



499 FORBES BOULEVARD

Class A life science building centrally located in South San Francisco, a hub for both scientific and technological development

SOUTH SAN FRANCISCO, CA

±144,209
SQUARE FEET LIFE SCIENCE

ARALON

OWNED BY

499 Forbes Blvd is in a desirable location featuring newly constructed lab and office spaces consisting of fully furnished labs with mobility stations.



**±144,209 SF BUILDING
WITH HIGH-QUALITY STEEL
FRAME CONSTRUCTION**



**FLEXIBLE DESIGN
BUILT TO SUIT WITH TENANTS
AS SMALL AS ±12,558 SF**



**IDEAL FOR
SINGLE-USER OR MULTIPLE
TENANT ENVIRONMENT**



**LOCATED WITHIN
SOUTH SAN FRANCISCO
LIFE SCIENCE CLUSTER**



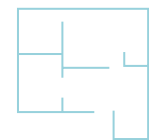
**HIGH VISIBILITY, ADJACENT TO
GENENTECH WITH IMMEDIATE
ACCESS TO HWY 101**



**PROMINENT BUILDING
AND MONUMENT
SIGNAGE AVAILABLE**



**NUMEROUS SHOPPING AND
RESTAURANTS NEARBY**



**2.7/1,000 SF
PARKING RATIO**

Lab Space Features

PREMIUM CONDITION

- Newly constructed lab & office
- Full floor opportunity
- Expansion opportunities
- Labs fully furnished with mobility stations
- Emergency generator on site
- Multiple climate zoned HVAC system
- 100% outside air, CDA, VAC, N2, and CO2 ready
- Fume hoods, BSCs
- Higher intensity LED lighting

