

# 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](http://www.ipgsf.com) | CL 02031924

Ivan Smiljanic | Partner  
510-717-5008 | [Ivan@ipgsf.com](mailto:Ivan@ipgsf.com)  
DRE: 1995999

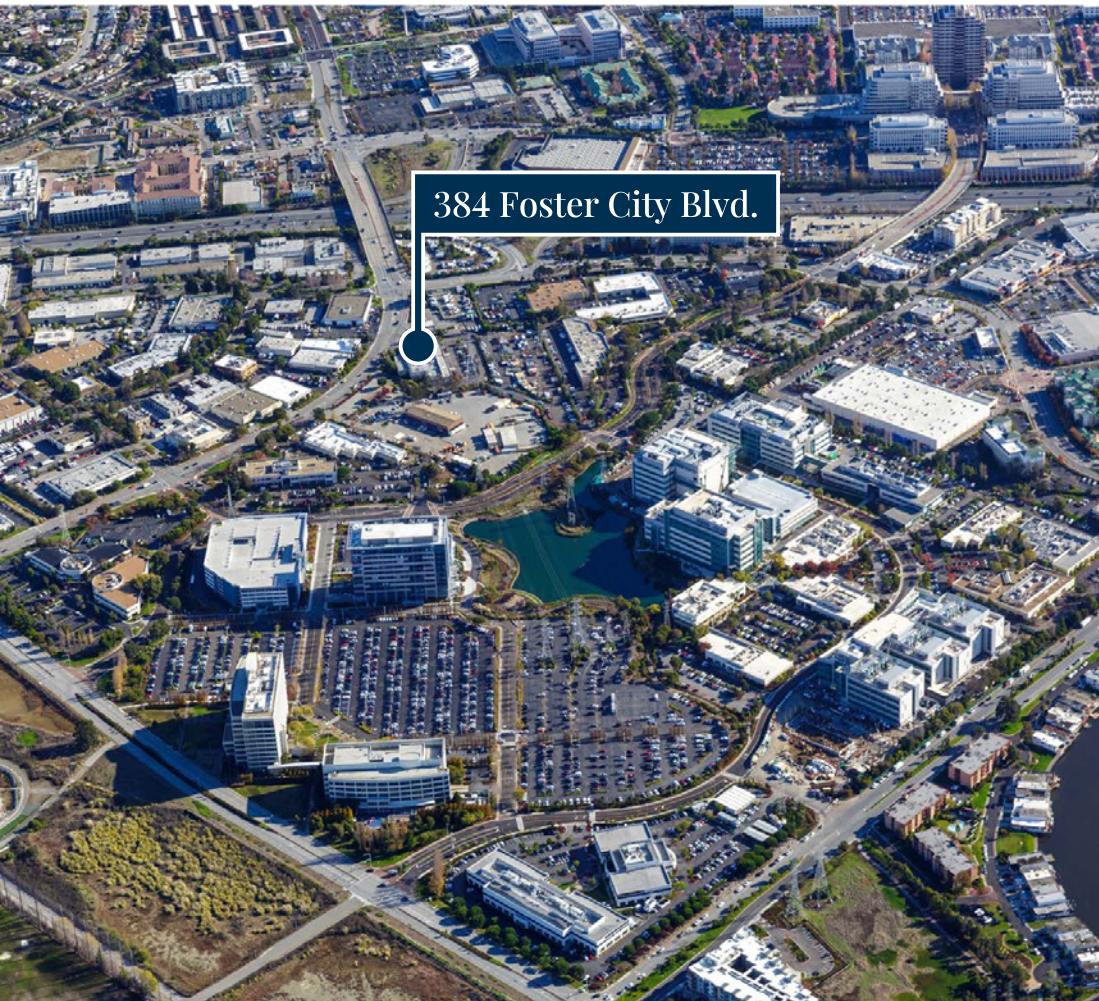
Rocky Kile | Director - Re & Lab Infrastructure  
401-263-4218 | [rocky@ipgsf.com](mailto:rocky@ipgsf.com)  
DRE: 02233435

[ipgsf.com](http://ipgsf.com)

## 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
  - › CO<sub>2</sub>, 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



