



PORTSIDE AT OYSTER POINT

±91,320 SF Sublease

333 OYSTER POINT BLVD.
SOUTH SAN FRANCISCO, CA 94080



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where innovation meets the bay

Unlock a ±91,320 SF sublease opportunity at 333 Oyster Point, located within the iconic Portside campus in South San Francisco's life science core. Surrounded by leading biotech, the space offers flexible configurations for lab, R&D, or office use, supported by robust infrastructure and efficient floor plates. Tenants enjoy direct Bay Trail access, walkable retail, and on-site amenities including a fitness center, conference space, bocce court, and putting green. Built for innovation, ready for growth.

±950,000

TOTAL SF

10-BUILDING

BUSINESS PARK



333 Oyster Point Blvd
at Portside at Oyster Point

CAMPUS HIGHLIGHTS

- Direct Access to Bay Trail with Walking & Biking Paths
- Immediate Proximity to Highway 101
- Walkable Retail, Dining & Service Amenities
- Flexible Floor Plates for Lab, R&D & Office Use
- High-Performance Infrastructure Campus-Wide
- On-Site Fitness Center, Bocce Court, Putting Green & Conference Facilities

333 oyster point at a glance

±91,320 SF

FOR SUBLEASE

12.31.2033

EXP. DATE

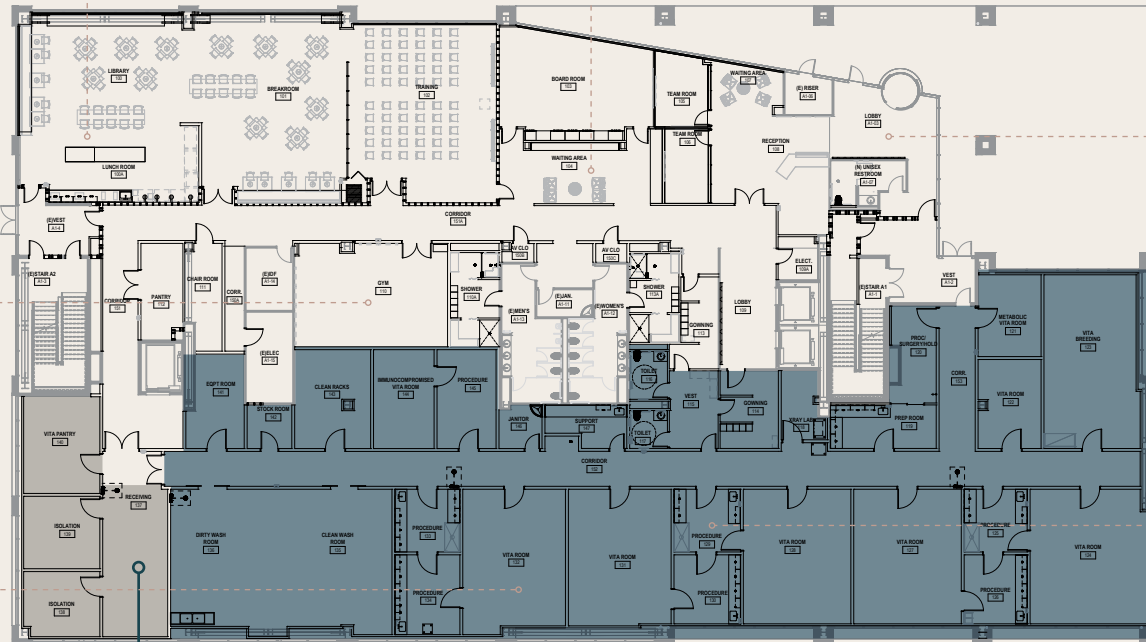
- ±91,320 SF Divisible Sublease with ±30,440 SF Floor Plates
- Class A Lab Facility with Advanced Infrastructure
- Fully Built-Out Biology & Tissue Culture Labs
- Functional Office Space with Private Offices & Conference Rooms
- Dedicated Lab Support & Service Areas
- Shipping & Receiving Area for Operational Efficiency
- Emergency Generator On-Site
- House Systems Include CDA & Vacuum
- 2.5/1,000 SF Unreserved Parking Ratio
- Flexible Sublease Term



