

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

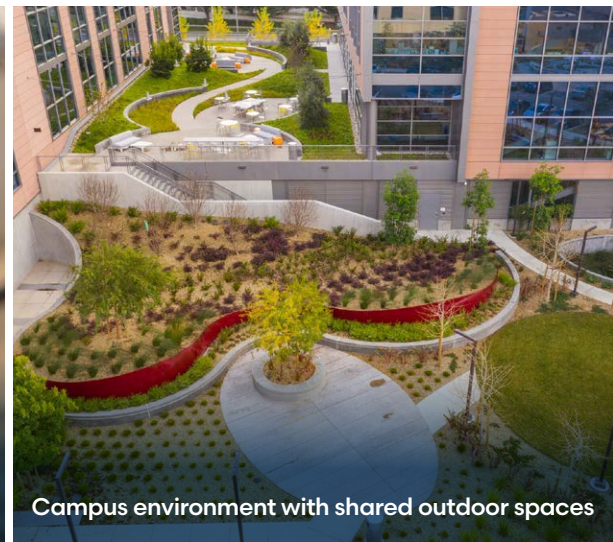
Divisible by Floor



Fully furnished office spaces



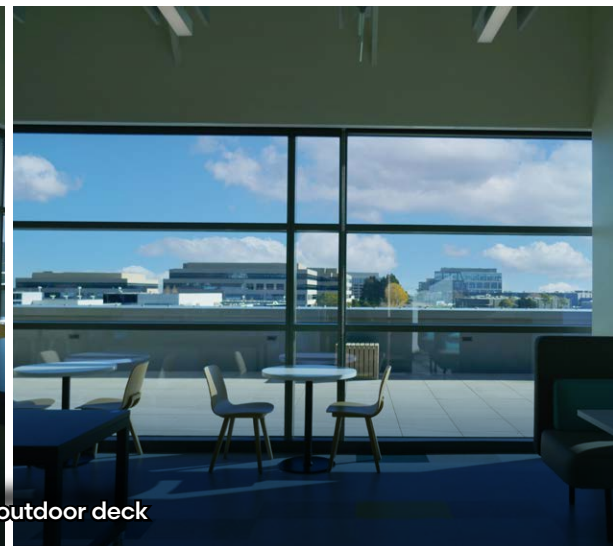
Garage parking with EV charging



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



