



INFINITE

**A VIBRANT NEW  
ECOSYSTEM:**  
CATALYZING  
REVOLUTIONARY  
ADVANCEMENTS IN  
HUMAN HEALTH.



INFINITE: THE FUTURE  
OF LIFE SCIENCES  
COMPLETELY  
**REIMAGINED**



**2.5 MILLION SQUARE FEET OF WORLD-CLASS, PURPOSE-BUILT LABORATORY, AND OFFICE SPACE**

**Infinite actively cultivates a vibrant ecosystem where connection, collaboration, and community thrive.** A lush, 5-acre park in the center of the 26 acre campus provides a place to rejuvenate, meet colleagues, or clear your head with a quick walk.

Inviting outdoor spaces, a food hall and fitness club with spa like amenities offer abundant opportunities for shared experiences, invigorating interactions, and serendipitous connections - a place designed to stimulate and inspire.

Located at the intersection of three major highways, within the dynamic core of South San Francisco's thriving life science cluster, this expansive 26-acre campus will provide precisely designed, state-of-the-art purpose-built laboratory spaces and office facilities along with abundant amenities. Infinite will be globally recognized as an unparalleled platform for innovators who are advancing the science that are transforming the world.

# A STATE-OF- THE-ART CAMPUS **BREATHES** LIFE INTO LIFE SCIENCE

## **R&D / OFFICE BUILDINGS**

- 2,500,000 RSF
- Designed to LEED Gold
- Well Certified

## **EFFICIENT FLOOR PLATES**

- 40,000 - 60,000 SF floorplates

## **FLOOR HEIGHT**

- 16' Floor to Floor

## **COLUMN SPACING**

- 33'-6" x 50' column bays

## **STRUCTURAL CAPACITY**

- 100 LBS/SF load
- 8,000 MIPS
- 2,000 MIPS at ground floor





# AMENITIES

## DESIGNED FOR CONVENIENCE, COLLABORATION AND CONNECTION

### CAMPUS AMENITIES

- Shuttle to/from BART & Caltrain
- Conference Center ~ 30,000 SF
- Fitness Center ~ 30,000 SF
- Restaurant & Bar ~ 30,000 SF
- ~ 5 acres combined central outdoor gathering space
- Large private roof terraces in each building
- Multiple onsite restaurant amenities
- Bike storage, shower, and locker facilities in each building
- 150,000+ SF solar panel array on building rooftops
- On site childcare

### PARKING

- ~ 4,000 Life Science parking spaces
- 1.7/1,000 parking ratio, up to 2.0/1,000 w/ valet

## SAN FRANCISCO BAY AREA

# CLOSE TO EVERYWHERE AND JUST ABOUT EVERYTHING

A remarkable campus in one of the world's most preeminent life science clusters.



**ACCESS**

**IMMEDIATE ACCESS**  
TO MAJOR HIGHWAYS  
AND MASS TRANSIT



10 MIN WALK  
(0.6 MILES)



15 MIN WALK  
(0.8 MILES)



INFINITE SHUTTLE  
(5 MIN TO CALTRAIN  
AND BART)



