

REDWOOD

Lab and
Innovation
Focused
Environment

LIFE



CUSHMAN &
WAKEFIELD

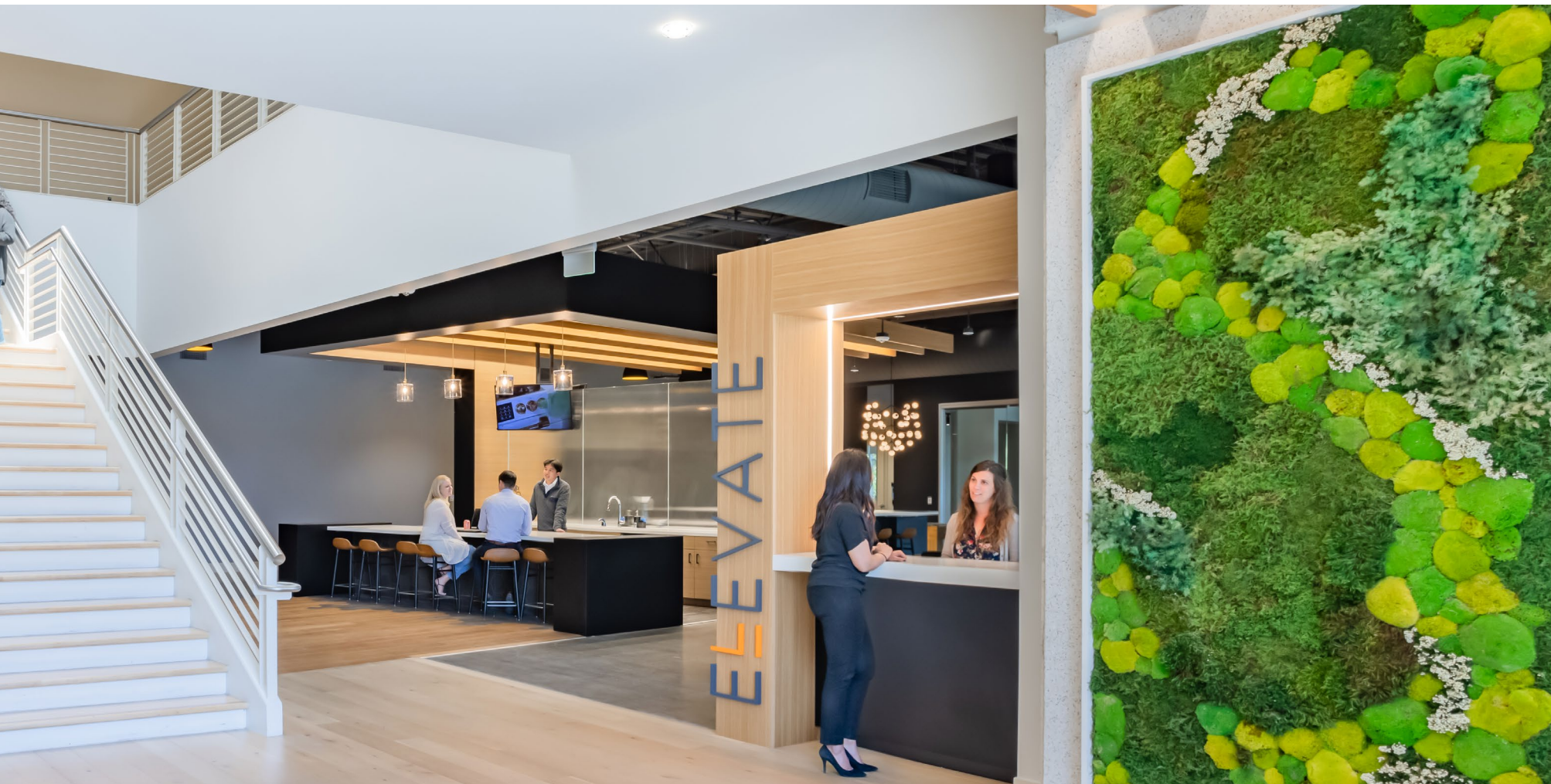


LONGFELLOW

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

www.redwood-LIFE.com





The energy of a breakthrough. The buzz of collaboration. Enviably comfortable amenities that benefit work and life, inspiring days alive with activity.

