



FOR LEASE

*A ±14,238 SF lab & office space available for lease in  
South San Francisco, CA*

241 E HARRIS AVE, SOUTH SAN FRANCISCO, CA 94080

*For more information on  
this property, please contact*

JOE CAMMARATA  
650.769.3516  
joe.cammarata@kidder.com  
LIC N° 01366451

*±14,238 SF Available / Divisible to  
±7,119 SF for Single or Dual Leasing*

**BUILDING HIGHLIGHTS**

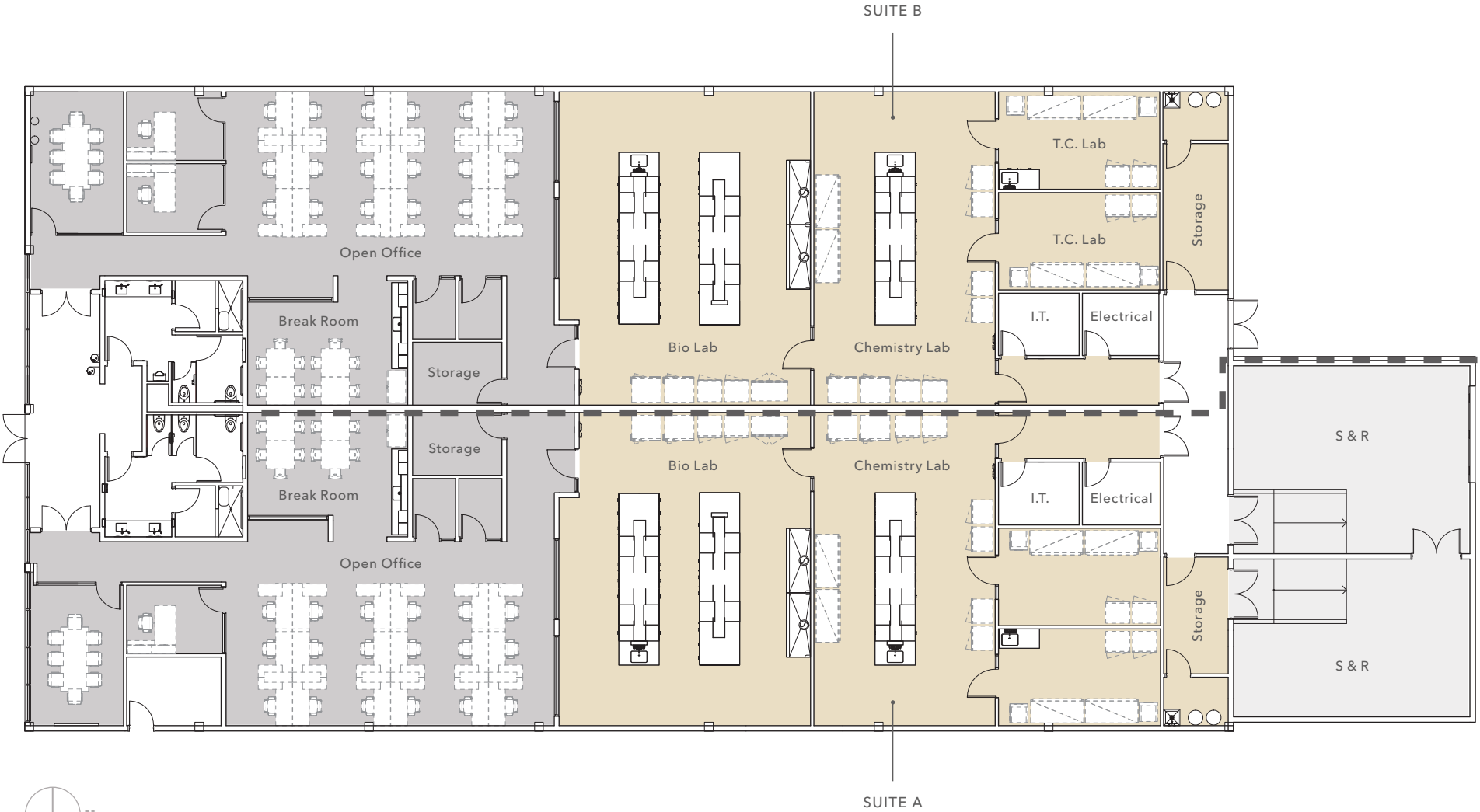
|                |                               |
|----------------|-------------------------------|
| BUILDING SIZE  | ±14,366 RSF                   |
| DIVISIBLE SIZE | ±7,183 RSF                    |
| USE            | Spec lab build-out            |
| BUILDING       | 800 Amps and backup generator |
| LAB SPACE      | Single pass air in the labs   |
| LEASE RATE     | \$4.65 PSF, NNN               |
| AVAILABLE      | January 2027                  |

