



**AN AMENITY  
BUILDING  
DEDICATED  
TO YOU.**

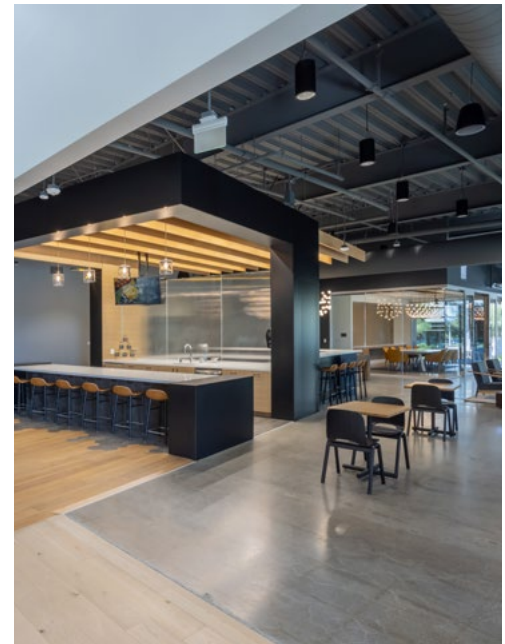


**REDWOOD** Lab and  
Innovation  
Focused  
Environment  
**LIFE**  
[WWW.REDWOOD-LIFE.COM](http://WWW.REDWOOD-LIFE.COM)

**TWENTY  
BUILDINGS  
AND MORE  
THAN  
1 MILLION S.F.**



**LIFE WORKS  
HERE.**



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## LIFE WORKS HERE.

The energy of a breakthrough.  
 The buzz of collaboration.  
 Enviable comforts  
 that benefit work and life,  
 inspiring days  
 alive with activity.



**±1,000,000 SF**

Class A  
 Life Science Park  
 with a World Class  
 Amenity Center



**RANGE OF LAB SPACE**

Flexible Layout



**BAY TRAIL**

Direct access to  
 Bay Areas Premier  
 Walking and  
 Cycling Path



**ACCESS**

Direct Onsite Shuttle  
 to Baby Bullet  
 & Caltrain



# REDWOOD LIFE

# PROJECT AERIAL

TWENTY BUILDINGS AND MORE THAN 1 MILLION S.F.

of lab and innovation space at the center of San Francisco's central Bay Area. The location is prolific. The footprint is giant. Redwood LIFE totally works.



## 900 ISLAND DRIVE FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
SUITE 101	±12,798 SF	<b>NEW SPEC LAB SUITE - MOVE IN READY</b> Rare Opportunity. 50% Lab and 50% Office
SUITE 102	±13,847 SF	<b>NEW SPEC LAB SUITE - MOVE IN READY</b> Rare Opportunity. 50% Lab and 50% Office
SUITE 202	±5,886 SF	<b>NEW SPEC LAB SUITE - MOVE IN READY</b>
SUITE 203	±7,783 SF	<b>NEW SPEC LAB SUITE - MOVE IN READY</b>
SUITE 204	±6,445 SF	<b>NEW SPEC LAB SUITE - MOVE IN READY</b>

## 1400 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 102	±12,169 SF	<b>NEW SPEC LAB SUITE</b> Rare Opportunity. 50% Lab and 50% Office.

## 2800 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
1ST FLOOR	±27,322 SF	Floor Vacant and Ready for Customized Tenant Improvements
2ND FLOOR	±25,982 SF	Floor Vacant and Ready for Customized Tenant Improvements

## 3000 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
1ST FLOOR	±27,249 SF	Floor Vacant and Ready for Customized Tenant Improvements
2ND FLOOR	±24,573 SF	Floor Vacant and Ready for Customized Tenant Improvements

## 3200 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 201	±12,029 SF	<b>NEW SPEC LAB SUITE</b> Rare Opportunity. 50% Lab and 50% Office

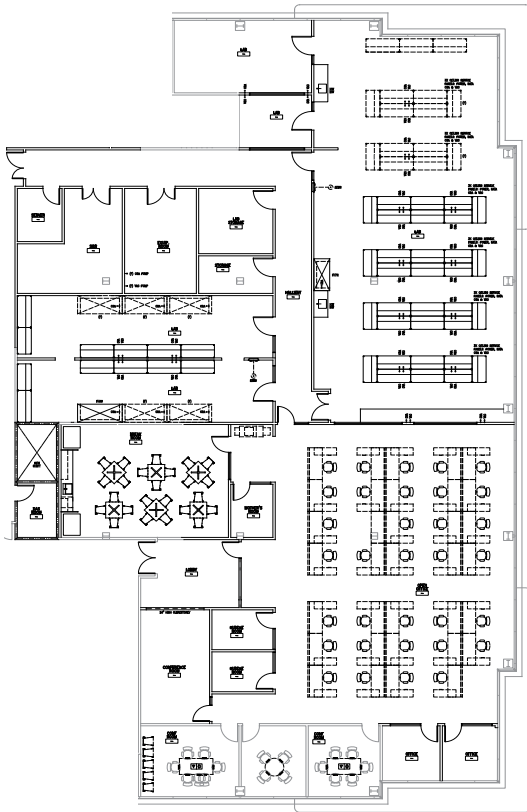
## 3400 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 102	±13,242 SF	<b>NEW SPEC LAB SUITE</b> Rare Opportunity. 50% Lab and 50% Office