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.

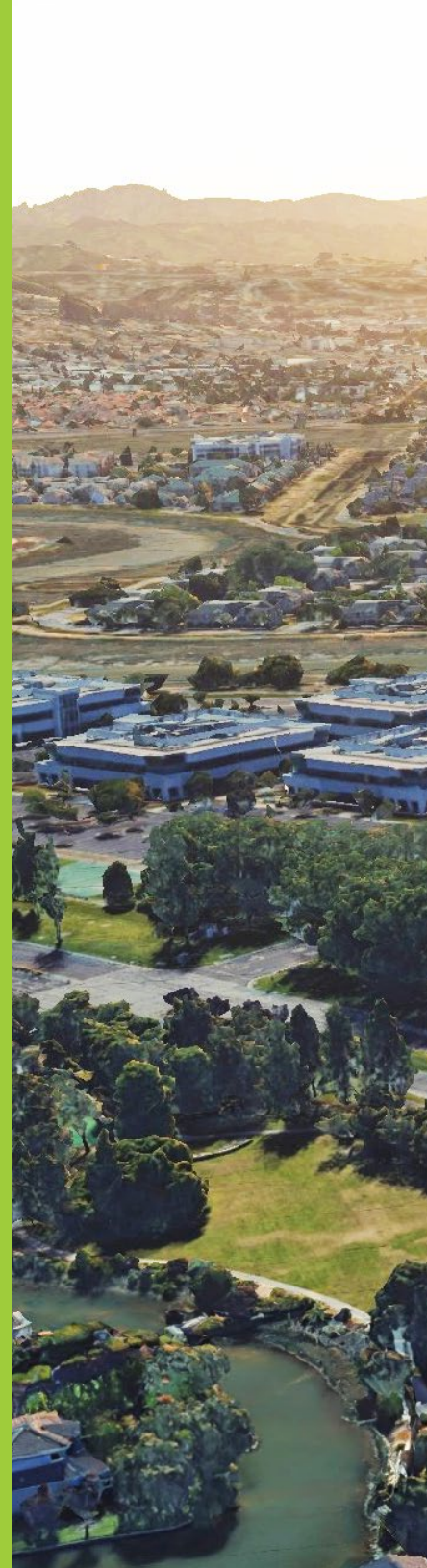
This is an environment focused on lab and innovation space where world-changing interactions and favorable reactions are part of every day.

This is where work comes to life.

This is Redwood LIFE.

PROJECT HIGHLIGHTS

20 BUILDINGS ±1,000,000 SF	A life science park on an 84-acre campus with 1 million rentable square feet across 20 buildings, featuring a Class-A amenity center
RANGE OF LAB SPACE	Master designed spec-suites Multi-building campus opportunities
ACCESS	Direct on-site shuttle to Baby Bullet & CalTrain, ideal for employees commuting from anywhere in the Bay Area
CHARGING STATIONS	Electric vehicle charging stations, available across campus
HOSPITALITY SERVICE	Dedicated amenity building including a fitness center, training room, collaborative lounge space, conference rooms, and outdoor patio The Hollo Cafe serving breakfast, lunch & catering services Outdoor activities including basketball court and Bay Trail with premier walking and cycling paths
MANAGEMENT	On-site property management & engineering