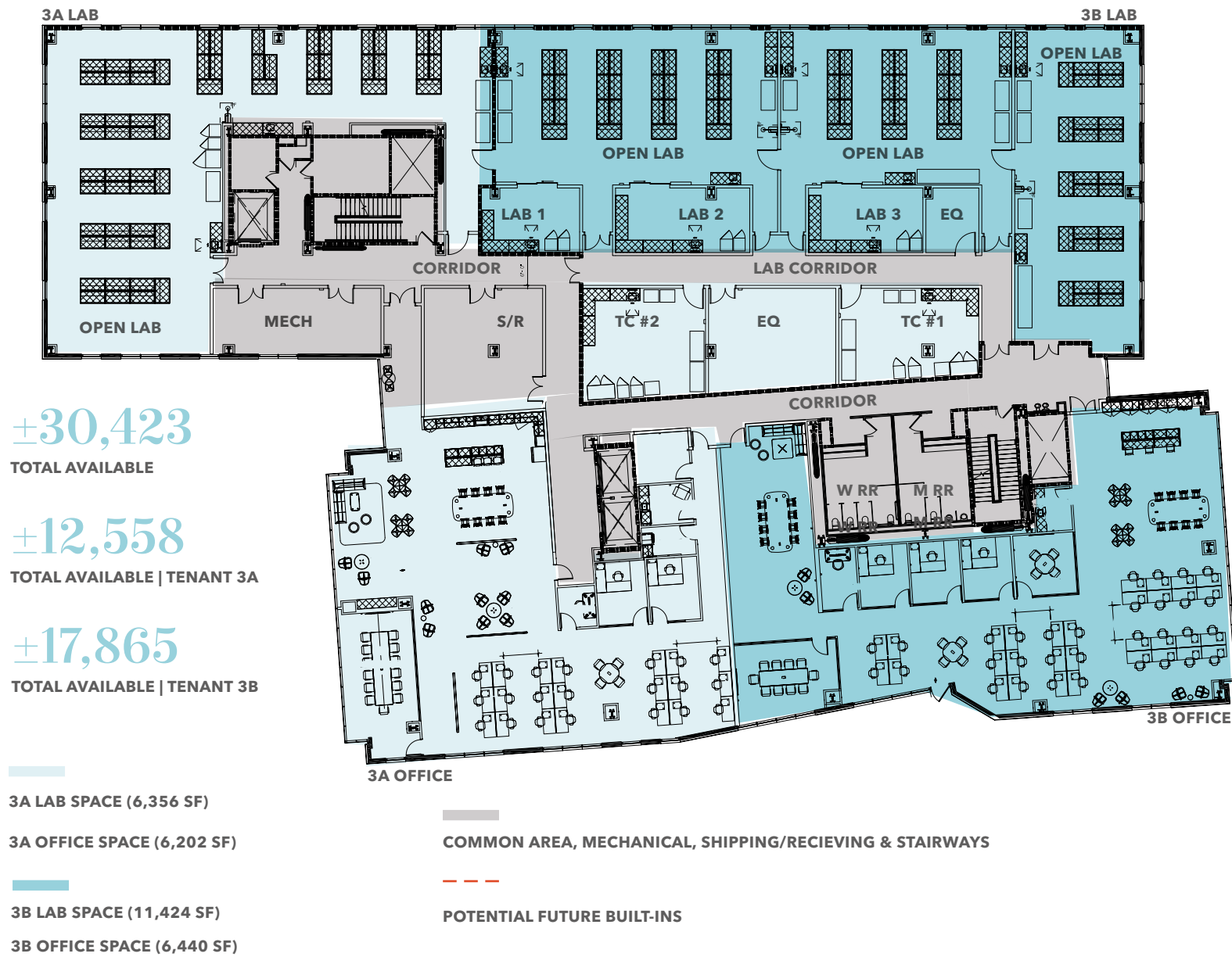
ADDITIONAL IMPROVEMENTS

- Paint and finished drywall at inside of exterior walls
- Additional electrical power
- Best-in-class laboratory-grade HVAC equipment
- Small kitchens
- Additional restrooms
- Conference rooms
- Private rooms
- Floor drains