4 MIN DRIVE  
(2.2 MILES)



10 MIN  
SHUTTLE RIDE  
(2.9 MILES)



1 MIN DRIVE  
(0.1 MILES)



3 MIN DRIVE  
(2.0 MILES)



2 MIN DRIVE  
(0.7 MILES)

SAN FRANCISCO 20 MINS DRIVE

PALO ALTO 30 MINS DRIVE

SILICON VALLEY 35 MINS DRIVE











■ NUMBER OF DESKS: 194  
■ NUMBER OF BENCHES: 200





- BREAK ROOM
- BUILDING SUPPORT
- COLLABORATION
- LAB
- LAB SUPPORT
- LOBBY/RECEPTION
- OFFICE
- OPEN OFFICE
- ELEVATOR

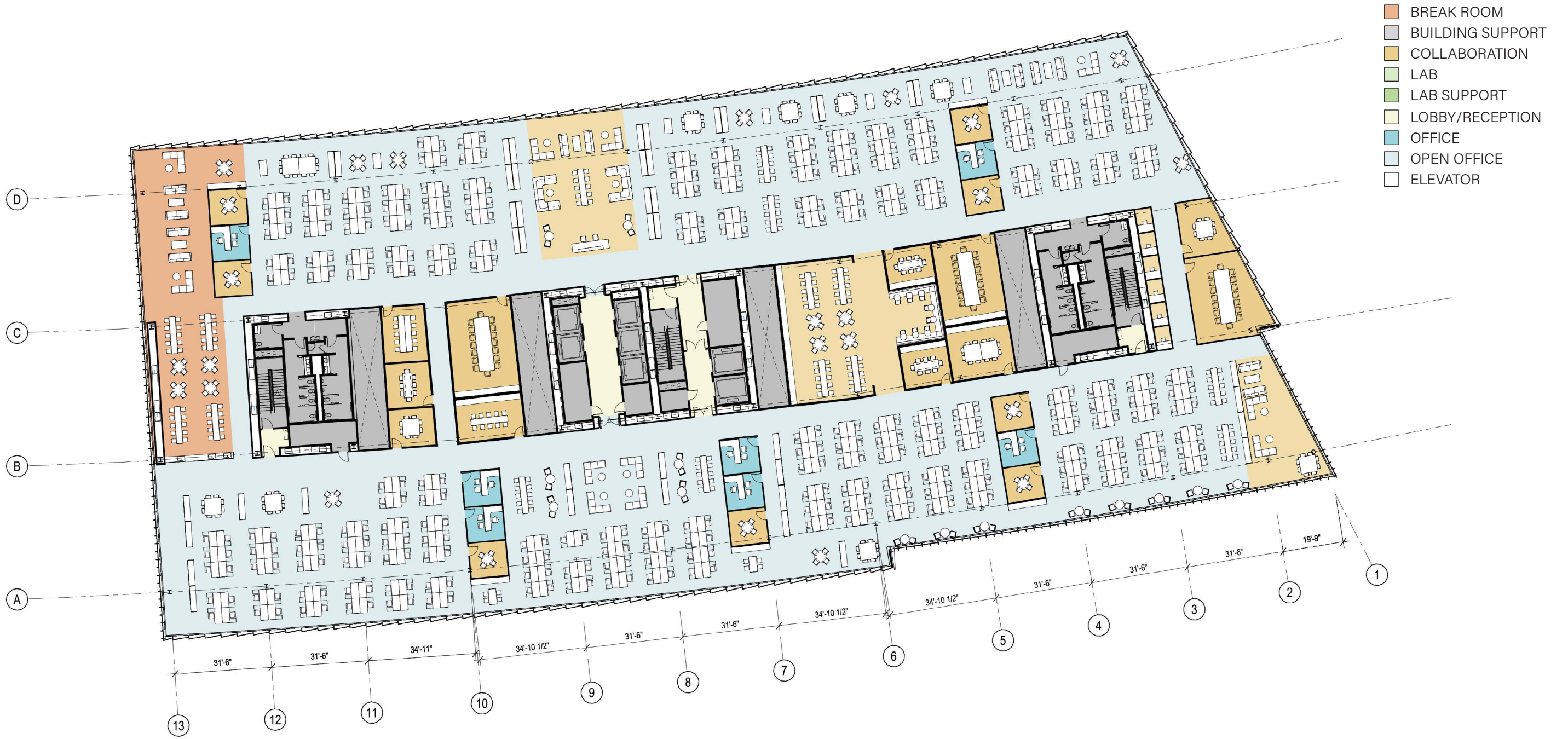
**LEFT TENANT**

- NUMBER OF DESKS: 112
- NUMBER OF BENCHES: 96

**RIGHT TENANT**

- NUMBER OF DESKS: 70
- NUMBER OF BENCHES: 85

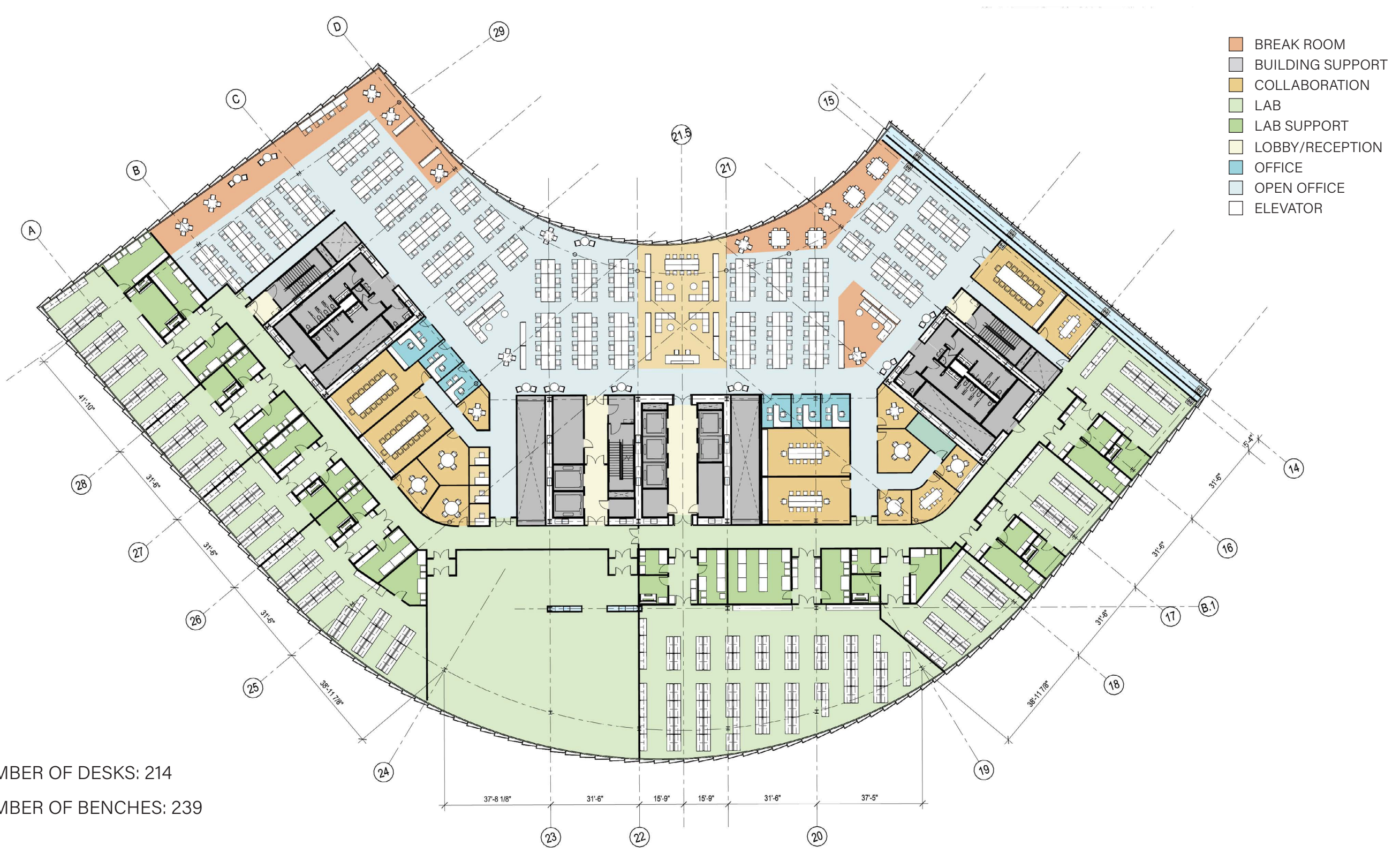




- BREAK ROOM
- BUILDING SUPPORT
- COLLABORATION
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- ELEVATOR

NUMBER OF DESKS: 382  