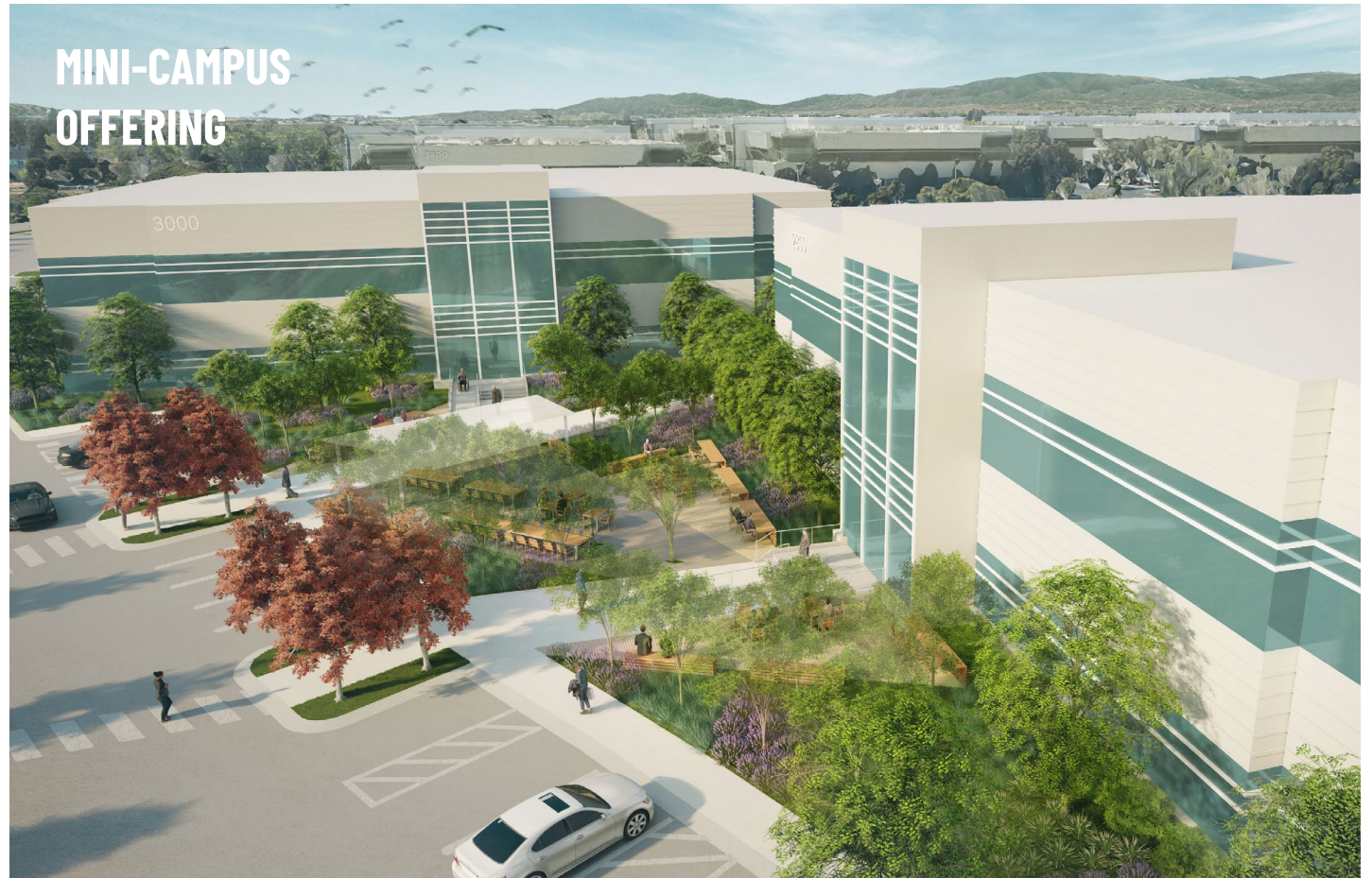


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TRANSPORTATION ACCESS



MINI-CAMPUS OFFERING



CONFERENCING & TRAINING



**BUILDING
TOP SIGNAGE
OPPORTUNITY**



**FLEXIBLE LAB
LAYOUTS**



**ON-SITE
CAFÉ**



