

# NEXUS ON GRAND



PRESENTED BY: HEALTHPEAK LIFE SCIENCE PROPERTIES, INC.

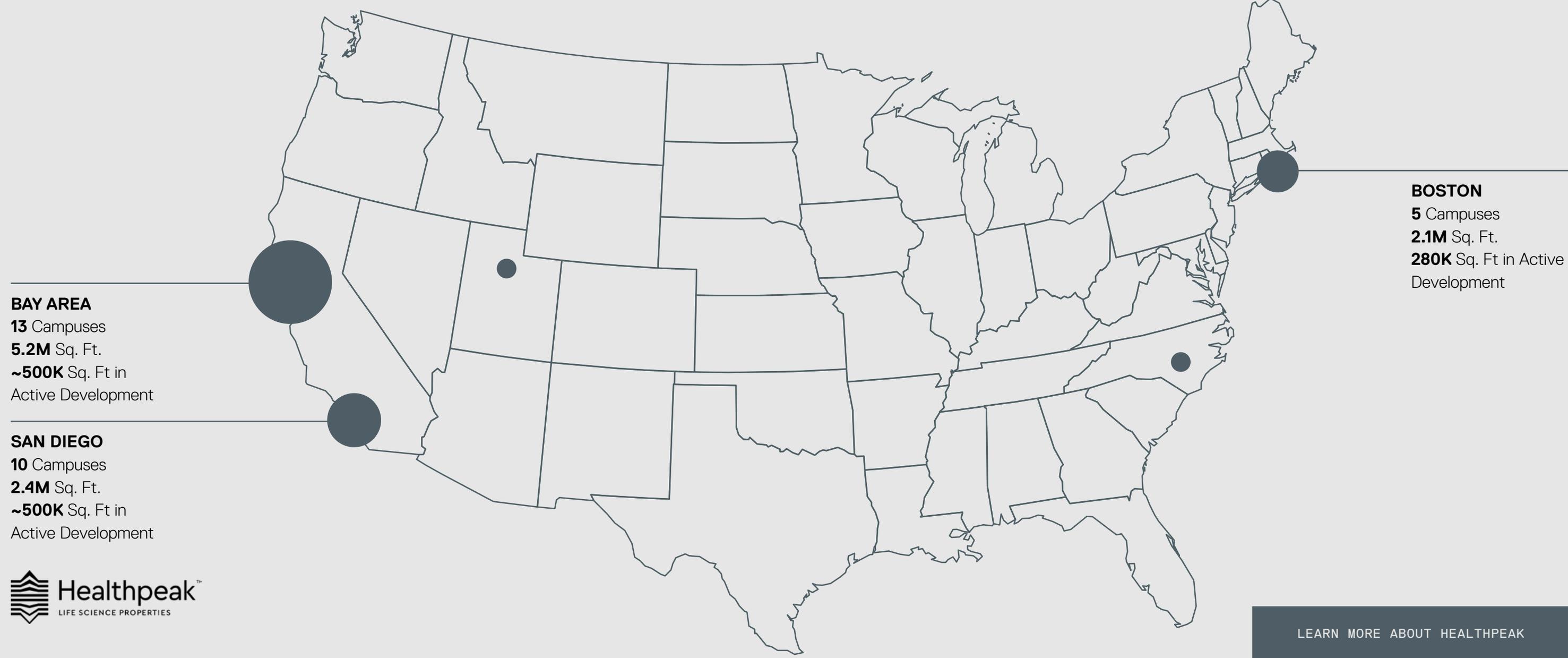
# Contents

- 03 About Healthpeak Properties, Inc.
- 05 Location
- 09 Features
- 10 Amenities And Attributes
- 15 Test Fits
- 16 Floor Plans

# NEEKUS

# About Healthpeak

We invest in and operate state-of-the-art life science campuses in core life science markets including San Francisco, Boston and San Diego. Our team leverages over 20+ years of experience with key partners to develop iconic, purpose built R&D buildings that provide tenants with the efficiency and flexibility to meet their specific needs.



[LEARN MORE ABOUT HEALTHPEAK](#)

# Where The Leading Minds In Biotech Intersect.

Located in the heart of San Francisco, Nexus on Grand is a purpose built lab and office building complete with grab-and-go cafe, state of the art fitness center, and a multi-use courtyard. Healthpeak Properties' most-recent development was designed to nurture the curiosity that breeds community and collaboration. Sophisticated, smart workspaces meet convenient urban amenities for an elevated work experience.

