

384 Foster City Blvd.

Foster City | CA 94404

I | P | G

San Mateo Bridge



Top-Tier Lab Space,
Fully Equipped & Move-In Ready
Through December 2026 | **31,320 SF**

Flexible term extension with the landlord

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Ivan Smiljanic | Partner
510-717-5008 | Ivan@ipgsf.com
DRE: 1995999

Rocky Kile | Director - Re & Lab Infrastructure
401-263-4218 | rocky@ipgsf.com
DRE: 02233435

ipgsf.com

384 Foster City Blvd.

I | P | G

Property Highlights

- Prime **Foster City** biotech hub in the heart of the Central Peninsula – just off the San Mateo Bridge
- Plug & Play Office & Lab – Immediate occupancy
- 100 Fully Outfitted Workstations
- 4 Huddle Rooms, 3 Conference Rooms
- Executive Suite with 4 private offices
- 14 Additional Private Offices throughout
- Twenty-four (24) BSC Hoods, Four (4) Chemical fume hoods
- Single-pass HVAC for Laboratories
- Complete Lab equipment list on Page 4
- Integrated Utilities:
 - › Compressed air, vacuum, and purified water
 - › CO₂, nitrogen, oxygen and helium
- 1,600 Amps Power (277/480V) + Two 150kW backup Generators
- Cold Room, Glasswash/Utility Room with washer, dryer, and sink
- Grade-Level Loading Door, Card Access Control
- 3.3/1,000 SF Parking, Low NNN (~\$0.30/SF)

Available Now



384 Foster City Blvd.

I | P | G

Space Features

- Complete list of equipment staying in place on Page 4
- Designed for Laboratory R&D
- Fixed/built-in laboratory furnishings remain, suitable for immediate use
- Laboratory areas in good, well-maintained condition
- Lab finishes and piped services meet life sciences industry standards
- Established Hazardous Materials (HazMat) Control Areas
- Designated H Occupancy HazMat Storage Rooms, beneficial for regulated materials handling
- Accurate and comprehensive as-built drawings and CAD files available, expediting tenant planning, equipment placement, and space customization
- Professional architectural and lab planning assessment conducted by GL Planning & Design (GLP), a specialized firm



384 Foster City Blvd.

I | P | G

Laboratory equipment included* with the sublease:

Subcategory	Count
Biosafety Cabinets	24
ULT Lab Freezers (-80°C/-86°C)	14
Lab Freezers (-20°C/-30°C)	6
Additional Misc. Laboratory Refrigerators	21
Air-Jacketed Incubators	19
Orbital Shakers	14
Ultracentrifuges	11
Plate Readers	8
UV-Vis Spectrophotometers	8
Benchtop Flow Cytometers	7
FPLCs	7
Water-Jacketed Incubators	7
Automated Cell Counters	6
Biomolecular Interaction Analyzers	6
HPLCs	6
Microcentrifuges	6
Plate Washers	6
Tissue Dissociators	6
Fluorescence Microscopes	5
Light Microscopes	5
Thermocyclers	4
Cappers	3

Subcategory	Count
Cryogenic Tanks	3
Standard Centrifuges	3
Water Baths	3
Water Purification Systems	3
Capillary Electrophoresis Systems	2
Digital Imagers	2
Electroporators	2
Osmometers	2
Robotic Pipetting Systems	2
Anesthesia Systems	1
Autoclaves	1
Automated ELISA Processors	1
Gas Management Systems	1
Gel Transfer Devices	1
General Storage Units	1
Ice Makers	1
Laboratory Ovens	1
Liquid Nitrogen Tanks	1
Pump Filtration Systems	1
Rack / Tube Readers	1
Viscometers	1
Wave Bioreactors	1

