



INFINITE

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

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THE LAUNCH PAD



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.**



FLEXIBLE, ROBUST, **FULLY POWERED** FACILITIES

EXPANSIVE

- 2,500,000 SF across 26 acres
- 7 Buildings, each between 250,000 SF to 450,000 SF
- 30,000-60,000 SF floor plates
- Floor Height: 16' Floor to Floor
- 33'-6" x 50' Column Bays

ROBUST STRUCTURAL CAPACITY

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

ALL ELECTRIC BUILDINGS

- Total power of 30.5 W/SF, usable power of 20 W/SF in the labs and 7 W/SF in the office for a blended rate of 13.5 W/SF at 50/50 ratio
- Standby Power: Min 2,500 KW generator per building providing 8 W/SF usable backup power in the labs

HEALTHY

- 12 air-changes/hour in the lab at 50/50 ratio

ACCESSIBLE

- Each building is equipped with 2 dedicated interior loading bays sized for up to WB-50 access with 1 scissor lift plus 1 outdoor space to accommodate full size WB-65 truck deliveries
- Each building has 2 service elevators with 1 dedicated Hazmat equipped



AMENITIES

DESIGNED FOR CONVENIENCE, COLLABORATION AND CONNECTION

LAUNCH PAD AMENITIES

- Shuttle to/from BART & Caltrain
- Conference Centre ~ 30,000 SF, up to 500 people
- Fitness Centre ~ 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

INFINITE COMPLETELY REIMAGINES WHAT A **CAMPUS FOR LIFE SCIENCE CAN BE**

We believe that a combination of stimulation and calm are essential for fostering innovation and Infinite fully integrates elements of both.

- The graceful, curved buildings that arc around the perimeter form open spaces purposefully divided into active, stimulating areas and quieter, calmer zones
- Inviting outdoor spaces directly connect to the interior seamlessly blending the natural world with the work environment
- A lushly landscaped half-mile walking trail offers the ability to get away from it all while still being right in the center of the action

INFINITE QUAD



SETTING NEW STANDARDS OF **SUSTAINABILITY**

The innovations pioneered here will shape the future of human health and well-being, and Infinite's eco-conscious design fully embodies this mission. The development leads the way with cutting edge, **sustainable technologies** designed to mitigate environmental and climate impacts, while maximizing energy efficiency and resource conservation.

- LEED Gold
- WELL Certified
- All Electric
- ¾ mile walk to BART
- Water Use Reduction: 50% Outdoor and 50% Indoor Reductions
- Rooftop Solar Array
- 450 EV Chargers

