

# Naturally Connected



200 Twin

Developed by:  
TrammellCrowCompany

Leasing inquiries:  
CBRE

200 Twin Dolphin Dr,  
Redwood City,  
CA 94065

200Twin.com



# 200 Twin

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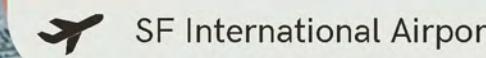


UCSF

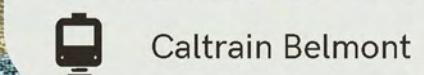
San Francisco

South SF Life  
Science Cluster

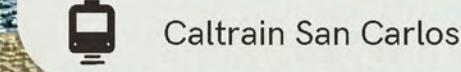
Oyster Point



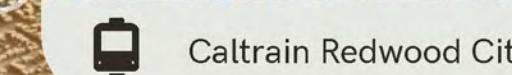
San Mateo



San Carlos



Redwood City



200 Twin

Redwood City  
Life Science Cluster

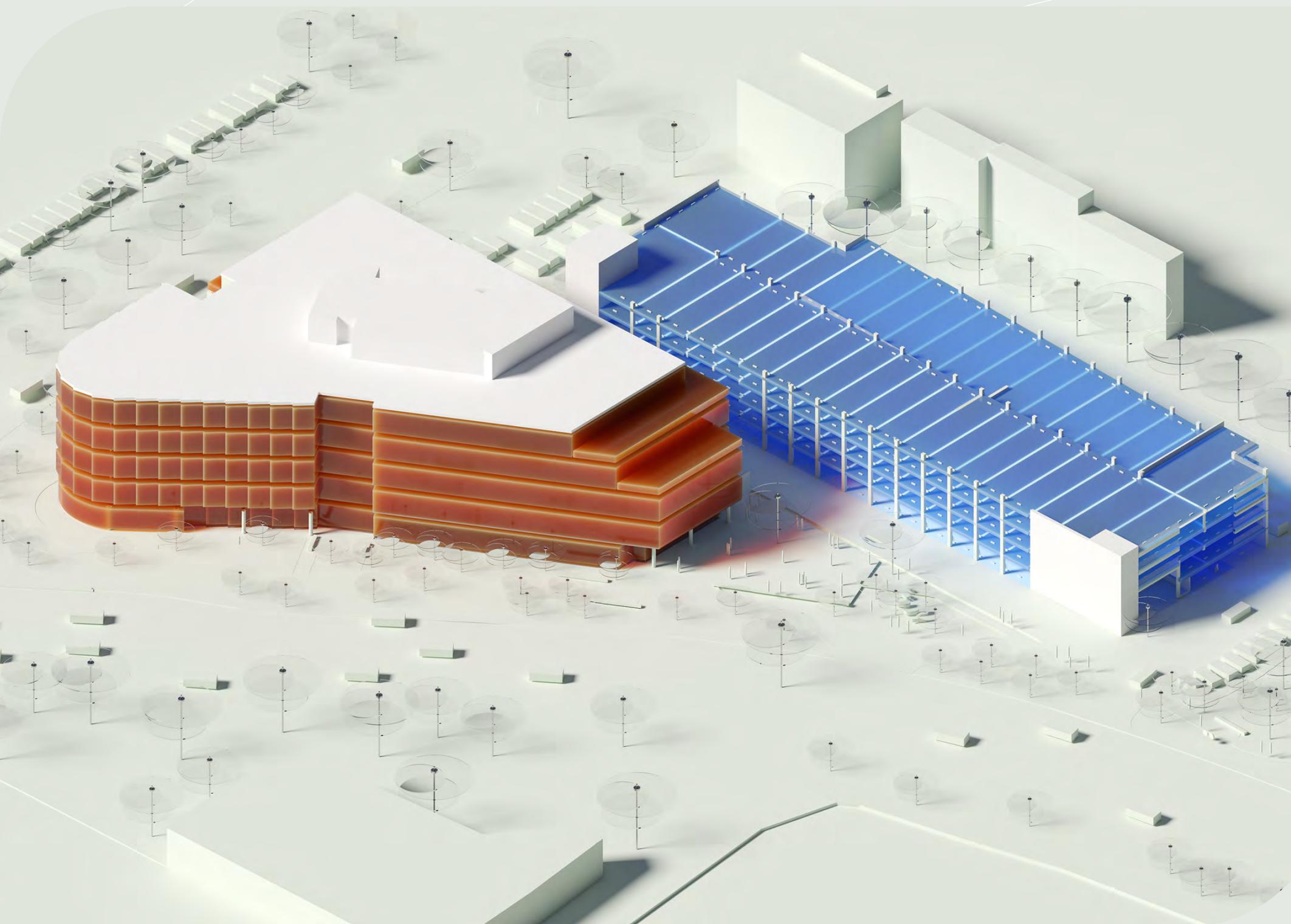
Seaport Centre

Palo Alto

Stanford  
University







## 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





# 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

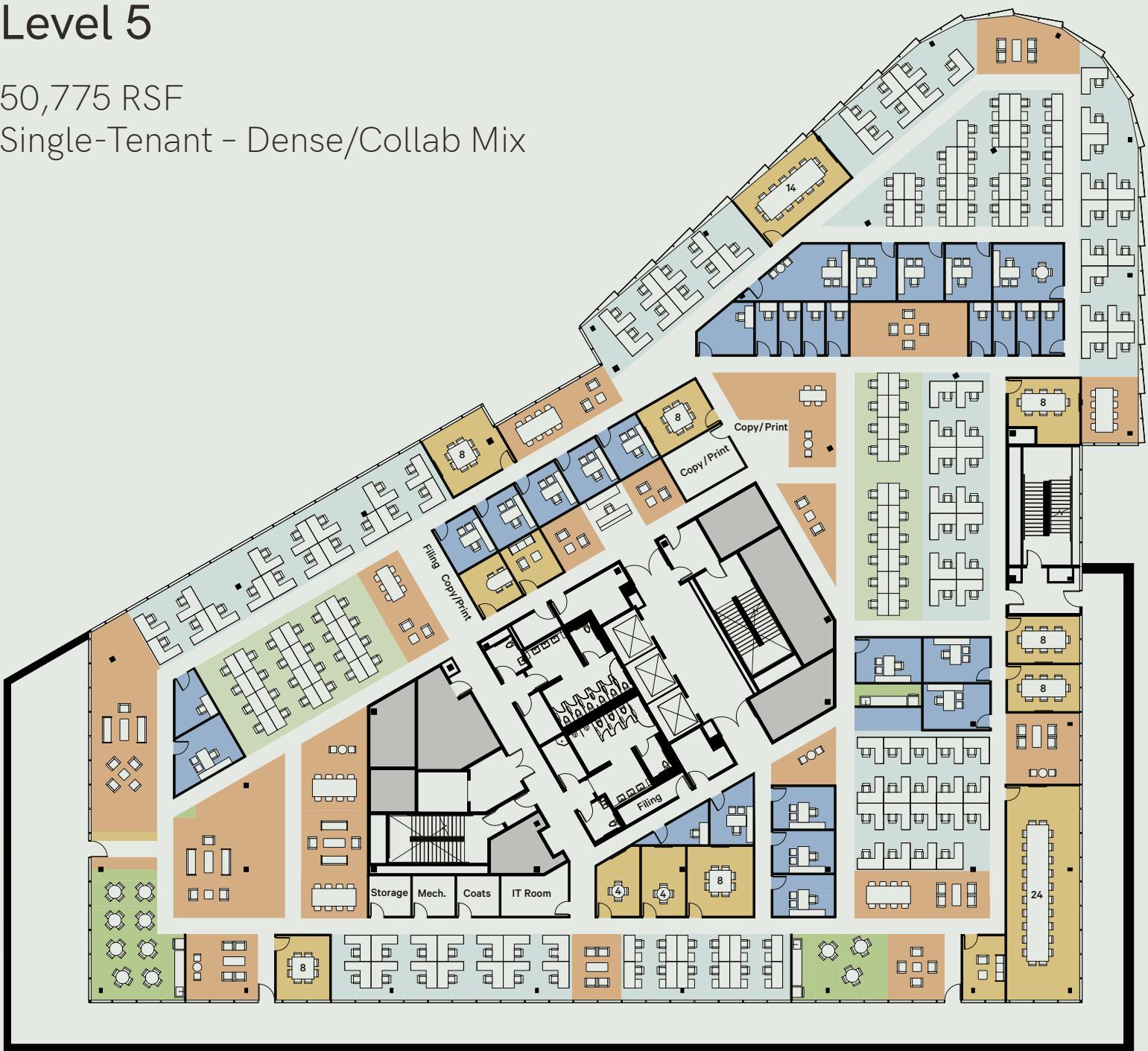
Collaborative seating capacity  
across breakout, conference,  
and cafe spaces