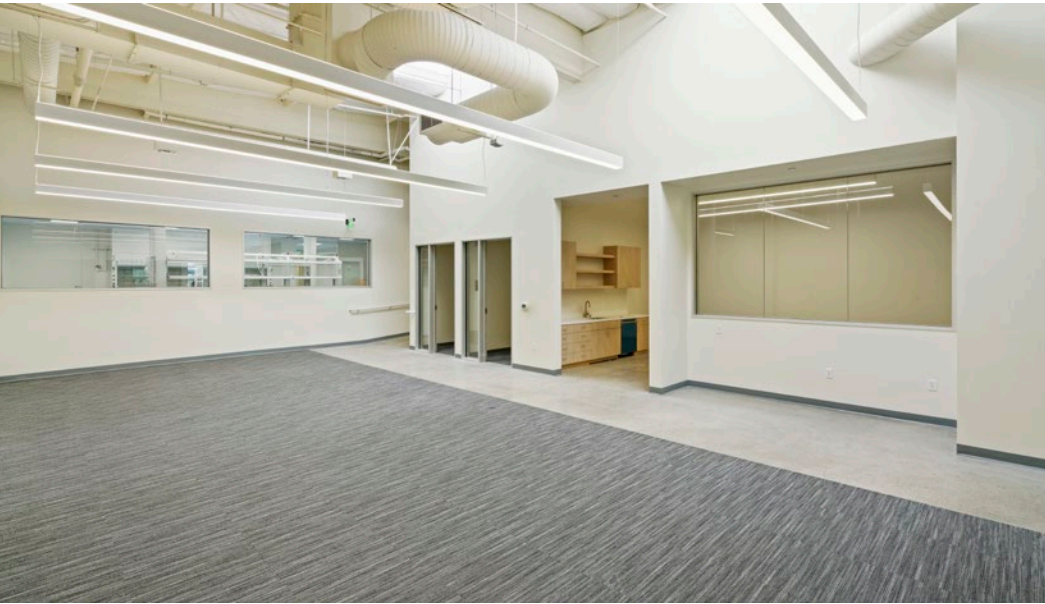
**JOE CAMMARATA**  
650.769.3516 | [joe.cammarata@kidder.com](mailto:joe.cammarata@kidder.com)  
LIC N° 01366451