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



Business Amenities

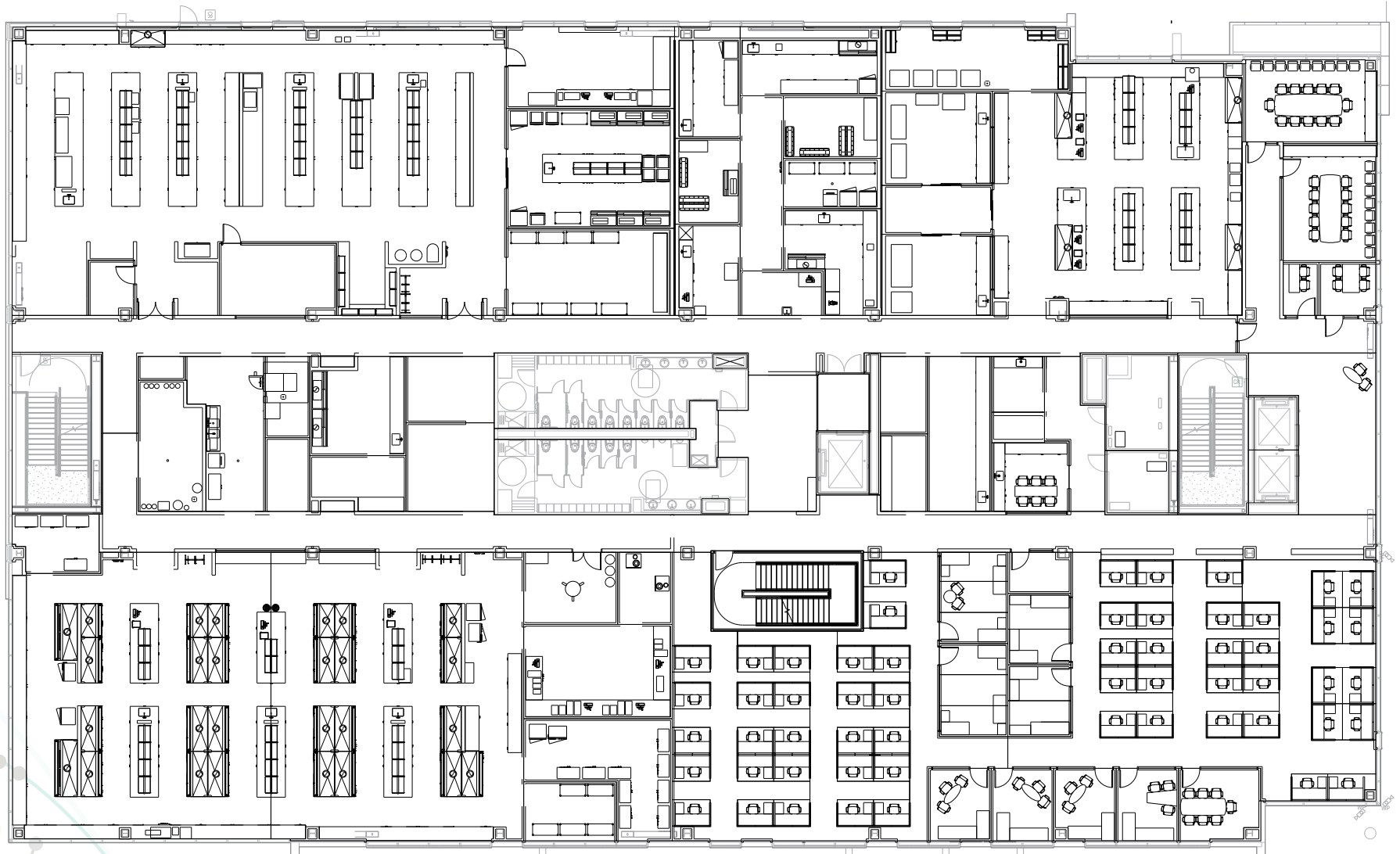
- Private Conference Room
- Security Personnel
- Free WiFi
- First Class Hotel
- Lobby Ambassador
- Large & Small Sitting Areas



