



CHINA BASIN

OFFICE LIFE SCIENCE TECHNOLOGY CAMPUS

McCarthy • Cook
RELATIONSHIP DRIVEN EXPERTISE

CUTTING EDGE WORK ENVIRONMENT

China Basin represents an exceptional opportunity for office, life science and technology companies seeking to combine a campus environment with a waterfront location at the gateway to Mission Bay.

The campus is comprised of the six-story Wharf side Building built in 1922 and the five-story Berry Building; floors one through three were built in 1992 and the fourth and fifth floor "Addition" was completed in 2008. China Basin offers the following:

- Efficient rectangular floorplates with ample column spacing that accommodates collaborative open space, laboratories, and private offices.
- High ceilings allow for open ceilings as well as dropped ceilings for private offices and meeting rooms.
- A dramatic glass line combined with high ceilings provides superior natural light.
- Two major fiber optic lines and high density data centers provide ample bandwidth and connectivity.

The diverse tenant base comprised of technology, life science, telecommunications, healthcare, and financial services firms creates a collaborative and cutting edge work environment.

THE CHINA BASIN LIFESTYLE

China Basin's unique location on the San Francisco Bay and Mission Creek is within close proximity to AT&T Park. This location also offers tenants direct access to a multi-level wharf promenade providing a beautiful outdoor setting with water views overlooking Mission Creek, McCovey Cove and San Francisco Bay.



FIRST CLASS AMENITIES:

- A landscaped courtyard spans the entire length of the campus providing amenity space and access to the six building lobbies.
- As one of the only San Francisco office buildings located directly adjacent to the water, China Basin offers a unique 800 foot long wharf and promenade with seating overlooking the San Francisco Bay.
- On-site amenities include:
 - Focaccia Market & Bakery that offers coffee, breakfast and lunch service;
 - Five (5) Zipcar vehicles for exclusive use of China Basin tenants;
 - Secure bike storage, racks, showers and lockers;
 - Professional on-site property management; and
 - On-site security staff providing security 24- hours a day, 365 days a year.
- Transportation access:
 - Direct adjacency to MUNI light rail and bus lines;
 - One block from the Caltrain terminal;
 - Weekday shuttle service providing a direct link to BART; and
 - Easy access to Highways 280, 101 and 80.

China Basin has the most open space of any campus in San Francisco, numerous Class A amenities and excellent transit options creating a unique working lifestyle for employees and employers alike.

CHINA
BASIN



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A VIBRANT NEIGHBORHOOD

SOMA, South Beach, Mission Bay - China Basin is at the intersection of all of these exciting and distinctive San Francisco neighborhoods. Since the opening of AT&T Park, the area has exploded with residential and commercial development. Over three thousand housing units have been built north of Mission Creek and another three thousand will be completed south of the channel. The multitude of "for rent" and "for sale" units gives professionals the option to live within walking distance of the office. The mix of restaurants from take-out counters to white-tablecloth haute-cuisine and other entertainment venues allows workers to play where they live and work. Banks, grocery stores, pharmacies and other establishments provide the services necessary for every great neighborhood.

A plethora of outdoor recreation options enhance the livability of the neighborhood. The South Beach Marina two blocks to the east offers slips, day cruises and sailing lessons. It also provides breathtaking views of the Bay Bridge and Treasure Island. A kayak launch, dog park, basketball and volleyball courts stand at the end of the relaxing waterside walkway on the north side of Mission Creek. On the south side of the creek is a community center and more open space. Two blocks from China Basin King Street turns into The Embarcadero a popular route for joggers, inline skaters and bicyclists. Nearby public parks and historic trails offer breathtaking views of the Bay's natural wonders.

China Basin is directly across the street from the San Francisco Giants' ballpark. When the Giants are not playing baseball the park plays hosts to concerts, Opera in the Park, collegiate sports, and other events throughout the year. Cirque du Soleil has pitched its iconic tents in Mission Bay for a number of years.

An exceptional location both for business and life after-hours, China Basin is unsurpassed for access to transit, housing, entertainment and services. For additional information on neighborhood amenities and China Basin please visit: <http://chinabasin.info/toc.cfm>.



OPEN AND INVITING CAMPUS ATMOSPHERE

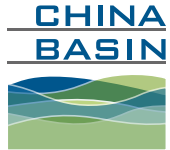
China Basin has created a unique campus environment, with more designated outdoor space than any other privately-owned office building in San Francisco. A landscaped, central courtyard runs the full length of the buildings, a lighted promenade that features a café with an on-site bakery and covered seating. This open-air courtyard provides an informal outdoor meeting area as well as convenient access to the six building lobbies, and can be used for tenant events and gatherings.



THE BEST LOCATION ON THE BAY

China Basin is ideally situated at the gateway to Mission Bay, the life science nucleus of the Bay Area. It is minutes from the Financial District, San Francisco's traditional downtown. China Basin offers tenants of all types a unique opportunity to combine a versatile, indoor-and-outdoor environment, a waterfront location, and the many amenities of Mission Bay.

China Basin is institutionally owned. The property is leased and managed by McCarthy Cook & Co. a vertically integrated real estate investment company that specializes in the investment, development, and operation of commercial and residential real estate properties in the western United States.



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