



**NEWMARK**



**LONGFELLOW™**



**Palo Alto** has earned its reputation. Giant leaps forward. Life-changing advances. A magnet for innovators that attracts the best and brightest from around the world.

Now, Longfellow is building on this rich technology tradition with a space specifically designed to encourage a new era of life science progress. Minutes from Stanford University and all it offers, Palo Alto Labs is the perfect place to seize the future, bringing like-minded trailblazers together in a convenient, comfortable setting.



**Palo Alto Labs.**  
Discovery is in our DNA.



Class A  
Purpose Built Lab Space

# Robust Lab Infrastructure

### Lab Ceiling Heights

9'-0"

### Lab Column Spacing

2445: 20'-0" on center

1804: 24'-0" on center

### Electrical

5+ watts/SF of standby power in labs  
2445: 102KW Generator

1804: 175KW Generator

### HVAC

2445: 4,000 CFM & 10,500 CFM  
2 Exhaust Fans (1 per floor)  
Dedicated Boilers for Lab/Office  
100% Single Pass Outside Air in Labs  
8+ air changes per hour

1804: 13,000 CFM & 11,000 CFM

### Plumbing

CDA and VAC piping loop in labs with connections to ceiling service panels

### Elevator Size

54" x 80"

# Built to Perform, Tailored to Fit.

Longfellow **Fitted Labs** are the highest quality lab spaces in the market.

## Fitted Labs Cut Costs & Accelerate Move-In

Featuring modular lab benching, fume hoods, ceiling service panels & above standard air changes.

## Thoughtful Furnishings

Furniture lookbook curated for tenants with quick ship options lending to a seamless move-in experience.

## High Quality Infrastructure

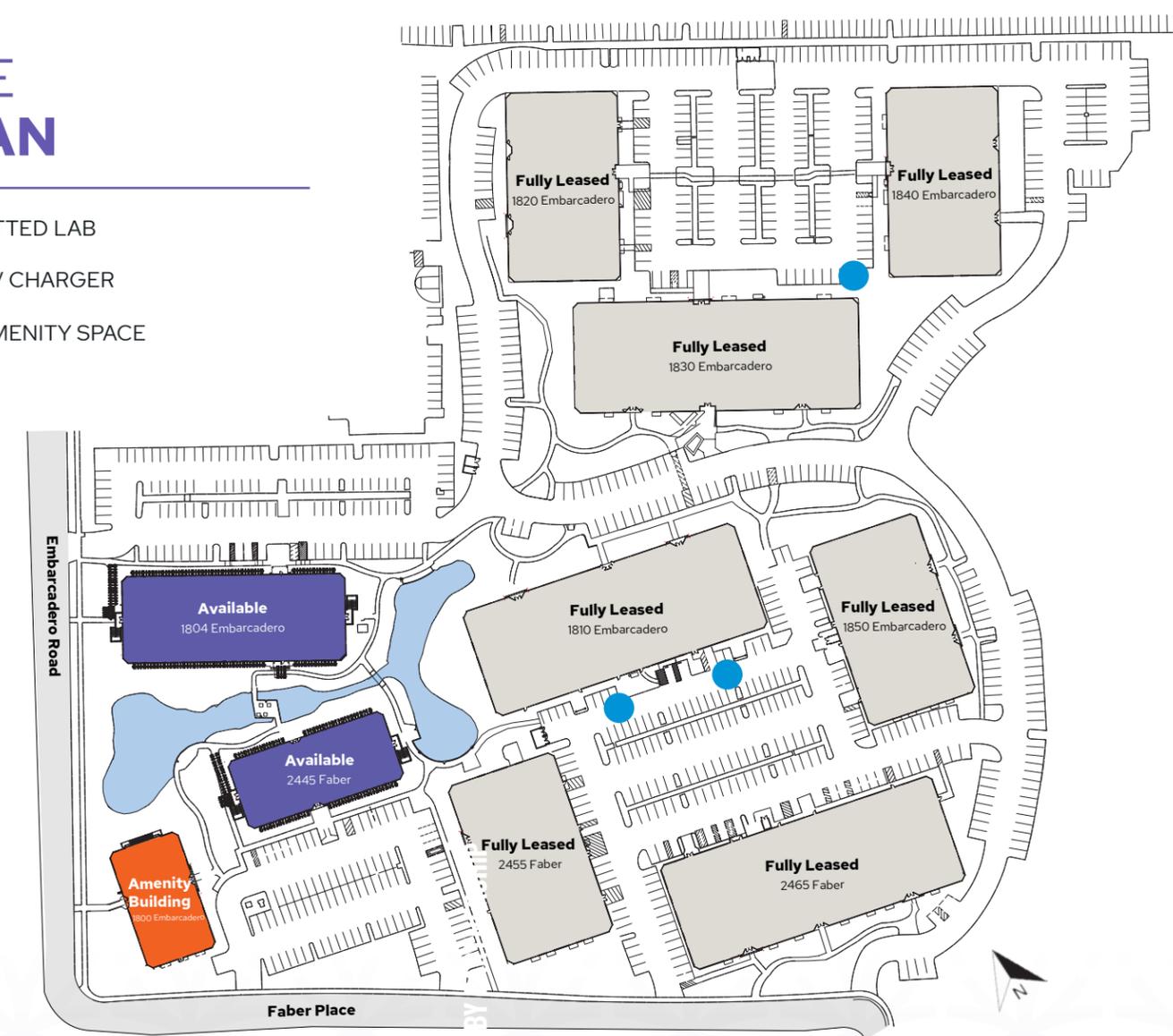
Paired with high-end finishes and customizable workspaces, Fitted Labs combine high quality with flexible application.

