

A photograph of a two-story industrial building with a white upper section and a tan lower section. The address "2682" is displayed in large, dark blue numbers on the white upper corner. The building features a large tan roll-up door and a smaller tan door. A row of trees with green and yellowing leaves runs along the front of the building. The sky is clear blue.

2682

FOR MORE INFORMATION, PLEASE CONTACT:

REDWOOD JUNCTION

2682 - 2694 MIDDLEFIELD ROAD
REDWOOD CITY, CALIFORNIA

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PROJECT FEATURES

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



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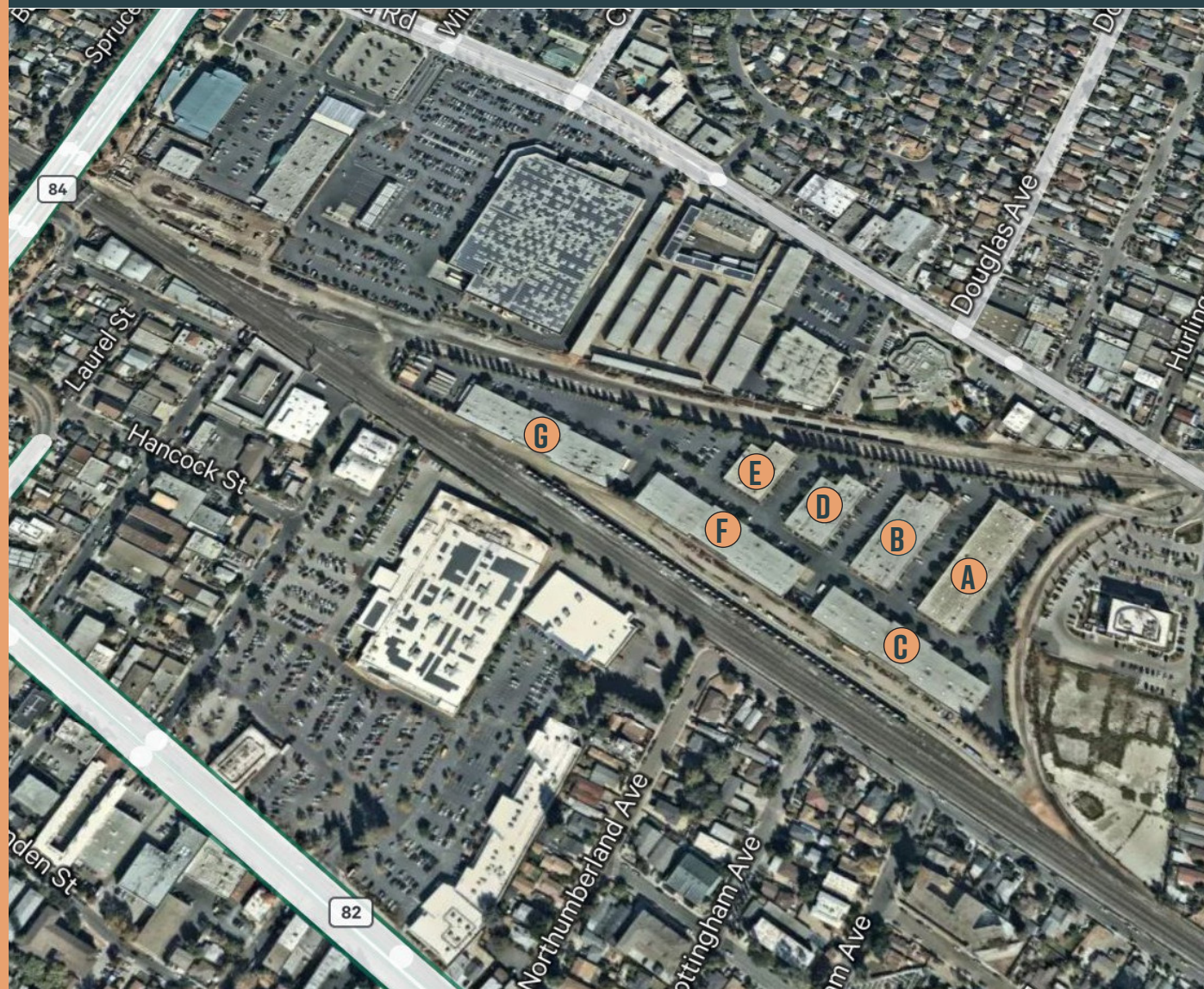
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SITE PLAN

