



GOODMAN INNOVATION CENTER BELMONT



Warehousing,
Flex & Creative
Office Spaces

200-450 Harbor Boulevard,
Belmont, CA

GIG BELMONT

Lease opportunities are now available, take your tour with CBRE today.

+ Multiple warehousing, flex and creative office spaces ranging from 2,853 to 31,625 sqft

+ Extensive 2.5/1,000 parking opportunity

+ Close proximity to restaurants, hotels, retail and gyms

+ Easy access to the 92, 101 and El Camino Real Freeways

+ CalTrain stations within easy walking distance

+ Premium, campus style setting with scalability

CURRENT & UPCOMING VACANCIES - SCHEDULE A TOUR



BUILDING C

Entire Building / Divisible
27,590 SF

BUILDING E

Suite 350
6,129 SF

BUILDING D

Suite 270
2,853 SF

BUILDING B

Entire Building
31,625 SF
Available September 2026

BUILDING A

Suite 262
4,378 SF

Suite 312 - 8,564 SF

Suite 310A - 7,285 SF

CAMPUS PLAN



AVAILABILITIES

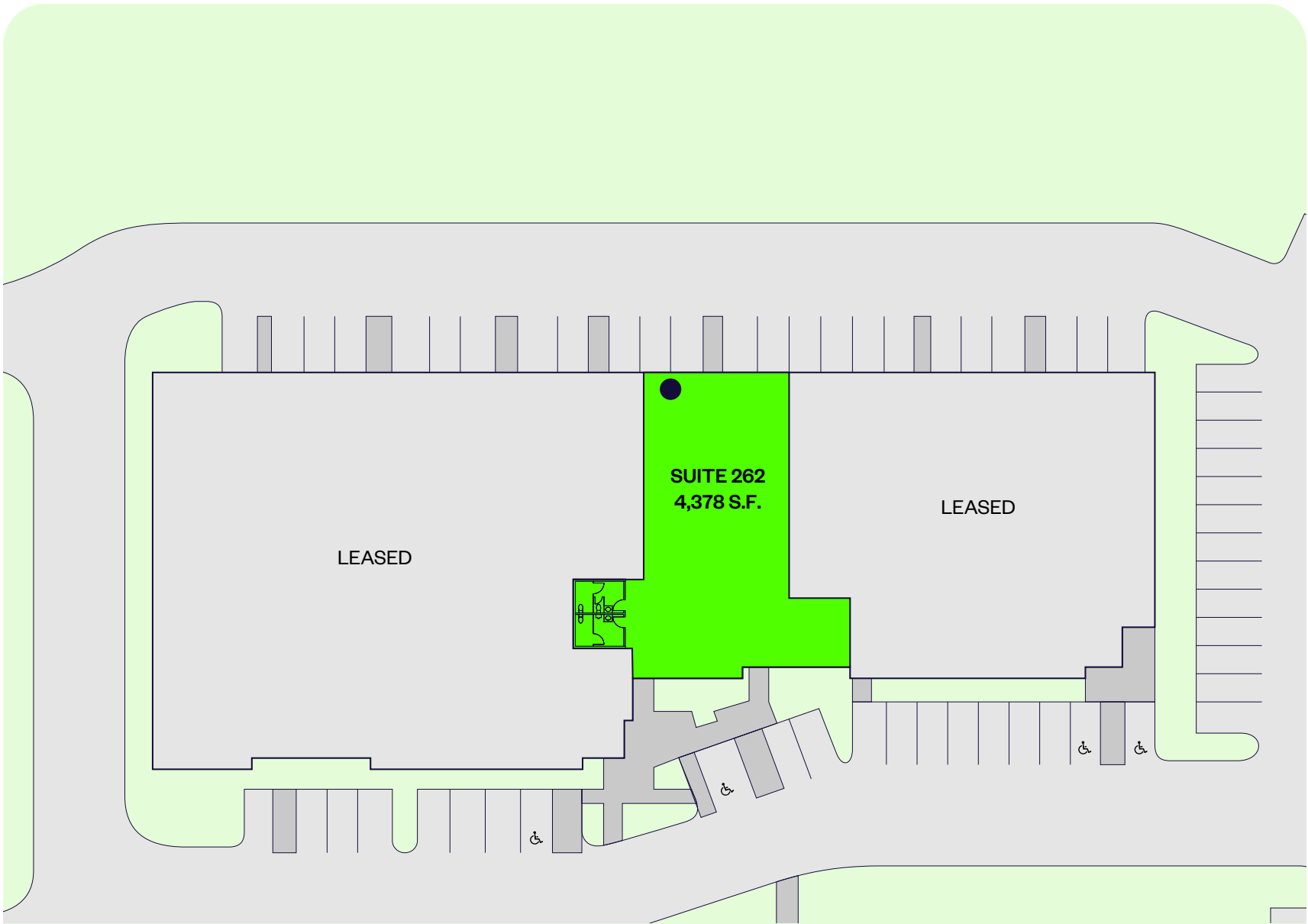
BUILDING A

Suite 262	4,378 sqft Warehouse
Electrical	100 Amps 480V
Clear height	14'
Grade level doors	1
Existing restrooms	2

- 1 Drive-in door
- Fully conditioned space
- Permitted for R&D and office construction

Flexible storage solutions with restroom facilities, or adaptable spaces that can be customized for R&D or office use.