THE HOLLÖ

SITE PLAN



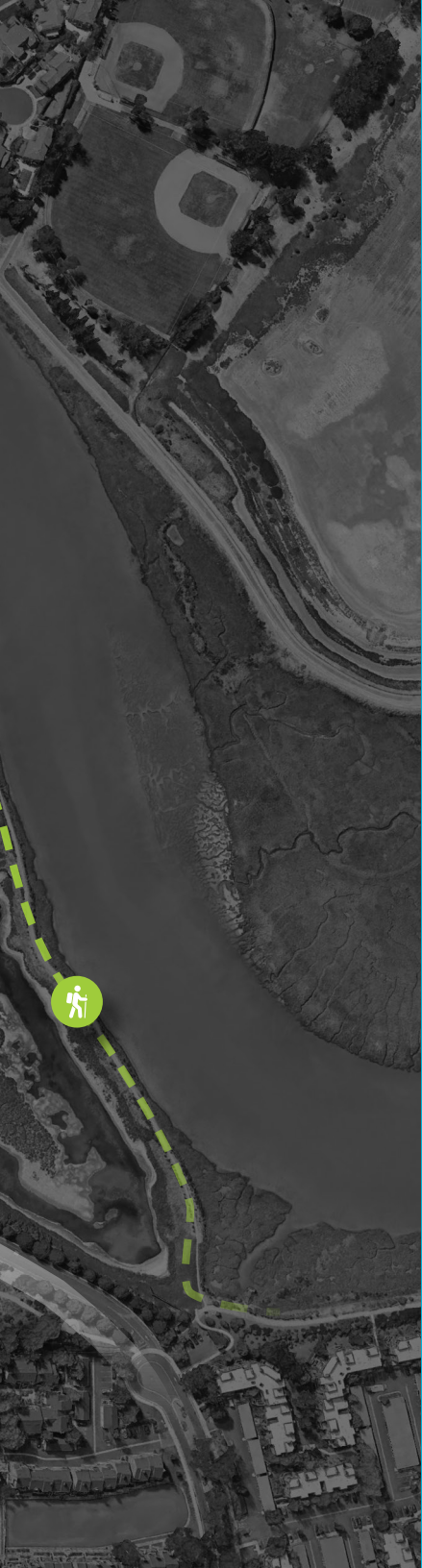
Shuttle Stops



EV Charging Station



Bay Trail



20 BUILDINGS & MORE THAN 1 MILLION SF

of lab and innovation space at the center of San Francisco's central Bay Area. Redwood LIFE totally works.

