



PENINSULA LABS

2929 & 2955 CAMPUS DRIVE, SAN MATEO

**TWO CLASS A R&D BUILDINGS
SIGNIFICANT BUILDING IMPROVEMENTS COMPLETED**



PENINSULA LABS

Peninsula Labs is a R&D park consisting of two flexible buildings totaling approximately 240,000 SF.

PENINSULA LABS

2929 CAMPUS DR

2955 CAMPUS DR

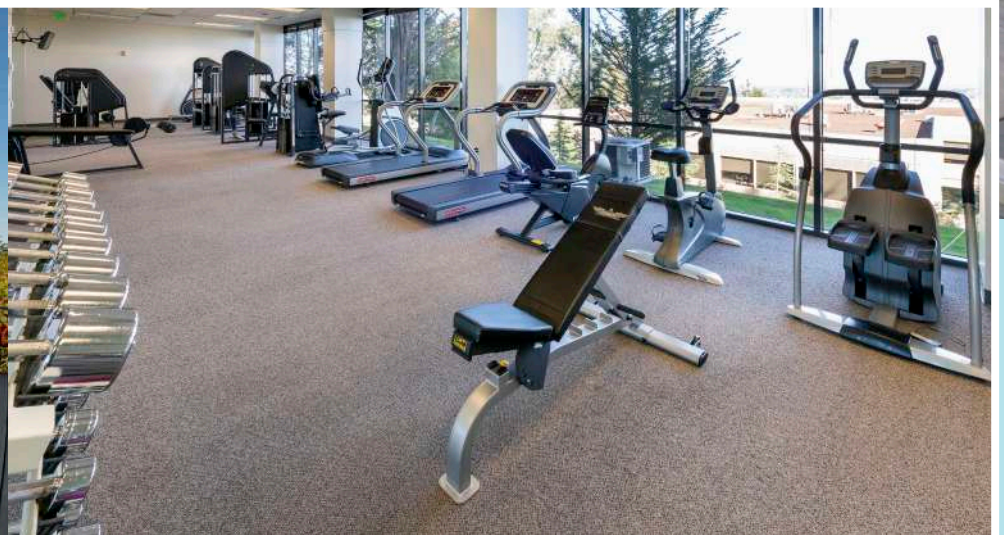
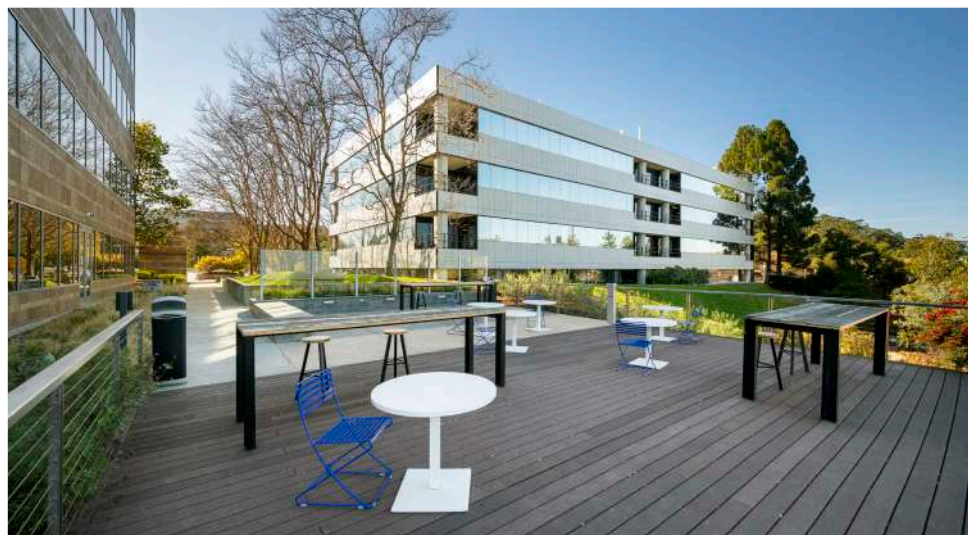
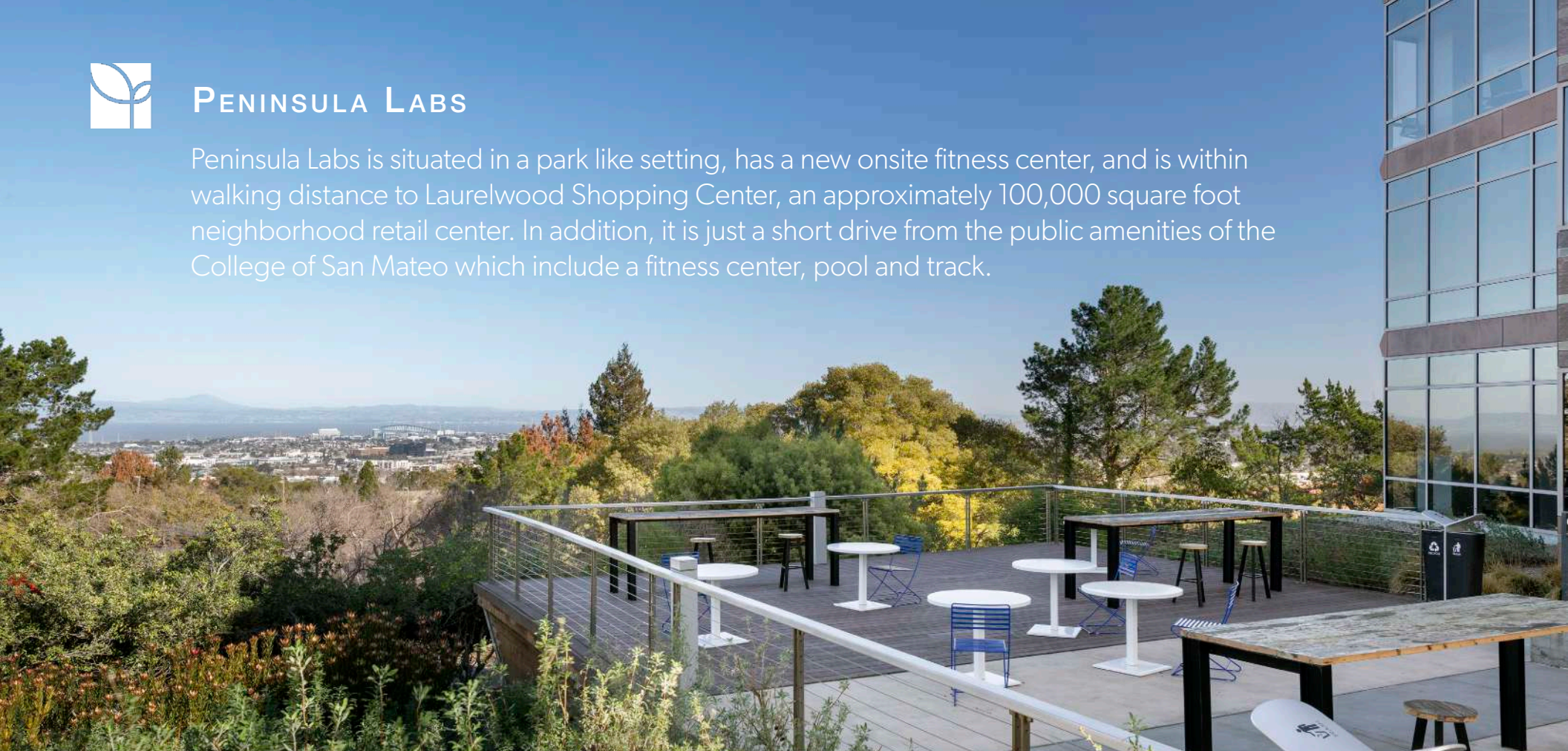
CAMPUS DRIVE

HWY 92



PENINSULA LABS

Peninsula Labs is situated in a park like setting, has a new onsite fitness center, and is within walking distance to Laurelwood Shopping Center, an approximately 100,000 square foot neighborhood retail center. In addition, it is just a short drive from the public amenities of the College of San Mateo which include a fitness center, pool and track.





