

# Naturally Connected



**200 Twin**

Developed by:

**Trammell Crow Company**

Leasing inquiries:

**CBRE**

200 Twin Dolphin Dr,  
Redwood City,  
CA 94065

[200Twin.com](http://200Twin.com)



# 200Twin

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UCSF

South SF Life Science Cluster

SF International Airport

200Twin

San Mateo

Caltrain Belmont

Caltrain San Carlos

San Carlos

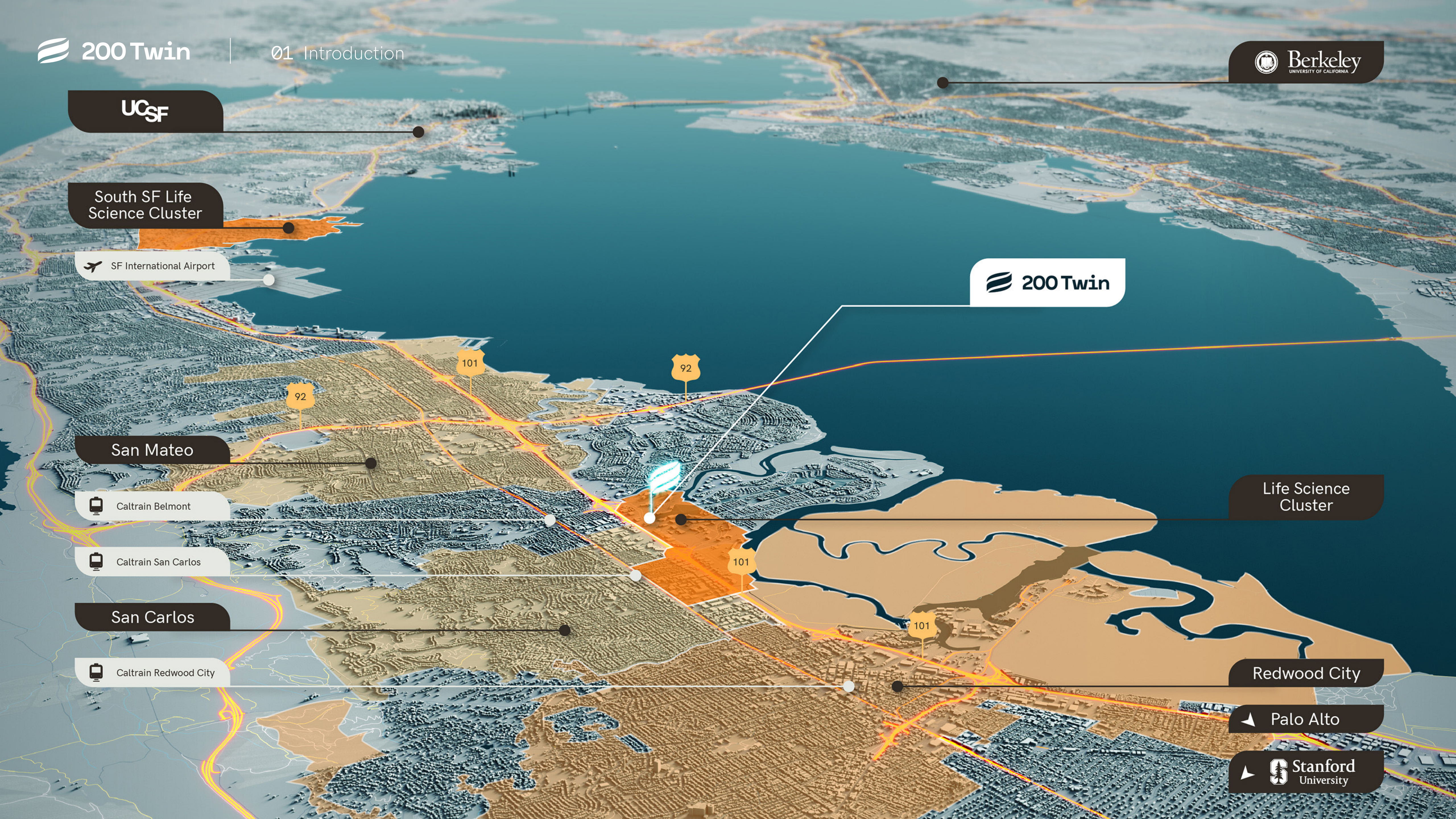
Caltrain Redwood City

Life Science Cluster

Redwood City

Palo Alto

Stanford University





Shoreline Drive

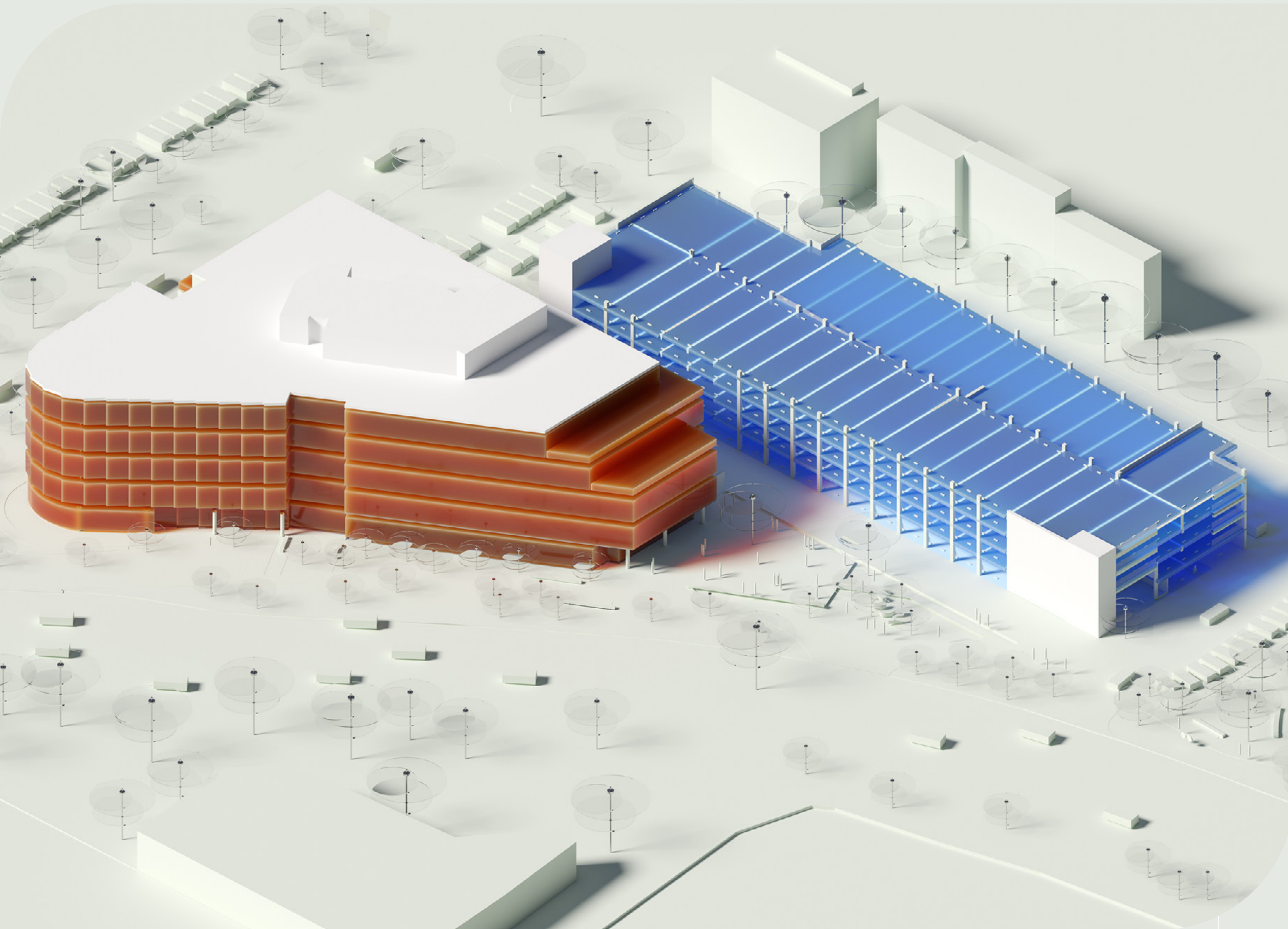
 200Twin

Twin Dolphin Drive

Belmont Creek and Bay Trail

101





## Best in Class Building Features

**234,000**

Total RSF

**5**

Levels

**50,000**

Typical Floorplan RSF

**Q4 2024**

TI Ready

**703** (3.0/1,000 Ratio)

Parking Spaces  
(67 EV Stalls)

**16'**

Floor-to-Floor  
Lab Heights

**33' x 33'**

Structural Grid

**100 PSF**

Floor Live Load



## Nurtured by Nature

Unwind on the shoreline trails,  
or just take in the view

Surrounded on all sides by vibrant green space and beautiful waterways, 200 Twin Dolphin is designed to complement its natural surroundings, placed within meandering nature trails and rich ecosystems, yet only a short trip to Redwood City's bustling downtown.