262

Individual seating capacity

## Level 5

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



236

Collaborative seating capacity  
across breakout, conference,  
and cafe spaces

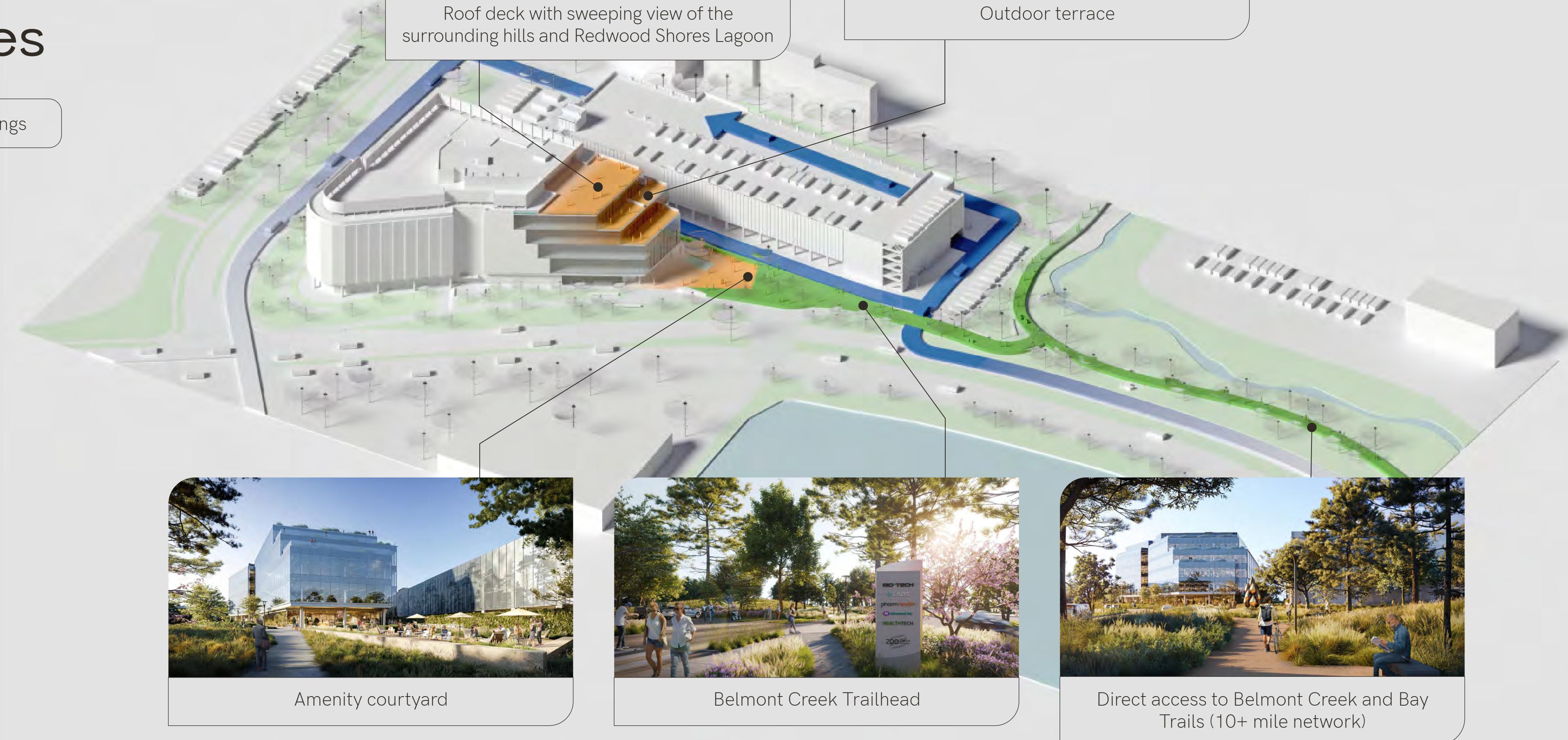
193

Individual seating capacity

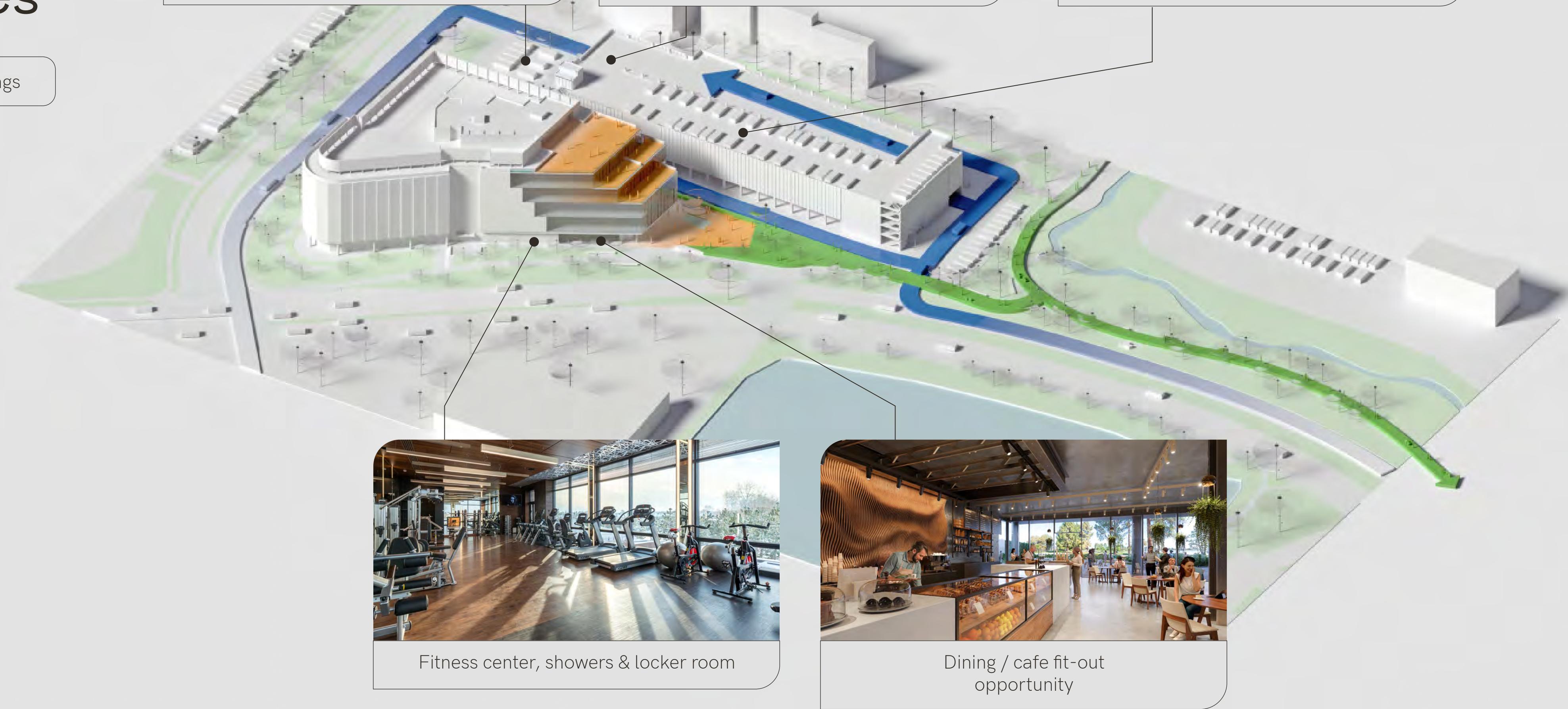
Flexible and adaptive space to **collaborate** and **recharge**, inside and outdoors