2929 CAMPUS SPECS

Power

Service: 4000A 480/277v 3ph 4w Nema 1R
Generator: 600kw 480/277v

Office HVAC

143 tons cooling capacity
91,000 CFM for cooling
20,400 CFM for heating

Lab HVAC

320 tons cooling capacity
96,000 CFM

Parking

3 spaces/1,000 RSF

2929

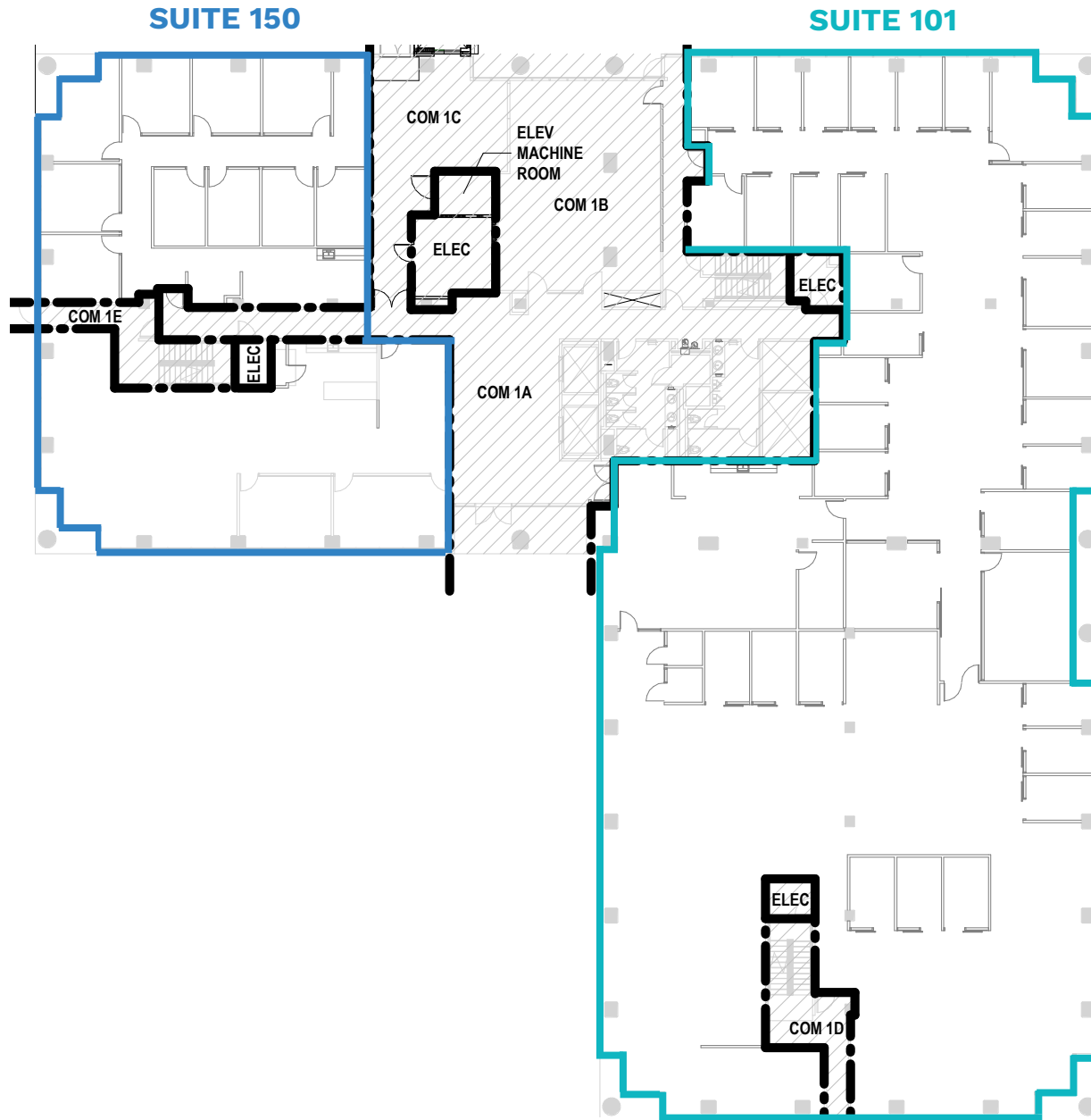


PENINSULA LABS | 2929 CAMPUS DRIVE, SAN MATEO

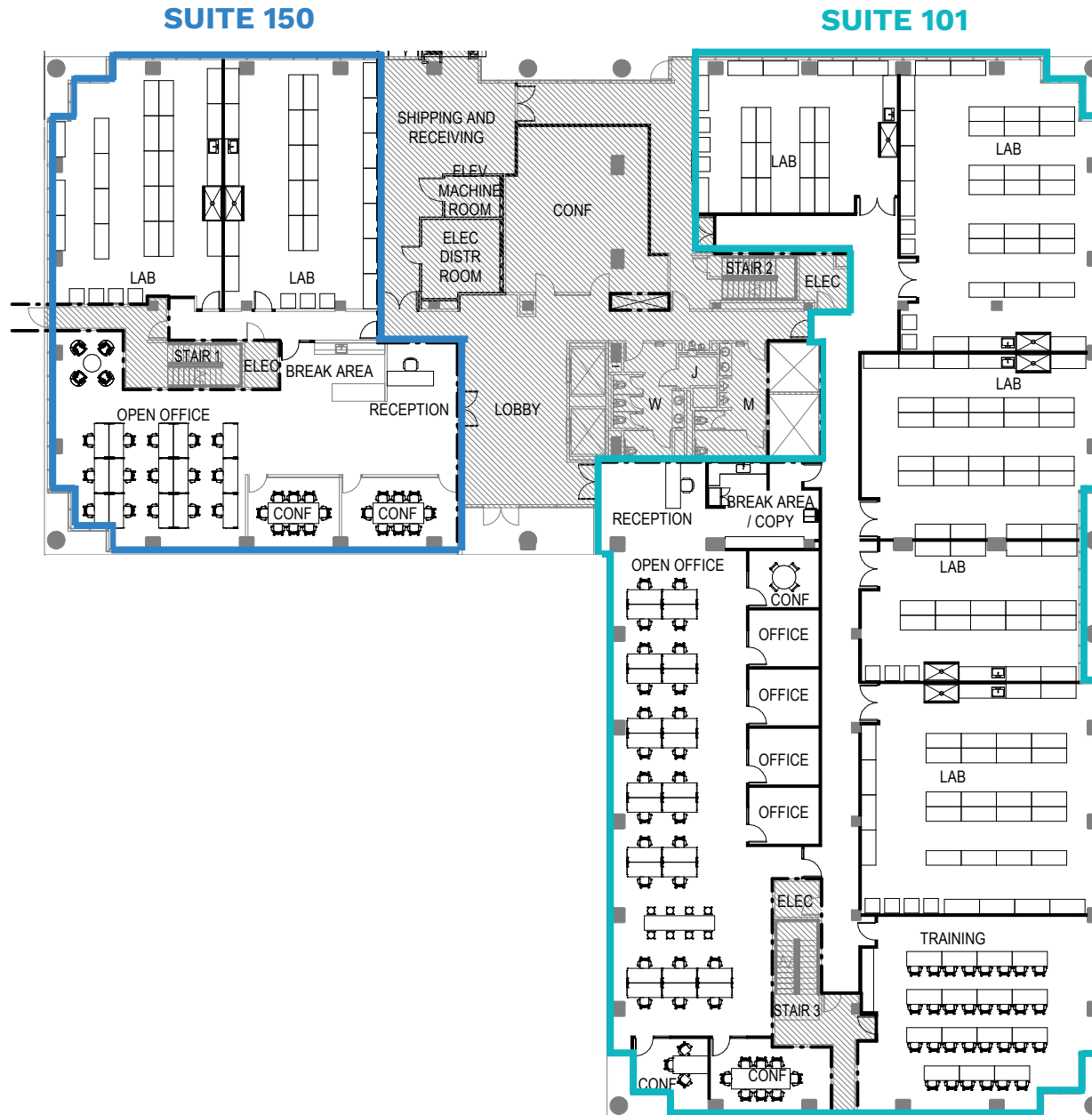
HIGHLIGHTS

- 4 Story Class A Building
- ±25,000 SF Floorplates
- Significant Lab Ready Infrastructure Upgrades Completed
- New Freight Elevator