*subject to final approval

384 Foster City Blvd.

LAB / LAB SUPPORT AREAS

I | P | G



384 Foster City Blvd.

OFFICE SPACES

I | P | G



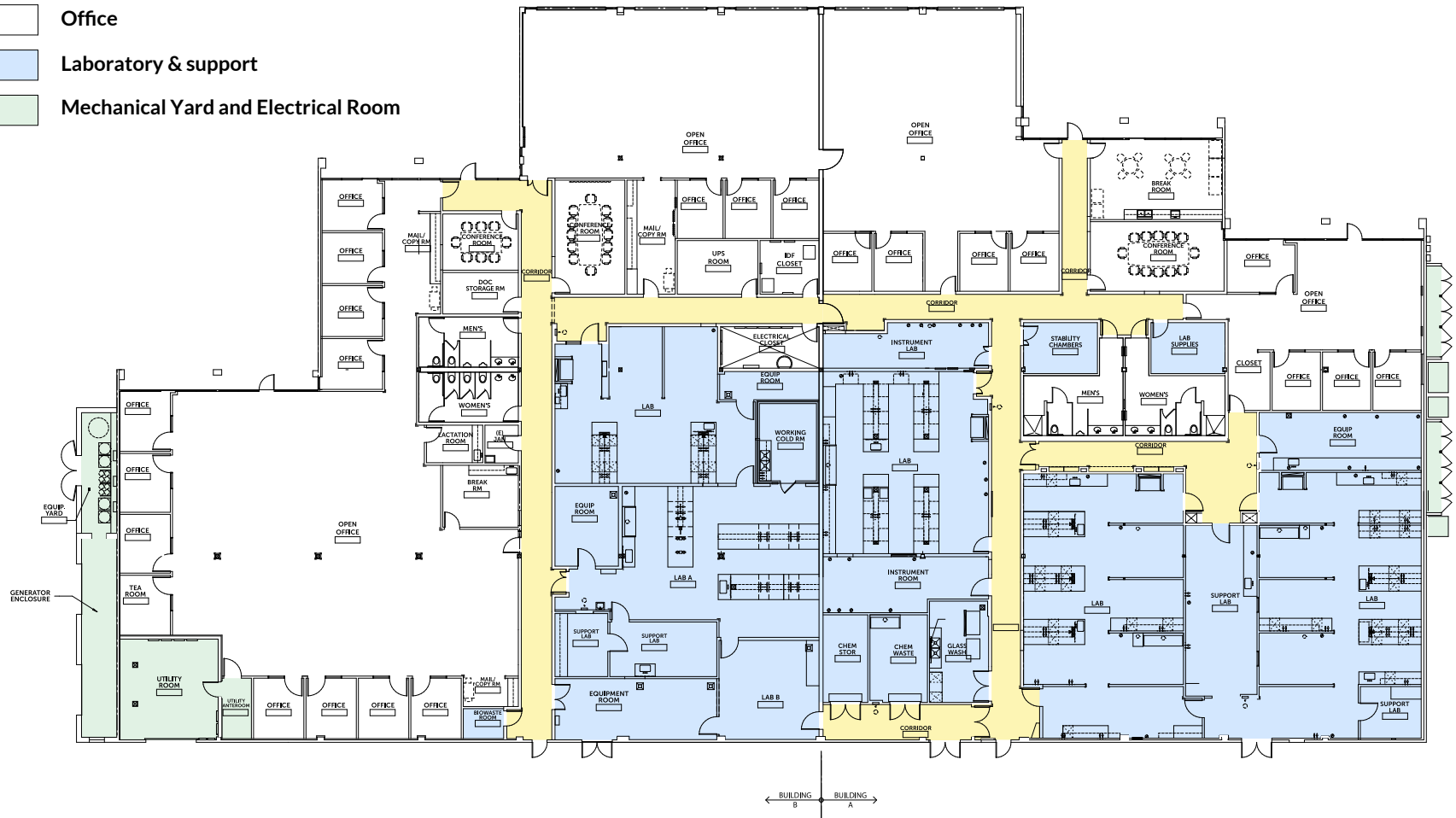
384 Foster City Blvd.

