

Naturally Connected



200 Twin

Developed by:

TrammellCrowCompany

Leasing inquiries:

CBRE

200 Twin Dolphin Dr,
Redwood City,
CA 94065

200Twin.com



200Twin

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Contacts



UCSF

San Francisco

South SF Life
Science Cluster

Oyster Point

SF International Airport

200Twin

San Mateo

Caltrain Belmont

Caltrain San Carlos

San Carlos

Redwood City Life Science Cluster

Seaport Centre

Caltrain Redwood City

Redwood City

Palo Alto

Stanford
University



Shoreline Drive

 200Twin

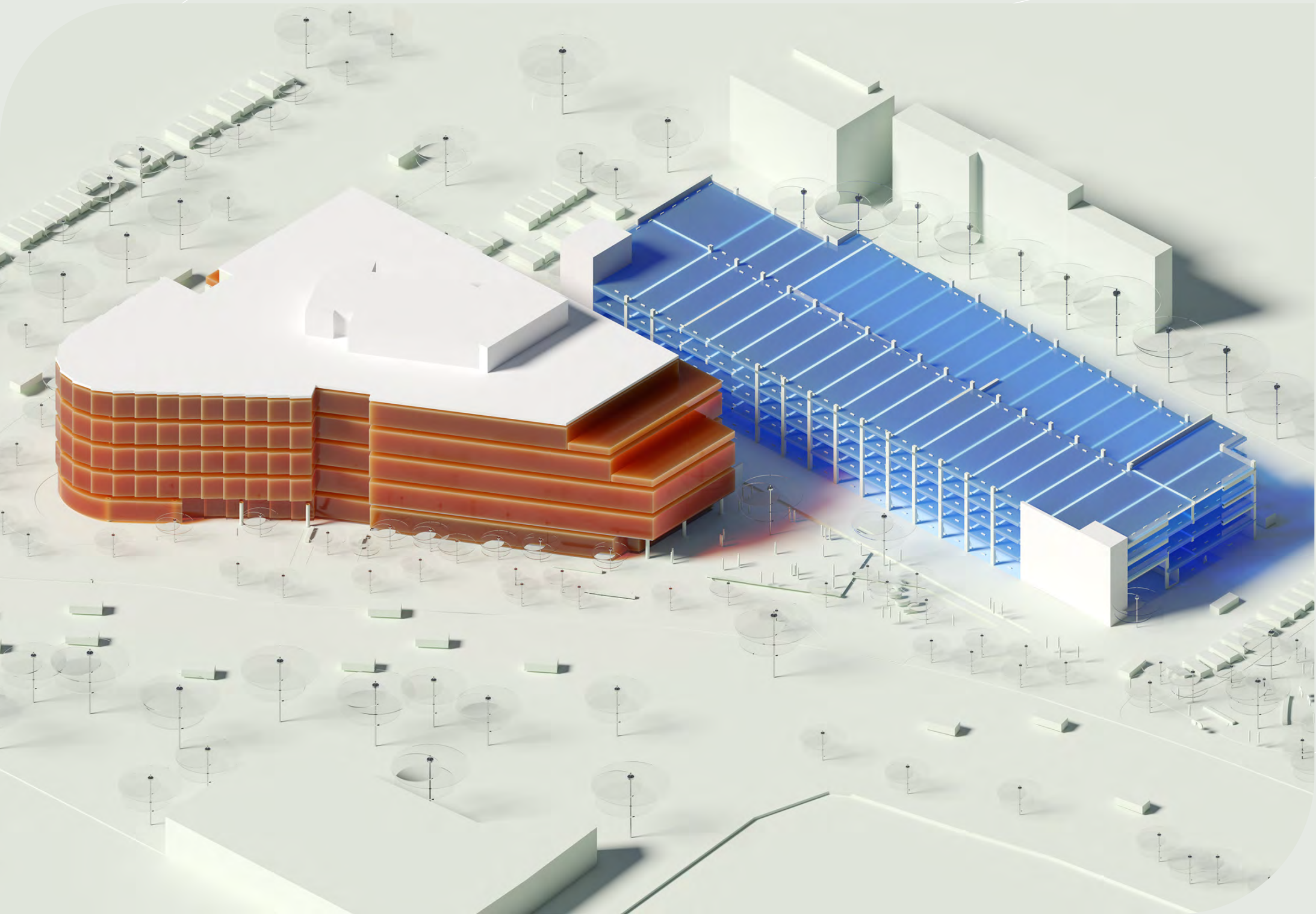
Twin Dolphin Drive

Belmont Creek and Bay Trail

101

Hotel and Restaurant





Best-in-Class Building Features

234,000 Total RSF	5 Levels	50,000 Typical Floorplan RSF	Shell Complete 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
Wellness-forward HVAC system capable of 12 air changes per hour			
Enhanced vibration control for comfort and equipment precision			
Two electrical service mains: (1) 4000A & (1) 2000A			
Back-up power: 2x1MW generators			
Two enclosed truck loading bays			
One dedicated freight elevator with 5,000 lbs capacity			