- Improved Shipping/Receiving Areas
- Enhanced Electrical & Mechanical Systems
- Speculative Lab/Office Suite Available Now
 - Suite 300: ±7,087 SF
- Suites Available for Build to Suit TI's
 - Suite 101: ±15,000 SF
 - Suite 150: ±5,457 SF
 - Suite 230: ±17,588 SF
 - Suite 250: ±7,369 SF
 - Suite 310: ±17,972 SF
 - Suite 400: ±11,036 SF
 - Suite 405: ±3,052 SF
 - Suite 410: ±3,457 SF
 - Suite 415: ±2,523 SF
 - Suite 420: ±4,964 SF

2929



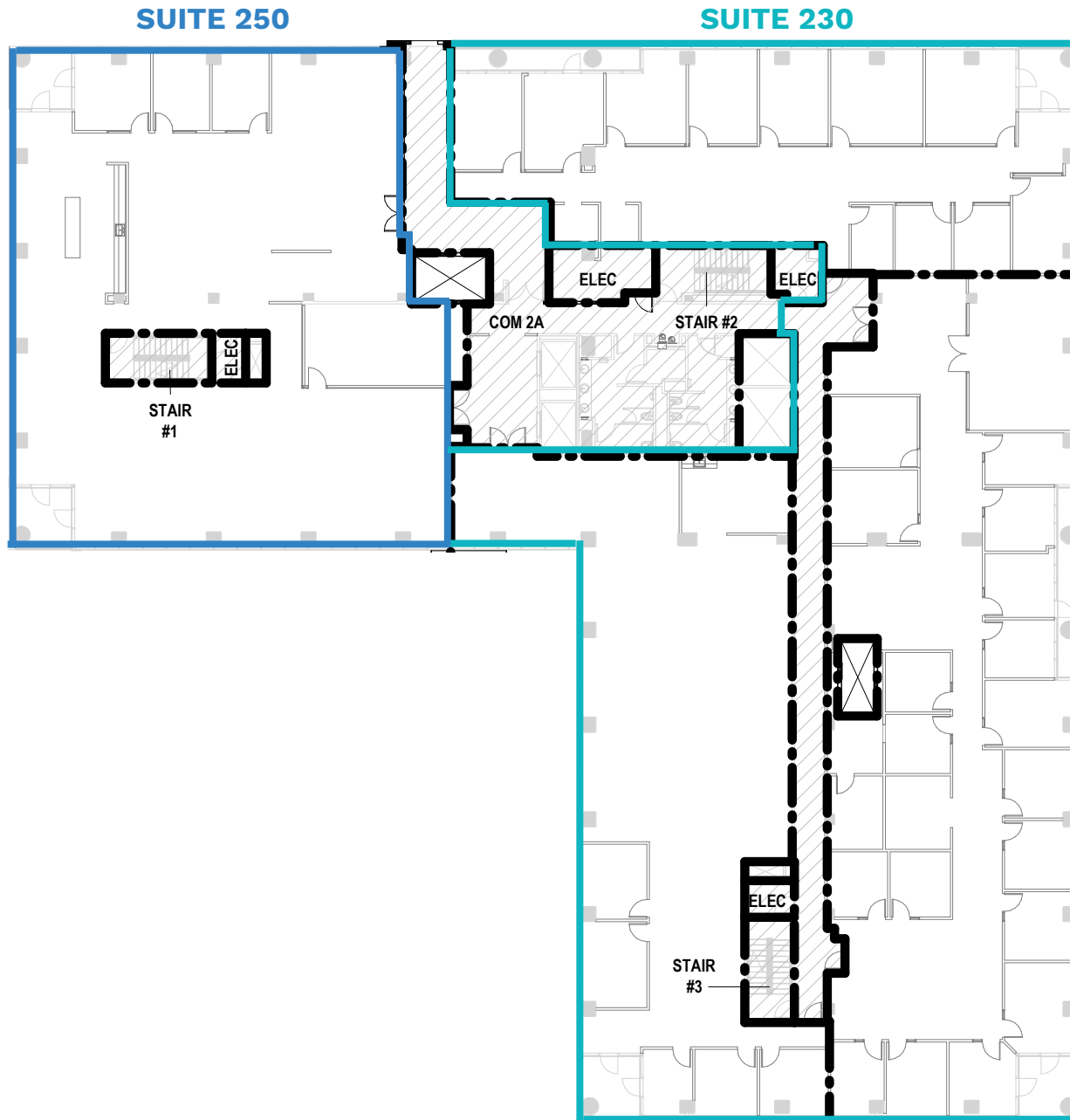
FIRST FLOOR: ±20,457 SF DIVISIBLE TO ±5,457 SF & ±15,000 SF