Available immediately for warehouse use. Flexible Terms.



● Grade Level Door

■ FOR LEASE

AVAILABILITIES

BUILDING B

400 Harbor Blvd. 31,625 sqft
Office

Electrical 1,600 Amps
120/208V

Clear height 14'

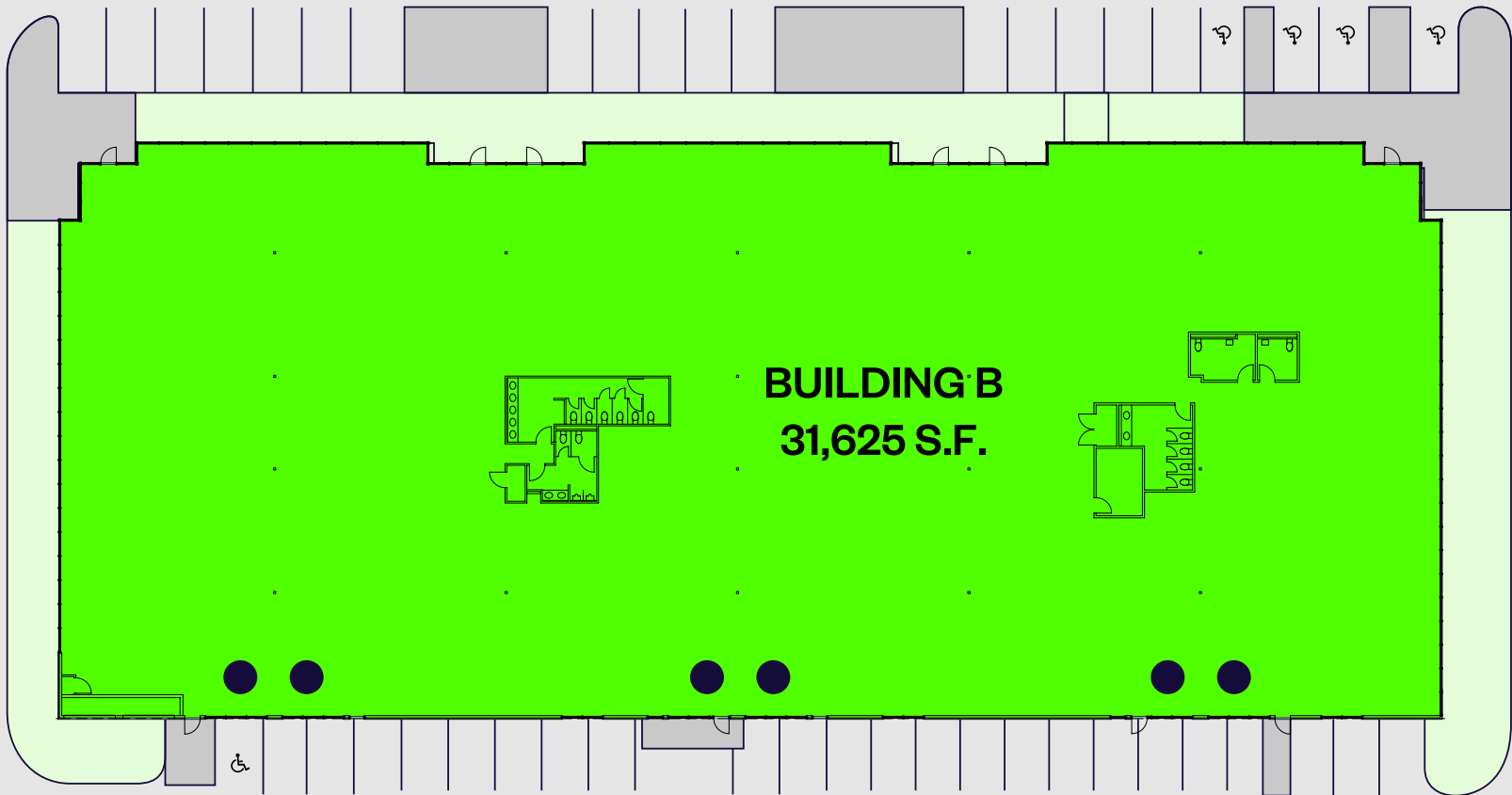
Grade level doors 6 positions available

Existing restrooms 5

- Fully conditioned space
- Fully built-out office. Zoning for Office, R&D, and automotive repair.

Office can be converted to R&D, and automotive repair by removing storefront windows and activating existing roll-up doors in multiple locations.

Available March 2026



● Grade Level Door

■ FOR LEASE

AVAILABILITIES

BUILDING C

400 Harbor Blvd.	27,590 sqft Office
Electrical	1,600 Amps 120/208V
Electrical	400 Amps 277/480V
Clear height	14'
Grade level doors	8 positions available
Existing restrooms	6

