

300 KANSAS

SAN FRANCISCO, CA, 94103



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

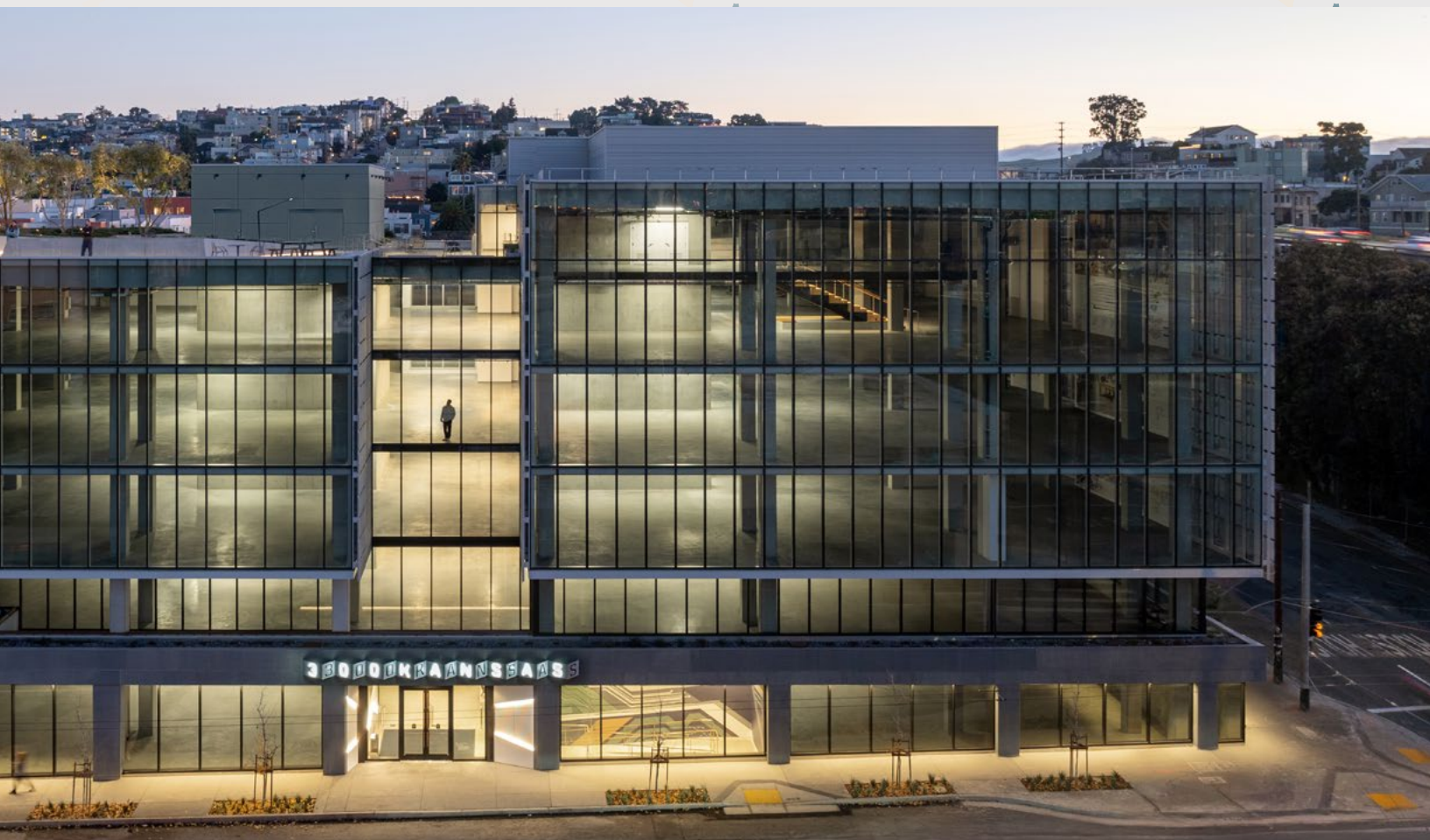
Vehicle Accessible Floor Space

13'-6" to 25'0"

