



LIFE INTERSECTS INNOVATION

315,000 RSF Transit-Oriented
Research & Innovation Center



LONGFELLOW



CUSHMAN &
WAKEFIELD

VISION

MAKE BREAKTHROUGH CONNECTIONS





Welcome to Avia, the newest, transit-oriented advanced technology space in the Bay Area.

Avia is conceived as a home for innovative companies and their teams to connect, collaborate, and achieve **life-changing breakthroughs**.

A development of **industry leader Longfellow**, Avia is **all-electric powered**. Simply put, **sustainability is built in**. Let's partner to bring your ideas to life and your solutions to the world.

STACKING PLAN

LAB + TECH

- 6 55,000 RSF
- 5 82,000 RSF
- 4 82,000 RSF
- 3 58,000 RSF + AMENITIES
- 2 23,000 RSF + PARKING
- 1 AMENITIES & PARKING
- B1 PARKING
- B2 PARKING

MAKE SPACE FOR LIFE-CHANGING INNOVATIONS

The Bay Area's newest Class A building is built with **warm shell infrastructure** and **flexible floorplates** ranging from **23,000 to 82,000 SF**. They're designed to support the kind of collaboration and intersections that will lead to your next breakthrough.

Address

210 Adrian Road
Millbrae

Year Built

2025

Sustainability

LEED Gold

Fitwel

Number of stories

6

Zoning

City of Millbrae
Transit Oriented Development
Light Industrial R&D
up to Biosafety Level 2, Office

Floor-to-floor height

15'-3" on floor 1

14'-6" on floors 2-6

Basis of design

Warm shell

Roof

Rooftop and penthouse space
with 150 PSF mechanical load for
tenant equipment

Structural frame

Concrete slabs with 125 PSF live load
Building structure designed to 8,000
micro inches per second vibration criteria
High-performing acoustic exterior
enclosure system

Parking

Multi-level integrated parking structure
with 450 spaces and 45 EV charging stations
(with capacity for 45 more)

Elevators

5,000 lbs. capacity freight elevator with
hazmat transport mode, three destination
dispatch passenger elevators, and two
shuttle elevators from garage to lobby

Storage

Robust back-of-house space including
chemical storage on first floor

Loading

Two-bay loading dock designed for a
WB-40 truck, shipping and receiving area
with hydraulic scissor lift

Power/emergency/standby

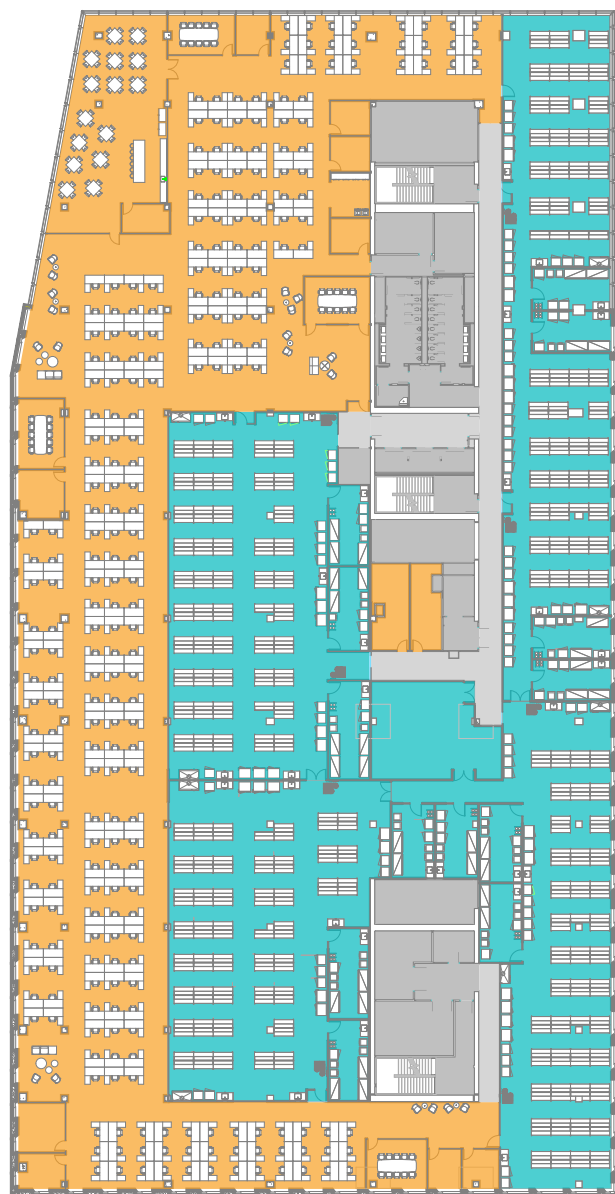
All-electric power: 8 watts/USF of lab area,
2500 kW emergency/standby generator,
photovoltaic rooftop panels