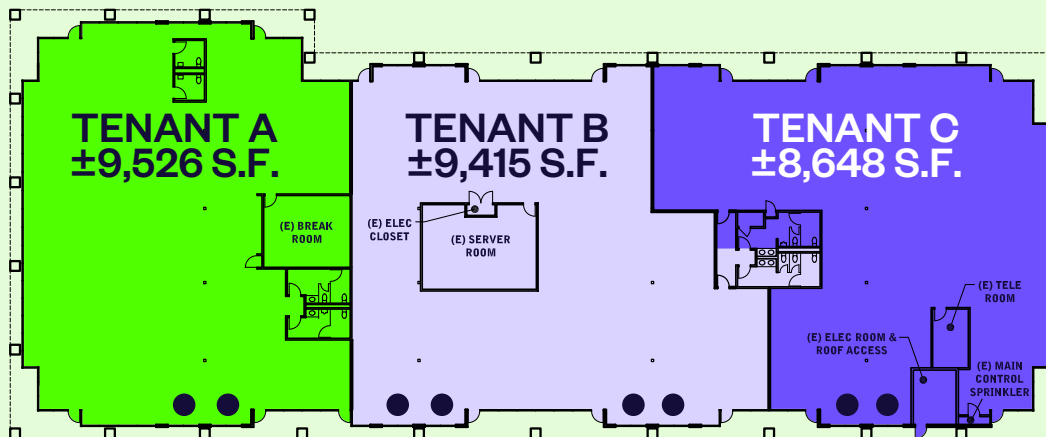
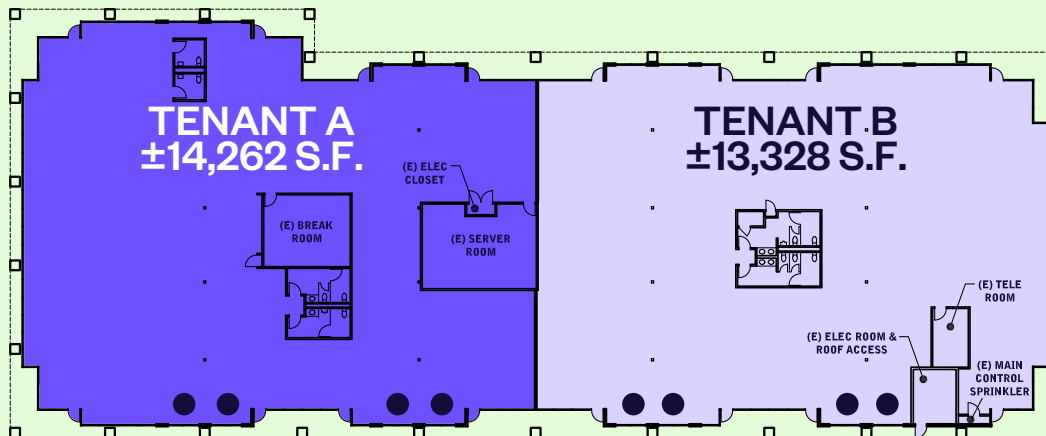
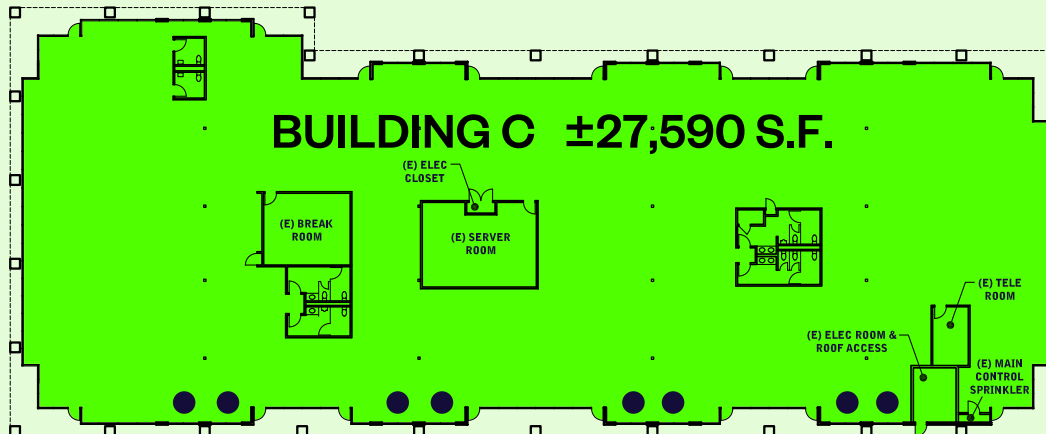
- Fully built-out office
- Zoning for Office, R&D and Warehousing
- Existing 3,000 SF data center with infrastructure for generator power

Office can be converted to R&D and warehouse by removing storefront windows and activating existing roll-up doors in multiple locations.

3 Divisible Options:

- Entire Building
- Tenant A & B
- Tenant A, B & C

Available immediately for office use. Flexible Terms.



● Grade Level Door

■ FOR LEASE

AVAILABILITIES

BUILDING D

Suite 270 2,853 sqft
Warehouse

Electrical 200 Amps 208V

Clear height 14'

