

KILROY
OYSTER POINT

PHASE 2



KILROYOYSTERPOINT.COM



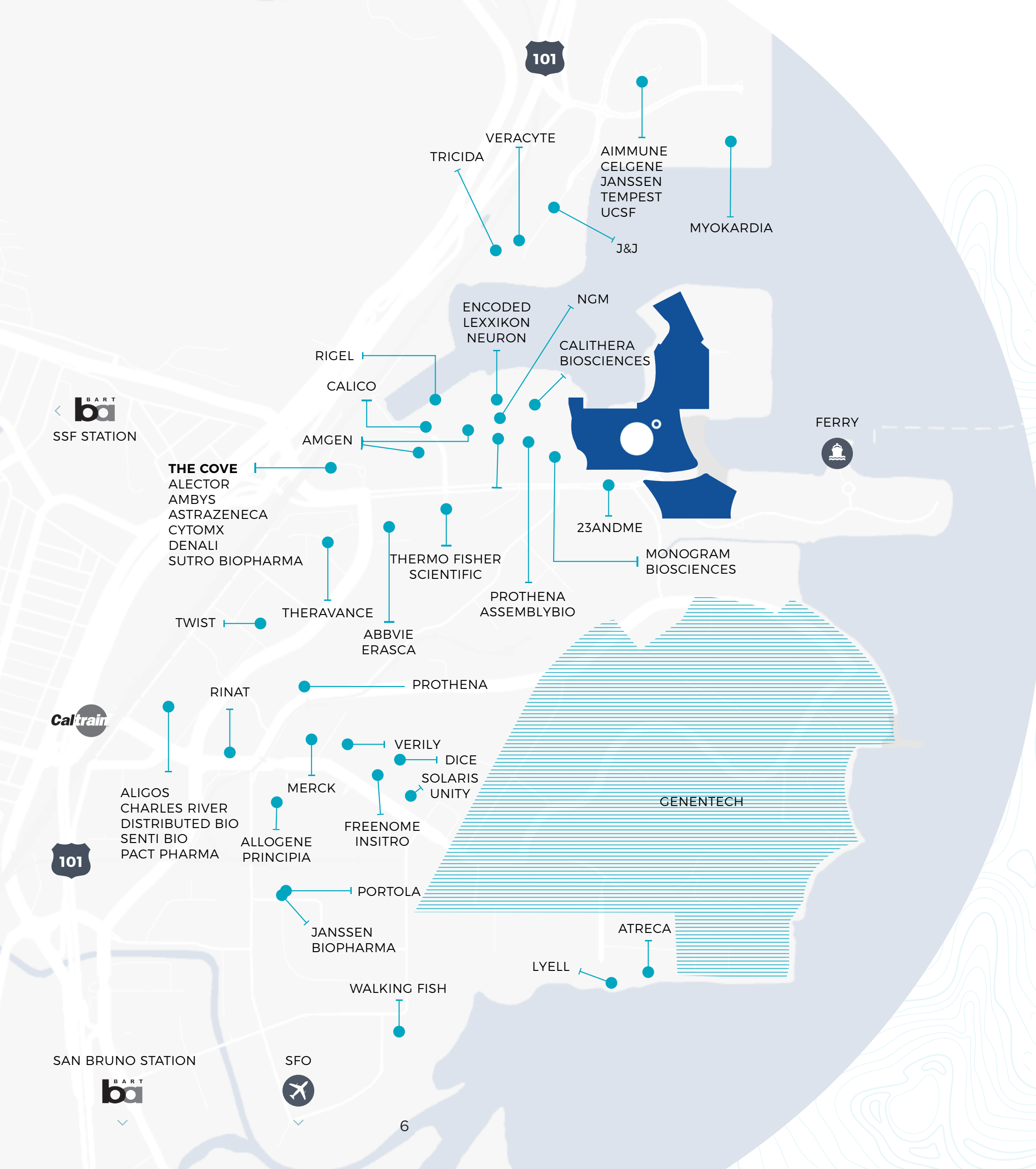
SHAPED BY HISTORY, LAND, AND SEA

Kilroy Oyster Point is a waterfront life sciences campus in the heart of Bay Area biotech - a destination for progress and discovery.

