

**2682**

# REDWOOD JUNCTION

2682 - 2694 MIDDLEFIELD ROAD  
REDWOOD CITY, CALIFORNIA

FOR MORE INFORMATION, PLEASE CONTACT:

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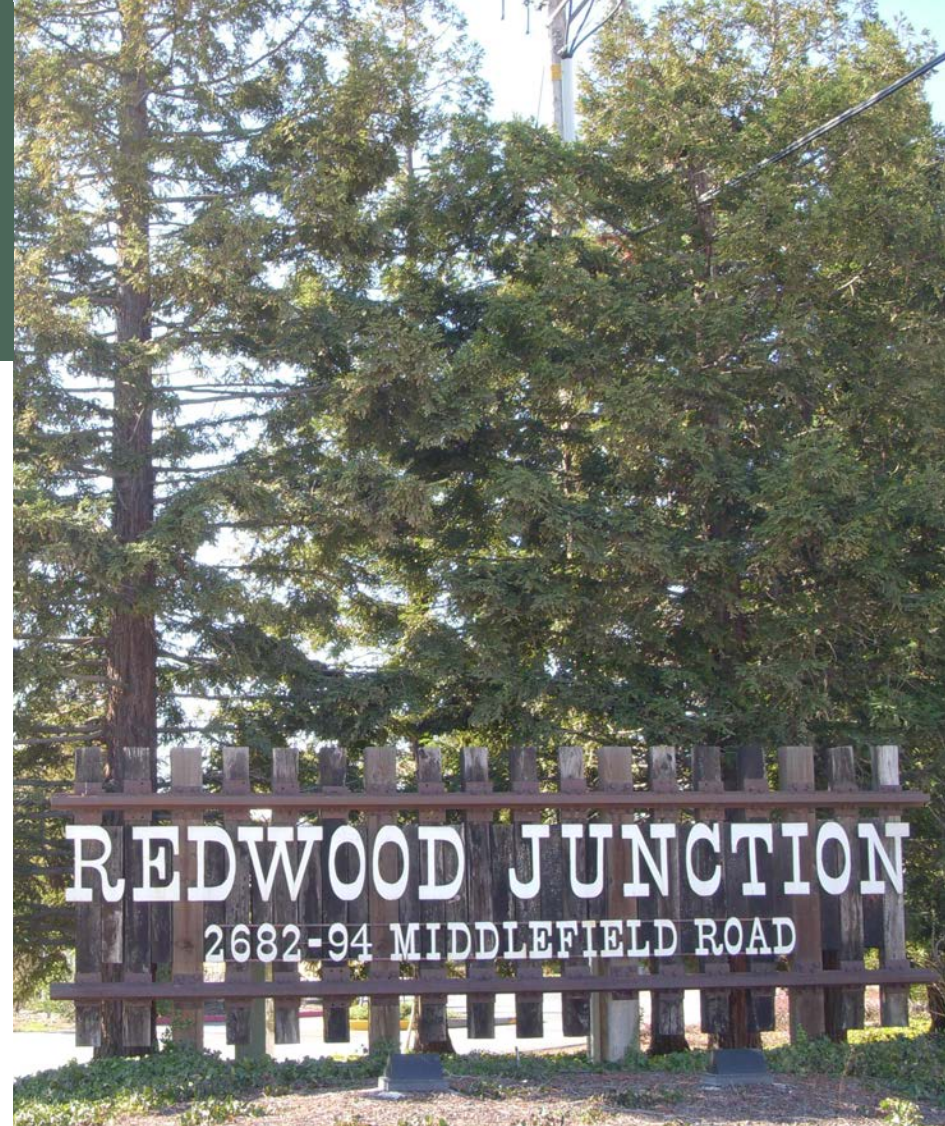
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# PROJECT FEATURES

- Office, Warehouse, R&D/Lab, and Recreational uses
- Grade-level and Dock-high loading
- Over 2/1000 Parking Ratio
- Well-maintained professional business environment
- Park-like setting with mature attractive landscaping
- Local and responsive ownership
- Skylights and full building fire sprinkler systems