# Outdoor Amenities

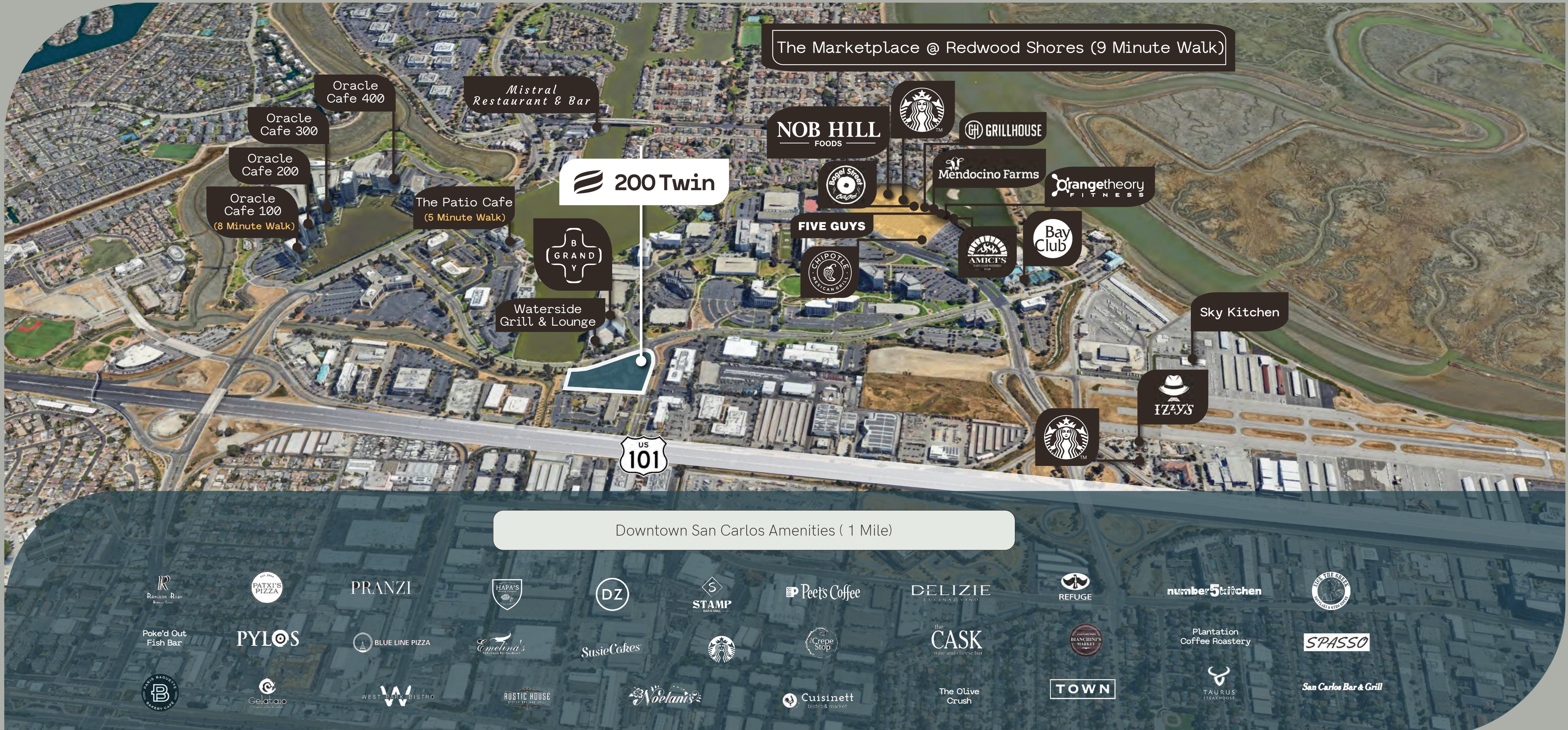
[View all amenity renderings](#)

