
SPUR

PHASE 1

A DISTRICT
BY IQHQ



FRONT DOOR TO SOUTH SAN FRANCISCO



San Francisco Bay



Oyster Point Blvd

Gateway Blvd

Grand Ave



Caltrain

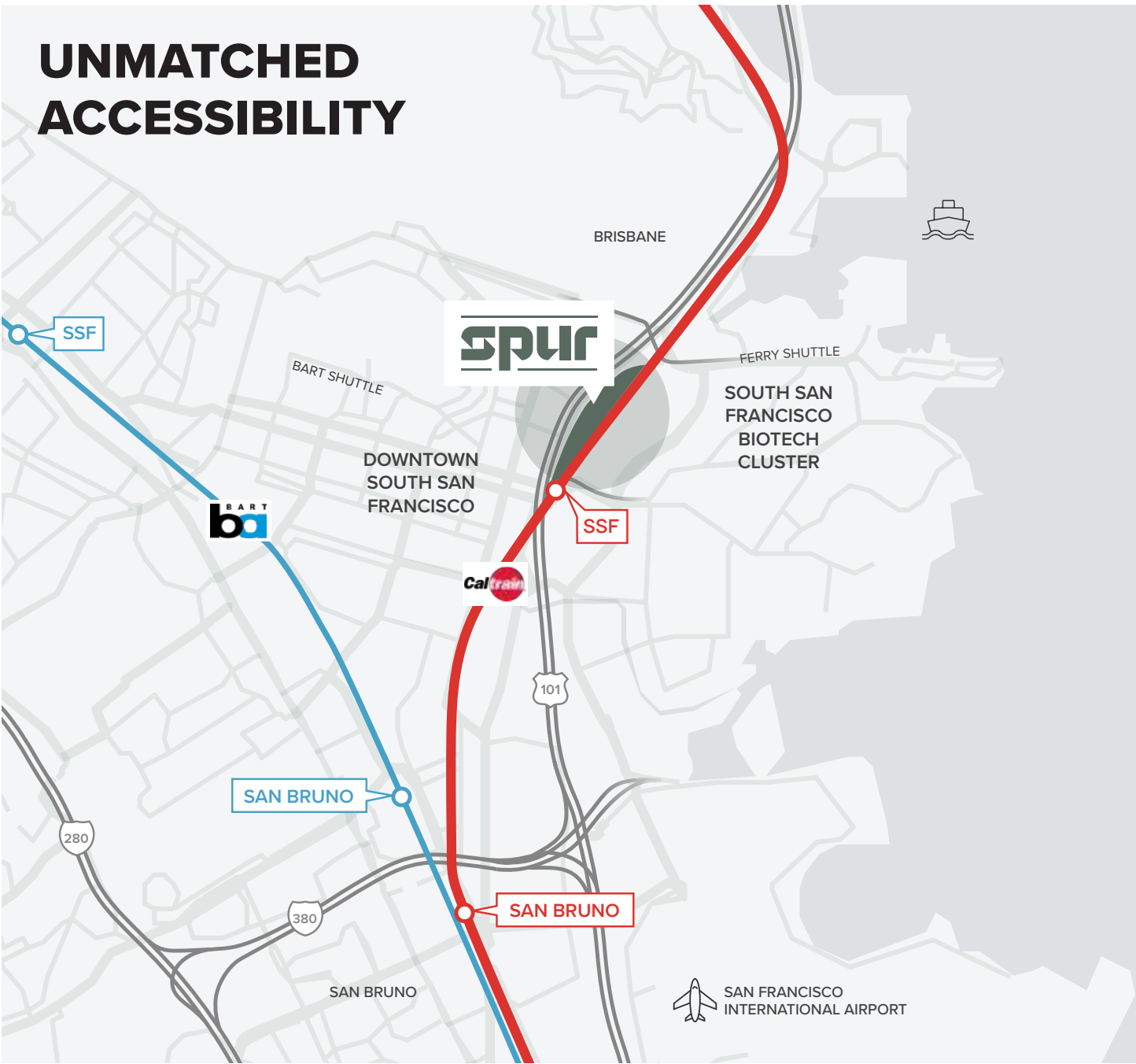


Phase 2



Phase 1

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



UNMATCHED VISIBILITY



24,500

Caltrain passengers/weekday*

