




For lease or sale

2600 - 2626 Spring St & 788 Douglas Ave

 **JLL** SEE A BRIGHTER WAY



JLL is excited to offer the opportunity to acquire ±22,400 SF of freestanding Flex/R&D buildings in Redwood City. These buildings feature modern, updated interiors and on-site parking, providing an ideal blend of R&D and warehouse space. Situated in a dynamic and rapidly evolving area, the property benefits from the ongoing expansion of the Stanford campus in Redwood City, as well as the influx of tech and R&D companies into the Fair Oaks neighborhood. This versatile property offers significant potential for both owner-users and investors alike.

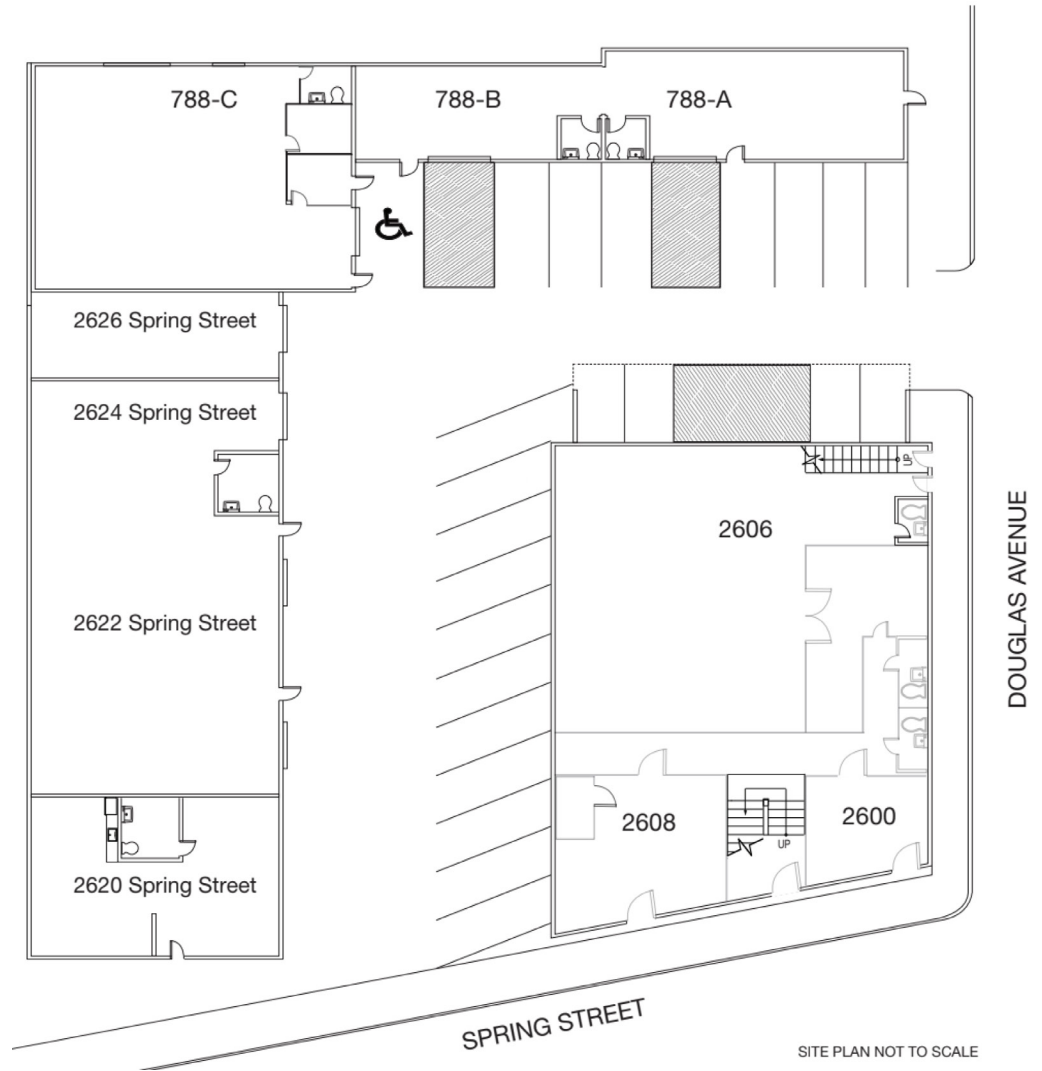
2600 - 2626 Spring St & 788 Douglas Ave / Redwood City