HVAC system

12 air-changes/hour

Single Tenant

LEVEL 5



Suite 500
82,000 RSF
50% Lab | 50% Office

- LAB
- OFFICE

Multi Tenant

LEVEL 5



Suite 520
20,500 RSF
50% Lab | 50% Office

- LAB
- OFFICE

Suite 540
20,500 RSF
50% Lab | 50% Office

- LAB
- OFFICE

Suite 560
20,500 RSF
50% Lab | 50% Office

- LAB
- OFFICE

Suite 580
20,500 RSF
50% Lab | 50% Office

- LAB
- OFFICE

* Representative floor plans

SCAN OR
CLICK







WHERE TECH WORKS HARDER

Flexible office spaces designed to support how modern teams work — with dedicated café zones, all-hands gathering areas, collaborative engagement lounges, and quiet focus and retreat spaces. Thoughtfully planned to meet the needs of today's advanced technology driven companies.

Tech Office
AI Hardware
Advanced Materials Science
Energy & Clean Tech

Robotics
Medical Devices
Semiconductor
Battery/EV

Single Tenant

LEVEL 5



Suite 500
82,000 RSF
16% Lab | 84% Office

- OPEN OFFICE
- PRIVATE OFFICE/CONFERENCE
- SOCIAL SPACE
- LAB

Multi Tenant

LEVEL 5



Suite 520
41,000 RSF
25% Lab | 75% Office

- OPEN OFFICE
- PRIVATE OFFICE/CONFERENCE
- SOCIAL SPACE
- LAB

Suite 580
41,000 RSF
16% Lab | 84% Office

- OPEN OFFICE
- PRIVATE OFFICE/CONFERENCE
- SOCIAL SPACE
- LAB

* Representative floor plans

SCAN OR
CLICK





PRIVATE STAIRCASE

A dedicated staircase connects two floors for a seamless single-tenant experience.



