



Purpose-Built for Pioneers

SOUTH SAN FRANCISCO
UP TO 2.8M SF AVAILABLE

[SOUTHLINESF.COM](https://southlinesf.com)



The path to progress

South San Francisco has a rich history of pioneering industry and seamlessly bridges the innovative spirit of San Francisco with the technological prowess of Silicon Valley. At Southline, inspiration is tradition and the Industrial City will give birth to the next phase of creative thinkers, disruptors, and pioneers fueled by the energy of its surroundings.

STEPS FROM

BART (2 minutes)
Caltrain (12 minutes)
Retail (2 minutes)

MINUTES TO

SFO Airport
101, 280, 380 freeways
Downtown South SF
Downtown San Bruno



Direct connections

Southline is an innovative, 31-acre purpose built science and technology development in South San Francisco, conveniently located directly adjacent to BART and within walking distance of Caltrain.

Southline will feature 2.8 million square feet of Class A office and life science space, offering an authentic work-life balance in one of the most exciting developing neighborhoods in the Bay Area.



All roads lead to Southline

Situated at the intersection of 101 and 280, where BART and Caltrain converge and just minutes from SFO, the entire Bay Area is as accessible as it has ever been at Southline. Recruit and retain from everywhere.

DRIVING

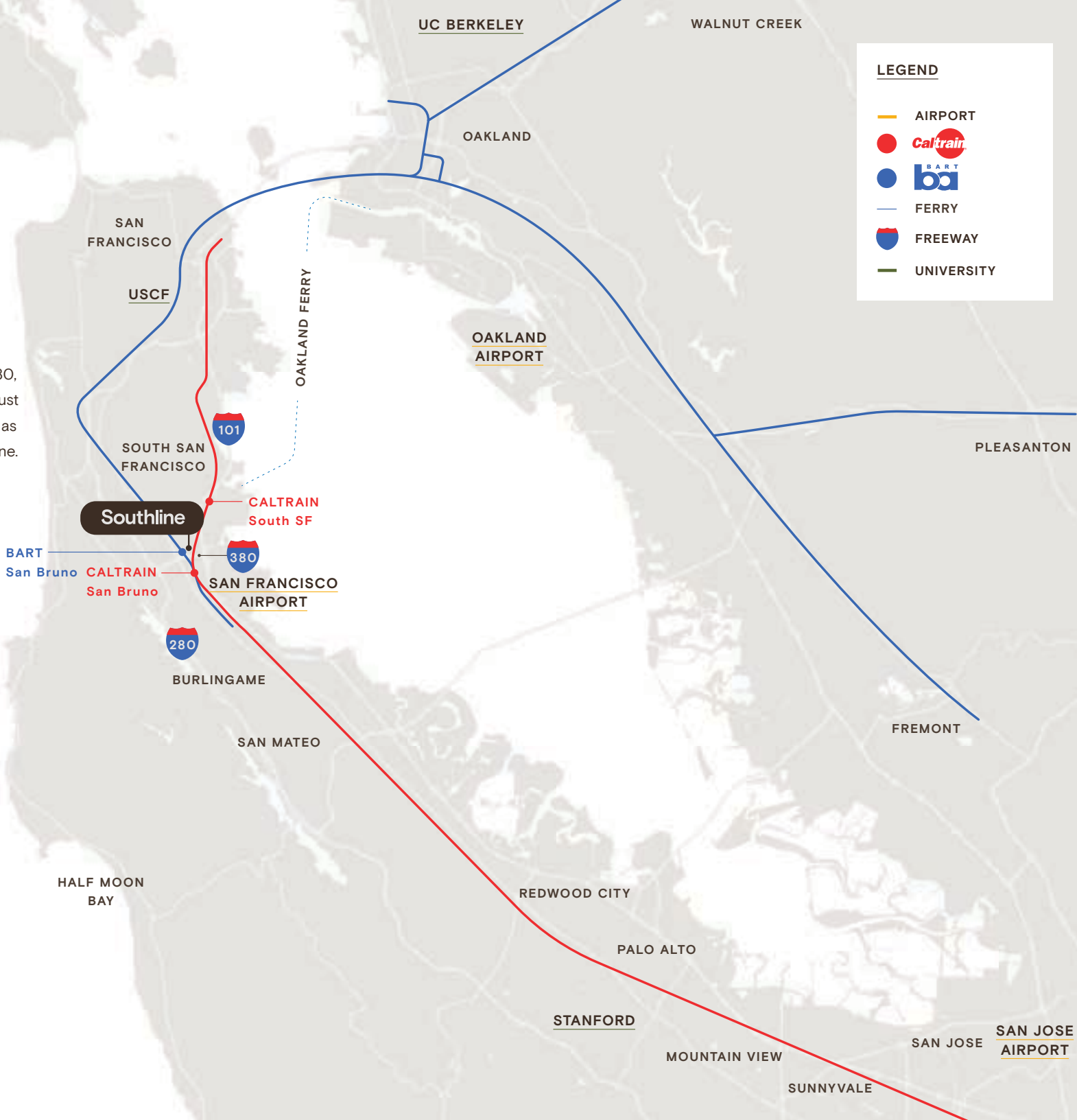
| | |
|--------------------|-----------|
| 101 | 1.4 miles |
| 380 | 0.7 miles |
| 280 | 2.0 miles |
| SFO | 1.6 miles |
| Downtown South SF | 0.7 miles |
| Downtown San Bruno | 1.5 miles |