333 oyster point | lab



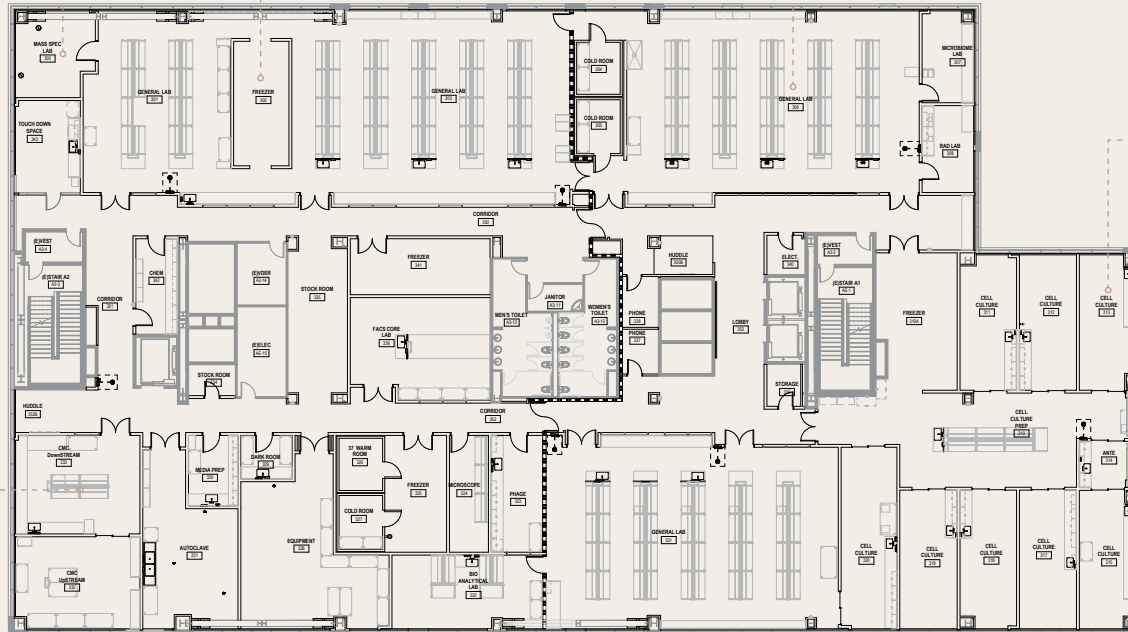
first floor ±30,440 sf



Leased

Vivarium

OFFICE & LAB



LAB

fourth floor ±30,440 sf



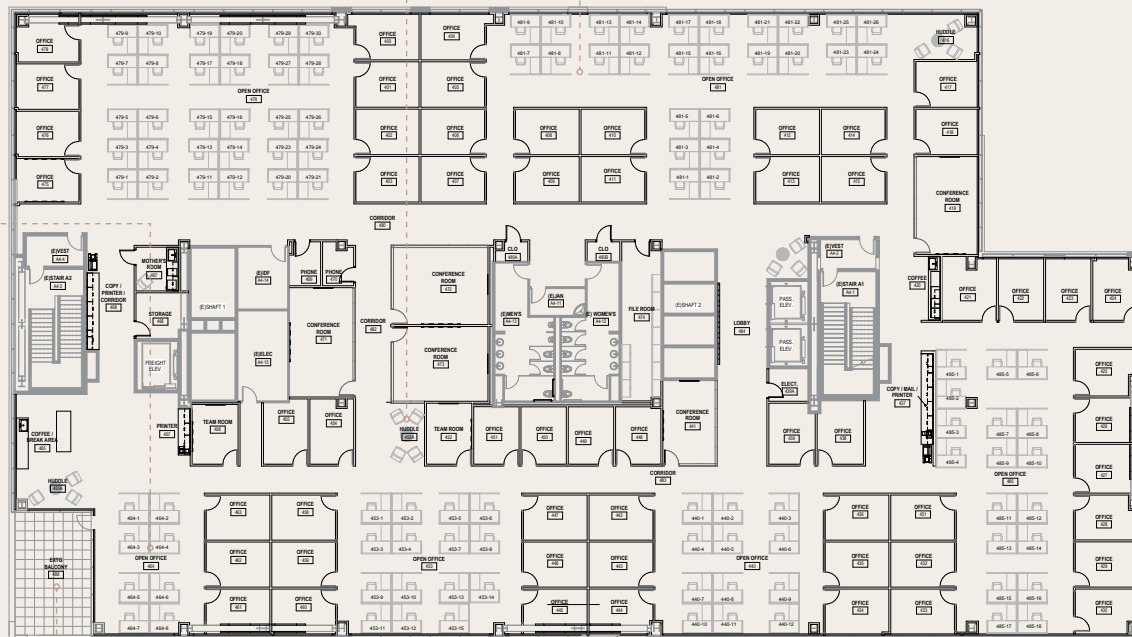
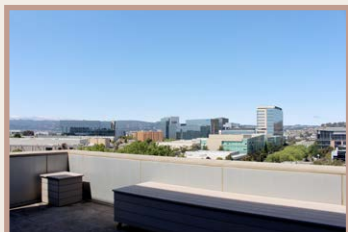
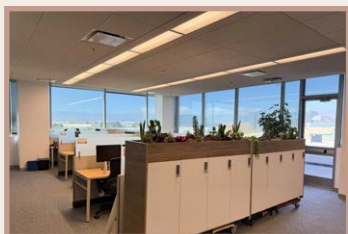
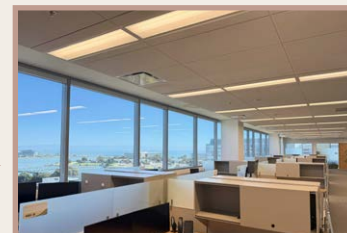
109
Workstations