**June 2024 ridership*



250,000

vehicles daily



Dubuque Ave

OVERVIEW

580 DUBUQUE AVE | SOUTH SAN FRANCISCO, CA 94080

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



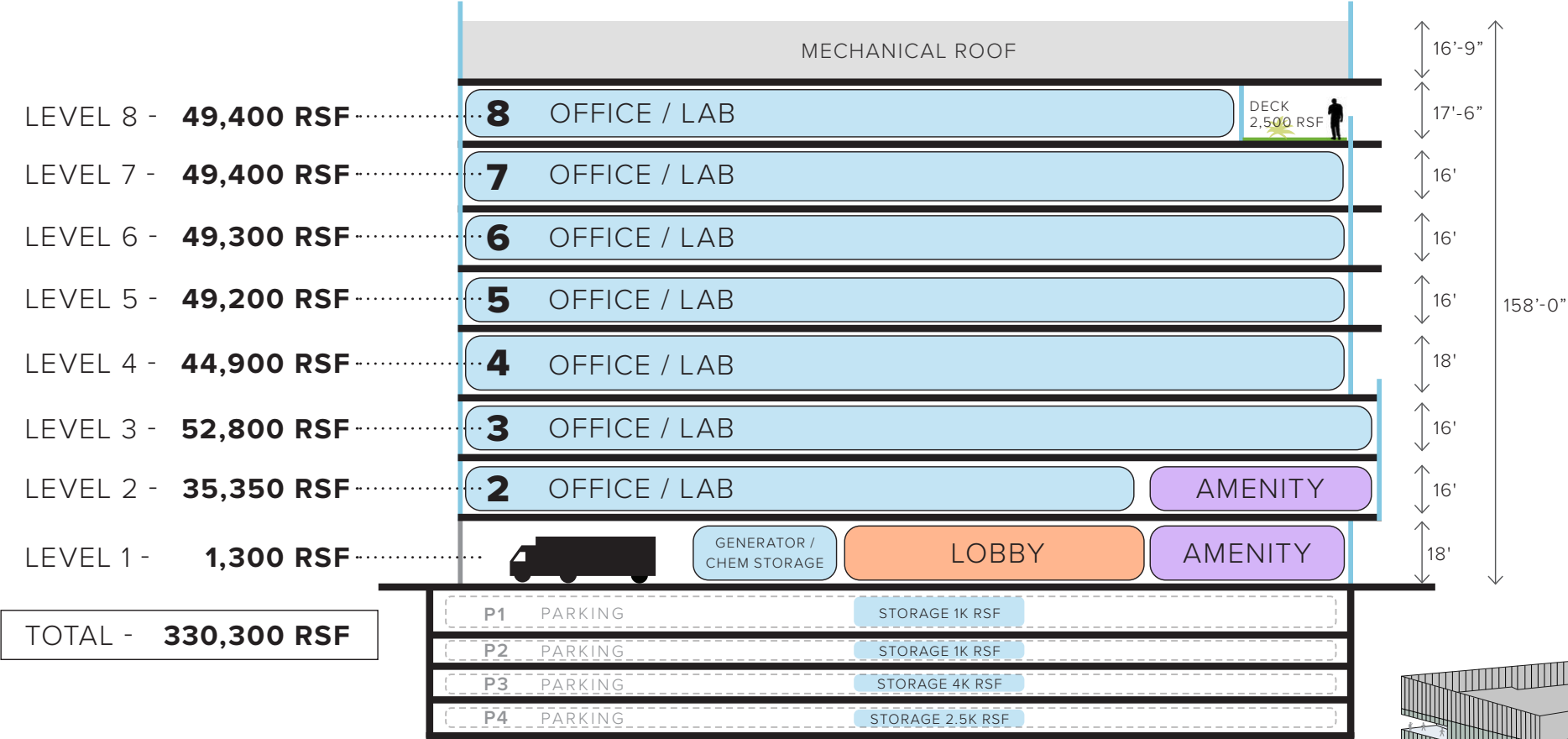
Recycling collection



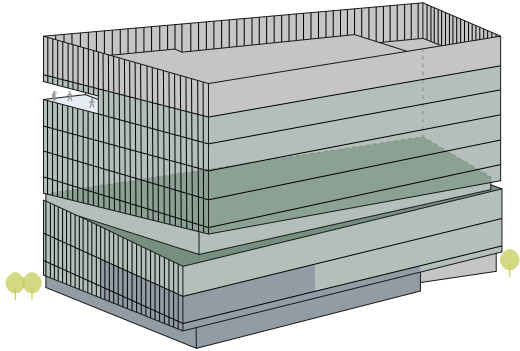
Secure bike storage