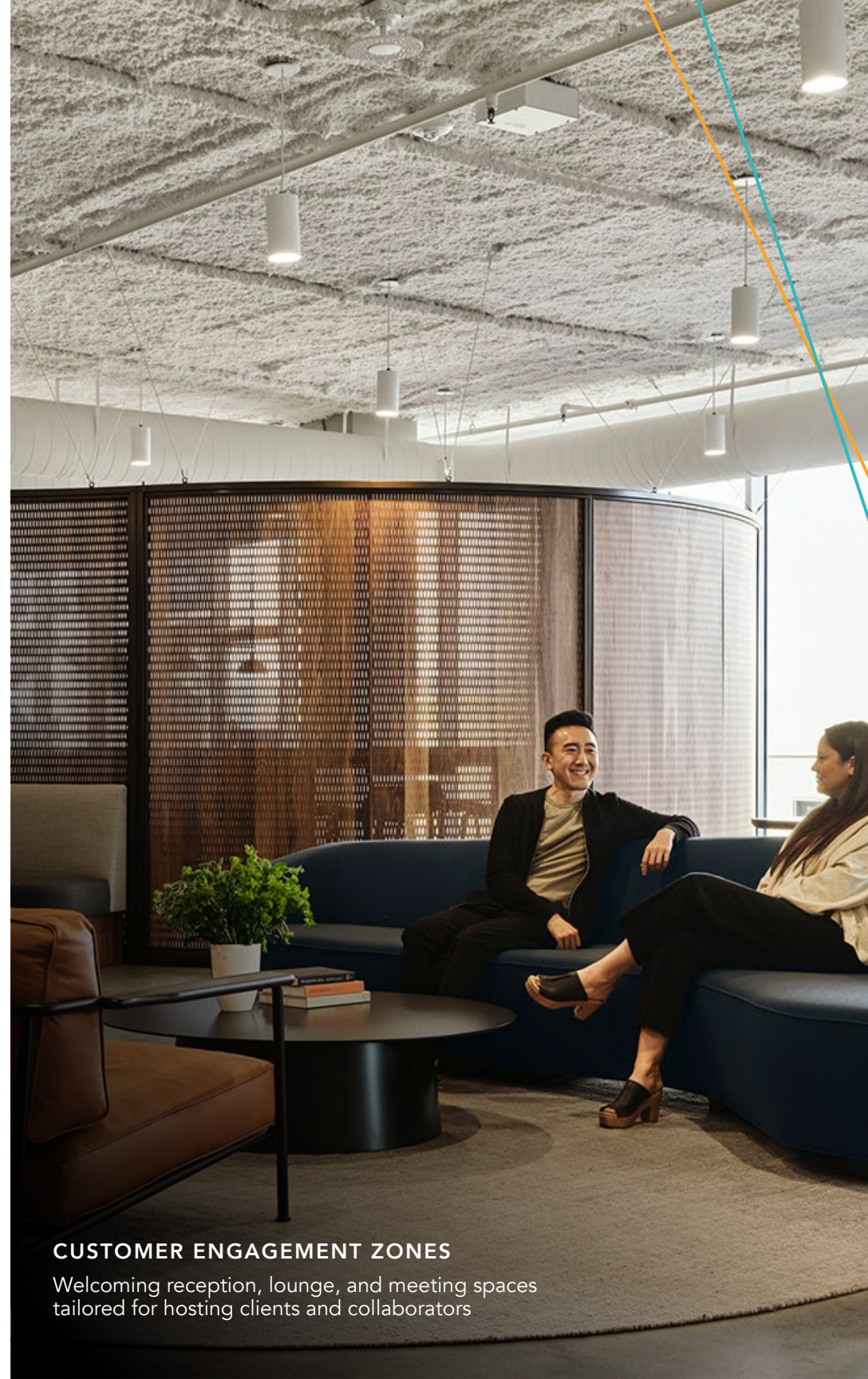
FOCUS AND RETREAT SPACES

A variety of lounges, phone rooms, and private nooks designed for heads-down work or quick resets



FLEXIBLE CAFE

A versatile dining area doubles as a town hall venue, with a service bar ideal for catering and casual gatherings



CUSTOMER ENGAGEMENT ZONES

Welcoming reception, lounge, and meeting spaces tailored for hosting clients and collaborators

ROLL ON IN, HOWEVER YOU ROLL

Here, all roads intersect.

We're built so you can get here from everywhere. Exceptionally accessible, Avia is a **short walk to the Millbrae Transit Center** — located on a Caltrain bullet stop and the final route on the BART line.

With **immediate access to highways 101, 280, and 380**, you can **drive in and park on site**. Pedal-power commuters will enjoy **secure bike storage** in the integrated parking structure.

Just **2 miles from SFO** and from the world. Avia is the perfect centerpoint.



2 MILES TO SFO



IMMEDIATE ACCESS TO HIGHWAYS 101, 280, 380



MILLBRAE TRANSIT CENTER





ON-SITE PARKING



SECURE BIKE STORAGE



MILLBRAE AVENUE



EL CAMINO REAL



THE NEIGHBORHOOD



TRADER JOES
24HR FITNESS
SAFeway
WALGREENS
LIVING SPACES

PEET'S COFFEE
TP TEA
UME TEA
SUSHI KEI
LAKA
GOURMET VILLAGE
SUGANDH INDIAN
NEW BROADWAY BISTRO
OLIVIA'S TANGHULU

PANDA EXPRESS
CHICK-FIL-A
CRUMBL COOKIES
STARBUCKS
SOURDOUGH & CO

SIDEWALK JUICE
NAKED FISH
STARBUCKS
PARIS BAGUETTE
LEONARDO'S DELI CAFE
MILLBRAE KABOBS & GYROS

HONG KONG PALACE
LE PETITE CAMILLE
ROYAL FEAST

BASECAMP FITNESS

MILLBRAE
TRANSIT CENTER

RESIDENCE INN SFO

IN-N-OUT BURGER
PANERA BREAD
L&L HAWAIIAN
CAFE ISTANBUL
STICK & STEAM

IPOH GARDEN

PETER'S CAFE

BEN TRE BAMBU DESSERTS LAI LAI FIDDLERS GREEN O SOLE MIO CHEUNG HING PORRIDGE & THINGS SPECIAL HAINAN CHICKEN LITTLE CHENGDU PPQ DUNGENESS CRAB	CHICKEN PHO YOU WONDERFUL THAI STICK HANA IZUMI SWEET INDULGENCES THE KITCHEN LA COLLINA ITALIAN SUZANNE'S CAKE TEAEVER MOMS TOFU HOUSE
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CAFE ORCHID

