

# Life Sciences: San Francisco Bay Area



## Market Highlights

- ArsenalBio has raised \$325.0 million in Series C funding to accelerate the development of its lead programs, which focus on therapeutic candidates for treating solid tumor cancers.
- Longfellow's ground lease in Emeryville for the 750,000-square-foot (sf) Atrium Labs development was terminated after allegations of \$1,006,250 in unpaid rent.

The UC Regents have approved the construction of UCSF's new Life Sciences Building, which will feature a proton therapy center and a cutting-edge life sciences incubator. The facility is slated to open in 2029.

## Major Developments Under Construction



### 945-955 Kifer Road

- SF: 364,000
- North building in 1.2 million square foot (msf) campus
- Delivery: Q2 2025
- Developer: Build Group Inc.



### 580 Dubuque Avenue

- SF: 339,993
- Delivery: Q1 2025
- Developer: IQHQ



### 1350 Adams Court

- SF: 255,000
- Delivery: Q1 2025
- Developer: Tarlton Properties



### 200 Twin Dolphin Drive

- SF: 234,000
- Delivery: Q1 2025
- Developer: Trammell Crow Company

## Notable Leases



### Natera

201 Industrial Rd  
136,258 sf  
Q3 2024



### Cepheid

904 E Caribbean Dr  
80,546 sf  
Q3 2024



### Nevro Corp

1800 Bridge Pkwy  
52,202 sf  
Q3 2024



### Vaxcyte

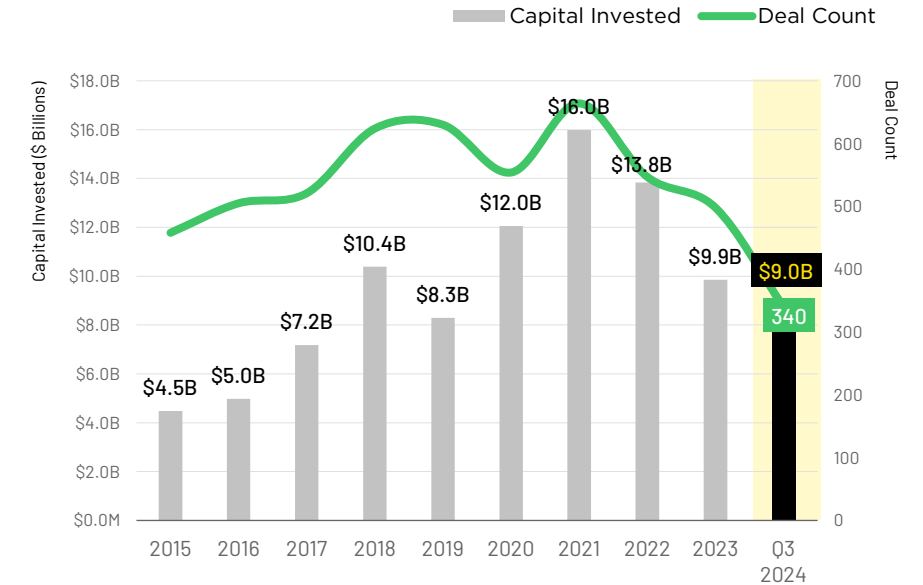
825 Industrial Rd  
38,200 sf  
Q3 2024



### Attovia

1091 industrial Rd  
30,000 sf  
Q3 2024

## Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
ArsenalBio	\$325.0M	Series C
Caresyntax	\$310.0M	Series C
Imperative Care	\$150.0M	Series E
Nura Bio	\$141.0M	Series A
Moximed	\$91.0M	Series D