

BAYSIDE BIO

47200 BAYSIDE PARKWAY
FREMONT, CA

FREESTANDING **±53,713 SF**
LAB/R&D BUILDING



SPEC LIFE SCIENCE IMPROVEMENTS
COMPLETED

NEWMARK

Owned and Managed by:

 PACELINE
INVESTORS

nuveen

PROJECT HIGHLIGHTS



BUILDING FEATURES

- Freestanding ±53,713 SF building on ±3.35 acres
- 1992 Construction, 2023 Renovation
- Flexible Clear Heights:
 - Single Story, 18' (26% of NRA)
 - Single Story Under Second Floor, 14'8" (37% of NRA)
 - Second Floor, 14'8" (37% of NRA)
- Dedicated 4,000 amps @ 277/480 volts power
- New EV Charging Stations
- Updated Lobby and Brand New Restroom Finishes (plus Showers)
- New Break Room with Outdoor Patio
- Dedicated Shipping/Receiving Areas: Three (3) Dock Positions and Three (3) Grade Level Doors
- Close proximity to hotels & fitness centers: Bay Club Fremont, Hyatt Place, Fremont Marriott, Springhill Suites, Marriott Courtyard
- Immediate Access to I-880 & I-680 Freeways via Warren Avenue & Mission Blvd
- Adjacent to Bayside walking / jogging trails with scenic water features, bridges, and local wildlife



SPEC LAB FEATURES

- Class A Lab Space with 10' Drop Ceilings
- Pilot Plant at 18' Clear with dedicated Air Lock
- Tissue Culture, Glass Wash, Equipment and Supply Rooms (plus Machine Shop)
- Floor Drains/Plumbing to Suit
- Fume Hoods
- New mobile Lab Benches and Casework
- Emergency Eyewash Stations
- New HVAC System
- 100% Outside Air
- Capacity for 12 Air Changes per hour in Labs
- Additional Capacity for greater than 12 ACH in 18' Pilot Plant
- New 500KW Backup Generator with 10 W/sqft load capacity
- Potential for Outdoor Equipment Pad



FLOOR PLAN

FIRST FLOOR - LAB AND OFFICE

±35,000 RSF

- ◇ Two large R&D Labs
- ◇ Two large tissue culture rooms
- ◇ Open area for additional labs or pilot plant
- ◇ Space for 78 lab benchers
- ◇ Lobby/Reception
- ◇ Ground floor office
- ◇ Large break room with outdoor patio

-  Pilot Plant
-  Lab
-  Office
-  Core/Circulation
-  Dock Loading Door
-  Grade Level Door