01 800 Bridge Parkway

02 1000 Bridge Parkway

03 1200 Bridge Parkway

04 1400 Bridge Parkway

05 1600 Bridge Parkway

06 1800 Bridge Parkway

07 2000 Bridge Parkway

08 2200 Bridge Parkway

09 2400 Bridge Parkway

10 2600 Bridge Parkway

11 2800 Bridge Parkway

12 3000 Bridge Parkway

13 3200 Bridge Parkway

14 3400 Bridge Parkway

15 3600 Bridge Parkway

16 3800 Bridge Parkway

17 900 Island Drive

18 975 Island Drive

19 1100 Island Drive

20 1300 Island Drive
Amenity Building



AVAILABLE SUITES

	SPACE AVAILABLE	SUITE CONDITION	SIZE	NOTES
900 ISLAND DRIVE FULL FLOOR OPPORTUNITY	Suite 100	Spec Lab	±12,798 SF	50% Lab and 50% Office
	Suite 200	Spec Lab	±6,445 SF	50% Lab and 50% Office
	Suite 202	Spec Lab	±7,784 SF	50% Lab and 50% Office
	Suite 204	Spec Lab	±5,886 SF	50% Lab and 50% Office
1300 ISLAND DRIVE PLUG & PLAY SPEC SUITES	Suite 201	Spec Lab	±6,451 SF	Plug & Play Fitted Lab Suite
	Suite 202	Spec Lab	±5,710 SF	Plug & Play Fitted Lab Suite
	Suite 203	Spec Lab	±7,105 SF	Plug & Play Fitted Lab Suite
	Suite 204	Spec Lab	±6,699 SF	Plug & Play Fitted Lab Suite
1400 BRIDGE PARKWAY	Suite 101	Spec Lab	±13,886 SF	Plug & Play Fitted Lab Suite