59
Private Offices

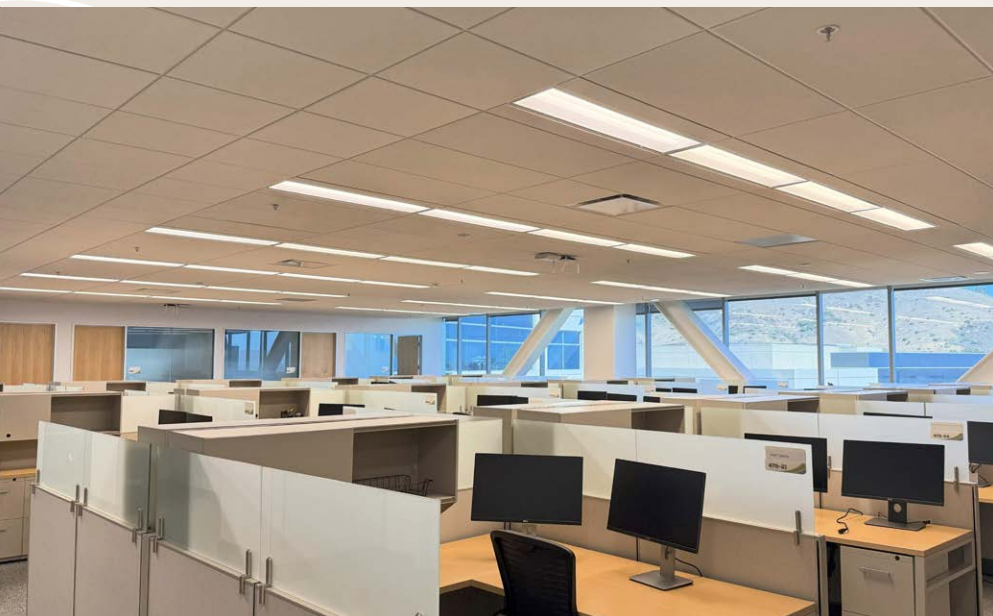
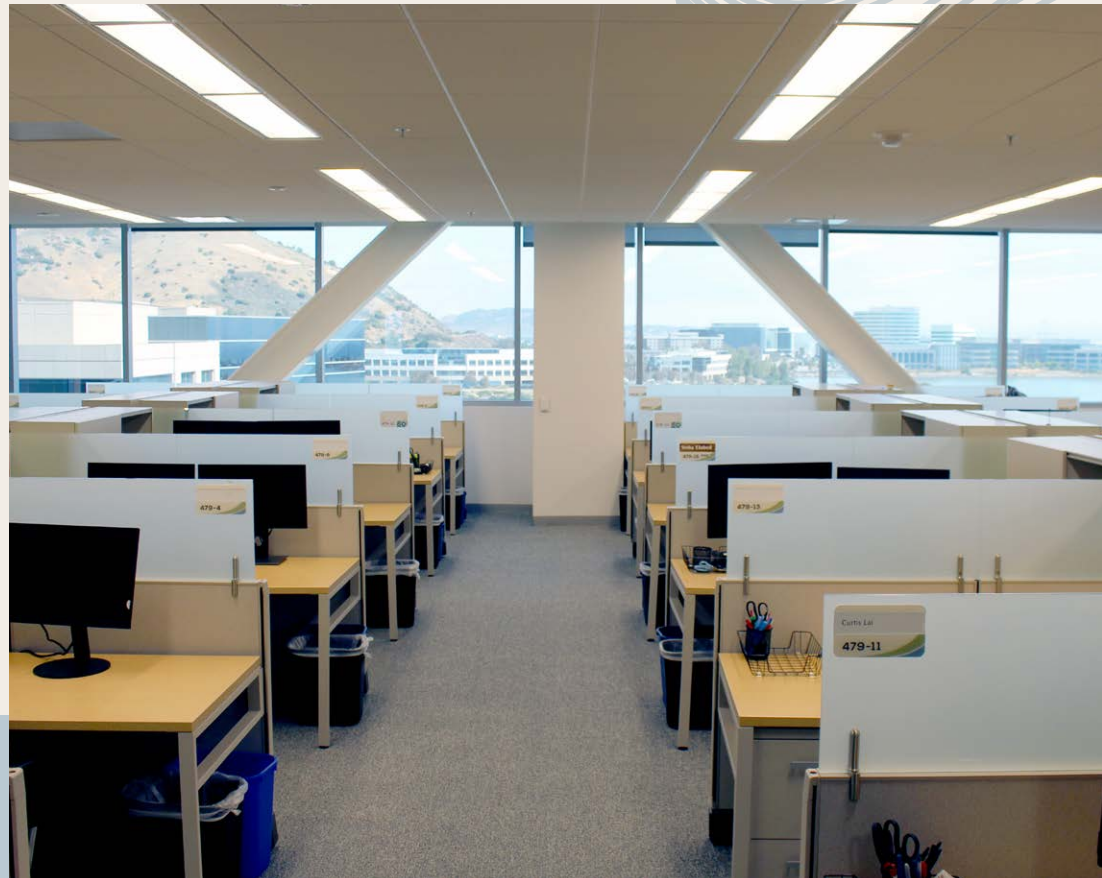


5
Conference Rooms



OFFICE

333 oyster point | office



333 oyster point | common areas





333 Oyster Point Blvd
at Portside at Oyster Point



exploring oyster point

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 Delicetezza
6. Darby Dan's Gourmet Sandwiches
7. The Lighthouse
8. Antigua Coffee Shop
9. Ben Tre Vietnamese Homestyle Cuisine
10. Di Napoli Pizzeria
 - Buon Gusto
 - Peet's Coffee & Tea
11. Two Fifty Restaurant
12. Villa Del Sol Argentinian Restaurant
13. La Tapatia Mexicatessen Grand Palace
14. Starbucks
15. Thai Satay
 - Big Belly Deli
16. Basque Cultural Center

