

# 8100

## JARVIS AVENUE

NEWARK, CALIFORNIA



ACTUAL PHOTO

**Life Science Specifications**

- Floor live load of 100 lbs PSF
- Distributed 220 Volt Outlets
- Hazardous Waste Storage Area
- 6-10 air changes per hour in lab areas
- 360 KW backup generator

[CLICK HERE FOR A VIDEO TOUR](#)

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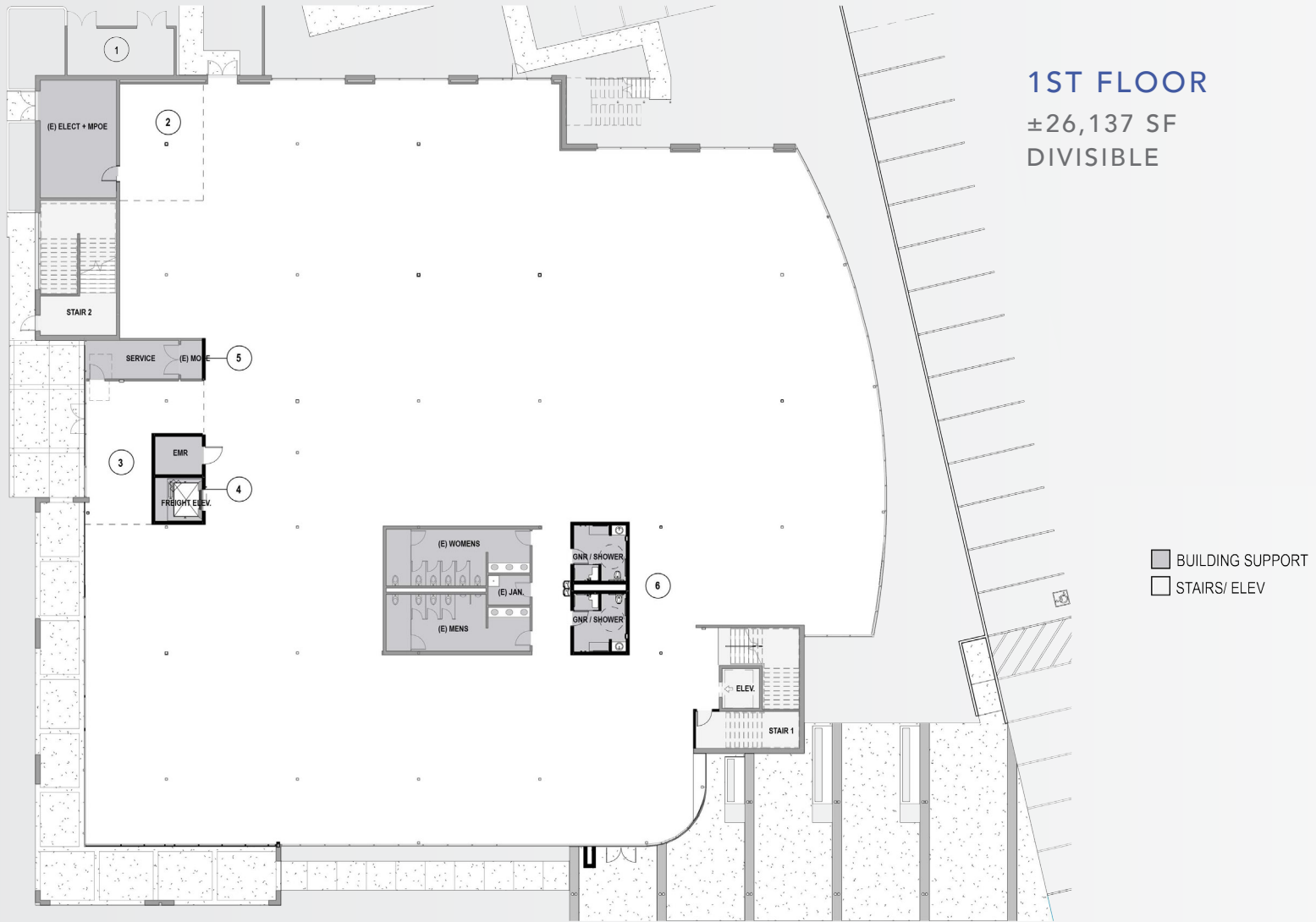
EXTERIOR AND LOBBY  
WORK NEWLY COMPLETED