## Longfellow Offers In-House Strategic Insight

Vertically integrated, experienced design, construction & management services – making it easier to scale from first lab to full footprint.

## SITE PLAN

- FITTED LAB
- EV CHARGER
- AMENITY SPACE



# 1804 EMBARCADERO

Suite 100  
**20,423 SF** Fitted Lab  
Available Now

Lab Office Office furniture not included



# 1804 EMBARCADERO

Suite 200  
**14,957 SF** Fitted Lab  
Available Now

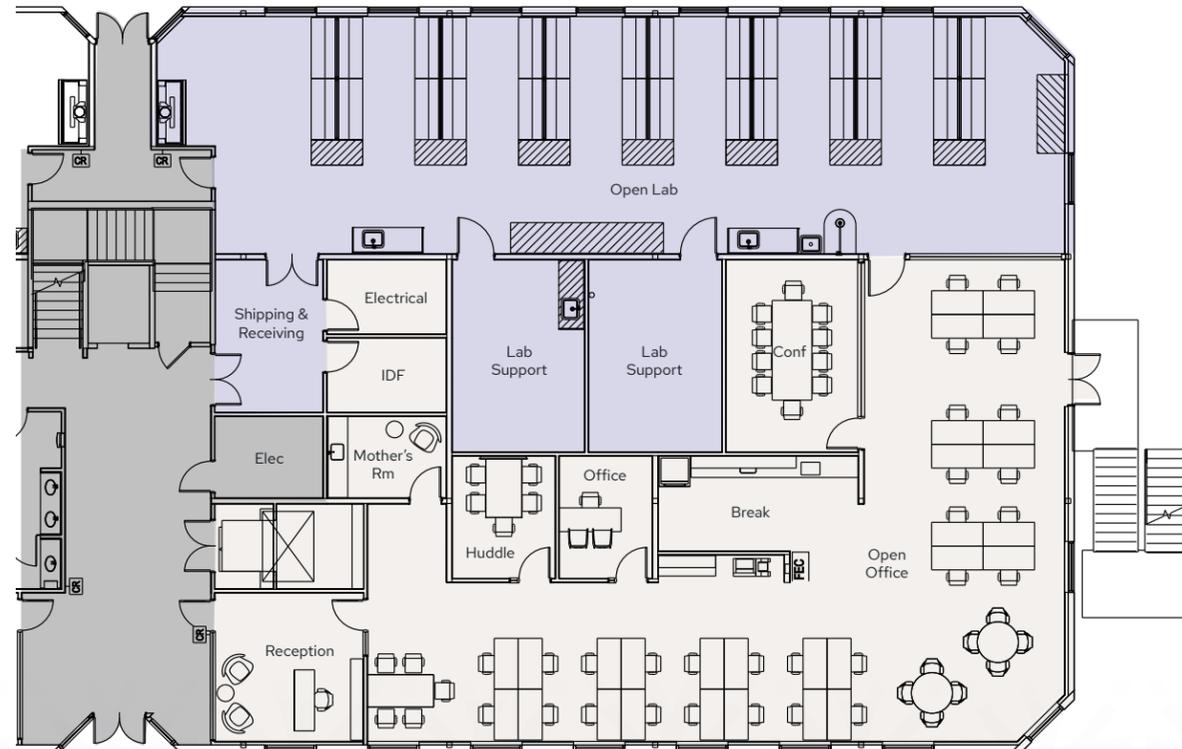
Lab Office Office furniture not included