2nd Floor

Lab/Office with $\pm 1,578$ SF Vivarium

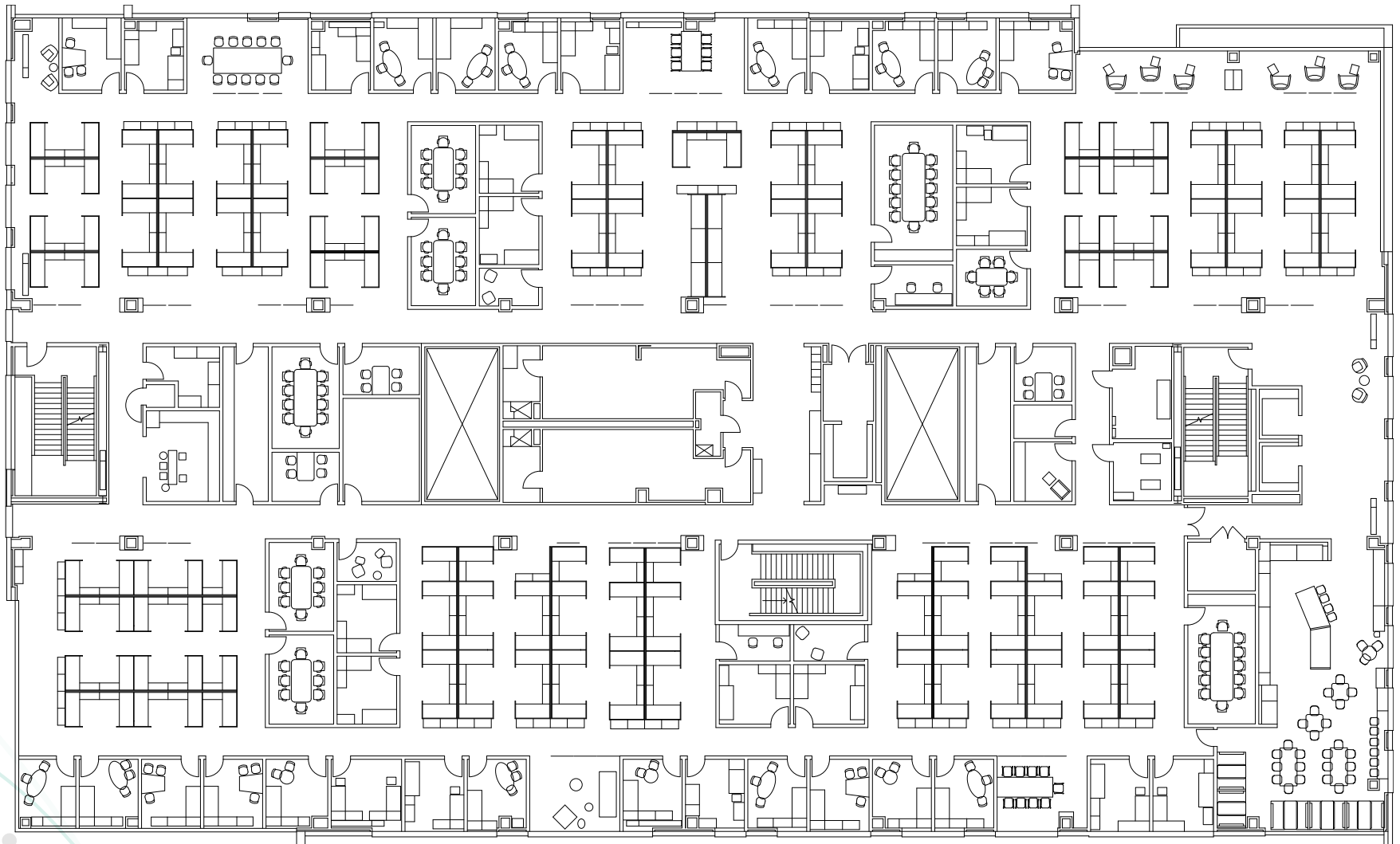
33,771 SF



3rd Floor

Office

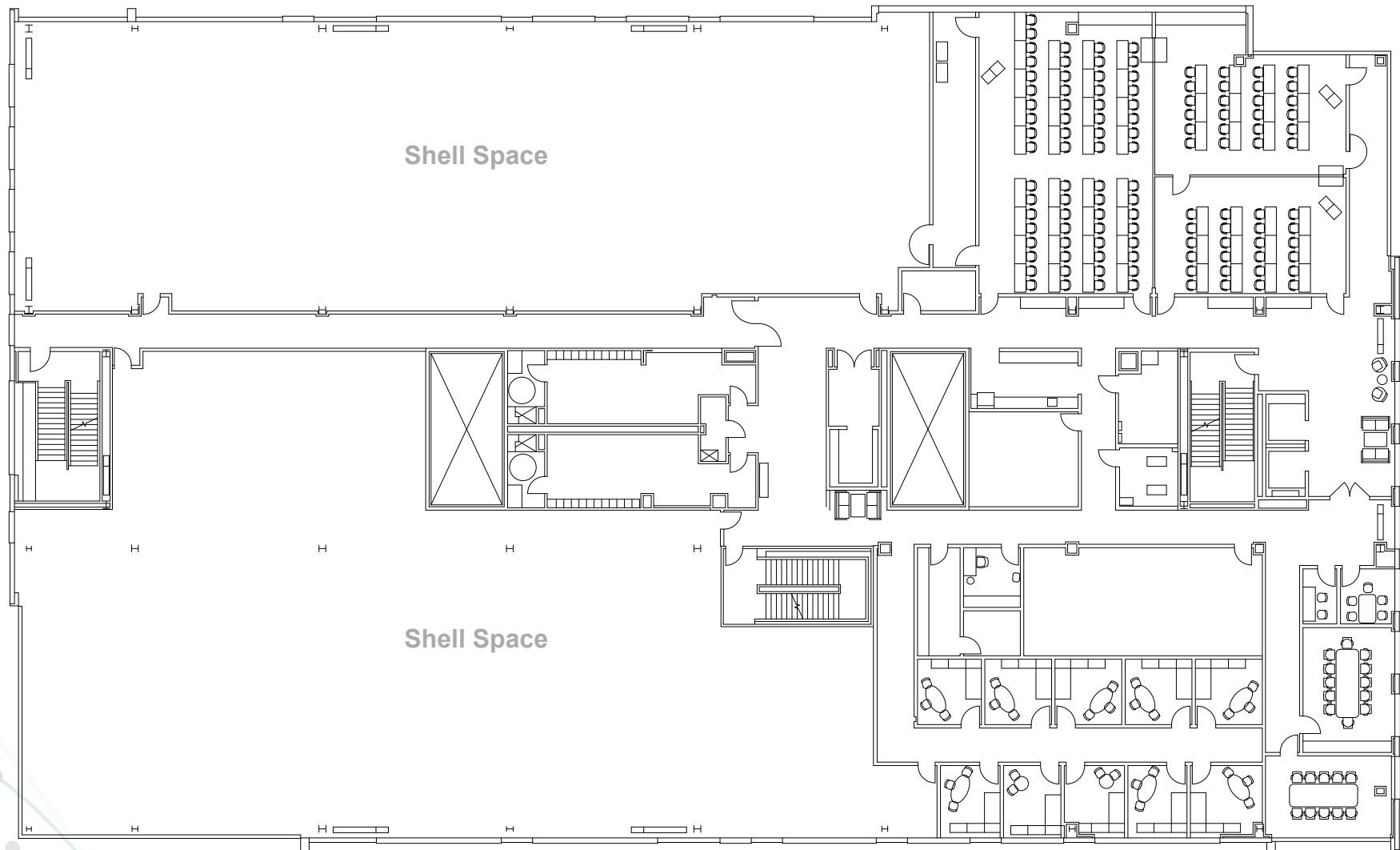
36,884 SF



4th Floor

Shell Space with Office

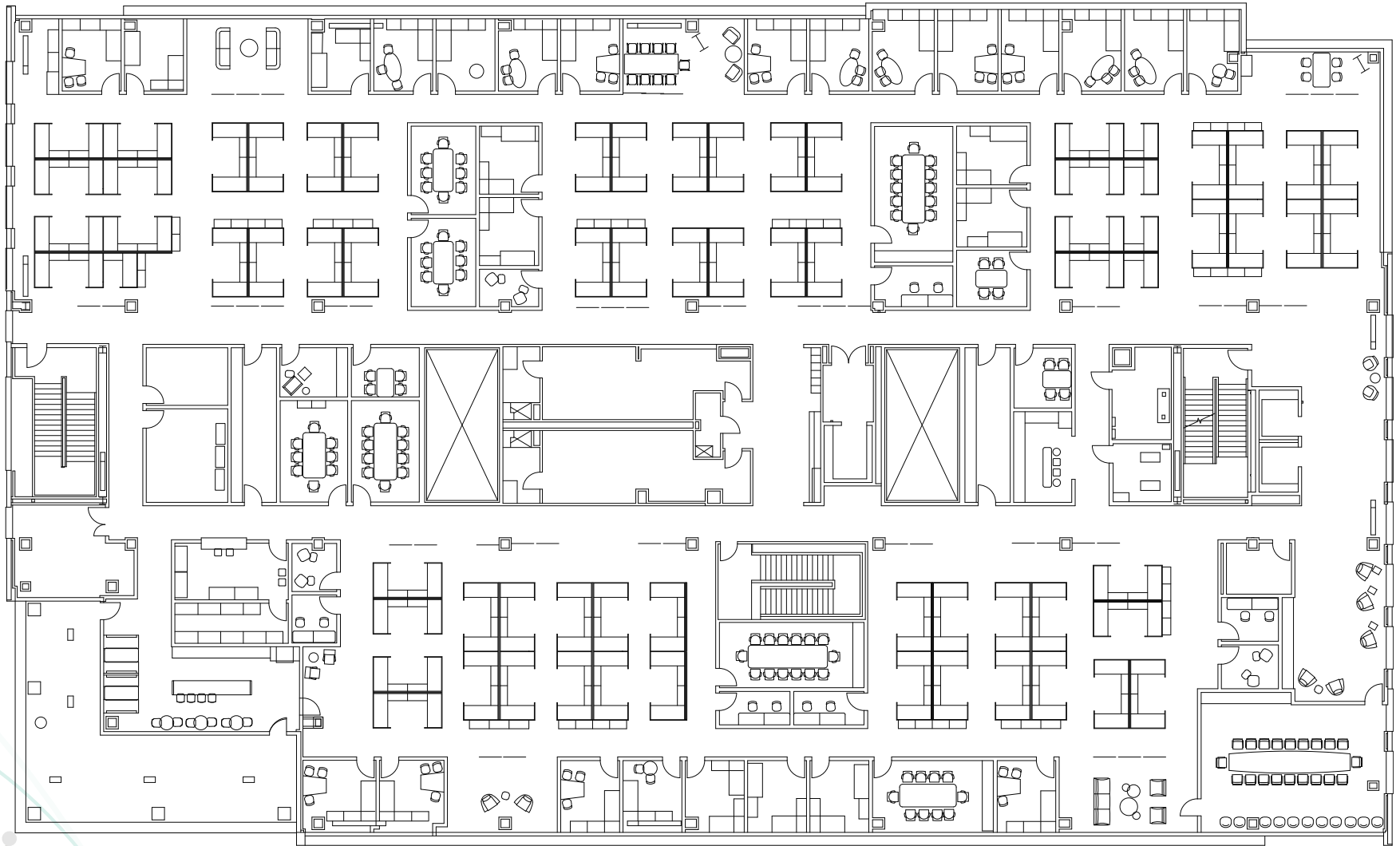
36,838 SF



5th Floor

Office

36,151 SF



Local Amenities

RESTAURANTS

- Restaurants at The Cove**
 - Starbucks
 - Truffle Poke Bar
 - Nick the Greek
- Chico Marx
- Little Green Cyclo
- Foundry & Lux
- Esposto's Delicatessa
- Darby Dan's Gourmet Sandwiches
- The Lighthouse
- Antigua Coffee Shop
- Ben Tre Vietnamese Homestyle Cuisine
- El Farolito Taqueria
- Di Napoli Pizzeria
- Buon Gusto
- Peet's Coffee & Tea
- Two Fifty Restaurant
- Villa Del Sol Argentinian Restaurant
- La Tapatia Mexicatessen Grand Palace
- Starbucks
- Thai Satay
- Big Belly Deli
- Basque Cultural Center