Size	Term
±1,200 SF to ±22,400 SF	Flexible
Rate	Sale Price
\$2.95 NNN (\$0.32 nets)	\$9,750,000

Availability
March 1, 2025

Details

- Fine Tuned R&D Spaces
- Open Polished Warehouse
- All Units Have Restrooms & Kitchens
- Great Signage Opportunity
- Easy Access to Hwy 101, 280, Woodside Road and El Camino Real
- Short Walk from Stanford’s New Development
- Facility Grounds are Kept in Pristine Condition Year Round
- R&D HQ Opportunity
- Facility Can Be Fenced
- Opportunities for On Site Expansion
- On-Site Parking w/ Drive Thru Access



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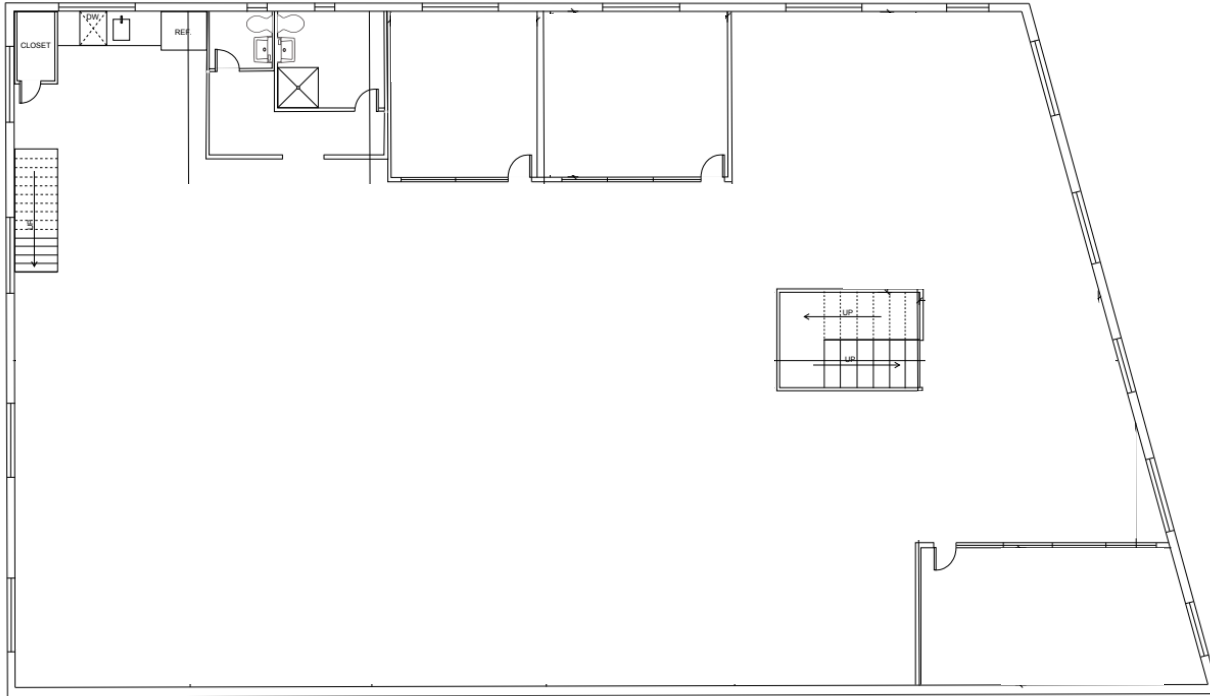
2606 Spring - First & Second Floor