## 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



## 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

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## LAB / LAB SUPPORT AREAS

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## OFFICE SPACES

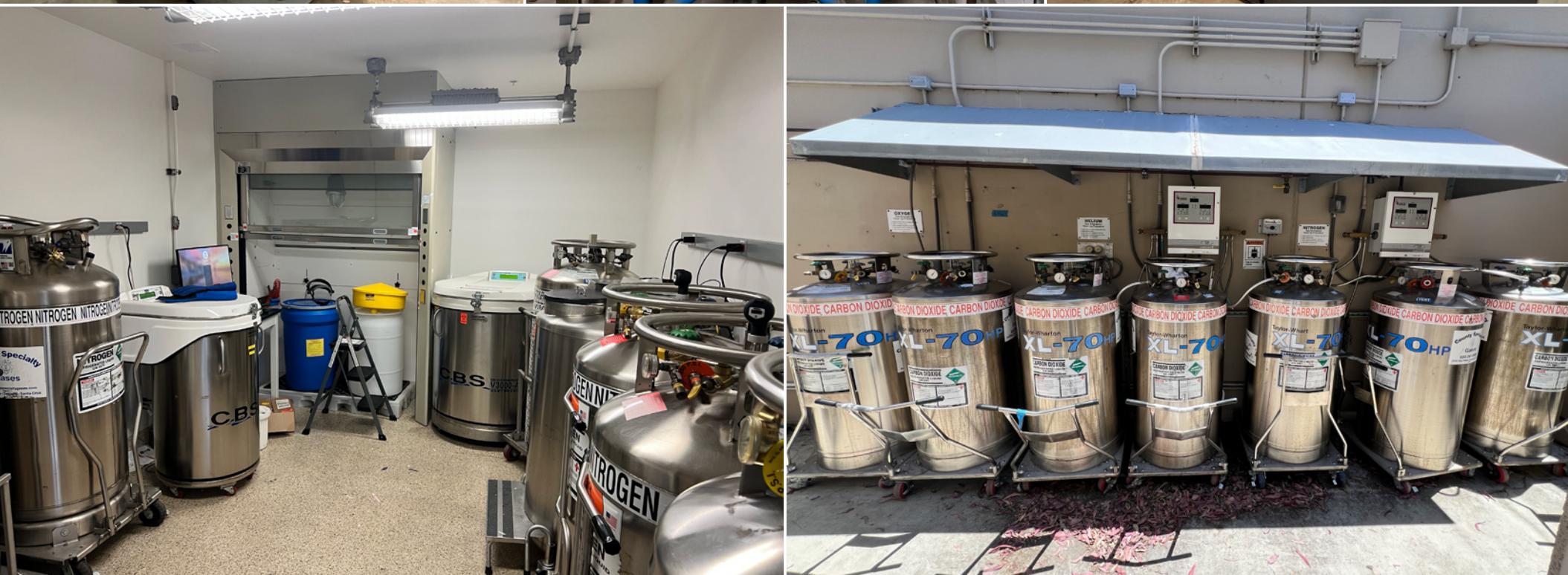
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## MECHANICAL/ELECTRICAL ROOMS