BANKS

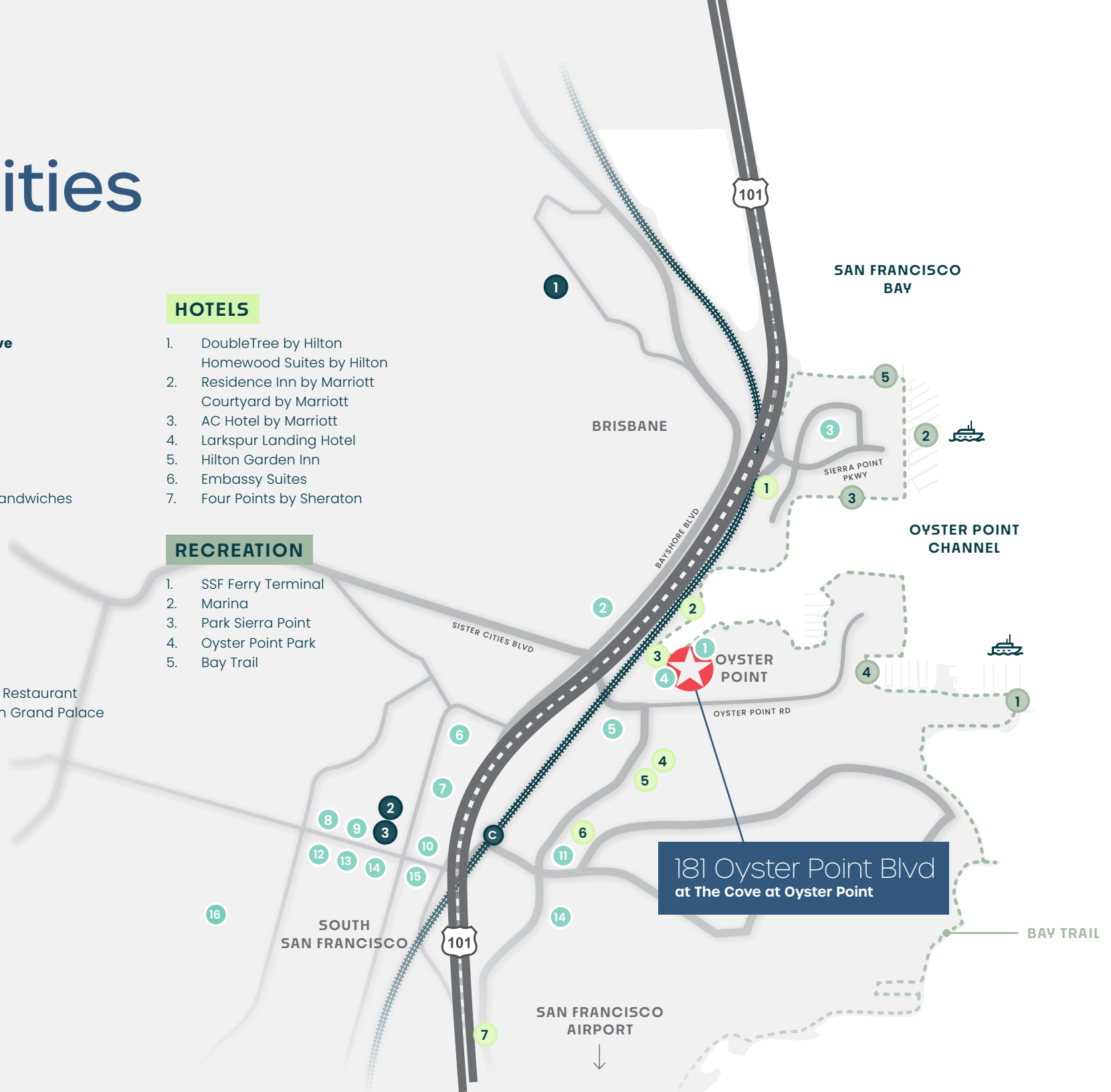
- Bank of America
- Wells Fargo Bank
- US Bank

HOTELS

- DoubleTree by Hilton
- Homewood Suites by Hilton
- Residence Inn by Marriott
- Courtyard by Marriott
- AC Hotel by Marriott
- Larkspur Landing Hotel
- Hilton Garden Inn
- Embassy Suites
- Four Points by Sheraton

RECREATION

- SSF Ferry Terminal
- Marina
- Park Sierra Point
- Oyster Point Park
- Bay Trail



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181 Oyster Point Blvd
at The Cove at Oyster Point

BART SHUTTLE



SSF Station



SSF Station

The Cove Shuttle
Stop (Bldg 151)



San Francisco Bay Ferry
SSF Terminal



San Francisco Airport

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



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South San Francisco, CA

For more information, please contact:


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