# Location

Prominently located on one of South San Francisco's main throughways, Nexus on Grand offers tenants a central location that allows them to enjoy easy accessibility and proximity to a wide range of amenities and transportation options including shuttle service to Bart, Caltrain, and Ferry stations.



Address: [233 East Grand Ave. South San Francisco, CA 94080](#)

### PROXIMITY TO TRANSIT HUBS:

Airport	4 mi	10 min
Caltrain Station	1 mi	4 min
Ferry Port	2 mi	6 min
BART Station	3 mi	10 min
101 FWY	0.1 mi	1 min

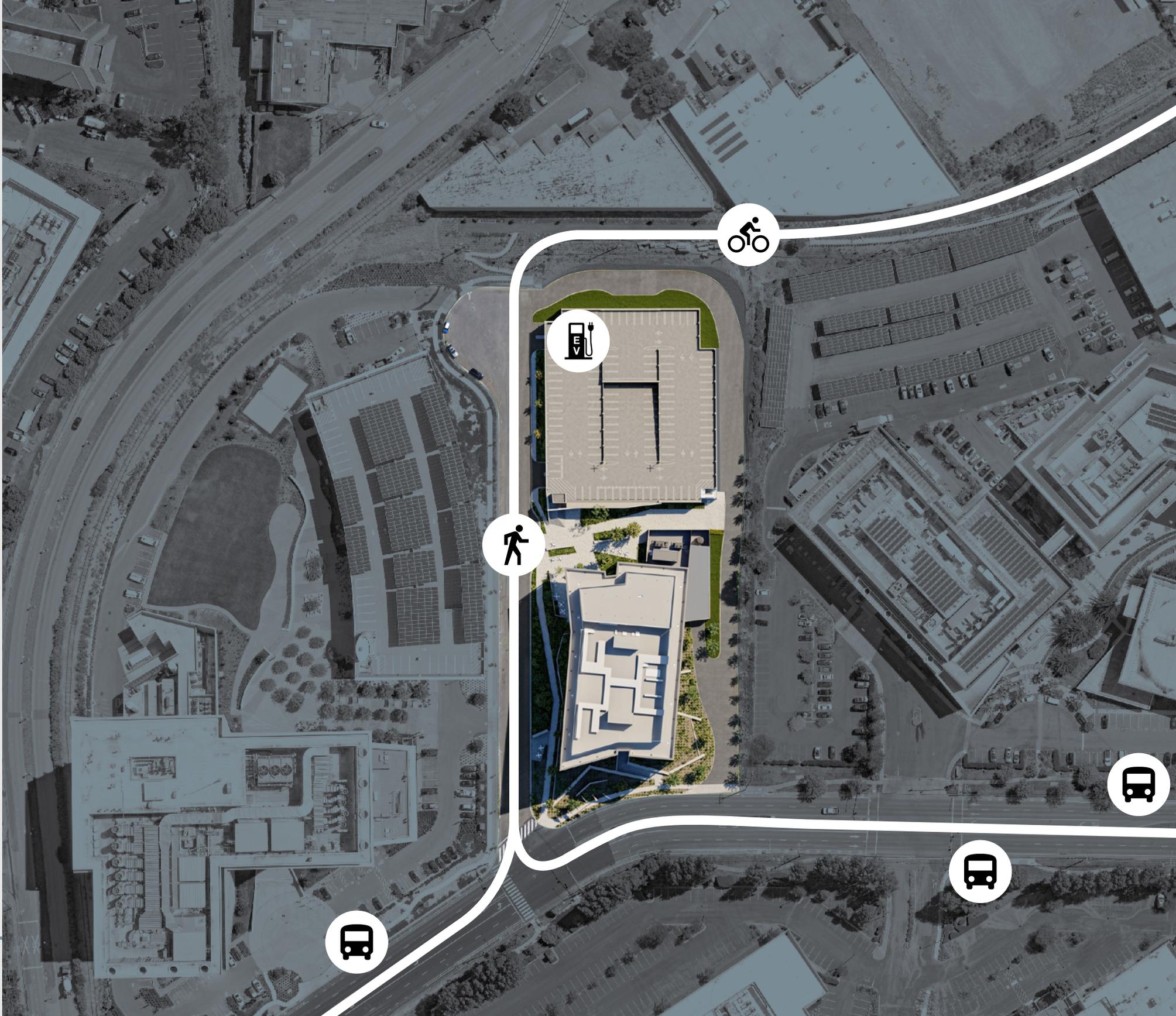


Prominence on major road (East Grand) and general location amongst major biotech companies



[WATCH THE VIDEO](#)

Nexus is accesible for all types of commuters whether you prefer to drive, take the bus, bike, or walk.





