



GOODMAN INNOVATION CENTER BELMONT

Warehousing,
Flex & Creative
Office Spaces

200-450 Harbor Boulevard,
Belmont, CA



GIC BELMONT

Lease opportunities are now available, take your tour with CBRE today.

+ Multiple warehousing, flex and creative office spaces ranging from 2,853 to 31,625 sqft

+ Extensive 2.5/1,000 parking opportunity

+ Close proximity to restaurants, hotels, retail and gyms

+ Easy access to the 92, 101 and El Camino Real Freeways

+ CalTrain stations within easy walking distance

+ Premium, campus style setting with scalability

**CURRENT & UPCOMING VACANCIES -
SCHEDULE A TOUR**



BUILDING C

Entire Building / Divisible
27,590 SF

BUILDING E

Suite 350
6,129 SF

BUILDING D

Suite 270
2,853 SF

BUILDING B

Entire Building
31,625 SF
Available September 2026

Suite 312 – 8,564 SF

Suite 310A – 7,285 SF

Suite 310 – 13,603 SF
Available November 2026

CAMPUS PLAN



AVAILABILITIES

BUILDING B

400 Harbor Blvd. 31,625 sqft
Office

Electrical 1,600 Amps
120/208V

Clear height 14'

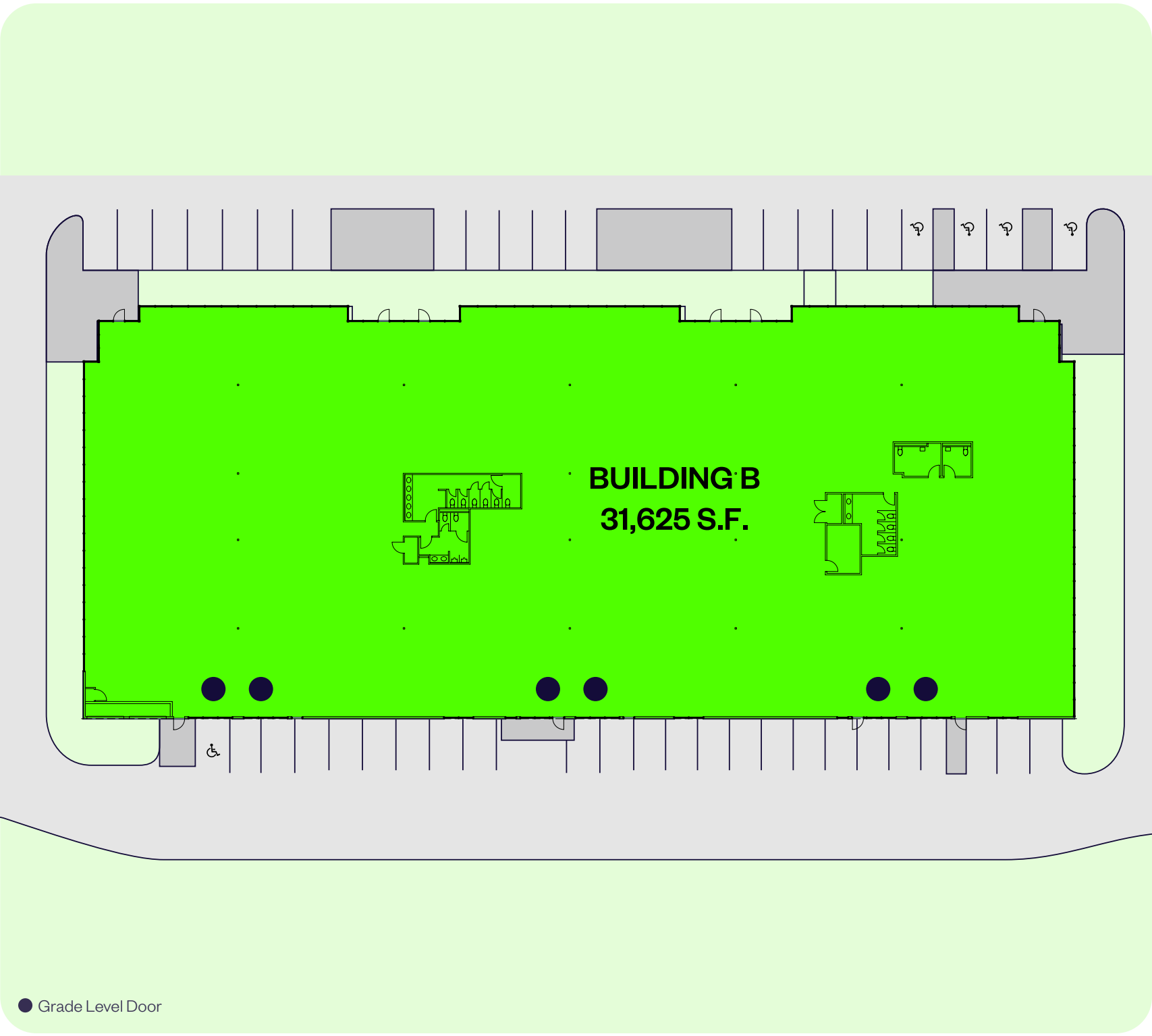
Grade level doors 6 positions available

Existing restrooms 5

- Fully conditioned space
- Fully built-out office. Zoning for Office, R&D, and other light industrial uses.
- 10 Year term Available

Offices can be removed to create open floorplan ideal for R&D, medical device and robotics uses.