## BUILDING HIGHLIGHTS

- Class A steel frame construction, originally built in 2001
- 2-story, ±53,259 SF, stand-alone building
  - First Floor: Shell condition with restrooms
  - Second Floor: Completed spec lab improvements
- Divisibility: ±9,886 SF to ±53,259 SF
- Deck-to-deck
  - 15' 1st floor
  - 14' 2nd floor
- 2,000 amps of power at 480 volts
- 1 passenger elevator, 1 freight elevator added as part of renovation
- New two-story lobby and exterior improvements
- Renovated restrooms
- New spec lab/office interiors throughout
- 3 minutes from Dumbarton Bridge and 18 minutes to Palo Alto
- Adjacent to Biomed Realty's Pacific Research Center and Aloft Hotel
- Retail amenities nearby
- Proximity to San Jose, San Francisco and Oakland airports
- Adjacent to Tesla Supercharger



# FLOOR PLAN | LEVEL 1



**1ST FLOOR**  
±26,137 SF  
DIVISIBLE

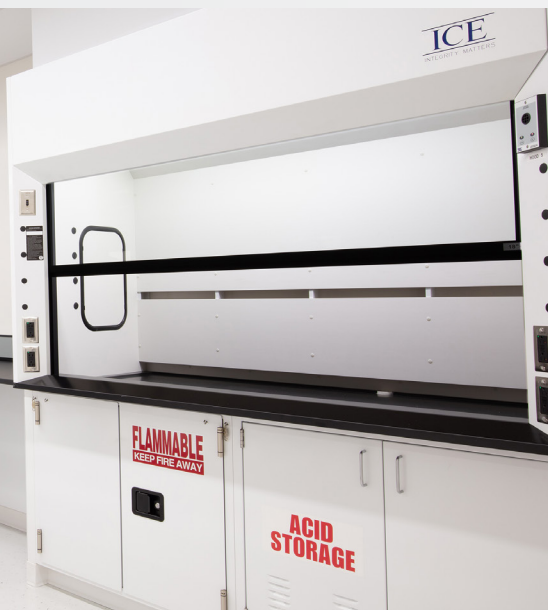




## R&D SECOND FLOOR LIFE SCIENCE HIGHLIGHTS

- Improvements can support biology rated for BSL2 or chemistry uses
- Grade-level loading area
- 6 air changes per hour in general lab and minimum 10 air changes per hour in instrument/TC rooms
- Second floor: 10 islands, (65) 6' benches, 10 end caps, 11 regular sinks, 2 double-basin sinks, 13 fume hoods
- Distributed compressed air and vacuum
- Exposed ceiling in office area
- Floor live load of 100 lbs PSF on second floor
- 350 kilowatt backup generator
- Distributed 220-volt outlets
- Hazardous waste storage area
- Freight elevator can support large equipment and hazmat transportation