Floor to Slab Heights

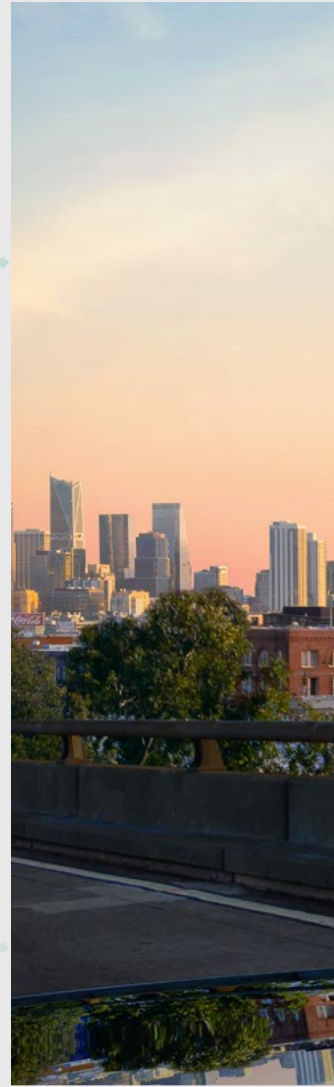
19.3 W/PSF

Tenant Load



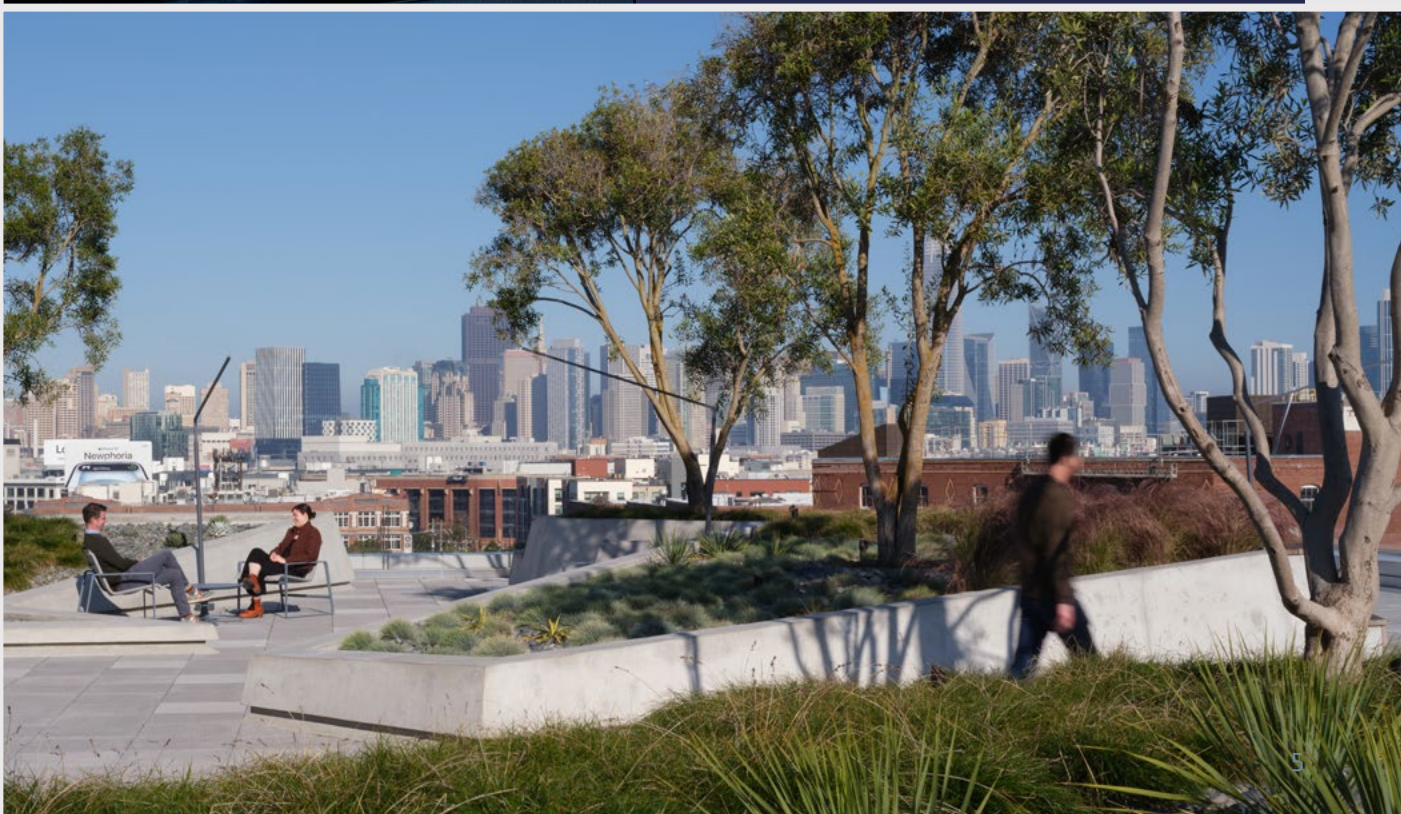
DETAILS MATTER.

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 20,000 SF 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 PSF 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



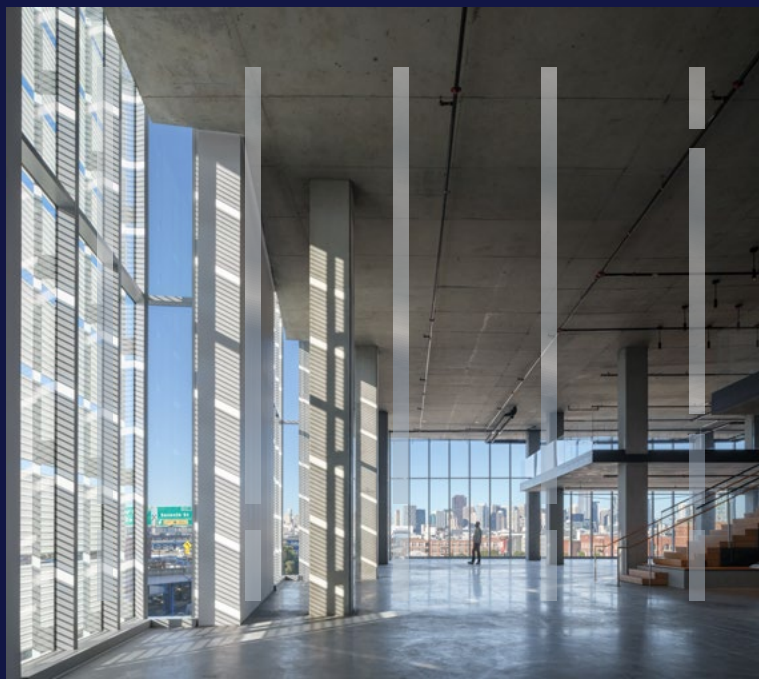


- + All electric, zero-carbon, LEED Gold design
- + 4,500 square foot roof deck with panoramic views of downtown and the bay
- + Wi-Fi enabled shared amenity greenspace with ample seating, lounge chairs and kitchenette
- + Prominent signage opportunity, visible from the 101 and I-80 freeway
- + End-of-trip 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
- 12 Cafe Da Fonk!
- 13 Wolfe's Lunch
- 14 Next Level Burger
- 15 Milkbomb Ice Cream
- 16 Makers Café
- 17 Louie's Original
- 18 Magic Donuts & Coffee