BANKS

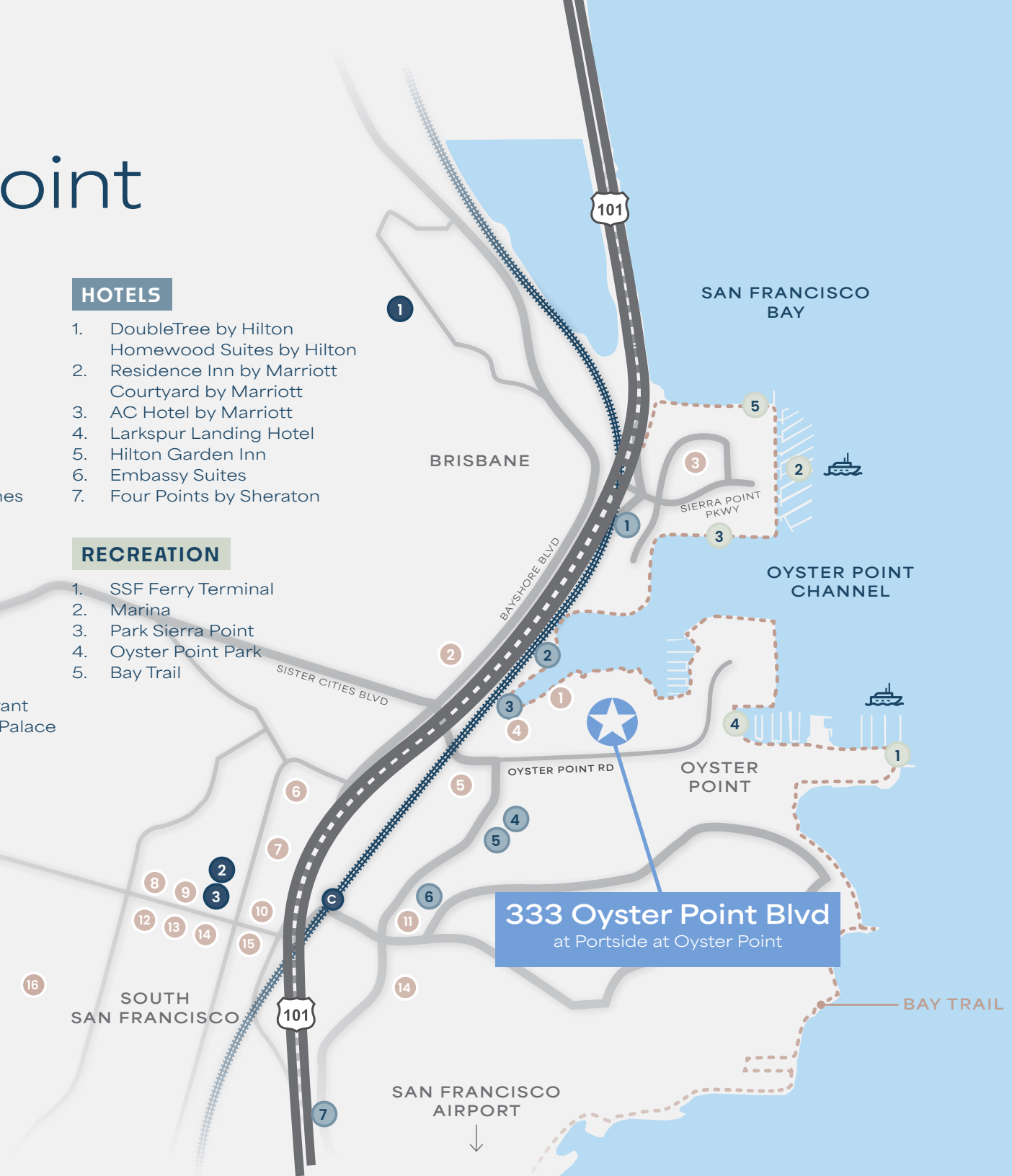
1. Bank of America
2. Wells Fargo Bank
3. US Bank

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



commute with ease



3 MIN

TO 101



2 MIN

SSF FERRY
TERMINAL



8 MIN

TO SFO



15 MIN

TO DT SF

OYSTER POINT BLVD FERRY SHUTTLE SCHEDULE

AM ARRIVAL	7:10	8:10	9:10
PM DEPARTURE	3:04	4:04	5:14

OYSTER POINT BLVD BART SHUTTLE SCHEDULE

AM ARRIVAL	6:40	7:18	8:02	8:57	9:37	
PM DEPARTURE	2:48	3:39	4:15	4:51	5:27	6:03

OYSTER POINT BLVD CALTRAIN SHUTTLE SCHEDULE

AM ARRIVAL	6:58	7:34	7:58	8:28	8:58	9:28
PM DEPARTURE	3:07	4:07	4:37	5:07	5:37	6:07





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