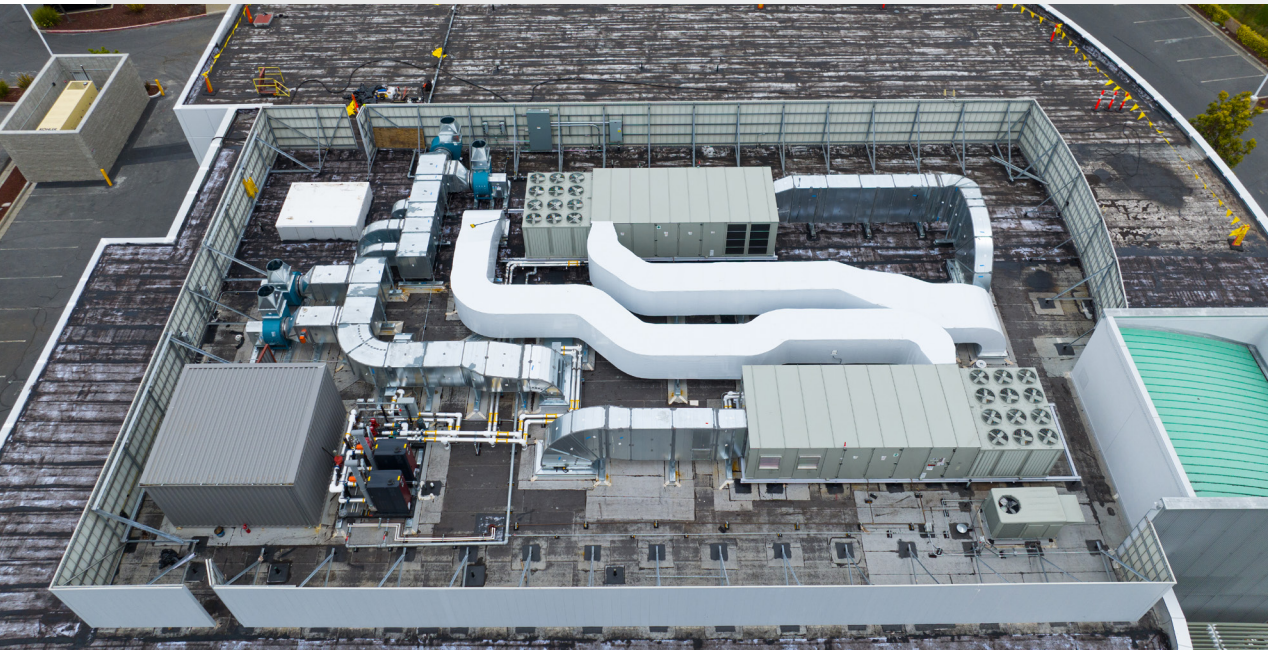
# SECOND FLOOR LAB SPACE GALLERY



2ND FLOOR: OFFICE SPEC GALLERY



# EXTERIOR GALLERY



NEW LOBBY FINISHES



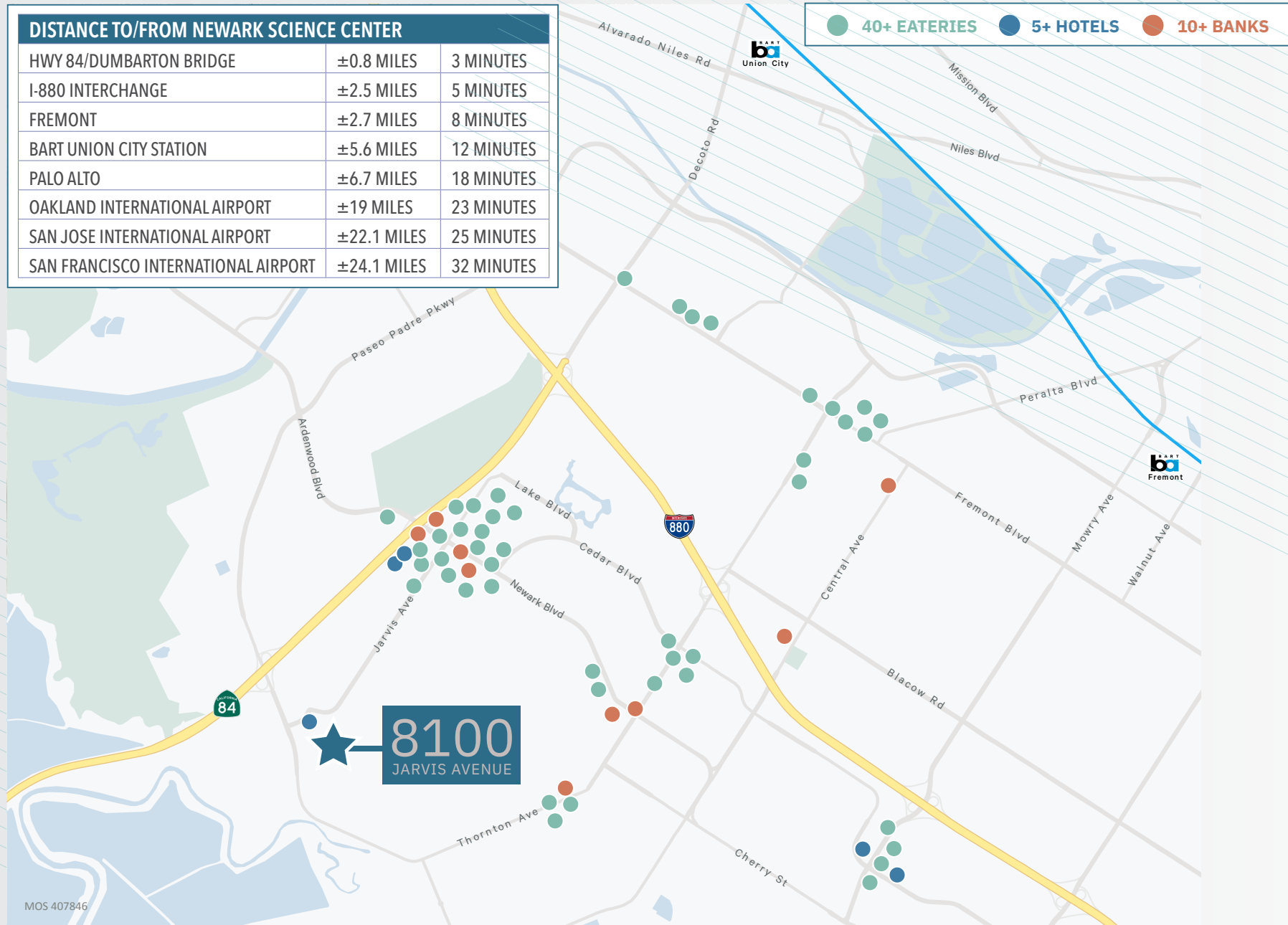
# INNOVATIVE NEIGHBORS



# AMENITIES AND TRANSPORTATION

DISTANCE TO/FROM NEWARK SCIENCE CENTER		
HWY 84/DUMBARTON BRIDGE	±0.8 MILES	3 MINUTES
I-880 INTERCHANGE	±2.5 MILES	5 MINUTES
FREMONT	±2.7 MILES	8 MINUTES
BART UNION CITY STATION	±5.6 MILES	12 MINUTES
PALO ALTO	±6.7 MILES	18 MINUTES