 NUMBER OF BENCHES: 0

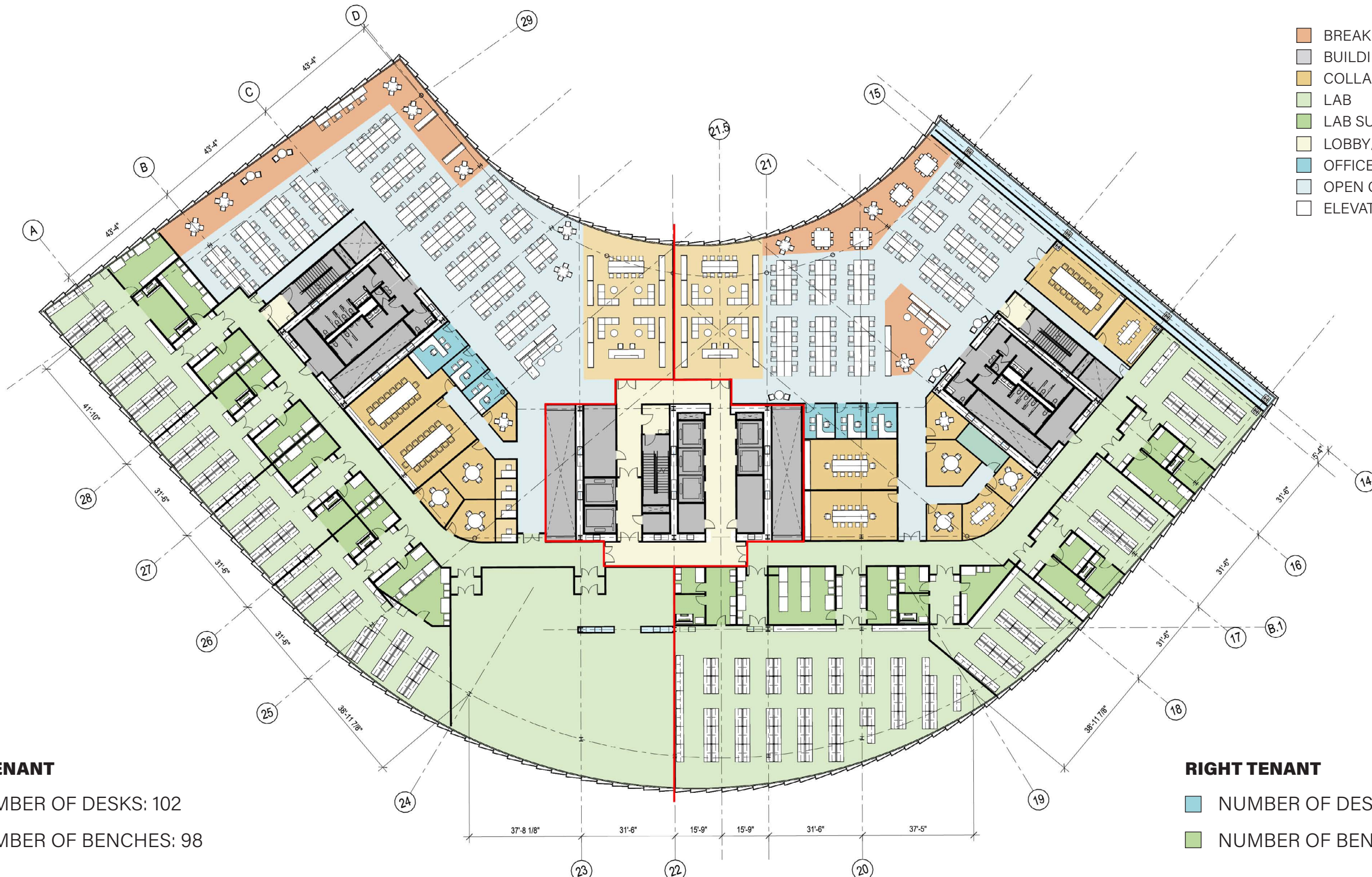




- BREAK ROOM
- BUILDING SUPPORT
- COLLABORATION
- LAB
- LAB SUPPORT
- LOBBY/RECEPTION
- OFFICE
- OPEN OFFICE
- ELEVATOR

NUMBER OF DESKS: 214  
 NUMBER OF BENCHES: 239





- BREAK ROOM
- BUILDING SUPPORT
- COLLABORATION
- LAB
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- LOBBY/RECEPTION
- OFFICE
- OPEN OFFICE
- ELEVATOR