TERRACE CLUB



LOBBY LOUNGE



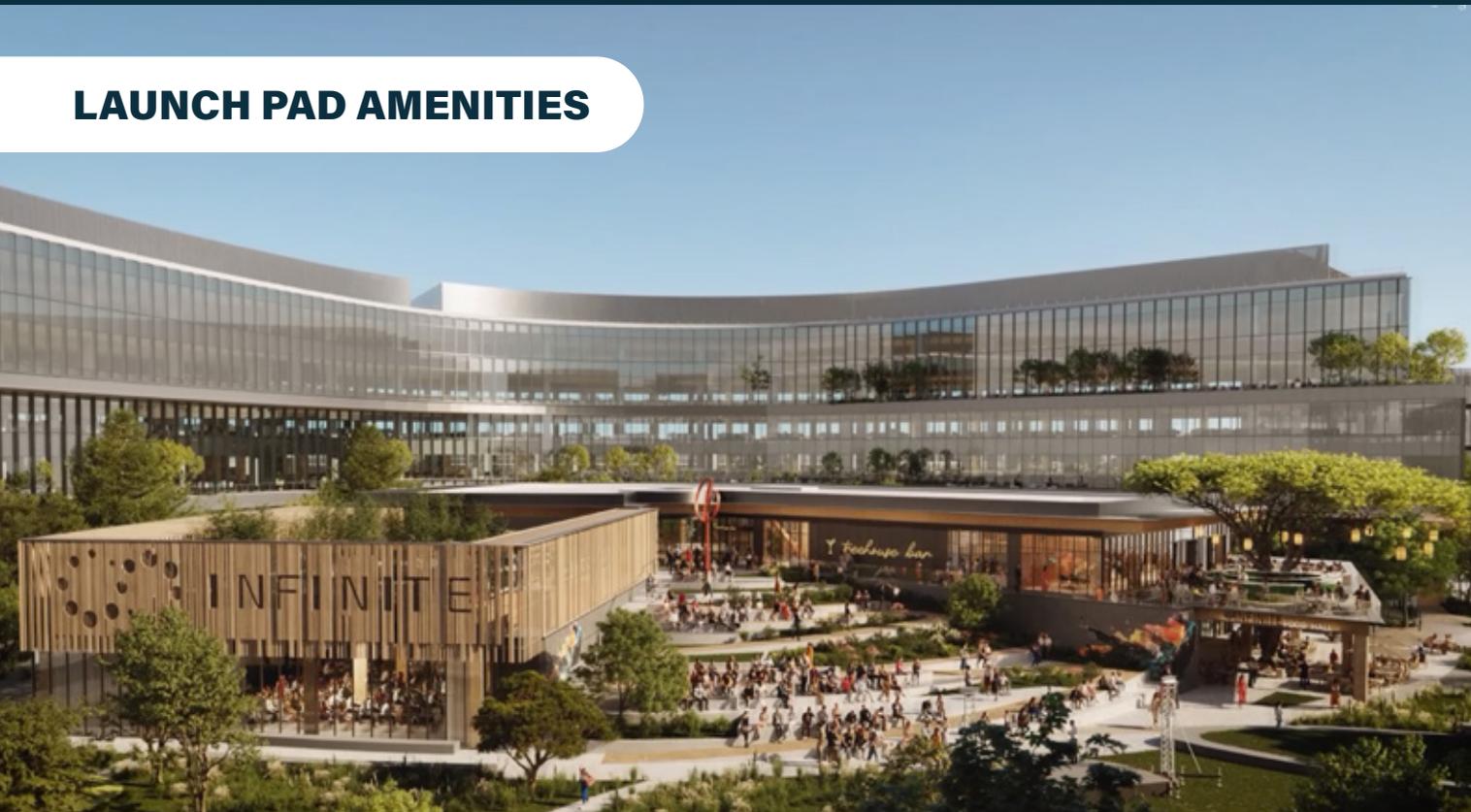
VIEW FROM 101 FREEWAY



PATIO AT THE MARKET HALL



LAUNCH PAD AMENITIES



INDOOR DINING



INFINITE STEPS



OUTDOOR COLLAB



LAB SPACE



CONFERENCE CENTRE



CAFE



