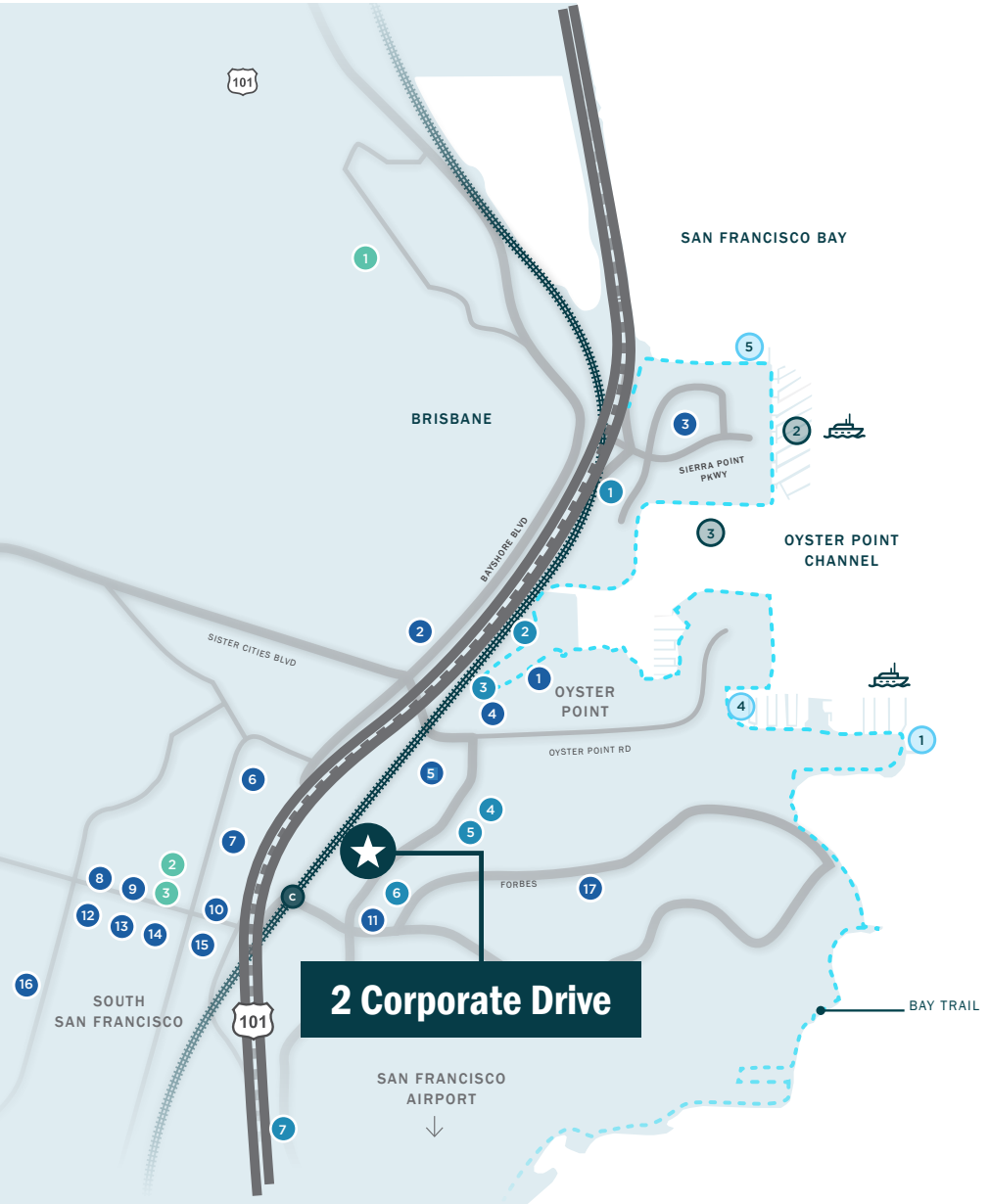
1. DoubleTree by Hilton
- Homewood Suites by Hilton
2. Residence Inn by Marriott
- Courtyard by Marriott
3. AC Hotel by Marriott
4. Larkspur Landing Hotel
5. Hilton Garden Inn
6. Embassy Suites
7. Four Points by Sheraton

Recreation

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

Banks

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



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FOR MORE INFORMATION, PLEASE CONTACT:

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