SOCIAL EATERY

THE DYLAN HOTEL AT SFO



CHIPOTLE

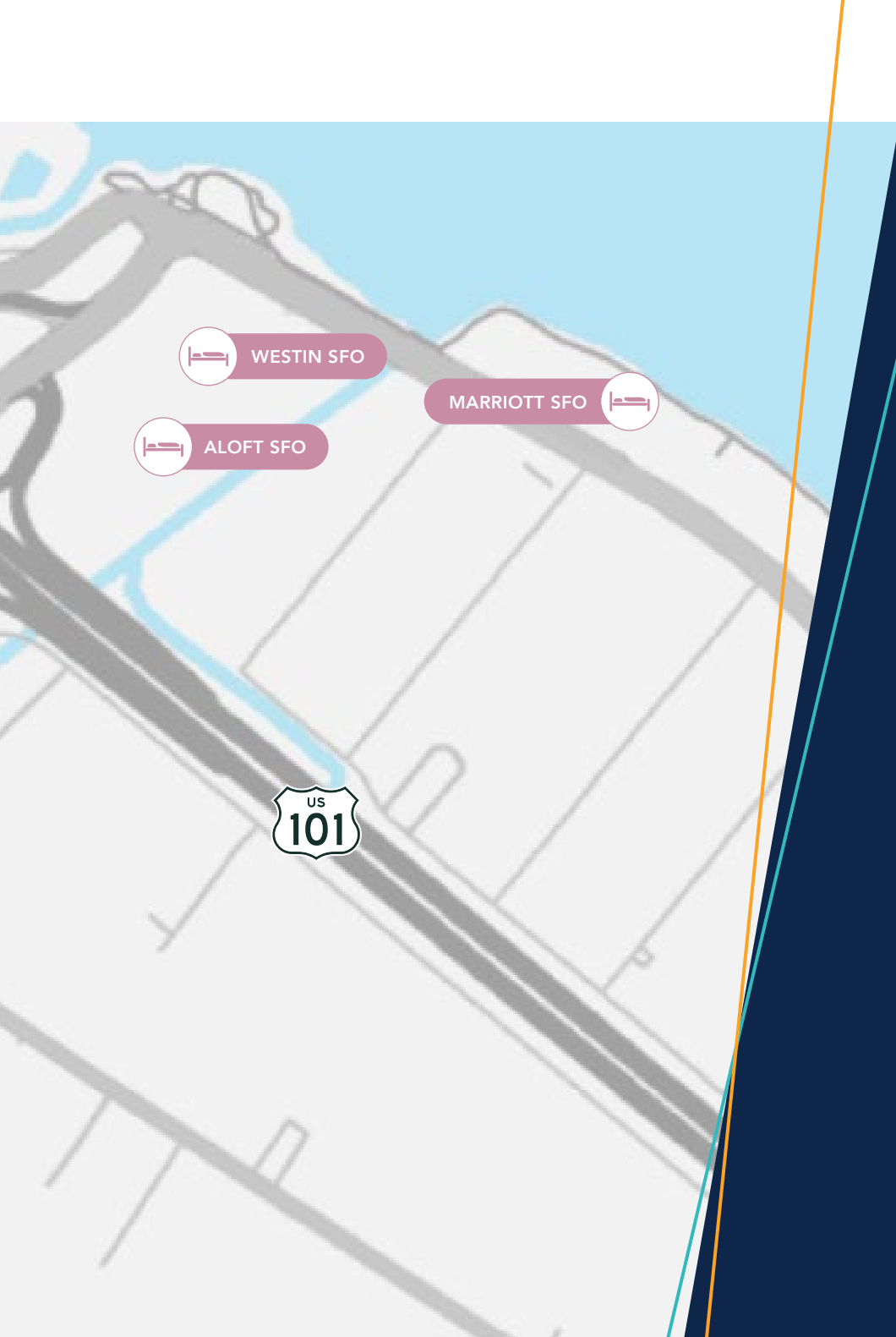
HABIT BURGER & GRILL

MILLBRAE SPUR TRAIL

ROLLINS RD

MILLBRAE AVE

EL CAMINO REAL



ONE MILE, ENDLESS FINDS

Explore dining, shopping, and everyday essentials—just steps from Avia.



RESTAURANTS



SHOPS & SERVICES



HOTELS



FITNESS & PARKS



TRANSPORTATION

OFFICE MEETS OASIS

Achieving your company's highest purpose—it's about work, but it's also about recharging. That's where Elevate™ comes in.

