

SPUR

PHASE 1

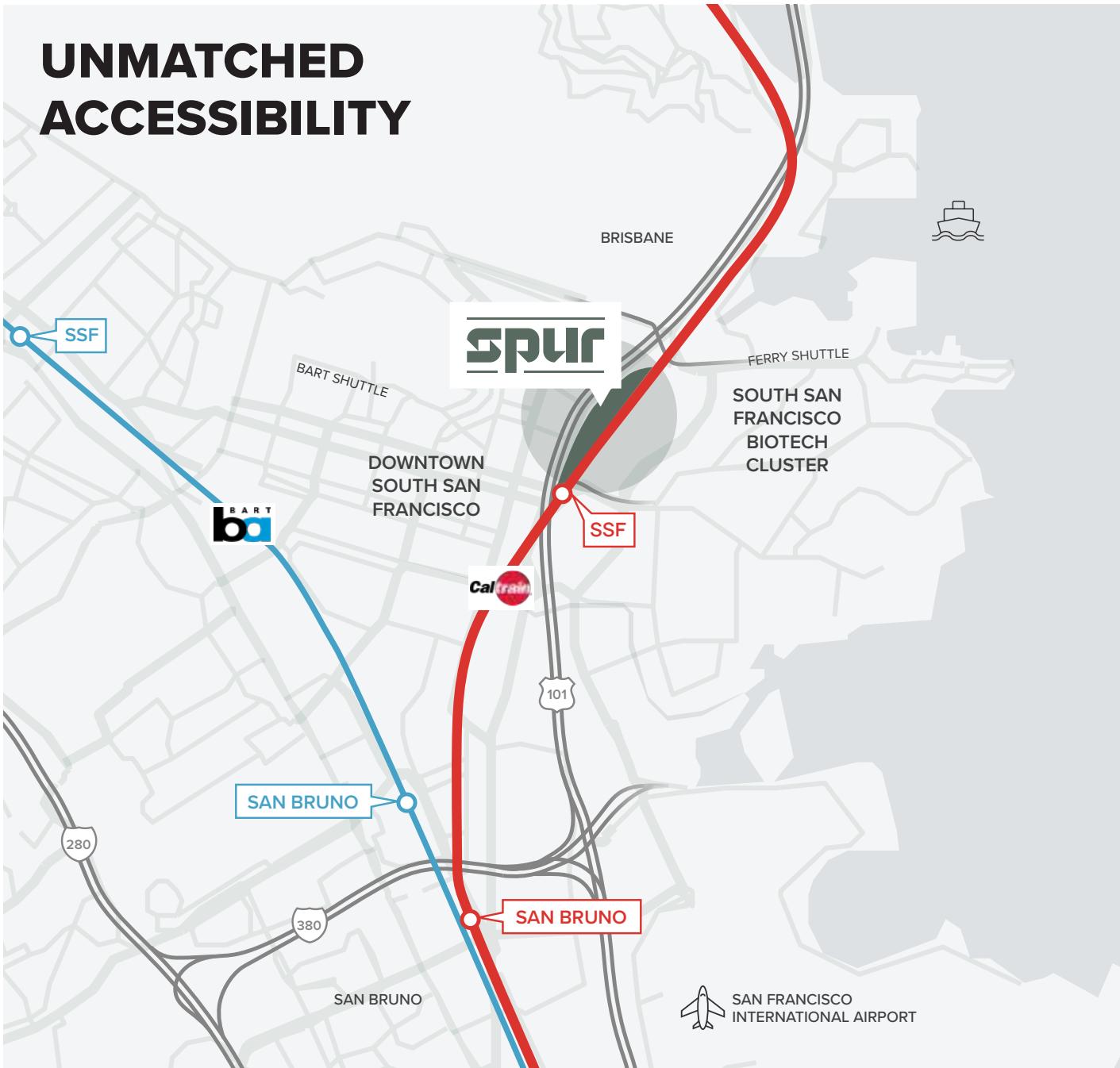
A DISTRICT
BY IQHQ



FRONT DOOR TO SOUTH SAN FRANCISCO



UNMATCHED ACCESSIBILITY



CALTRAIN COMMUTE TIME FROM SSF STATION

Burlingame	13 minutes
Downtown San Francisco	18 minutes
San Carlos	31 minutes
Redwood City	35 minutes
Palo Alto	45 minutes

DRIVING DISTANCES FROM SPUR

San Bruno Bart Station	2.2 miles
SSF Bart Station	3.7 miles
San Francisco Airport	5.1 miles
Millbrae Transit Center	5.2 miles
Downtown San Francisco	9.6 miles
Downtown San Mateo	9.7 miles
Downtown Redwood City	17.5 miles
Downtown Menlo Park	22.8 miles