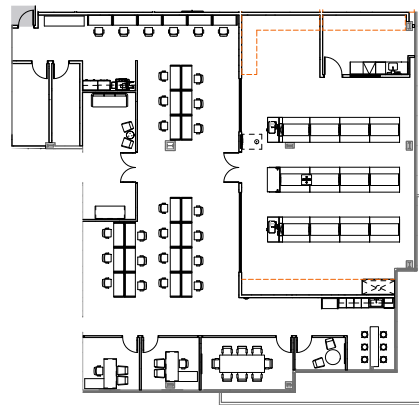
## 3600 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
SUITE 101	±12,783 SF	<b>NEW SPEC LAB SUITE</b> Rare Opportunity. 50% Lab and 50% Office
SUITE 102	±13,389 SF	<b>NEW SPEC LAB SUITE</b> Rare Opportunity. 50% Lab and 50% Office
2ND FLOOR	±25,650 SF	<b>FULL FLOOR SPEC LAB</b> Rare Opportunity. 50% Lab and 50% Office

This is an environment focused on lab and innovation space where world-changing interactions and favorable reactions are part of every day. This is where work comes to life. This is Redwood LIFE.



HYPOTHETICAL SPEC LAB BUILD OUT - ±13,000 SF



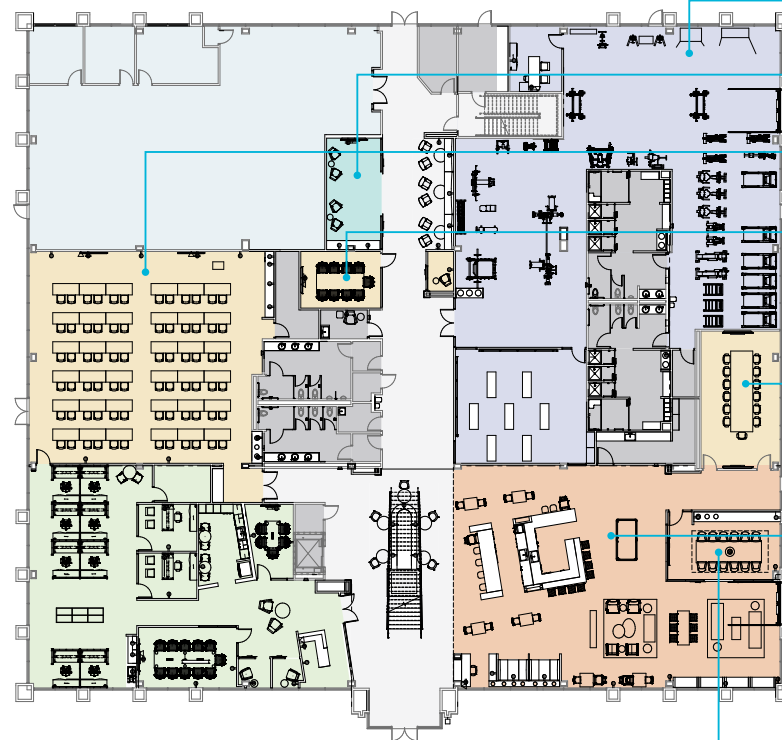
HYPOTHETICAL SPEC LAB BUILD OUT - ±6,500 SF



## AN AMENITY BUILDING DEDICATED TO YOU.

Redwood LIFE supports growing companies by providing the lifestyle amenities that attract and retain top talent, in a highly-accessible Mid-Peninsula location.