2600 Spring - Second Floor, 6,000 SF

2606 Spring - First Floor, 3,100 SF

Total Square Footage: 9,100SF

2600 Spring - Second Floor

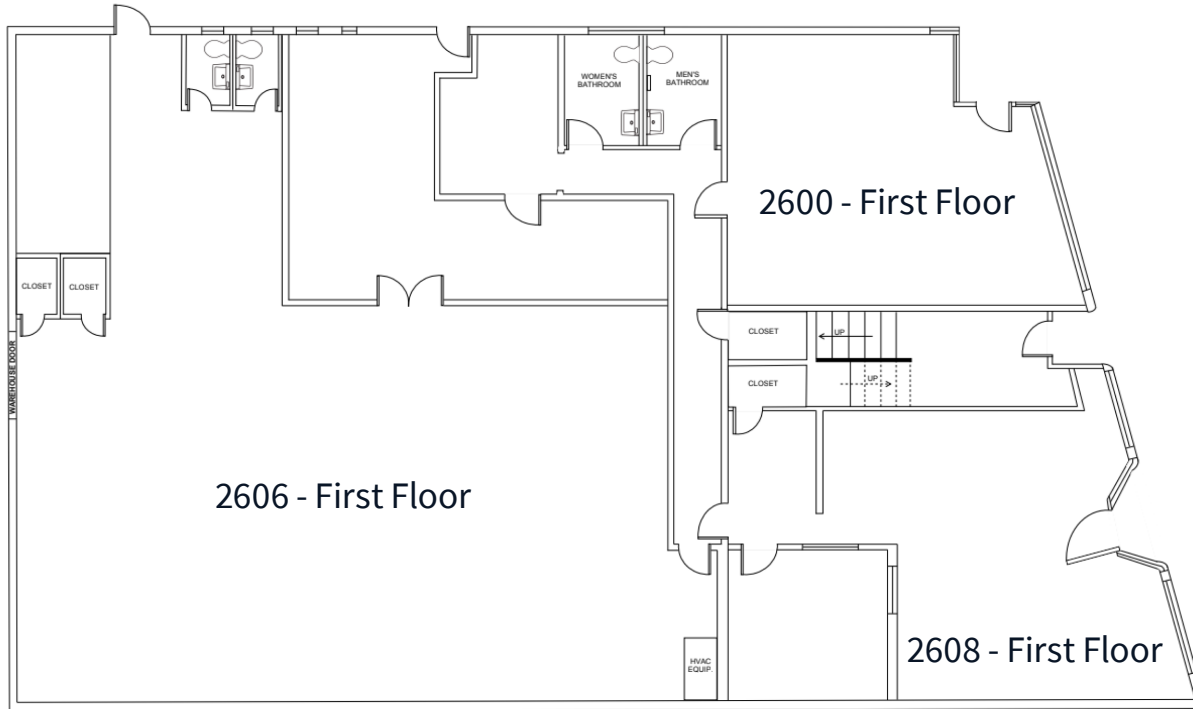


2600 - 2608 Spring, First Floor

2600 Spring - 800 SF

2608 Spring - 2,100 SF