LEED Gold certified			
4.7-acre campus with access to trails and recreation			



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.

Engineered for Innovation

Power your next breakthrough in a
cutting-edge workspace

200 Twin is purpose-built to accelerate innovation for AI and tech-driven teams. From flexible workspaces to collaborative common areas, every element of the building is designed to foster creativity, speed, and scalability. Customizable suites support everything from focused engineering to dynamic team collaboration. At 200 Twin, you'll join a forward-thinking community of trailblazers pushing the boundaries of what's possible.

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, the development is the perfect location for innovators looking to connect with partners worldwide.

A place
to impact
the world





200 Twin Arrival



Lobby Concept

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.

Download Base Floor Plans

Level 3

52,348 RSF
Single-Tenant - Dense



278

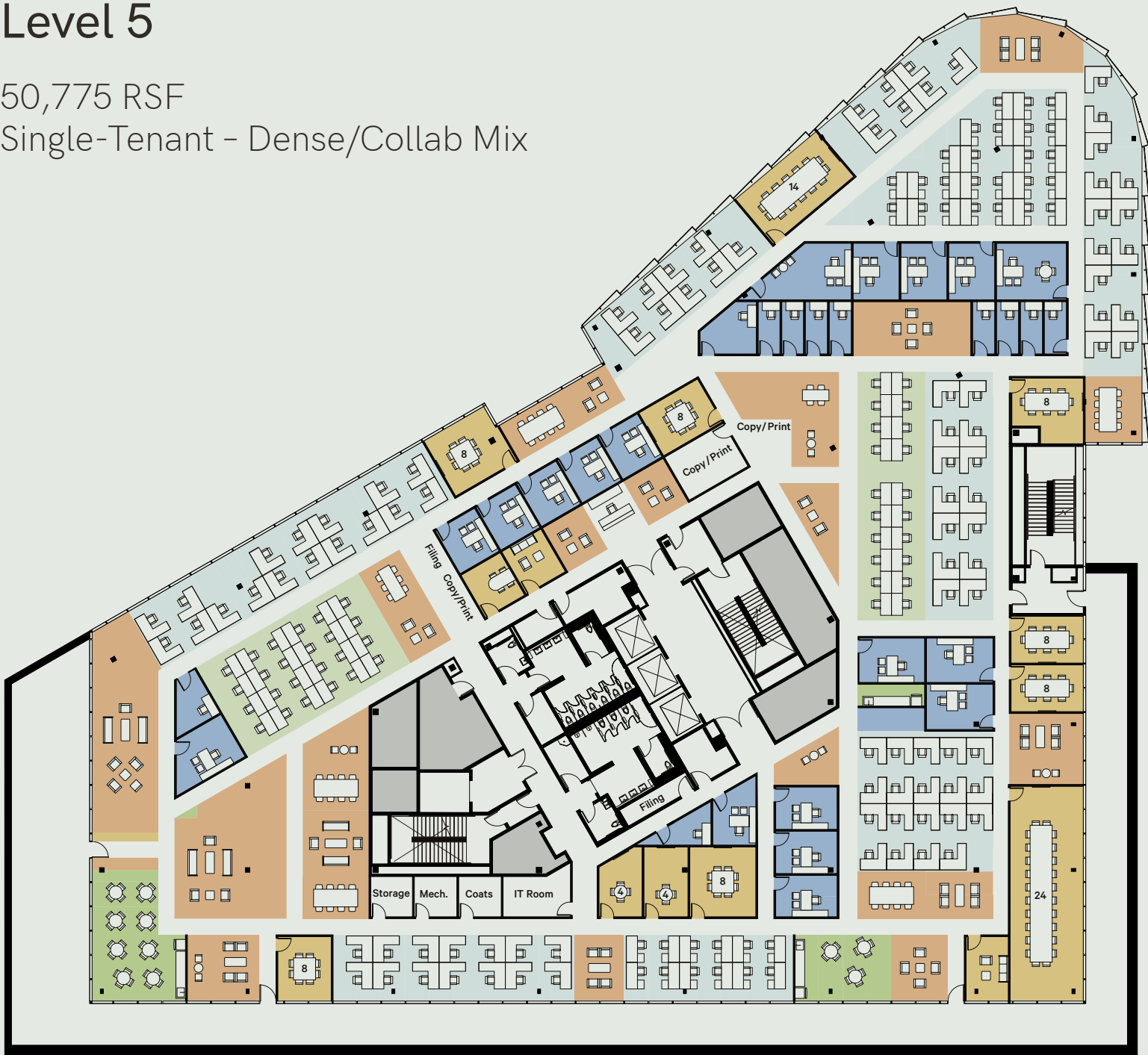
Collaborative seating capacity across breakout, conference, and cafe spaces