IMMEDIATE ACCESS TO DOWNTOWN SSF



40+

RESTAURANTS WITHIN
A 15-MINUTE WALK



34,000

HOUSING UNITS
WITHIN 3 MILES



300

MILES OF TRAILS
WITHIN 2 MILES



<3

MILES TO BART
AND FERRY

California Avenue

Lux Avenue

Cypress Avenue

RESI

Airport Blvd

Highway 101

Dubuque Avenue

101

Drop-off

SPUR

Poletti Way

Hotel

Grand Avenue Overpass

EAST SIDE

Miller Avenue

DOWNTOWN SSF

RESI

Grand Avenue

- Elevated Pedestrian Access
- At-Grade Pedestrian Access
- Bike Path
- Caltrain

- 1 Pedestrian Stair down to Caltrain Platform
- 2 Track Crossing (at-grade)
- 3 New Caltrain Station Platform
- 4 Pedestrian Connections to Community
- 5 Future Shuttle Pick up/Drop-off
- 6 Underpass East Entrance
- 7 Underpass West Entrance
- 8 New Downtown Plaza

UNMATCHED VISIBILITY



24,500

Caltrain passengers/weekday*

*June 2024 ridership



250,000

vehicles daily



OVERVIEW

580 DUBUQUE AVE | SOUTH SAN FRANCISCO, CA 94080

SPUR

Total Size **330K SF**

Average
Floor Plate Size **45K SF**

Floors **8** (+1 Mechanical P.H.)

Typical
Floor Height **16'**

Parking Ratio **1.7 / 1000 GFA**

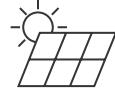
Warm Shell
Basis of Design
60% Lab
40% Office



