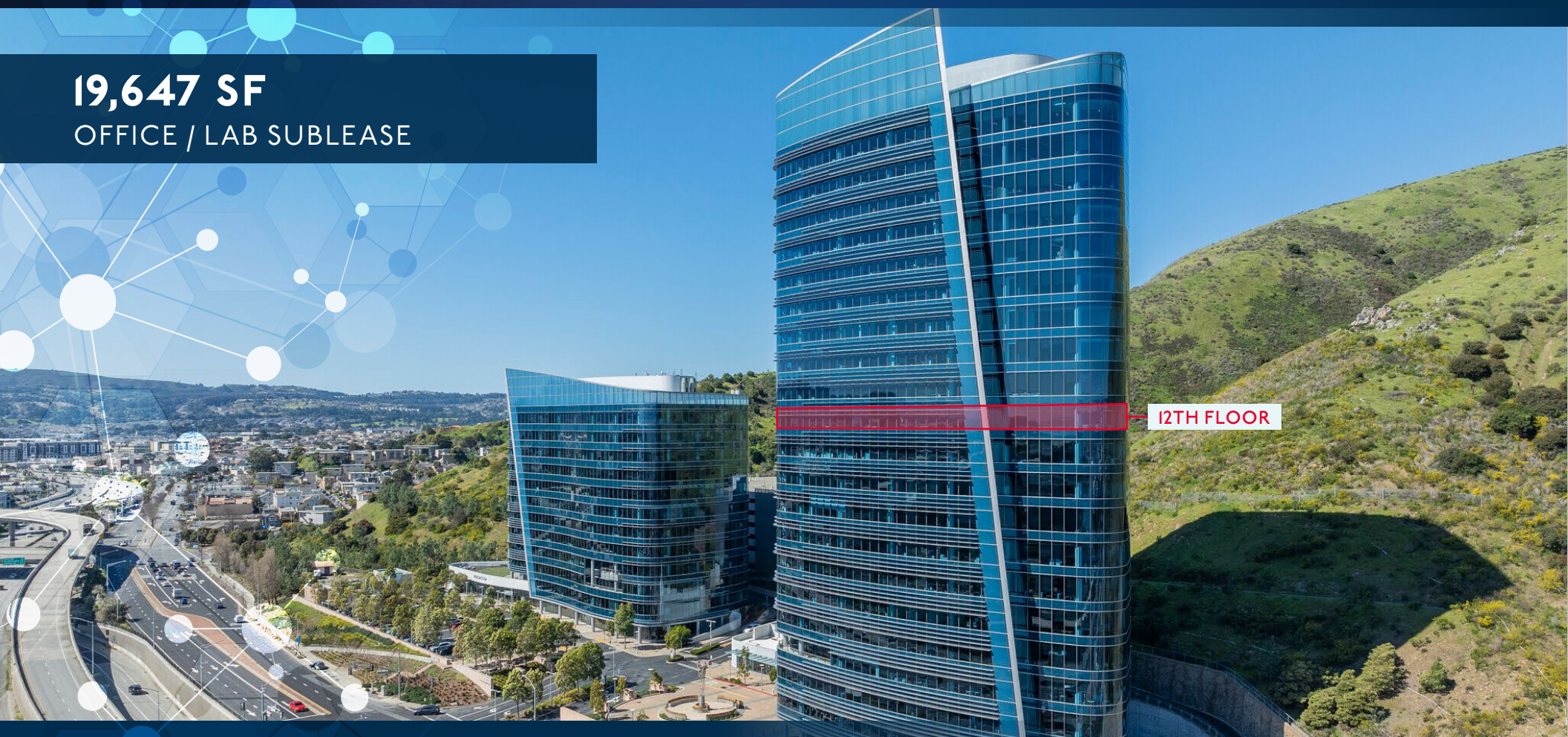


**19,647 SF**

OFFICE / LAB SUBLEASE



# 2 TOWER PLACE

SOUTH SAN FRANCISCO



# PROPERTY HIGHLIGHTS



PLUG & PLAY  
SUBLEASE



19,647 SF



EXISTING LAB  
AND OFFICE SPACE



HEAVY LAB  
INFRASTRUCTURE



ON-SITE FITNESS  
WELLNESS CENTER



ON-SITE RESTAURANT  
BAKERY AND MEETING  
EVENT SPACE



24/7 SECURITY



7 STORY  
PARKING GARAGE



SHUTTLE SERVICES  
TO BART, CALTRAIN  
AND FERRY



EASY ACCESS TO  
HIGHWAY 101



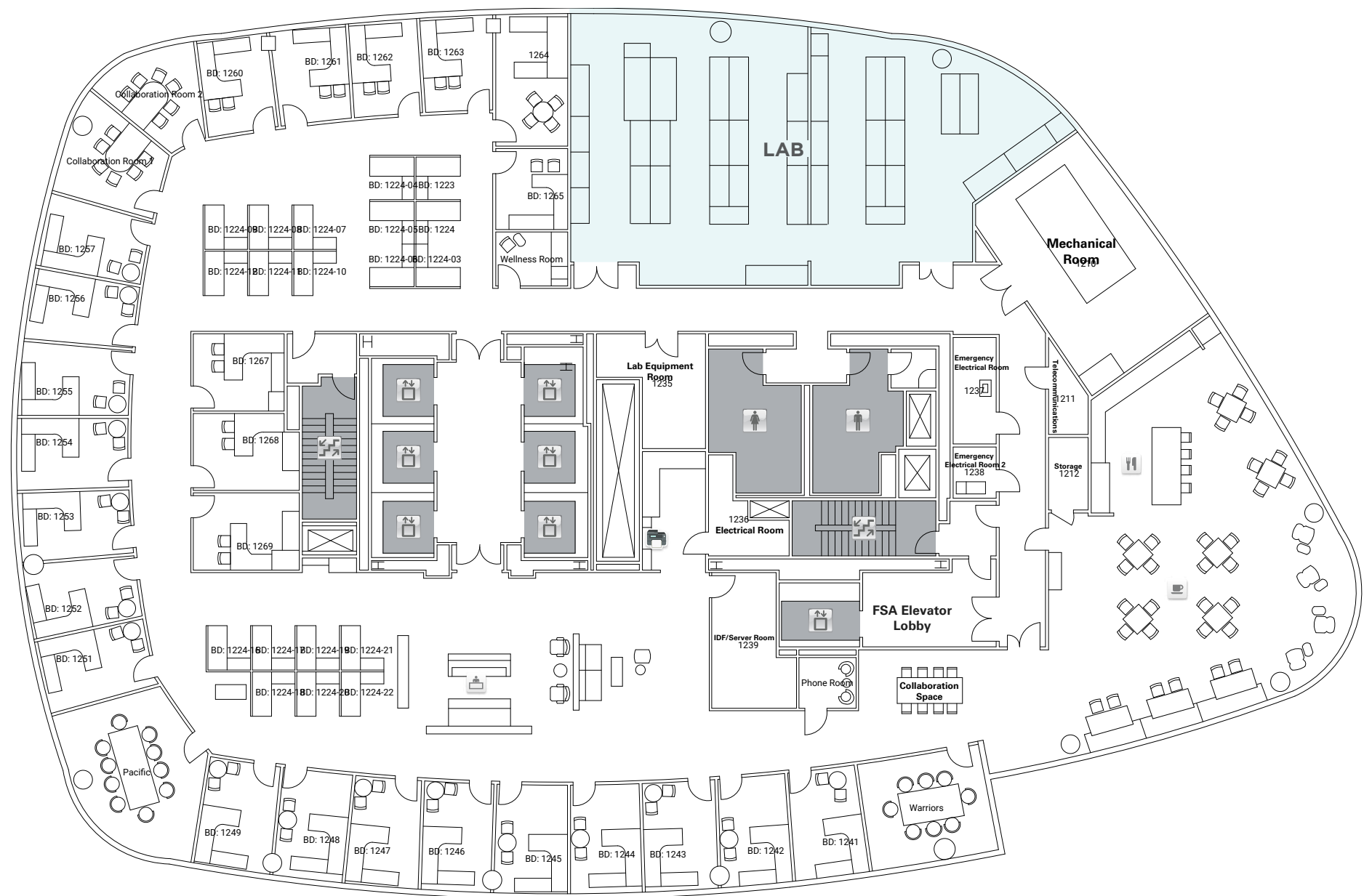
AVAILABLE  
FOR IMMEDIATE  