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# SITE PLAN

- A** 2682 MIDDLEFIELD RD
- B** 2684 MIDDLEFIELD RD
- C** 2694 MIDDLEFIELD RD
- D** 2686 MIDDLEFIELD RD
- E** 2688 MIDDLEFIELD RD
- F** 2690 MIDDLEFIELD RD
- G** 2692 MIDDLEFIELD RD



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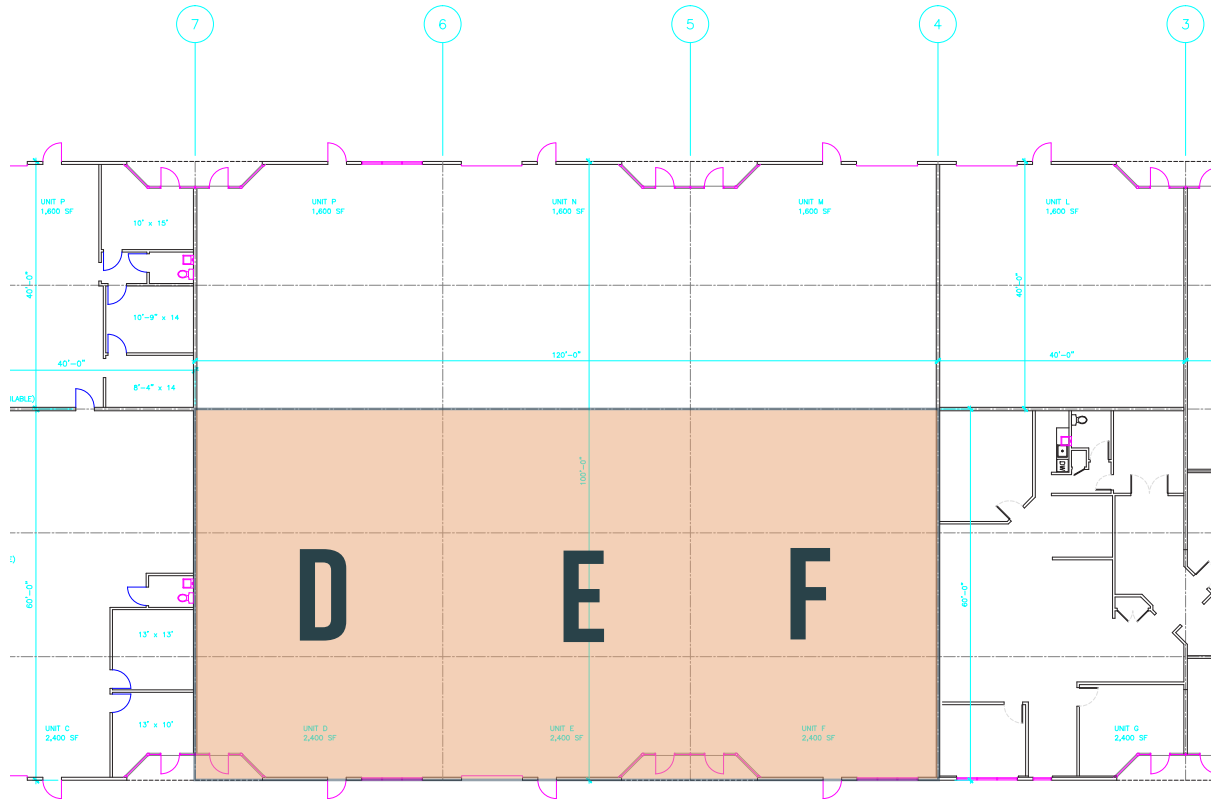
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# 2682 MIDDLEFIELD RD

## UNITS D, E, F



- 7,200 SF Total
- Flex Space with Temperature-controlled Warehouse and a Bonus Mezzanine Space
- Clear Height: 12' - 18'
- 2 Private offices, 2 Conference rooms, 3 Bathrooms, a Kitchenette, Storage Room, and a Reception Area
- Data/Server Room (Not Separately Air-Conditioned)
- 2 Grade-level Doors (1 has a glass storefront)
- 3 Phase Power, Sprinklers
- Adjacent to Units G & H for a total of 11,600 SF
- Rental Rate: \$2.35/SF/Mo. NNN
- Estimated OPEX: \$0.34/SF/Mo.