WELLNESS

- 19 Bright Horizons
- 20 CrossFit Potrero
- 21 Mission Bay Dog Park
- 22 Fitness Urbano
- 23 Fitness SF - SoMa
- 24 Tiptoes Nail Spa
- 25 Gymworx

NIGHTLIFE

- 26 Bottom of the Hill
- 27 Connecticut Yankee
- 28 Thee Parkside
- 29 Adams 74 Cafe + Bar
- 30 Blooms Salon
- 31 Chase Center
- 32 Oracle Park





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

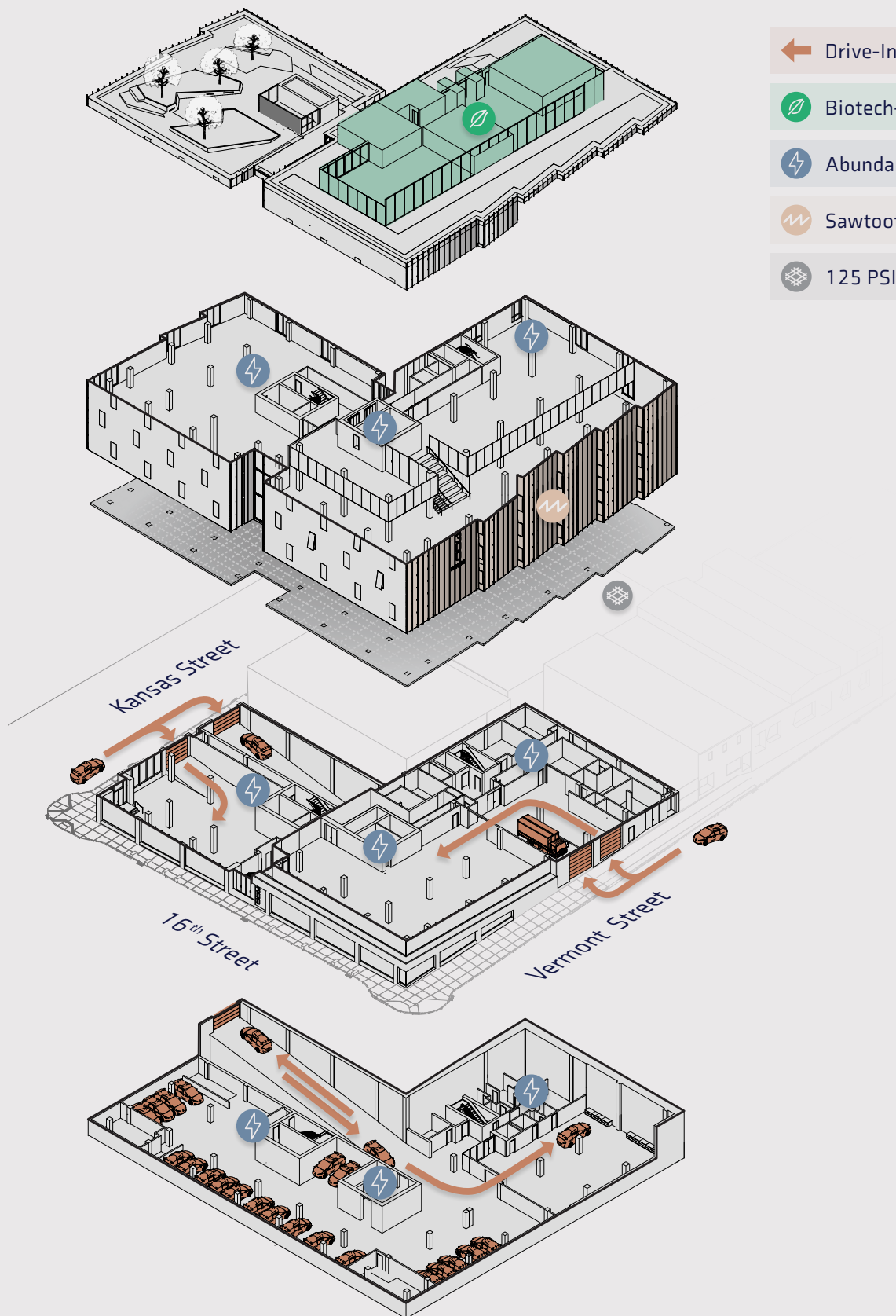
Significant electrical system delivering 19.3 watts per square foot for tenant power needs

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 PSF live load capacity on every level for advanced manufacturing and lab uses



