

1089 MILLS WAY, REDWOOD CITY

# FOR LEASE



±87,262 RSF

**Mid-Peninsula Advanced Manufacturing Facility**



Jones Lang LaSalle Brokerage  
Real Estate License #: 01856260



# FULL BUILDING OPPORTUNITY

## BUILDING FEATURES

### BUILDING SF

±87,262

### MEZZANINE SF

±17,986

### CLEAR HEIGHT

±24 Feet

### POWER

2,000 AMPS

@480 V

### FREEWAY SIGNAGE FRONTAGE

340 FT

### LOADING DOORS

7 Grade & 4 Dock

### HVAC

100% Throughout

### FIRE SUPPRESSION

Fire & ESFR

ESFR in R&D Area

## ZONING

# LIGHT INDUSTRIAL INCUBATOR

Permissive zoning allows a wide variety of research and development uses covering the majority of hardware technology, life science, and traditional industrial manufacturing as well as a wide variety of other uses.

Tenant to confirm their own use within the city.

- ✓ HARDWARE TECHNOLOGY
- ✓ MEDICAL DEVICE
- ✓ ROBOTICS
- ✓ AUTO TECHNOLOGY
- ✓ MANUFACTURING
- ✓ + MANY OTHER USES



# 340 FT OF FRONTAGE

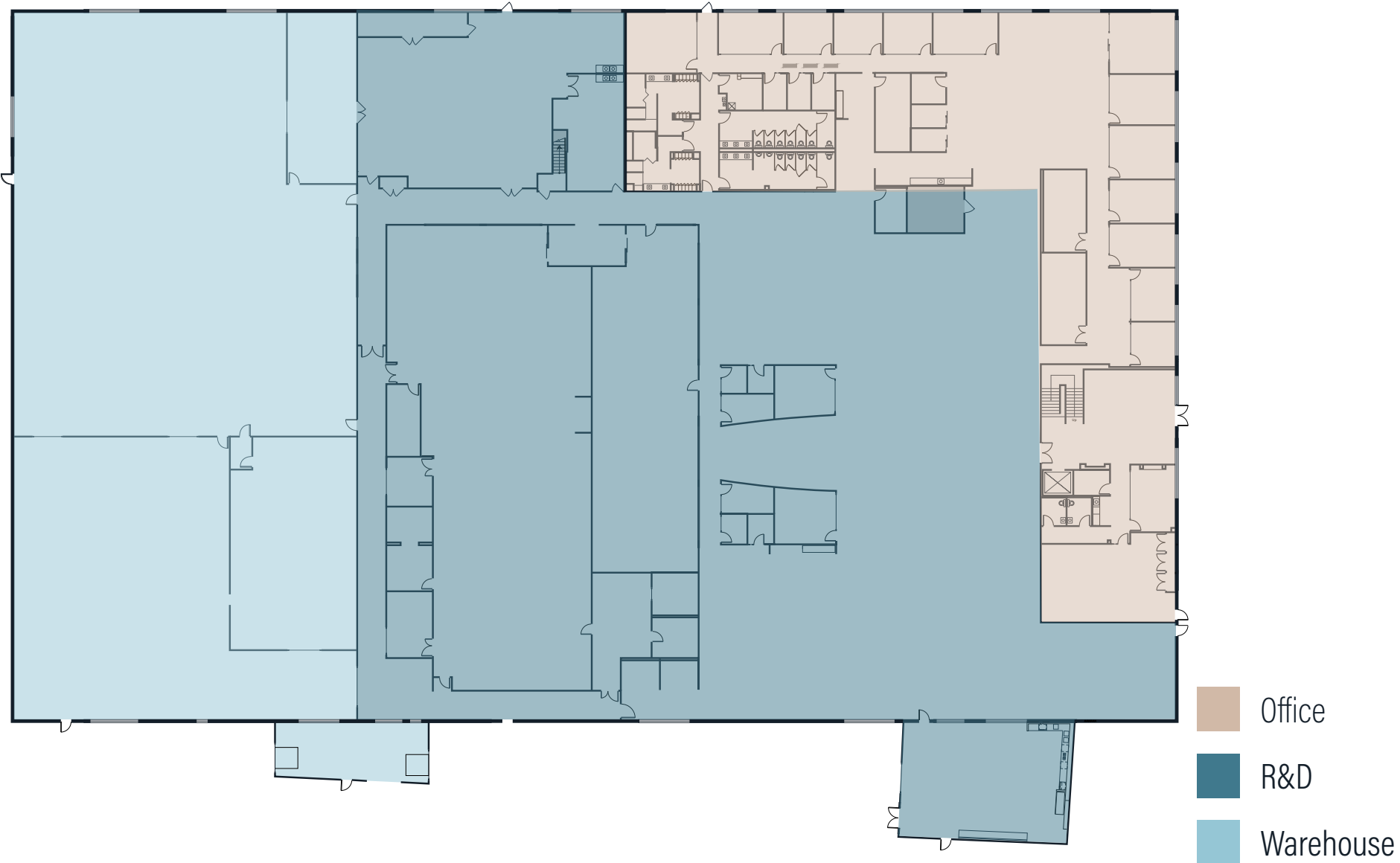
ON HIGHWAY 101



EXPOSURE TO  
±200,000 CARS DAILY