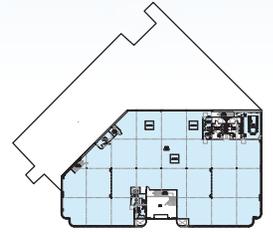


FLOOR PLAN

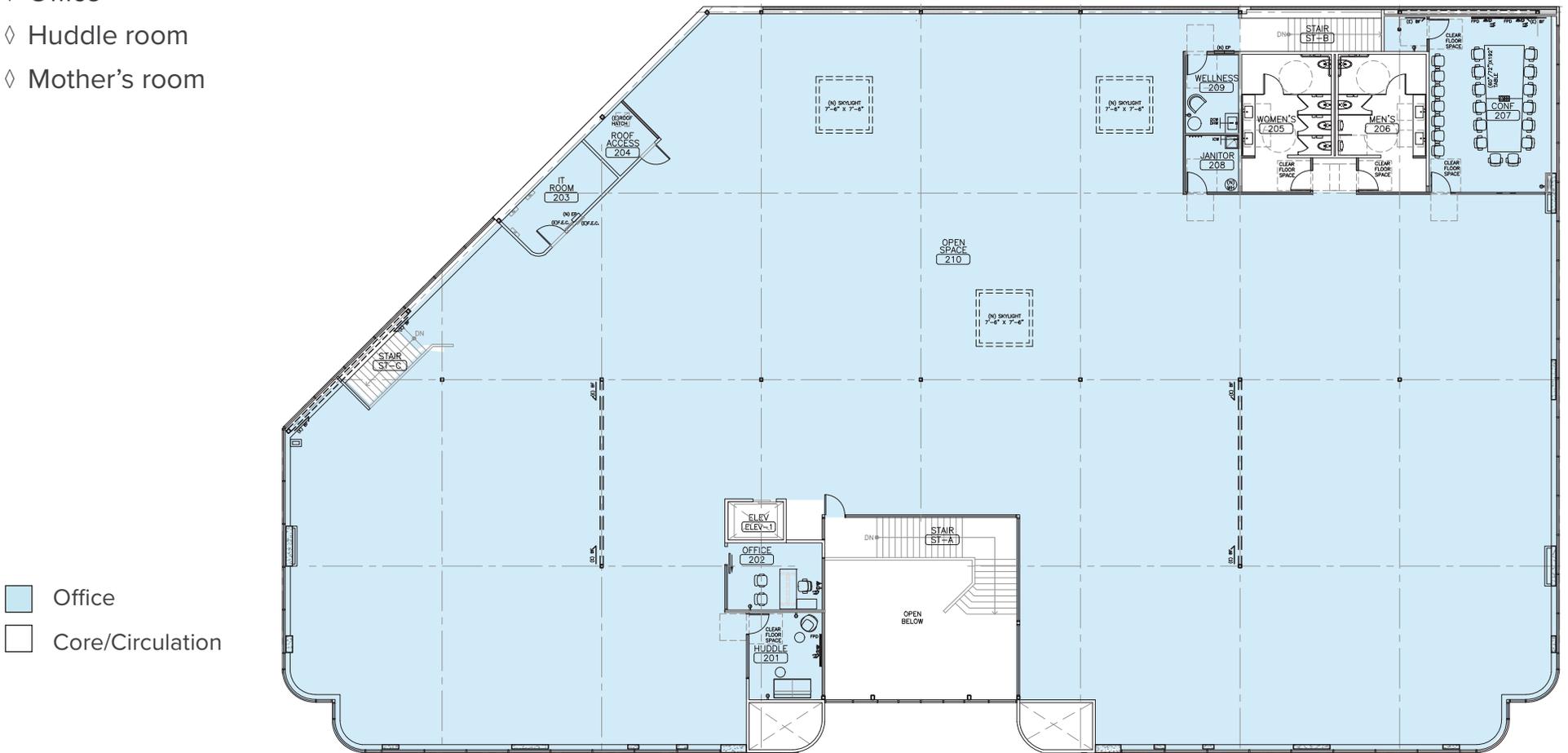
SECOND FLOOR - OFFICE

±19,000 RSF

- ◇ 100% office
- ◇ Boardroom
- ◇ Office
- ◇ Huddle room
- ◇ Mother's room



Building footprint



PHOTOS

EXTERIOR





PHOTOS

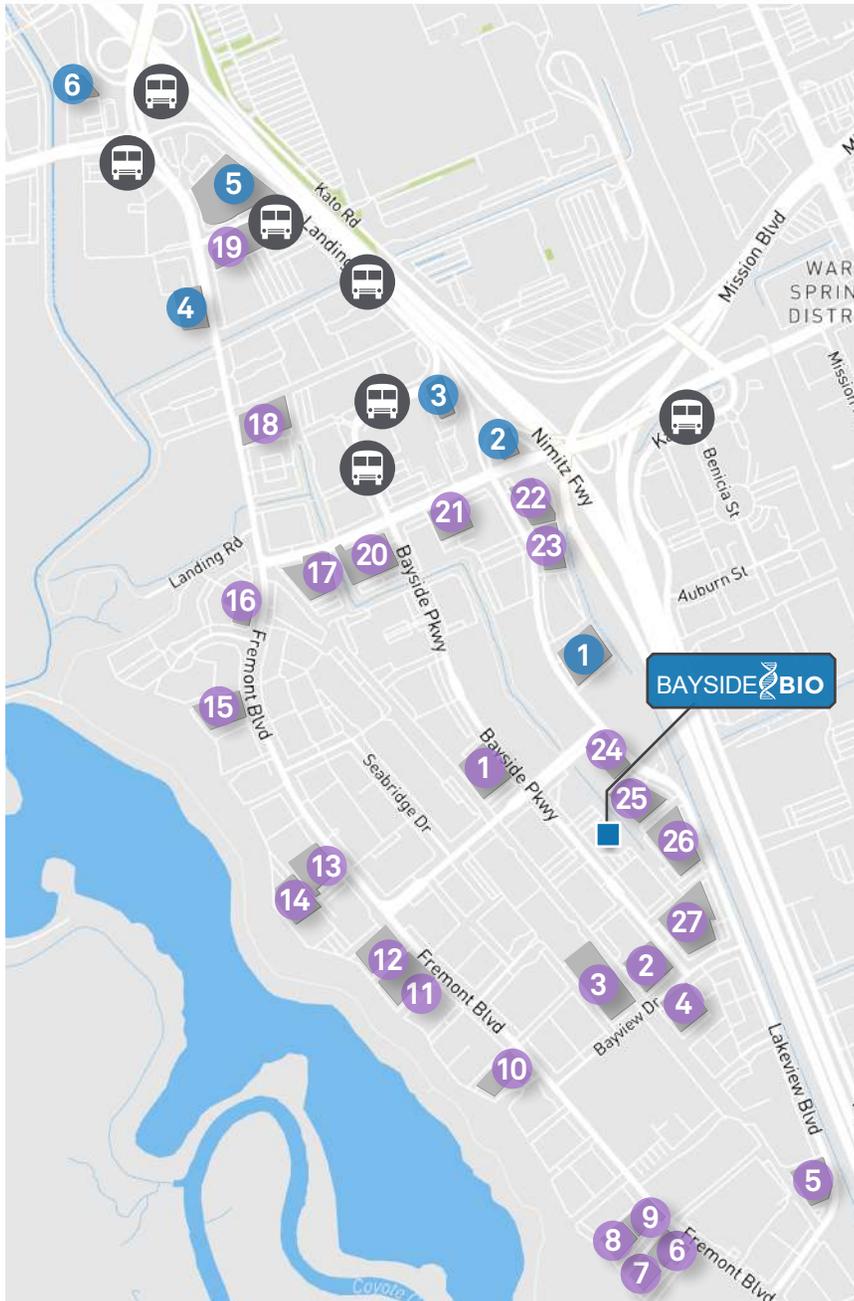
INTERIOR



NEIGHBORHOOD



AMENITIES



LAB

1. Alamar Biosciences
2. Enphase Energy
3. Bruker
4. Optovue, Inc
5. Steri-Tek
6. CellCarta
7. Primity Bio
8. Arbor Vita
9. CoaguSense
10. ARK Diagnostics, Inc.
11. Assay Biotechnology
12. CERENOVUS
13. OrthoPulse
14. Sartorius
15. Meraqi Medical
16. Phycoil Biotechnology
17. Intuity Medical
18. Cytex Biosciences
19. Biotium
20. Thermo Fisher Scientific
21. Bionova Scientific
22. Transplant Genomics, Inc.
23. Devoro Medical, Inc.
24. Clarion Partners
25. THINK Surgical
26. Cytex Biosciences
27. Stryker Corporation

HOTEL

1. Courtyard by Marriott Fremont Silicon Valley
2. Hyatt Place Fremont/Silicon Valley
3. Hampton Inn Fremont
4. SpringHill Suites by Marriott San Jose
5. Fremont Marriott silicon Valley
6. Good Nite Inn Fremont San Jose

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NEWMARK

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