

Life Science Sublease Opportunity

Available Now | ±143,644 SF

181 Oyster Point Blvd
at The Cove at Oyster Point

South San Francisco, CA



Unparalleled Opportunity

Discover the advantages of establishing your business at The Cove at Oyster Point, a feature-packed Class-A campus situated at the epicenter of the South San Francisco life science cluster. 181 Oyster Point presents 164,150 square feet of cutting-edge lab and office space. Abundant on-site and nearby amenities enhance the work environment, while seamless accessibility is ensured through convenient connections to US-101 and shuttle services to BART, Caltrain, and Ferry service.

Unique Opportunity Within Class-A Life Science Campus

±1,578 SF Vivarium

Divisible by Floor



Fully furnished office spaces



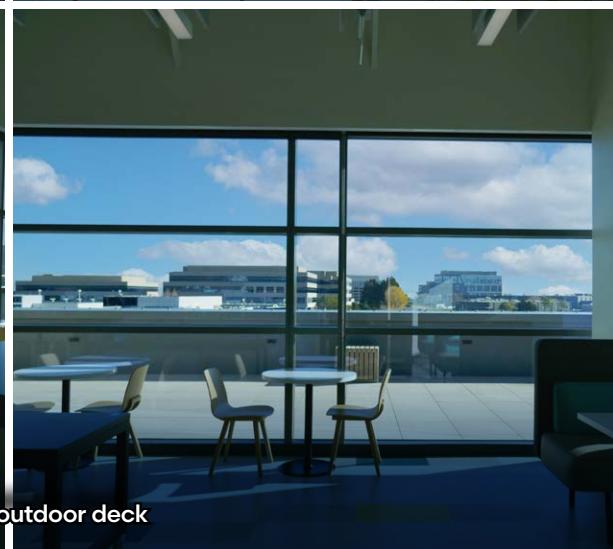
Garage parking with EV charging



Campus environment with shared outdoor spaces



Dedicated outdoor deck



Campus Amenities

- Cafe & Dining Hall
- Outdoor Lounge Chairs & Seating
- Lounge & Full-Service Bar
- 11-Big Screen TV's and a Wall Projector
- Indoor & Outdoor Fire Pits



Business Amenities

- Private Conference Room
- Security Personnel
- Free WiFi
- First Class Hotel
- Lobby Ambassador
- Large & Small Sitting Areas