# FLOOR 1 | ±69,276 SF

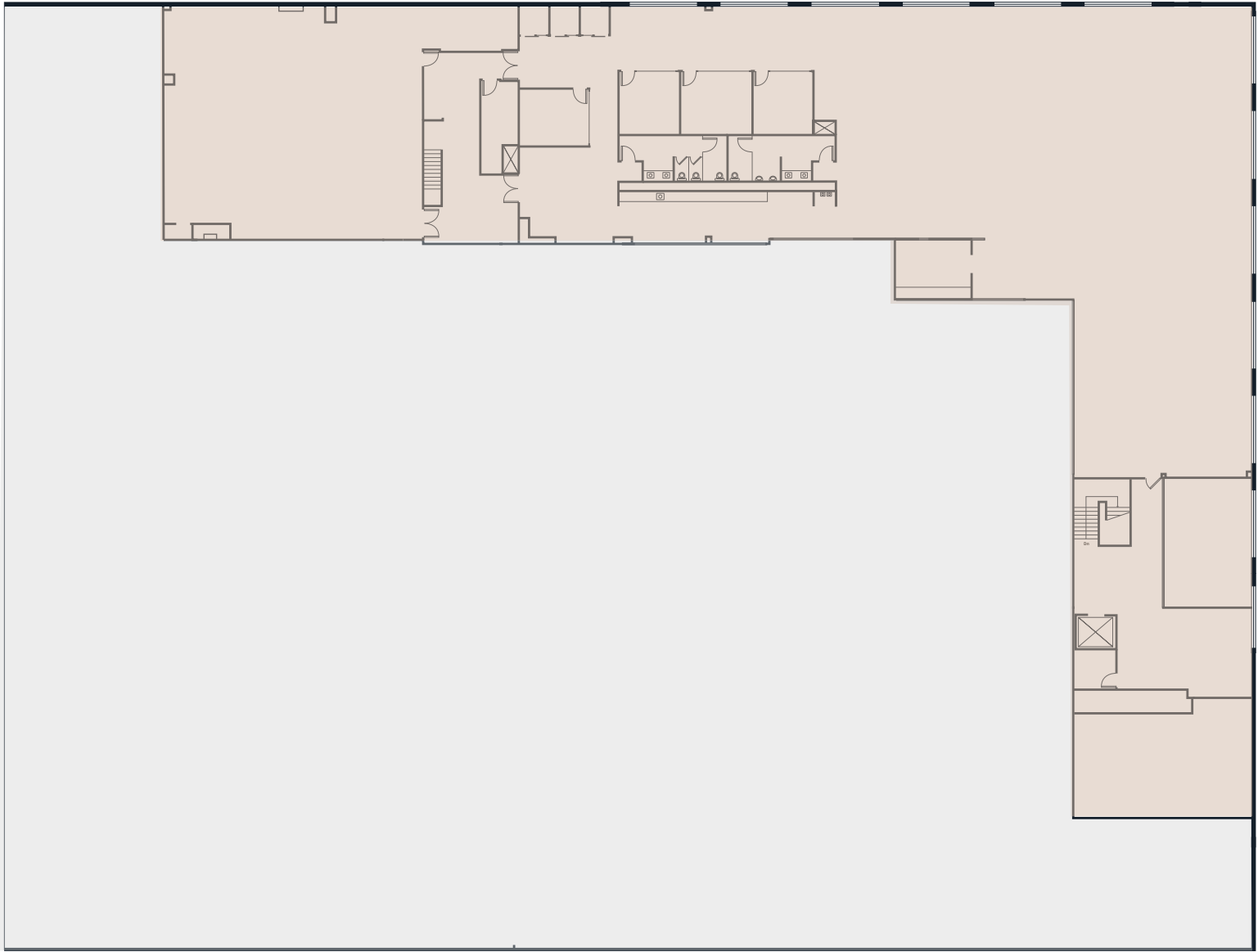
Office, R&D, and Warehouse





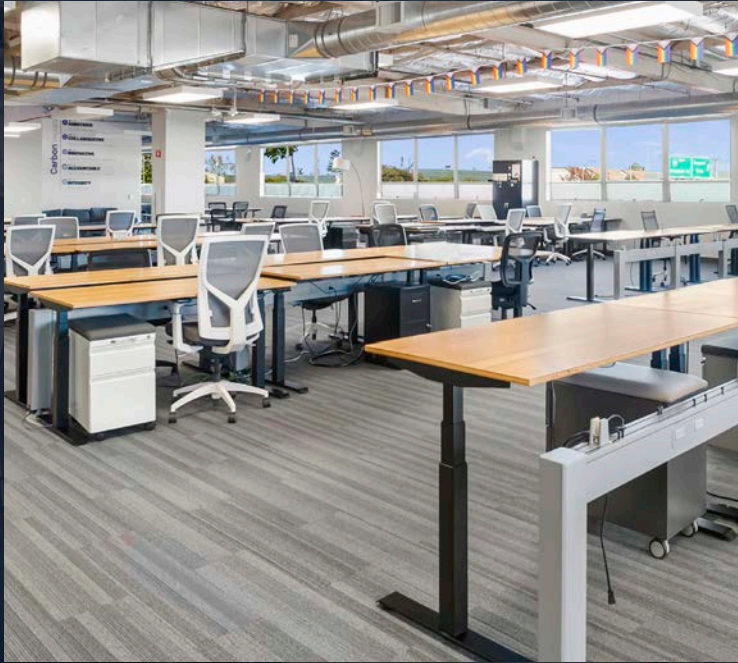
# FLOOR 2 | ±17,986 SF

Mezzanine Office



Office













**DOWNTOWN  
REDWOOD CITY**

**1089 MILLS WAY**

**1 MILE**



# AMENITY MAP



## RESTURANTS



1. TACOS EL GRULLENSE E & E
2. SUSHINALOA
3. CAPELO'S BARBECUE
4. GOURMET GYROS & KEBABS
5. COCOLA BAKERY
6. TACOS EL GRULLO
7. ZOOM CAFE
8. CARDINAL CAFE
9. LA VIGA SEAFOOD
10. TAZA DELI AND CAFE
11. AHISUSHI & STEAKHOUSE