MEETING THE NEEDS OF GLOBAL GAME CHANGERS

Kilroy Oyster Point is a sophisticated, open campus built to support science and innovation. Steps away from beaches, trails, hotels, and luxurious residences, the neighborhood invites you to linger and stay a little longer. And when you're ready, the ferry terminal and freeways are just around the corner.





IN THE HEART OF BIOTECH

This is cutting edge.

Kilroy Oyster Point connects you to the Bay Area's premier STEM talent, with proximity to the best universities and easy access within the Bay Area. The venture capital funding is here. The life sciences companies are here. The elements are in place for employees and exploration to thrive.

TALENT & FUNDING

4.6%

OF THE NATIONS
LIFE SCIENCES PHD
GRADUATES ARE
FROM BAY AREA
INSTITUTIONS

SOURCE: IPEDS, AMERICAN ASSOCIATION
FOR THE ADVANCEMENT OF SCIENCE

1,074

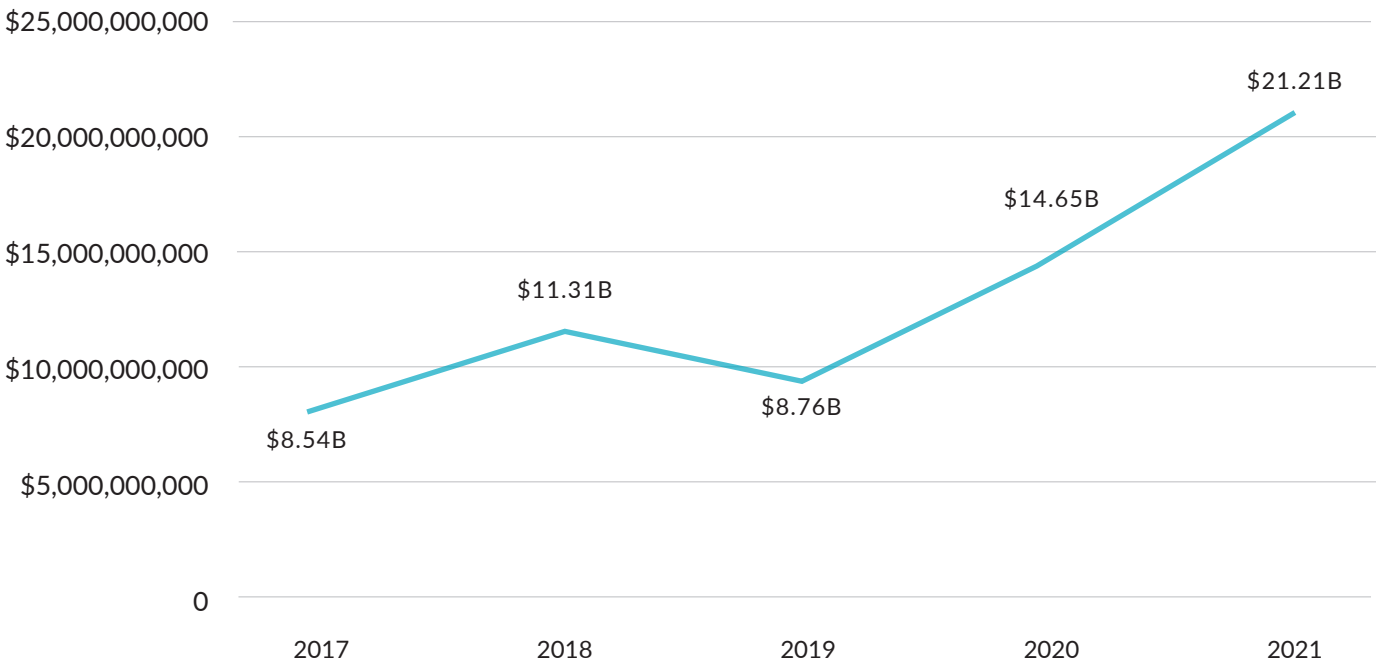
BAY AREA LIFE
SCIENCES MASTER
& DOCTORATE
GRADUATES IN 2020

Between Stanford, UC Berkeley, and UCSF

SOURCE: DEGREES CONFERRED, & DEGREES
AWARDED DATA, UNIVERSITY OF CALIFORNIA



BAY AREA LIFE SCIENCES VC FUNDING



SOURCE: CRUNCHBASE

21.6%

ANNUAL BAY AREA
VC FUNDING GROWTH
RATE (2010-2021)

SOURCE: CRUNCHBASE

Kilroy Oyster Point is perfectly positioned to capture the Bay Area’s best talent. With proximity to all 3 major life sciences universities, potential employers benefit from the thousands of new graduates joining the workforce each year.

The Bay Area consistently ranks among the top regions in the nation for total VC dollars invested in life sciences. It raised approximately \$21.2 billion in funding in 2020 compared with \$14.6 billion the prior year.

Life sciences is expected to continue growing as higher life expectancy fuels the demand for health services.



HYPOTHETICAL LAB CONCEPT

A DESTINATION FOR PROGRESS AND DISCOVERY

Phase 2 is the next wave of lab and office space designed for innovators and trailblazers. The leading-edge design offers an energizing environment full of amenities that support wellness, sustainability, and productivity.