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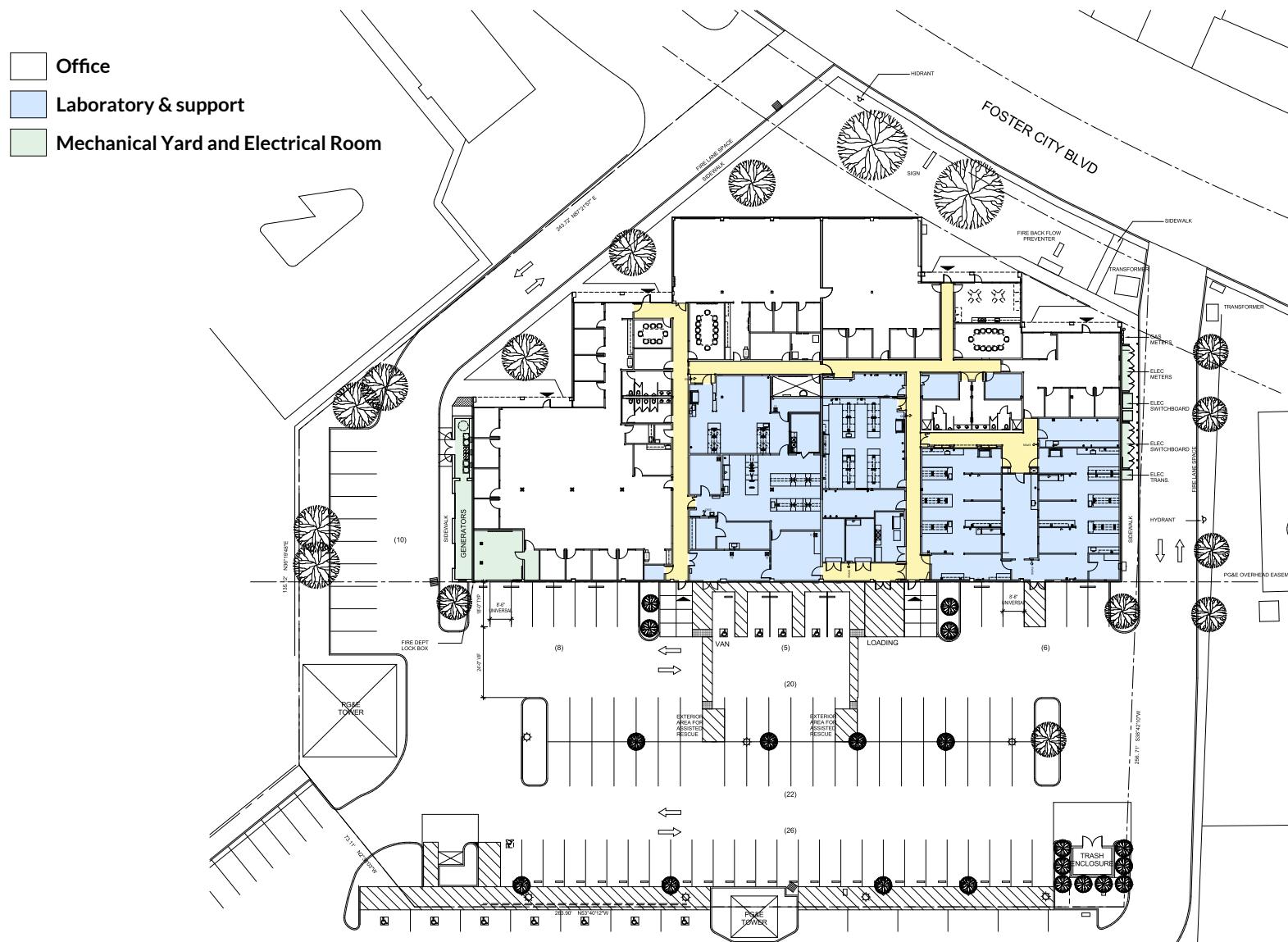
# Floor Plan