- 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



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2686 MIDDLEFIELD RD



- 18,200 SF Freestanding Office and Wet Lab Building including benches, sinks, 1 fume hood, 5 biosafety cabinets and 3 centrifuges
- 5,600 SF Wet Lab Area
- 3,000 SF Storage Area
- 9,600 SF Office, Restroom and Break Room Area with furniture and AV infrastructure
- Office to Lab conversion and additional landlord funded improvements available
- Divisible to 2,950, 8,000 and 10,200 SF
- 3 Drive In Doors
- 18' ceiling with exposed ducting HVAC in office and skylights throughout
- 3 Phase 1200 Amps 120/208 Volt Electrical Service to Building

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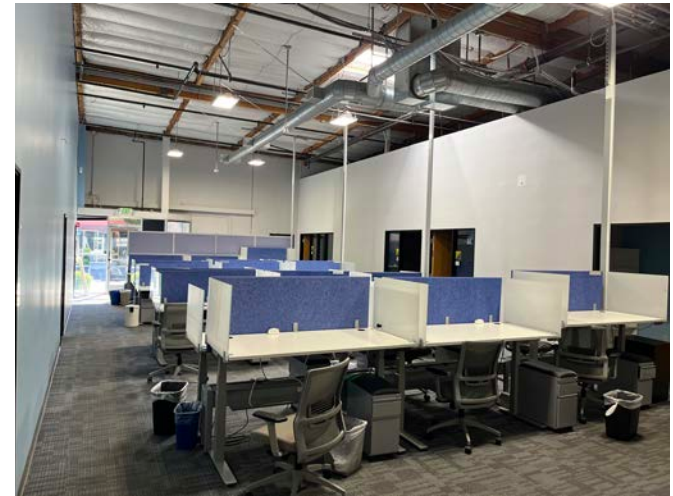
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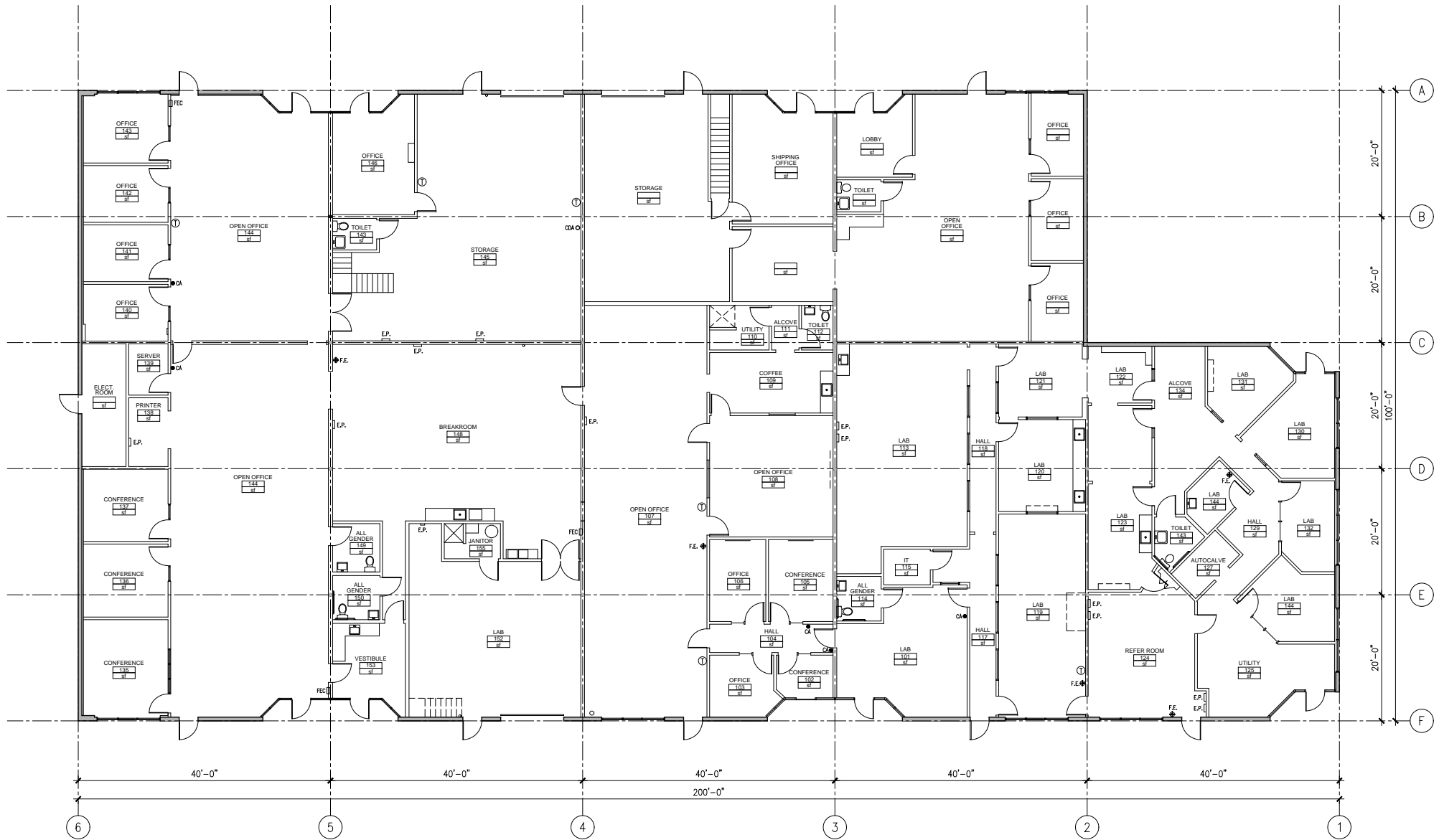