SUSTAINABILITY APPROACH



Space allocation for future PV panels



Maximize daylight and views



Low-emitting materials



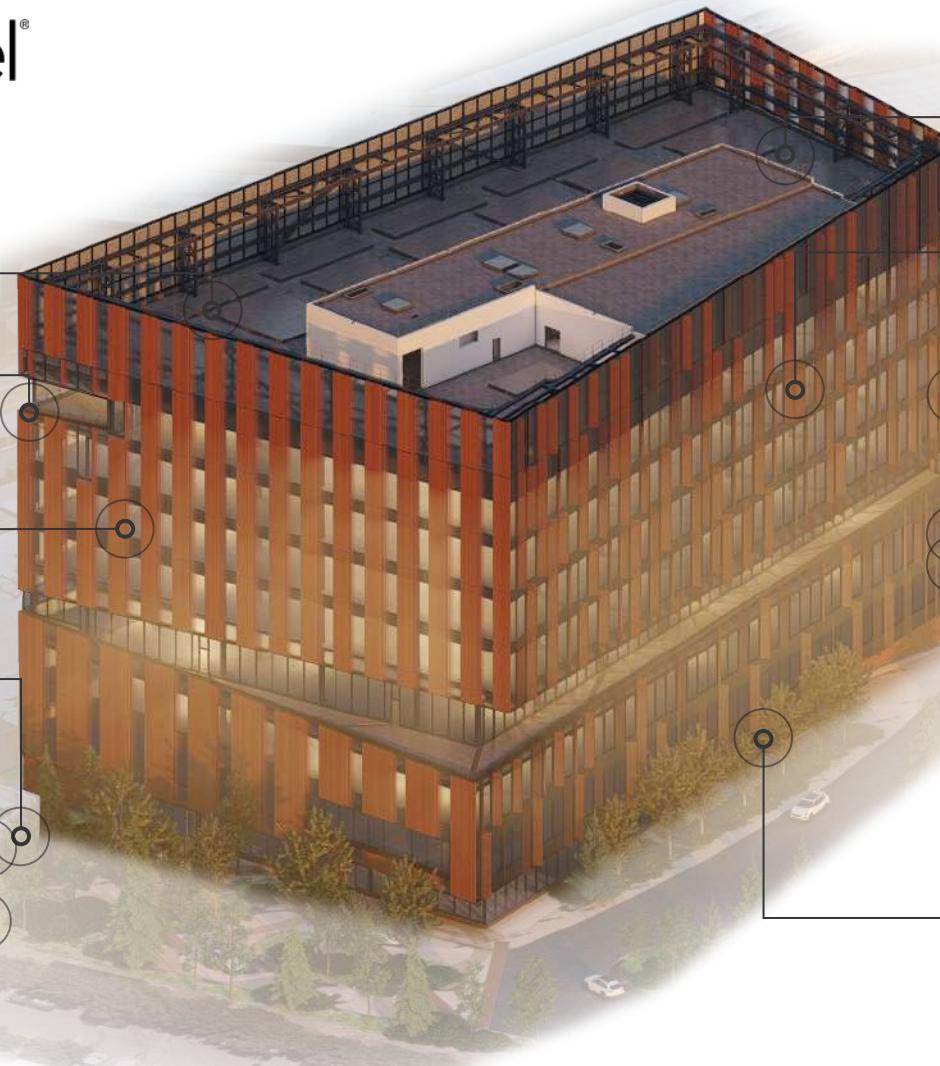
Bioretention rainwater planters



Recycled water for irrigation



Native drought resistant plantings



All-electric mechanical systems



Solar shading



Steps away from Caltrain station



Clean air vehicle reserved stalls



EVCs located in parking



Recycling collection



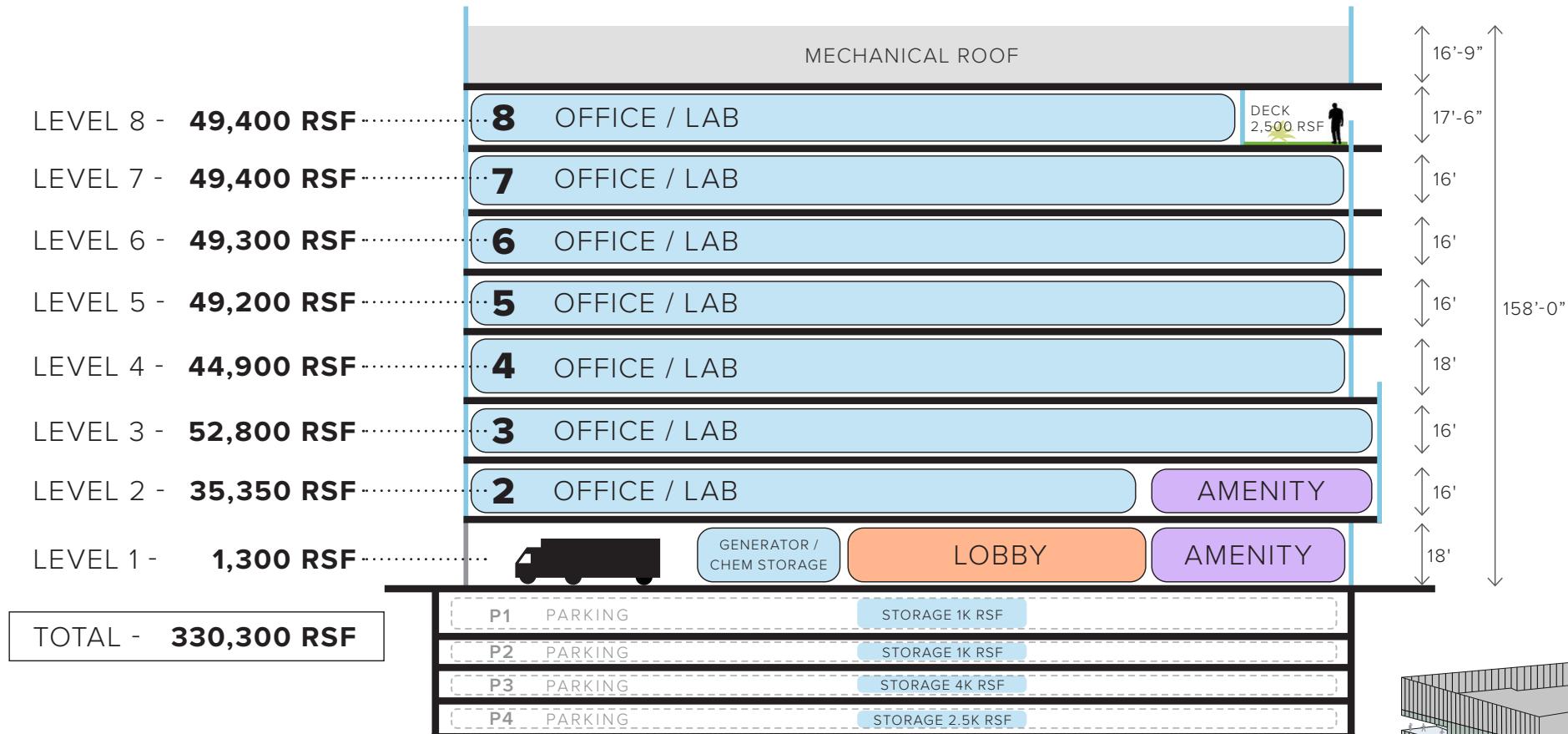
Secure bike storage & locker facilities

SECTION

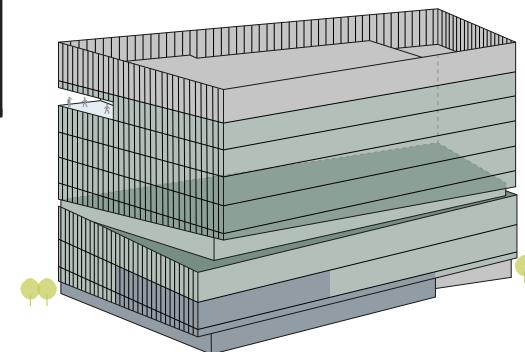
North-South



SPUR



Sections are for diagrammatic purposes only. Due to rounding, sums may not equate to total.