Roebing Street Pickup and Drop off zone



## 5 Story Class A Building

**±149,000** Rentable Square Footage

Structural Completion (Ready for TI's to Start) Q3 2022



---

Floor to Ceiling windows featuring ample natural light

---

LEED Gold

---

17' 0" floor-to-floor heights, 18' on Ground Floor

---

Robust MEP infrastructure allows for up to 100% lab per floor with up to 50% lab for the overall building

---

Large floor plates averaging 30,000 sq. Ft.

---

Flexible rectilinear floor plans with central core

---

1500 KW generator

---

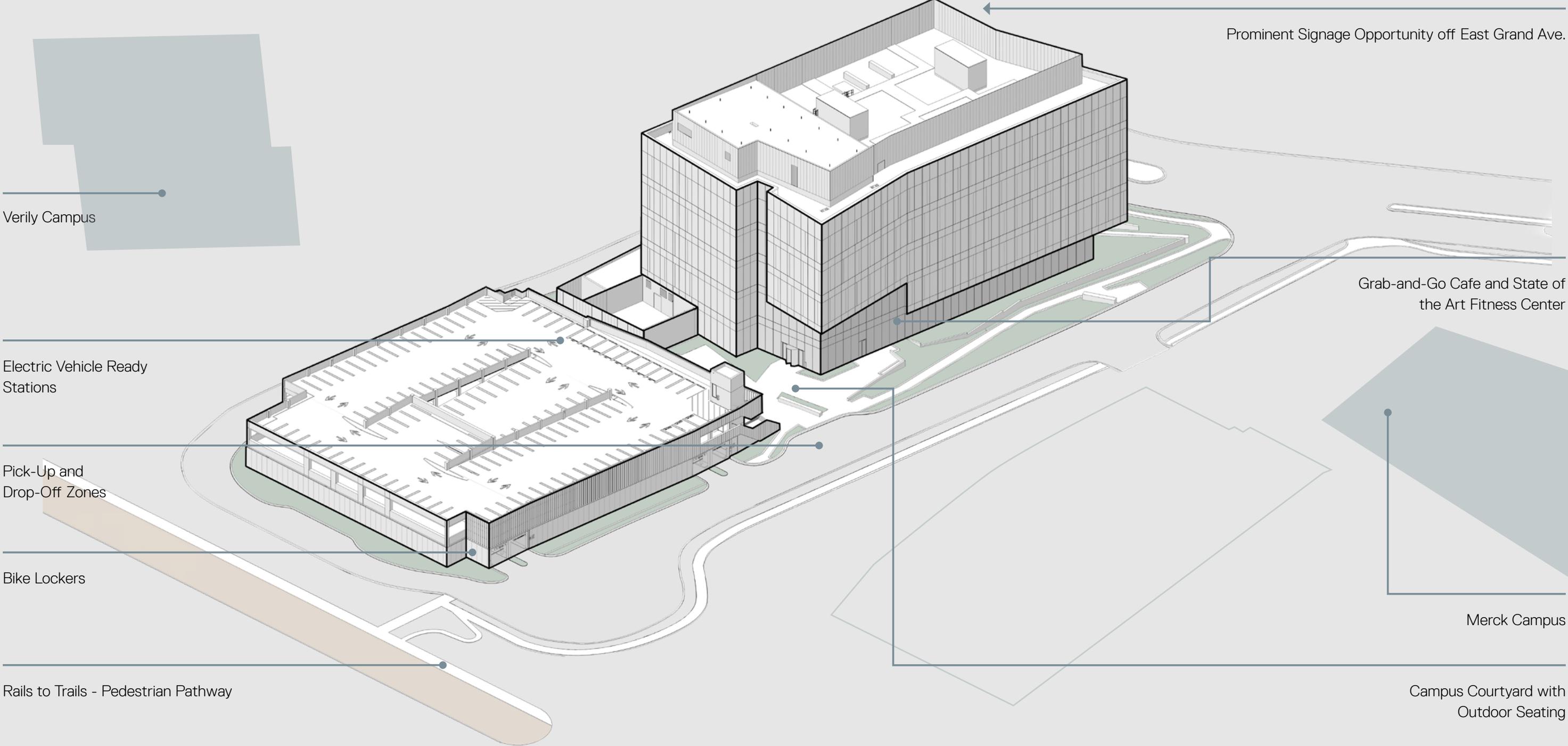
100 PSF live load non-reducible per floor