CAMPUS OVERVIEW

Waterfront Mega-Campus

PHASE 1

± 656,000 sq. ft.; 3 Buildings; 5-7 stories

100% Leased

PHASE 2

± 865,000 sq. ft.; 3 Buildings; 7-8 stories

Actively Leasing

PHASE 3 & 4

± 1,000,000 sq. ft.; 4 Buildings; 6-7 stories

Coming Soon

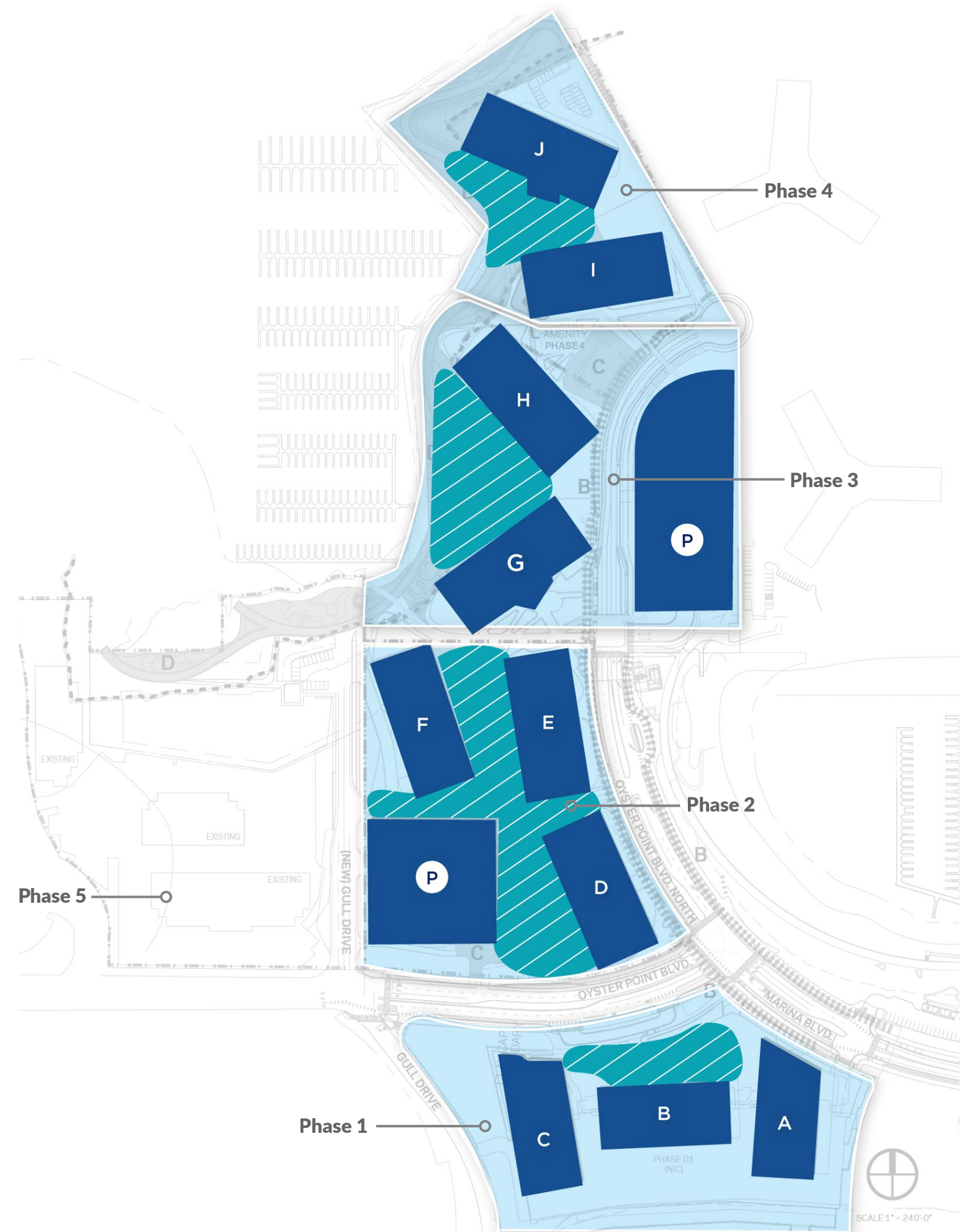
POTENTIAL PHASE 5

± 500,000 sq. ft.; 2 Buildings