2686 MIDDLEFIELD RD



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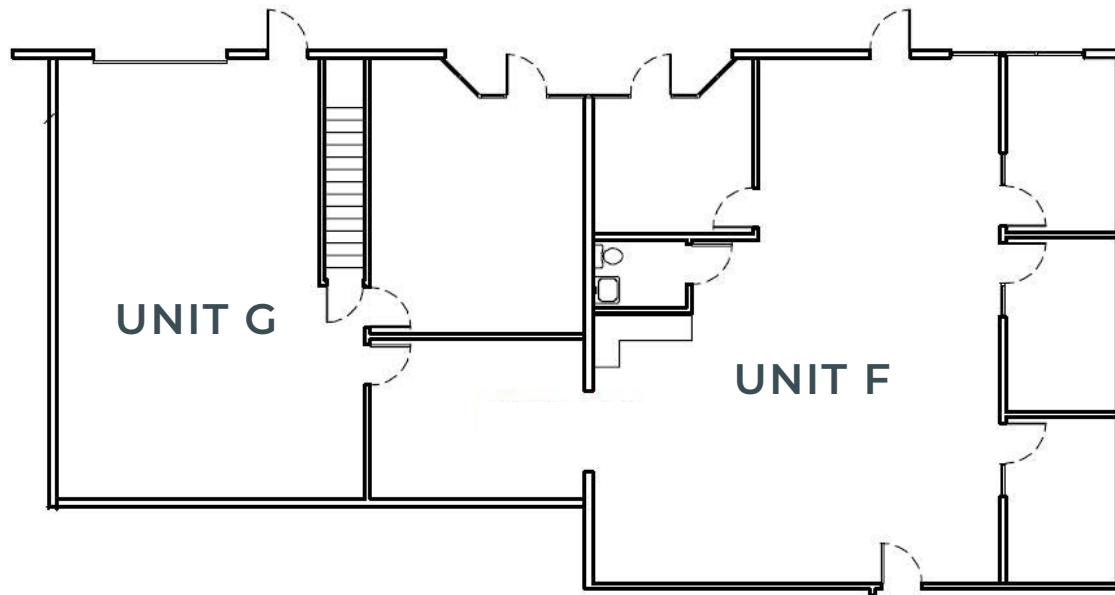
EXISTING LAYOUT



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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.