A DISTRICT BY IQHQ

PROJECT ARRIVAL

SPUR



A DISTRICT BY IQHO

PROJECT ARRIVAL

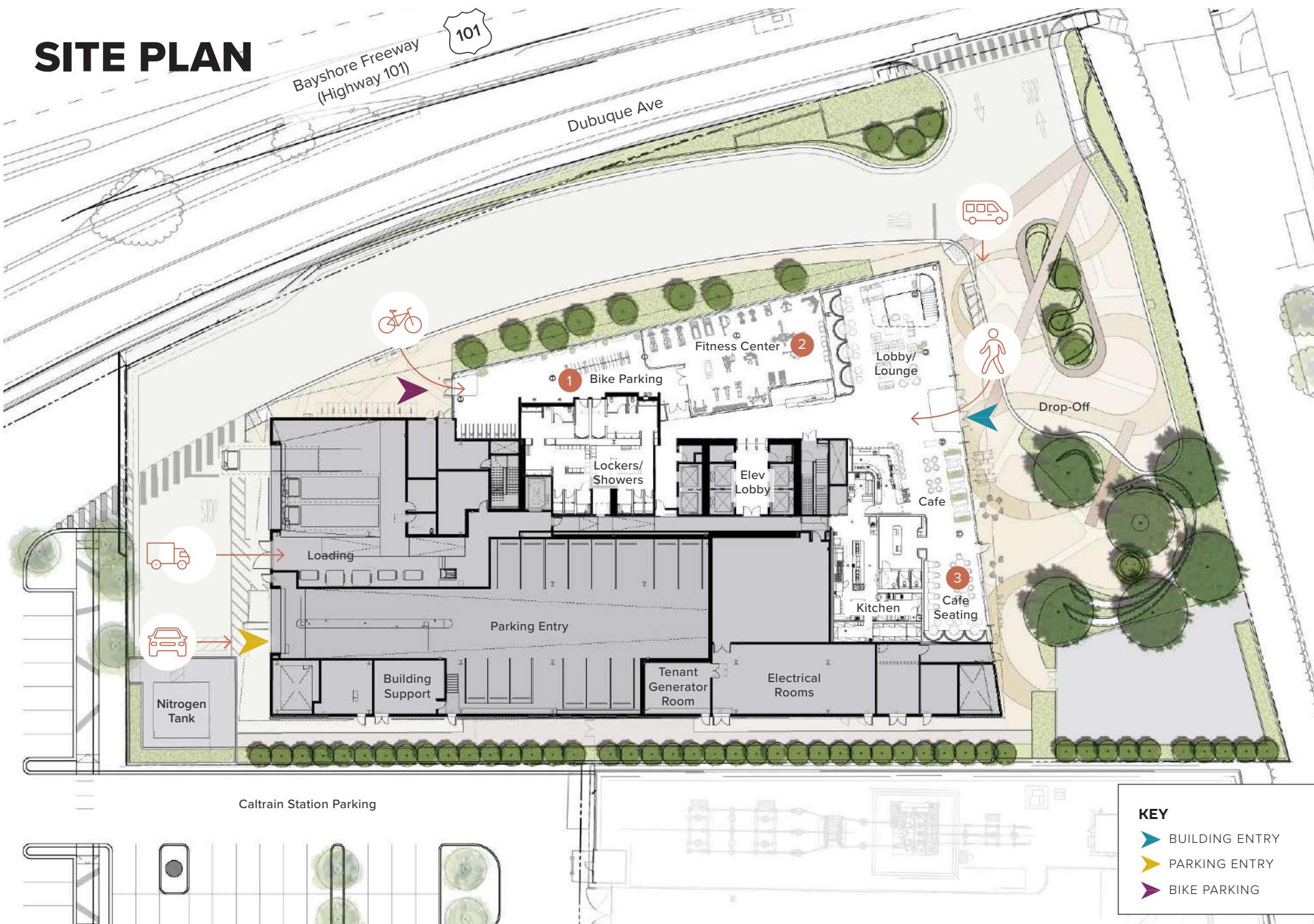
SPUR

580 DUBUQUE



A DISTRICT BY IOHO

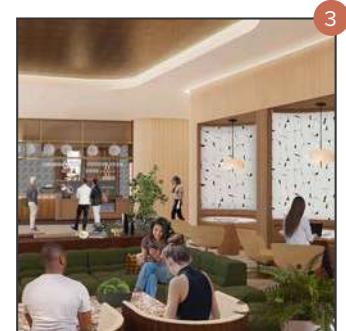
SITE PLAN



Bike Parking



Fitness Center

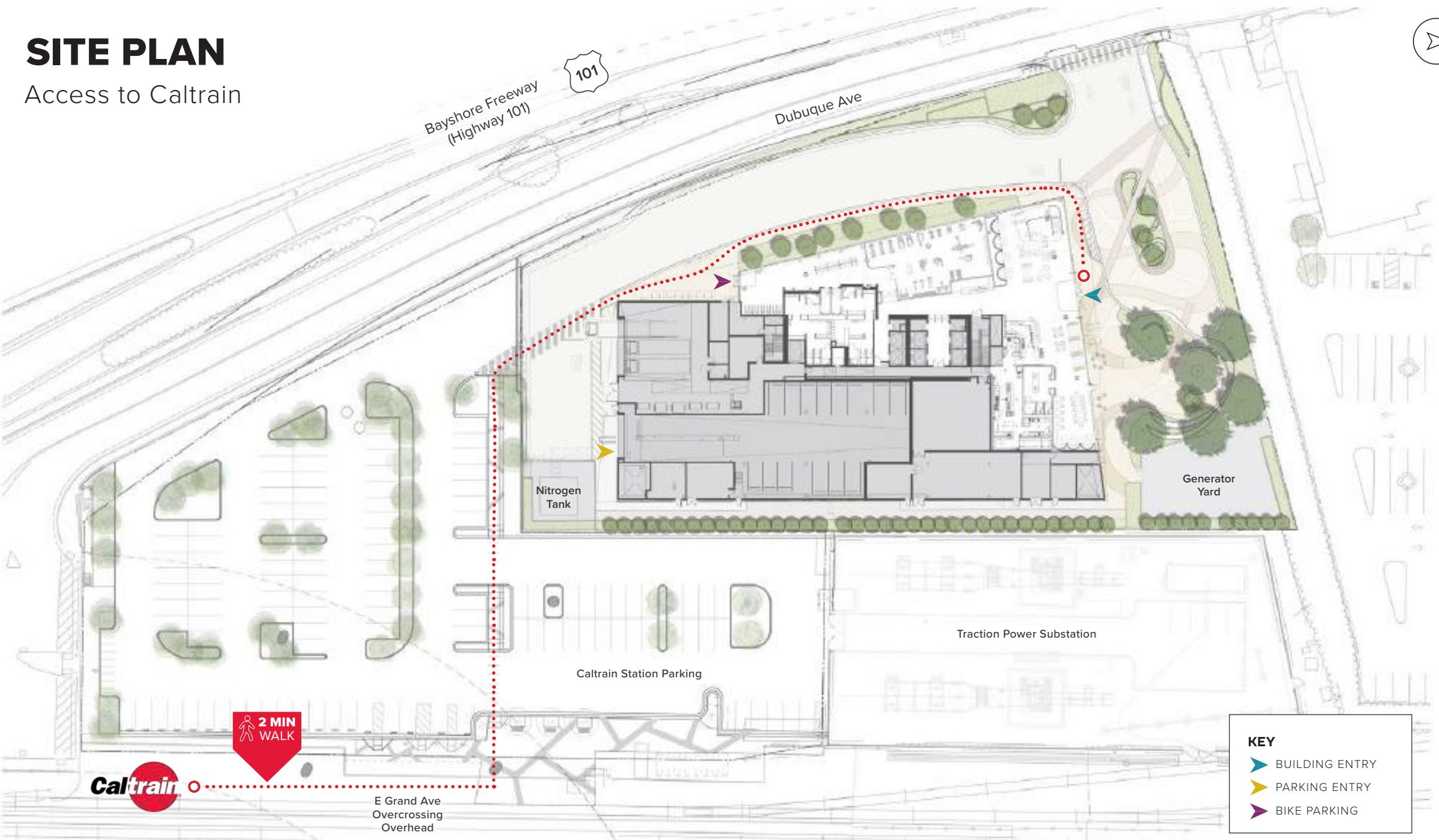


Cafe Seating



SITE PLAN

Access to Caltrain



KEY

- △ BUILDING ENTRY
- ▲ PARKING ENTRY
- BIKE PARKING

FLOOR PLAN

Level 2 Amenities

~60 person training room

Operable wall allows flexibility for all-hands

Total maximum occupancy = 300 (conference + lounge)