FIRST FLOOR: ±20,457 SF DIVISIBLE TO ±5,457 SF & ±15,000 SF



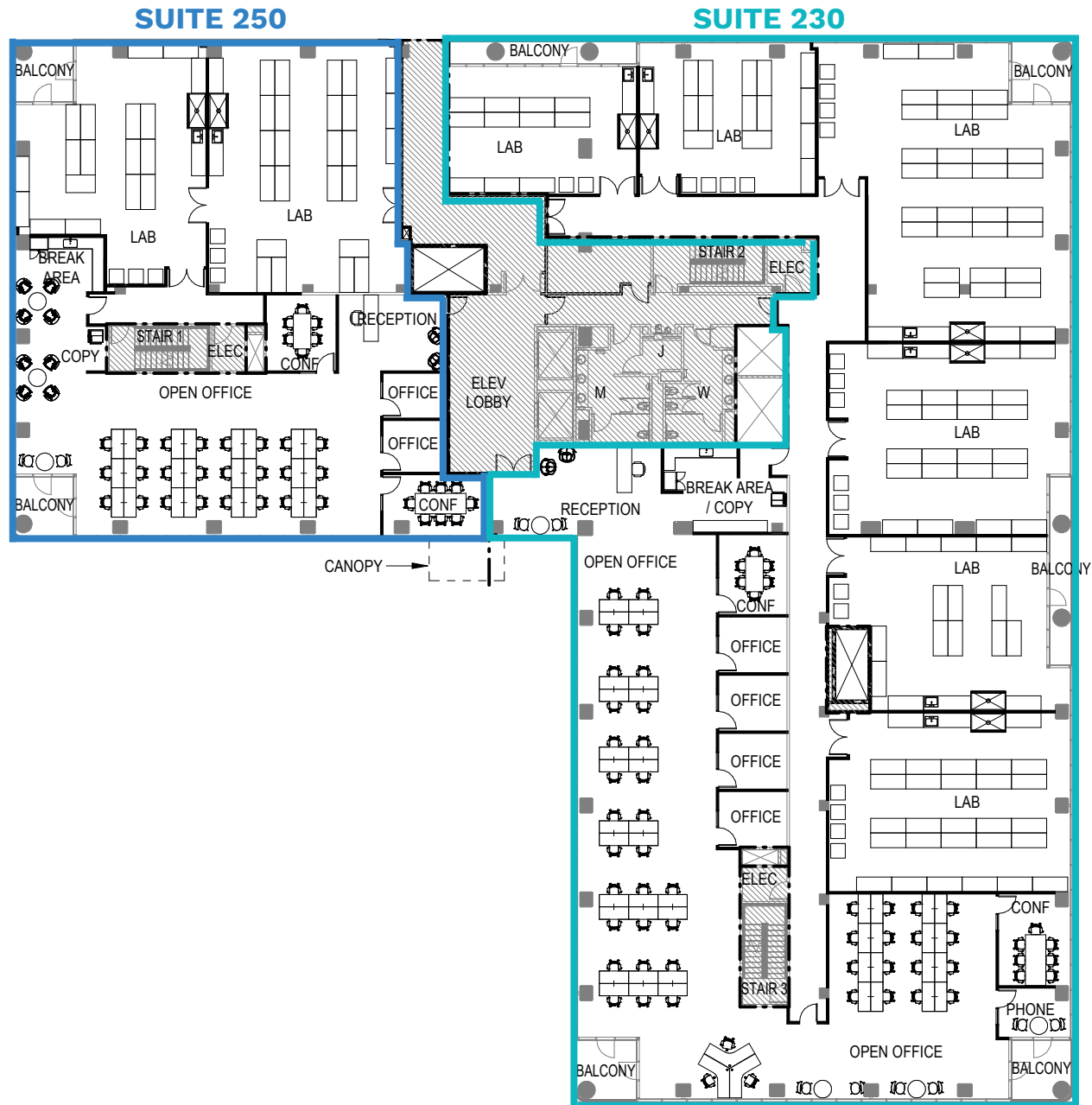
As-Is FLOORPLAN



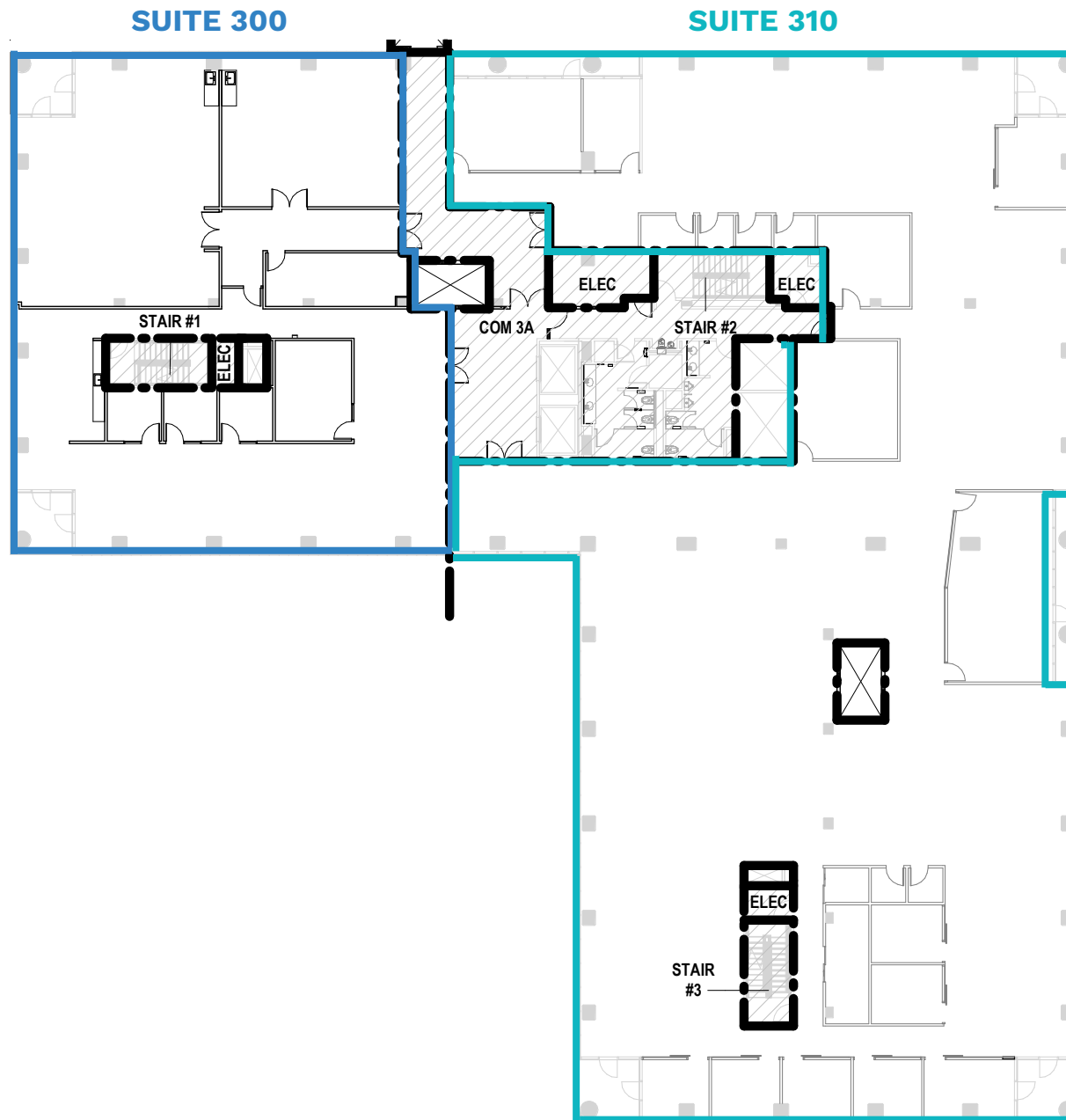
SECOND FLOOR: ±24,929 SF DIVISIBLE TO ±7,361 SF & ±17,568 SF