FITNESS CLUB



TREEHOUSE BAR





■ NUMBER OF DESKS: 194

■ NUMBER OF BENCHES: 200

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



LEFT TENANT

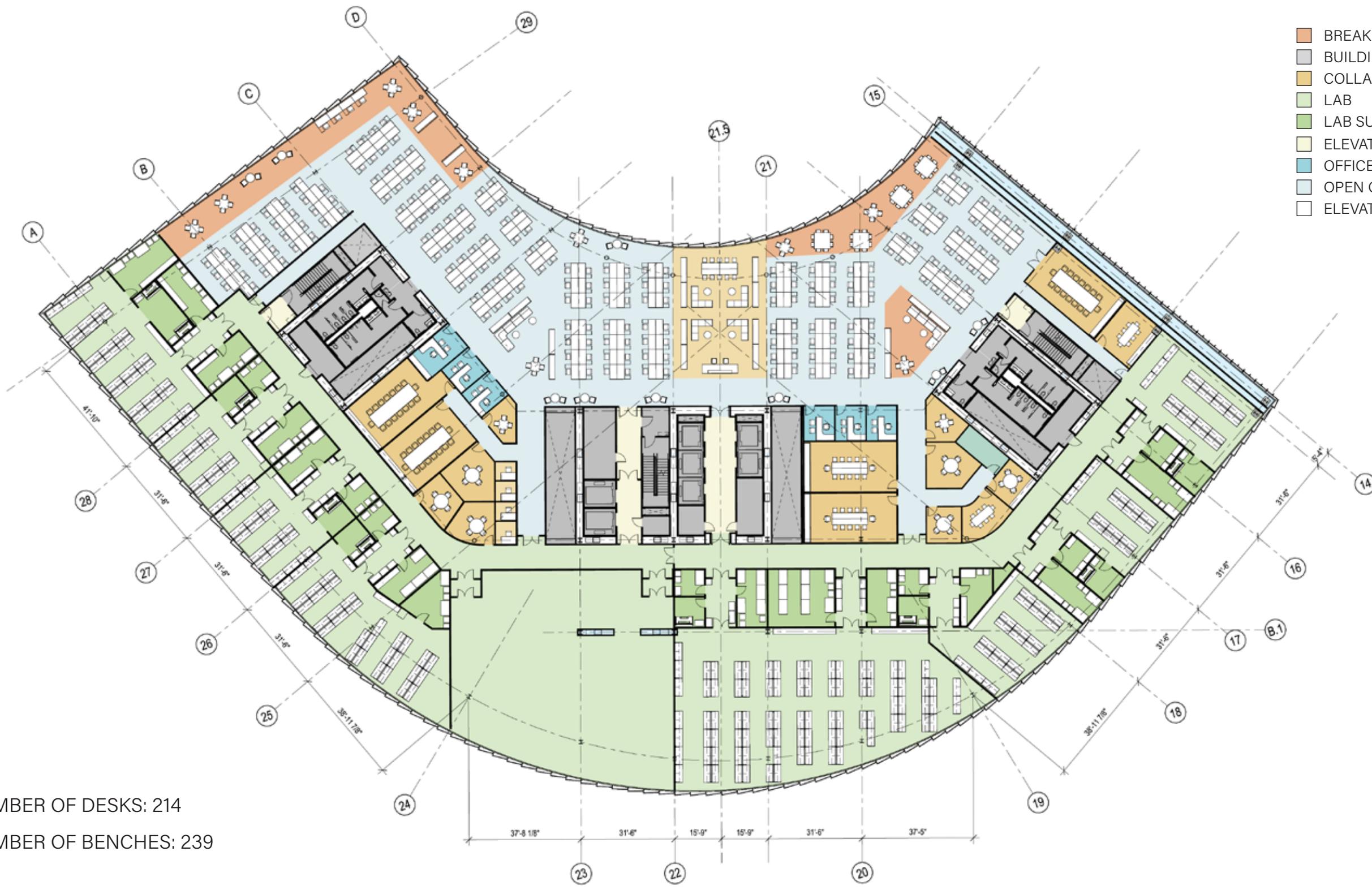
- NUMBER OF DESKS: 112
- NUMBER OF BENCHES: 96