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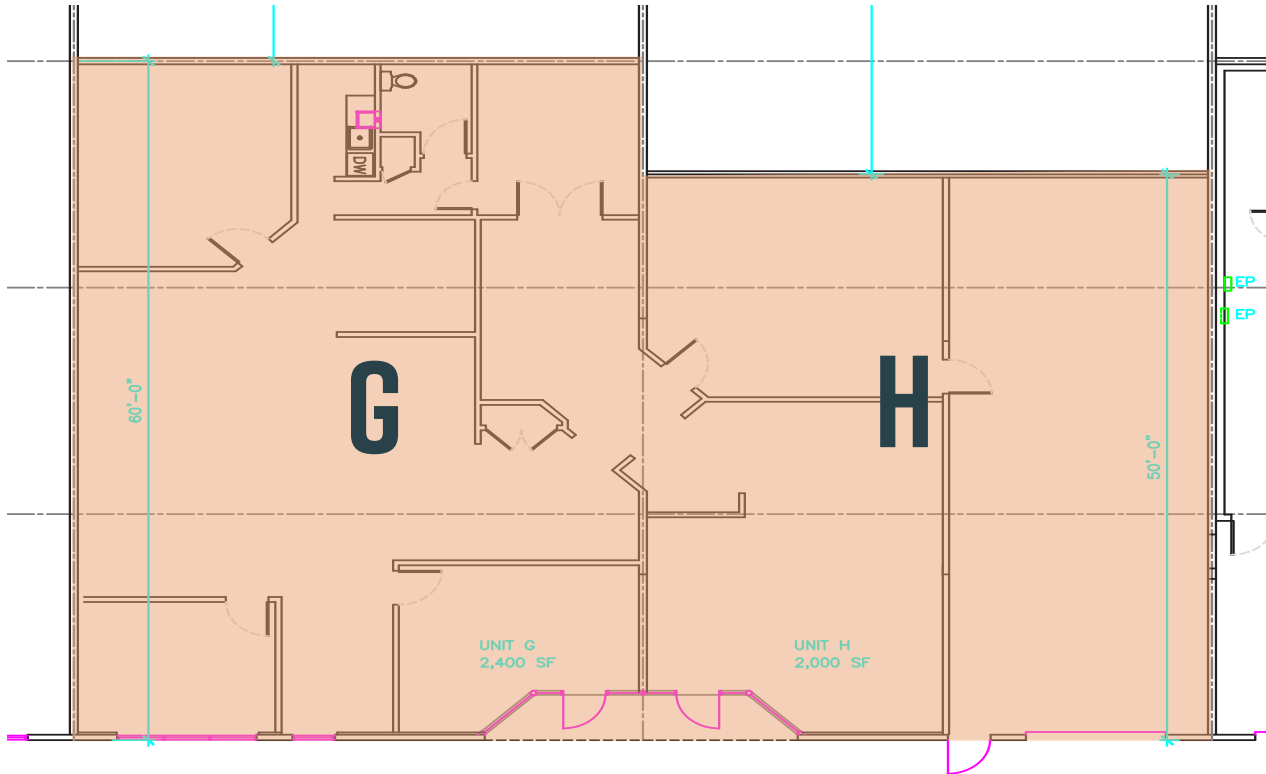
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# 2682 MIDDLEFIELD RD

## UNITS G & H



- 4,400 SF Total
- ±3,500 SF Office space
- ±900 SF insulated warehouse space
- 3 Private Office, 1 Conference Room, Bathroom, and Kitchenette
- 1 Grade-level Door
- 3 Phase Power, Sprinklers
- Can be combined with adjacent units D, E, and F for a total of 11,600 SF
- Rental Rate: \$2.35/SF/Mo. NNN
- Estimated OPEX: \$0.34/SF/Mo.