262

Individual seating capacity

Level 5

50,775 RSF
Single-Tenant - Dense/Collab Mix



236

Collaborative seating capacity across breakout, conference, and cafe spaces

193

Individual seating capacity

Flexible and
adaptive space to
collaborate and
recharge, inside
and outdoors



Outdoor Amenities

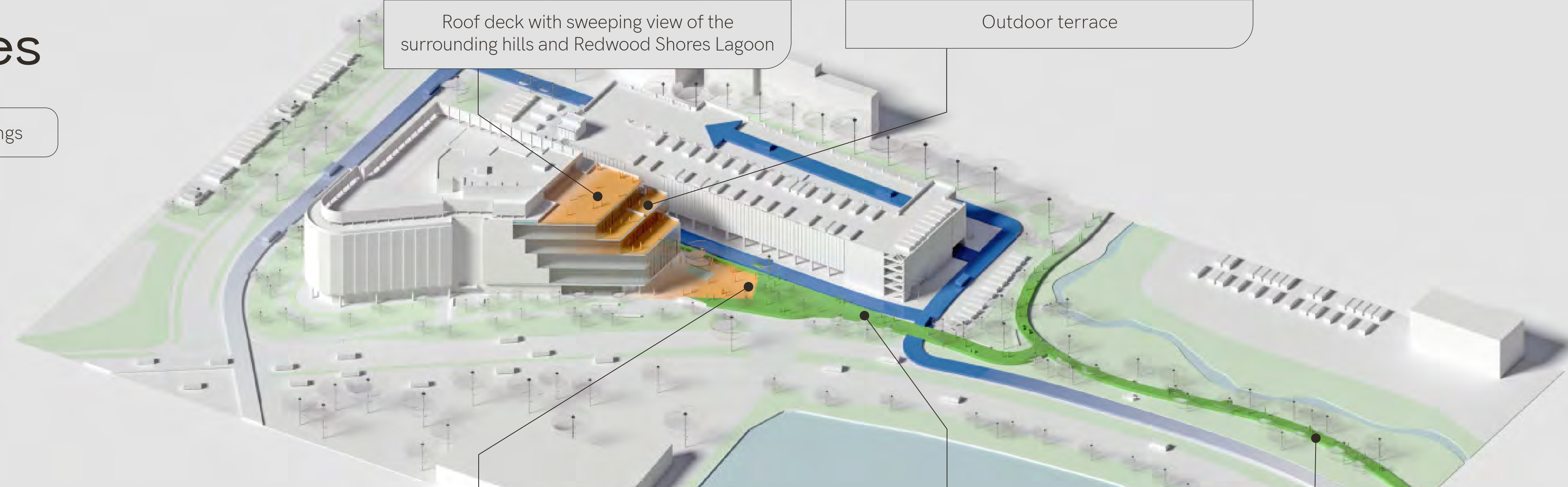
[View all amenity renderings](#)



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)

Indoor Amenities

[View all amenity renderings](#)