CALTRAIN

| | |
|---------------|--------|
| San Francisco | 18 min |
| San Mateo | 11 min |
| Redwood City | 24 min |
| Palo Alto | 33 min |

BART

| | |
|------------------|--------|
| Embarcadero | 28 min |
| Downtown Oakland | 40 min |



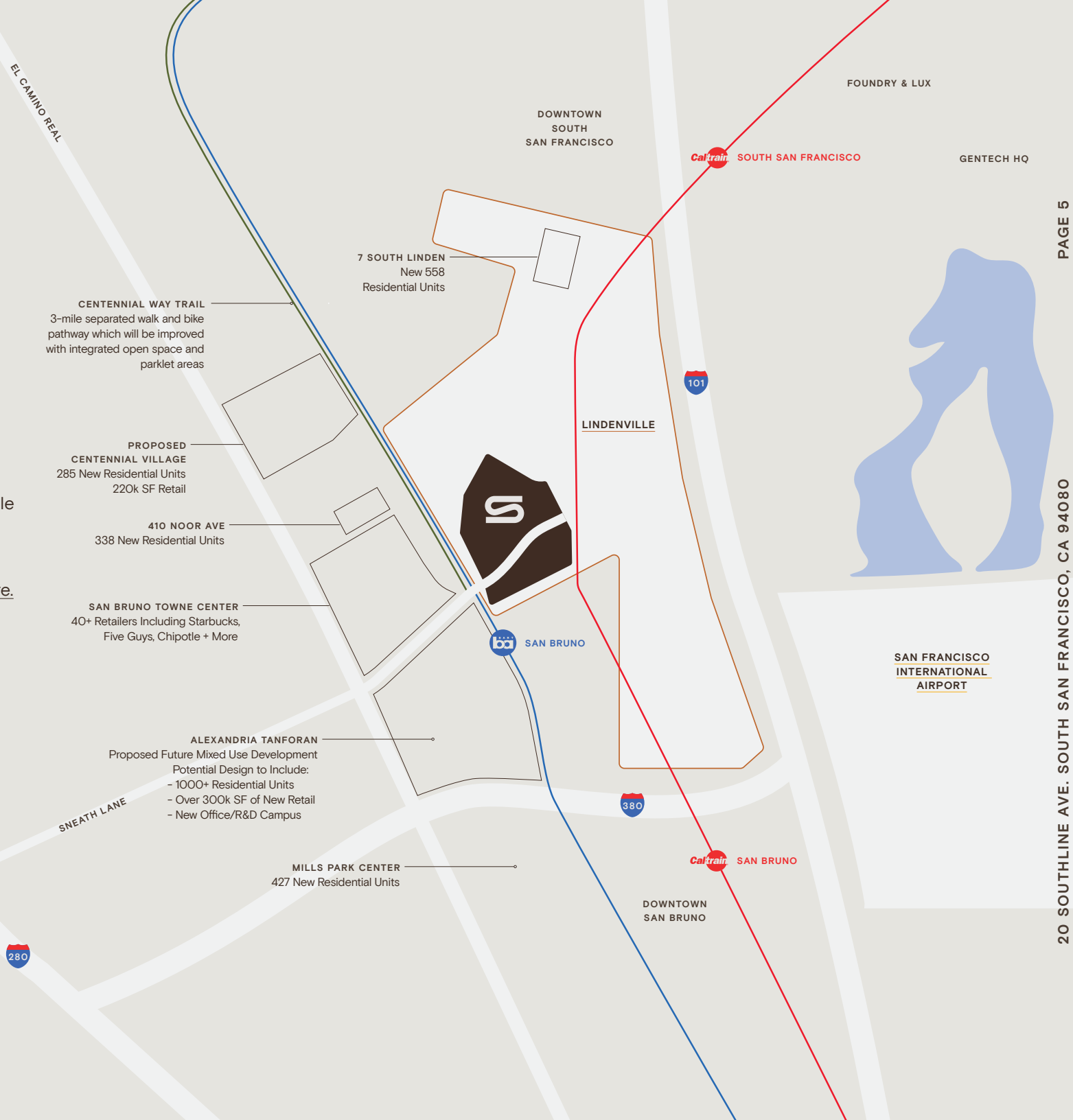
In the center of everything

Lindenville is a burgeoning, mixed-use neighborhood, employment hub, and cultural center in South San Francisco. The neighborhood will provide a walkable live/work community, creating new opportunities to shape the next phase of South San Francisco. [Learn more here.](#)

40+ Restaurants

100+ Shops
& Services

2300 New
Residential Units



Site Plan & Highlights

- PHASE 1A Warm Shell Complete - TI Ready
- PHASE 1B Construction Commences 2026
- PHASE 2

2.8M SF FULLY AMENITIZED CAMPUS

- Class A Amenities Building
- Fitness & Wellness Center, Full-Service Restaurant, Coffee Bar, Bar, and Bike Barn
- 7 Acres of Open Space
- Bike Storage, Showers, and Lockers in Each Building
- On-Site Transit/Mobility Hubs

SIX CLASS A R&D/OFFICE BUILDINGS