# FLOOR PLAN

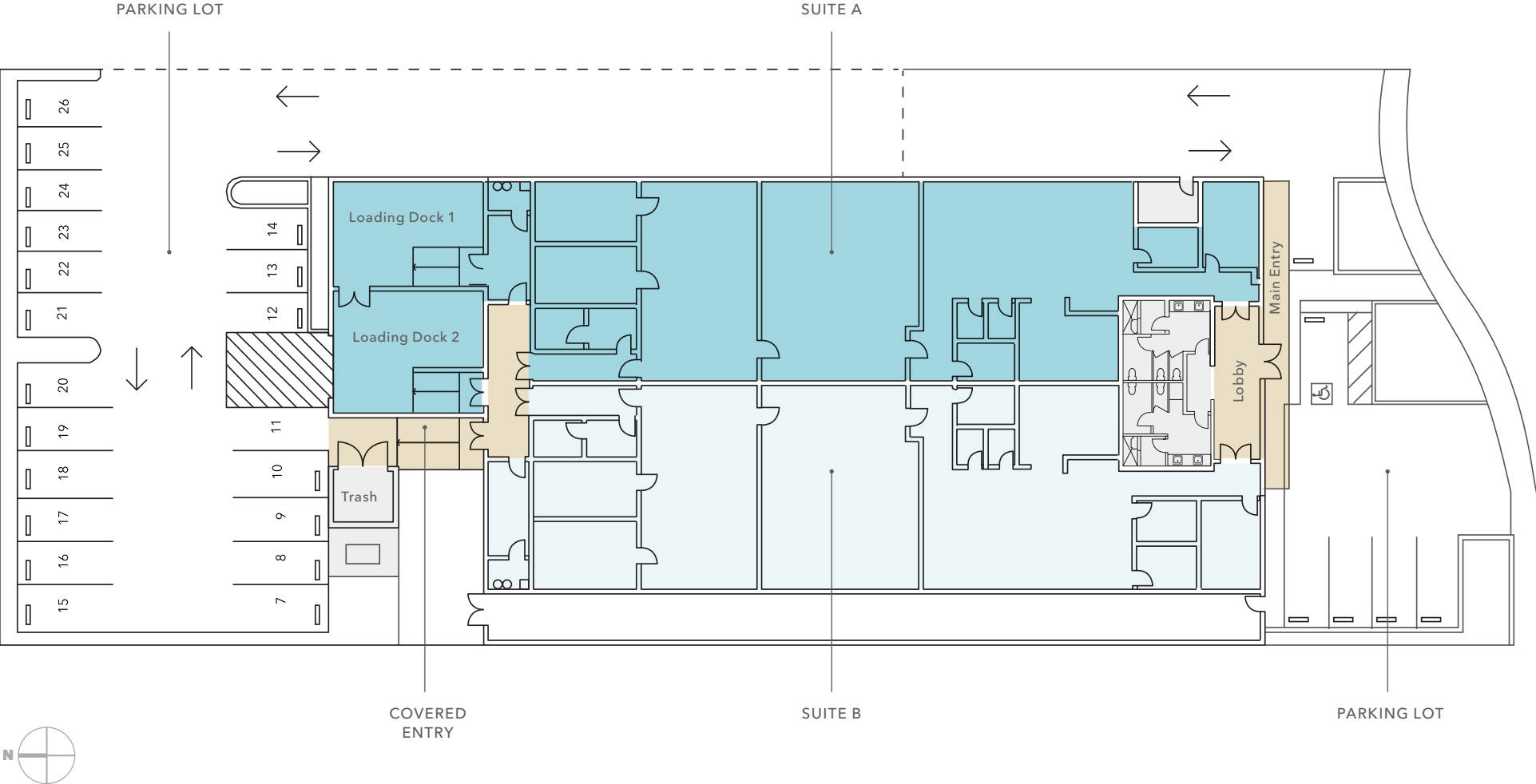
- Office
- Lab
- Warehouse





# SITE PLAN

- Building Circulation Area
- Building Service Area





# HIGHLY-ACCESSIBLE LOCATION

|        |                                      |
|--------|--------------------------------------|
| 0.4 MI | Highway 101                          |
| 1.1 MI | CalTrain South San Francisco Station |
| 1.3 MI | South San Francisco Ferry Terminal   |
| 2.1 MI | Highway 380                          |
| 3.4 MI | San Francisco Int'l Airport          |
| 3.7 MI | Highway 280                          |
| 11 MI  | Downtown San Francisco               |