## Catalyst for Scientific Discovery

Conduct your company's life's work  
in state-of-the-art facilities

200 Twin is designed to help researchers and companies achieve breakthroughs in their field. The unique amenities encourage collaboration, while customizable lab spaces allow researchers to tailor their work environment to their specific needs. At 200 Twin, you'll be part of a community of researchers and companies dedicated to groundbreaking discoveries.

## Home in the Hub

Root yourself in the most vibrant  
innovation community on Earth

200 Twin is located in the heart of the Bay Area's innovation economy, just minutes from leading research centers, hospitals, and universities. With easy access to major highways and public transportation, our development is the perfect location for biotech executives and scientists looking to connect with partners worldwide.



# A place to impact the World



# Property features

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MEP infrastructure designed for 60% lab / 40% office with 100% outside air in all areas

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Robust central air and exhaust system accommodating up to 12 air changes per hour

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Above-standard structural design criteria yielding enhanced vibration control

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Two Electrical Service Mains: (1) 4000A & (1) 2000A

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Back-up power: Two (2) 1000W generators

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Two Enclosed Truck Loading Bays

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One dedicated Freight Elevator with 5,000 lbs capacity

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Targeting LEED Gold

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Campus setting spanning 4.7 acres

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200 Twin Arrival



Lobby

# Typical Floor Plan

A building designed to inspire and innovate, from floor to ceiling. The glass exterior is optimized to allow natural ambient light, calm open spaces and peaceful corners help achieve solitude, while state of the art labs enable uninterrupted focus. The result is an environment alive with energy, which still feels endlessly expansive.

- Building Support
- Stairs/ Elev
- Conference
- Break Room
- Open Office
- Lab
- Lab Support
- Flex Space
- Outdoor Terrace

**Level 3**  
50,644 RSF  
Two-Tenant Scenario



Lab	<b>996</b> Linear Feet of Lab Bench	<b>13</b> Lab Support Rooms (~8 seats)
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Offices	<b>150</b> Work Stations (72"x30")	<b>6</b> Flex Spaces (~100SF)	<b>9</b> Conference Spaces (~48 seats)
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**Level 5**  
49,141 RSF  
Single Tenant



Lab	<b>1,106</b> Linear Feet of Lab Bench	<b>12</b> Lab Support Rooms (~8 seats)
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Offices	<b>84</b> Work Stations (72"x30")	<b>6</b> Flex Spaces (~100SF)	<b>9</b> Conference Spaces (~48 seats)
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Flexible and adaptive space to collaborate and recharge, inside and outdoors



# Amenities

This is the place for every kind of work.

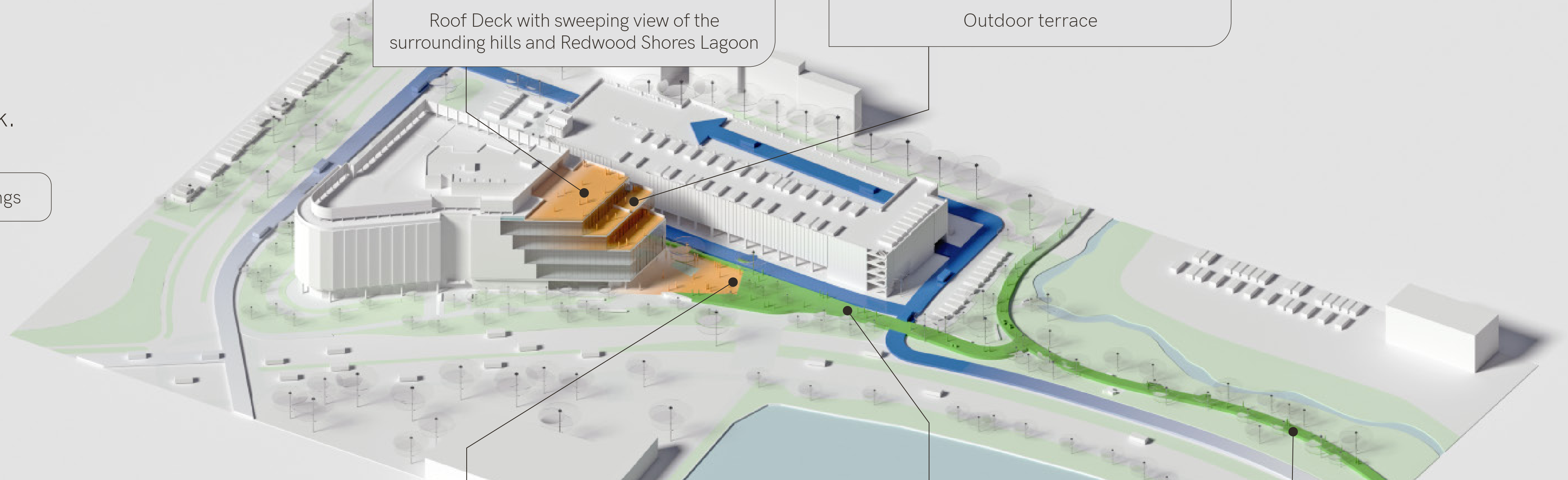
[View All Amenity Renderings](#)



