




For lease

950 Charter St, Redwood City, CA 94063
±17,644 SF Available

 **JLL** SEE A BRIGHTER WAY

Premier Opportunity Hardware Tech and R&D Building

Amenities

- Zoned LII (Incubator)
- Full Modernization of Interiors and Exteriors
- Across from 2MM SF Stanford University Redwood City Campus
- Rapidly emerging Bay Road Life Science / R&D corridor
- Opportunity Zone Tax Benefits
- Great Signage Opportunity
- Heavy Power - 3 Phase 1200 AMPS / 480 Volt
- Outdoor Garden Lounge / Amenity Area
- Private Secured Parking Garage
- New restroom & kitchenette in place



Term

Flexible



Rate

\$4.85NNN



Square footage

±17,644 SF



Availability

Now

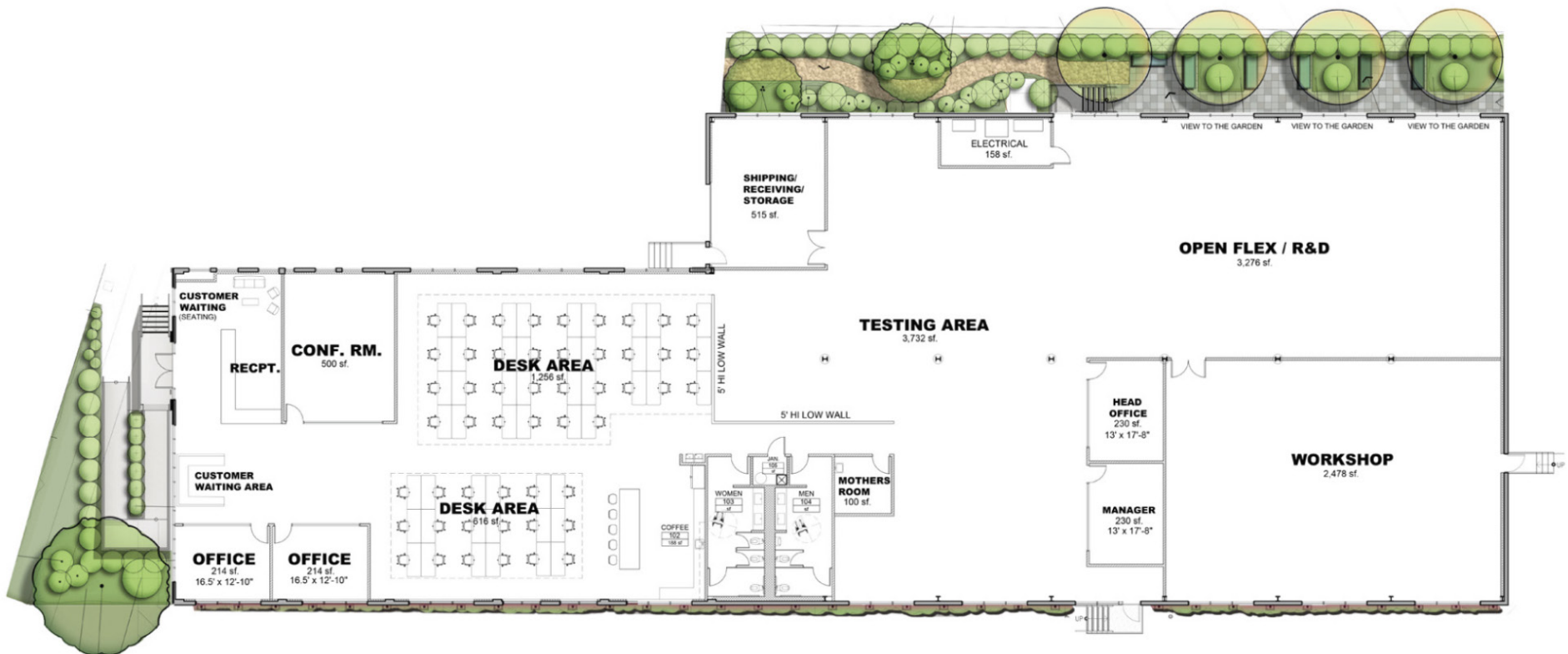


Listing type

Direct

Hypothetical floorplan

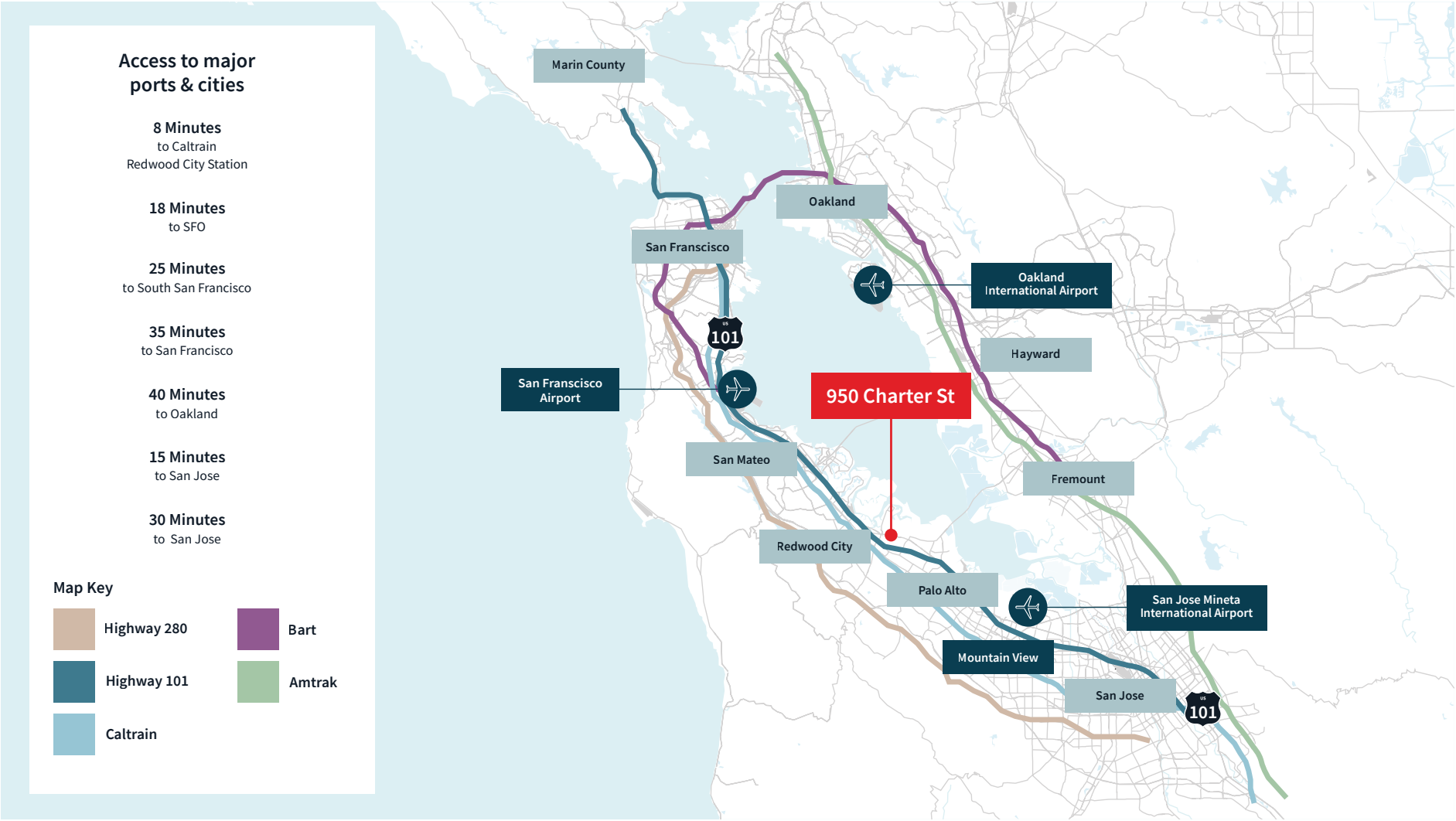
- Open Innovative R&D Space
- Outdoor Garden Lounge / Amenity Area
- Large Kitchen Area
- Exposed Sandblasted Ceiling
- Polished Concrete Floors
- New Restroom Cores
- 3 Phase 1200 Amps 277/480 Volt Electrical Power
- 3 Phase 400 Amps 120/240 Volt Delta Service
- TI Allowance Available