Sports & Extracurricular Activities

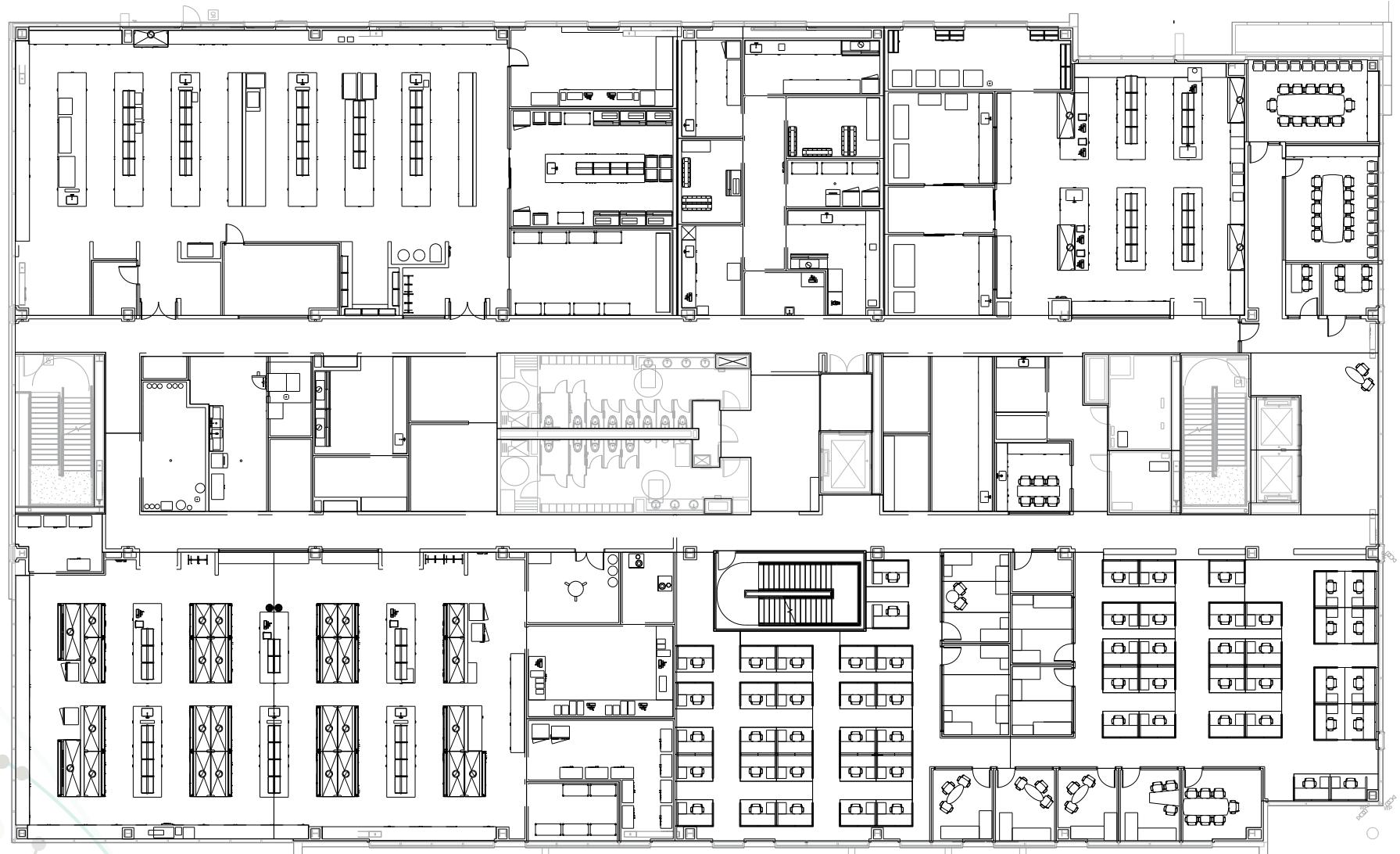
- Bowling Lanes, Pool Table
- Ping Pong, Corn Hole, Whiffle Ball
- Bocce Ball, Mini Golf, Horse Shoe Pits Amphitheater
- Basketball, Volleyball, Tennis
- Bay Trail Direct Access