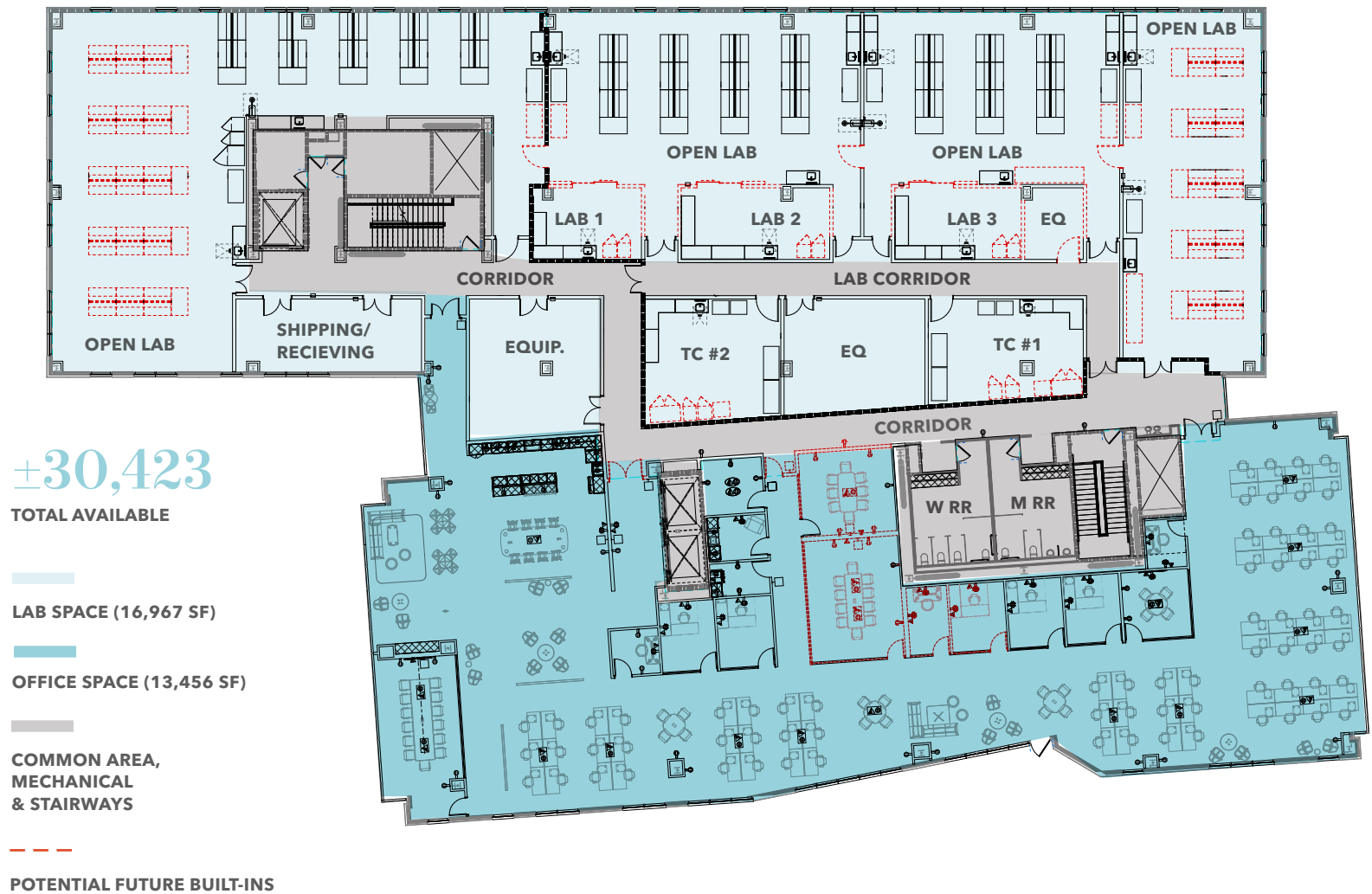
First Floor



Third Floor



Second, Fourth and Fifth Floor



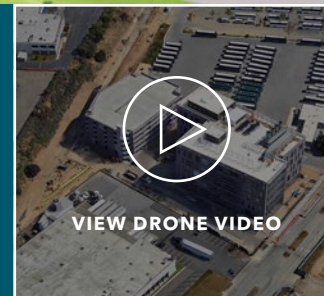
499 FORBES
BOULEVARD

CBRE

km Kidder Mathews

499 FORBES BOULEVARD

Located within South
San Francisco's sought
out life science cluster



CBRE

km Kidder
Mathews

Exterior Design Concept

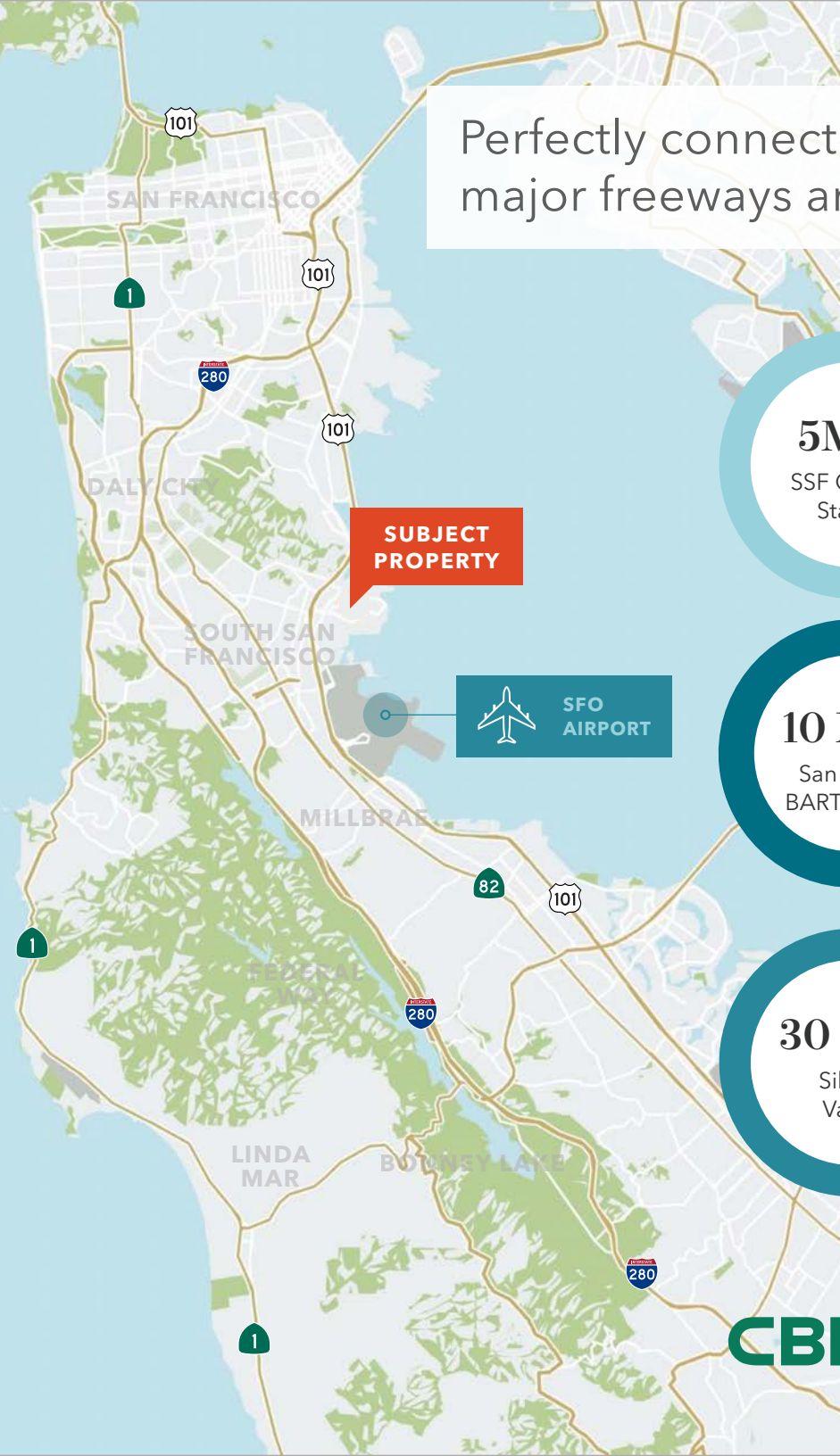


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499 FORBES BOULEVARD

Perfectly connected with easy access to major freeways and interstate highways



**SUBJECT
PROPERTY**