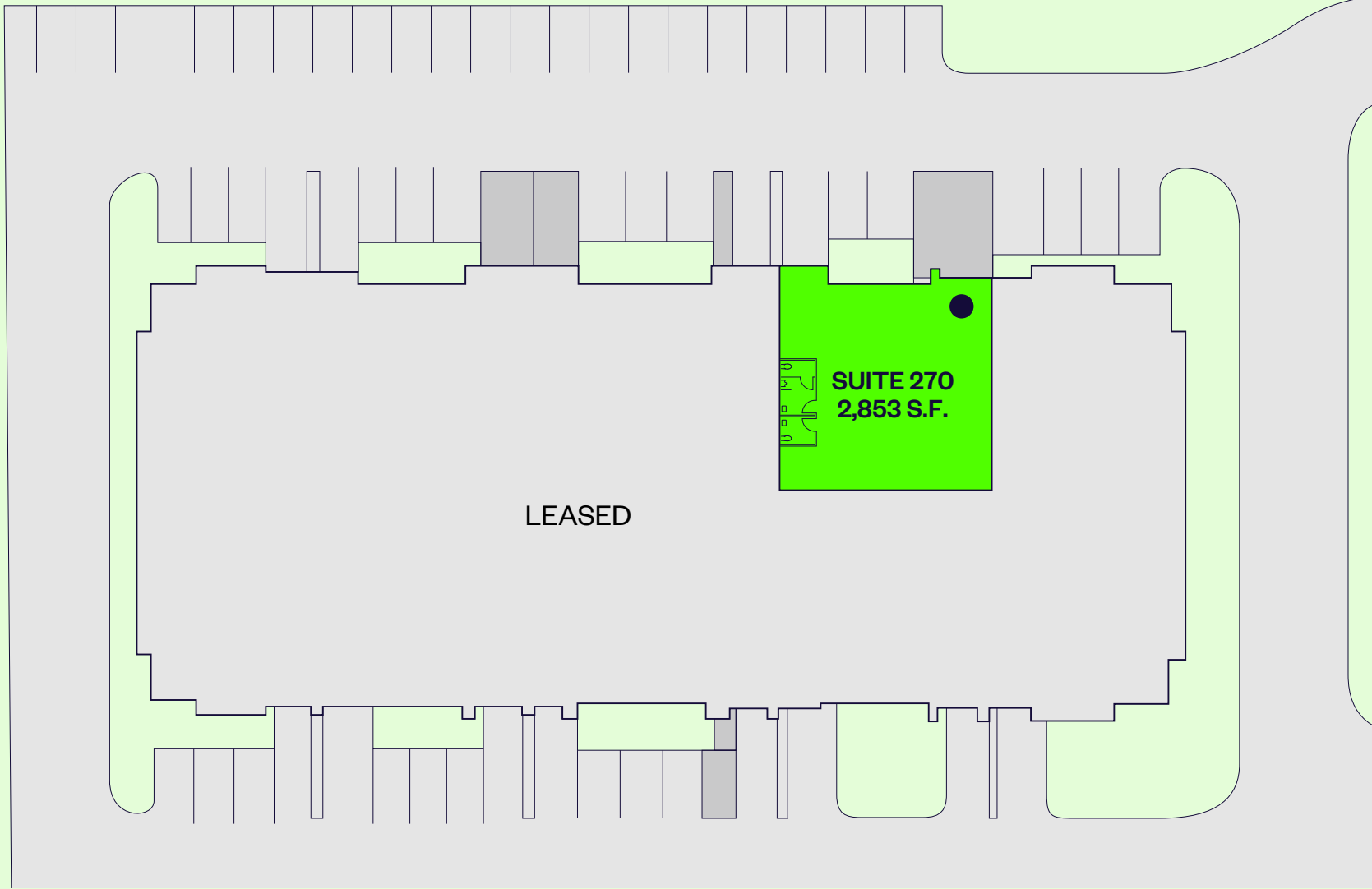
Grade level doors 1

- 1 Roll-up door
- HVAC R&D space
- Permitted for R&D build-out

Existing restrooms 2

Flexible storage solutions with restroom facilities, or adaptable spaces that can be customized for R&D or office use.

Available immediately for warehouse use. Flexible Terms.



● Grade Level Doors

■ FOR LEASE

AVAILABILITIES

BUILDING E 12,345 SQFT MOVE-IN READY

Suite 350	6,129 sqft Office
Electrical	125 Amps 480V 200 Amps 208V

- Fully conditioned office space
- Additional power available in building

Existing restrooms	2
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Suite 310A	7,285 sqft Warehouse
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Office	2,500 sqft
Electrical	225 Amps / 208V

Grade Level Doors	1
Clear Height	18'6" / 10' drop ceiling

- 1 Private office
- 1 Meeting room

Suite 312	8,564 sqft Warehouse
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Electrical	225 Amps 480V 375 Amps 208V
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Grade Level Doors	2
Clear Height	18'-6"