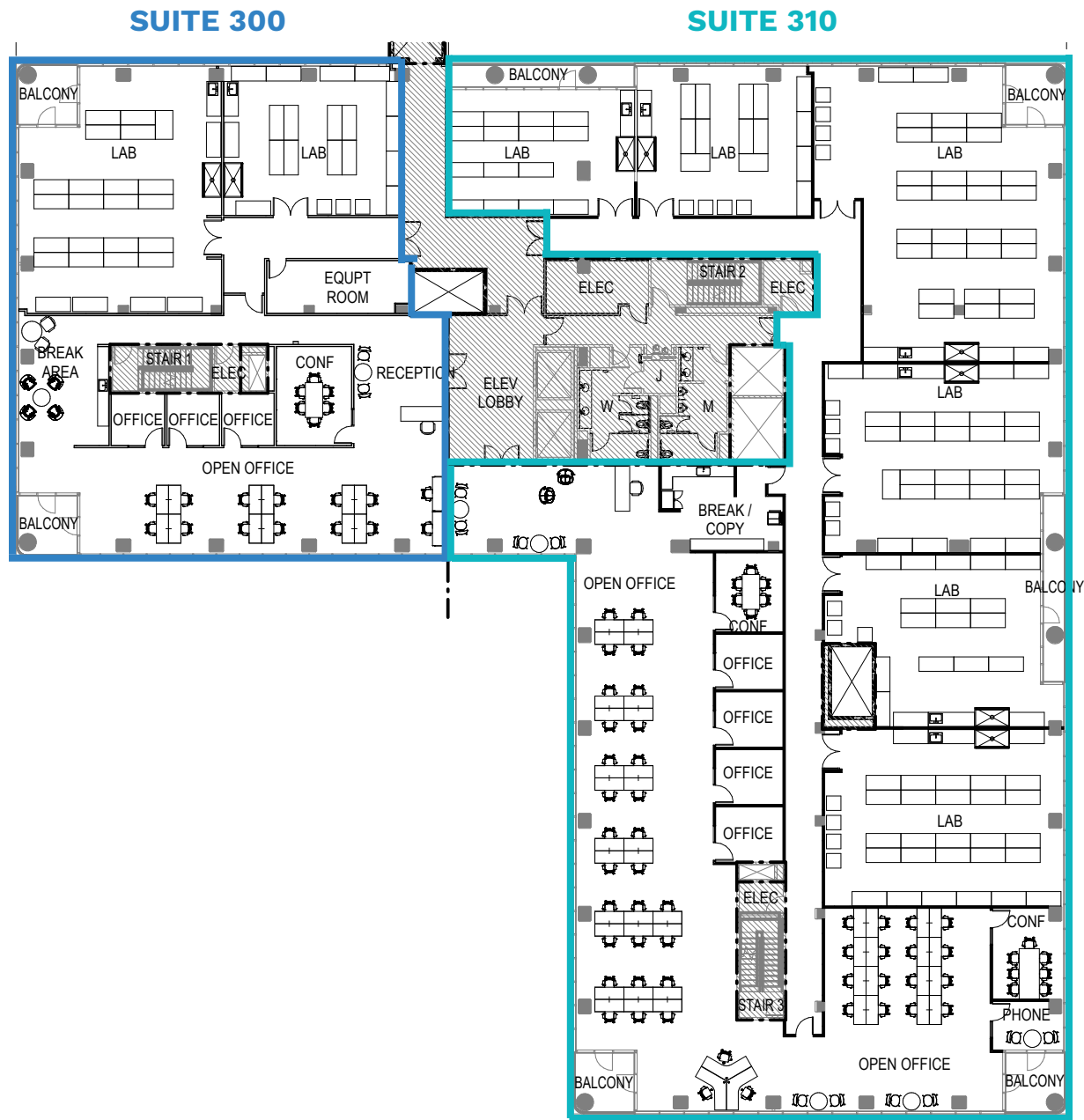
POTENTIAL FLOORPLAN



SECOND FLOOR: ±24,929 SF DIVISIBLE TO ±7,361 SF & ±17,568 SF



THIRD FLOOR: ±25,004 SF DIVISIBLE TO ±7,087 SF & ±17,947 SF



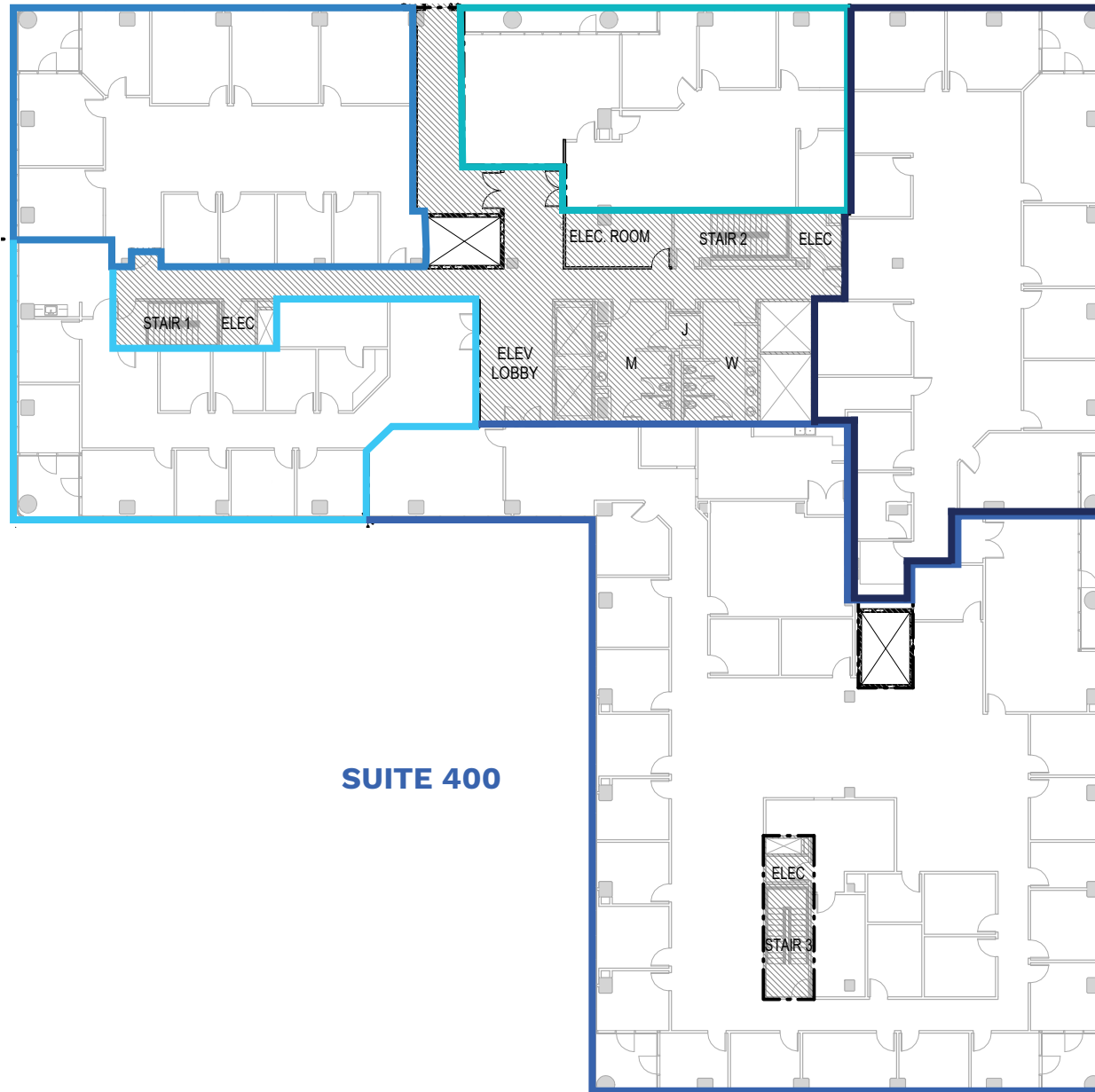
THIRD FLOOR: ±25,004 SF DIVISIBLE TO ±7,057 SF & ±17,947 SF



SUITE 410

SUITE 415

SUITE 420



SUITE 400

FOURTH FLOOR: ±25,032 SF DIVISIBLE TO ±2,523 SF, ±3,052 SF, ±3,457 SF, ±4,964 & ±11,036 SF



2955 CAMPUS SPECS

Power

Service: 4000A 480/277v 3ph 4w Nema 3R

Generator: 600kw 480/277v

Office HVAC

150 tons cooling capacity

130,000 CFM

Lab HVAC

480 tons cooling capacity

129,000 CFM

Parking

3 spaces/1,000 RSF

2955



PENINSULA LABS | 2955 CAMPUS DRIVE, SAN MATEO

HIGHLIGHTS

- 4 Story Class A Building
- ±35,000 SF Floorplates
- Significant Lab Ready Infrastructure Upgrades Completed
- New Freight Elevator
- Improved Shipping/Receiving Areas
- Enhanced Electrical & Mechanical Systems
- Speculative Lab/Office Build to Suit Suites Available Now
 - Suite 1A: ±13,835 SF
 - Suites Available for Build to Suit TI's
 - Suite 1B: ±15,078 SF
 - Suite 2A: ±35,810 SF
 - Suite 3A: ±36,740 SF
 - Suite 4A: ±36,732 SF