& locker facilities

SECTION

North-South



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



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PROJECT ARRIVAL



↑
ENTRANCE

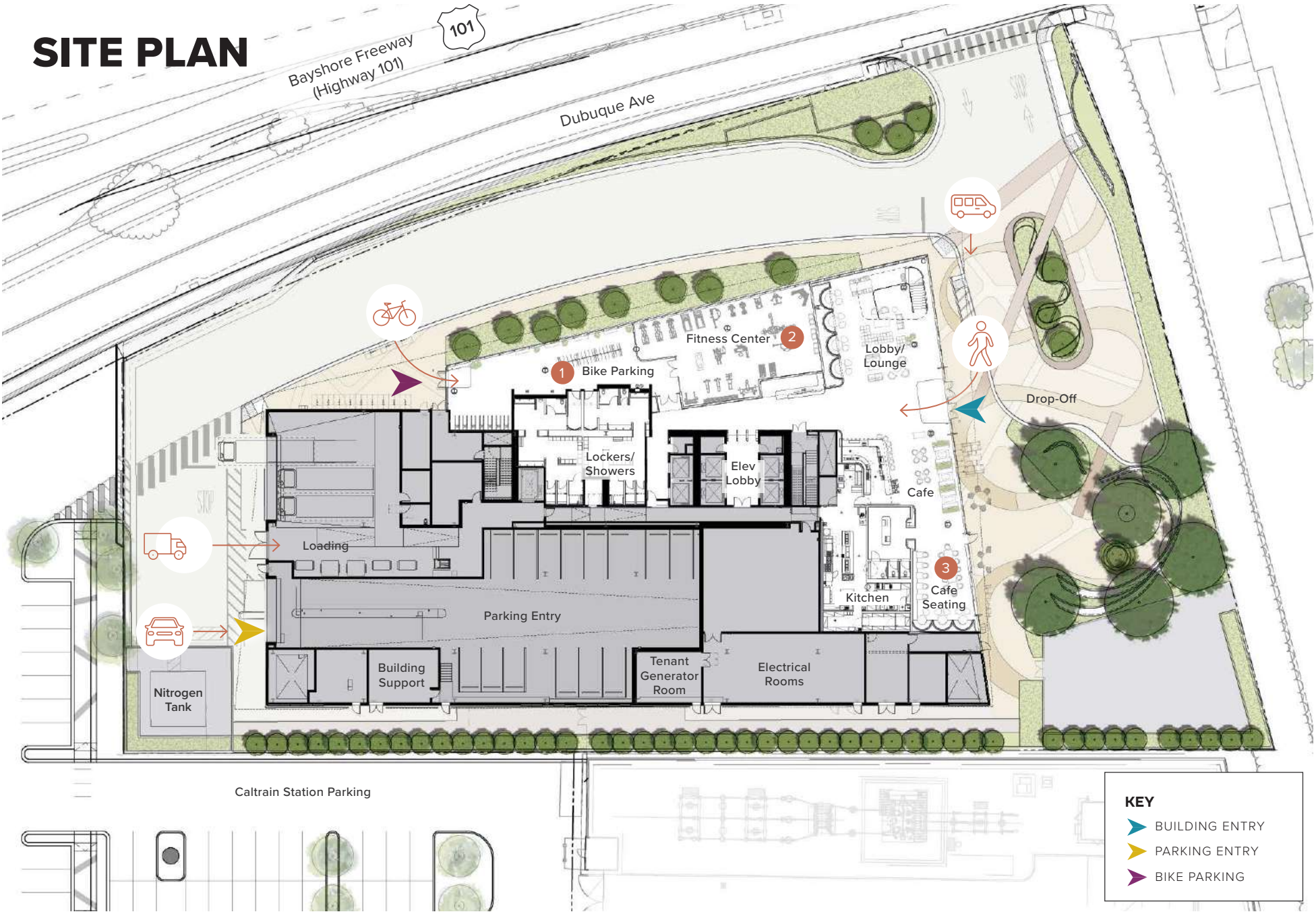
PROJECT ARRIVAL

SPUR



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SITE PLAN



