



INNOVATION
PROPERTIES
GROUP

434 N Canal St.

SUITE #7

South San Francisco, California



FOR SUBLEASE

Biotech Wetlab & Office Space

Newly Renovated & Private

+/-3560 SQFT AVAILABLE

ipgsf.com

Property features:

- $\pm 1,388$ sf laboratory/lab storage space on ground floor
- $\pm 2,176$ sf office, meeting rooms, cubicle space, reception foyer
- Ideal space for Biotech startup
- 2 private offices
- 1 large conference room
- Reception foyer with small gathering area
- New carpets, flooring, paint throughout
- 7 dedicated parking spots close to entrance
- 4 blocks to downtown South San Francisco
- Available for move-in: July 1st, 2024

± 3560 sf laboratory space near historic downtown South San Francisco. An ideal site for a young company ready to establish their own small biotech research/development center.

± 3560

Total Square Feet

- Wetlab & Office
- 7 Dedicated parking spots

$\pm 1,388$

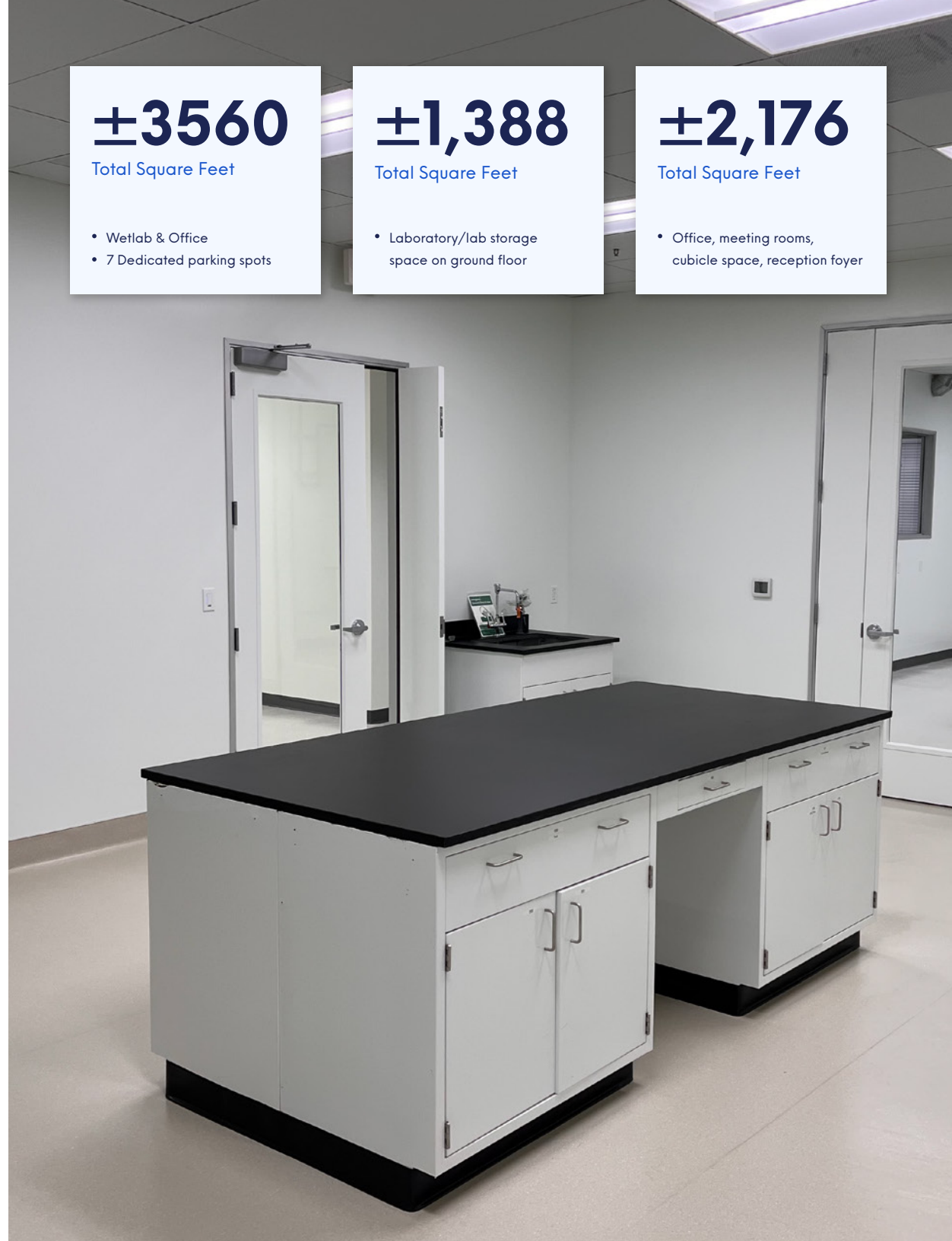
Total Square Feet

- Laboratory/lab storage space on ground floor

$\pm 2,176$

Total Square Feet

- Office, meeting rooms, cubicle space, reception foyer



Recent upgrades:

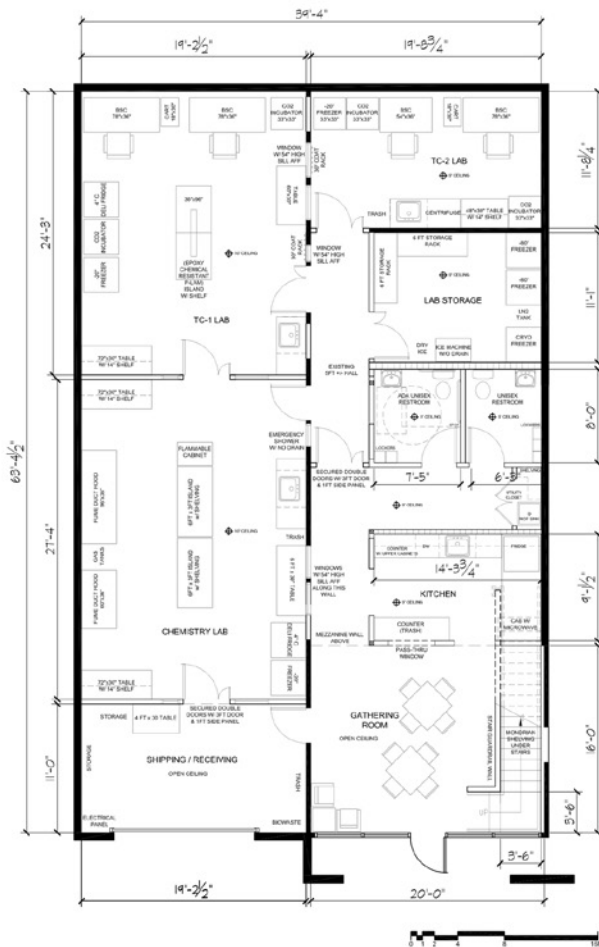
- **Electrical:** 225 Amp service
- **Lighting:** Energy efficient LED lighting throughout
- **HVAC:** 3 dedicated HVAC units, permitted ducting and air flow to fully support labs and offices
- **Plumbing:** Renovated rest rooms, new lab sinks, safety compliant eye-washes, safety shower
- New carpets, flooring, paint throughout

Office features:

- 2 private offices
- 1 large conference room
- Reception foyer with small gathering area
- Open cubicle area
- Kitchenette
- 2 restrooms
- Potential to modify office spaces per desired specifications



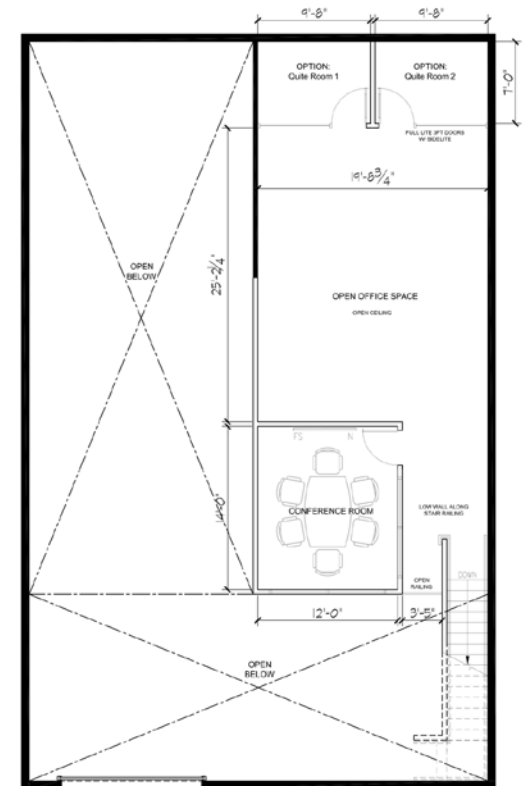
First Floor



Plug-and-play lab ready

Upgraded electrical, HVAC, and plumbing is in place to fully support all standard equipment and instruments for bio/chemical laboratory research. Existing lab casework provides open work benches, ample shelving and storage. Certified fume hoods, new sinks and safety-compliant eye-washes and shower are installed.