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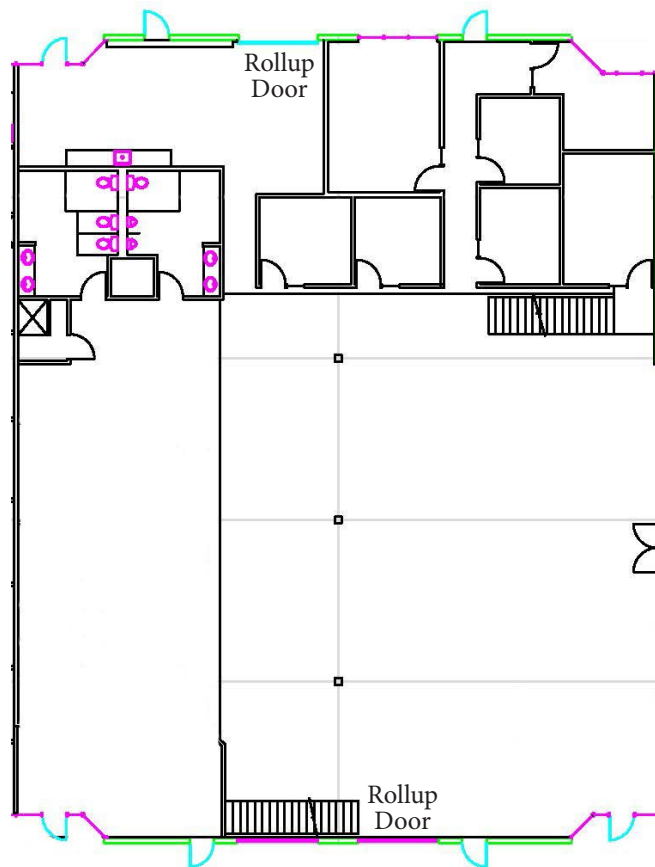
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2688 MIDDLEFIELD RD UNIT C



- ±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: \$1.95/SF/Mo. NNN
- Estimated OPEX: \$0.35/SF/Mo.

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2688 MIDDLEFIELD RD, UNIT C



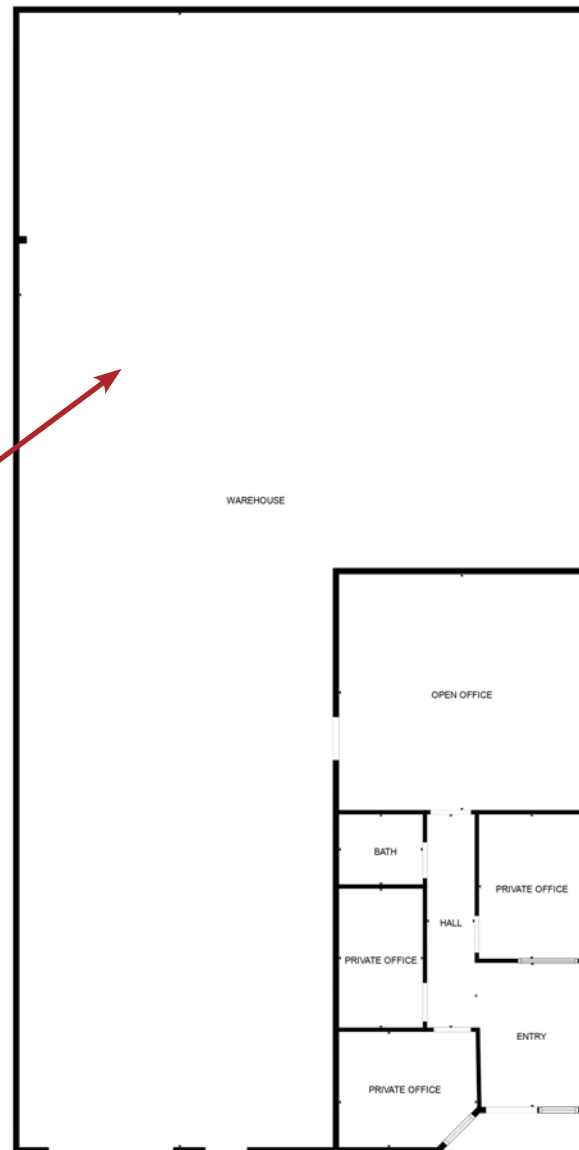
2692 MIDDLEFIELD RD UNITS A-B



- $\pm 10,000$ SF Office/Warehouse Suite
- $\pm 1,000$ SF Office area
- $\pm 9,000$ SF Warehouse area
- Premises Dimensions: 100'wide and 100'deep
- 22' Clear Height
- 3 Drive-in Doors
- 2 Dock-high Loading positions
- Sprinklers and Skylights
- Corner unit
- Rental Rate: \$2.25/SF/Mo. NNN
- Estimated OPEX: \$0.30/SF/Mo.