RIGHT TENANT

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

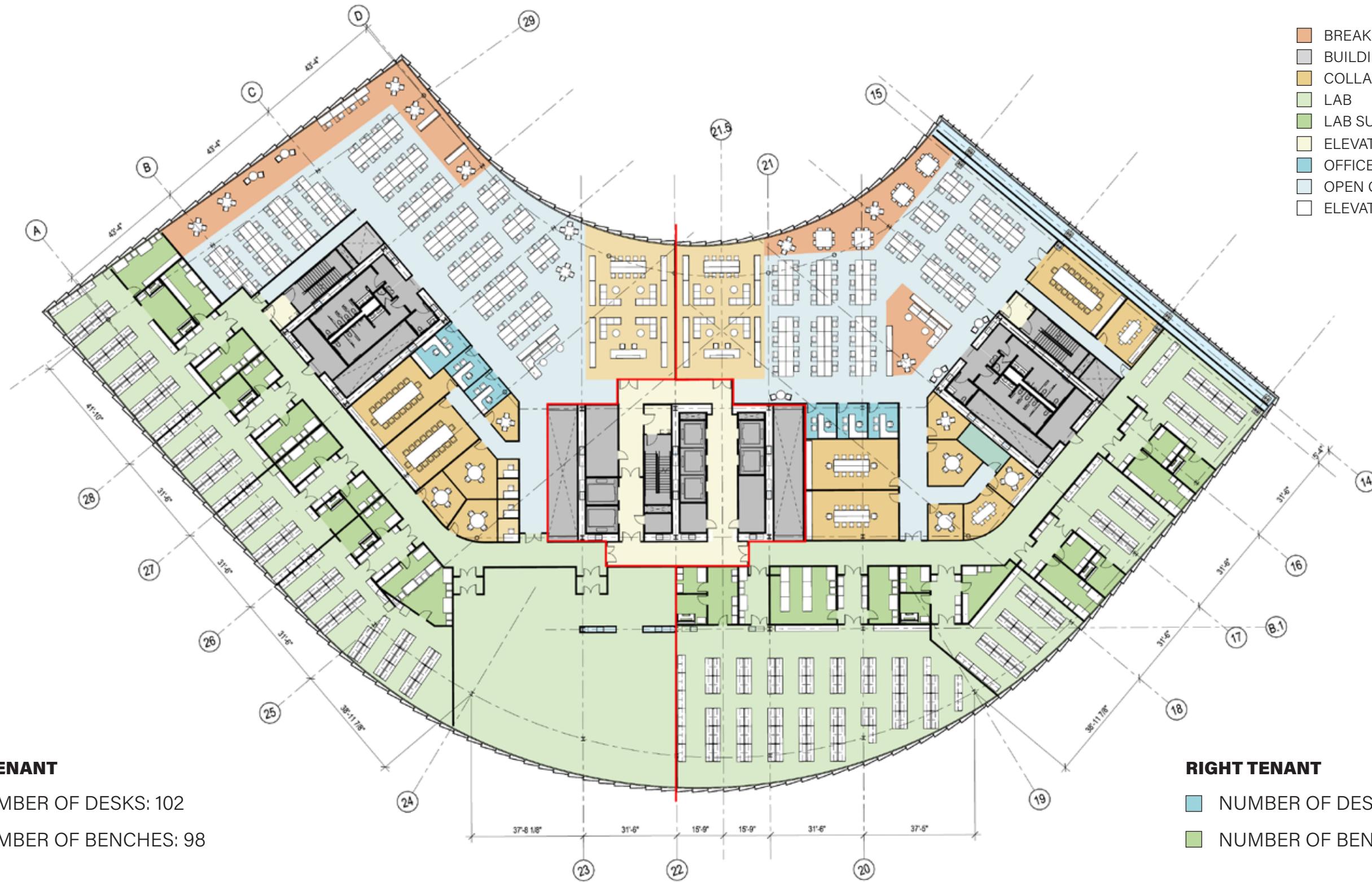
- BREAK ROOM
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- BREAK ROOM
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NUMBER OF DESKS: 214
 NUMBER OF BENCHES: 239