## RETAIL



12. SIGONA'S FARMERS MARKET
13. OUTDOOR SUPPLY HARDWARE
14. COSTCO WHOLESALE
15. CVS
16. SMART & FINAL

## POST OFFICE



17. UNITED STATES POSTAL SERVICE

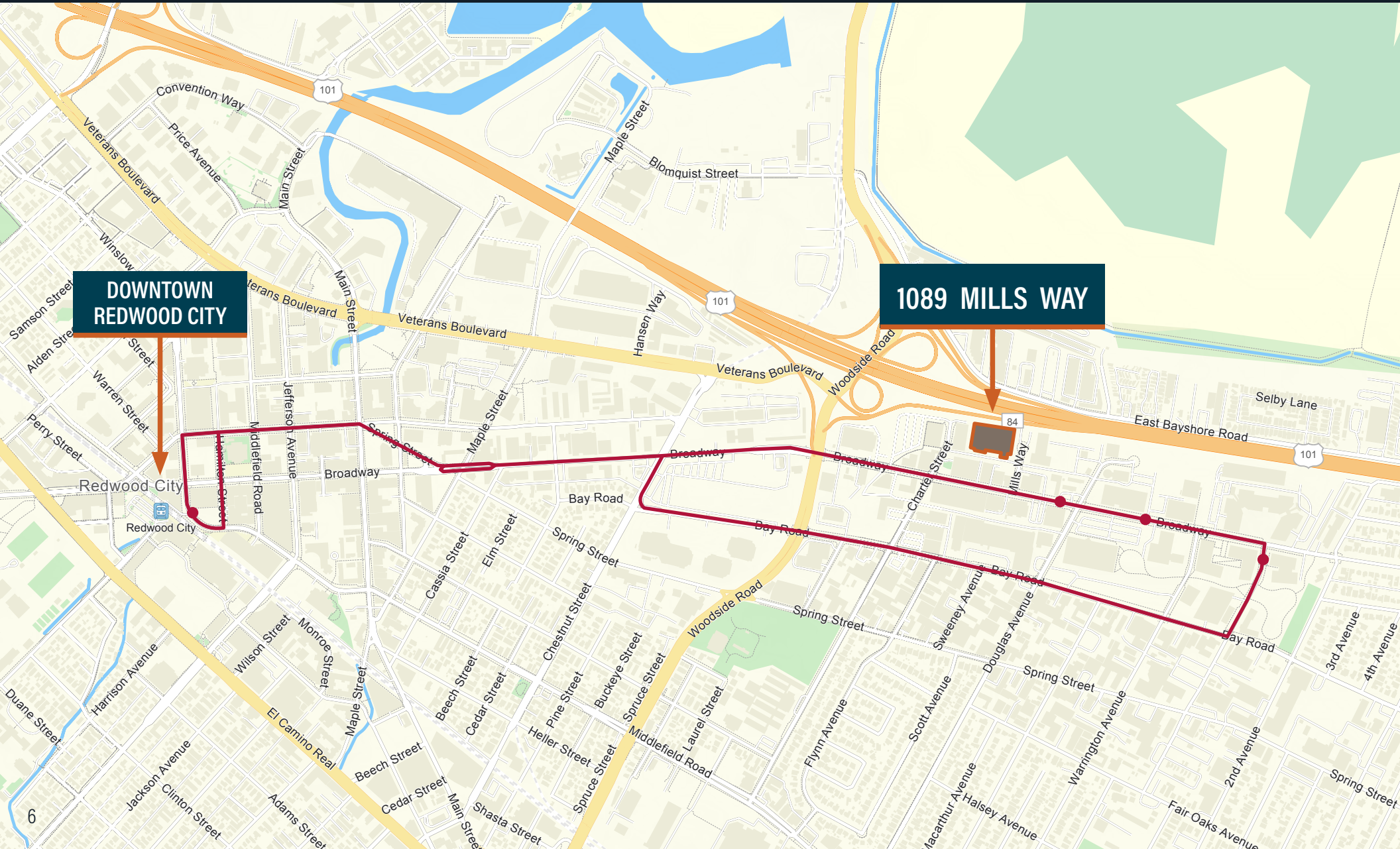
## FITNESS



18. 24 HOUR FITNESS

**120+ RESTURANTS, SHOPS, AND ENTERTAINMENT  
IN DOWNTOWN REDWOOD CITY**

# CALTRAIN SHUTTLE





# NEIGHBORING TENANTS



Retro

ELEMENT

arcabio

Samara

Stanford University

venture labs

serve

tangible

BEARROBOTICS

Circularly Fuels

Rokid

nvent

nvent

SYNTHEGO

24 HOUR FITNESS



# CONTACT US

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