- Up to 2.8M SF in 6-7 Story Buildings
- Designed to LEED Gold and Fitwel 2-Star Certification Standards

EFFICIENT & OPEN FLOOR PLATES

- 65,000 SF+ Floorplates

PARKING

- Up to 2.0/1,000 Parking Ratio
- Structured & Valet Parking

FLOOR HEIGHT

- Office / Tech
 - 16' First Floor Height
 - 14' Upper Floor Height
- Life Science
 - 18' First Floor Height
 - 16' Upper Floor Height

COLUMN SPACING

- 30' and 33' Column Spacing

LIVE LOAD CAPACITY

- 125 LBS/SF
- 8,000 MIPS (4,000 MIPS in up to 30% of the floor)





Phase 1

720,000 SF

PHASE 1A

20 SOUTHLINE AVE

375,000 SF

6 Story

Warm Shell Complete - TI Ready

PARKING

Surface + 5 Levels

PHASE 1B

30 SOUTHLINE AVE

345,000 SF

Construction

Commences 2026

Lab Plan

POTENTIAL SINGLE TENANT LAYOUT

20 SOUTHLINE AVE

Lab 50% / Office 50%
~65,000 SF Floor Plate

SUMMARY

- 292 Workstations
- 21 Private Offices
- 2 Reception
- 2 Large Conference Rooms
- 4 Medium Conference Rooms
- 9 Small Conference Rooms
- 6 Huddle
- 12 Phone/Focus
- 12 Collaboration
- 1 Training
- 1 Break Room