**LEFT TENANT**

- NUMBER OF DESKS: 102
- NUMBER OF BENCHES: 98

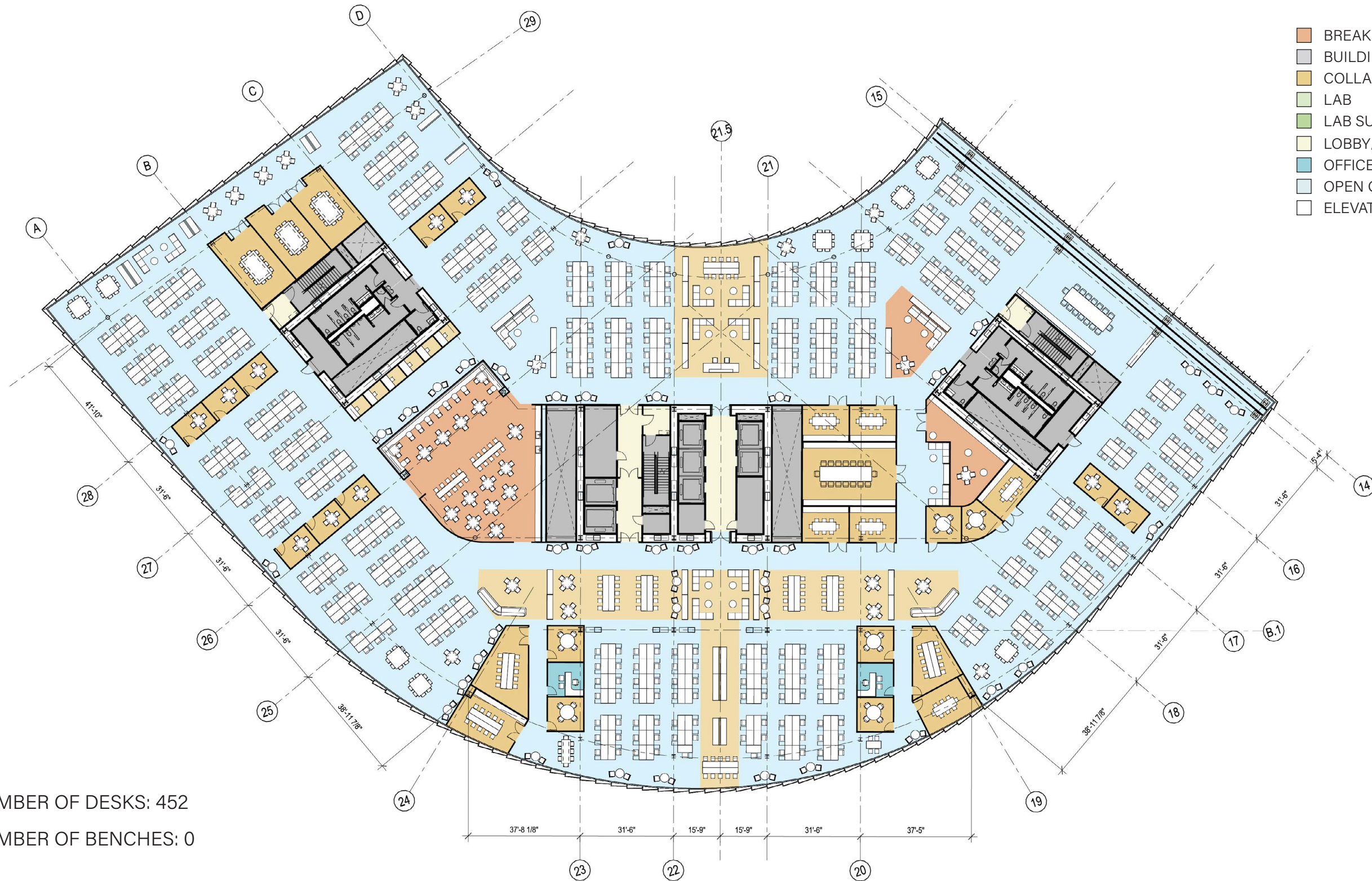
**RIGHT TENANT**

- NUMBER OF DESKS: 78
- NUMBER OF BENCHES: 135



**MULTI TENANT 50/50 LAB OFFICE**  
(LEVEL 4)





- BREAK ROOM
- BUILDING SUPPORT
- COLLABORATION
- LAB
- LAB SUPPORT
- LOBBY/RECEPTION
- OFFICE
- OPEN OFFICE
- ELEVATOR

NUMBER OF DESKS: 452  
 NUMBER OF BENCHES: 0



**THE LAB BERKELEY**  
Berkeley, CA



## LAYING THE GROUNDWORK FOR **GIANT** LEAPS FORWARD

We believe that extraordinary spaces lead to extraordinary advancements. We purposefully create places that empower brilliant people to realize their boldest ambitions. We are committed to developing environments that fully support every single person who works within them.

We aren't simply constructing buildings; we're laying the groundwork for transformative breakthroughs that redefine what's possible. By creating state-of-the-art lab spaces and research facilities such as Infinite, we're not just witnessing the future of life sciences—we're actively helping to shape it.



**DISCOVERY STATION**  
South San Francisco, CA



**AMERICA'S CENTER**  
San Jose, CA





# INFINITE



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