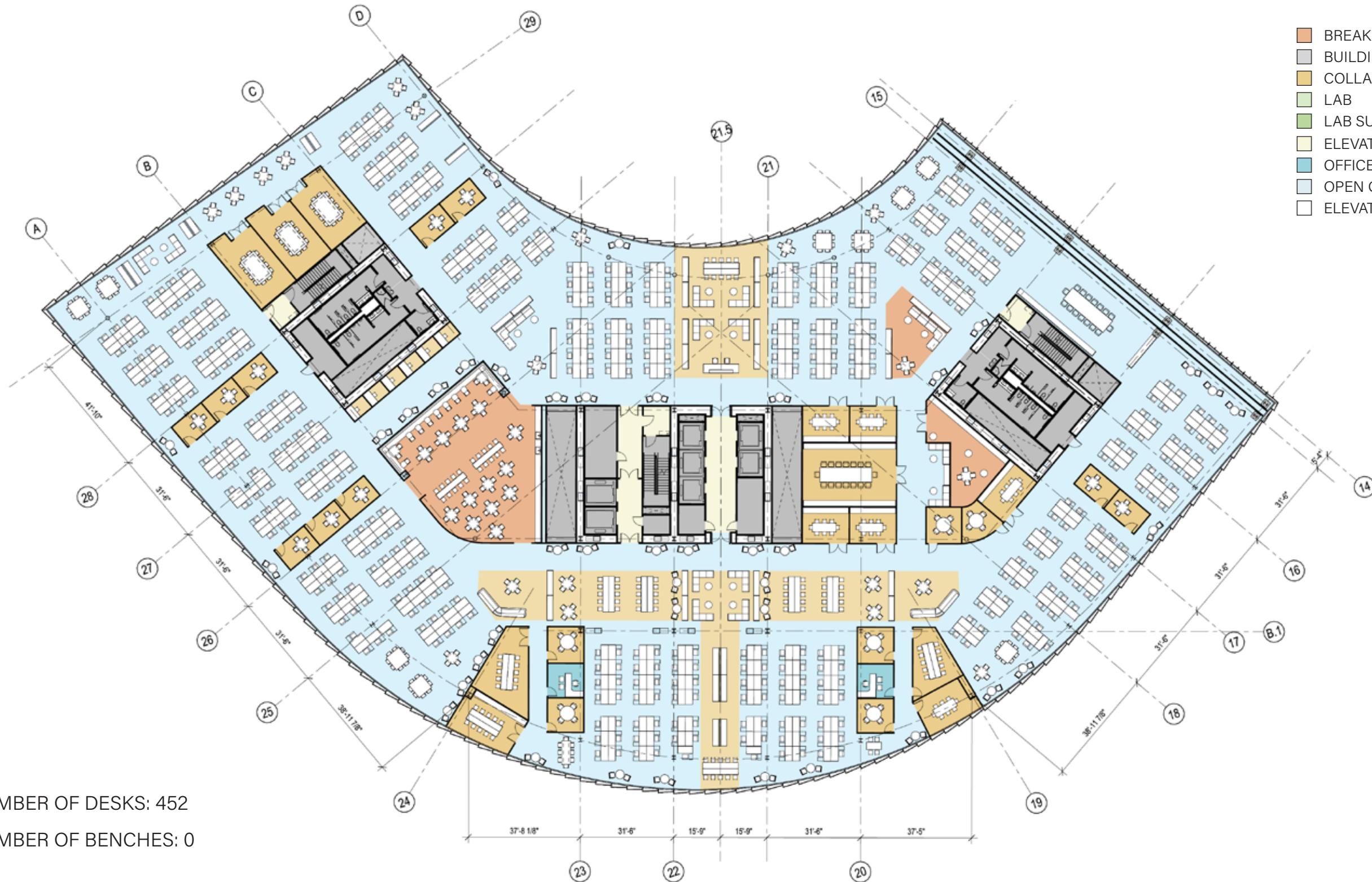
- BREAK ROOM
- BUILDING SUPPORT
- COLLABORATION
- LAB
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- OFFICE
- OPEN OFFICE
- ELEVATOR

LEFT TENANT

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

RIGHT TENANT

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



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

NUMBER OF DESKS: 452
 NUMBER OF BENCHES: 0

AMERICA CENTER
San Jose, 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



Steelwave crafts exceptional environments that provide unparalleled experiences for our tenants, enabling teams to focus on the vital work they undertake. Within our portfolio of over 11.5 million square feet of commercial, residential and mixed-use properties, we manage 4.8 million square feet of life science properties informed by our deep understanding of local and national life science trends. We are architects of innovation, dedicated to creating the places where breakthroughs happen.



Affinius Capital® (previously known as USAA Real Estate and Square Mile Capital Management) is a recognized leader in institutional real estate investment, dedicated to value-creation and income generation. Leveraging our impressive 40-year track record and \$32 billion in net assets under management, we are driven forward by a spirit of innovation. We thrive on understanding how technology and shifting demographics are reshaping real estate demand. Our life science portfolio of over 5.3 million square feet reinforces our position at the cutting edge of the industry.



INFINITE

VIEW FROM 101 FREEWAY



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