- 50% TOTAL OFFICE AREA
- 50% TOTAL LAB AREA
- CAN BE CONVERTED TO LAB FOR 50/50 RATIO



Tech Plan

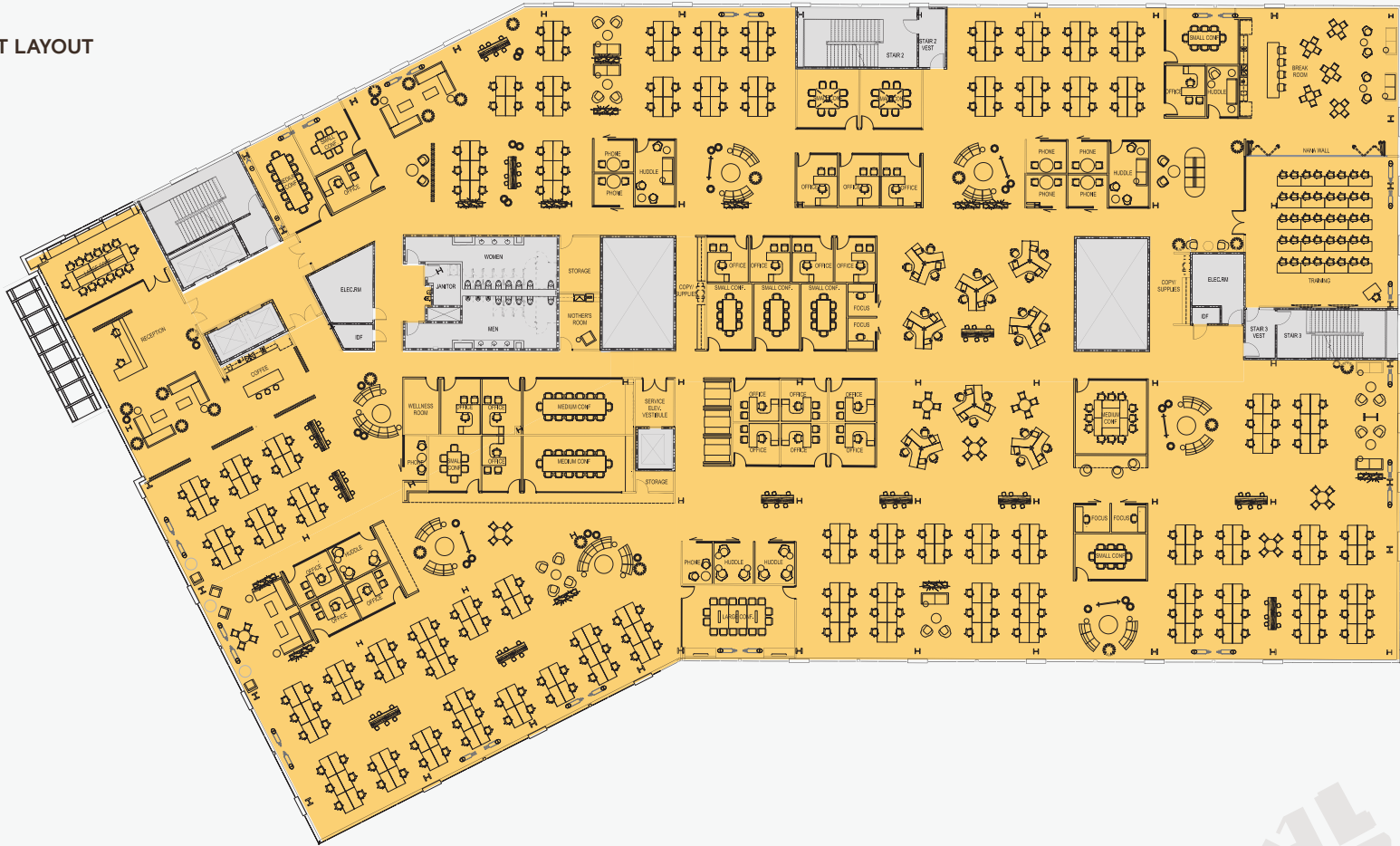
POTENTIAL SINGLE TENANT LAYOUT

20 SOUTHLINE AVE

Tech Test Fit
~ 65,000 SF Floor Plate

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Designed for discovery inside and out

AMENITIES

We know that exploration doesn't just happen in the lab. Here, curated amenities, restaurants, and retail give your ideas space to grow, offering structure for deep thinking and space for spontaneity. So you can experience something new each day.

PHASE I

- Dedicated Amenity Building
- Fitness & Wellness Center
- Coffee Bar
- Grab-N-Go Food Options
- Conference Center
- Outdoor Seating
- Well Appointed Walking Trail
- Fruit & Veggie Garden
- Campus Caltrain Shuttle
- Shared Ride Pickup/Drop Off
- Bike Barn & Repair Kiosk

PHASE 2

- Beer Garden With Fire Pits
- Food Truck Court
- Outdoor Collaboration Areas
- Outdoor Games & Activities
- 2 Acre Southline Commons
- Open Space