Bike Parking



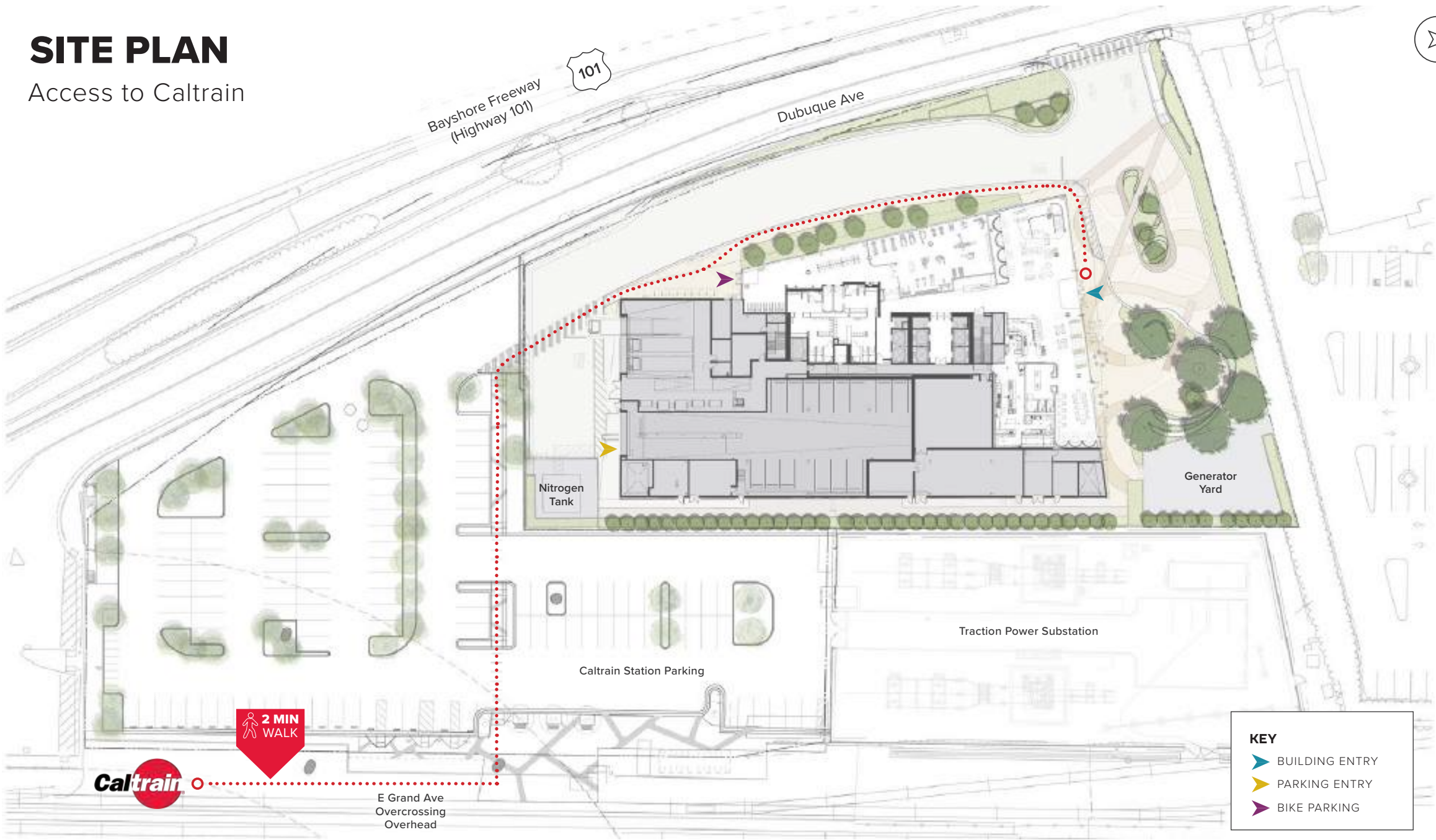
Fitness Center



Cafe Seating

SITE PLAN

Access to Caltrain



FLOOR PLAN

Level 2 Amenities

~60 person training room

Operable wall allows flexibility for all-hands

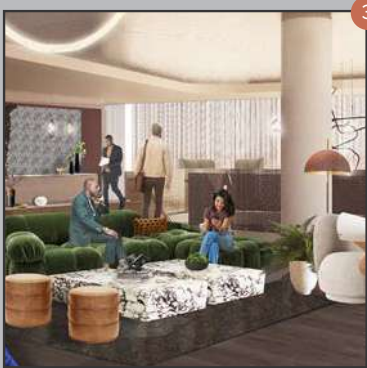
Total maximum occupancy = 300 (conference + lounge)