OAKLAND INTERNATIONAL AIRPORT	±19 MILES	23 MINUTES
SAN JOSE INTERNATIONAL AIRPORT	±22.1 MILES	25 MINUTES
SAN FRANCISCO INTERNATIONAL AIRPORT	±24.1 MILES	32 MINUTES

● 40+ EATERIES   
 ● 5+ HOTELS   
 ● 10+ BANKS

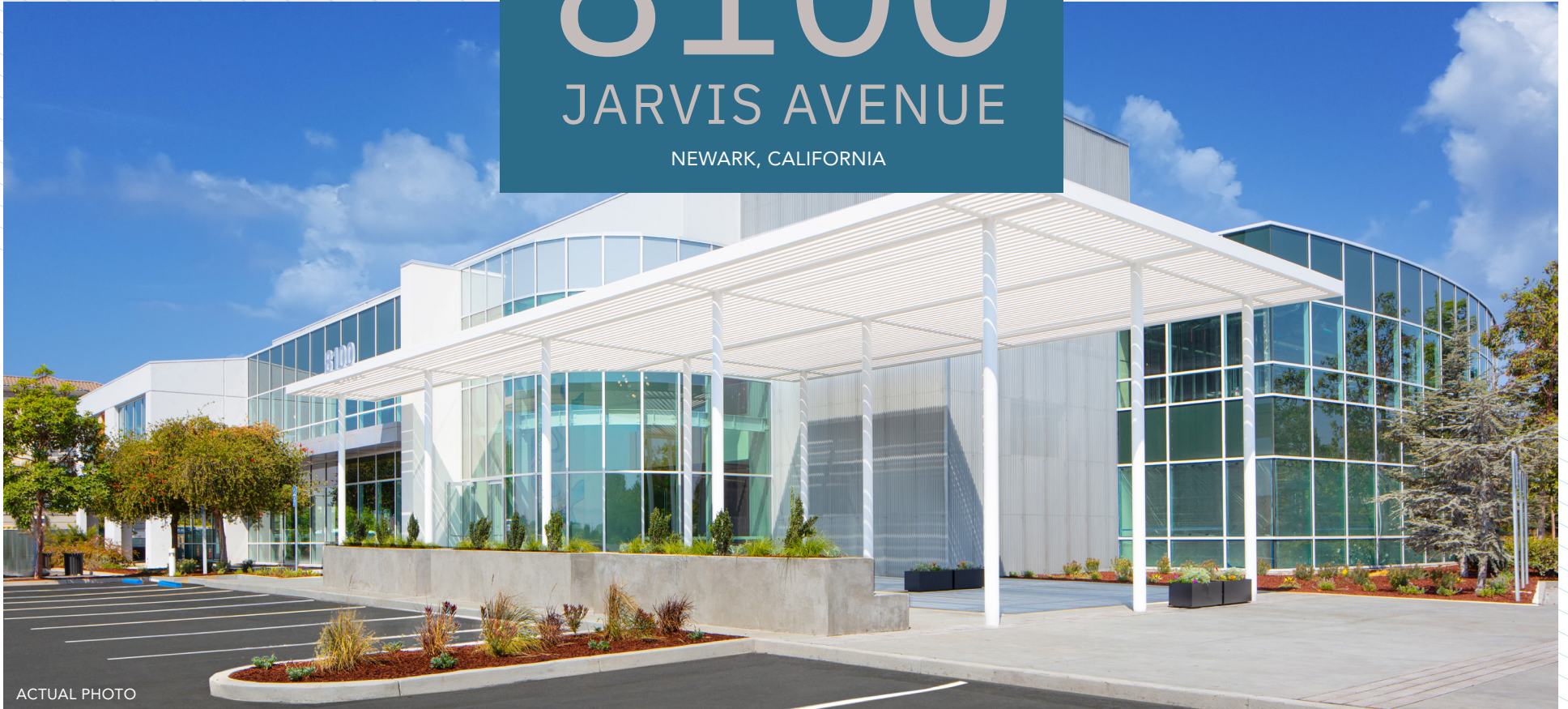


MOS 407846

# 8100

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NEWARK, CALIFORNIA



ACTUAL PHOTO

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BUCHANAN STREET  
PARTNERS

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