Available September 1st, 2026



FOR LEASE

Grade Level Door

AVAILABILITIES

BUILDING C

400 Harbor Blvd.	27,590 sqft Office
Electrical	1,600 Amps 120/208V
Electrical	400 Amps 277/480V
Clear height	14'
Grade level doors	8 positions available
Existing restrooms	6

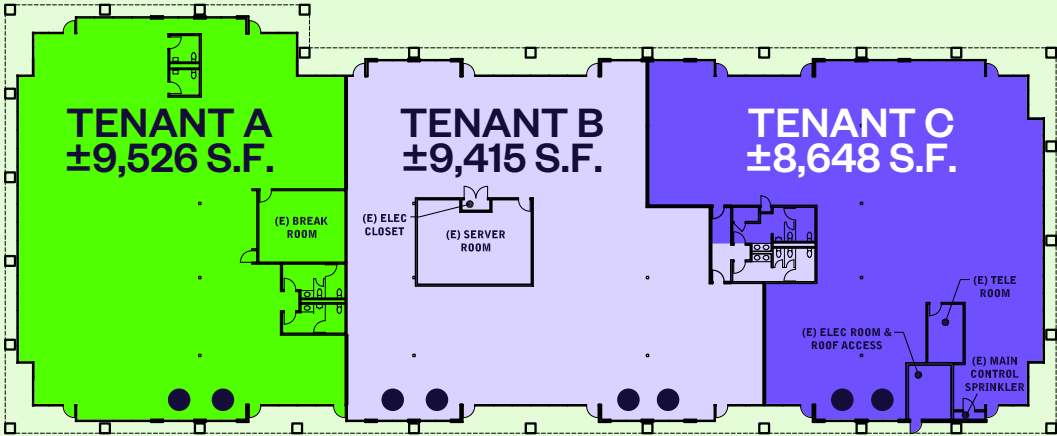
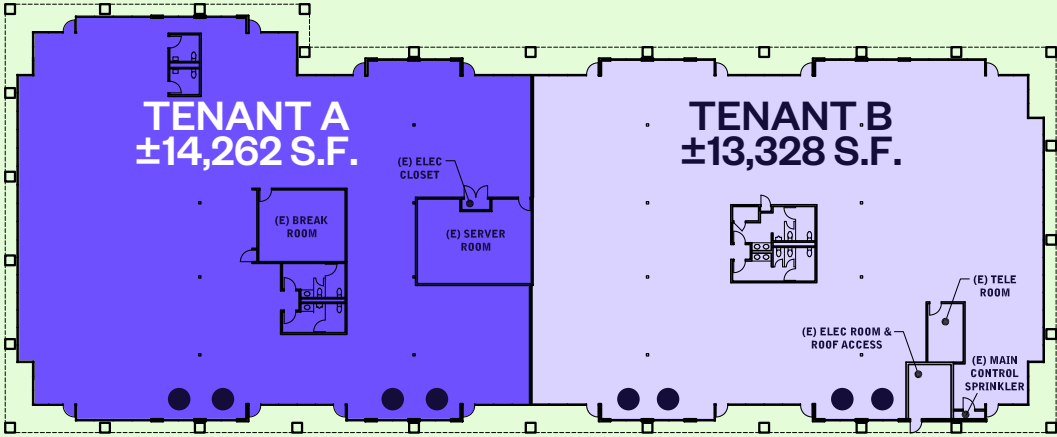
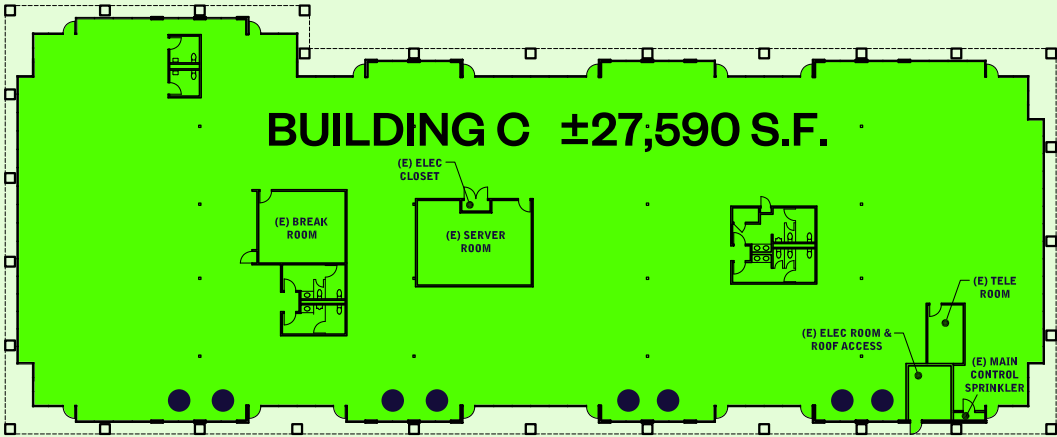
- Fully built-out office
- Zoning for Office, R&D and Warehousing
- Existing 3,000 SF data center with infrastructure for generator power
- Term: Up to 10 years

Office can be converted to R&D and warehouse by removing storefront windows and activating existing roll-up doors in multiple locations.