**10 MIN**  
TO SAN FRANCISCO  
INT'L AIRPORT

**20 MIN**  
TO DOWNTOWN  
SAN FRANCISCO

241 E HARRIS AVE

# LIFE SCIENCE CAMPUSES



ONE & TWO  
TOWER PLACE



GATEWAY  
CROSSING



THE COVE AT  
OYSTER POINT

241 E  
HARRIS AVE



GATEWAY  
OF PACIFIC



PORTSIDE AT  
OYSTER POINT



KILROY  
OYSTER POINT

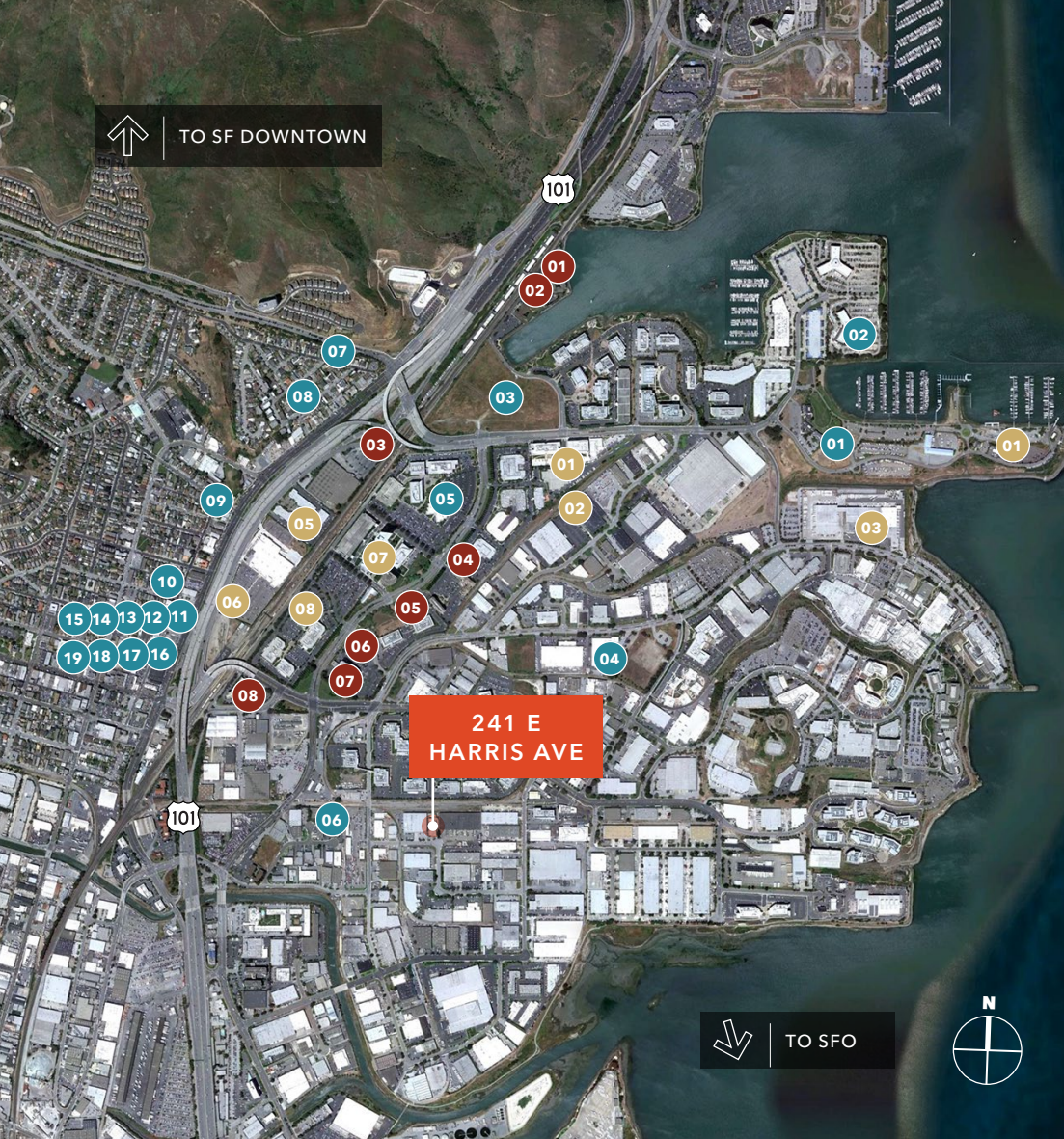


VANTAGE



GENENTECH





## NEARBY AMENITIES

### RESTAURANTS & BARS

- 01 Anecdote
- 02 Oyster Cafe/Building 400
- 03 The Foundry and Lux
- 04 The Hangar Restaurant
- 05 Specialty's Cafe & Bakery
- 06 Starbucks
- 07 Cafe de Casa
- 08 Mike's & Ken's Deli
- 09 Derby Dan's Sandwiches
- 10 Bertolucci's
- 11 Peet's Coffee
- 12 Los Compadres
- 13 Di Napoli Ristorante
- 14 Buon Gusto
- 15 Taquerias El Farolito
- 16 Cecilia's Pizzeria
- 17 Mom's Tofu House
- 18 Thai Satay Restaurant/Bar
- 19 Ground Palace Dim Sum

### HOTELS

- 01 Residence Inn
- 02 Courtyard San Francisco
- 03 Four Points Sheraton
- 04 Larkspur Landing
- 05 Hilton Garden Inn
- 06 Hampton Inn
- 07 Embassy Suites
- 08 Comfort Inn & Suites
- 09 Ramada Inn & Suites

### LIFESTYLE

- 01 FedEx World Service Center
- 02 AVIS Rent A Car
- 03 UPS
- 04 Oyster Point Yacht Club
- 05 US Post Office
- 06 Lowes
- 07 Bank of America ATM
- 08 Gateway Child Development Cntr

*For more information on  
this property, please contact*

**JOE CAMMARATA**  
650.769.3516  
joe.cammarata@kidder.com  
LIC N° 01366451

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