2nd Floor

33,771 SF

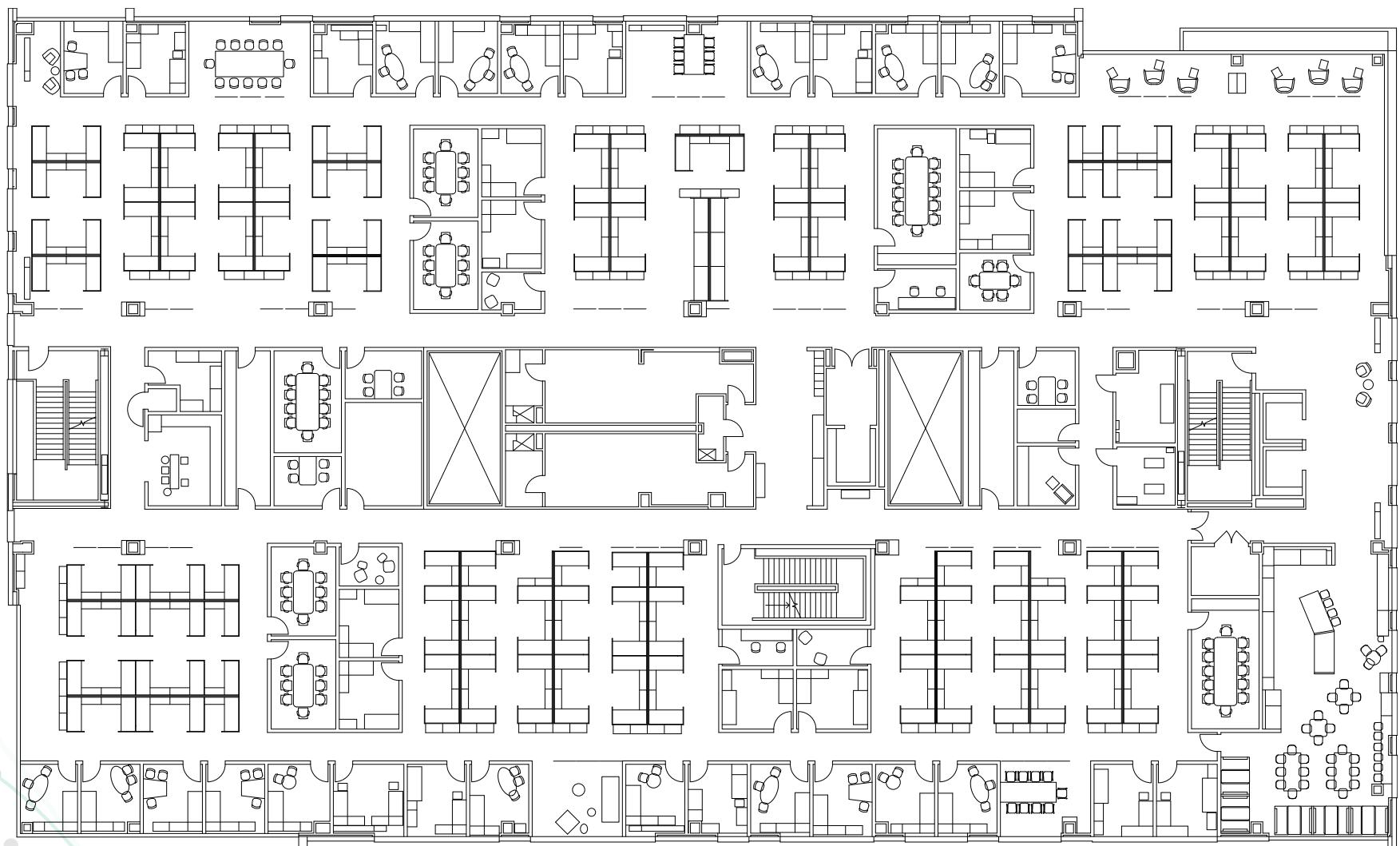
Lab/Office with ±1,578 SF Vivarium



3rd Floor

Office

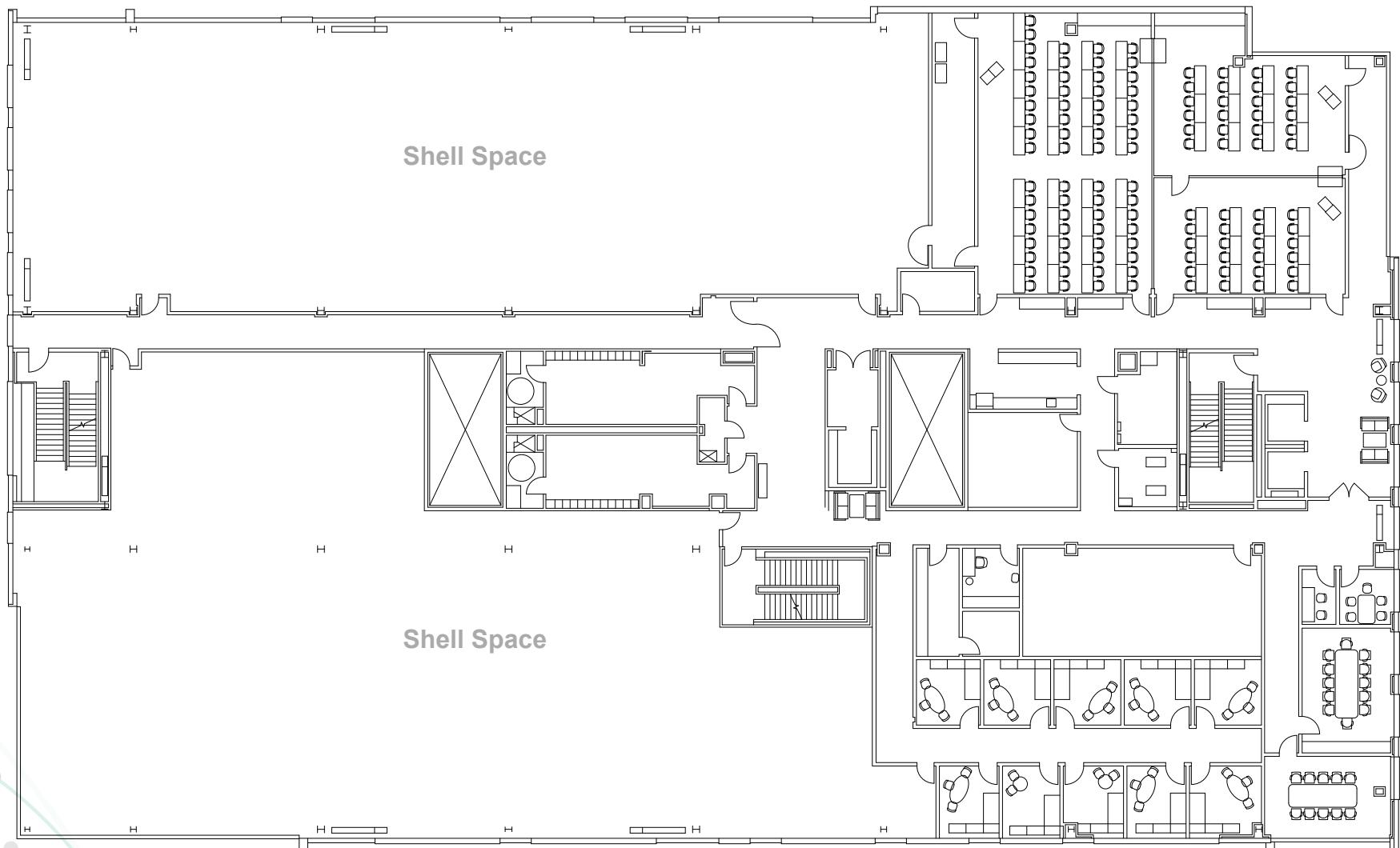
36,884 SF



4th Floor