3 Divisible Options:

- Entire Building
- Tenant A & B
- Tenant A, B & C

Available immediately for office use. Flexible Terms.



● Grade Level Door

■ FOR LEASE

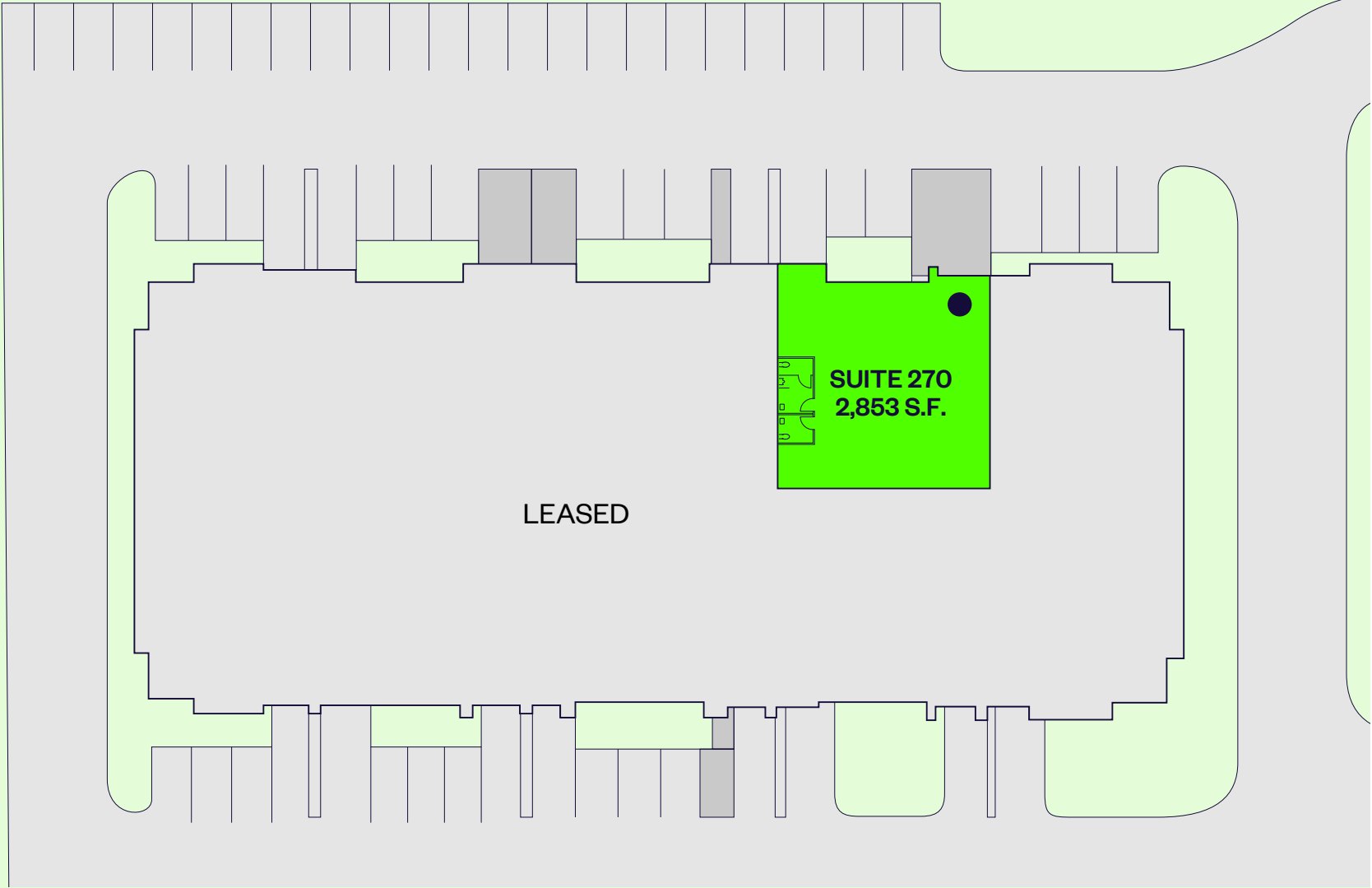
AVAILABILITIES

BUILDING D

Suite 270	2,853 sqft Warehouse
Electrical	200 Amps 208V
Clear height	14'
Grade level doors	1
1 Roll-up door - HVAC R&D space - Permitted for R&D build-out	
Existing restrooms	2

Flexible storage solutions with restroom facilities, or adaptable spaces that can be customized for R&D or office use.

Available immediately for warehouse use. Flexible Terms.



