

2682

REDWOOD JUNCTION

2682 - 2694 MIDDLEFIELD ROAD
REDWOOD CITY, CALIFORNIA

FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383

PROJECT FEATURES

- Office, Warehouse, R&D/Lab, and Recreational uses
- Grade-level and Dock-high loading
- Over 2/1000 Parking Ratio
- Onsite Cafe
- Well-maintained professional business environment
- Park-like setting with mature attractive landscaping
- Local and responsive ownership
- Skylights and full building fire sprinkler systems



©2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383

SITE PLAN

- A** 2682 MIDDLEFIELD RD
- B** 2684 MIDDLEFIELD RD
- C** 2694 MIDDLEFIELD RD
- D** 2686 MIDDLEFIELD RD
- E** 2688 MIDDLEFIELD RD
- F** 2690 MIDDLEFIELD RD
- G** 2692 MIDDLEFIELD RD



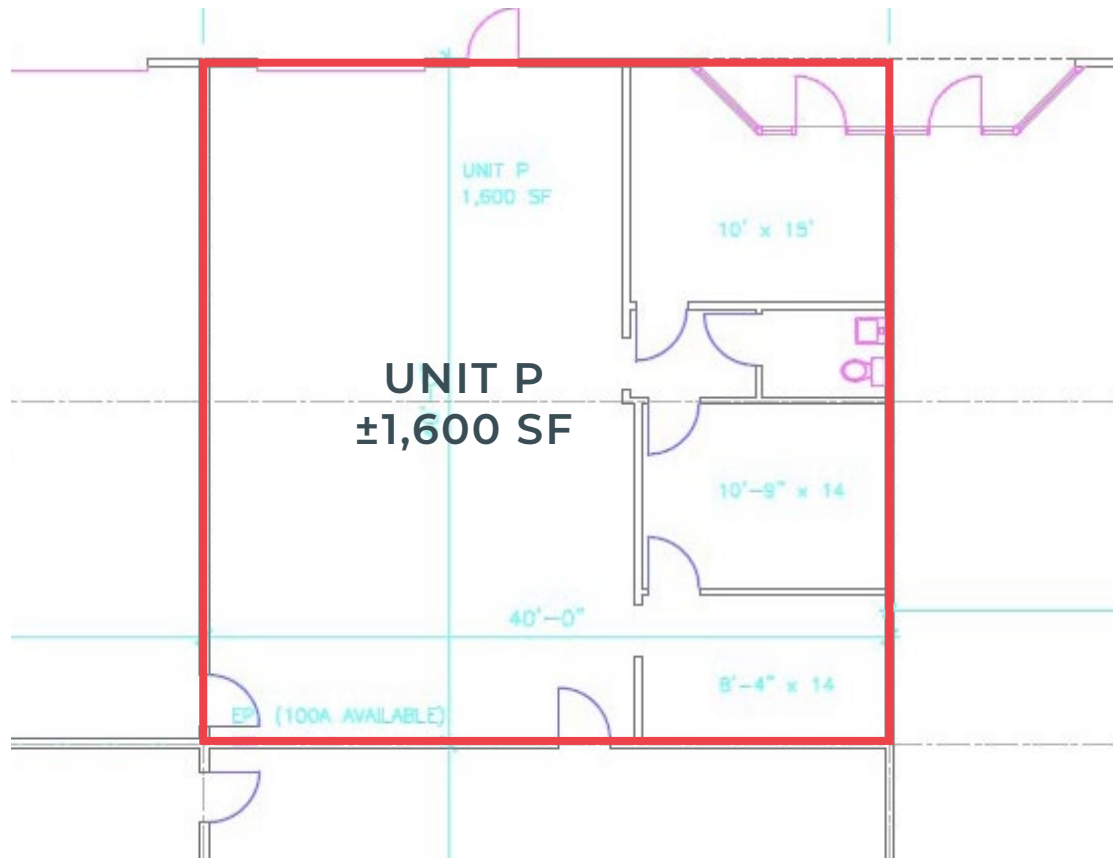
FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383

2682 MIDDLEFIELD RD

UNIT P



- ±1,600 SF Office/Warehouse space
- ±300 SF Open Office Area
- ±1,300 SF Warehouse Area
- 1 Drive-in door
- Premises Dimensions: 40' wide and 40' deep
- will perform market-ready work
- Rental Rate: \$2.40/SF/Mo. NNN
- Estimated OPEX: \$0.30/SF/Mo.

FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383

2684 MIDDLEFIELD RD

UNIT F



- ±2,400 SF Warehouse space
- Restroom, no office currently. Office buildout by owner available
- 1 Drive-in door
- Vacant and available for immediate occupancy
- Rental Rate: \$2.35/SF/Mo. NNN
- Estimated OPEX: \$0.35/SF/Mo.