On-Campus Amenities

Fitness & Wellness Center

Full Service Resturant & Bar

Executive Confrencing Center

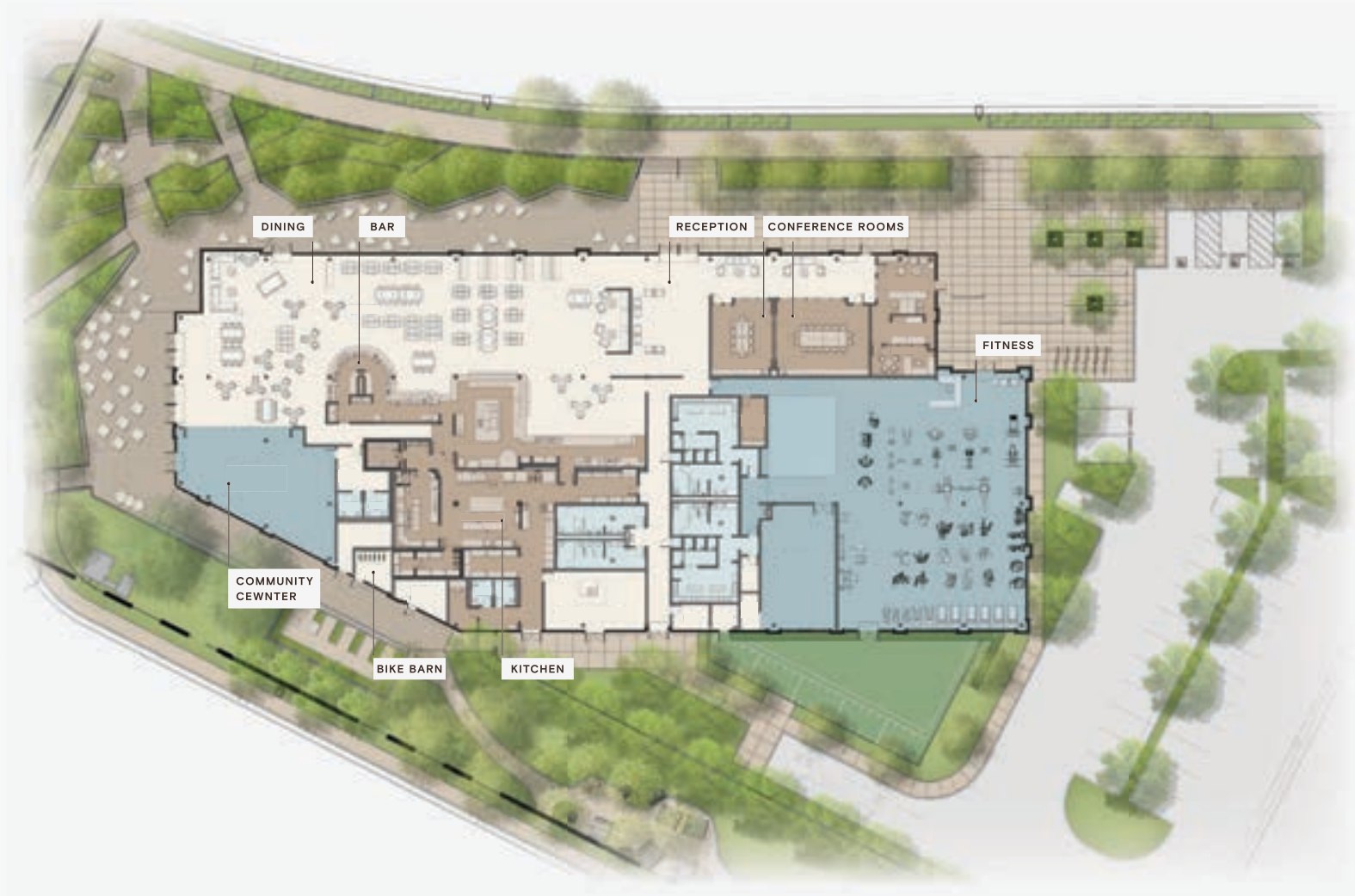
Outdoor Beer Garden

Stadium Sized TV (Phase 2)

Food Truck Corral (Phase 2)

EV Charging Stations

Bike Barn



Sustainability

BACK BAY
SAN FRANCISCO

25% EV Charger Capacity

Shuttle & Ride Share Hubs Solar
Panel Infrastructure Carbon Free
Electricity

Future Phases = All Electric Ready



LEEDS GOLD TARGET



FITWEL CERTIFICATION



45% MODESHIFT



VIEW OF PHASE 1 BUILDING
20 Southline



VIEW OF PHASE 1 BUILDING
Amenities Building



VIEW OF PHASE 1 BUILDING
Amenities Building



AMENITIES BUILDING
Lobby



AMENITIES BUILDING
Conference Room



AMENITIES BUILDING
Dining Area



AMENITIES BUILDING
Yoga Room



SOUTHLINE COMMONS
Phase 2 Amenity





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LANE PARTNERS

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