← Drive-In Access

Biotech-grade HVAC

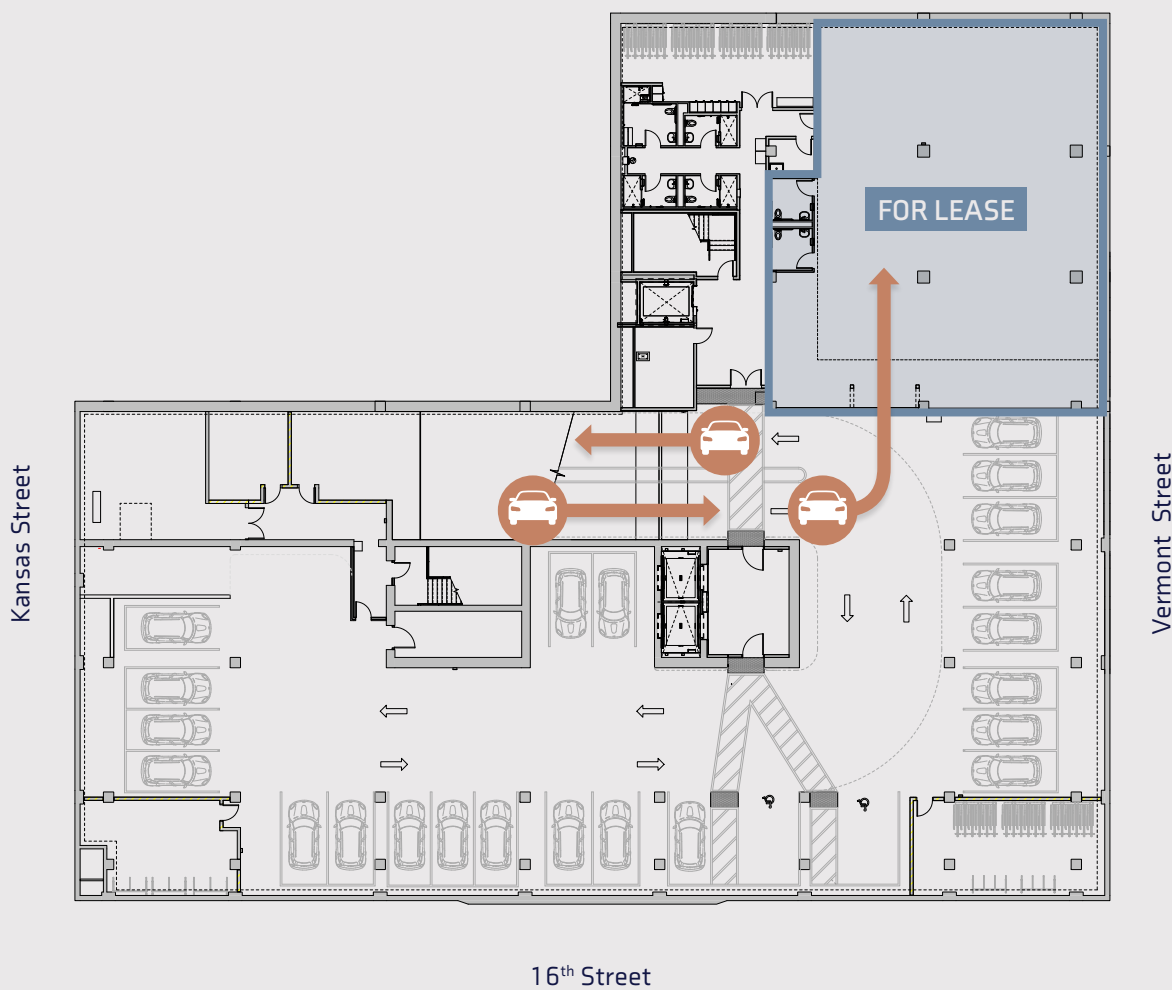
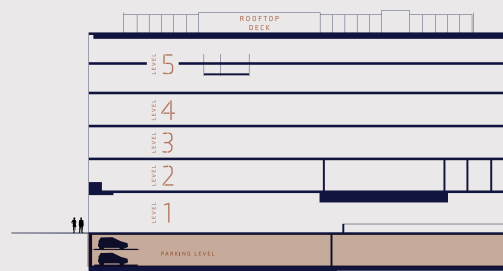
Abundant Power

Sawtooth Facade

125 PSI Live Load

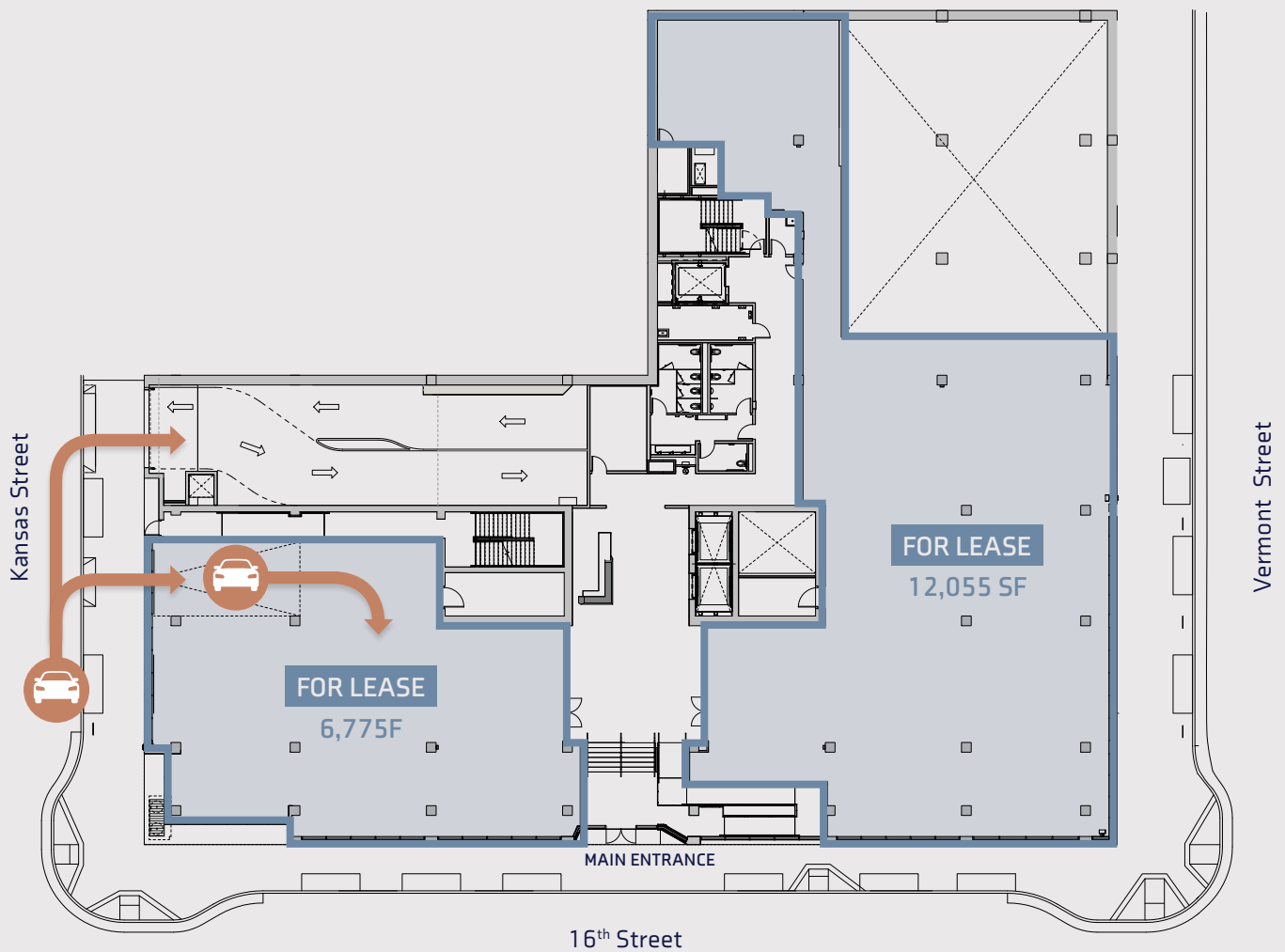
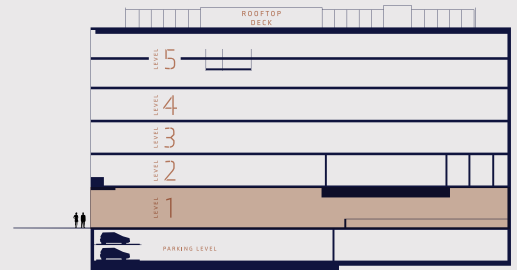
PARKING LEVEL