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# 2682 MIDDLEFIELD RD UNITS G & H



- ±4,400 SF Total
- ±3,500 SF Office space
- ±900 SF insulated warehouse space
- 3 Private Office, 1 Conference Room, Bathroom, and Kitchenette
- 1 Grade-level Door
- 3 Phase Power, Sprinklers
- Can be combined with adjacent units D, E, and F for a total of 11,600 SF
- Rental Rate: \$2.35/SF/Mo. NNN
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# 2686 MIDDLEFIELD RD



- 18,200 SF Freestanding Office and Wet Lab Building including benches, sinks, 1 fume hood, 5 biosafety cabinets and 3 centrifuges
- 5,600 SF Wet Lab Area
- 3,000 SF Storage Area
- 9,600 SF Office, Restroom and Break Room Area with furniture and AV infrastructure
- Office to Lab conversion and additional landlord funded improvements available
- Divisible to 2,950, 8,000 and 10,200 SF
- 3 Drive In Doors
- 18' ceiling with exposed ducting HVAC in office and skylights throughout
- 3 Phase 1200 Amps 120/208 Volt Electrical Service to Building

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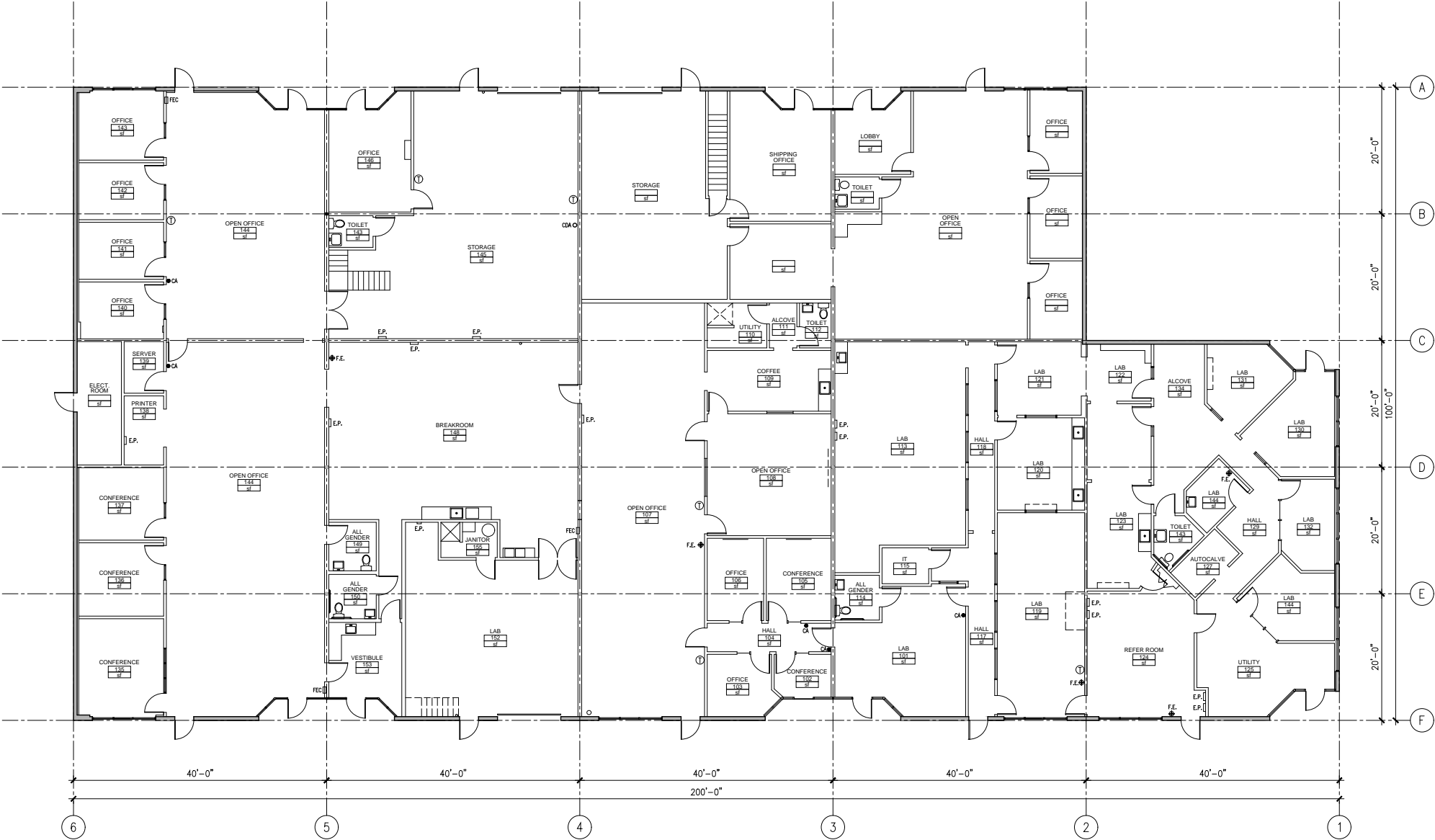