---

150 PSF for rooftop mechanical penthouse

---

# Amenities And Attributes





Multi-Use Courtyard



Lobby/Grab-And-Go Cafe

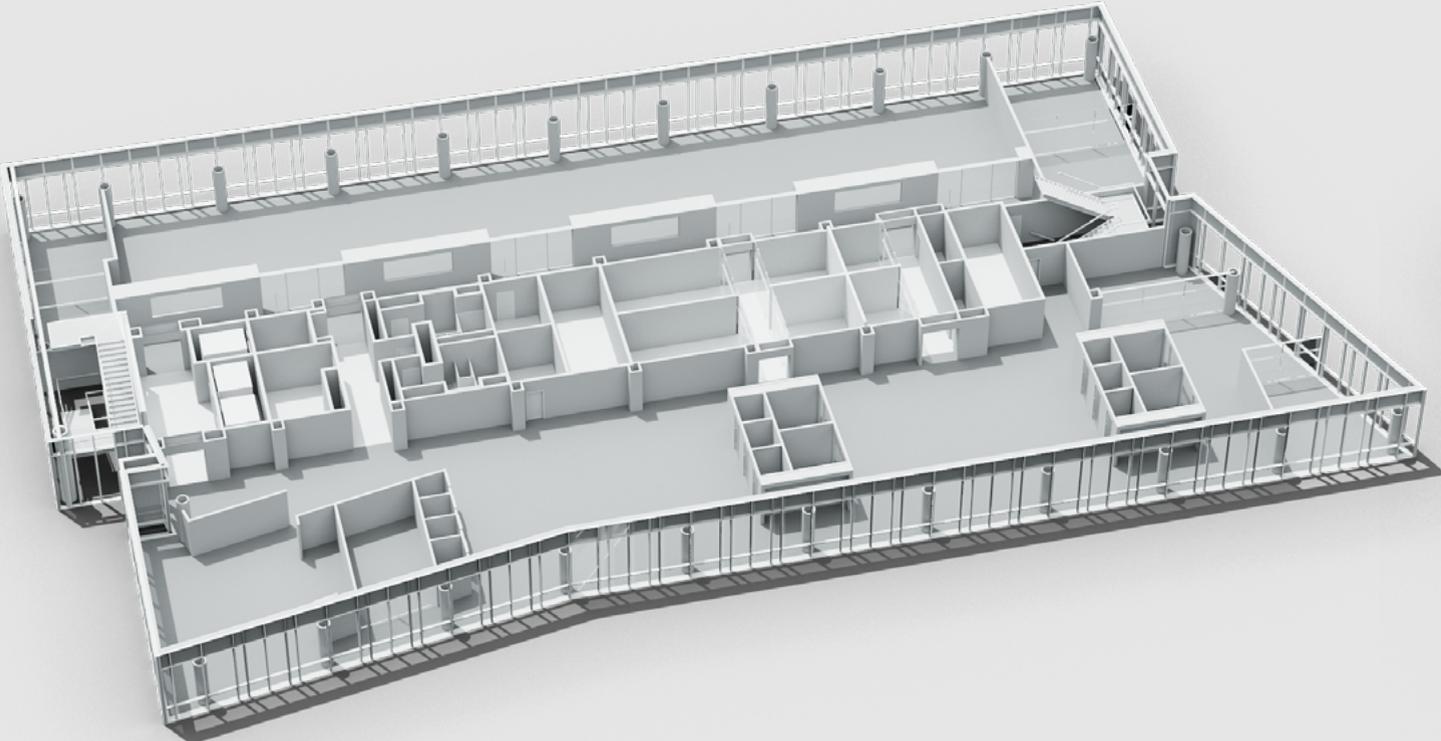


Fitness Center



We imagined and actualized a cornerstone in the world of bio-tech—A hub of invention that breeds world solutions. From its state of the art glass facade to its open plan layout allowing flexibility for companies to imagine and grow, Nexus On Grand creates a chamber for scientific impact. It's a singular space for garnering a community of novel thinkers and real-life resolutions.