Existing restrooms	2
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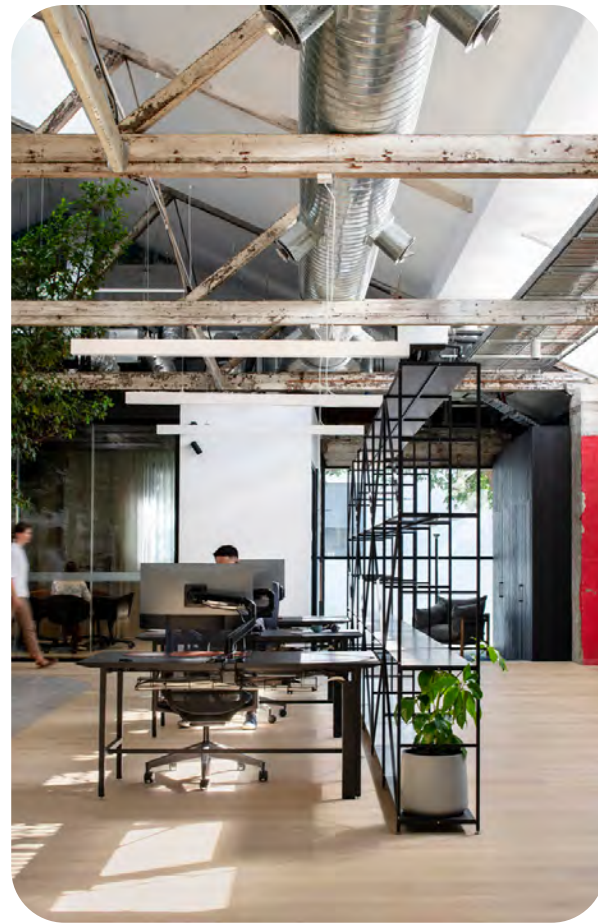
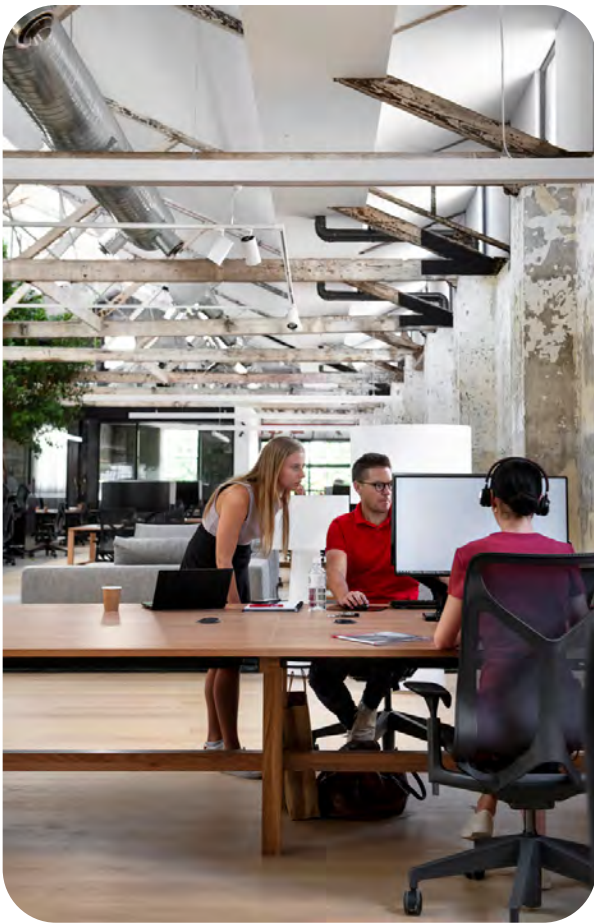
Suite 310A and 312 can be combined or leased as individual suites.



● Grade Level Doors

■ FOR LEASE

High quality spaces



The flex R+D leasing opportunities provide a multitude of size ranges supporting future growth and expansion.

Strategic location



Set within the desirable San Francisco peninsula location your employees will appreciate the convenience, rare parking opportunities and local amenities.

The estate offers flexible spaces suitable for R&D/Flex Office, and warehouse users.

LOCATION

Customers enjoy unrivalled motorway connectivity with direct access to the 101, 92 and 280 Freeways.

The campus is strategically located within one mile of the Belmont CalTrain Station. The property is in close proximity to restaurants, hotels, retail and fitness centers.