**384 Foster City Blvd.**

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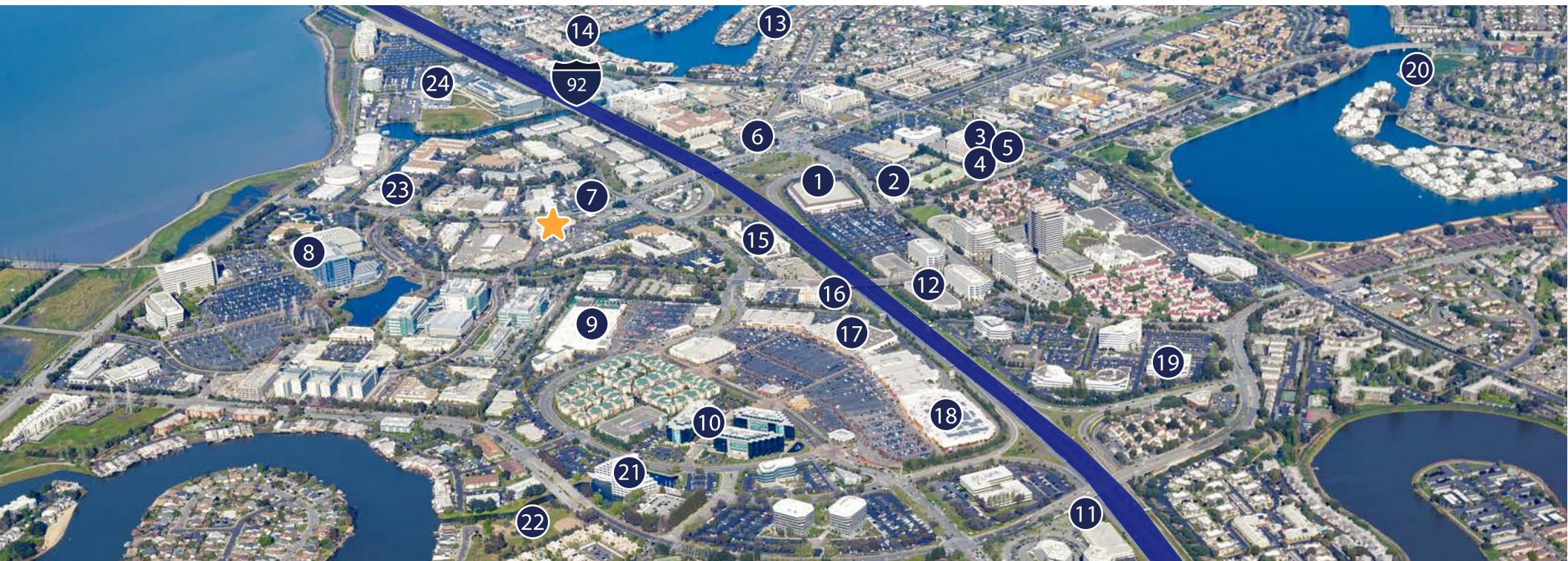
# Site Plan



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## 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

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## 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

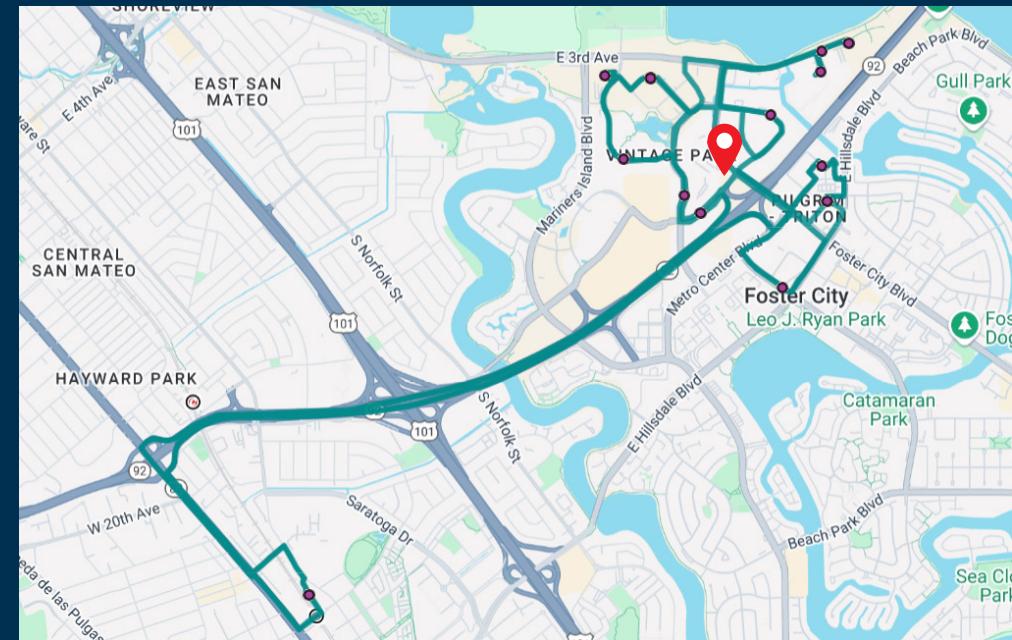
## For leasing information

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\*5 minute walk from Caltrain shuttle

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