2800 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY	1st Floor	Ready for TIs	±26,000 SF	Floor Vacant and TI-Ready
	2nd Floor	Ready for TIs	±26,000 SF	Floor Vacant and TI-Ready
3000 BRIDGE PARKWAY	Suite 201	Ready for TIs	±12,767 SF	Floor Vacant and TI-Ready
3200 BRIDGE PARKWAY	Suite 201	Spec Lab	±12,029 SF	50% Lab and 50% Office
3400 BRIDGE PARKWAY	Suite 101	Spec Lab	±13,242 SF	50% Lab and 50% Office
3600 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY	Suite 101	Spec Lab	±12,783 SF	50% Lab and 50% Office
	Suite 102	Spec Lab	±13,389 SF	50% Lab and 50% Office
	2nd Floor	Spec Lab	±25,650 SF	50% Lab and 50% Office

TRANSIT MAP

FOR COMMUTERS & INNOVATORS ALIKE



*Dedicated shuttle to Belmont
Train Station to Redwood LIFE*

Located in the heart of the Bay Area, Redwood LIFE offers the perfect balance of accessibility and tranquility. Convenient amenities seamlessly blend with natural serenity, fostering an environment where ideas thrive and businesses have space to grow.



**To Belmont Station*



HIGHWAY ACCESS

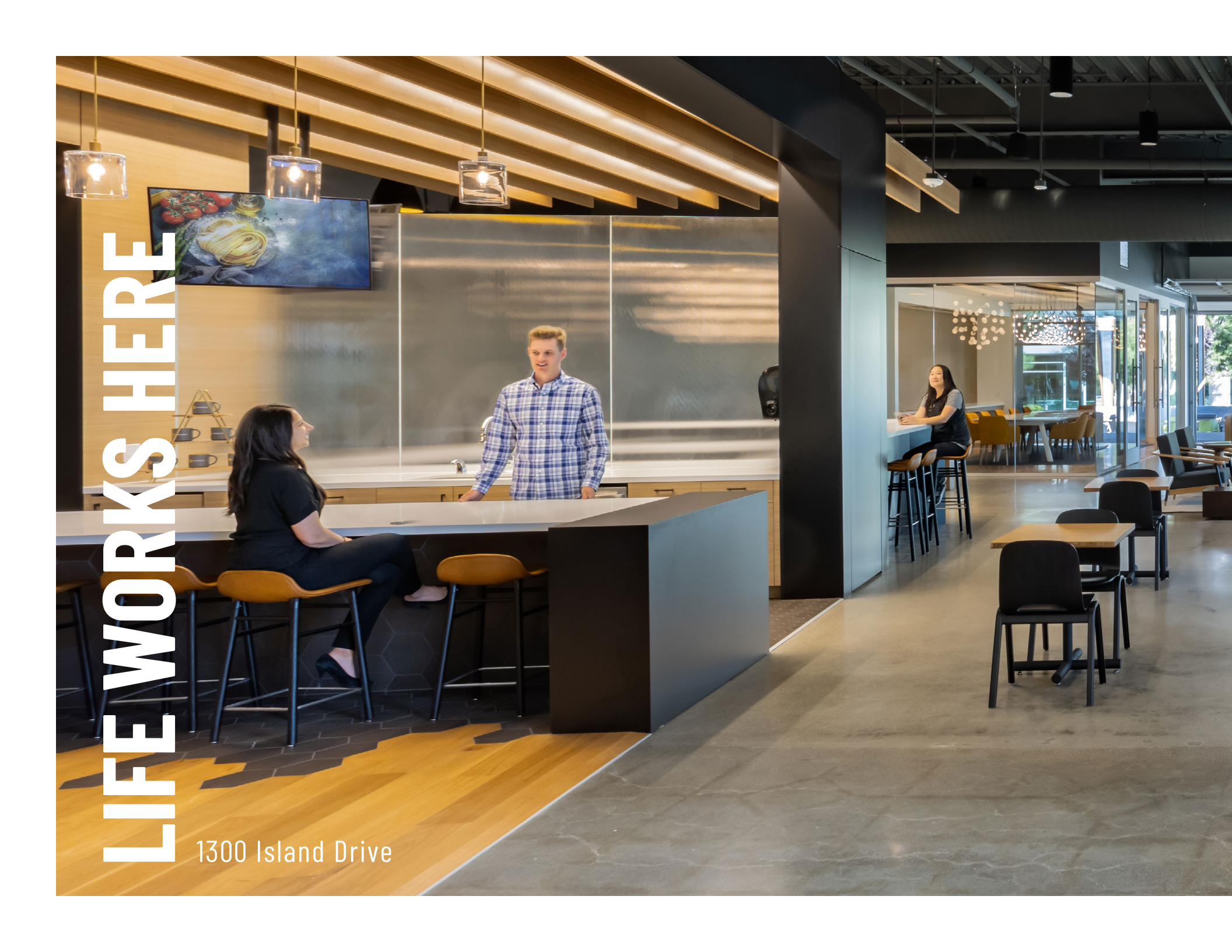
-  5 MINUTES | 1.4 MILES
-  7 MINUTES | 3.6 MILES
-  12 MINUTES | 8.3 MILES
-  16 MINUTES | 10 MILES