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



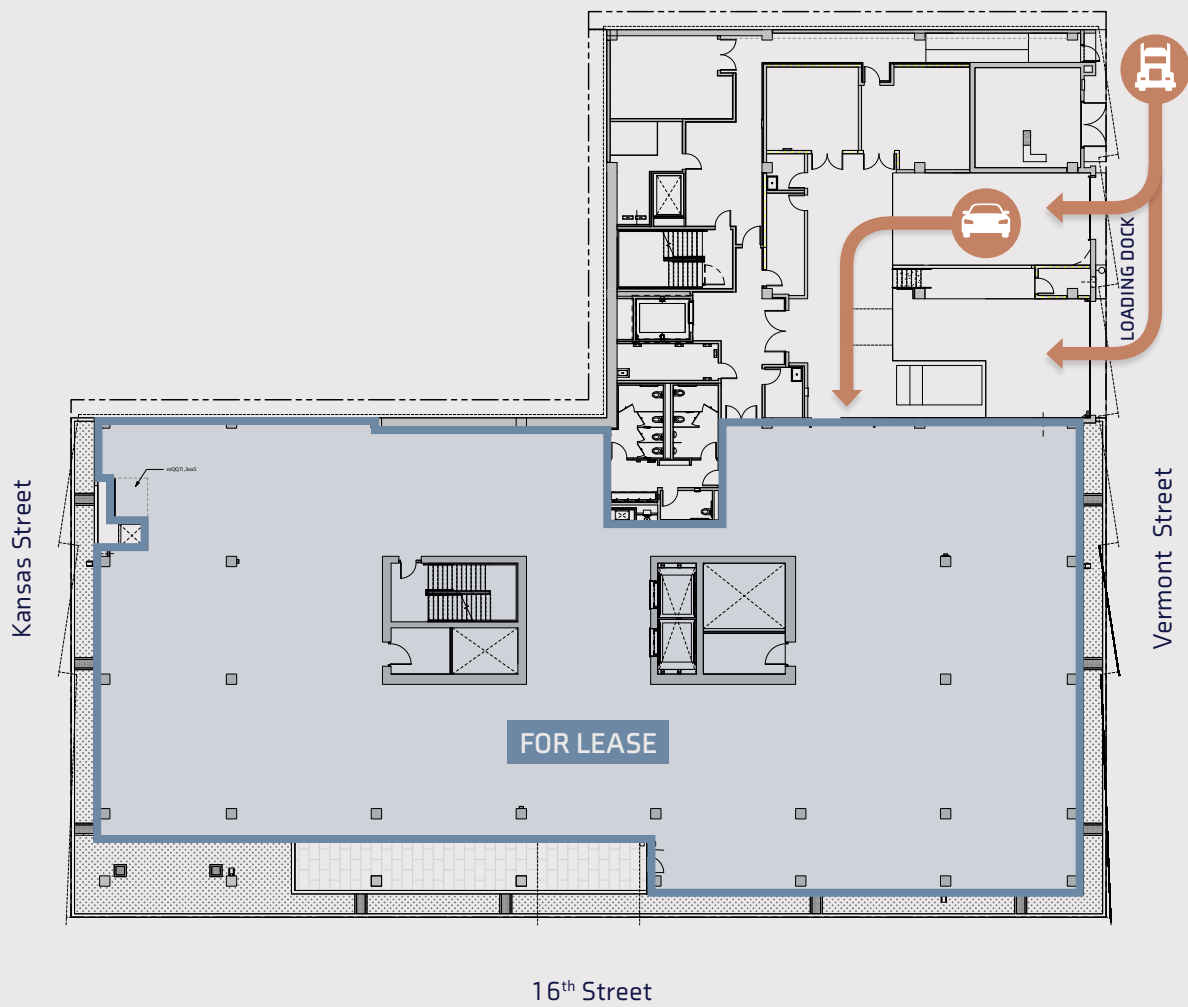
LEVEL 1

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