● Grade Level Doors

■ FOR LEASE

AVAILABILITIES

BUILDING E

12,345 SQFT
MOVE-IN READY

Suite 350	6,129 sqft Office
Electrical	125 Amps 480V 200 Amps 208V

- Fully conditioned office space
- Additional power available in building

Existing restrooms	2
--------------------	---

Suite 310	13,603 sqft Warehouse
Clear Height	18'-6"

Available November 2026.

Suite 310A	7,285 sqft Warehouse
Office	2,500 sqft
Electrical	225 Amps / 208V

Grade Level Doors	1
Clear Height	18'6" / 10' drop ceiling

- 1 Private office
- 1 Meeting room

Suite 312	8,564 sqft Warehouse
Electrical	225 Amps 480V 375 Amps 208V

Grade Level Doors	2
Clear Height	18'-6"

Existing restrooms	2
--------------------	---

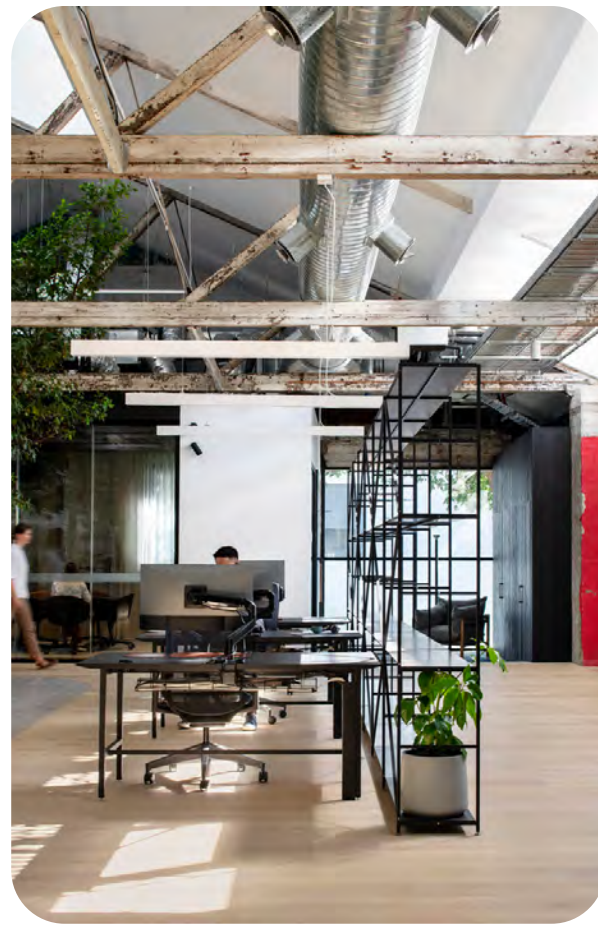
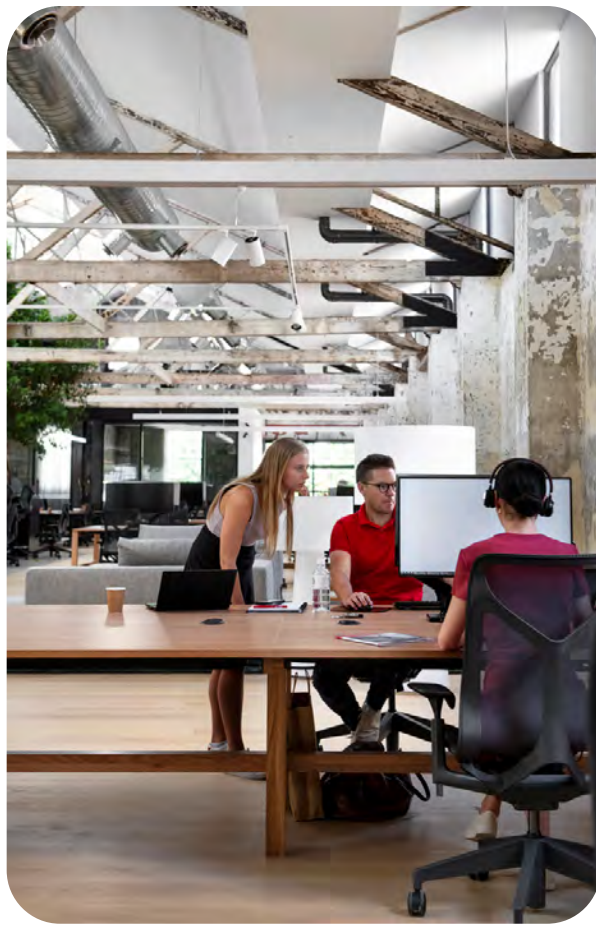
Suite 310A and 312 can be combined or leased as individual suites.



● Grade Level Doors

■ FOR LEASE

flexible



The flex R+D leasing opportunities provide a multitude of size ranges supporting future growth and expansion.

spaces

Strategic



Set within the desirable San Francisco peninsula location your employees will appreciate the convenience, rare parking opportunities and local amenities.

The estate offers flexible spaces suitable for R&D/Flex Office, and warehouse users.

location

LOCATION

Customers enjoy unrivalled motorway connectivity with direct access to the 101, 92 and 280 Freeways.