# Indoor Amenities

[View all amenity renderings](#)

# Abundance of Amenities a Short Walk Away

200Twin.com





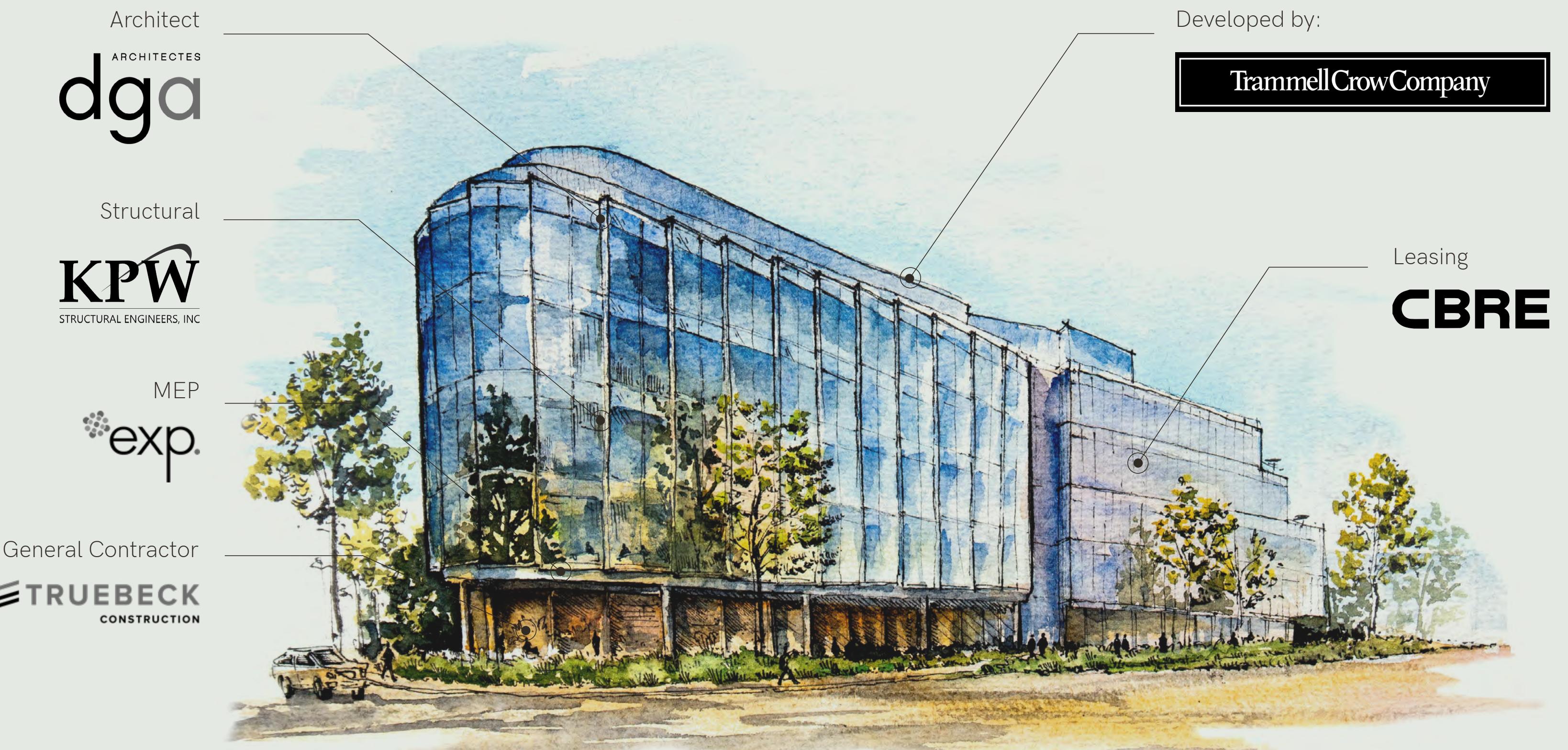
200Twin

| Roof Deck Concept

# 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.



Trammell Crow Company

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, Redwood City, CA 94065

Leasing inquiries:



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# 200Twin.com

Design and Construction Team:



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