Elevate is Longfellow's **proprietary tenant experience and services program**. We design programming, events, and services that bring amenity spaces to life—just for you.

And what a rich suite of amenities it is.

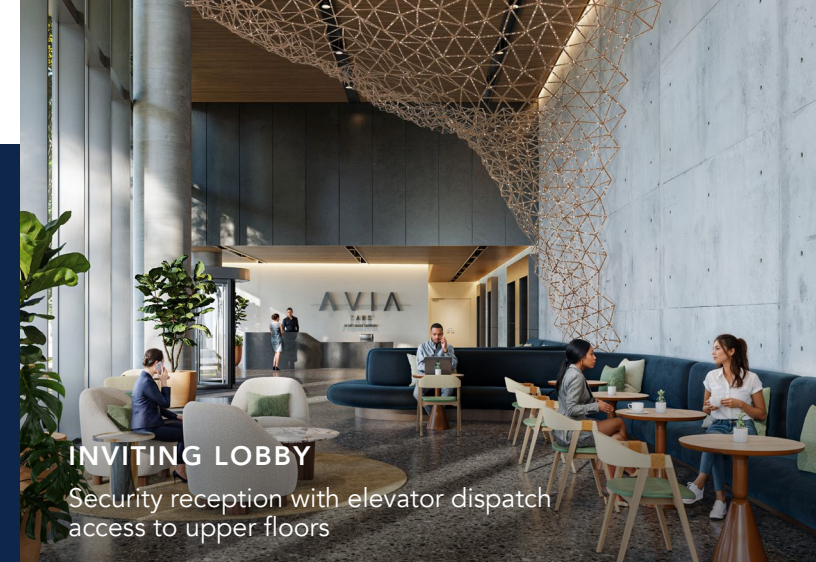
INVITING LOBBY WITH COFFEE AND BITES

Double-height lobby with a grab-and-go café featuring gourmet coffee and a communal lounge space