- Additional existing unused density
- Entire project to be redeveloped

TOTAL OPPORTUNITY

±50 ACRES & ±3MM SF OVER 12 BUILDINGS





PHASE 2 OVERVIEW



± 865,000 sq. ft.
3 Buildings
7-8 Stories



16' HEIGHT
Typical Floor-to-Floor
Height



22' x 33'
Typical Column
Spacing



LEED
Gold Target



± 40,000 sq. ft.
Large, Open Floor
Plates



125 LBS / SF
Significant Floor Load
Capacity



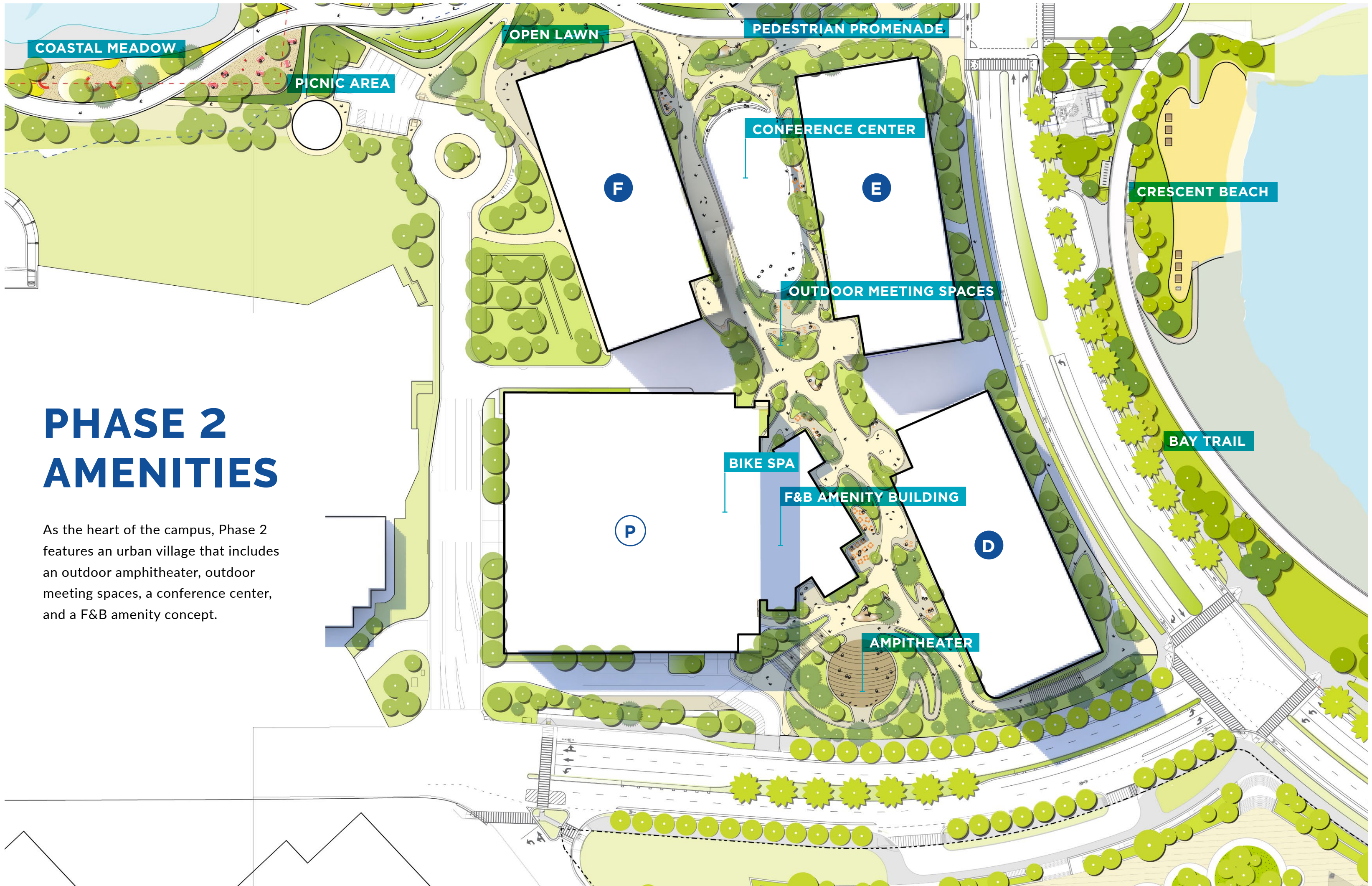
± 70:30
Lab/Office Life
Sciences Warm Up



2.5 / 1,000
Parking Ratio







PHASE 2 AMENITIES

As the heart of the campus, Phase 2 features an urban village that includes an outdoor amphitheater, outdoor meeting spaces, a conference center, and a F&B amenity concept.



