

R&D/Biotech High-End Lab Space Available for Lease

2201 JUNIPERO SERRA BLVD, DALY CITY, CALIFORNIA



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SUCCESSION REAL ESTATE

1010 B Street, Suite 200,
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Located in the Bay Area Biotech Ecosystem

- Highly Improved Biotech Lab Space
 - » **Demisable:**
 - **Suite E** ~+/-9,531RSF; Second Floor – Highly Improved Veterinarian/Dental/Medical/Lab Space; \$2.75/SF/Mo/NNN
 - **Suite L** ~+/-1,150RSF; Second Floor – Fully Built Out Diagnostics Lab Space; \$4.00/SF/ Mo NNN
- NNN's: \$1.08/RSF/Mo
- \$5M Recent Lab Space Buildout suitable for R&D, Biotech, Life Sciences including Medical, Dental and all Laboratory Uses.
- Epoxy Paint & Floor Coverings with Epoxy Cove Base
- Medical Grade Finishes
- Distributive Gas Lines & Upgraded HVAC
- Diagnostic Wet Lab
- Elevator Served
- 600 AMPS Dedicated Power
- New 80kW Generac SG080 Emergency Generator47
- Shared Surface Parking Spaces (1/300 SF)
- Hwy. 280 Visibility

VIEW 3D MODEL



Proposed Updated Interior Entryway

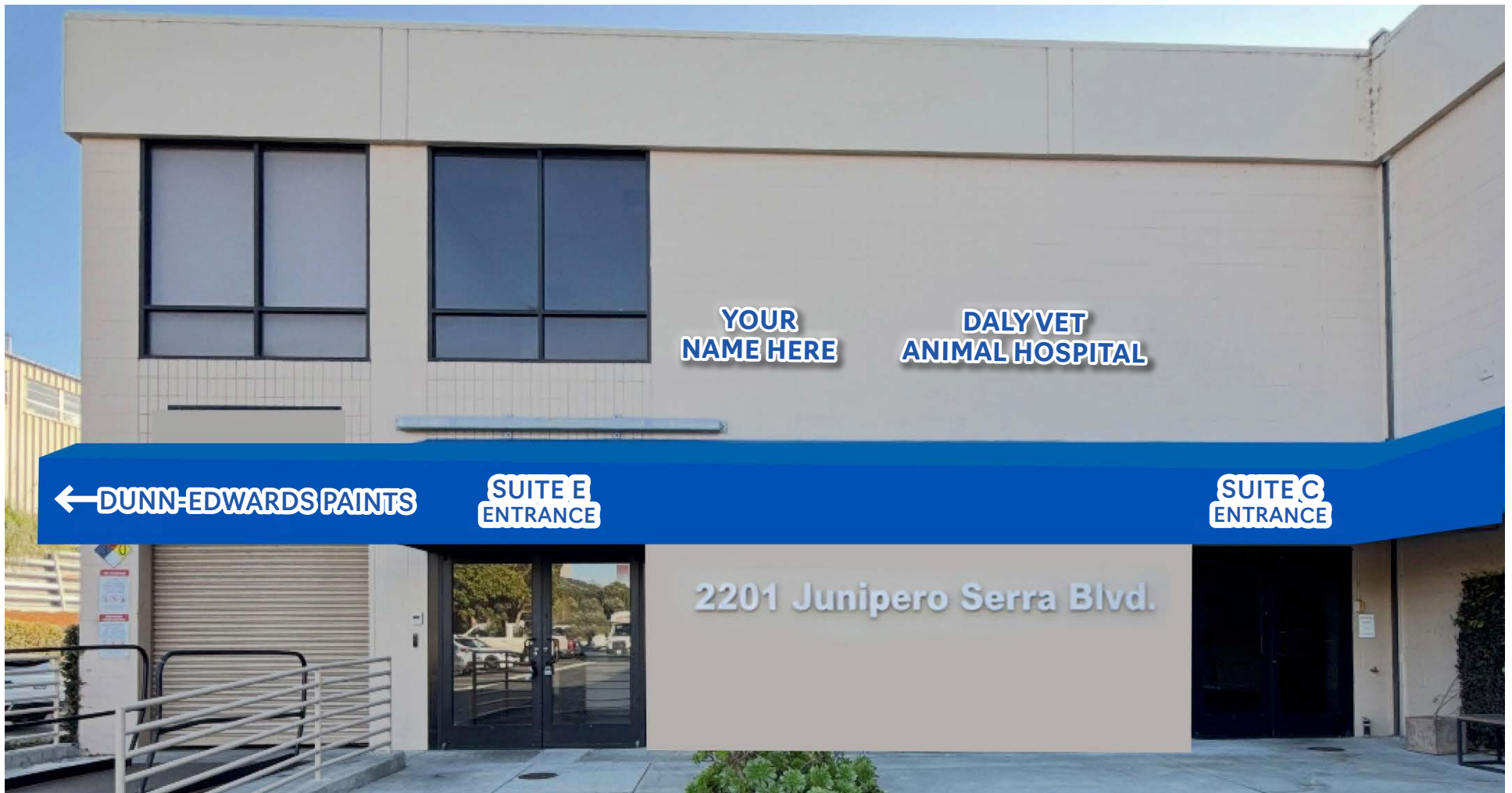


- » Modernized Entry Way with Natural Light
- » Aesthetically Appointed Surfaces
- » Medical Grade Quality
- » Elevator Served



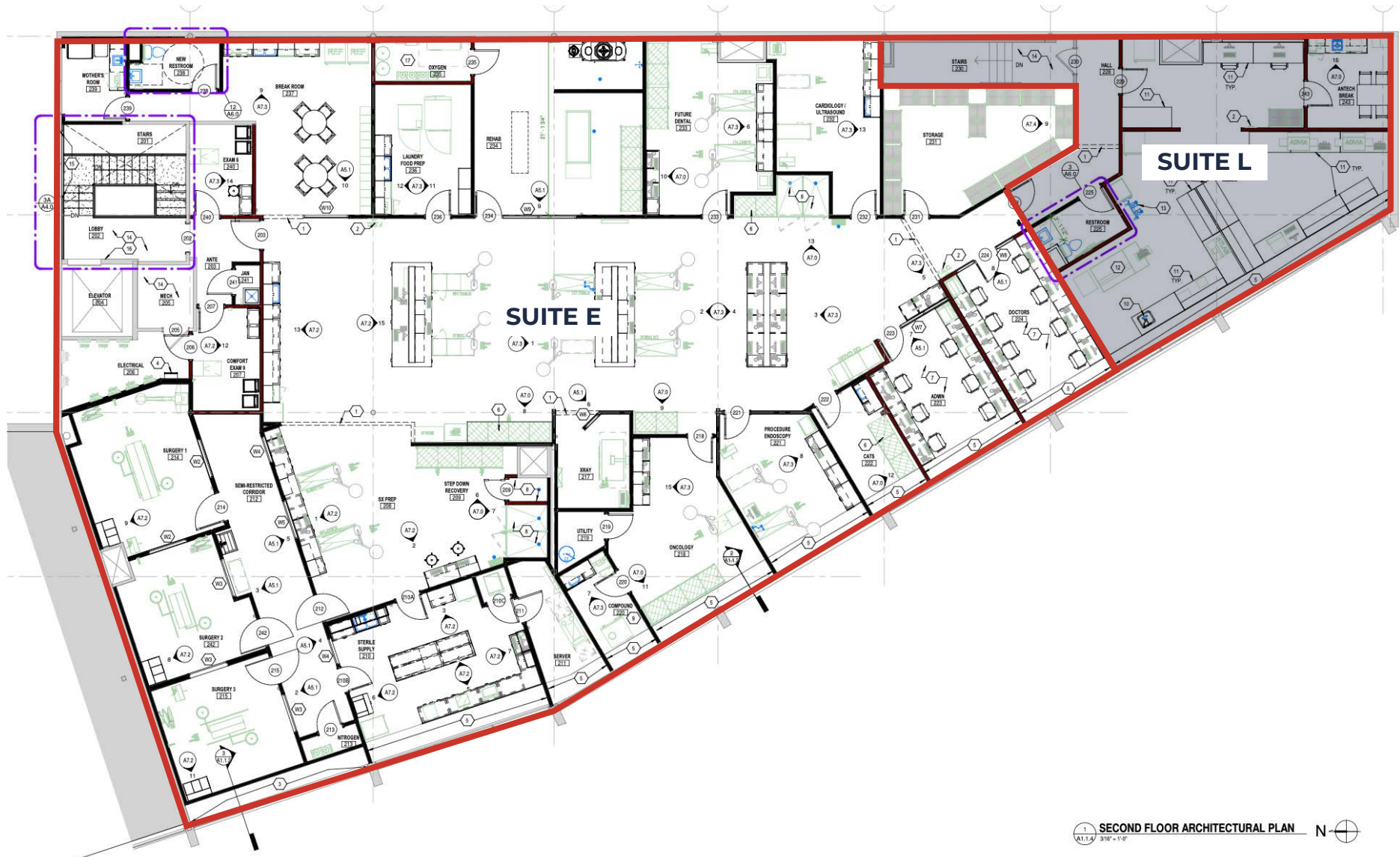
Proposed Updated Exterior Entryway

- » Planned Remodeled Professional Entrance
- » Updated Entry Way with Natural Light
- » Electrical Cabinets Covered w/ Bldg. Signage
- » Awnings Personalized w/ your Logo
- » Aesthetically Appointed Surfaces
- » Reserved Parking