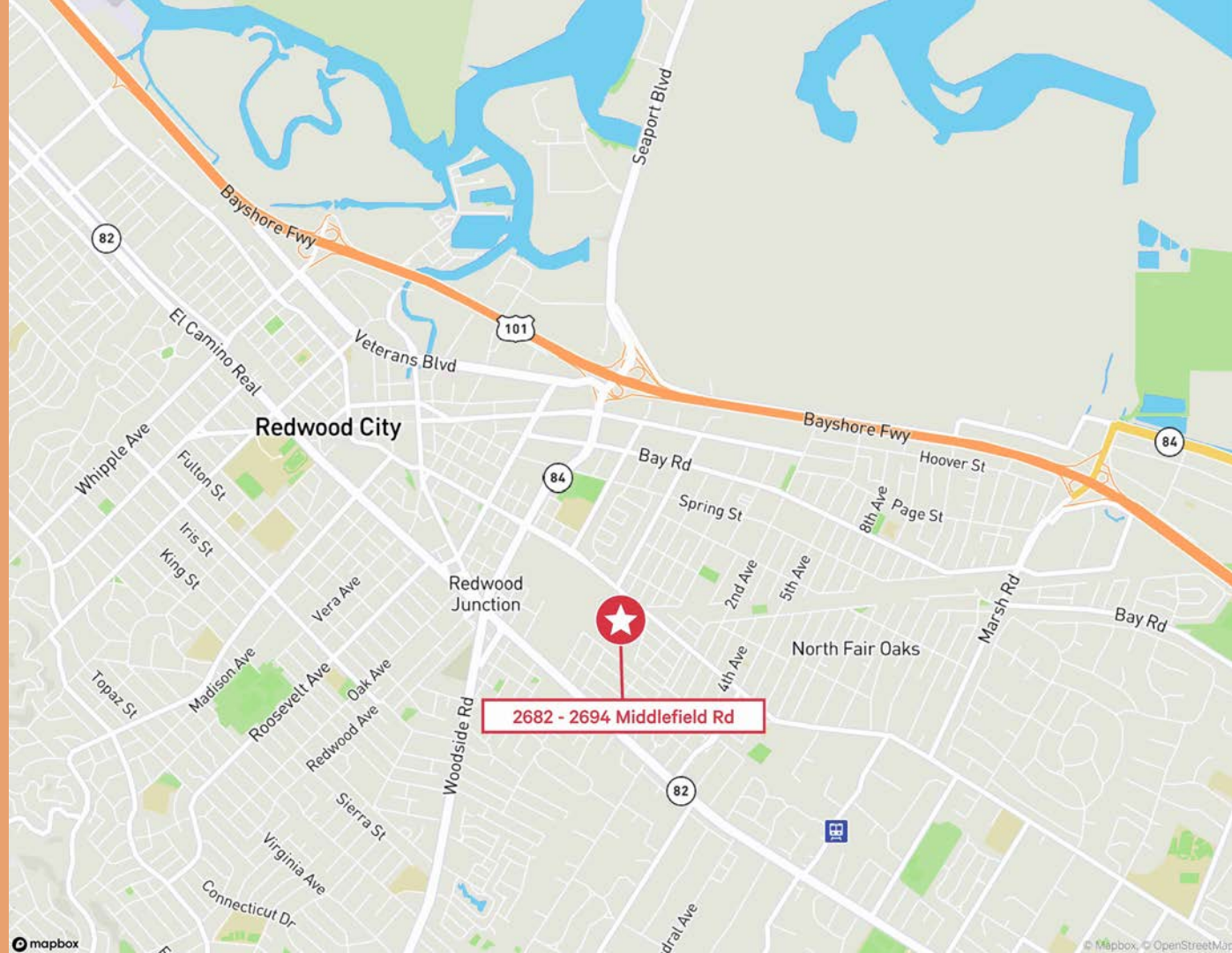
2694 MIDDLEFIELD RD UNIT F



- ±5,000 SF Office/Warehouse space
- ±1,100 SF HVAC Office Area with 3 Private Offices, Open Area, and Restroom
- ±3,900 SF Warehouse Area
- 1 Drive-in door
- Sprinklers and Skylights
- Premises Dimensions: 50' wide and 100' deep
- Sink + Countertop in warehouse
- Power drops in warehouse
- 22' Clear Height
- New LED lighting
- Insulated warehouse ceiling
- Rental Rate: \$2.15/SF/Mo. NNN
- Estimated OPEX: \$0.30/SF/Mo.

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.



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