Shell Space with Office

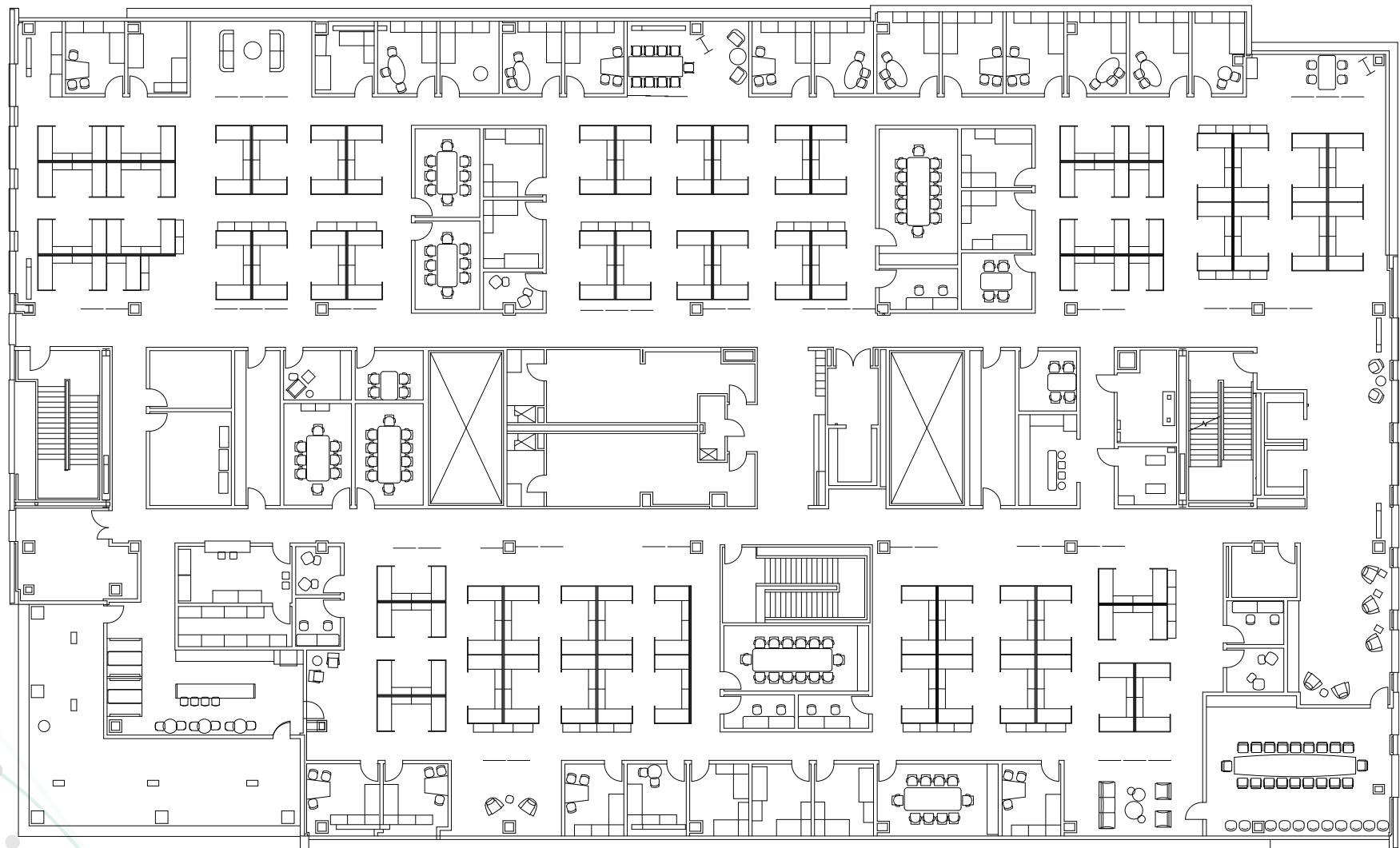
36,838 SF



5th Floor

Office

36,151 SF



Local Amenities

RESTAURANTS

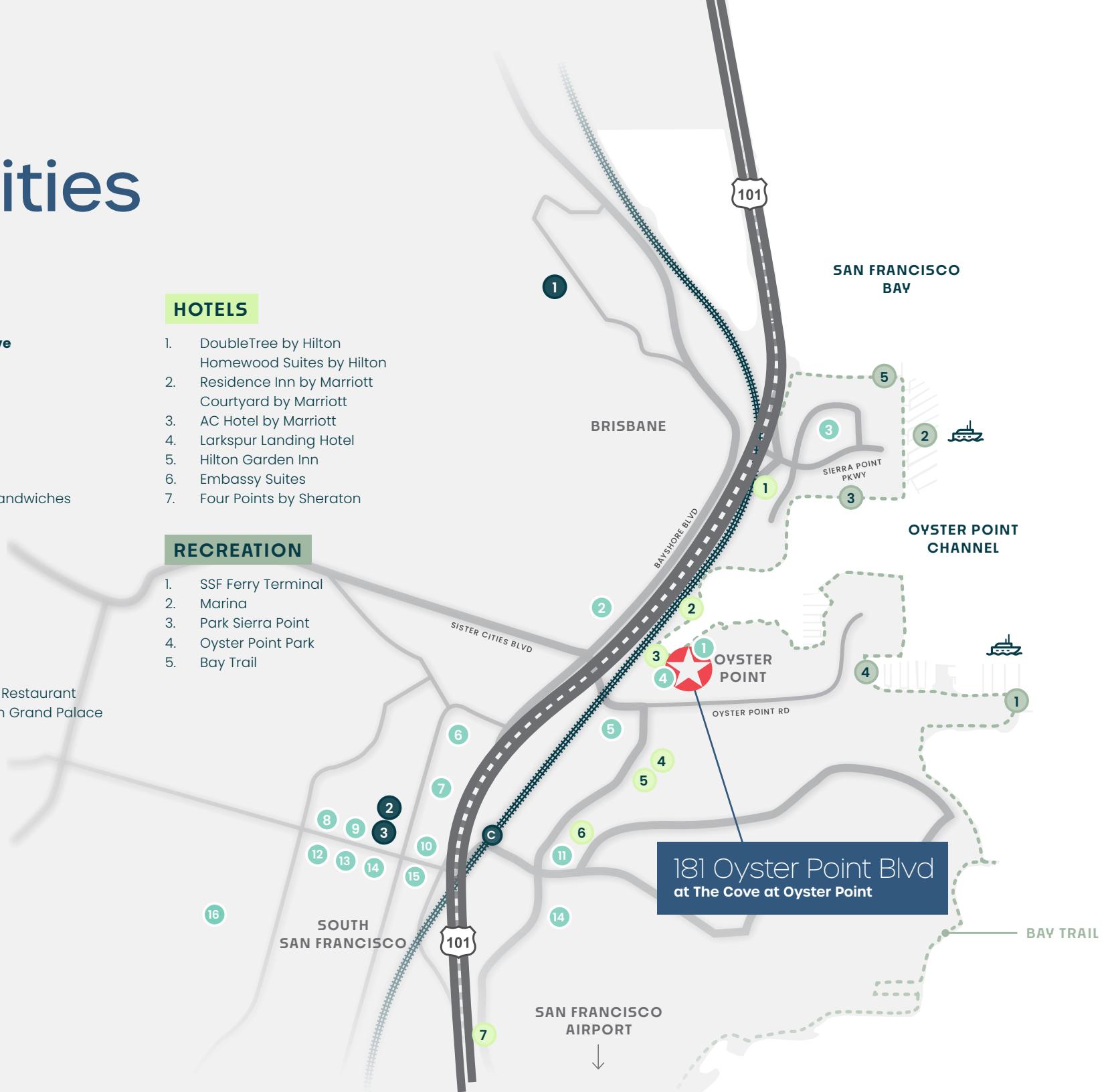
1. **Restaurants at The Cove**
 - Starbucks
 - Truffle Poke Bar
 - Nick the Greek
2. Chico Marx
3. Little Green Cyclo
4. Foundry & Lux
5. Esposto's Delicatezza
6. Darby Dan's Gourmet Sandwiches
7. The Lighthouse
8. Antigua Coffee Shop
9. Ben Tre Vietnamese Homestyle Cuisine
10. El Farolito Taqueria
11.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