PHASE 2 F&B AMENITY

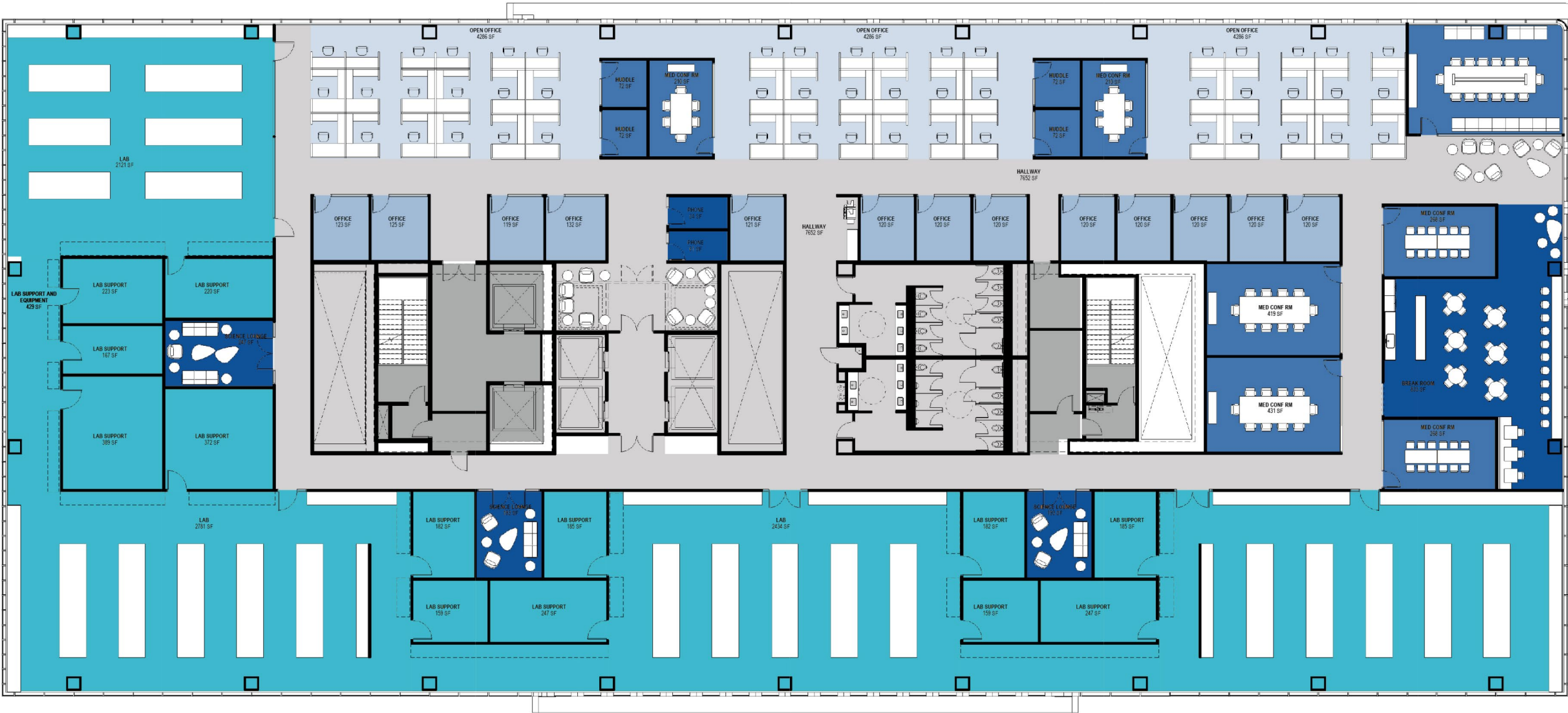


PHASE 2 CONFERENCE CENTER

HYPOTHETICAL TEST FIT

60% LAB / 40% OFFICE

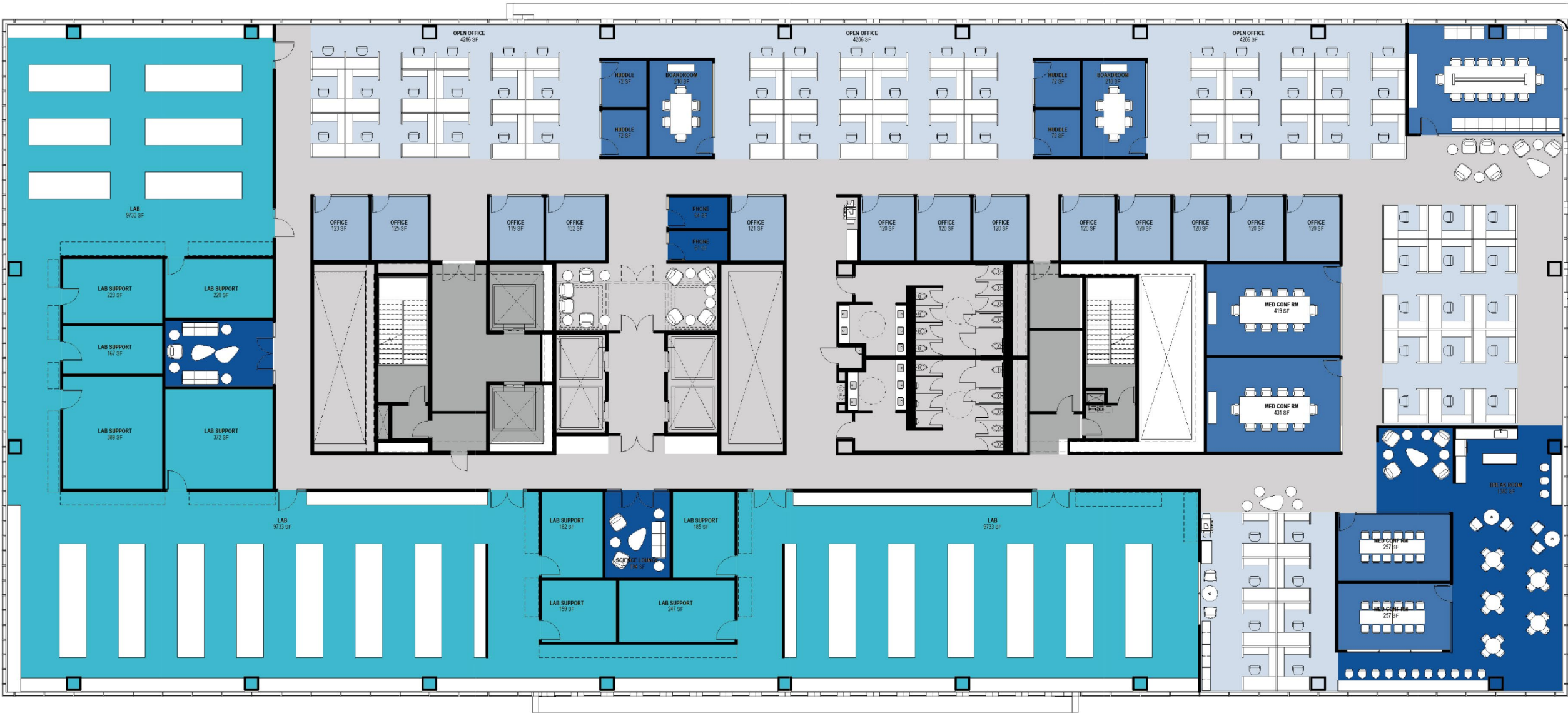
OPEN OFFICE	6' x 8' Cubicles	34
	6' x 2' Desk	17
	Copy / Print	1
LAB BENCHES		126
PRIVATE OFFICE		13
MEETING ROOMS		
	Small Conference Room	4
	Medium Conference Room	6
	Board Room	1
AMENITY		
	Kitchen Area	1
	Break Room w/ Seating	1
	Science Lounge	3
	Phone Booth	2
	Reception Area	0
CORE		



HYPOTHETICAL TEST FIT

40% LAB/60% OFFICE

OPEN OFFICE	6' x 8' Cubicles	57
	6' x 2' Desk	17
	Copy / Print	2
LAB BENCHES		117
PRIVATE OFFICE		13
MEETING ROOMS		
	Small Conference Room	4
	Medium Conference Room	6
	Board Room	1
AMENITY		
	Kitchen Area	1
	Break Room w/ Seating	1
	Science Lounge	2
	Phone Booth	2
	Reception Area	0
CORE		



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