On-site property management

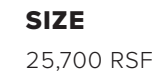
LED screens & integrated speakers

Break-out rooms & booths

Catering counter



Level 2

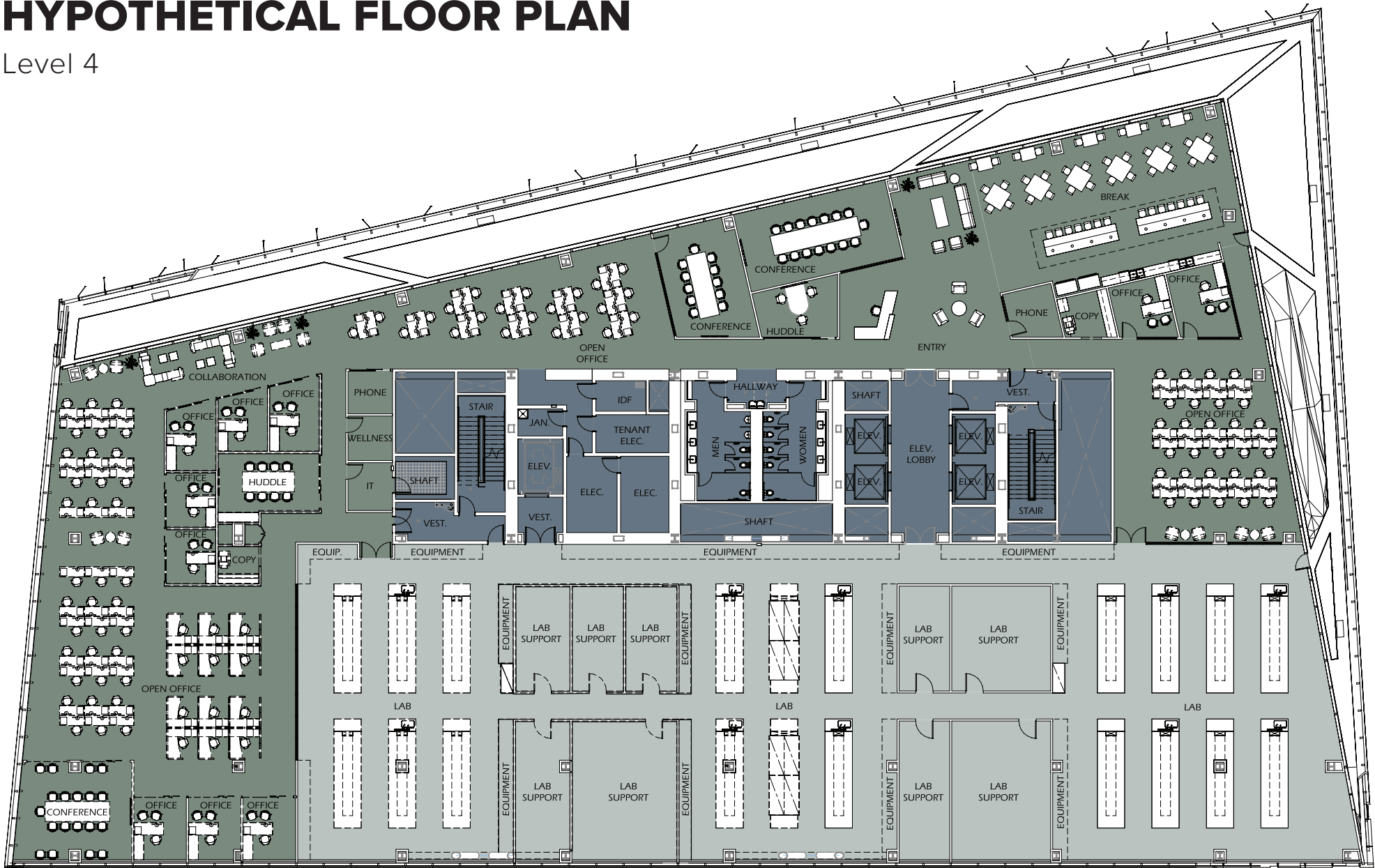


KEY

- LAB SUPPORT
- OFFICE
- CORE
- AMENITIES

HYPOTHETICAL FLOOR PLAN

Level 4



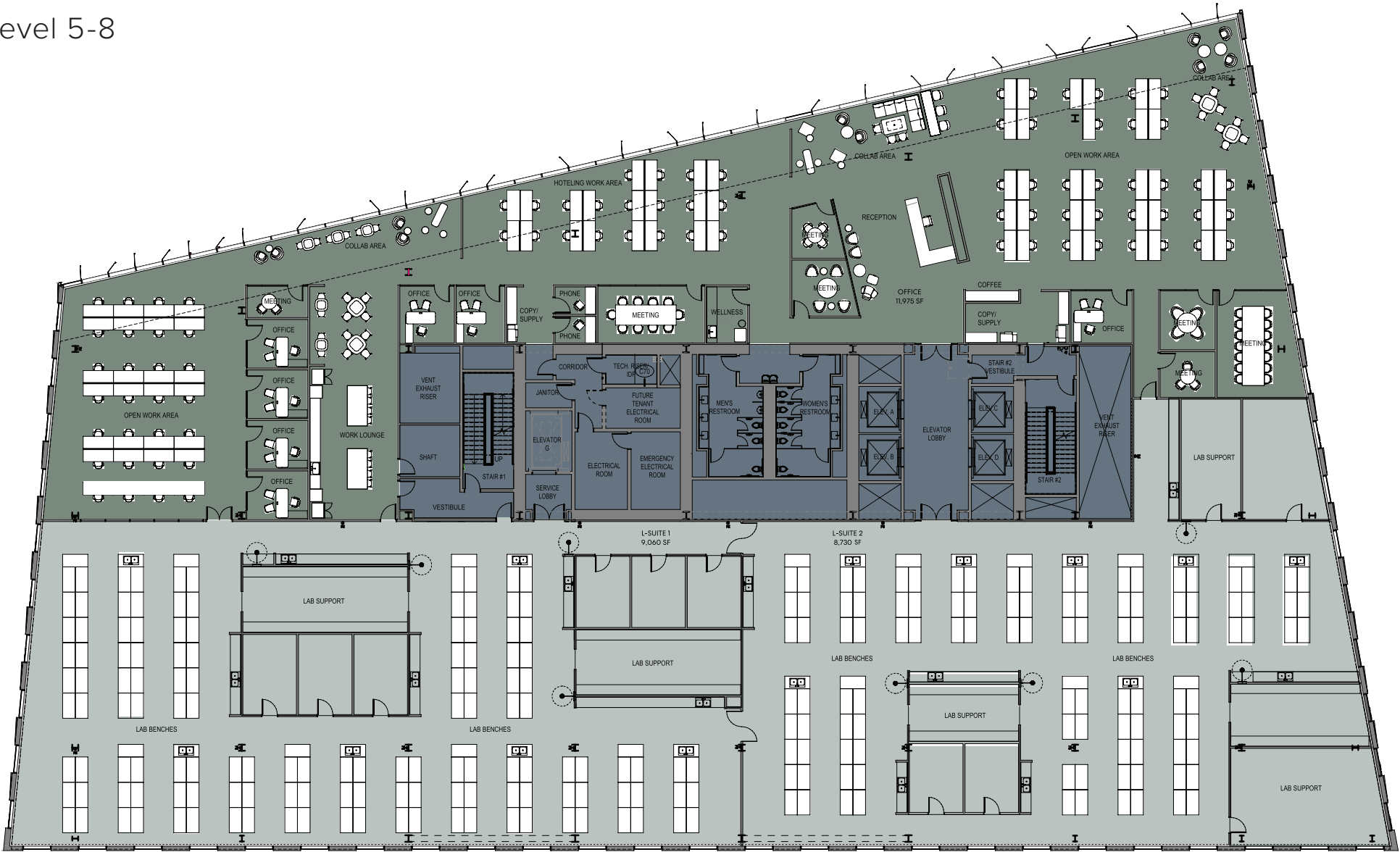
SIZE
44,000 RSF

KEY

- LAB SUPPORT
- OFFICE
- CORE

HYPOTHETICAL FLOOR

Level 5-8



SIZE
49,400 RSF

KEY

LAB SUPPORT

OFFICE

CORE

LEVEL 1

Lobby

Level 1



LEVEL 2

Conference Room

Level 2

SPUR

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LEVEL 4

Unprecedented Views



LEVEL 4

Hypothetical Lab

Level 4

LEVEL 8

Views of the San Francisco Bay

Level 8



LEVEL 8

Hypothetical Deck Layout

Level 08



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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.