# 2445 FABER PLACE

Suite 102  
**7,410 SF** Fitted Lab  
Available Now

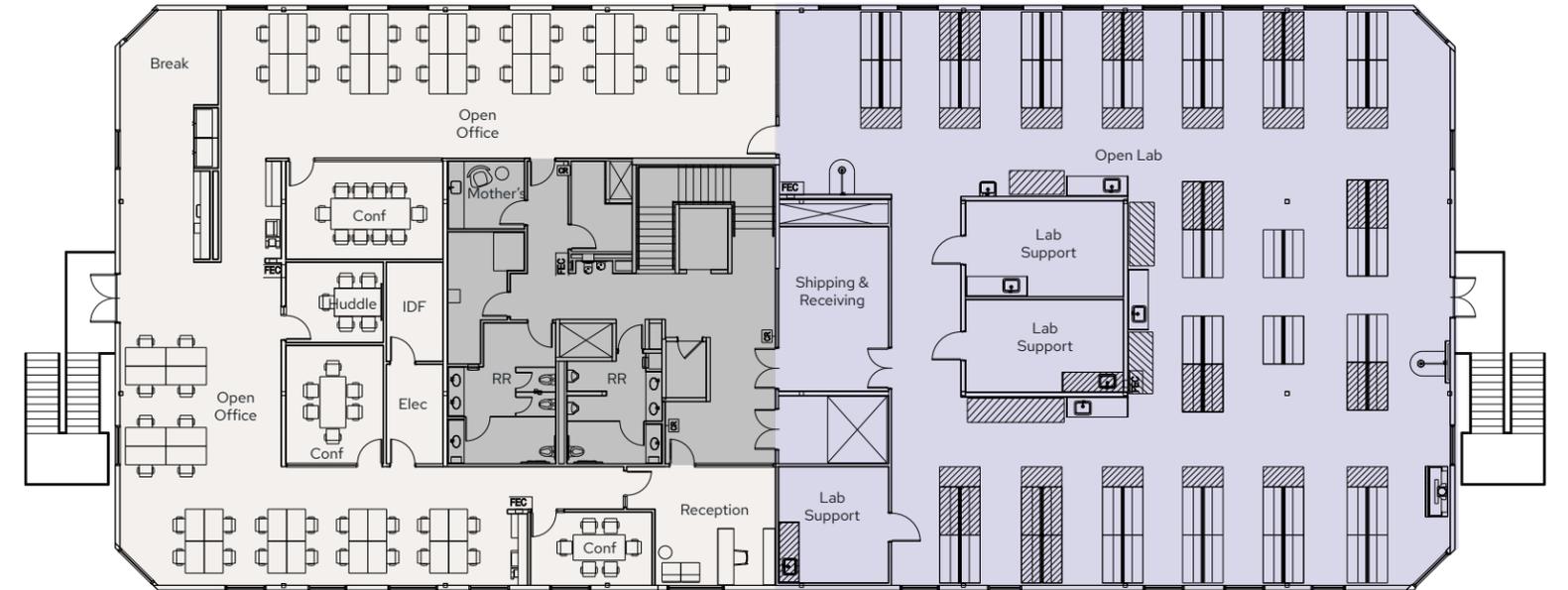
Lab Office *Some office furniture not included*



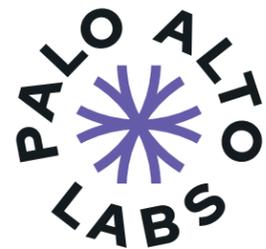
# 2445 FABER PLACE

Suite 200  
**12,764 SF** Fitted Lab  
Available Now

Lab Office *Office furniture not included*



# Modern Lifestyle Amenities



9,315 SF amenity building with programming and services provided by ELEVATE.