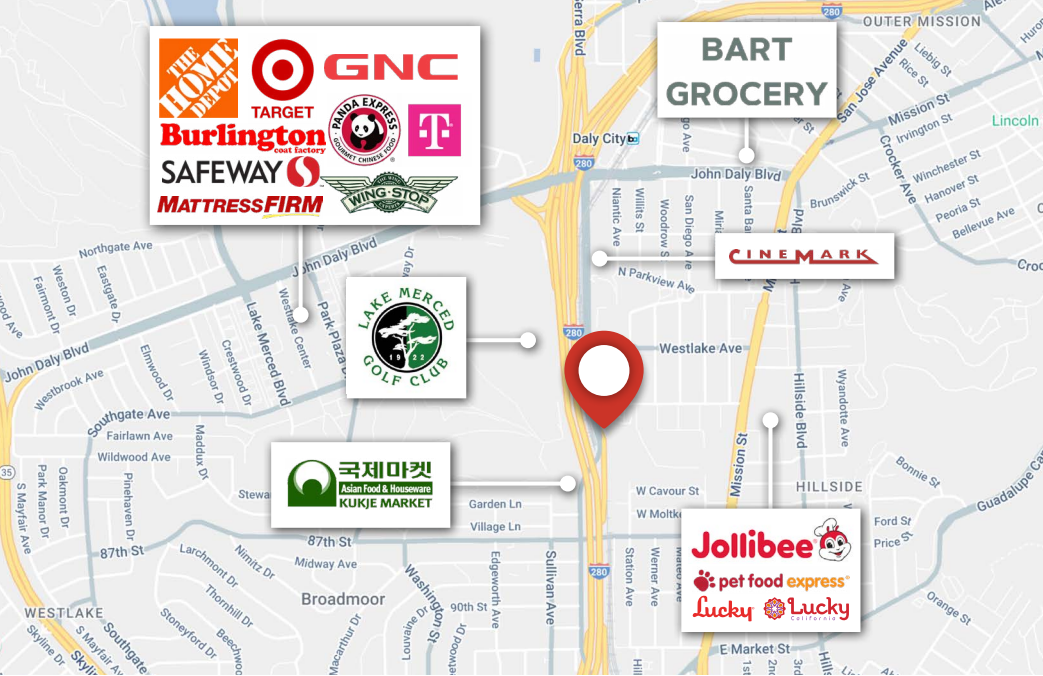


10,681 +/- RSF ~ HIGH END LAB SPACE

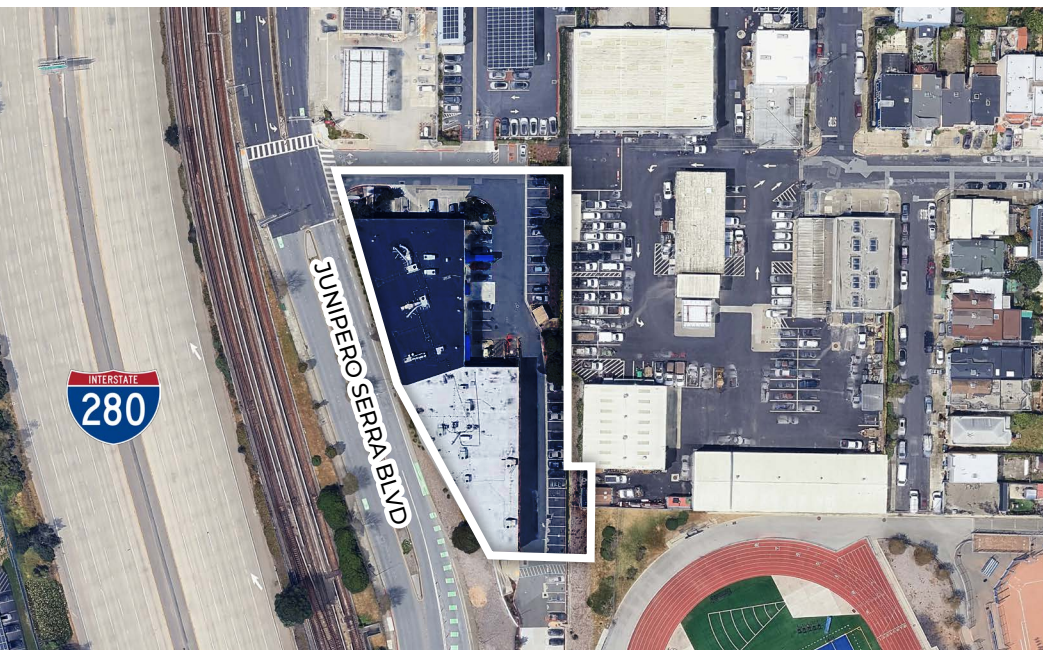
**** DEMISABLE ****



Location—Highly Visible, Easy Access



- Easy Access to HWY 280 With Visibility and Signage
- Near Amenities and Services
- Abundant Parking & Easy Walk to BART
- Gateway between San Francisco and San Mateo
- Zoned C-1, Light Commercial, Medical Use Permitted



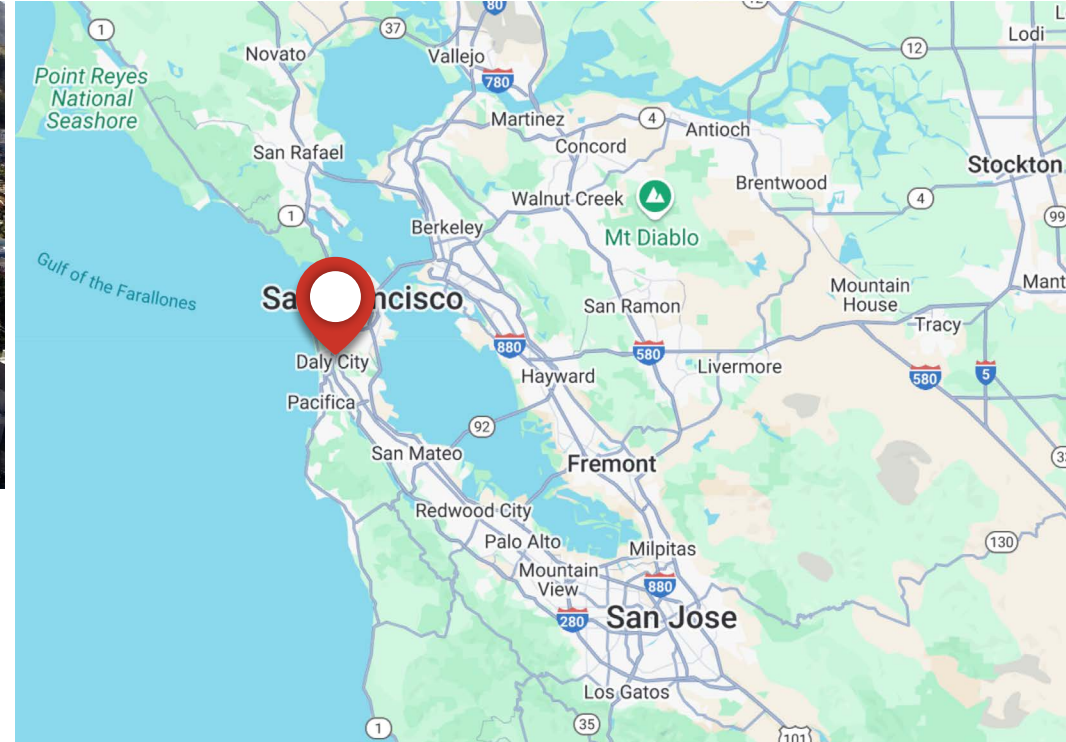
Daly City Overview



Daly City is the second most populous city in San Mateo County and known as the Gateway to the Peninsula. Daly City is centrally located between two of the Bay Area's major job growth zones; San Francisco and San Mateo counties. It has become a regional hub for healthcare, retail, and small business. Due to its central location, diversified economy, excellent transportation links, Daly City's future for economic growth is bright.

Moving around and through Daly City is easy as State Routes 1, 35, 82 and Interstate 280 are all within easy access. Interstate 280, which bisects Daly City, is a primary transportation corridor linking San Francisco with San Mateo and Santa Clara Counties. Numerous surface streets and coordinated traffic lights make avoiding the Hwy's an easy alternative for getting around.

Daly City is located within the Bay Area Biotech Ecosystem, arguably the global leader in biotech research. Situated on the peninsula and nestled between San Francisco and the Silicon Valley, Daly City lies at the crossroads to both the global headquarters for biotech R&D research and the Silicon Valley. With access to the world class medical research and education networks of Stanford University, UCSF Medical Centers, UC Berkeley, Sequoia Hospital, Kaiser Redwood City, Daly City's peninsula location is packed with opportunity.





WORK WITH SUCCESSION
Contact us.

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