The campus is strategically located within one mile of the Belmont CalTrain Station. The property is in close proximity to restaurants, hotels, retail and fitness centers.



EASY ACCESS

0.1MI

to 101 Freeway

10.7MI

SFO International
Airport

2.9MI

to 92 Freeway

17MI

to San Francisco

7.2MI

to 280 Freeway

11MI

to Stanford University

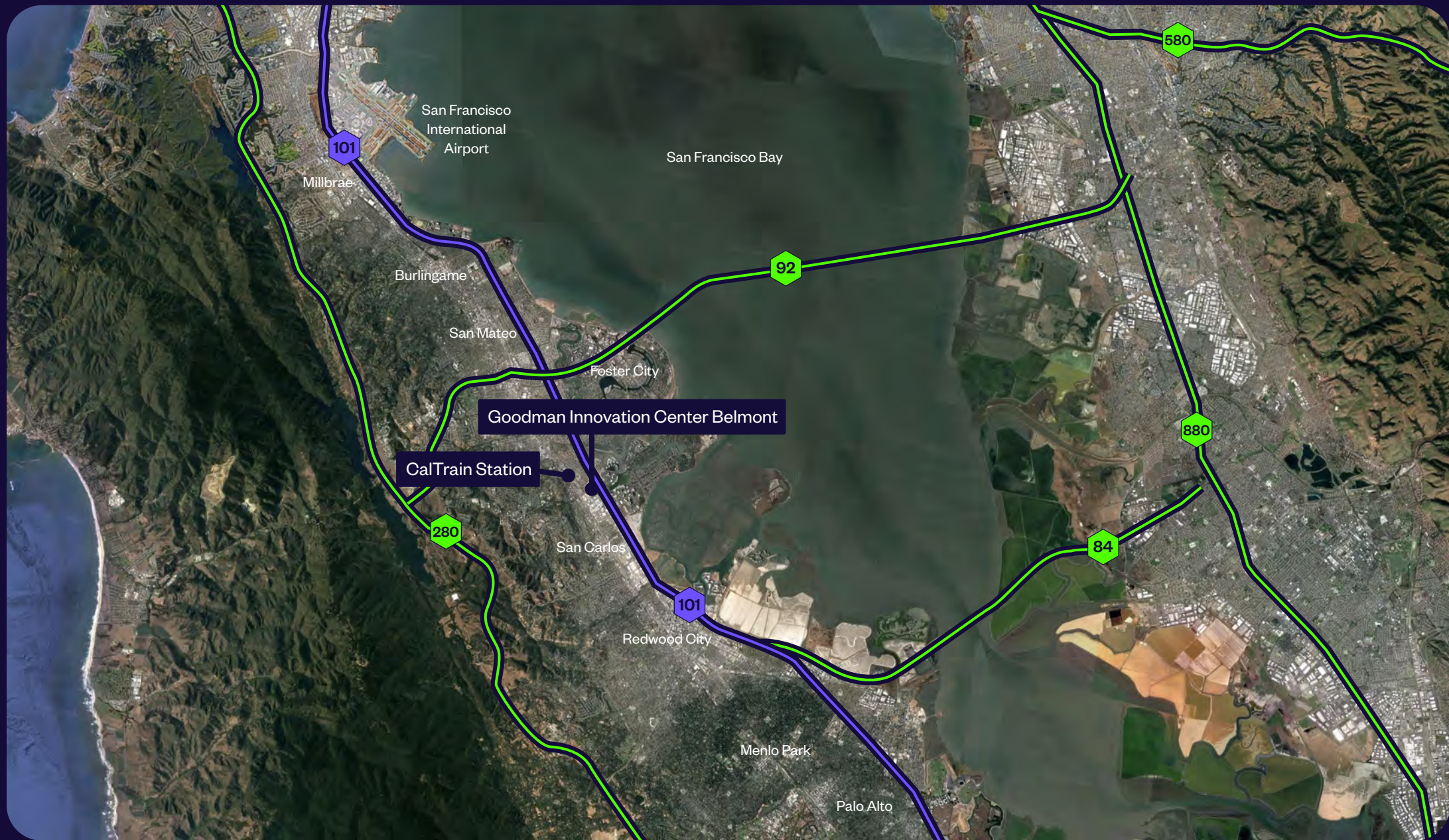
1MI

to Belmont
CalTrain Station

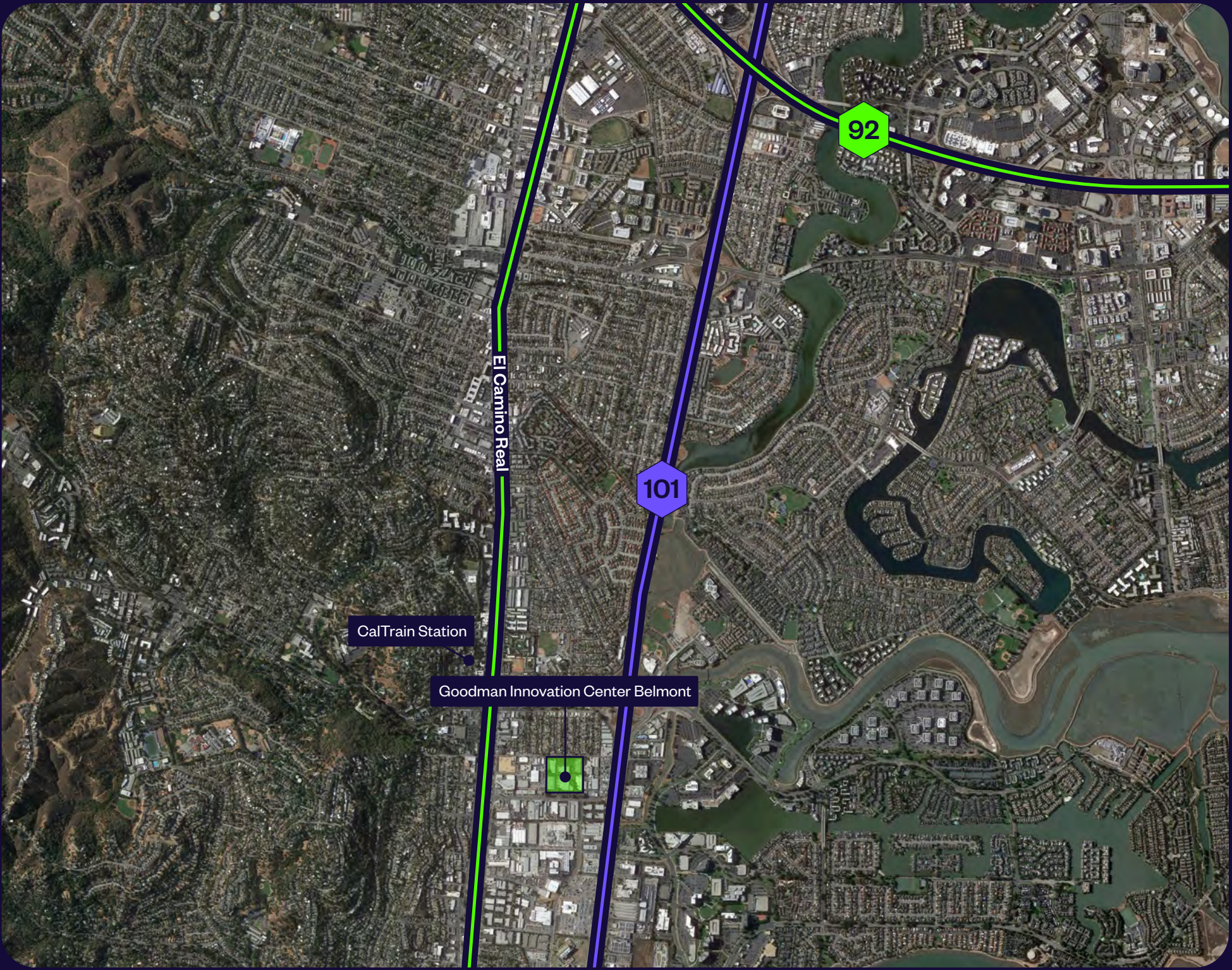
24.4MI

to San Jose Airport

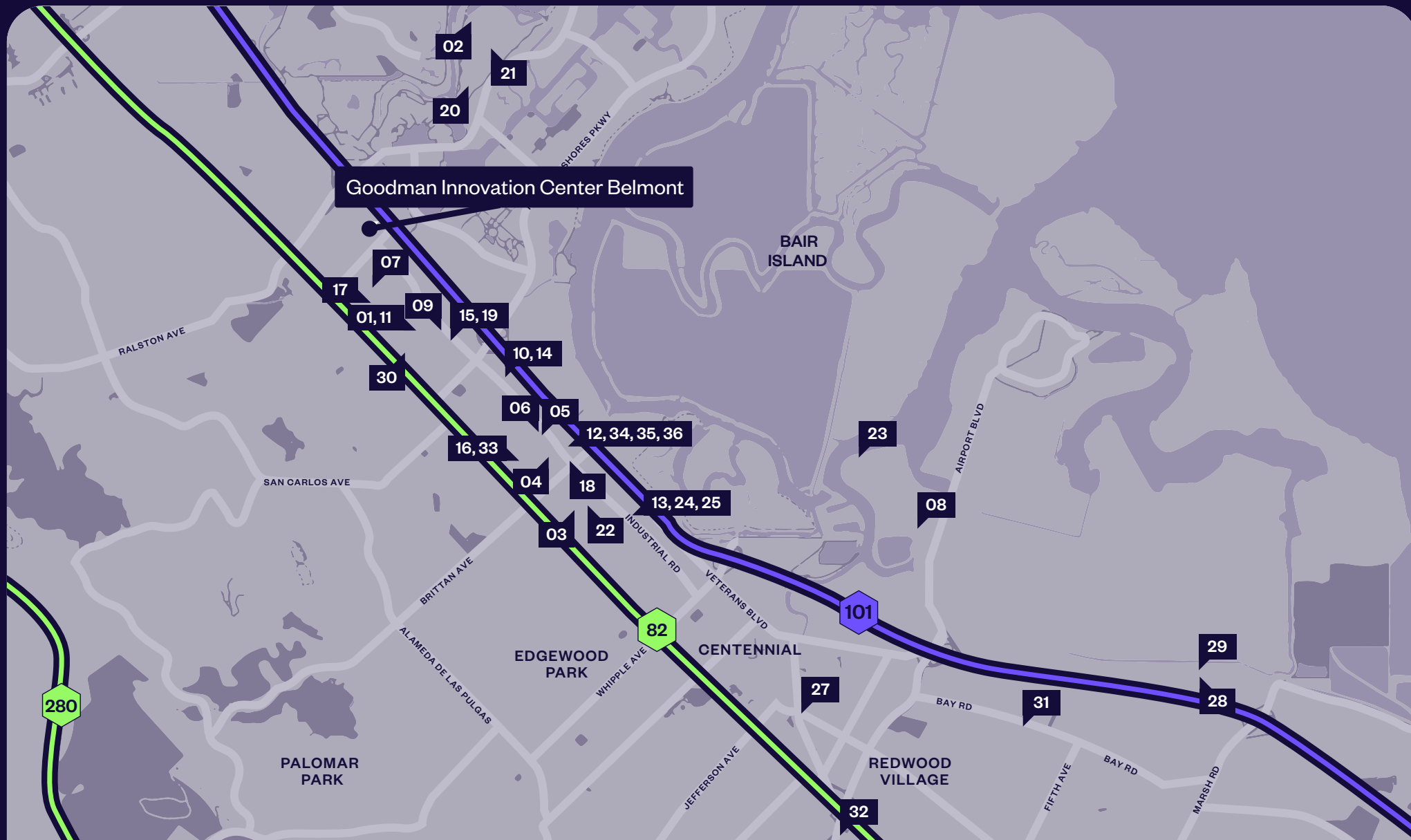