EASY ACCESS

0.1MI

to 101 Freeway

2.9MI

to 92 Freeway

7.2MI

to 280 Freeway

1MI

to Belmont
CalTrain Station

10.7MI

SFO International
Airport

17MI

to San Francisco

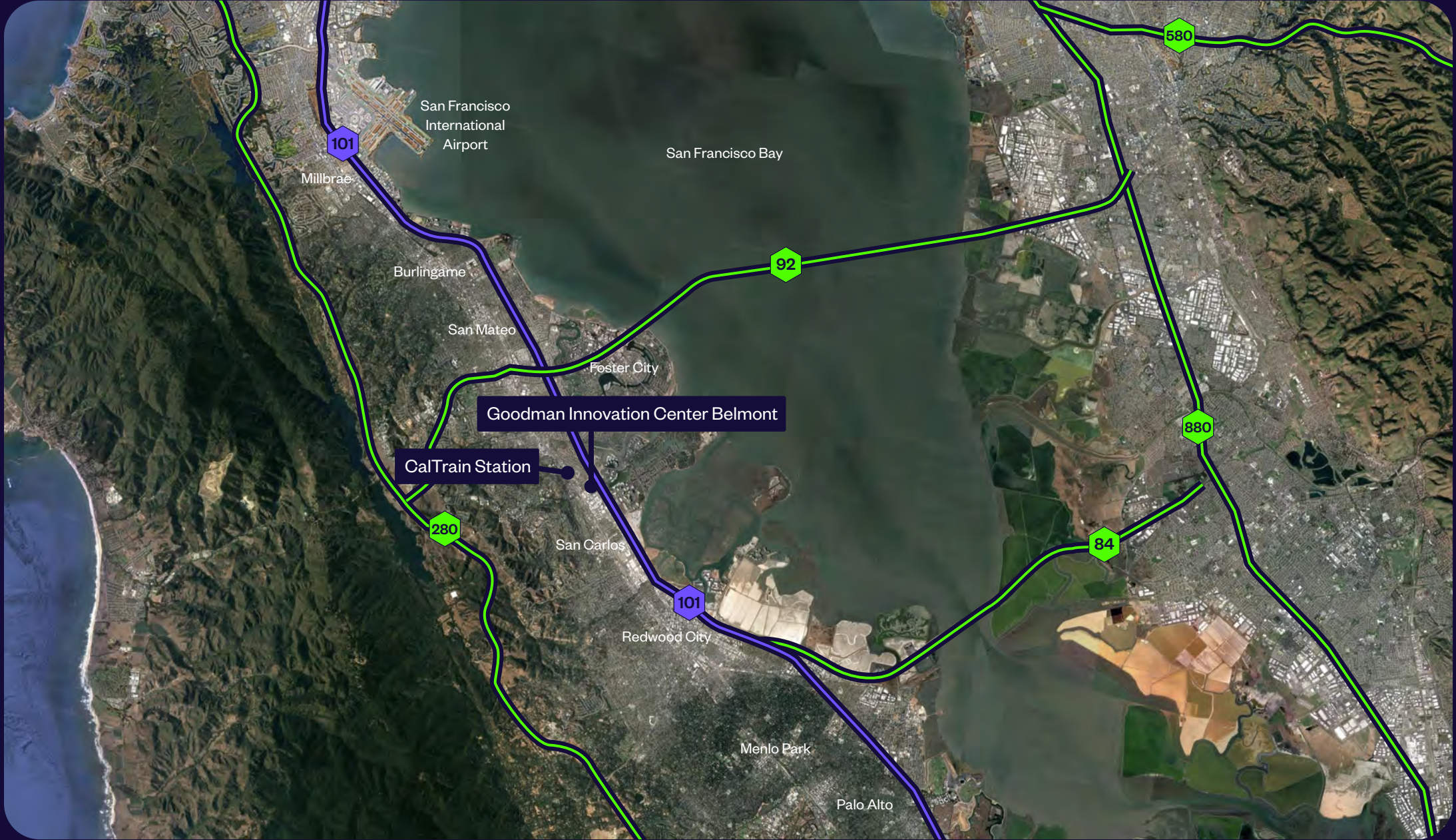
11MI

to Stanford University

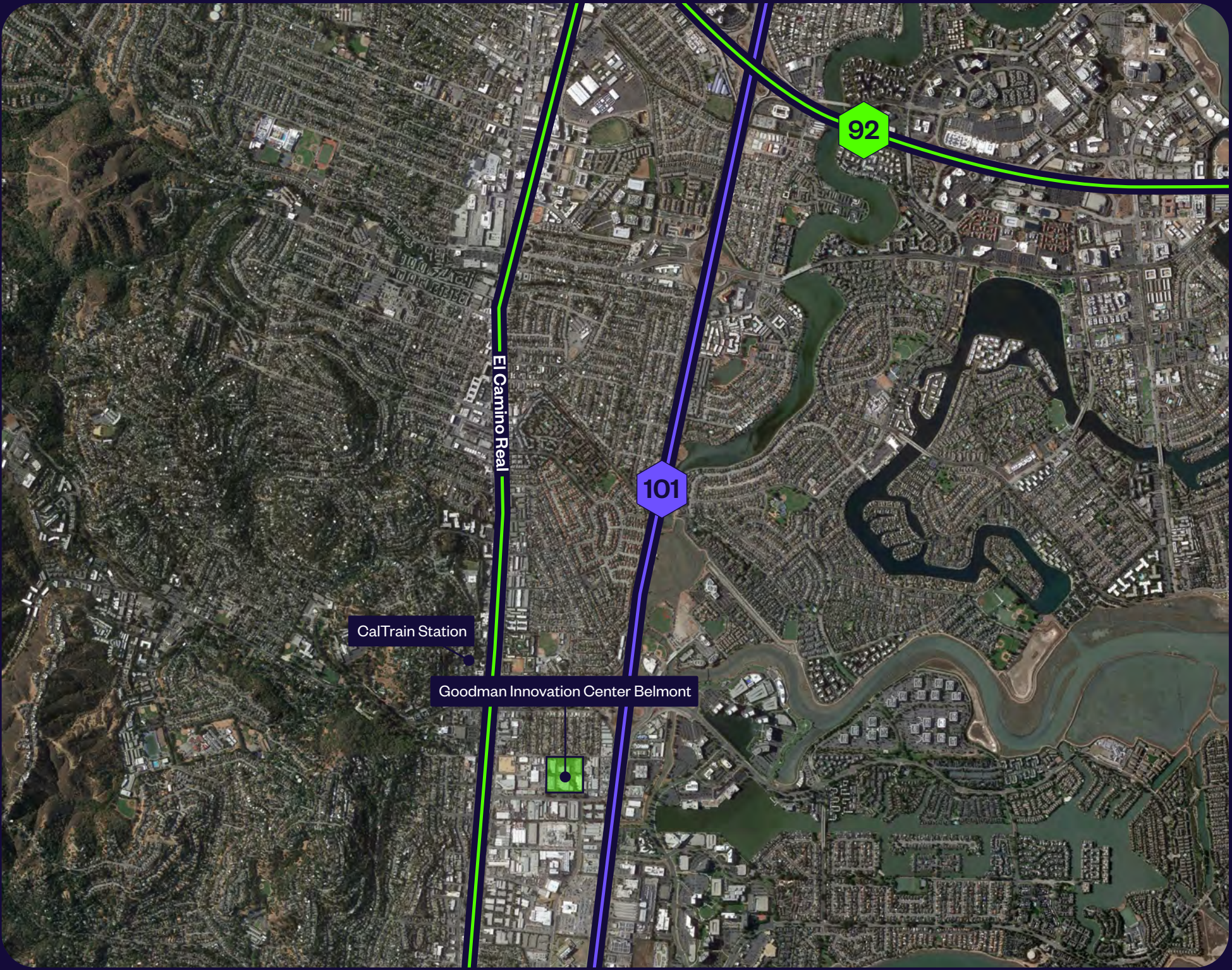
24.4MI

to San Jose Airport

ACCESS



ACCESS



El Camino Real

101

92

CalTrain Station

Goodman Innovation Center Belmont



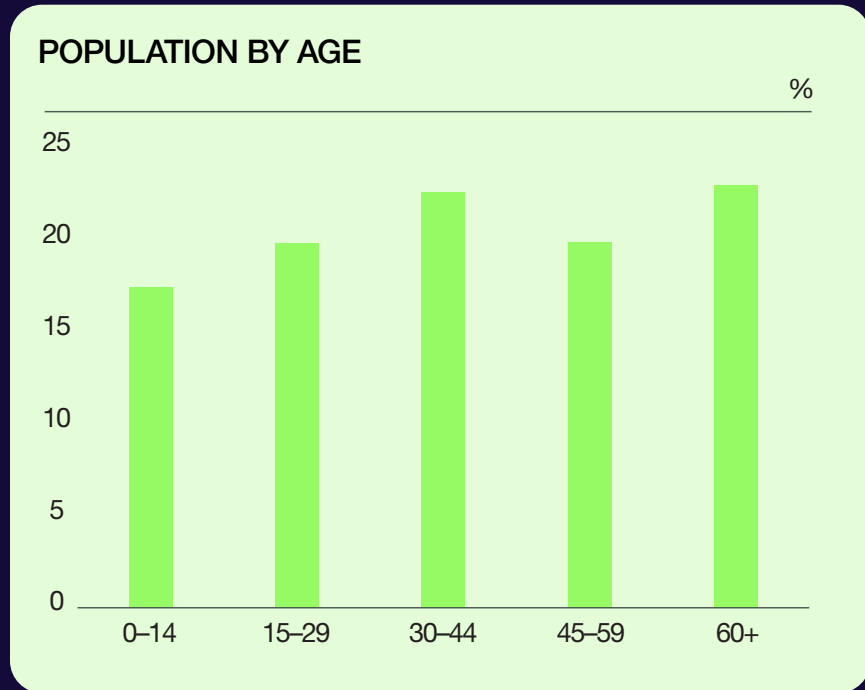
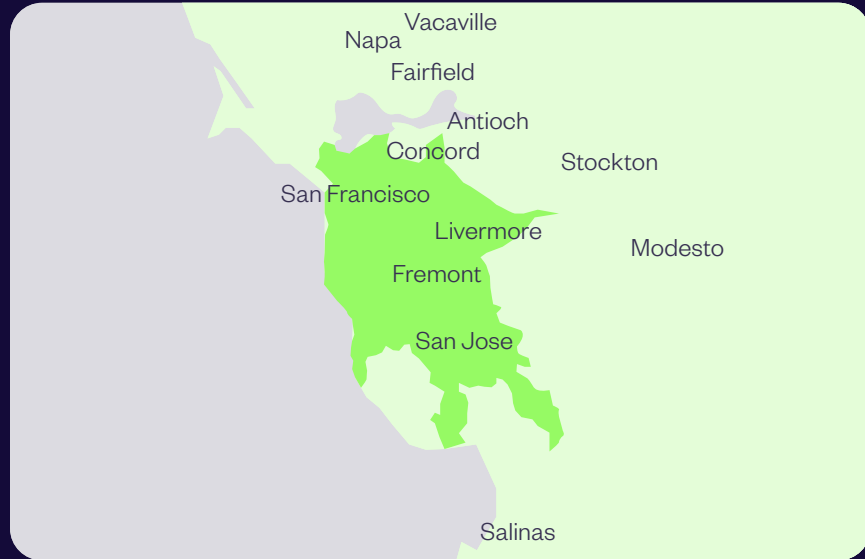
R&D CORPORATE NEIGHBORS



01 Zap Surgical	07 Cell Link	13 Clear Labs	19 Dishcraft Robotics	25 Noah Medical	31 Airbnb Subsidiaries
02 Altos Labs	08 Exact Sciences	14 Electric Hydrogen	20 Arcellx	26 Altos Labs	32 Reach Labs
03 Vibrant Sciences	09 Enelx	15 B&H Technical Ceramica	21 Kriya Therapeutics	27 Material Science	33 Tintin Commercial
04 Joby Aviation	10 Whirlpool Corporation	16 Robust AI	22 Elegen	28 Brightdrop	34 Obayashi Corporation
05 Sutro Biopharma	11 Zap Surgical	17 Exact Sciences	23 Adverum Biotechnologies	29 Mainspring Energy	35 Noah Medical
06 Sutro Biopharma	12 Integrated Tactical Tech.	18 Zoox	24 Biomea Fusion	30 Lith Tech	36 XP Health