### AMENITY BUILDING - 1300 ISLAND DRIVE

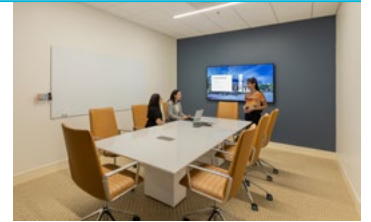


FITNESS CENTER

MARKETING SUITE

TRAINING HALL

CONFERENCE ROOMS



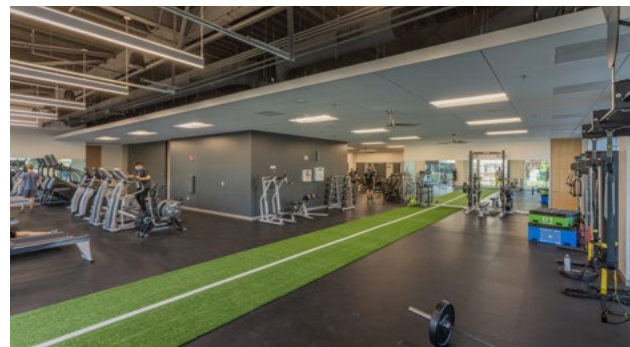
TENANT LOUNGE / MEETING AREAS



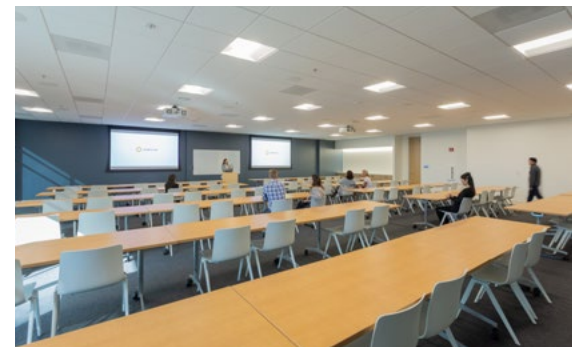
EXECUTIVE DINING ROOM



LOBBY

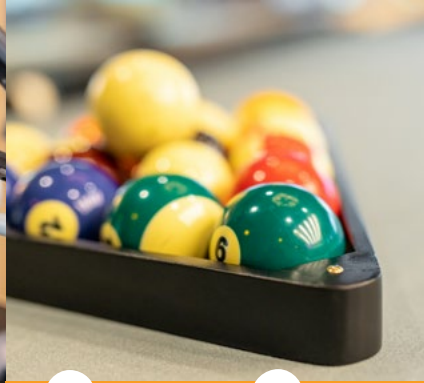


FITNESS CENTER



TRAINING HALL

*it's*  
*not what we do*



*it's*  
*not how we do it*



*it's*  
*who we are*

# ELEVATE

No two Longfellow properties are the same, and that's just the way we like it. ELEVATE by Longfellow is not one-size-fits-all — it's one-size-fits-you. With collaborative spaces and bold interiors, ELEVATE brings you the amenities designed to spark camaraderie and enjoyment for your team.

Your ELEVATE on-site curated amenities include:

## ELEVATE BALANCE

- Fitness Center
- Programmed Exercise Classes
- Locker Rooms
- Wellness Events
- Wellness Challenges
- Outdoor Fitness Area

## ELEVATE CONNECTIONS

- Tenant Engagement Events
- Networking Events
- Happy Hours
- Tenant Contests & Giveaways

## ELEVATE TASTE

- Food Trucks
- Pop-up Markets
- Beer, Wine, & Food Tastings

## ELEVATE PLAY

- Outdoor Amenity Space

## ELEVATE GENEROSITY

- Philanthropic Drives & Donations
- Volunteer Opportunities
- E-Waste & Zero Waste Recycling

## ELEVATE BRAINPOWER

- Indoor & Outdoor Meeting Space
- Lunch & Learns
- TED Talks

# REDWOOD LIFE

# LOCATION

With a central Bay Area location that's simultaneously in the middle of everything and miles from mundane, convenient amenities blend with natural serenity to create a campus where ideas flourish and companies have room to grow.



*Dedicated shuttle from Belmont Station to Redwood LIFE*

- SAN FRANCISCO STATION 43 MINUTES\*
- BAYSHORE STATION 34 MINUTES\*
- SOUTH SAN FRANCISCO STATION 27 MINUTES\*
- MILLBRAE STATION 19 MINUTES\*
- SAN MATEO STATION 10 MINUTES\*
- BELMONT STATION | **REDWOOD LIFE**
- REDWOOD CITY STATION 8 MINUTES\*
- PALO ALTO STATION 17 MINUTES\*
- SAN JOSE STATION 50 MINUTES\*

\*To Belmont Station



**HIGHWAY ACCESS**

- 101 - 5 MINUTES | 1.4 MILES
- 92 - 7 MINUTES | 3.6 MILES
- 280 - 12 MINUTES | 8.3 MILES
- 84 - 16 MINUTES | 10 MILES



## 14.5 MILLION SF NATIONAL PORTFOLIO

- Boston, MA
- Durham, NC
- New York, NY
- RTP, NC
- San Diego, CA
- United Kingdom
- Emeryville, CA
- Millbrae, CA
- Palo Alto, CA
- Redwood City, CA
- San Francisco, CA
- San Mateo, CA

Redwood LIFE is brought to you by Longfellow, deliverer of world-class real estate spaces with an emphasis on the sciences. We believe in the power of the work environment to nurture and grow both companies and people. Redwood LIFE is an epic development and the opportunity of a work/lifetime. Let us build to suit you.



### DEVELOPMENT

- Strategy & Partnerships
- Advisory & Entitlements
- Acquisitions

### MANAGEMENT

- Leasing
- Project Management
- Property Management

### INVESTMENTS

- Asset Management
- Investment Management

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**LIFE**

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