MECHANICAL / ELECTRICAL ROOMS

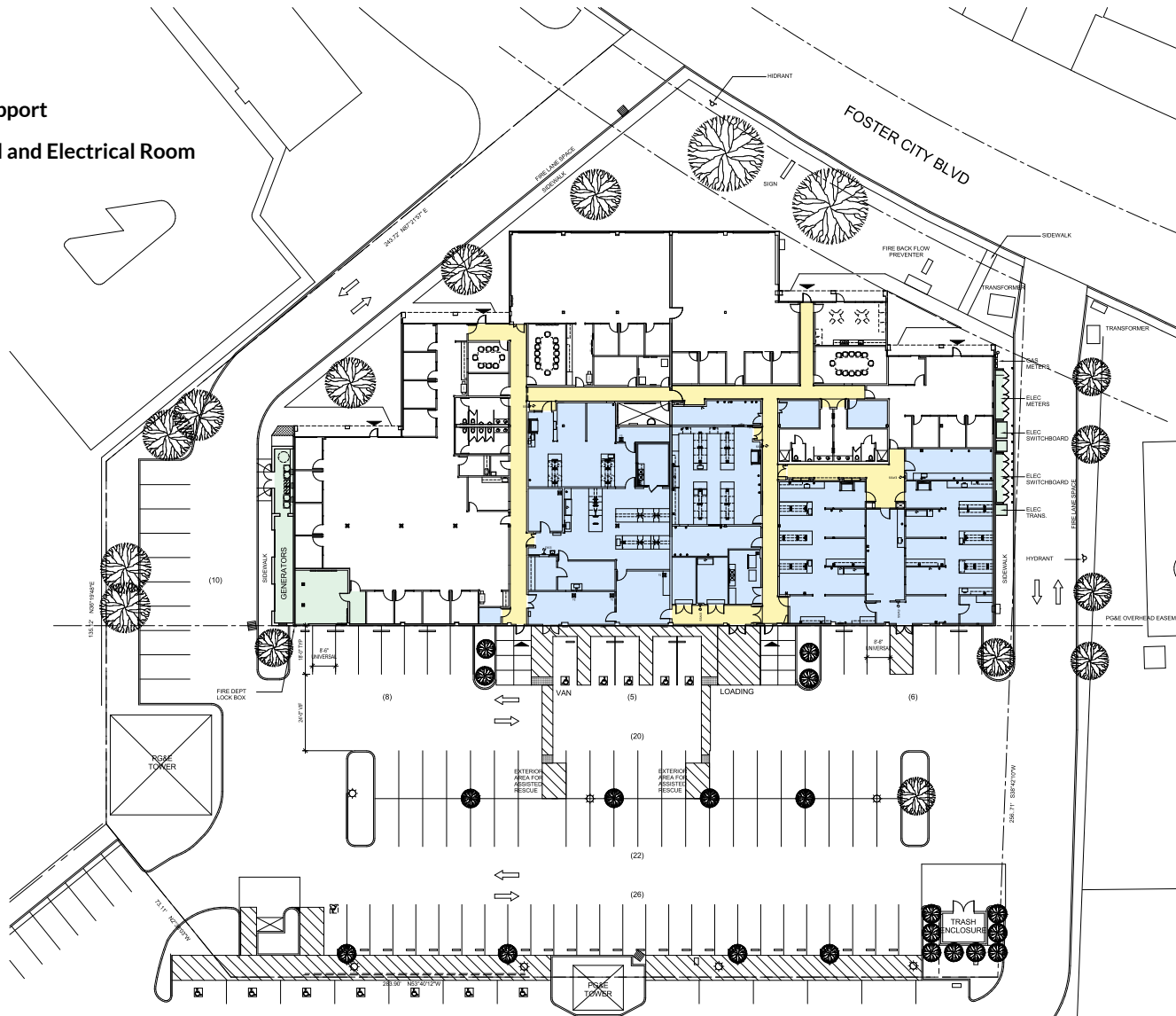
I | P | G



I | P | G



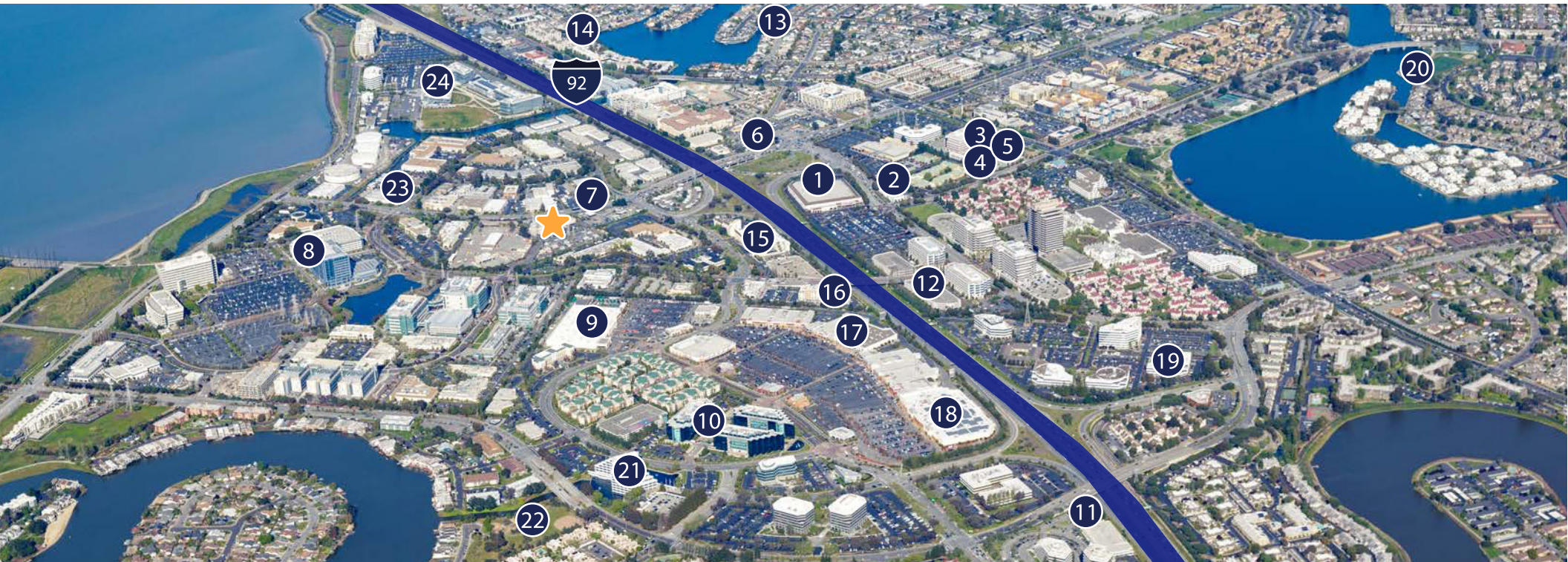
I | P | G



384 Foster City Blvd.

I | P | G

Amenities



- | | | | |
|-----------------------------------|-------------------|---------------------------------|----------------------------|
| 1 Costco | 7 Tesla | 13 Erckenbrack Park Beach | 19 Camico Mutual Insurance |
| 2 Jamba Juice | 8 Gilead Sciences | 14 Hillbarn Theatre | 20 Catamaran Park |
| 3 Activision | 9 The Home Depot | 15 Cafe Florian Restaurant | 21 Little Late Bird |
| 4 Sling | 10 Playstation | 16 Panera Bread | 22 Mariners Island Park |
| 5 International Business Machines | 11 Apttus | 17 Bridgepointe Shopping Center | 23 Avis Car Rental |
| 6 Starbird Chicken | 12 Visa | 18 Target | 24 Illumina |

384 Foster City Blvd.

Foster City | CA 94404