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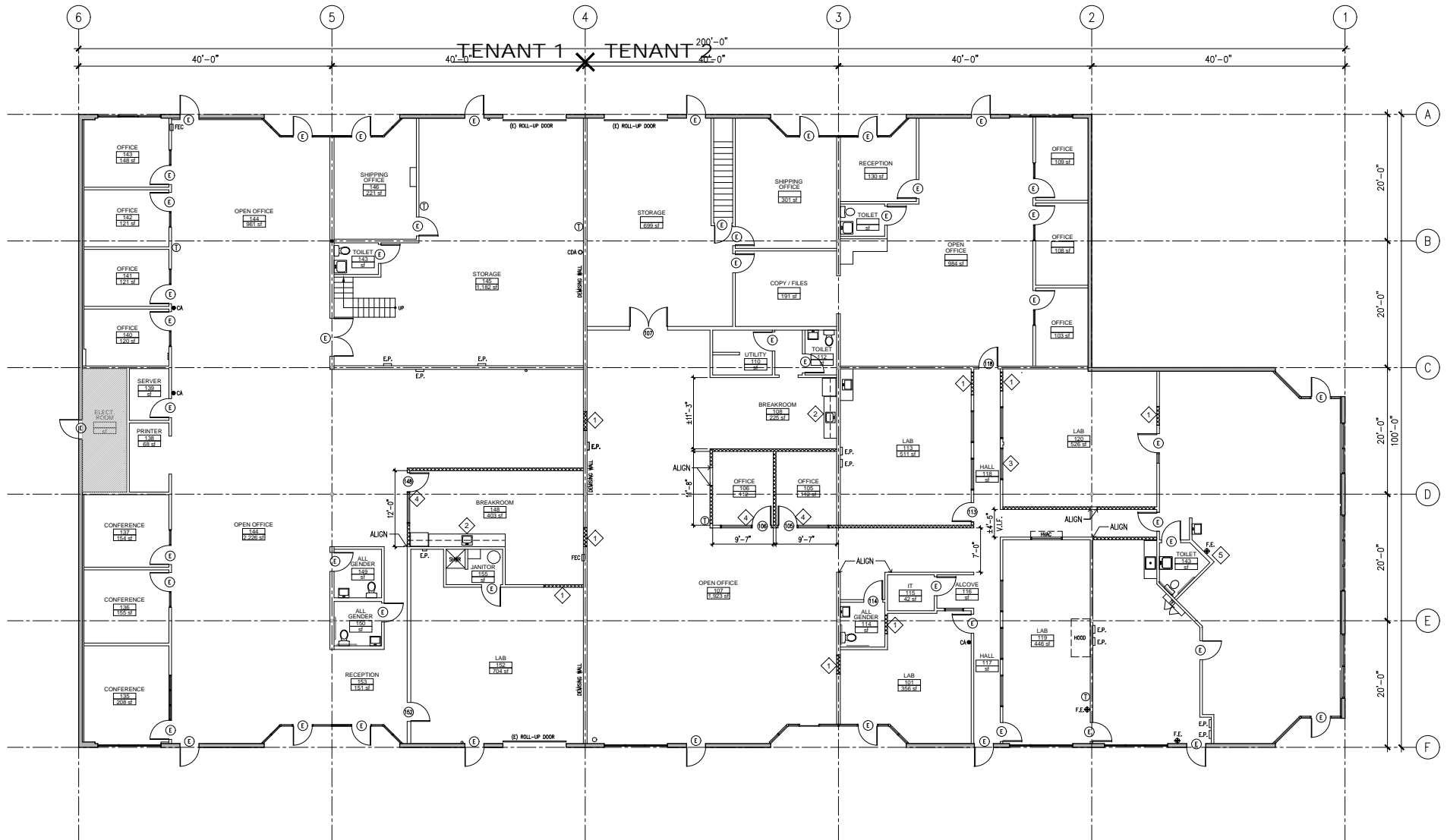
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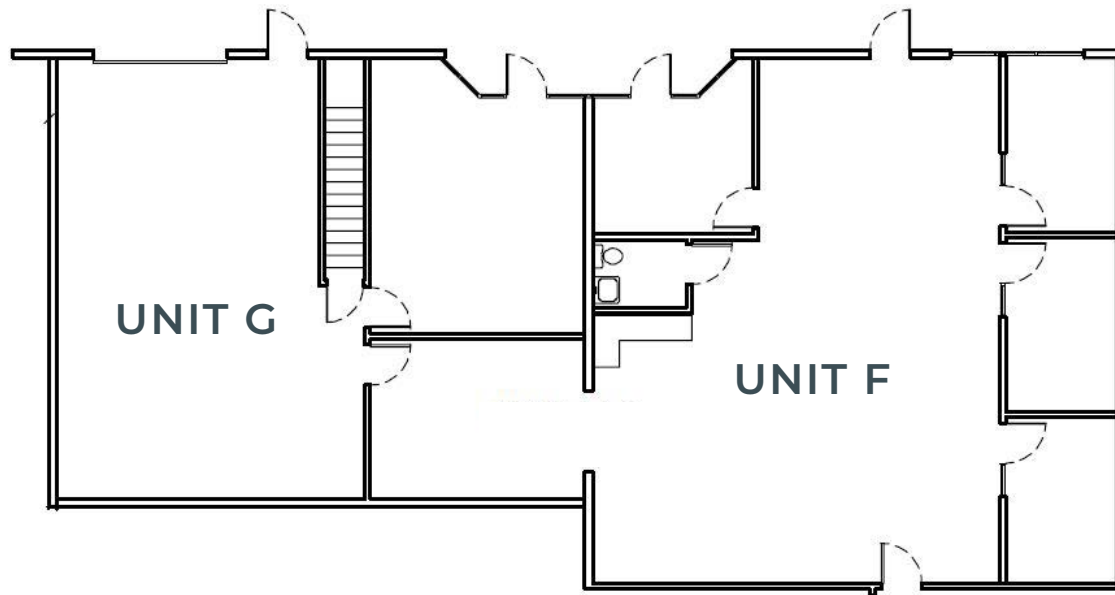