# Test Fits



FULL FLOOR

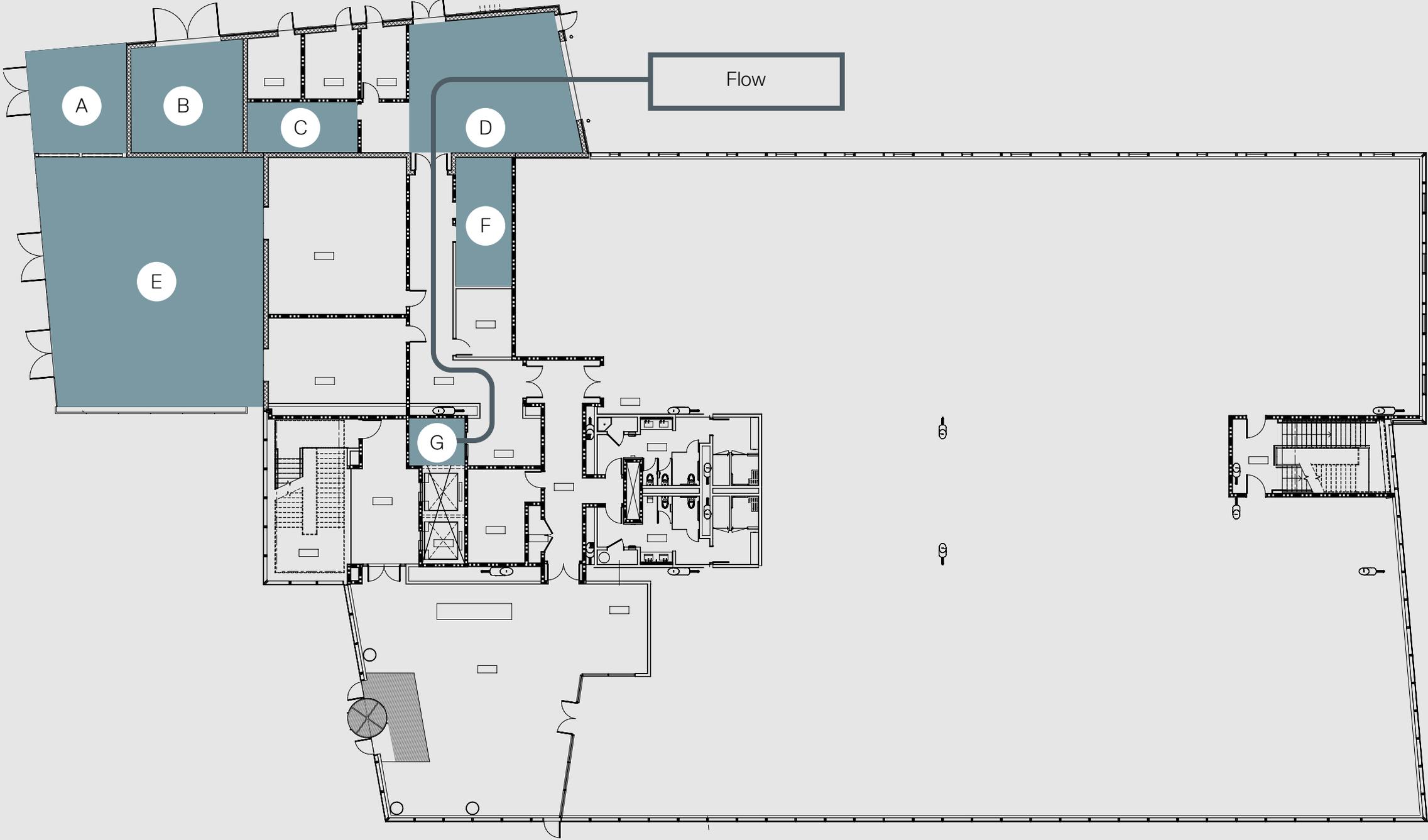


50/50 LAB TO OFFICE LAYOUT

- Labratory
- Office
- Conference Room
- Lounge
- Core & Shell Plan

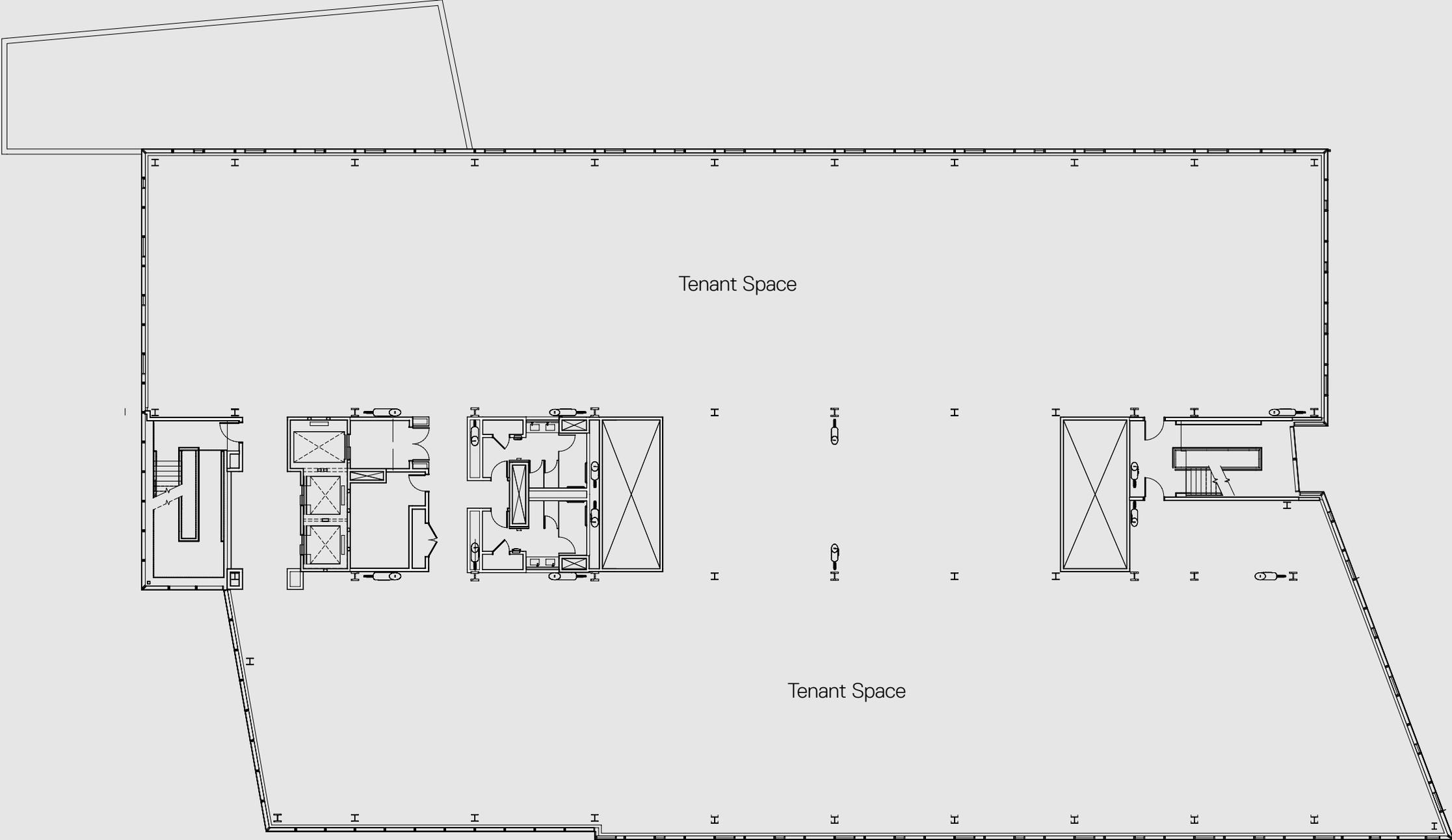
# Ground Level

- A Bulk Chemical Storage
- B Trash
- C Chemical Storage
- D Loading Dock
- E Generator Enclosure
- F Chemical Storage
- G Service Elevator



SEE MORE FLOOR PLANS

# Typical Level



SEE MORE FLOOR PLANS



Stunning Design with Floor to Ceiling Windows



Click the arrow (↖) on the bottom of the viewer to explore 7 different spaces inside Nexus on Grand.

TAKE A 360 TOUR



East Grand Sidewalk View

# Thank You

## CONTACT

---

Scott Bohn  
Sr. Vice President  
Healthpeak  
+1 650-875-1002  
sbohn@healthpeak.com

Natalia De Michele  
Sr. Director  
Healthpeak  
+1 650-875-1006  
ndemichele@healthpeak.com

Chris Jacobs  
Vice Chairman  
CBRE  
+1 650-577-2919  
chris.jacobs@cbre.com

Rick Friday  
Executive Vice President  
CBRE  
+1 650-577-2932  
rick.friday@cbre.com

## OUR TEAM

---



**CBRE**

**Flad**



[VISIT THE NEXUS WEBSITE](#)