Second Floor



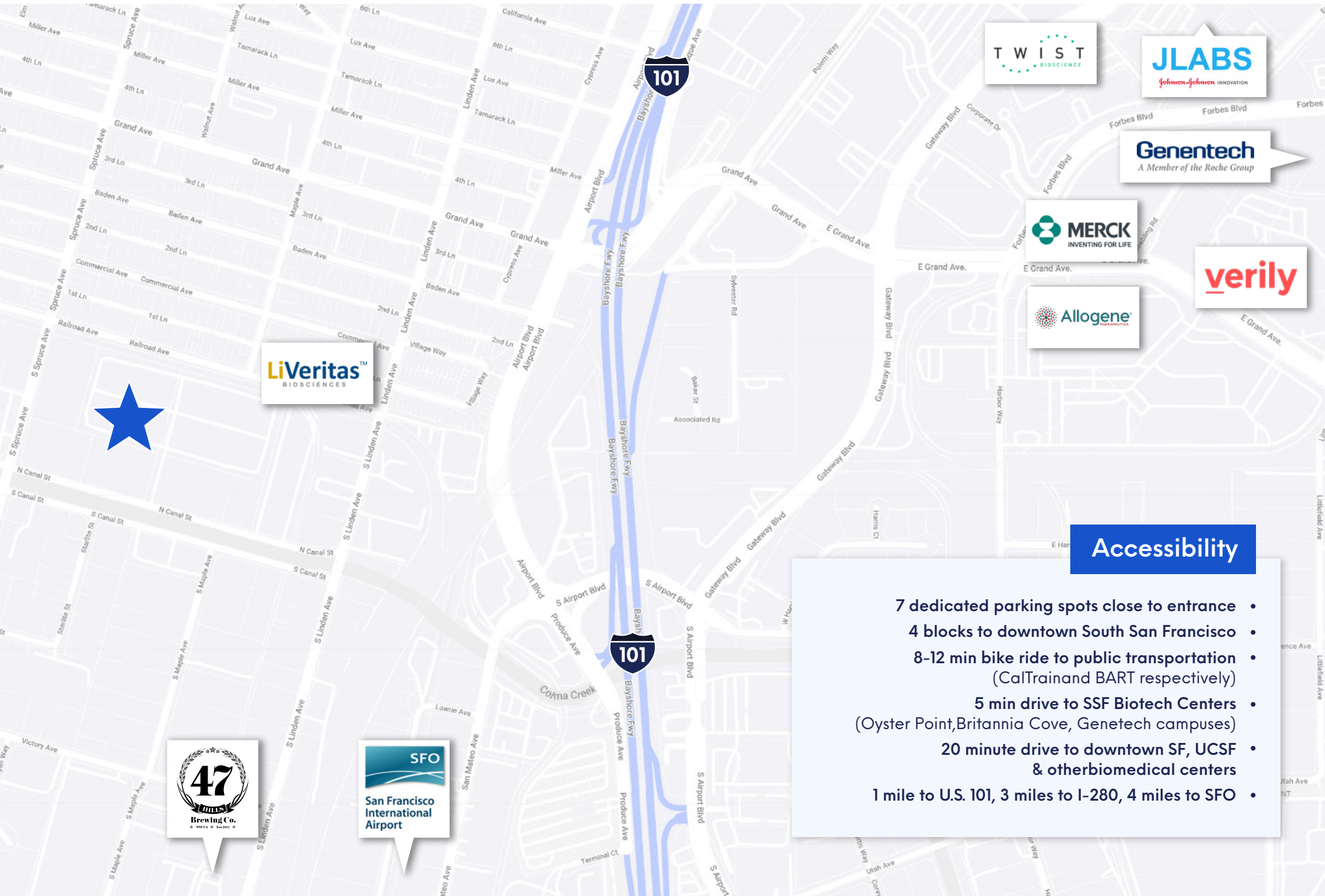
Flexibility and options

Potential exists to tailor this space to your company's needs and growth. Possibility for a shared-tenant arrangement can be discussed. Landlord is open to providing financing for lab equipment.

Lab features:

- Two (2) separate lab rooms with sinks, lab benches, and a certified 8' fume hood
- Two (2) Tissue Culture labs
- Vivarium
- Dedicated lab storage area with space and power for freezers, refrigerators, ice machine, LN2, dry ice, and other lab equipment
- 15-ft roll-up door for easy deliveries
- Accessible shipping receiving area for biowaste, chem-waste, deliveries & pick-ups
- VCT floors throughout
- Ample power
- Potential to modify lab space per desired specifications





Accessibility

- 7 dedicated parking spots close to entrance
- 4 blocks to downtown South San Francisco
- 8-12 min bike ride to public transportation (CalTrain and BART respectively)
- 5 min drive to SSF Biotech Centers (Oyster Point, Britannia Cove, Genentech campuses)
- 20 minute drive to downtown SF, UCSF & other biomedical centers
- 1 mile to U.S. 101, 3 miles to I-280, 4 miles to SFO





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For leasing information

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