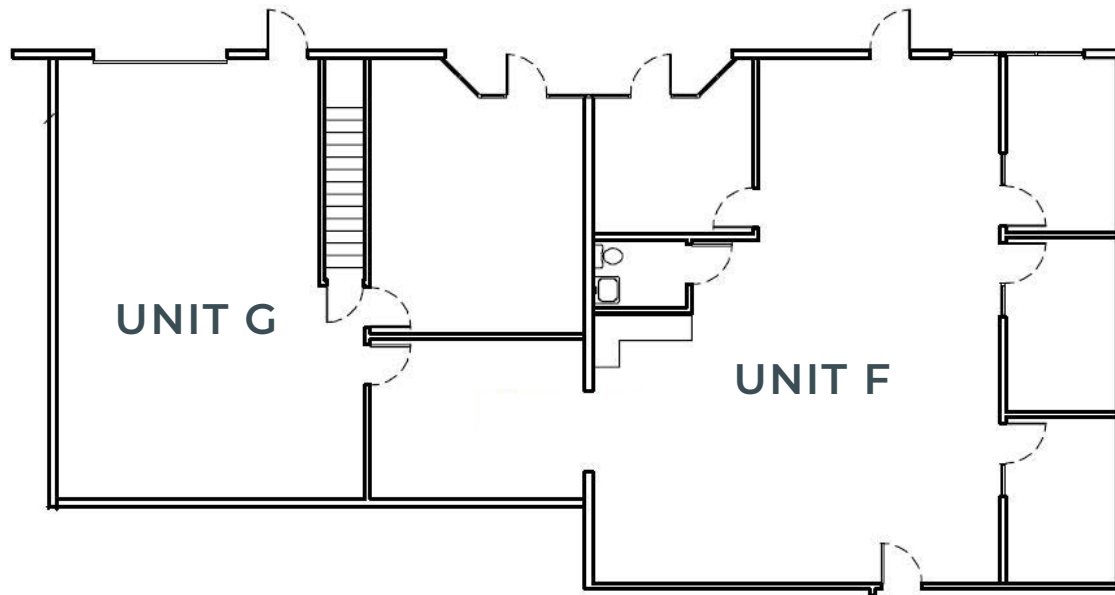
FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383



2686 MIDDLEFIELD RD UNITS F & G



- ±2,950 SF Flex/Medical Device space
- Entire space temperature-controlled
- 18' ceiling height in open areas
- 5 Private offices, 1 Conference room, 1 Restroom, Storage room, and a Reception Area
- Landlord-funded improvements available
- Rental Rate: \$2.50/SF/Mo. NNN
- Estimated OPEX: \$0.35/SF/Mo.

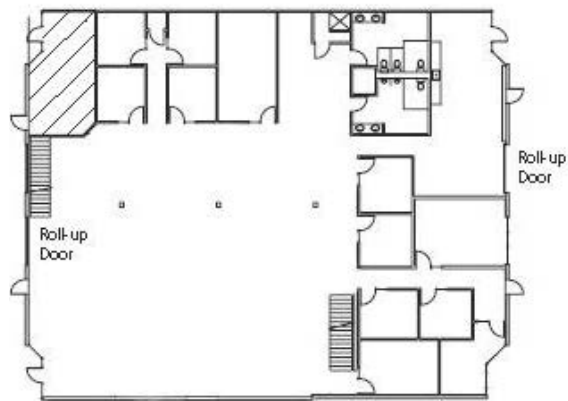
FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

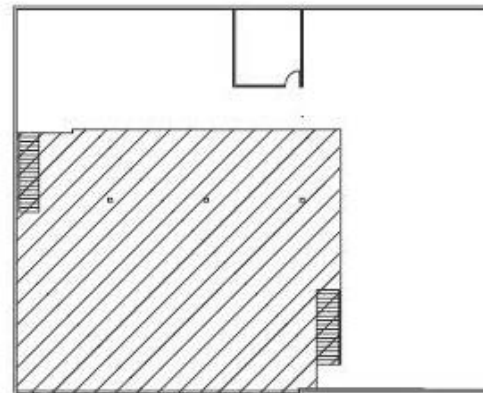
KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383



2688 MIDDLEFIELD RD UNIT C



FIRST FLOOR



SECOND FLOOR

- ±11,600 SF R&D/Office suite
- Mix of R&D/Lab area, open office, privates/meeting rooms
- 20' ceilings with skylights and exposed sheet metal HVAC ducting
- Roll-up doors in front and rear of suite
- Server room and wiring in place
- Direct entrance from outside
- Rear patio/barbeque area and abundant parking
- Kitchen, Men's/Women's restrooms, and shower room
- Landlord funded improvements available
- Rental Rate: \$2.25/SF/Mo. NNN
- Estimated OPEX: \$0.35/SF/Mo.

FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383



2694 MIDDLEFIELD RD

UNIT H



- ±5,000 SF Warehouse space
- Pure warehouse space with restroom currently. Office buildout by owner available.
- Corner unit
- 22' Clear Height
- 2 Grade-level Doors
- Dock-high Loading Area
- Sprinklers and Skylights
- Rental Rate: \$2.40/SF/Mo. NNN
- Estimated OPEX: \$0.30/SF/Mo.
- Available September 1, 2024

FOR MORE INFORMATION, PLEASE CONTACT:

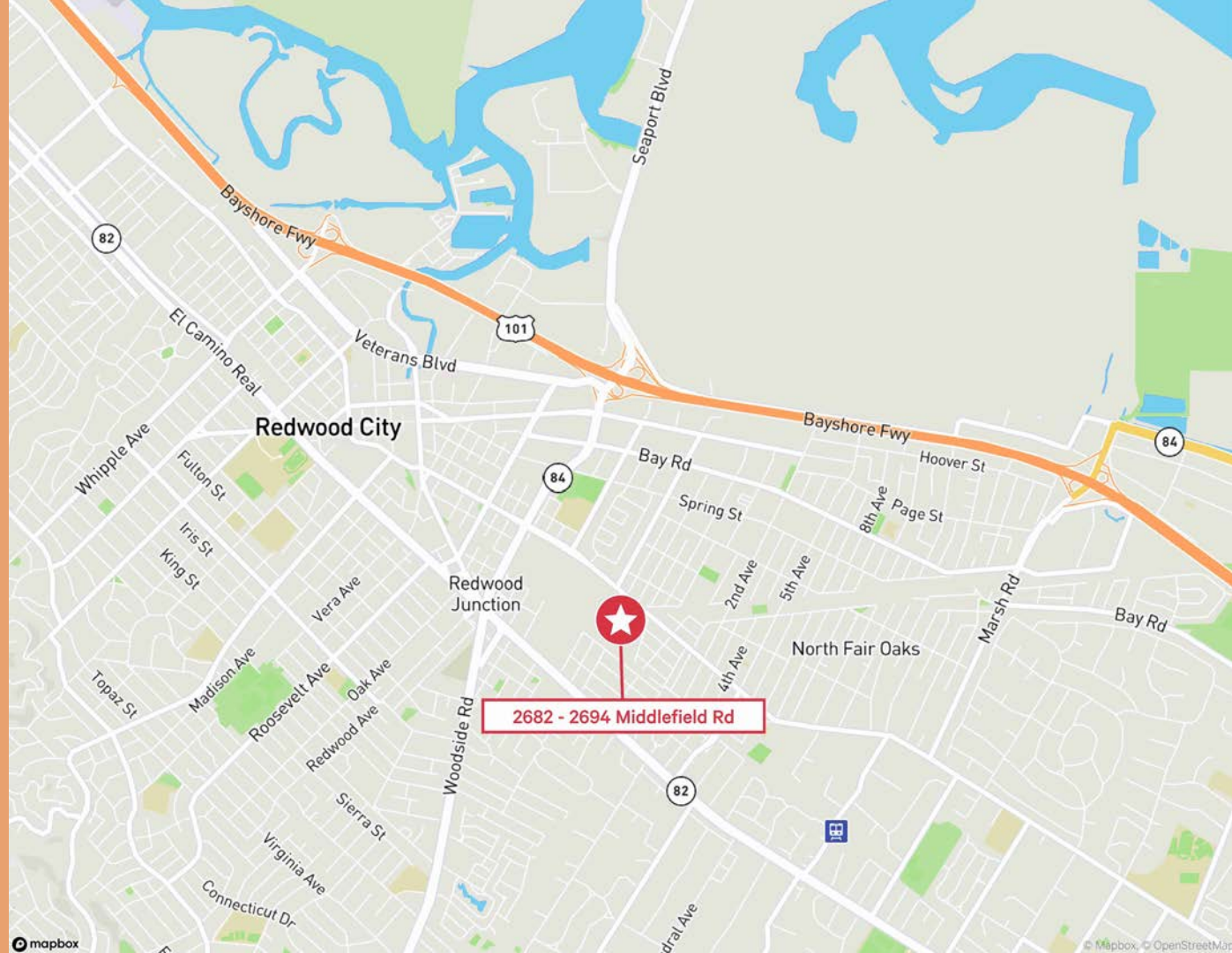
ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383



LOCATION

Redwood Junction is centrally located on the San Francisco Peninsula off of Highway 101. The park is 20 minutes south of San Francisco International Airport and approximately 20 minutes north of San Jose International Airport. The property is located off the Woodside Road exit of Highway 101, and within 5 minutes of the Dumbarton Bridge, offering convenient access to many parts of the Bay Area.



FOR MORE INFORMATION, PLEASE CONTACT:

ROBERT MCSWEENEY
+1 650 577 2928
bob.mcsweeney@cbre.com
Lic. 00934240

KARL HANSEN
+1 415 706 6734
karl.hansen@cbre.com
Lic. 01351383