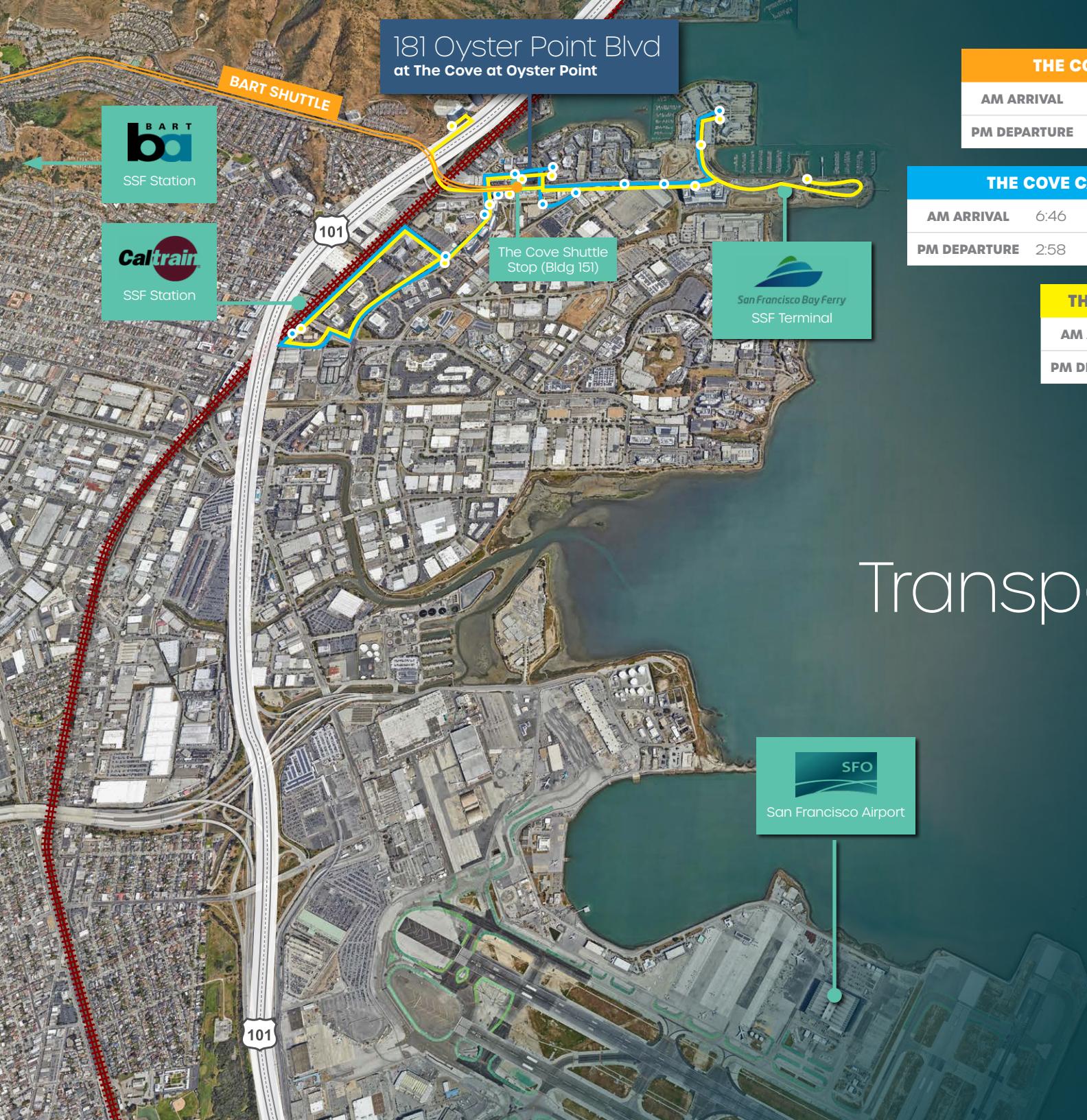
HOTELS

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

RECREATION

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





181 Oyster Point Blvd
at The Cove at Oyster Point



SSF Station



SSF Station



SSF Terminal

THE COVE BART SHUTTLE SCHEDULE

AM ARRIVAL	6:39	7:19	7:52	8:27	9:02	9:37
PM DEPARTURE	3:09	3:45	4:21	4:57	5:33	6:09

THE COVE CALTRAIN SHUTTLE SCHEDULE

AM ARRIVAL	6:46	7:09	7:42	8:08	8:40	9:08	9:31
PM DEPARTURE	2:58	3:26	3:59	4:26	4:59	5:26	5:59

THE COVE FERRY SHUTTLE SCHEDULE

AM ARRIVAL	7:14	8:14	9:14
PM DEPARTURE	3:00	4:00	5:00

Transportation



San Francisco Airport

181 Oyster Point Blvd at The Cove at Oyster Point

South San Francisco, CA

For more information, please contact:

Marc Pope

Vice Chairman

+1 650 401 2131

CA LIC #01474483

marc.pope@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-08.27.2025