SPEC LAB PROGRAM





LAB CASEWORK	Steel Mobile Casework, Ceiling Service Panels (CSPs) with compressed dry air (CDA) and vacuum (VAC) piping installed, ready for skids to be hooked up Hand sanitation sink(s) and safety showers provided at lab entry doors
SERVICE ELEVATORS	1 service elevator with 3,000-4,000 lbs. capacity Additional equipment lift
HVAC	Dedicated lab rooftop units providing 100% single pass outside air at 10 air exchanges per hour (ACH) General lab exhaust collected and discharged via direct drive utility sets on roof
LABORATORY FUME HOODS	Minimum of (1) six-foot fume hood provided per suite (with infrastructure to add additional hoods)
LAB PLUMBING SYSTEMS	CDA, VAC piping to each bench island ceiling service panel (CSP) piped to a central utility room
BUILDING AND LAB POWER	20 watts/SF minimum
STANDBY POWER	5 watts/SF (of lab area)



LIFEWORKS HERE

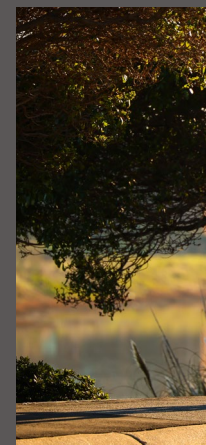
1300 Island Drive

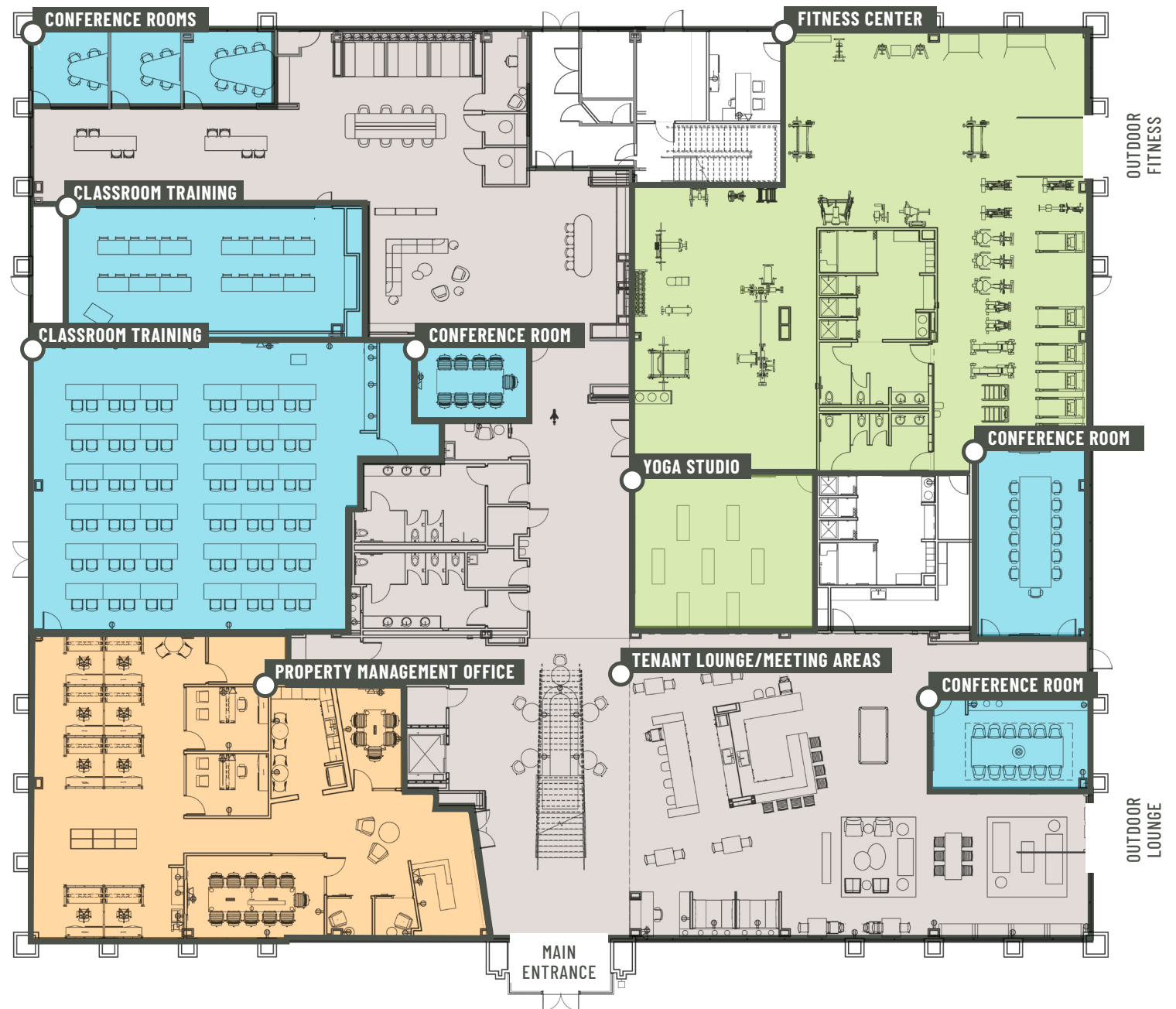


AMENITY BUILDING

INTRODUCING **ELEVATE**, LONGFELLOW'S AMENITY AND HOSPITALITY PLATFORM

Our dedicated amenity building features Elevate programming tailored to meet the needs of our tenants, helping us cultivate greatness and deliver peace of mind.





1300 ISLAND DRIVE

THE LONGFELLOW STANDARD



IT'S IN OUR DNA

A proven track record for delivering best-in-class lab space and amenities to meet the needs of leading academic partners as well as industry customers at every stage of their life cycle. Totalling over 300 customers across the portfolio, we are experienced at working side-by-side with academic research units and large-scale pharma. However, we also have a long and successful track record as a real estate partner to start-up and early growth stage companies. We aim to work with our customers to support their people, research and growth.

DEVELOPMENT

- STRATEGY & PARTNERSHIP
- ADVISORY & ENTITLEMENTS
- ACQUISITIONS & CONVERSATIONS

MANAGEMENT

- LEASING
- PROJECT MANAGEMENT
- PROPERTY MANAGEMENT

INVESTMENTS

- ASSET MANAGEMENT
- INVESTMENTS
- MANAGEMENT







LONGFELLOW



CUSHMAN &
WAKEFIELD

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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