

1089 MILLS WAY, REDWOOD CITY

FOR LEASE



±87,262 RSF

Mid-Peninsula Advanced Manufacturing Facility



Jones Lang LaSalle Brokerage
Real Estate License #: 01856260

FULL BUILDING OPPORTUNITY

BUILDING FEATURES

BUILDING SF

±87,262

MEZZANINE SF

±17,986

CLEAR HEIGHT

±24 Feet

POWER

2,000 AMPS
@480 V

FREEWAY SIGNAGE FRONTAGE

340 FT

LOADING DOORS

7 Grade & 4 Dock

HVAC

100% Throughout

FIRE SUPPRESSION

Fire & ESFR
ESFR in R&D Area

ZONING

LIGHT INDUSTRIAL INCUBATOR

Permissive zoning allows a wide variety of research and development uses covering the majority of hardware technology, life science, and traditional industrial manufacturing as well as a wide variety of other uses.

Tenant to confirm their own use within the city.

- ✓ HARDWARE TECHNOLOGY
- ✓ MEDICAL DEVICE
- ✓ ROBOTICS
- ✓ AUTO TECHNOLOGY
- ✓ MANUFACTURING
- ✓ + MANY OTHER USES



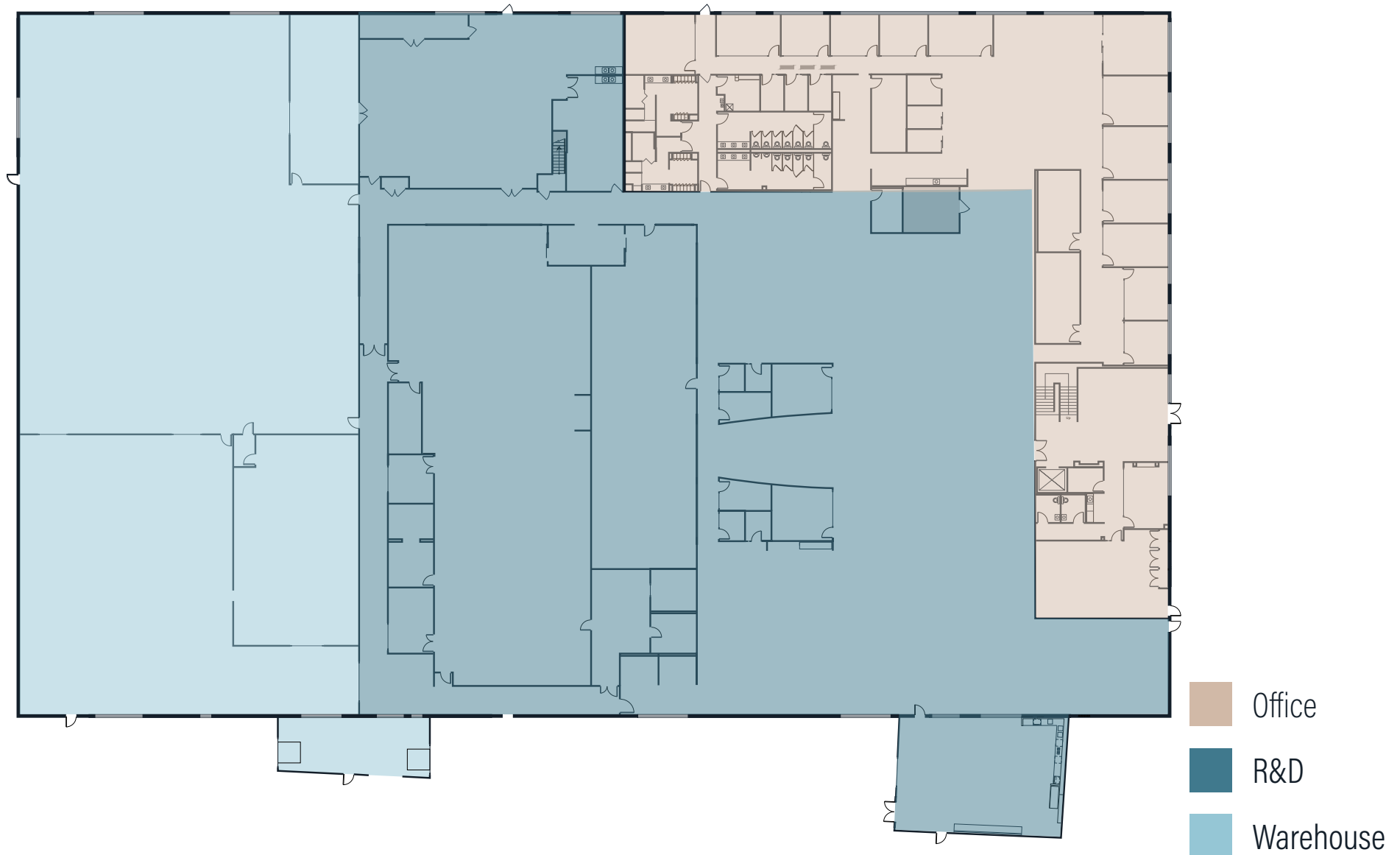
340 FT OF FRONTAGE
ON HIGHWAY 101



EXPOSURE TO
 $\pm 200,000$ CARS DAILY

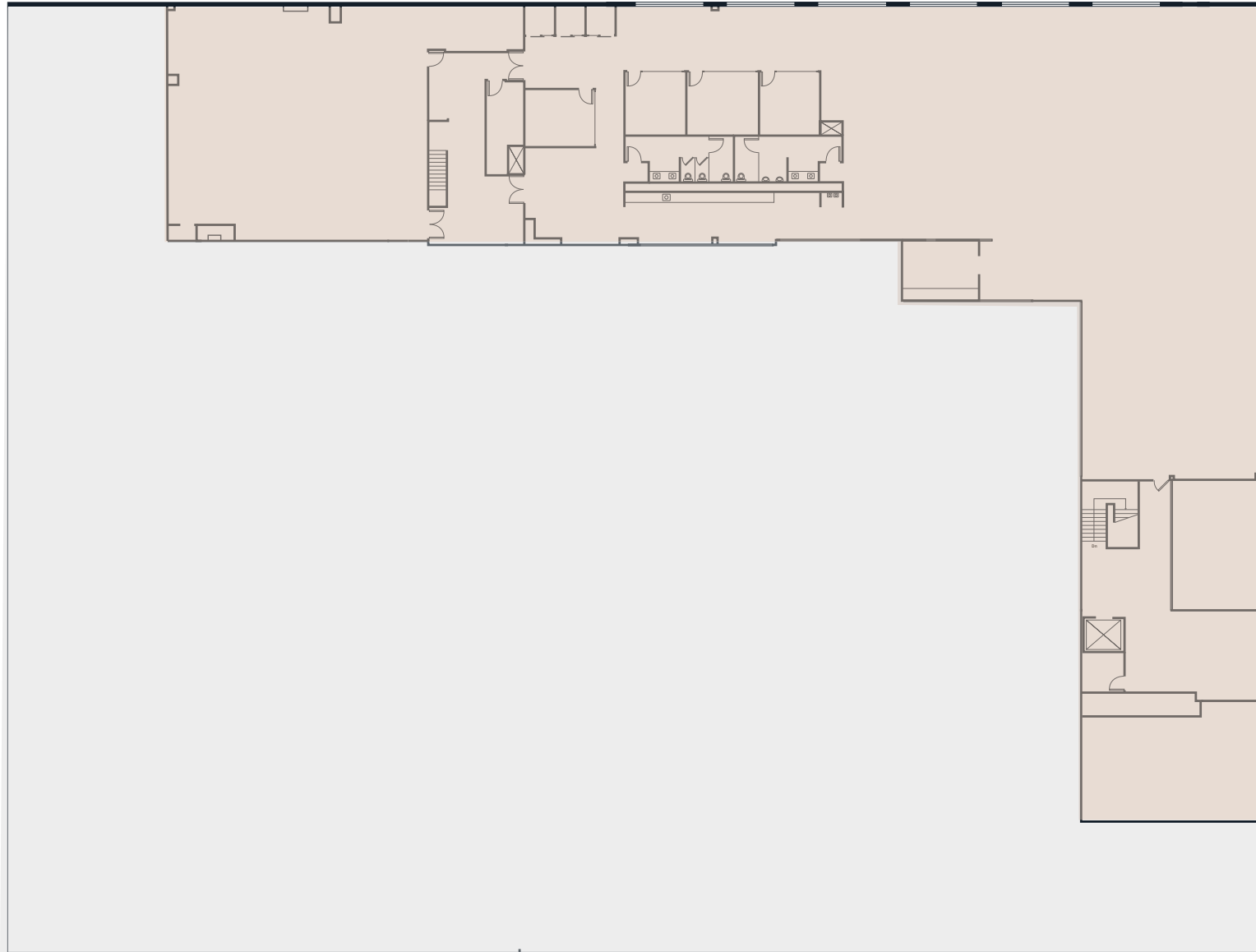
FLOOR 1 | ±69,276 SF

Office, R&D, and Warehouse

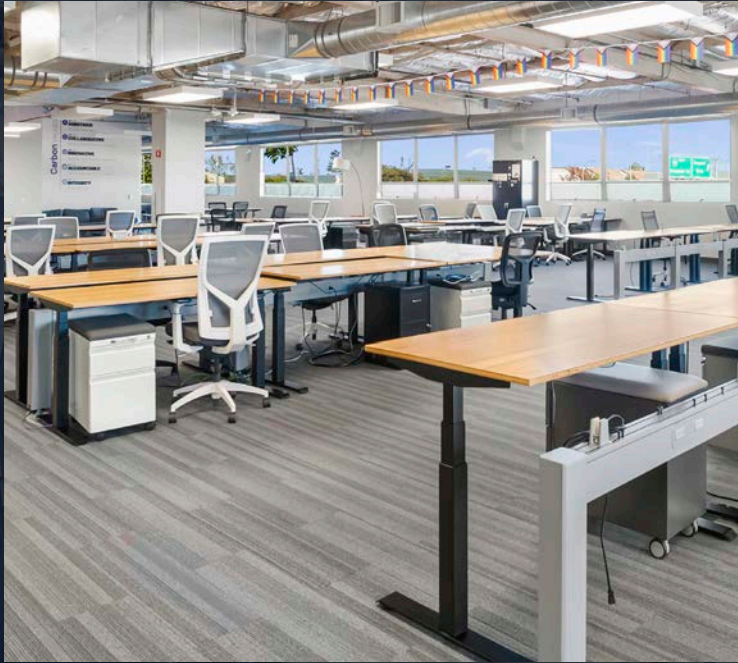


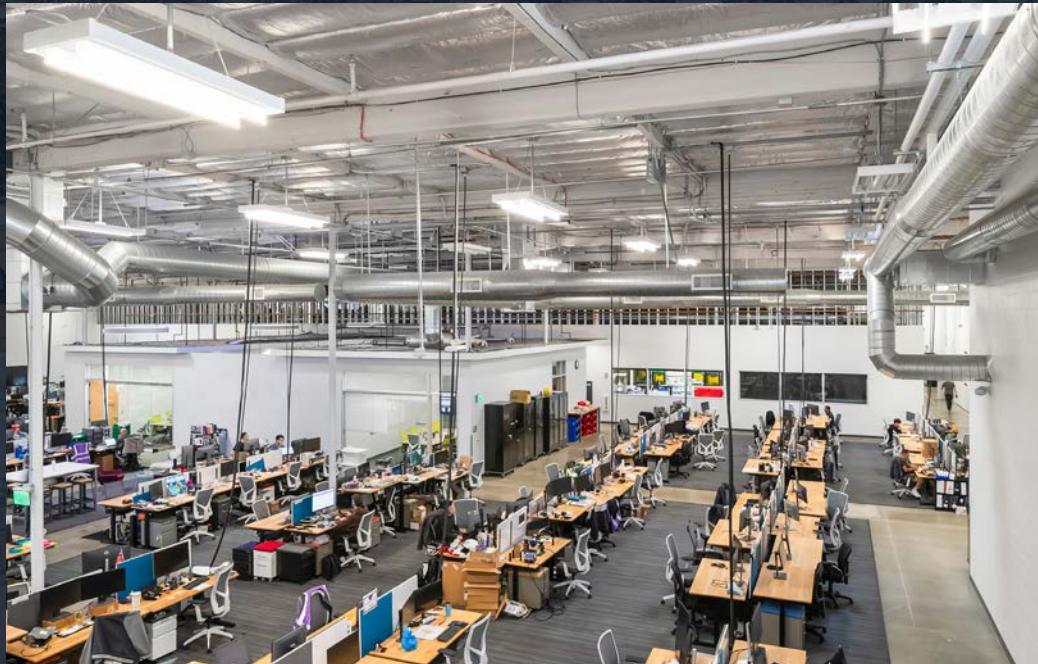
FLOOR 2 | ±17,986 SF

Mezzanine Office



Office







DOWNTOWN
REDWOOD CITY

1089 MILLS WAY

1 MILE

AMENITY MAP



RESTURANTS



1. TACOS EL GRULLENSE E & E
2. SUSHINALOA
3. CAPELO'S BARBECUE
4. GOURMET GYROS & KEBABS
5. COCOLA BAKERY
6. TACOS EL GRULLO
7. ZOOM CAFE
8. CARDINAL CAFE
9. LA VIGA SEAFOOD
10. TAZA DELI AND CAFE
11. AHISUSHI & STEAKHOUSE

RETAIL



12. SIGONA'S FARMERS MARKET
13. OUTDOOR SUPPLY HARDWARE
14. COSTCO WHOLESALE
15. CVS
16. SMART & FINAL

POST OFFICE



17. UNITED STATES POSTAL SERVICE

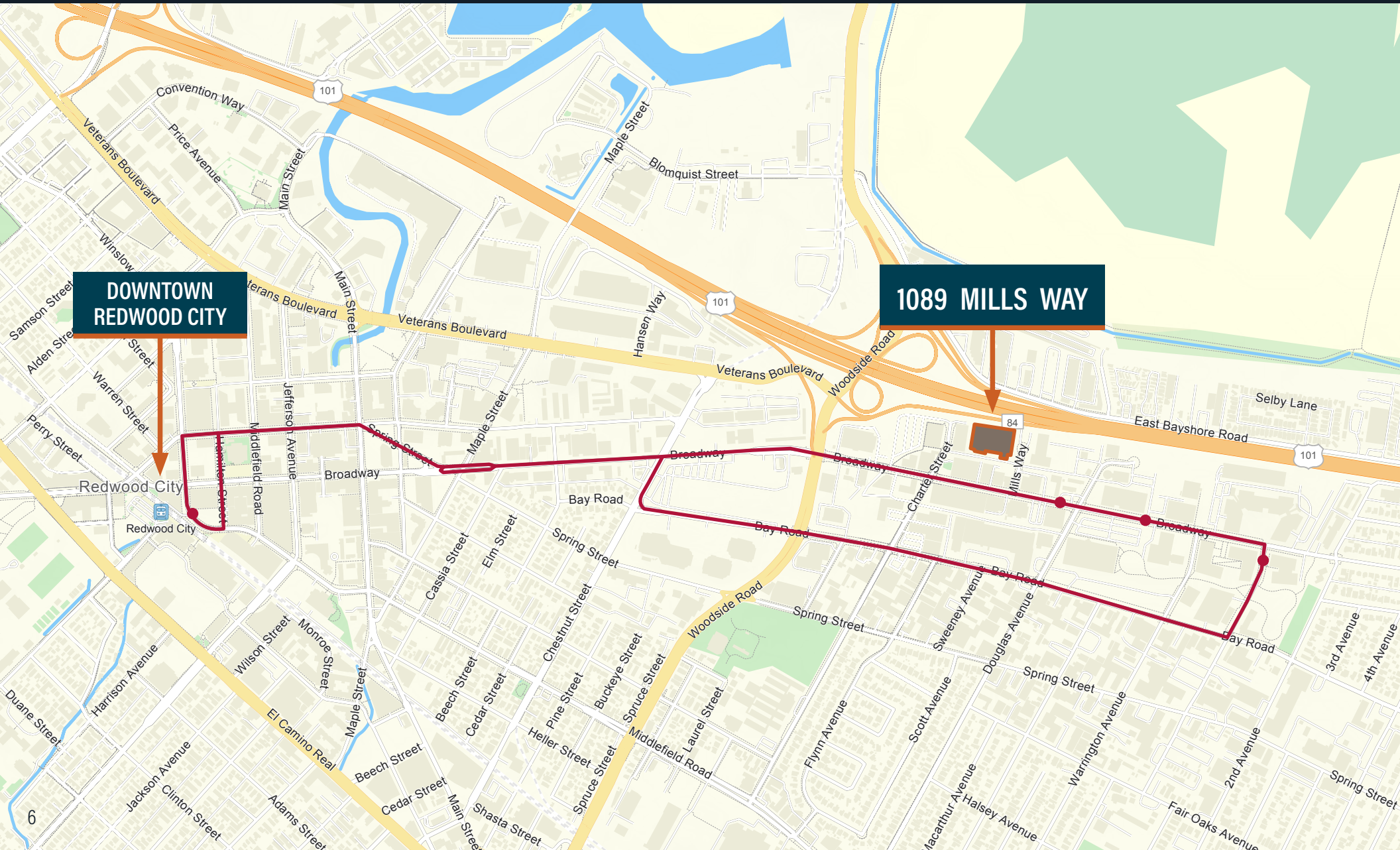
FITNESS



18. 24 HOUR FITNESS

**120+ RESTURANTS, SHOPS, AND ENTERTAINMENT
IN DOWNTOWN REDWOOD CITY**

CALTRAIN SHUTTLE



NEIGHBORING TENANTS



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