ACCESS



ACCESS



R&D CORPORATE NEIGHBORS



01 Zap Surgical

02 Altos Labs

03 Vibrant Sciences

04 Joby Aviation

05 Sutro Biopharma

06 Sutro Biopharma

07 Cell Link

08 Exact Sciences

09 Enelx

10 Whirlpool Corporation

11 Zap Surgical

12 Integrated Tactical Tech.

13 Clear Labs

14 Electric Hydrogen

15 B&H Technical Ceramica

16 Robust AI

17 Exact Sciences

18 Zoox

19 Dishcraft Robotics

20 Arcellx

21 Kriya Therapeutics

22 Elegen

23 Adverum Biotechnologies

24 Biomea Fusion

25 Noah Medical

26 Altos Labs

27 Material Science

28 Brightdrop

29 Mainspring Energy

30 Lith Tech

31 Airbnb Subsidiaries

32 Reach Labs

33 Tintin Commercial

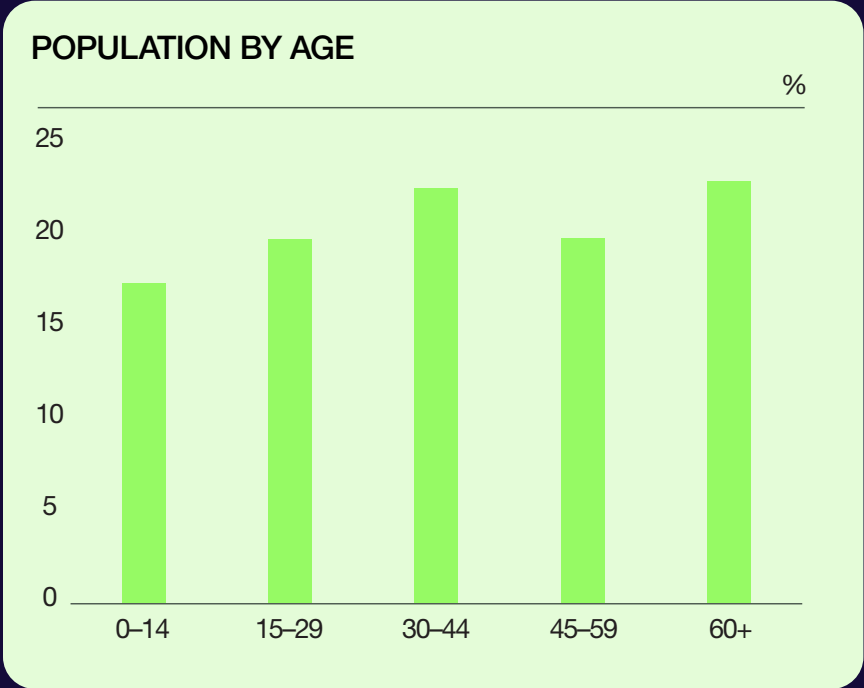
34 Obayashi Corporation

35 Noah Medical

36 XP Health

KEY AREA STATISTICS - WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



6.0^m

TOTAL POPULATION



2.2^m

TOTAL HOUSEHOLDS



2.68^{people}

AVERAGE HOUSEHOLD SIZE



\$109,879

AVG. DISPOSABLE INCOME



\$240.5^{bn}

TOTAL DISPOSABLE INCOME



183

WEALTH INDEX

TOTAL SPEND ON:



\$2.0^{bn}

FOOTWEAR



\$8.3^{bn}

CLOTHING



\$20.6^{bn}

FOOD AT HOME



\$3.3^{bn}

NUM. ORDERED ONLINE



\$87.2^{bn}

RETAIL GOODS



\$1.9^{bn}

PERSONAL CARE

NEARBY AMENITY AND SERVICES



Food and beverage

- + Whole Foods San Mateo
- + Vivace Ristorante
- + Dog Haus Biergarten
- + Trader Joes San Mateo
- + Little Belmont Café
- + Classic 101 Burgers & Shakes
- + Chuck's Donuts
- + Kiroro Sushi
- + Godfather's Burger Lounge
- + Blue Line Pizza

Child care and early education

- + Footsteps
- + Little Troopers
- + San Mateo Child Care Cntr.
- + Happy Campers
- + Lil Folks Village

Health and fitness

- + F-45 Belmont
- + Orangetheory Fitness Redwood City
- + Bay Club Redwood Shores
- + Row House

Other amenity

- + Home Depot San Carlos
- + Hillsdale Shopping Center
- + Costco Foster City
- + Residence Inn by Marriott
- + Bridgepoint Shopping Center
- + Jack's Car Wash

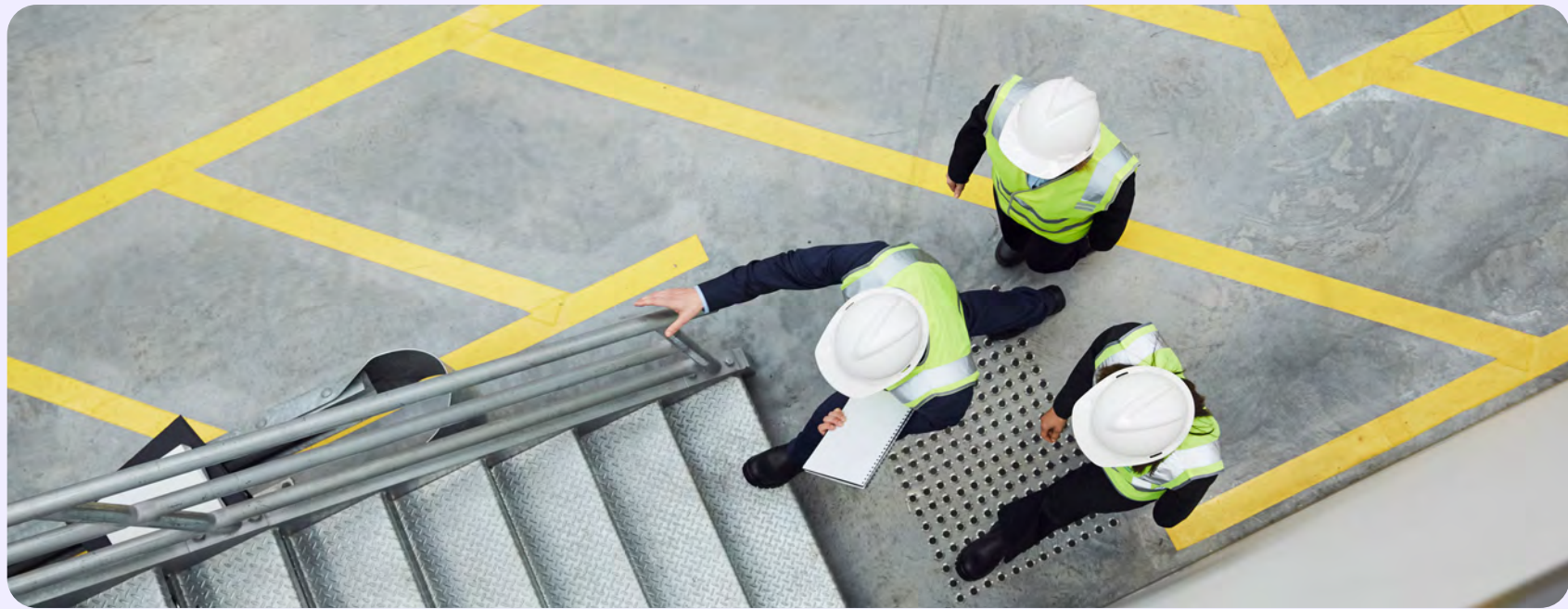


OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$51.8 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

SUSTAINABILITY

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good
in the world

Goodman
Foundation



How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organizations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&O contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

CONTACT US



ENQUIRE NOW

Joanna Burka
Property Manager
joanna.burka@goodman.com
949 407 0193

CBRE

Bob McSweeney
License #00934240
bob.mcsweeney@cbre.com
650 759 0202

Karl Hansen
License #01351383
karl.hansen@cbre.com
415 706 6734

Matt Murray
License #02083830
matt.murray@cbre.com
650 577 2934

GoodmanBelmont.com
us.goodman.com