KEY AREA STATISTICS - WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



6.0^m

TOTAL POPULATION



2.2^m

TOTAL HOUSEHOLDS



2.68^{people}

AVERAGE HOUSEHOLD SIZE



\$109,879

AVG. DISPOSABLE INCOME



\$240.5^{bn}

TOTAL DISPOSABLE INCOME



183

WEALTH INDEX

TOTAL SPEND ON:



\$2.0^{bn}

FOOTWEAR



\$8.3^{bn}

CLOTHING



\$20.6^{bn}

FOOD AT HOME



\$3.3^{bn}

NUM. ORDERED ONLINE



\$87.2^{bn}

RETAIL GOODS



\$1.9^{bn}

PERSONAL CARE

NEARBY AMENITY AND SERVICES



Food and beverage

- + Whole Foods San Mateo
- + Vivace Ristorante
- + Dog Haus Biergarten
- + Waterdog Tavern
- + Trader Joes San Mateo
- + Little Belmont Café
- + Classic 101 Burgers & Shakes
- + Chuck's Donuts
- + Kiroro Sushi
- + Godfather's Burger Lounge
- + Blue Line Pizza

Health and fitness

- + F-45 Belmont
- + Orangetheory Fitness Redwood City
- + Bay Club Redwood Shores
- + Evolution Performance
- + Row House

Other amenity

- + Home Depot San Carlos
- + Hillsdale Shopping Center
- + Costco Foster City
- + Residence Inn by Marriott
- + Bridgepoint Shopping Center
- + Jack's Car Wash

Child care and early education

- + Footsteps
- + Little Troopers
- + San Mateo Child Care Cntr.
- + Happy Campers
- + Lil Folks Village

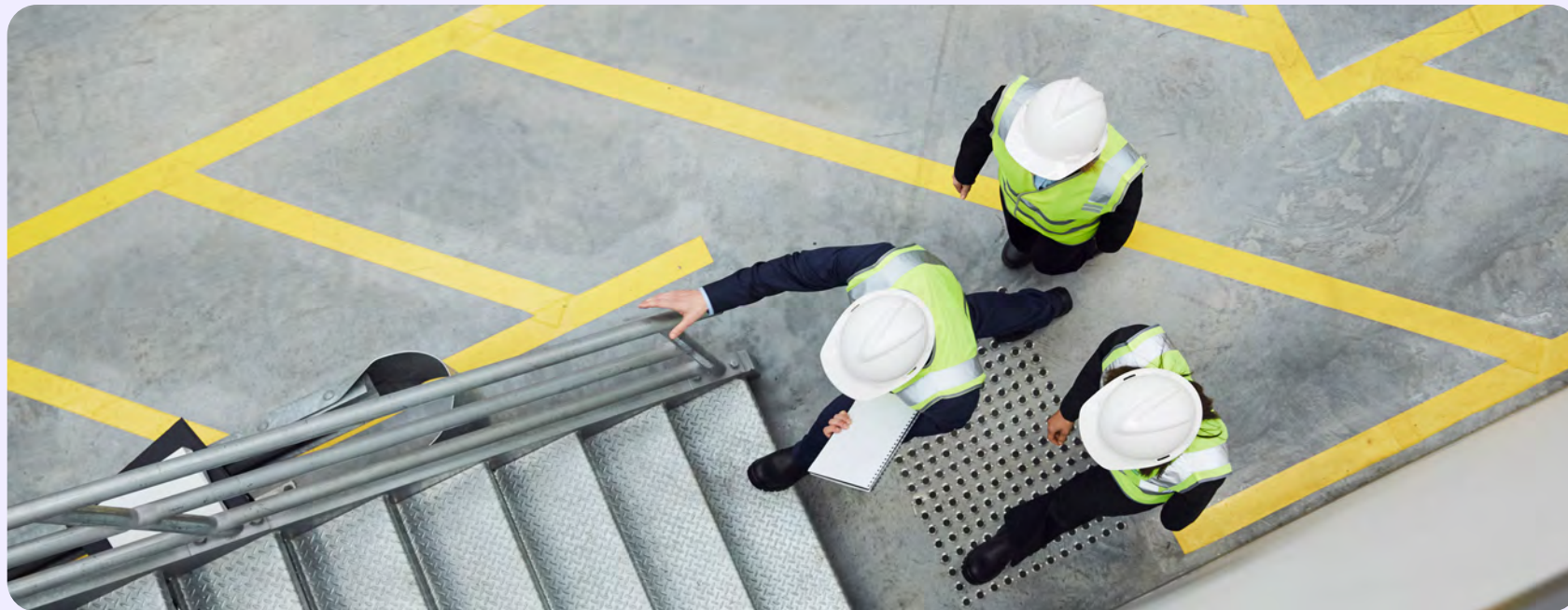


OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$51.8 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

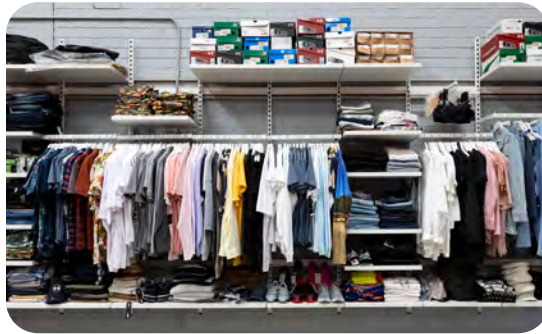
SUSTAINABILITY

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good in the world

Goodman Foundation



How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organizations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&C contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

CONTACT US



ENQUIRE NOW

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