Cal Train Shuttle

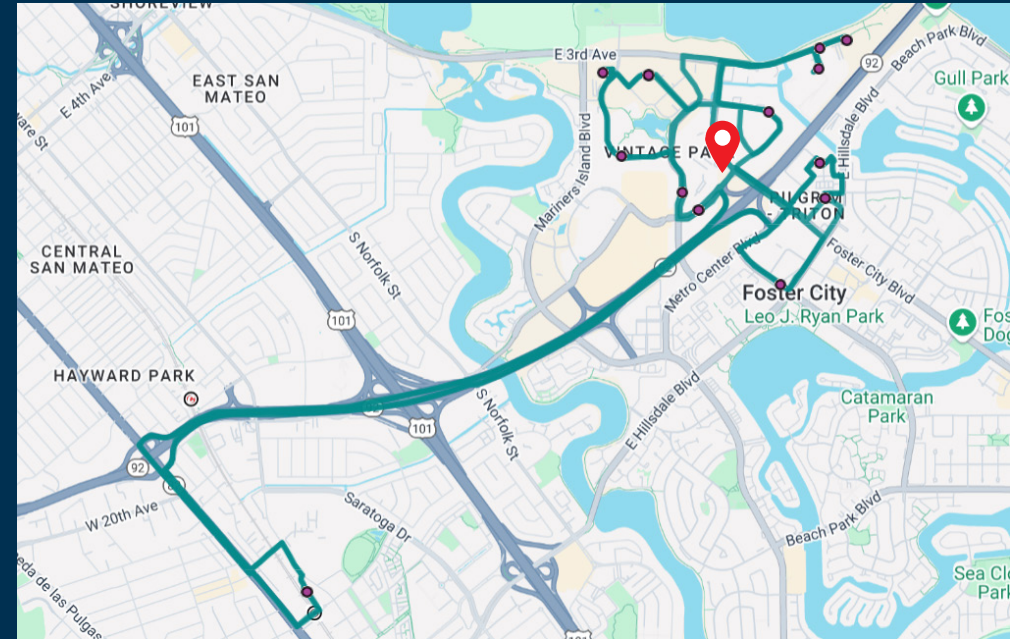
I | P | G

Morning Shuttle

Hillsdale Station Pickup	393 Vintage Park Drop-Off*
6:51am	7:04am
7:51am	8:04am
8:51am	9:04am
9:36am	9:49am

Evening Shuttle

393 Vintage Park Pickup*	Hillsdale Station Drop-Off
3:45pm	4:00pm
4:34pm	4:49pm
5:34pm	5:49pm
6:34pm	6:49pm



*5 minute walk from Caltrain shuttle

For leasing information

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Ivan Smiljanic | Partner
510-717-5008 | Ivan@ipgsf.com
DRE: 1995999

Rocky Kile | Director - Re & Lab Infrastructure
401-263-4218 | rocky@ipgsf.com
DRE: 02233435

ipgsf.com

This document has been prepared by IPG for advertising and general information only. IPG makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. IPG excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of IPG and/or its licensor(s). ©2025. All rights reserved.