**SFO
AIRPORT**

5MIN

SSF Caltrain
Station

8 MIN

SFO
Airport

10 MIN

San Bruno
BART Station

15 MIN

Downtown
SF

30 MIN

Silicon
Valley

40 MIN

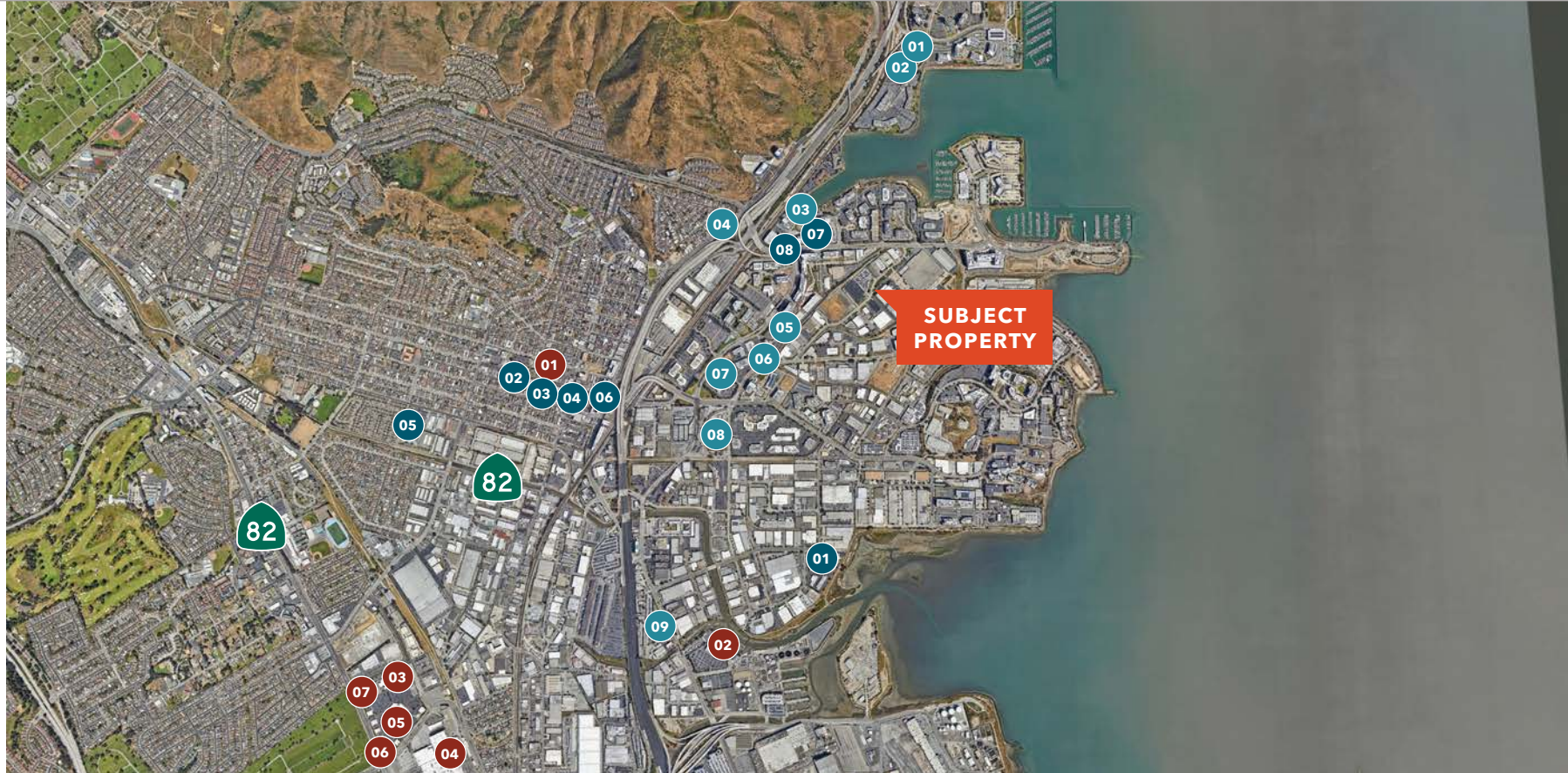
Downtown
San Jose

CBRE



**Kidder
Mathews**

499 FORBES BOULEVARD



RESTAURANTS

- 1 Baysider Cafe
- 2 Villa Del Sol Argentinian Restaurant
- 3 Starbucks
- 4 Thai Satay Restaurant & Bar
- 5 Basque Cultural Center
- 6 Peet's Coffee
- 7 Foundry & Lux
- 8 Starbucks

HOTELS

- 1 Double Tree by Hilton
- 2 Homewood Suites by Hilton
- 3 AC Hotel by Marriott
- 4 Days Inn by Wyndham
- 5 Larkspur Landing
- 6 Hilton Garden Inn
- 7 Hampton Inn by Hilton
- 8 Embassy Suites by Hilton
- 9 Best Western Plus

RETAIL & ENTERTAINMENT

- 1 Physique Magnifique
- 2 Costco
- 3 Lowe's
- 4 The Shops of Tanforan
- 5 Marshalls
- 6 Chase Bank
- 7 Lucky Grocery

30+

RESTAURANTS, BARS & COFFEE SHOPS

50+

RETAIL & ENTERTAINMENT SPOTS

15+

HOTELS

CBRE



**Kidder
Mathews**



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499 FORBES BOULEVARD

SOUTH SAN FRANCISCO, CA

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