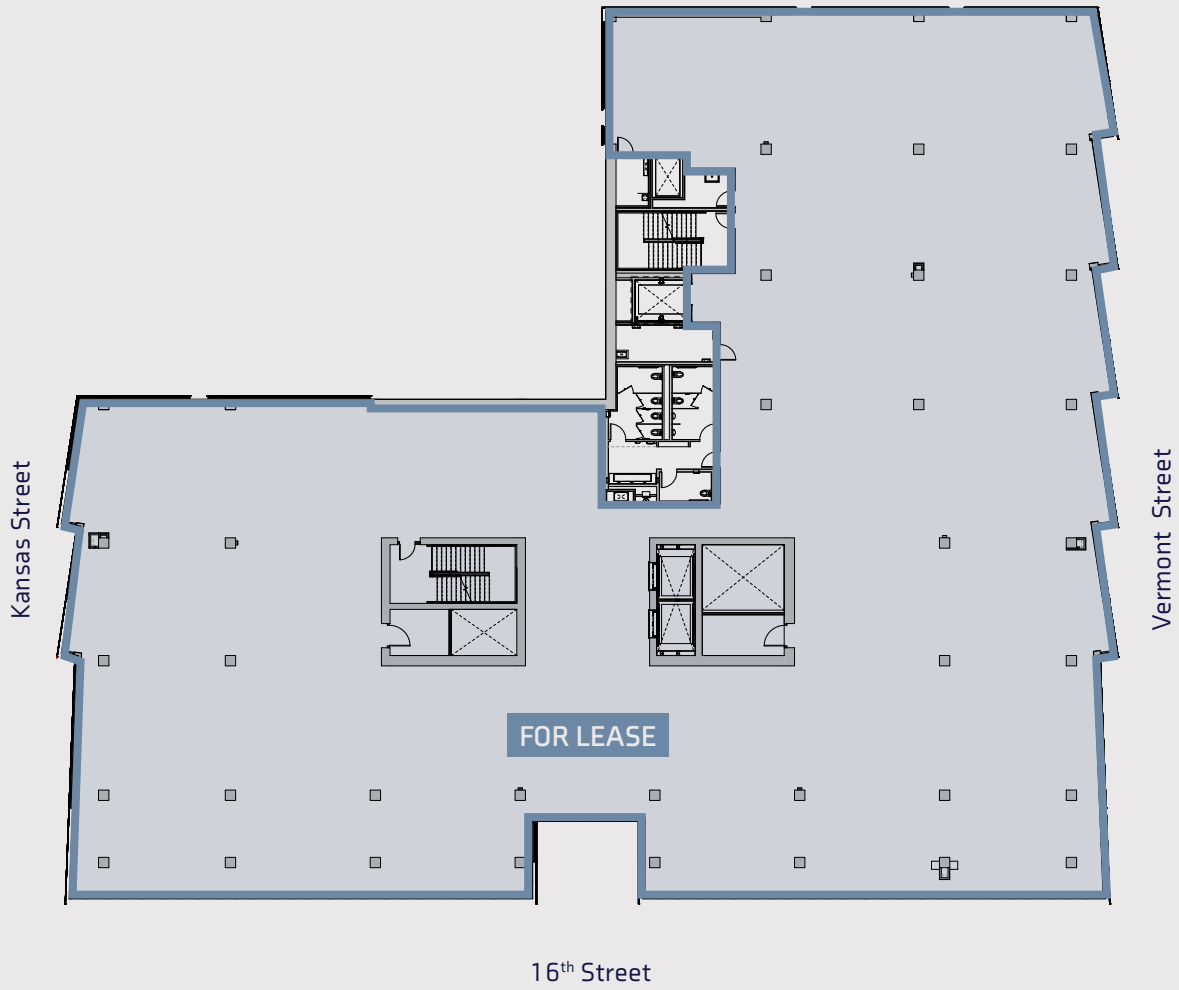
LEVEL 2

21,017 RSF | 13' 5" Clear Height



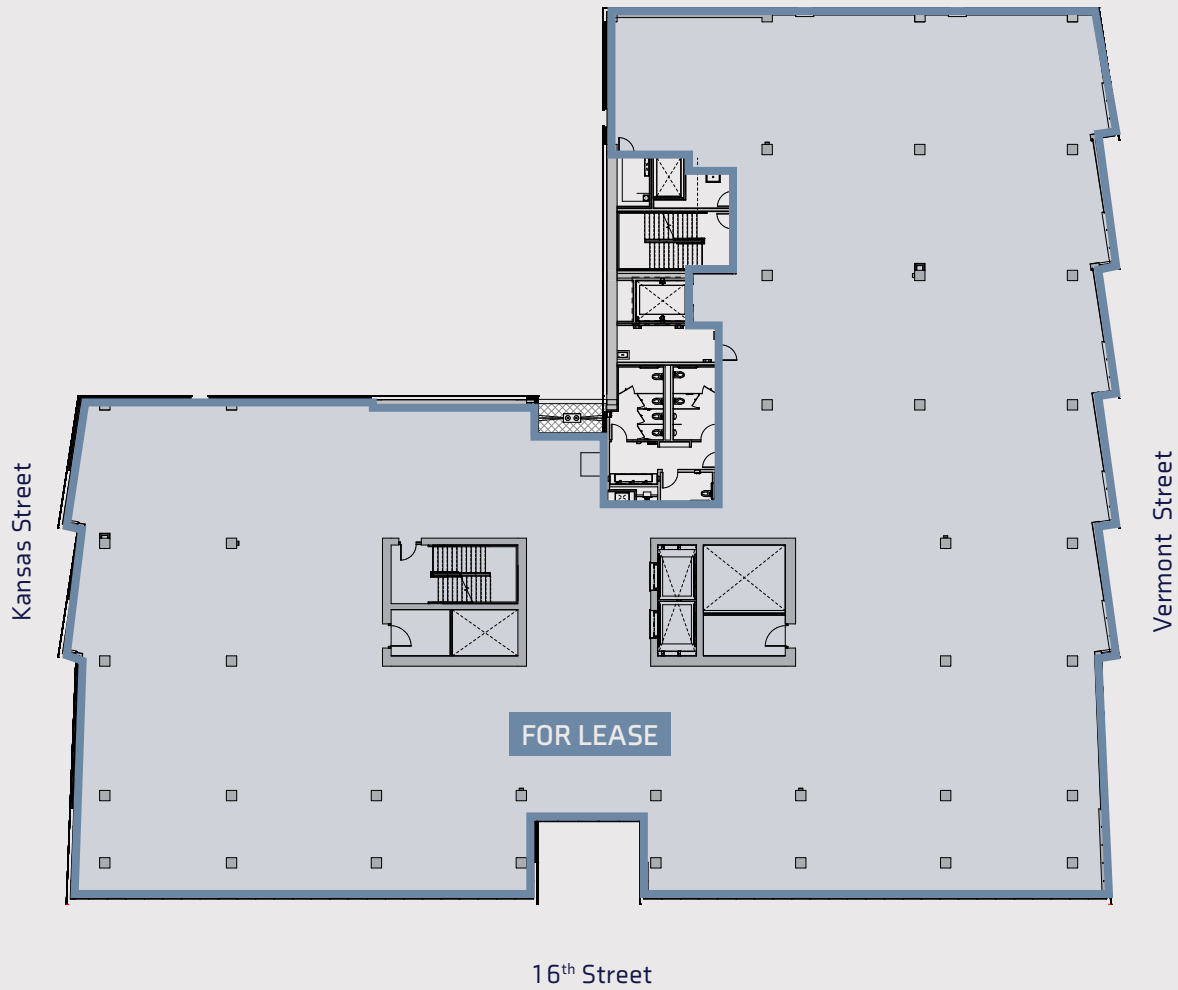
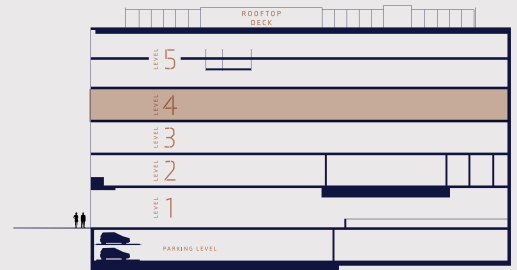