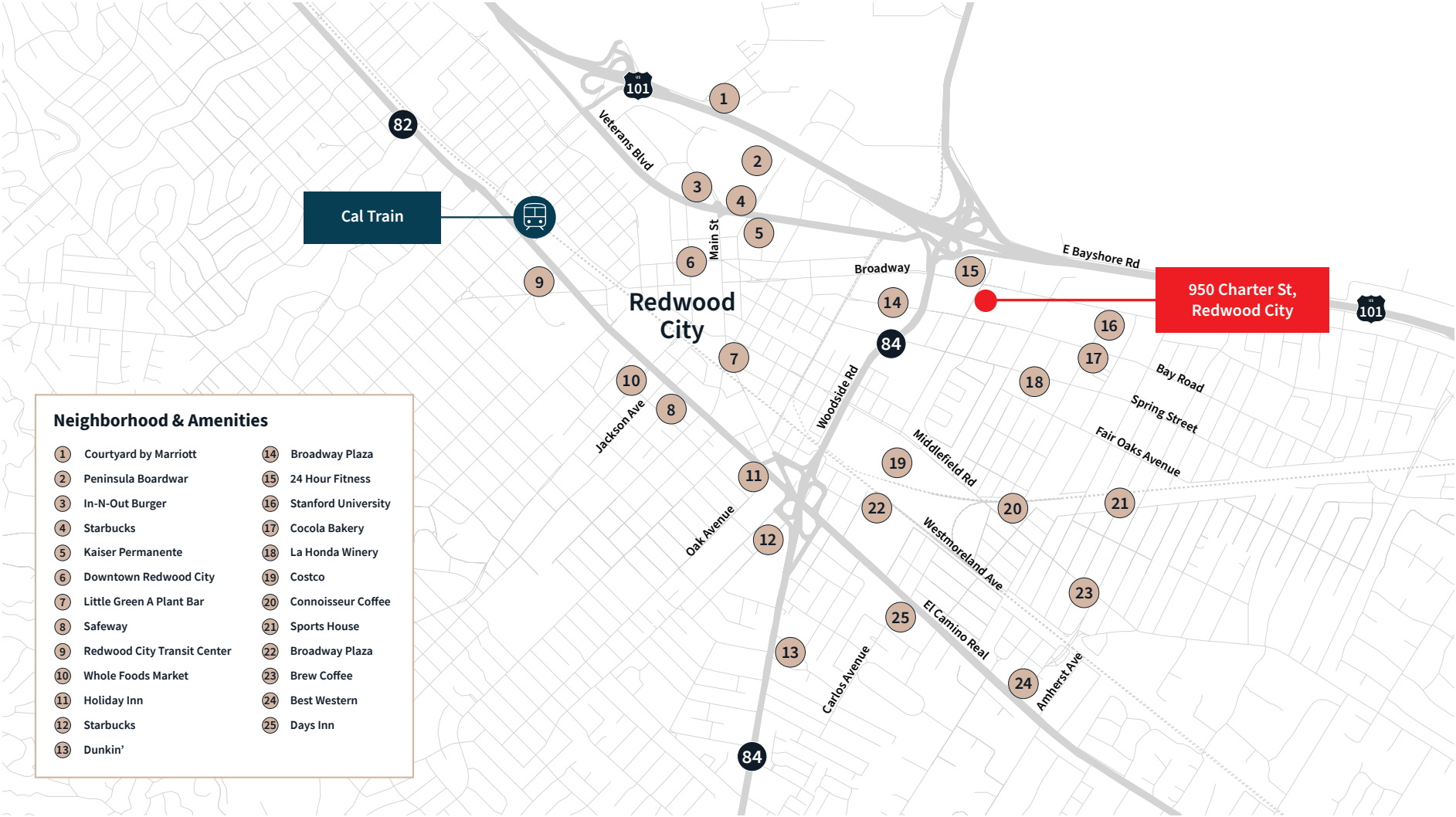


LIFANG
www.lifang-cg.com

Property Transportation



Neighborhood & amenities





JLL

Joey Alftin

Lic. 02086817

joey.alftin@jll.com

650-520-0324

Beto Santana Ruiz

Lic. 02222480

beto.santana@jll.com

385-250-7852

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