Rideshare drop off / pick up



Secure bike storage



67 EV-ready stalls

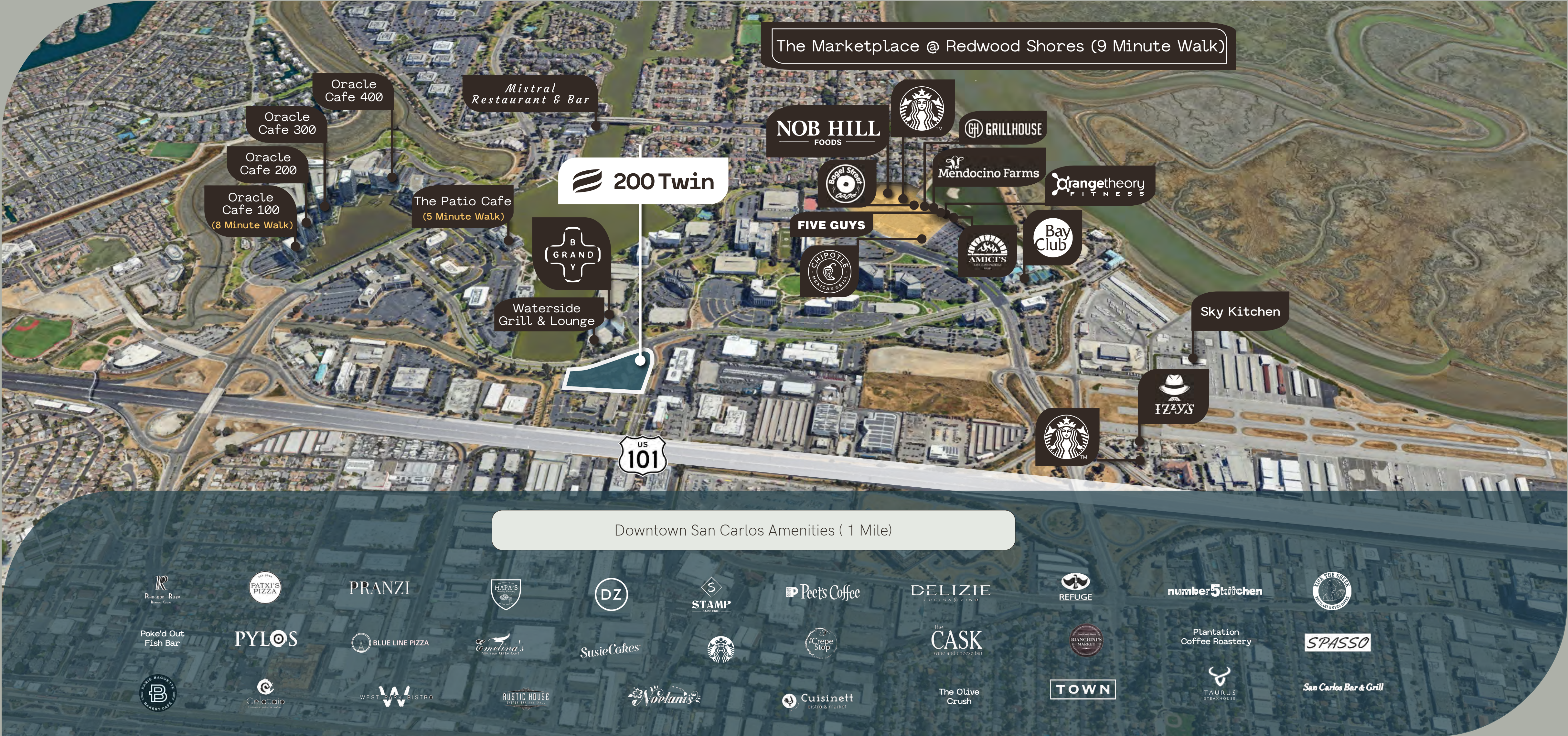


Fitness center, showers & locker room



Dining / cafe fit-out opportunity

Abundance of Amenities a Short Walk Away









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

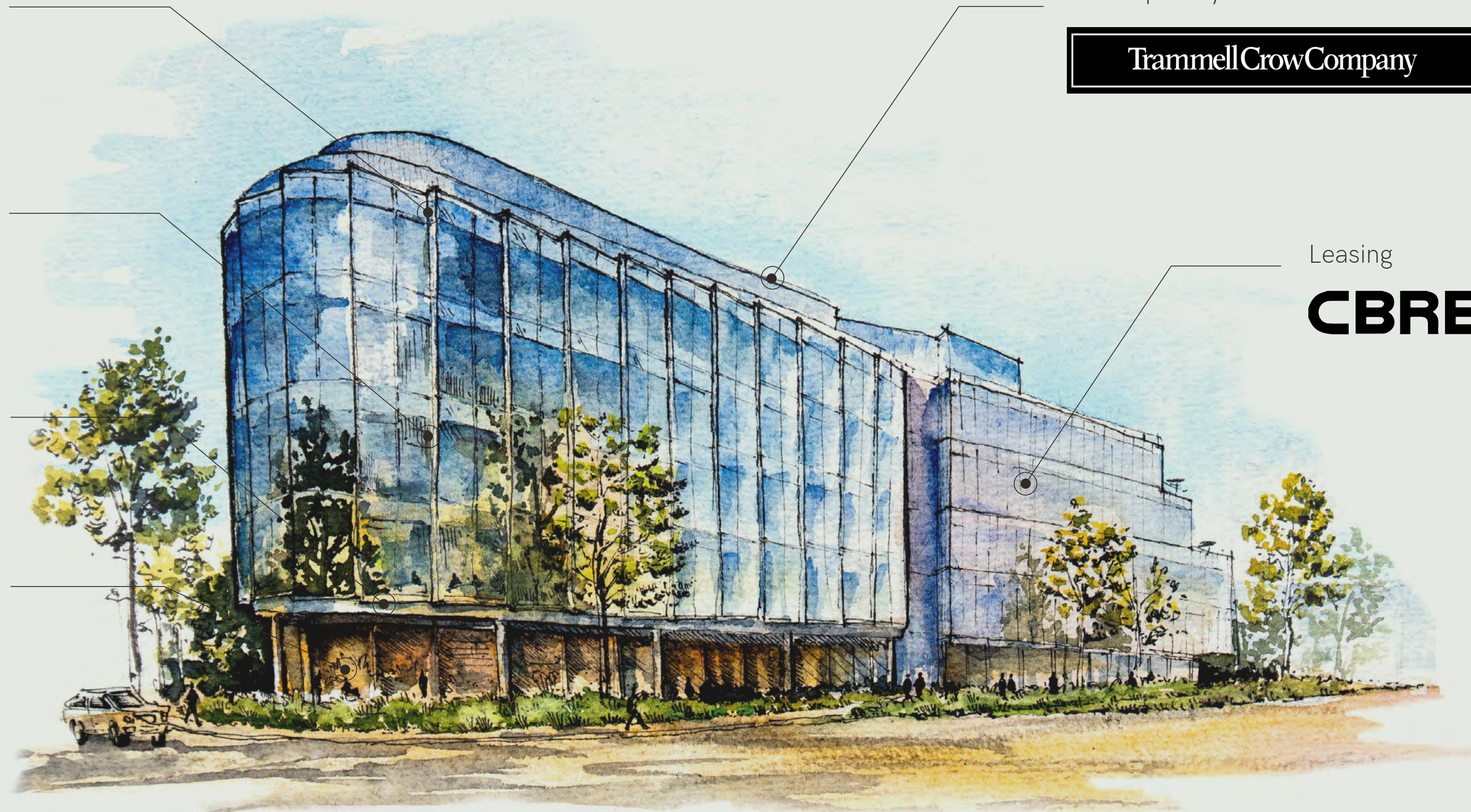
Industry leaders in architecture, engineering and construction were brought together to create an environment for the world’s leading minds.

200 Twin is designed to be an unrivaled modern facility for firms at the forefront of technology research and discovery.

- Architect

- Structural

- MEP

- General Contractor


- Developed by:

- Leasing

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

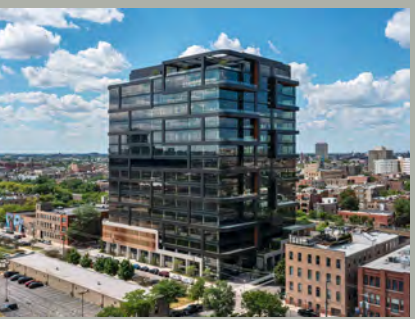


East Grand
555,000 SF
Class A Office/Lab
South San Francisco, CA



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



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200Twin.com

Design and Construction Team:

