

MILLBRAE

ALEXANDRIA CENTER
FOR LIFE SCIENCE



675,000 SF TRANSIT ORIENTED
LAB/OFFICE
MILLBRAE CAMPUS



Welcome to ACLS Millbrae

The Alexandria Center for Life Science in Millbrae offers three seven-story buildings with Class A lab/office space. This 675,000 square foot purpose-built campus can accommodate mission critical facilities.

Project highlights include:

- Large, efficient floorplates
- Uniquely located on both **Millbrae Caltrain** and **BART stations**, providing access to Bay Area-wide talent
- Distinctive architecture and design
- Fully amenitized campus including generous outdoor collaborative areas, cafe, conferencing center and fitness center
- Convenient access to SFO, 101 and 280 freeways
- Robust MEP systems to support laboratory buildout
- All-electric, LEED certified campus with eco-friendly improvements including solar and EV stations



LEASED
230 Harriet Tubman Way

±185K RSF
231 Adrian Road

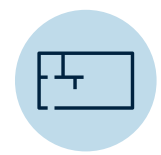
±200K RSF
30 Rollins Road

Amenity Building

ACLS Milbrae is designed for ultimate flexibility.



675,000 SF
3-building campus



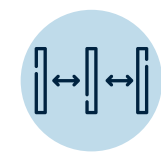
40–57k SF
Large, Open Floorplates



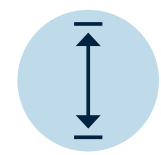
927
Total Parking Spaces
in secured parking garage



100 lbs/SF
Live Load Capacity



33' x 33'
Typical Column Spacing



16'
Typical Floor-to-Floor Height



Space to ignite ideas

Productivity, innovation, retention, recruiting: Whatever your priority, ACLS Millbrae's vibrant environment makes it easier to care for your people. Whether collaborating and connecting in the rooftop garden, refreshing the mind at the full-service fitness center or re-energizing at the cafe — ACLS Millbrae offers best-in-class amenity space.



Cafe

with healthy food options



Conference

center



Fitness

center with locker & shower facilities





30 ROLLINS RD

Environmental responsibility

Alexandria strives to make a positive impact on society by developing and operating efficient and healthy buildings, reducing carbon emissions, mitigating climate risk, and advancing human health and nutrition.



ALL ELECTRIC
Commercial lab building



WALKABLE
to public transportation



Achieve **LEED GOLD** certification for new ground-up development projects



Carbon Cure **SUSTAINABLE** Concrete technology



Estimated **50-60% FEWER** Carbon emissions per year than comparable lab/office buildings



DESIGN CERTIFICATION



93 EV charging stations



HEALTH & SAFETY RATED



Outdoor Plaza & Cafe



Outdoor Plaza & Cafe

Uniquely located on two mass transit stations

Caltrain

Millbrae Station To

Downtown San Francisco
Baby Bullet: 18 Minutes

Downtown Palo Alto
Baby Bullet: 21 Minutes

Downtown San Jose
Baby Bullet: 43 Minutes

BART

Millbrae Station To

Downtown San Francisco
30 Minutes

Downtown Oakland
40 Minutes





Restaurants

- | | | |
|------------------------------|-------------------------------|--------------------------------|
| 1. El Super Burrito | 13. Thai Stick Restaurant | 25. Grill & Vine |
| 2. Little Whale Seafood | 14. The Kitchen | 26. New England Lobster Market |
| 3. Big Mouth Burgers | 15. Sweet Indulgence Inc. | 27. Hangar Steak |
| 4. Shanghai Dumpling Shop | 16. Cheung Hing Restaurant | 28. Joe's Cafe By the Bay |
| 5. Sixteen Mile House | 17. Hot Pot Garden | 29. Taylor's Bay Cafe & Deli |
| 6. Zen Sushi Bistro | 18. La PetiteCamille | 30. New World Cafe |
| 7. Sushi Kei | 19. Hoysun Seafood Restaurant | 31. Agenzen Japanese Cuisine |
| 8. La Collina | 20. Kanoya | 32. In-N-Out Burger |
| 9. Fiddlers Green | 21. Peter's Cafe | 33. Panera Bread |
| 10. Tai Wu Restaurant | 22. Hong Kong Flower Lounge | 34. L&L Hawaiian Barbecue |
| 11. The Third Eye Restaurant | 23. Nothing Bundt Cakes | |
| 12. Bamboo Garden | 24. Restaurant Bay Watch | |

Hotels

1. Aloft
2. The Westin
3. Hampton Inn & Suites
4. Marriott Waterfront

Transportation

- BART
- Caltrain

SAN FRANCISCO INTERNATIONAL AIRPORT



MILLBRAE
ALEXANDRIA CENTER
 FOR LIFE SCIENCE



ALEXANDRIA

Building the Future of Life-Changing Innovation

Andrew Zink
Vice President - Leasing
415.971.5799
azink@are.com

Todd Miller
Senior Vice President - Leasing
650.444.1295
tmiller@are.com



Cole Smith
510.734.1508
cole.smith@am.jll.com
Lic. #01948128

Grant Yeatman
858.736.5261
grant.yeatman@am.jll.com
Lic. #01972905