On-site property management

LED screens & integrated speakers

Break-out rooms & booths

Catering counter

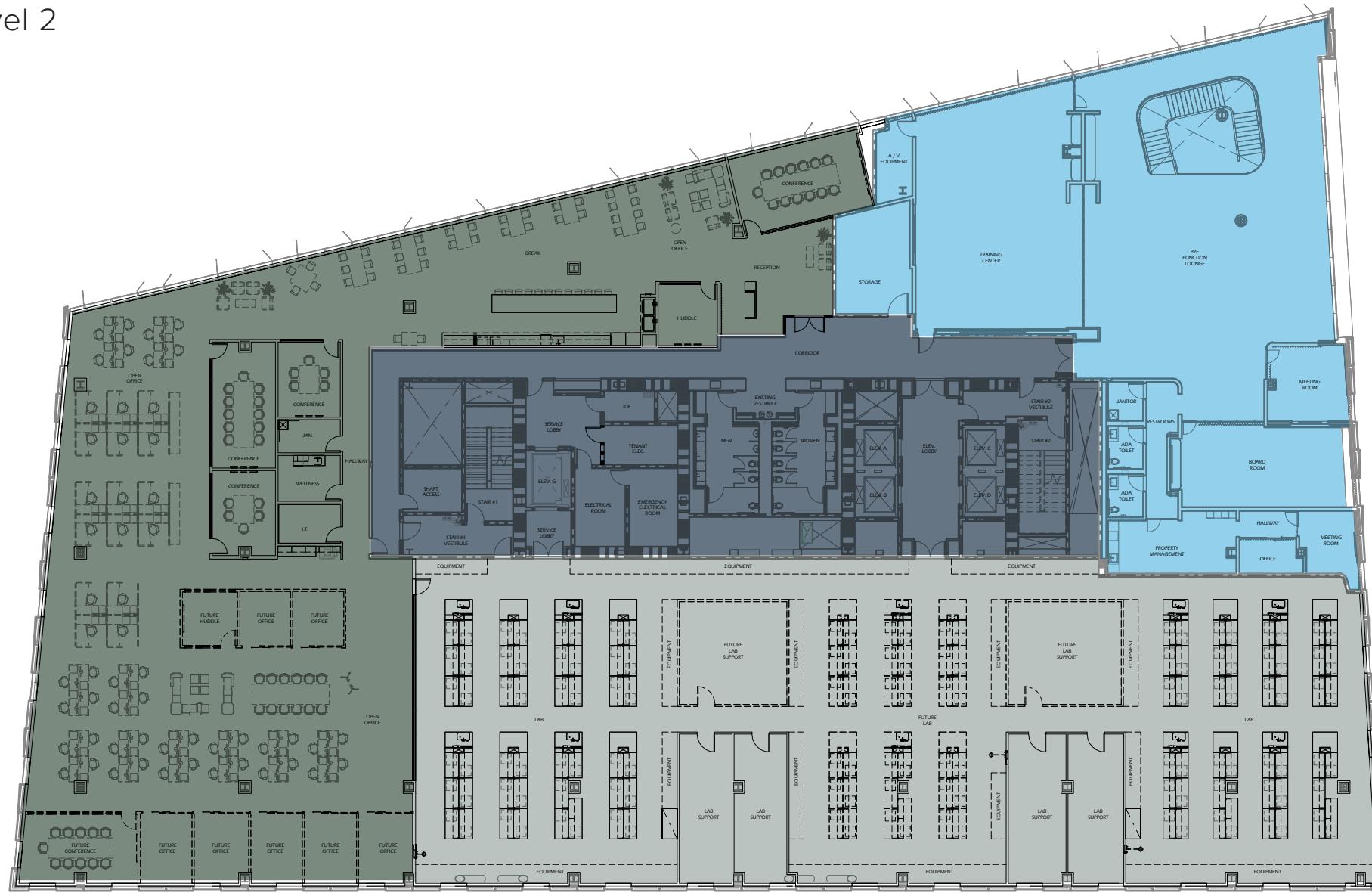


SPEC SUITE FLOOR PLAN

Level 2



SPUR



SIZE

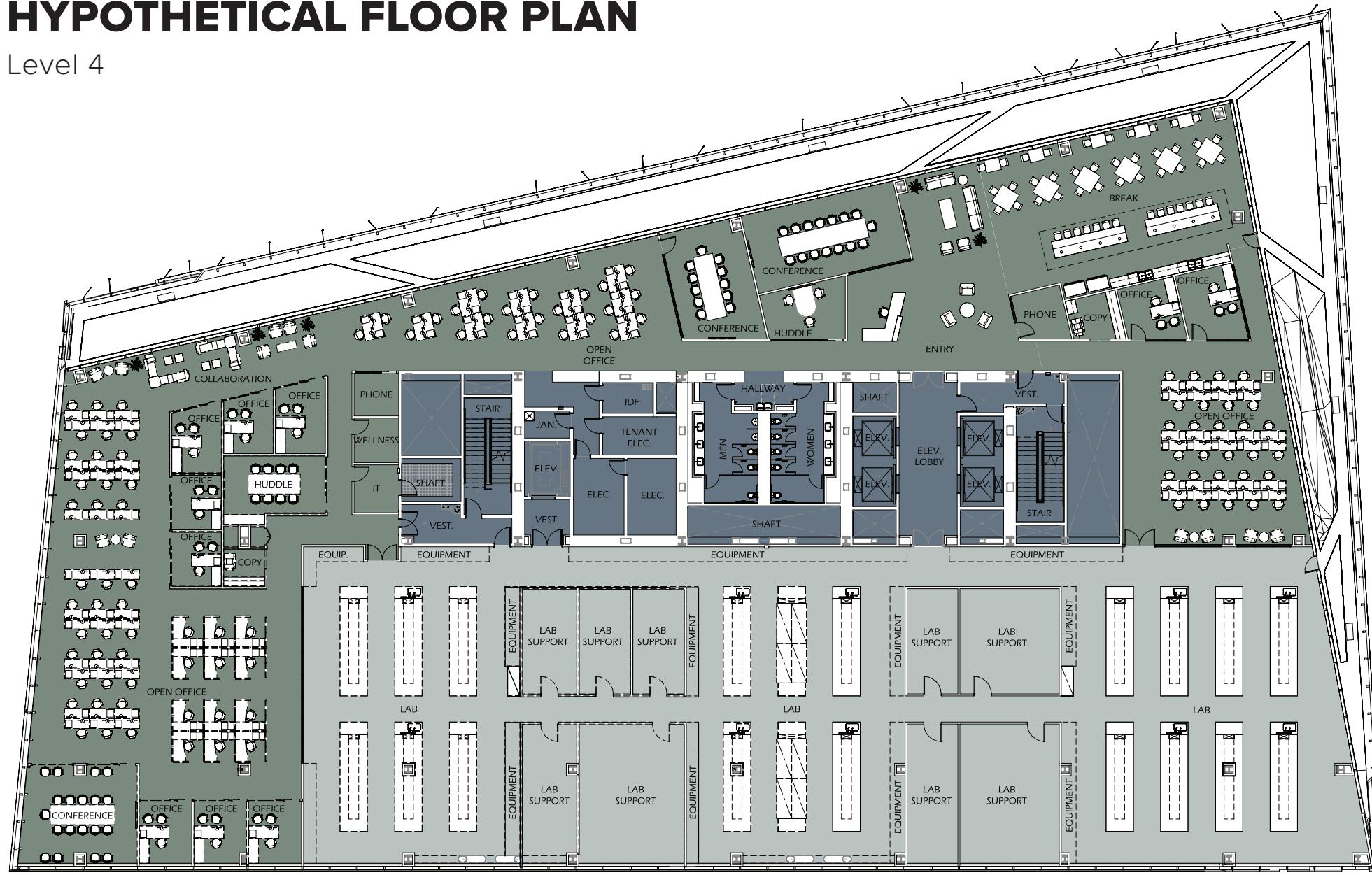
25,700 RSF

KEY
LAB SUPPORT
OFFICE
CORE
AMENITIES

A DISTRICT BY IQHQ

HYPOTHETICAL FLOOR PLAN

Level 4



SIZE

44,000 RSF

KEY

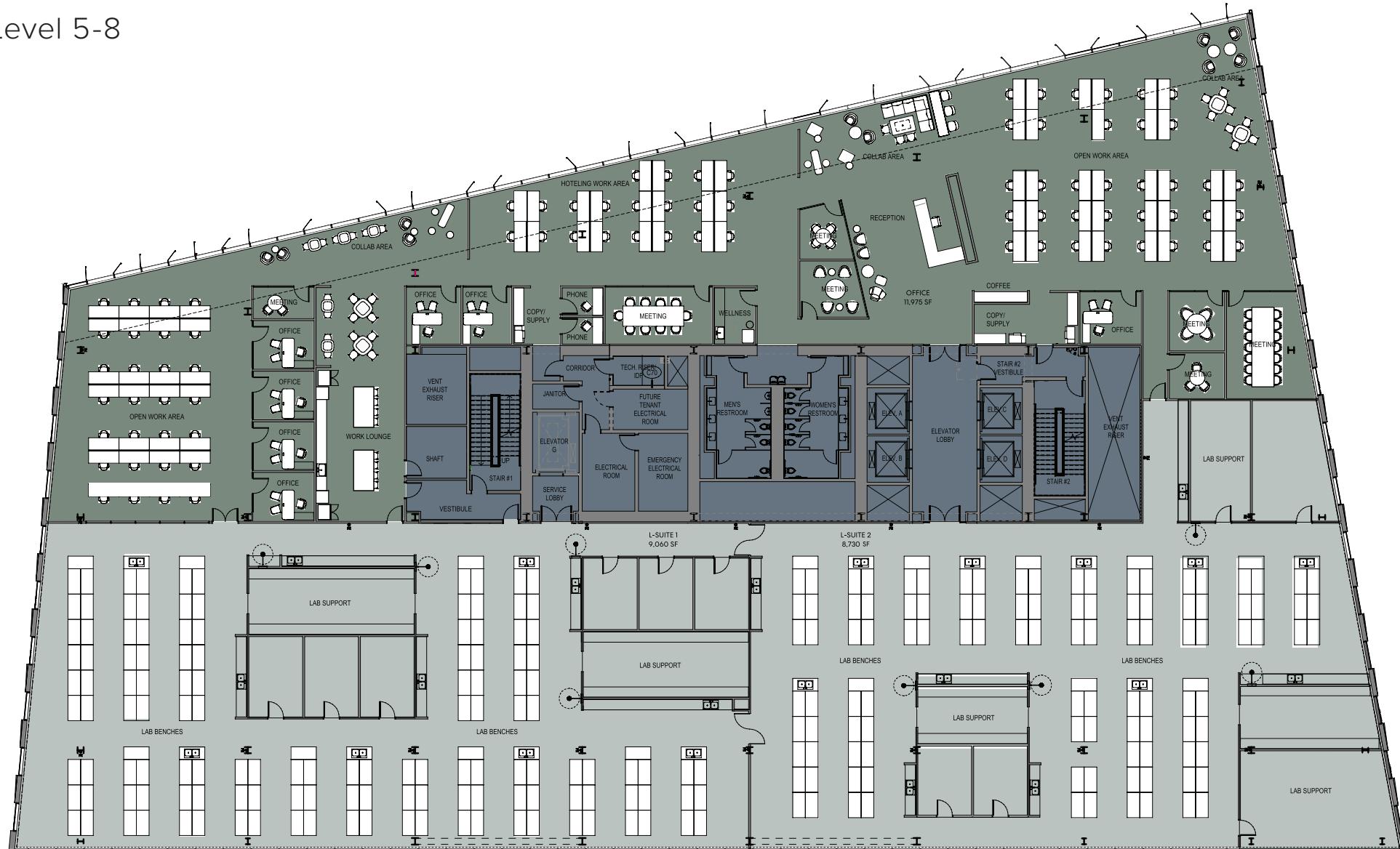
- LAB SUPPORT (Grey circle)
- OFFICE (Dark Green circle)
- CORE (Dark Blue circle)

HYPOTHETICAL FLOOR

Level 5-8



SPUR



SIZE

49,400 RSF

KEY

- LAB SUPPORT (Light Gray)
- OFFICE (Dark Green)
- CORE (Dark Blue)

LEVEL 1

Lobby

SPUR

Level 1



A DISTRICT BY IDAHO

LEVEL 2

Conference Room



LEVEL 4

Unprecedented Views

Level 4

A DISTRICT BY JOHO

SPUR



LEVEL 4

Hypothetical Lab

Level 4



LEVEL 8

Views of the San Francisco Bay

SPUR

Level 8



A DISTRICT BY IQHQ

LEVEL 8

Hypothetical Deck Layout

SPUR

Level 08



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Giving
progress
a home

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Note: All renderings in the document are subject to change and all signage is subject to city approval. All numbers and square footages are subject to change. Due to rounding, sums may not equate to total.