Roof Deck with sweeping view of the surrounding hills and Redwood Shores Lagoon



Outdoor terrace



Amenity Courtyard



Belmont Creek Trailhead



Direct Access to Belmont Creek and Bay Trails (+10 mile network)

# Amenities

[View All Amenity Renderings](#)



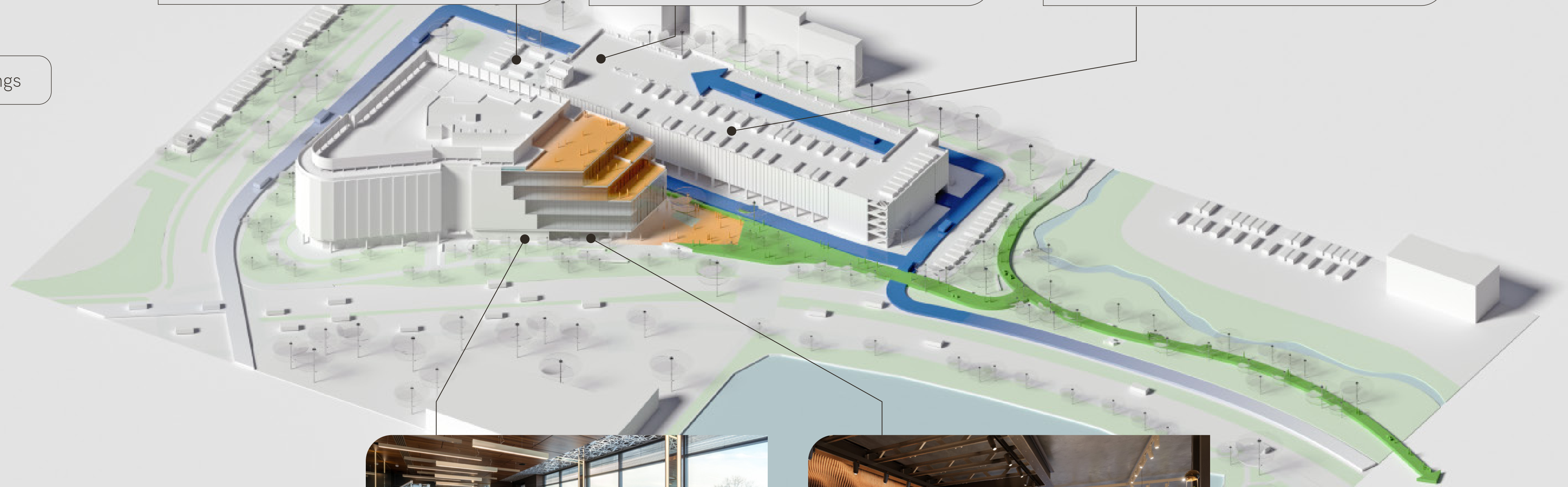
RideShare Drop Off / Pick Up



Secure bike storage



67 EV Ready Stalls



Fitness Center, Showers & Locker Room



Dining / Cafe Fit Out Opportunity

Downtown Redwood City (8 Minute Drive)

Downtown San Carlos Amenities (1 Mile)

The Marketplace at Redwood Shores Amenities



Oracle Cafes

Mistral Restaurant & Bar



Bay Trail



Blue Oak Brewing Co.

Residence Inn by Marriott

Hotel Indigo (Future)



1 Minute Drive







# Built for the **best** by the **best**

Industry leaders in architecture, engineering and construction were brought together to create an environment for the world's leading biotech minds.

200 Twin is designed as a unrivaled modern facility for firms at the forefront of technology, scientific research and discovery.