OCCUPANCY



LED:  
DECEMBER 31, 2031

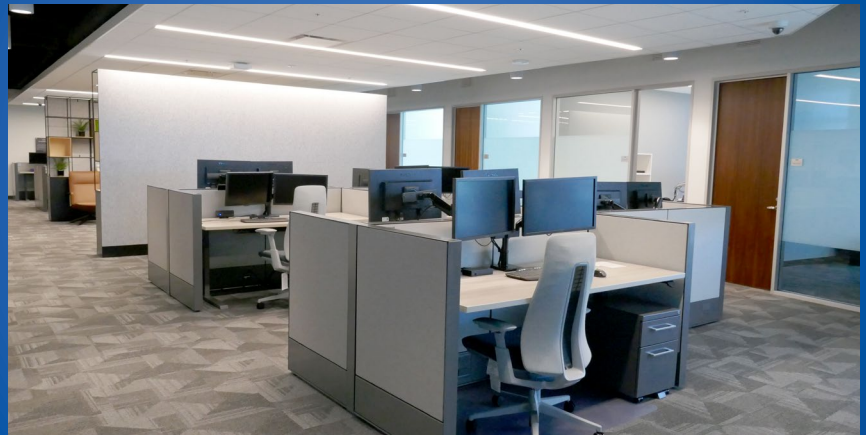
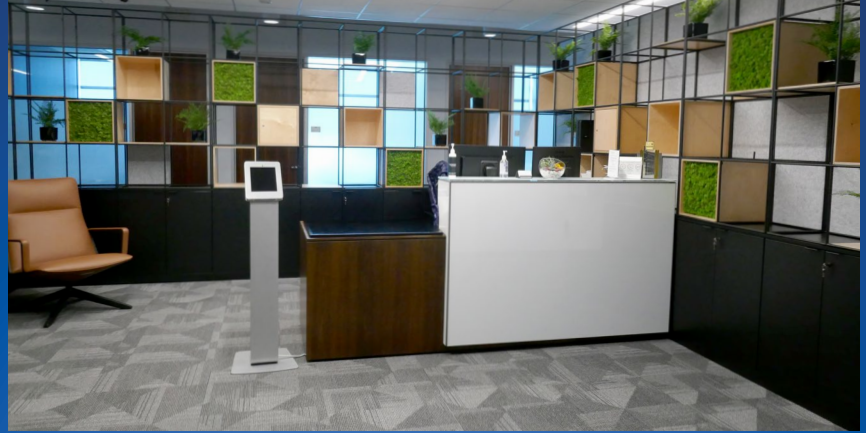


# 12TH FLOOR: 19,647 SF





# PROPERTY PHOTOS



# LOCAL AMENITIES

## RESTAURANTS

- 1 GENESIS Kitchen & Drinks  
Focaccia Market & Bakery
- 2 Little Green Cyclo
- 3 Foundry & Lux
- 4 Specialty's Café & Bakery
- 5 Darby Dan's Gourmet Sandwiches
- 6 Bertolucci's
- 7 Antigua Coffee Shop
- 8 Ben Tre Vietnamese Homestyle Cuisine  
El Farolito Taqueria
- 9 Di Napoli Pizzeria  
Buon Gusto  
Peet's Coffee & Tea
- 10 Two Fifty Restaurant
- 11 Villa Del Sol Argentinian Restaurant
- 12 La Tapatia Mexicatessen  
Grand Palace
- 13 Starbucks
- 14 Thai Satay  
Big Belly Deli
- 15 Basque Cultural Center

## BANKS

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

## 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 - - - -





# TRANSPORTATION OVERVIEW

## 2 TOWER PLACE SHUTTLE STOP

-  8 MINUTES
-  11 MINUTES
-  18 MINUTES





# 2 TOWER PLACE

## SOUTH SAN FRANCISCO

### For More Information, Please Contact:

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