2606 Spring - 2,900 SF



2600 - First Floor



2608 - First Floor

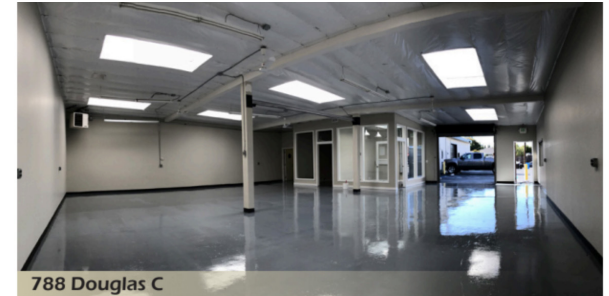
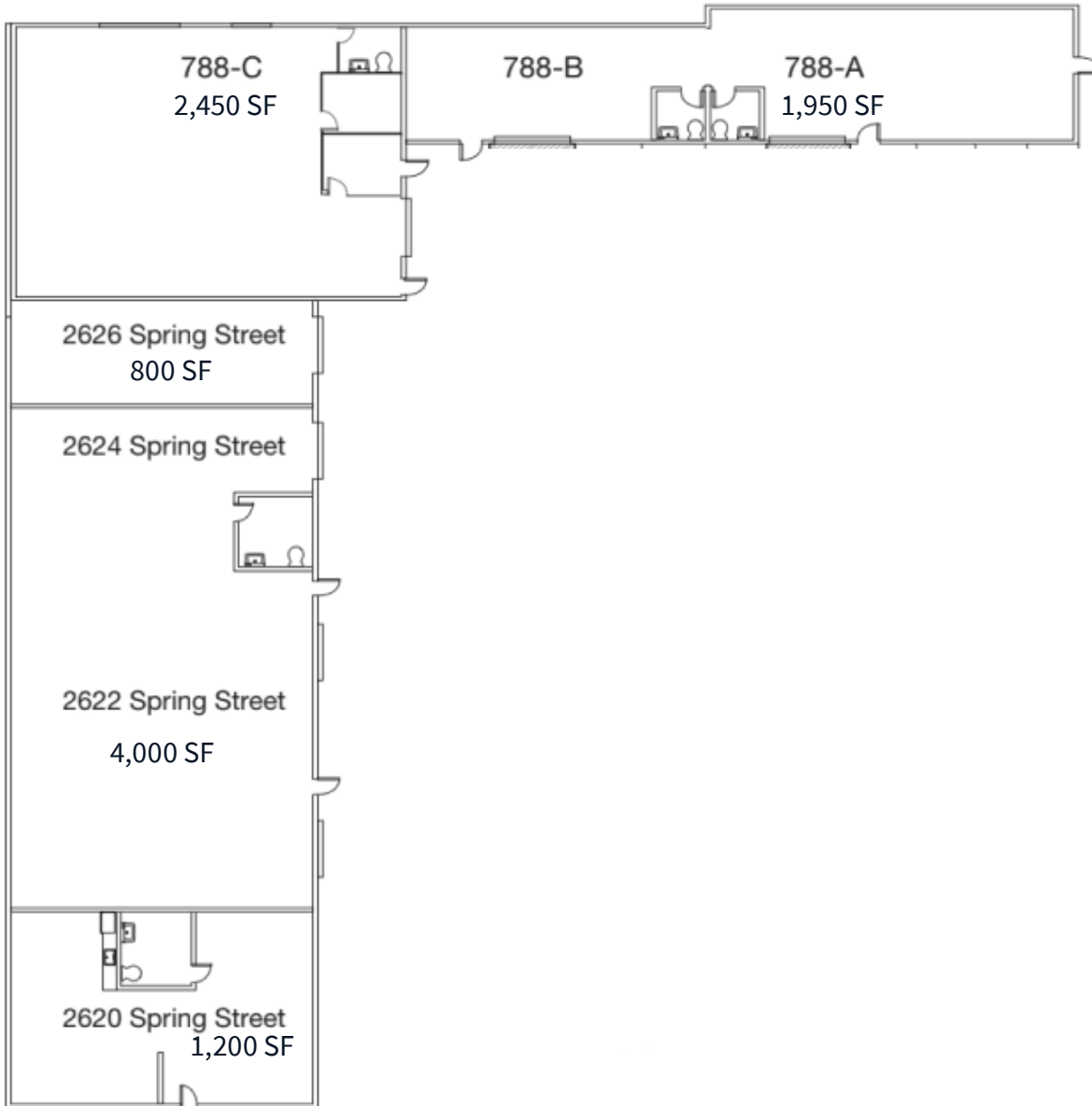


2606 - First Floor



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788 Douglas A, B, C, & 2620 Spring, 10,400 SF