LEVEL 3

31,721 RSF | 13' 5" Clear Height



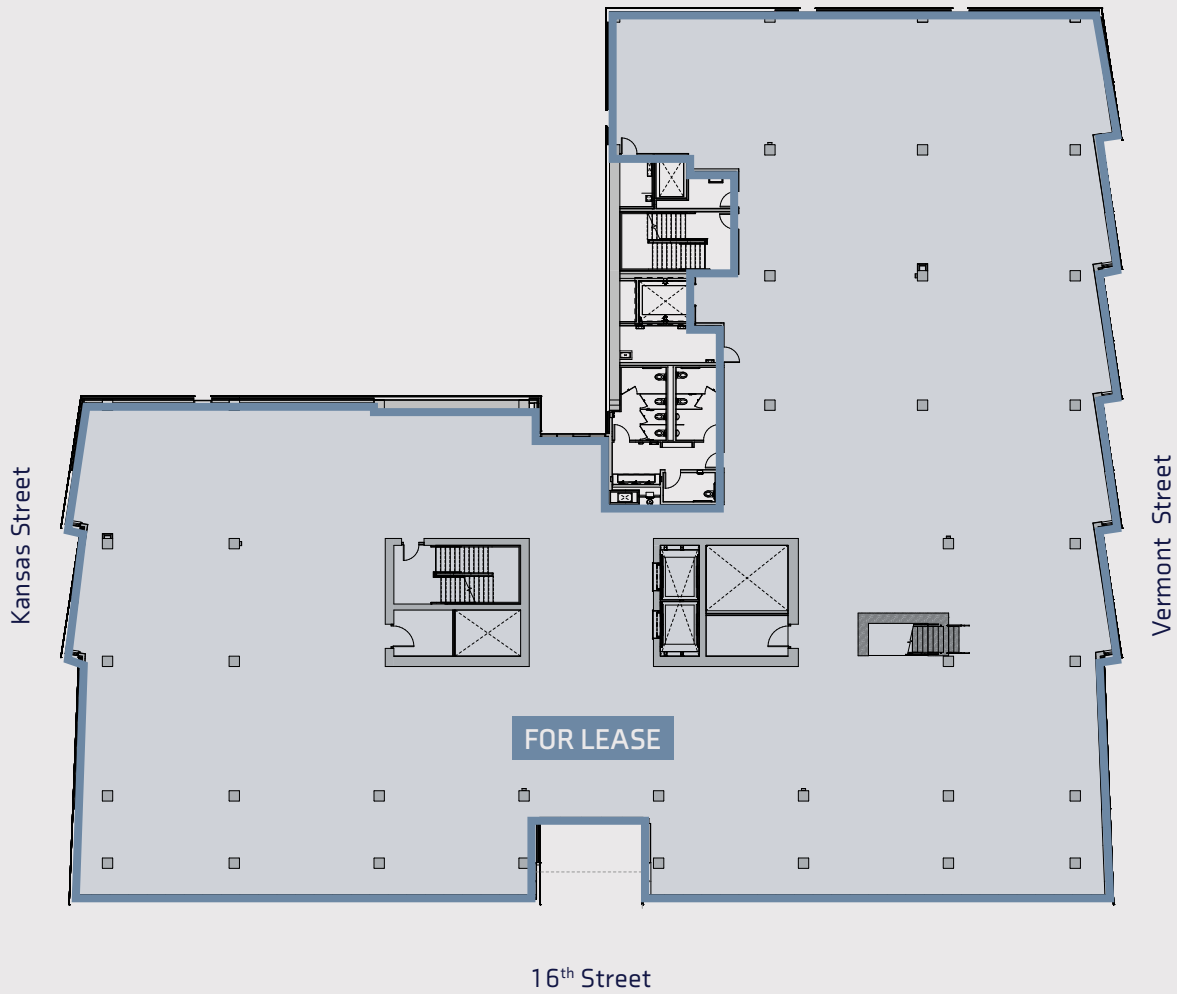
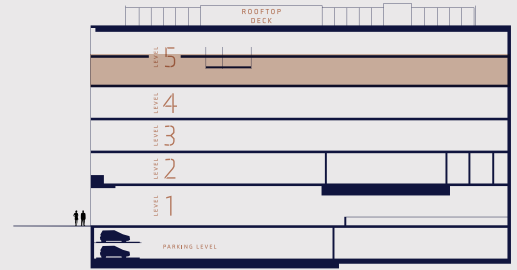
LEVEL 4