Architect



Structural



MEP



General Contractor

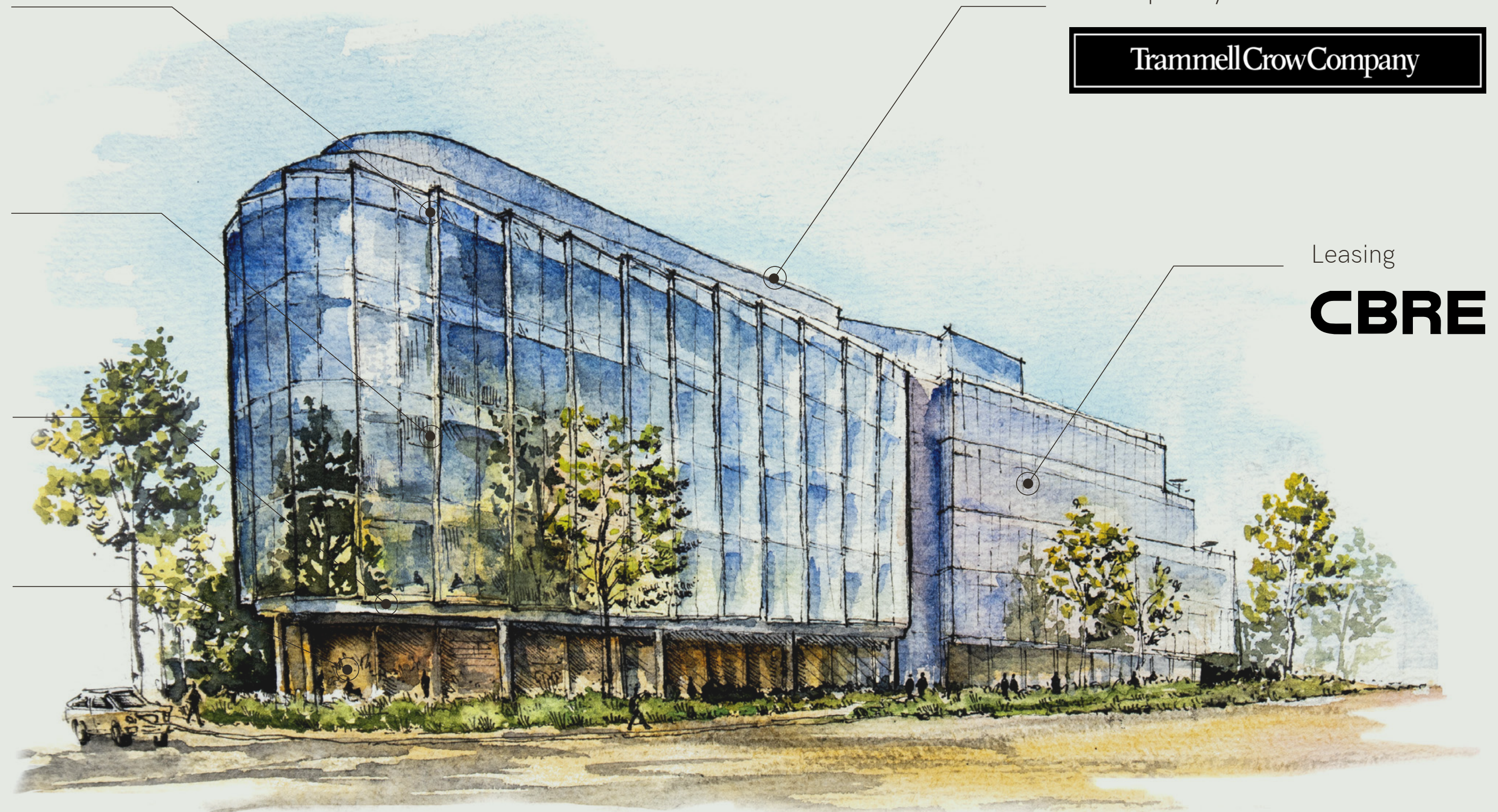


Developed by:

**Trammell Crow Company**

Leasing

**CBRE**



TrammellCrowCompany

# Developing top quality commercial real estate projects since 1948



Trammell Crow Company (TCC) is one of the nation's oldest and most prolific developers of and investors in commercial real estate. The Company has developed 2,900 buildings valued at nearly \$75 billion and over 655 million square feet.

[Visit Trammell Crow's Website](#)

## Local Commercial Projects



### 200 Twin

234,000 SF  
Class A Office/Lab  
Redwood, CA



### East Grand

555,000 SF  
Class A Office/Lab  
South San Francisco, CA



### 490 Brannan

350,000 SF  
Class A Office/Lab  
San Francisco, CA

## National Commercial Projects



### Fulton Labs

301,260 SF  
Class A Office/Lab  
Chicago, IL



### 1916 Boren

282,716 SF  
Class A Office/Lab  
Seattle, WA



### Block 185

793,000 SF  
Austin, TX



200 Twin Dolphin Dr,  
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200Twin.com

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**STUDIO FIVE | DESIGN**  
Landscape Architecture + Site Planning