2622 - 2624 Spring - 4,000 SF

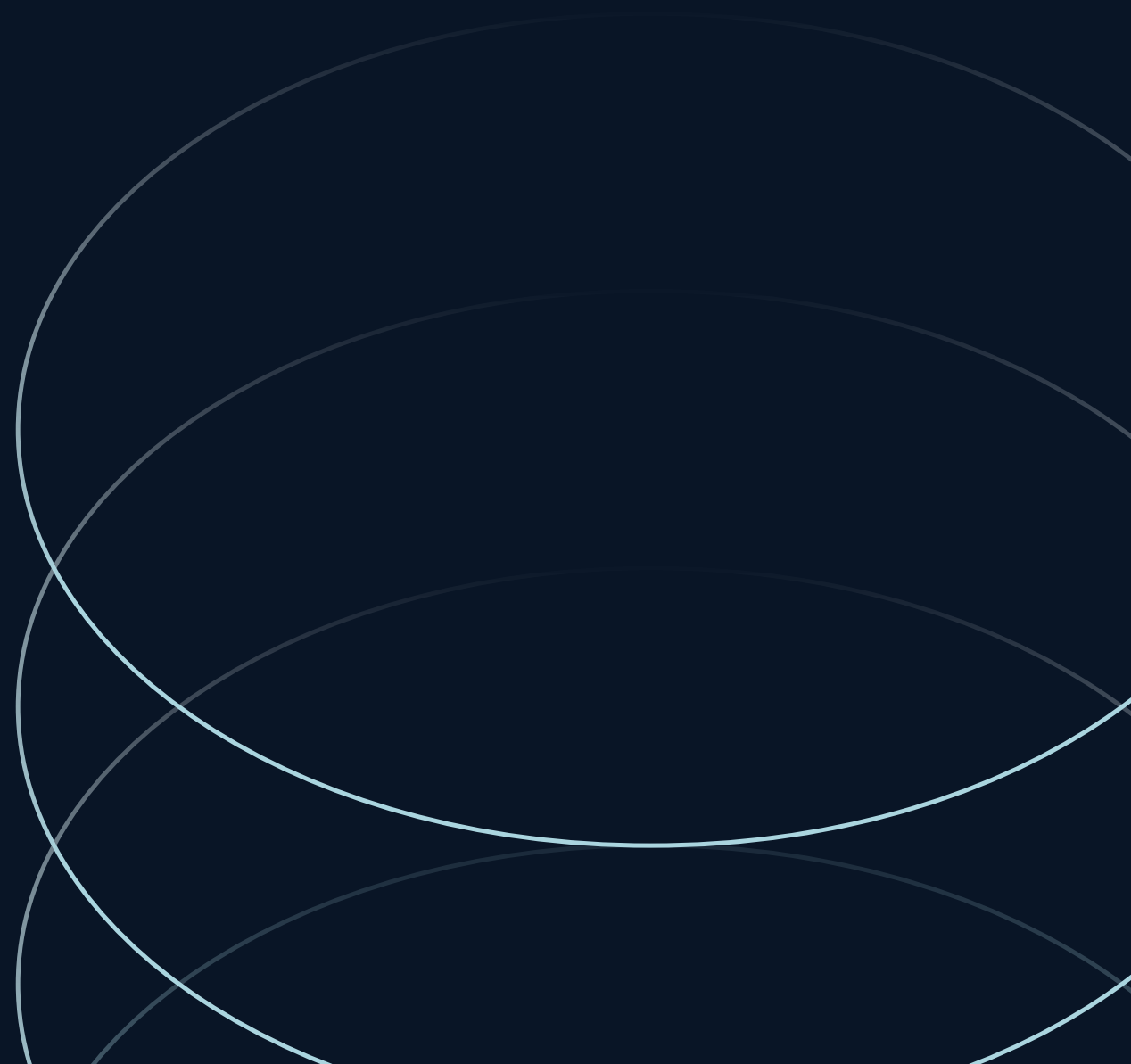


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