31,594 RSF | 13' 5" Clear Height



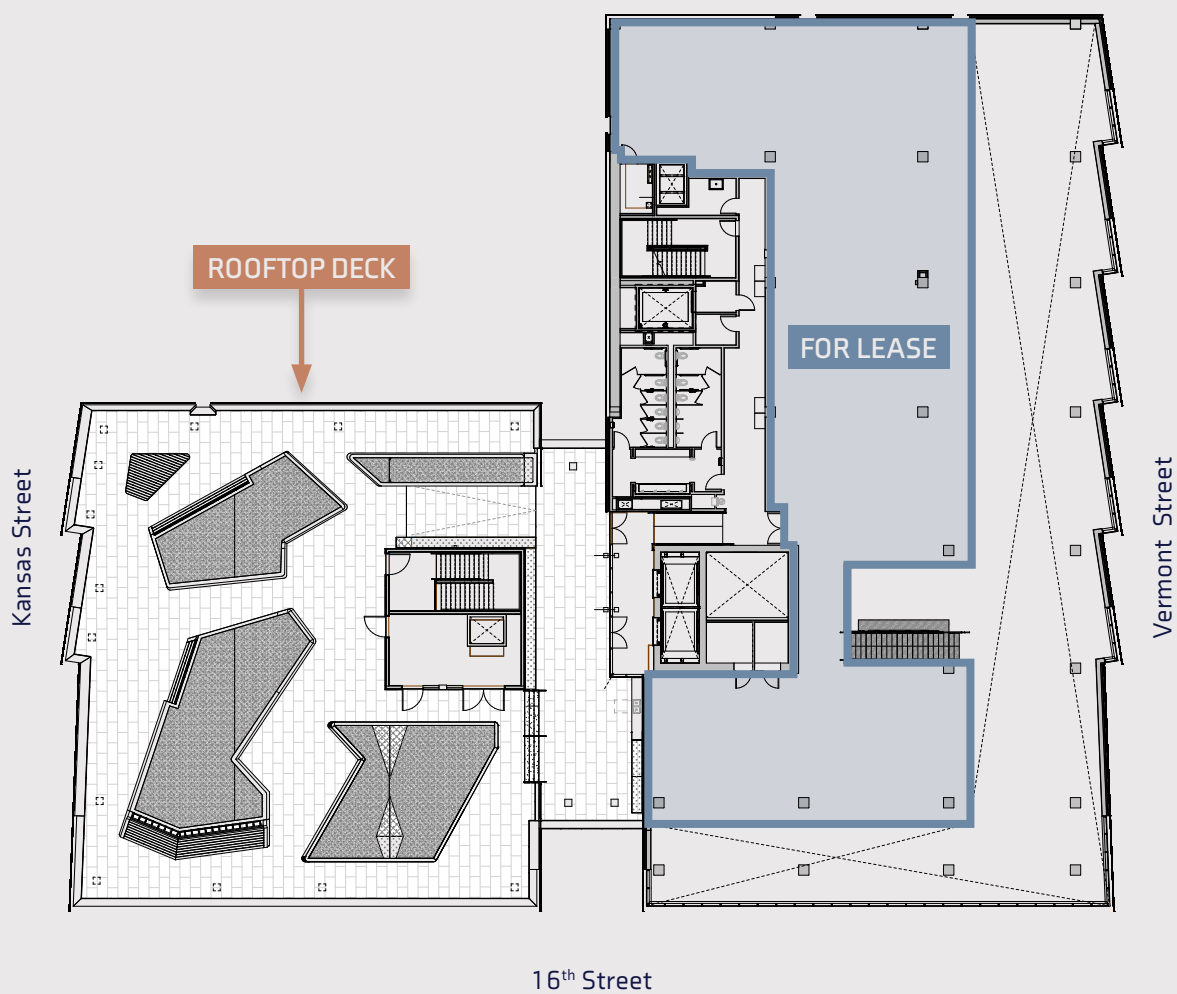
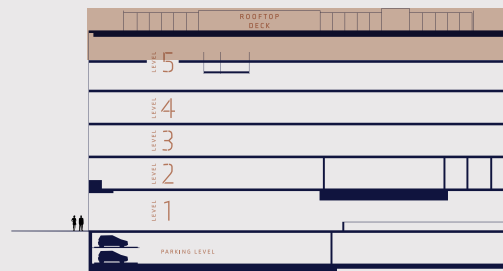
LEVEL 5

31,595 RSF | 25' Clear Height



LEVEL 6 & ROOFTOP

10,681 RSF (connected to Level 5)





300

KANSAS

STREET

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