# 2686 MIDDLEFIELD RD

## TWO-TENANT PRELIMINARY PLAN



# 2686 MIDDLEFIELD RD UNITS F & G



- ±2,950 SF Flex/Medical Device space
- Entire space temperature-controlled
- 18' ceiling height in open areas
- 5 Private offices, 1 Conference room, 1 Restroom, Storage room, and a Reception Area
- Landlord-funded improvements available
- Rental Rate: \$2.50/SF/Mo. NNN
- Estimated OPEX: \$0.35/SF/Mo.

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# 2686 MIDDLEFIELD RD UNITS F & G



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# 2692 MIDDLEFIELD RD UNITS A-B



- ±10,000 SF Office/Warehouse Suite
- ±1,000 SF Office area
- ±9,000 SF Insulated Warehouse area
- Premises Dimensions: 100'wide and 100'deep
- 22' Clear Height
- 3 Drive-in Doors
- 2 Dock-high Loading positions
- Sprinklers and Skylights
- Corner unit
- Rental Rate: \$2.25/SF/Mo. NNN
- Estimated OPEX: \$0.30/SF/Mo.



# 2694 MIDDLEFIELD RD UNIT G



- ±5,000 SF Office/Warehouse Suite
- ±1,000 SF Office Area
- ±4,000 SF Insulated Warehouse
- Premise Dimensions: 50' wide by 100' deep
- 22' Clear Height
- 1 Drive-in Door
- Sprinklers
- Rental Rate: \$2.25/SF/Mo. NNN
- Estimated OPEX: \$0.35/SF/Mo.