CONFERCING SPACES

Well-appointed board rooms with robust IT infrastructure



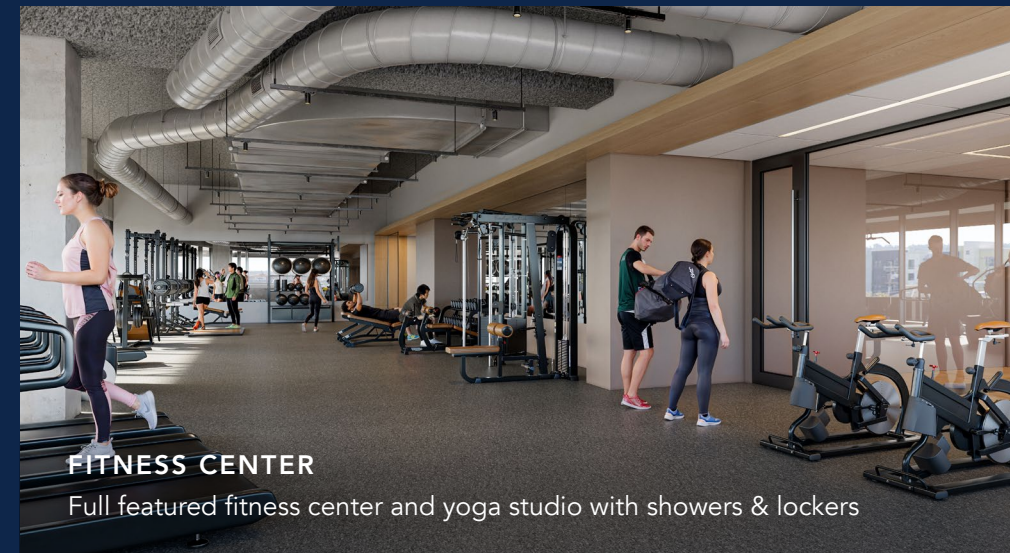
INVITING LOBBY

Security reception with elevator dispatch access to upper floors



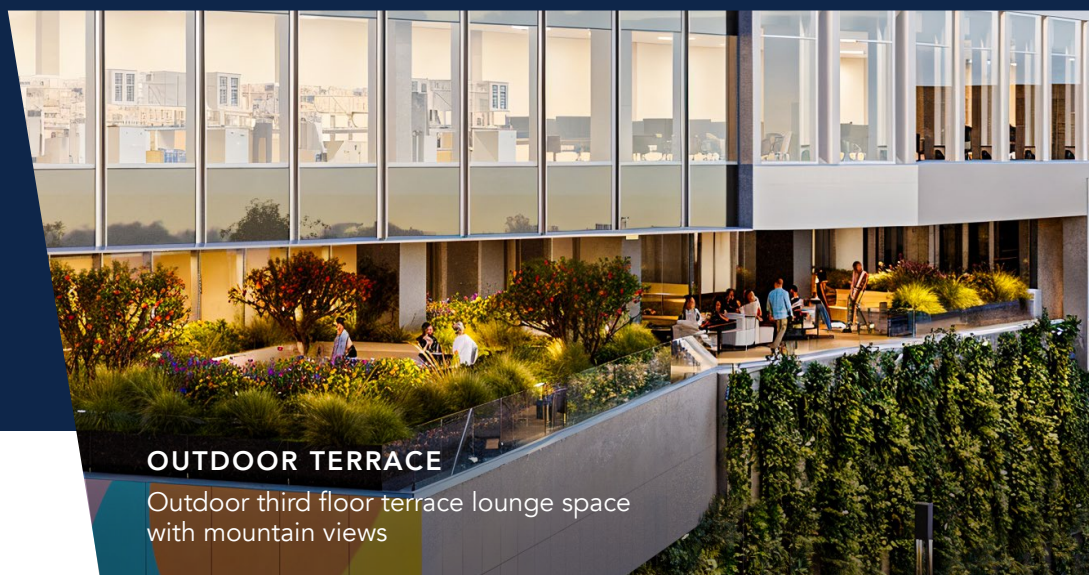
CLASSROOM TRAINING

Classroom training space ideal for all hands meetings including gathering, catering, and prep space



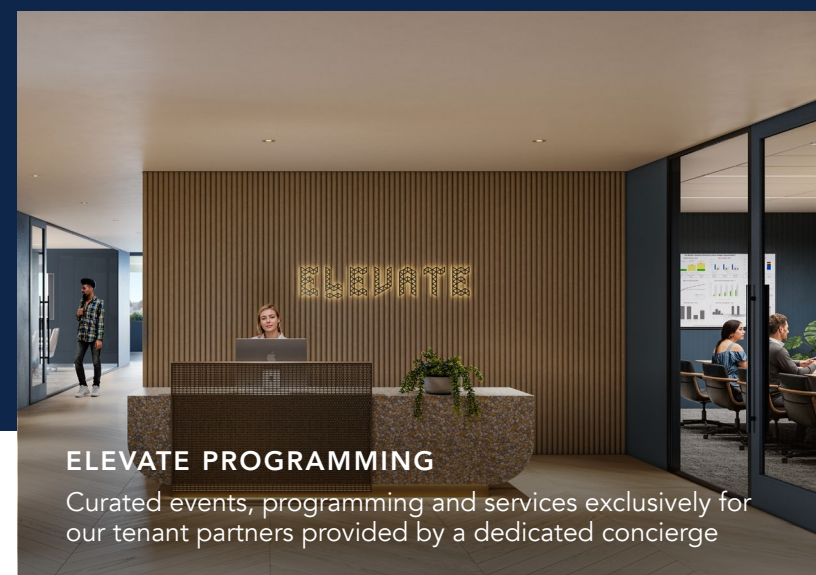
FITNESS CENTER

Full featured fitness center and yoga studio with showers & lockers



OUTDOOR TERRACE

Outdoor third floor terrace lounge space with mountain views



ELEVATE PROGRAMMING

Curated events, programming and services exclusively for our tenant partners provided by a dedicated concierge



LONGFELLOW

MORE THAN A DEVELOPER: YOUR PARTNER

Avia is the creation of Longfellow, a leading developer of innovative spaces designed to foster cutting-edge advancements and technology. The building's infrastructure can support office, lab and advanced technology tenants - science and engineering companies developing sophisticated solutions to enhance or transform existing capabilities.

It's our goal to create long-term partnerships with our tenants, so that we can co-create the working and amenity experience that is right for your people, your company, and your mission. Together, let's create an environment that supports your life-changing innovations.

GLOBAL PORTFOLIO

12 Million SF

North Carolina
New York
Philadelphia
Maryland
San Diego
Bay Area
United Kingdom

INVESTMENTS

Asset Management
Investment Management

DEVELOPMENT

Strategy & Partnership
Advisory & Entitlements
Acquisitions & Conversions

MANAGEMENT

Leasing
Project Management
Property Management
Elevate



—A—V—I—A— LABS

AT MILLBRAE STATION

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LET'S CONNECT

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