2955



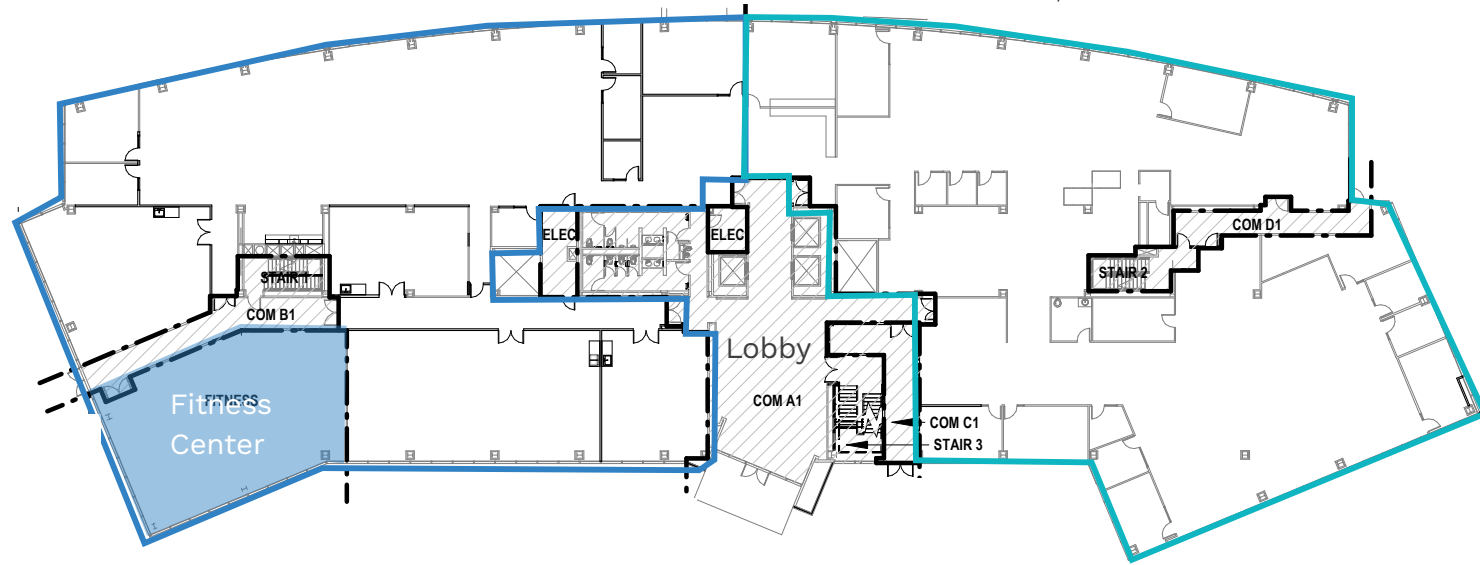
SUITE 1A

±13,835 SF

SUITE 1B

±15,078 SF

AS-IS



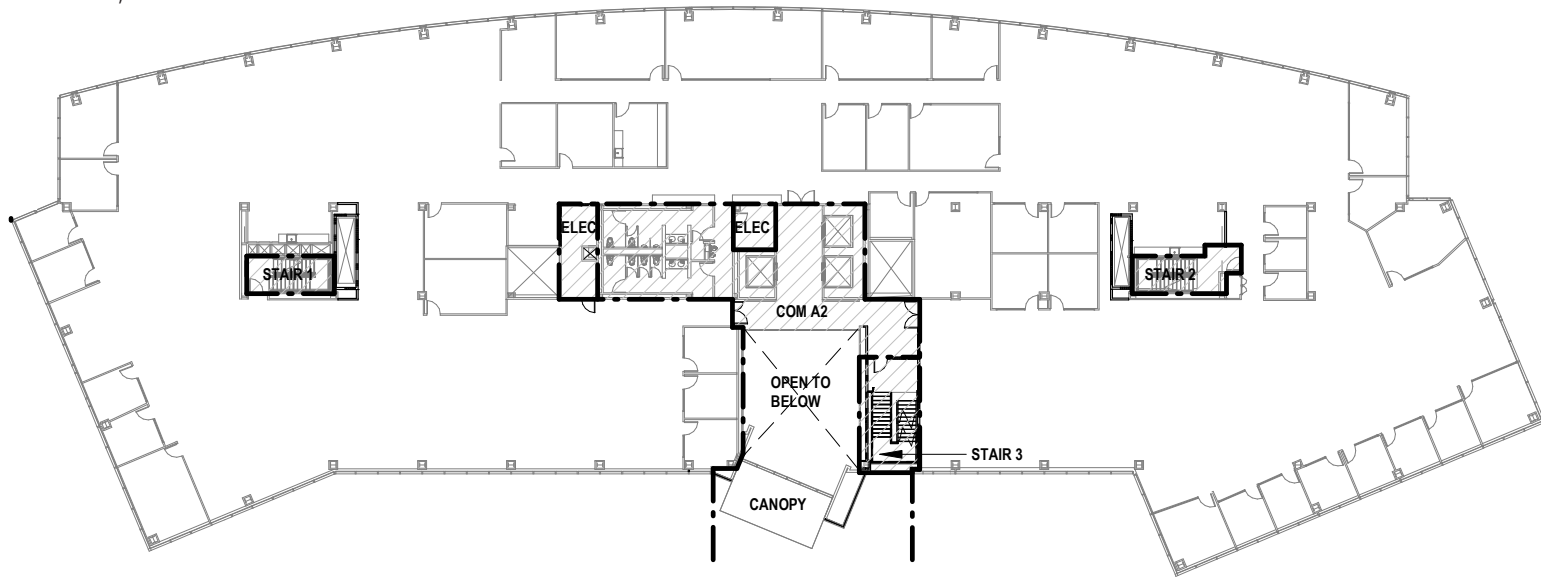
POTENTIAL



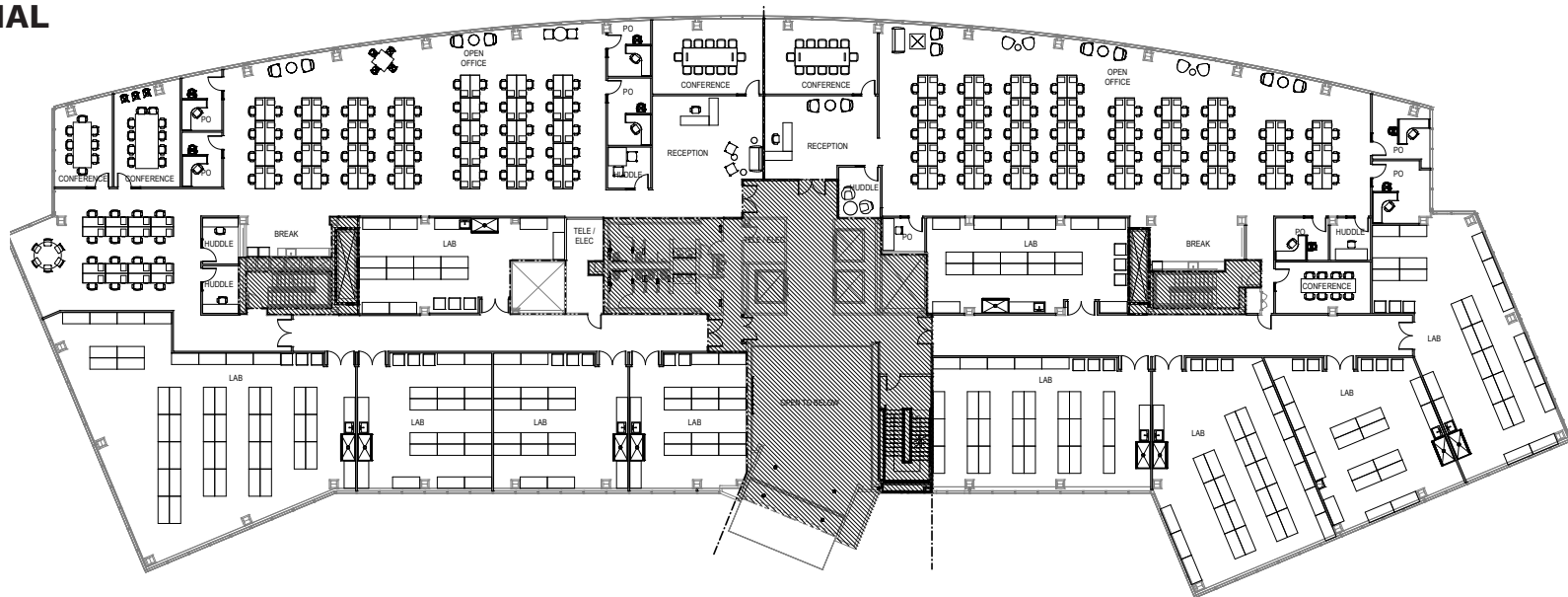


AS-IS

SUITE 2A
±35,810 SF



POTENTIAL

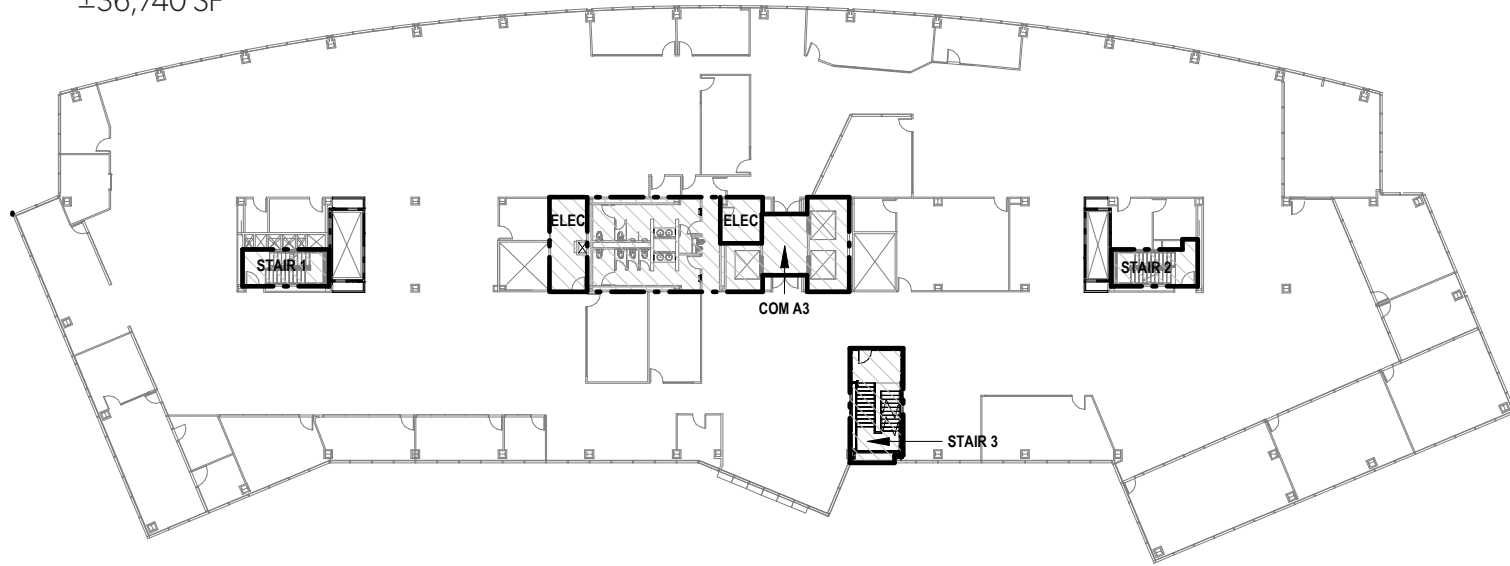




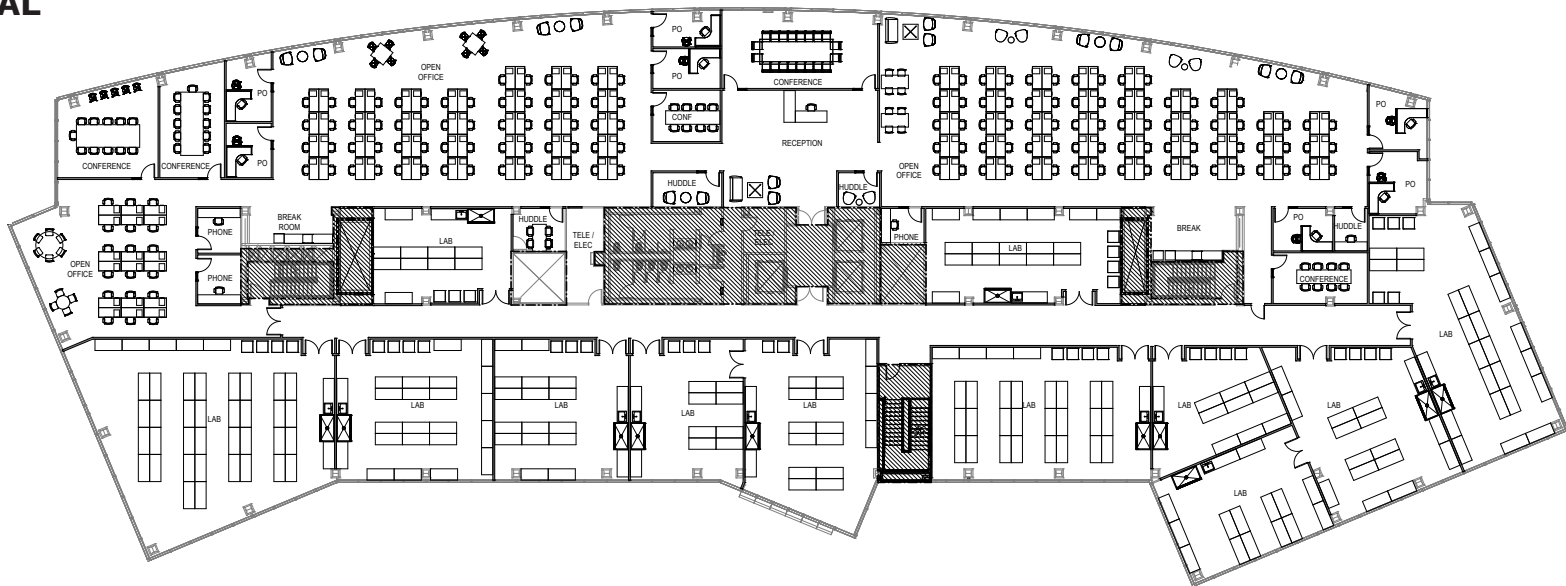
AS-IS

SUITE 3A

±36,740 SF



POTENTIAL

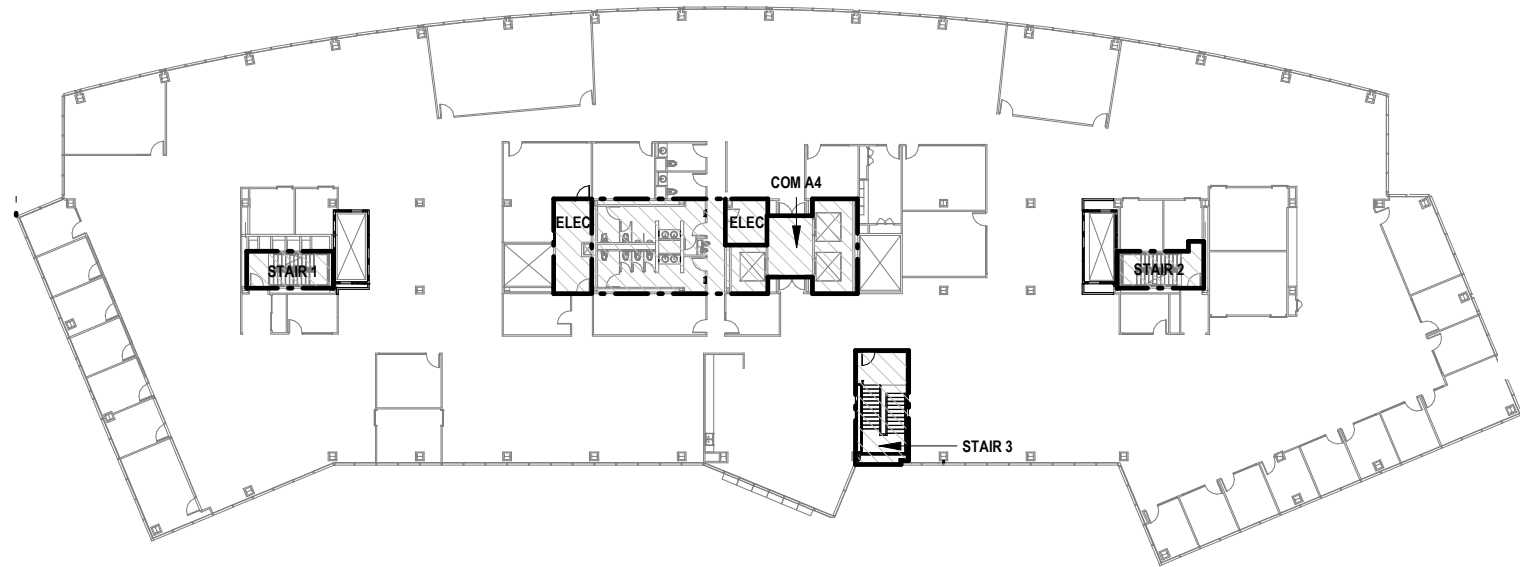




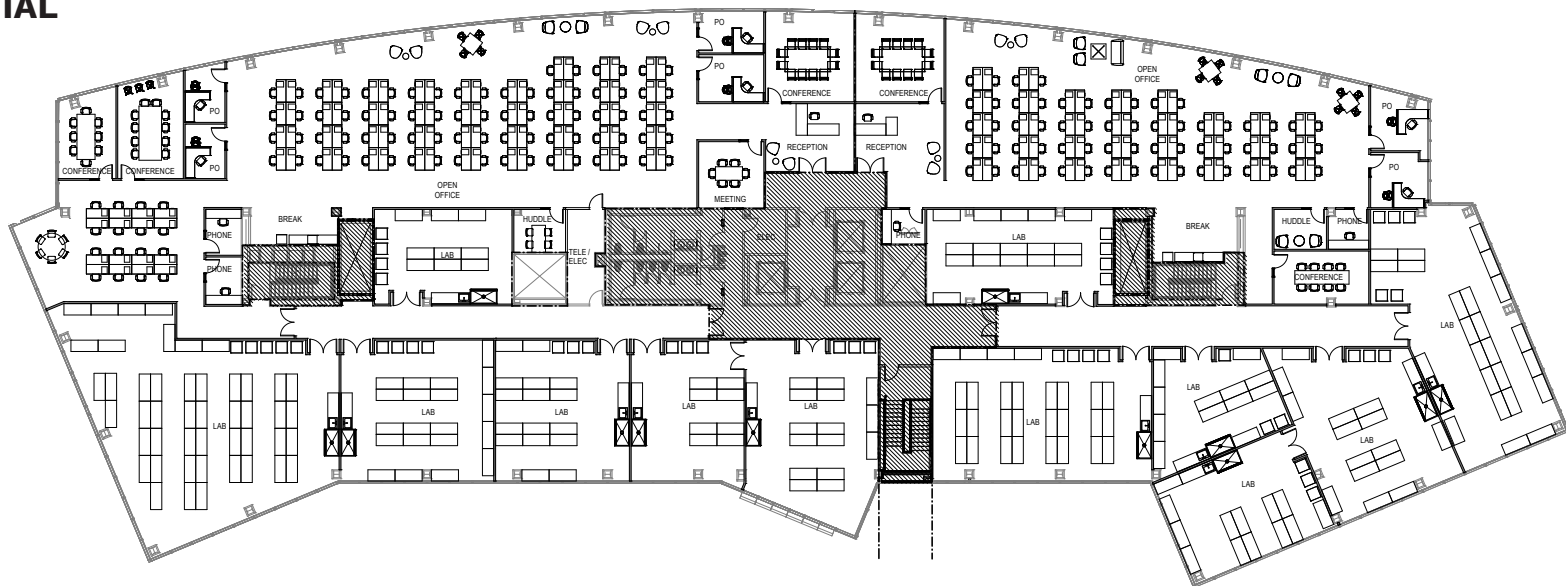
AS-IS

SUITE 4A

±36,732 SF



POTENTIAL





SITE AERIAL

PENINSULA LABS

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CAMPUS DRIVE

7 Minute Walk

LAURELWOOD SHOPPING CENTER

W HILLSDALE BLVD

HWY 92

EATERIES

- Big Lettuce