#### Interior Amenities

- Cafe/lounge space with coffee service
- Training room with prefunction space
- Conference rooms
- Fitness center with showers & lockers
- Ping pong table
- Scrabble board

#### Exterior Amenities

- Seating areas with trellises
- Circular firepit
- Pond with water features

A hand holding a smartphone displaying the ELEVATE app interface. The screen shows the time 12:01, the app name "ELEVATE", and the tagline "Life happens where work happens." Below this are menu items for "Events", "Fitness", "Classes", "About", and "Notices".

ELEVATE

**It's Not What We Do.  
It's Not How We Do It.  
It's Who We Are.**

#### BALANCE

- Fitness Classes
- Wellness Events & Workshops
- Walking And Running Trails

#### ACCESS

- Car Detailing Services
- Mobile Hospitality Services

#### TASTE

- Rotating Food Trucks
- Beer & Wine Tastings

#### BRAIN POWER

- Lunch & Learn Workshops
- Virtual Educational Opportunities
- Fully Equipped Meeting Spaces

#### GENEROSITY

- Donation Collections
- E-Waste Recycling
- Blood Drives

#### CONNECTIONS

- Networking & Happy Hours
- Seasonal Events
- New Tenant Welcome Tours & Gifts

#### PLAY

- Tenant Competitions & Prizes
- Outdoor Gaming



**DOWNTOWN PALO ALTO**

Blue Bottle Coffee	Nola	Sweetgreen
Crepevine	Oren's Hummus	Starbucks
Curry Up Now	Philz Coffee	Tacolicious
Evvia Estiatorio	Pizzeria Delfina	Tamarine
Il Fornaio	Ramen Nagi	Taverna
Meyhouse	Rangoon Ruby	Verve Coffee
Nobu	Reposado	Yayoi Palo Alto

**IKEA**

**RAVENSWOOD SHOPPING CENTER**

Baskin Robbins	Starbucks
Jamba Juice	Taco Bell
Home Depot	Target
Nordstrom Rack	TOGO's
McDonald's	Wingstop

**BAY CAFE RESTAURANT & BANQUETS**

**CLOUD9 COFFEE**

**PALO ALTO AIRPORT**



**STANFORD SHOPPING CENTER**

**STANFORD STATION**

**TOWN & COUNTRY VILLAGE**

Asian Box	Howie's Artisan Pizza
Boba Guys	LuLu's
Boichik Bagels	Manresa Bread
Gott's Roadside	Telefèric Barcelona

**EDGEWOOD PLAZA**

Chef Zhao Kitchen  
House of Bagels  
Orangetheory Fitness  
Starbucks  
THE MARKET at Edgewood

**STANFORD UNIVERSITY**

**CALIFORNIA AVE STATION**

**CALIFORNIA AVENUE**

Anatolian Kitchen	Palo Alto Sol
Domino's Pizza	Panda Express
Izzy's Brooklyn Bagels	Pizz'a Chicago
Jack in the Box	Pop Tea Bar
Joanie's Cafe	SUN of WOLF
La Bodeguita Del Medio	Terun
MJ Sushi Palo Alto	Zareen's

**A 5-minute drive from the world-class innovation of Stanford University, Palo Alto Labs is the perfect place to pursue life-changing science.**



# 12M Square Foot International Portfolio

**West Coast:**  
San Francisco, CA  
Redwood City, CA  
San Mateo, CA  
Palo Alto, CA  
Millbrae, CA  
San Diego, CA

**East Coast:**  
Boston, MA  
Durham / RTP, NC  
New York, NY  
Rockville, MD  
Philadelphia, PA

**United Kingdom:**  
Cambridge, UK





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**LONGFELLOW™**

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