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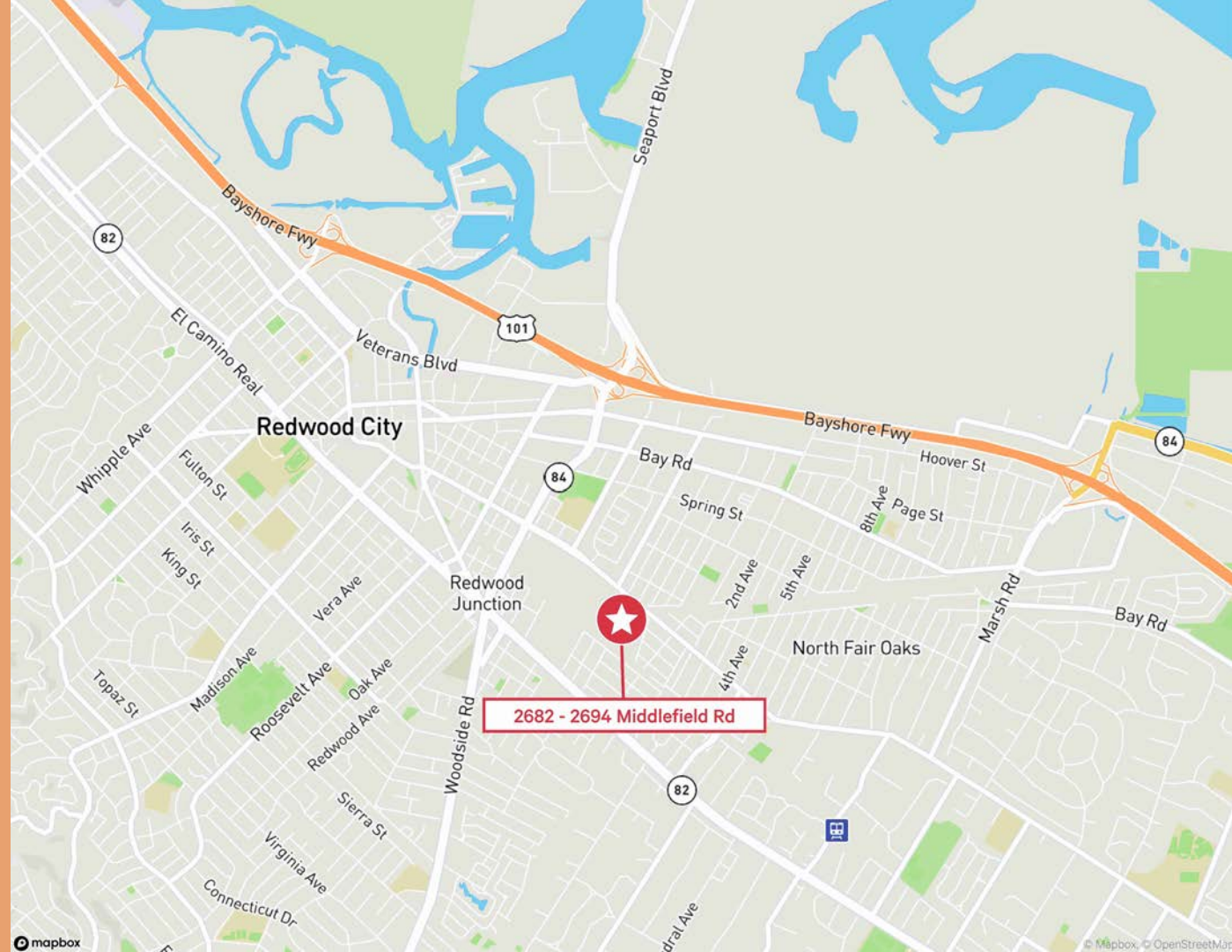
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# LOCATION

Redwood Junction is centrally located on the San Francisco Peninsula off of Highway 101. The park is 20 minutes south of San Francisco International Airport and approximately 20 minutes north of San Jose International Airport. The property is located off the Woodside Road exit of Highway 101, and within 5 minutes of the Dumbarton Bridge, offering convenient access to many parts of the Bay Area.



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