- Celia's Restaurant
- Hill Top Eatery (coming soon)
- Jamba Juice
- Nick The Greek
- Rare Tea
- Round Table Pizza
- Sal's Burgers
- Shiki Japanese Restaurant
- Simple Delights
- Southwest Grill
- Subway
- Toa Yuen Restaurant

BEAUTY

- Belbien Day Spa
- Bella Nails
- BluMonarchSkinStudio
- Hair Contour
- Shear Design

HEALTH & FITNESS

- Allstars Martial Arts
- ChiroFit Rehab
- Health By Heidi
- Snap Fitness
- Soulful Pilates

FINANCIAL SERVICES

- Bank of America
- GoldenOneCreditUnion

ALTERATIONS/CLEANERS

- FashionTailorAlterations
- Holiday Cleaners
- Town&CountryCleaners

SERVICES

- Boat Feet Shoe Repair
- GymboreePlay&Music
- Kenneth Moore, D.D.S.
- LaurelwoodOptometry
- LaurelwoodVeterinary Clinic
- Mathnasium of Laurelwood
- Peninsula Press
- State Farm Insurance
- Telerate Insurance
- State Farm Insurance
- Telerate Insurance
- The UPS Store

Peninsula Labs provides convenient access to the 92, 101 and 280 Freeways, the San Mateo Bridge and the San Francisco International Airport, as well as a shuttle service to the Hillsdale Caltrain Shuttle.



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LAURELWOOD SHOPPING CENTER

COLLEGE OF SAN MATEO

DOWNTOWN SAN MATEO

— CALTRAIN SHUTTLE
<https://commute.org/route/campus-drive/>
- - - CALTRAIN





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Making an Impact.



TARLTON