

2385 Bay Road
950 Charter Street
Redwood City, CA

PREMIER OPPORTUNITY
HARDWARE TECH AND R&D BUILDING
±31,224 SQUARE FEET



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PROPERTY HIGHLIGHTS

2385 Bay Road & 950 Charter Street:

- ±31,224 SF of Buildings
- Zoned LII (Incubator)
- Full Modernization of Interiors and Exteriors
- Across from 2MM SF Stanford University Redwood City Campus
- Rapidly emerging Bay Road Life Science / R&D corridor
- Standalone Buildings Identity
- Opportunity Zone Tax Benefits
- Great Signage Opportunity
- Heavy Power at Both Buildings
- Outdoor Garden Lounge / Amenity Area
- Private Secured Parking Garage
- Delivers Q4 2022



2385 Bay Road



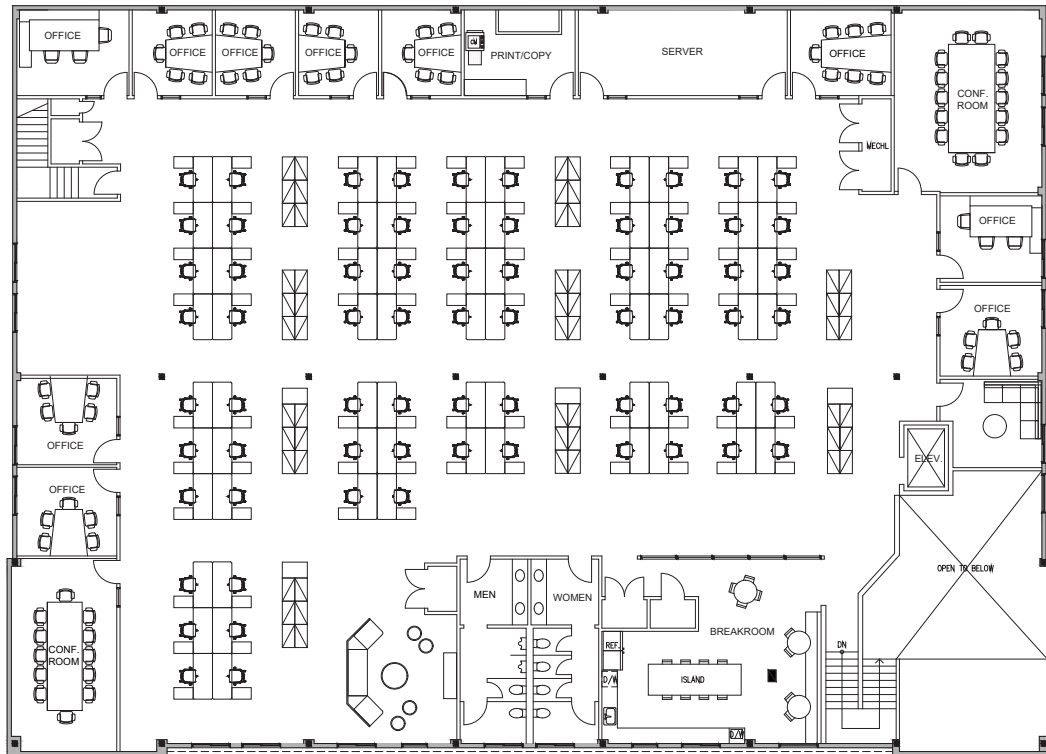
950 Charter Street



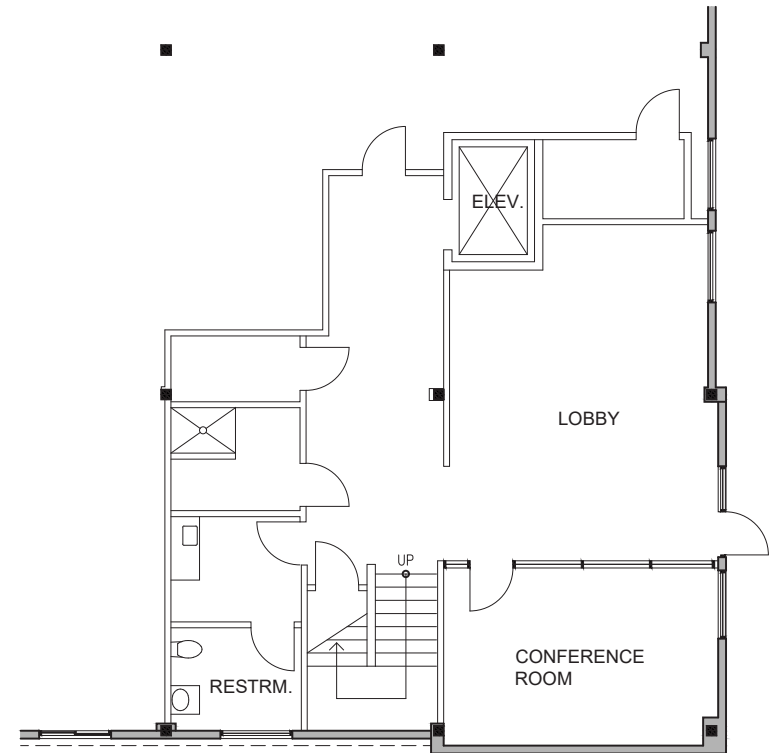
PROPERTY OVERVIEW

2385 Bay Road:

- Modern Tech Style Office Build-Out
- Open Layout with Perimeter Offices
- 3 Conference rooms
- 13 Private Offices
- Pre-installed Fiber Optic Infrastructure and Secure Wi-Fi
- Private Parking Garage
- First Floor Shower/ Changing Room
- Sky Lights Throughout
- 3 Phase 800 Amps 208/120 Volt Electrical Power
- Full Fire Sprinkler System
- Building Alarm System
- First Floor Garage is Approved for Lab, R&D, or Other Uses
- TI Allowance Available



SECOND FLOOR



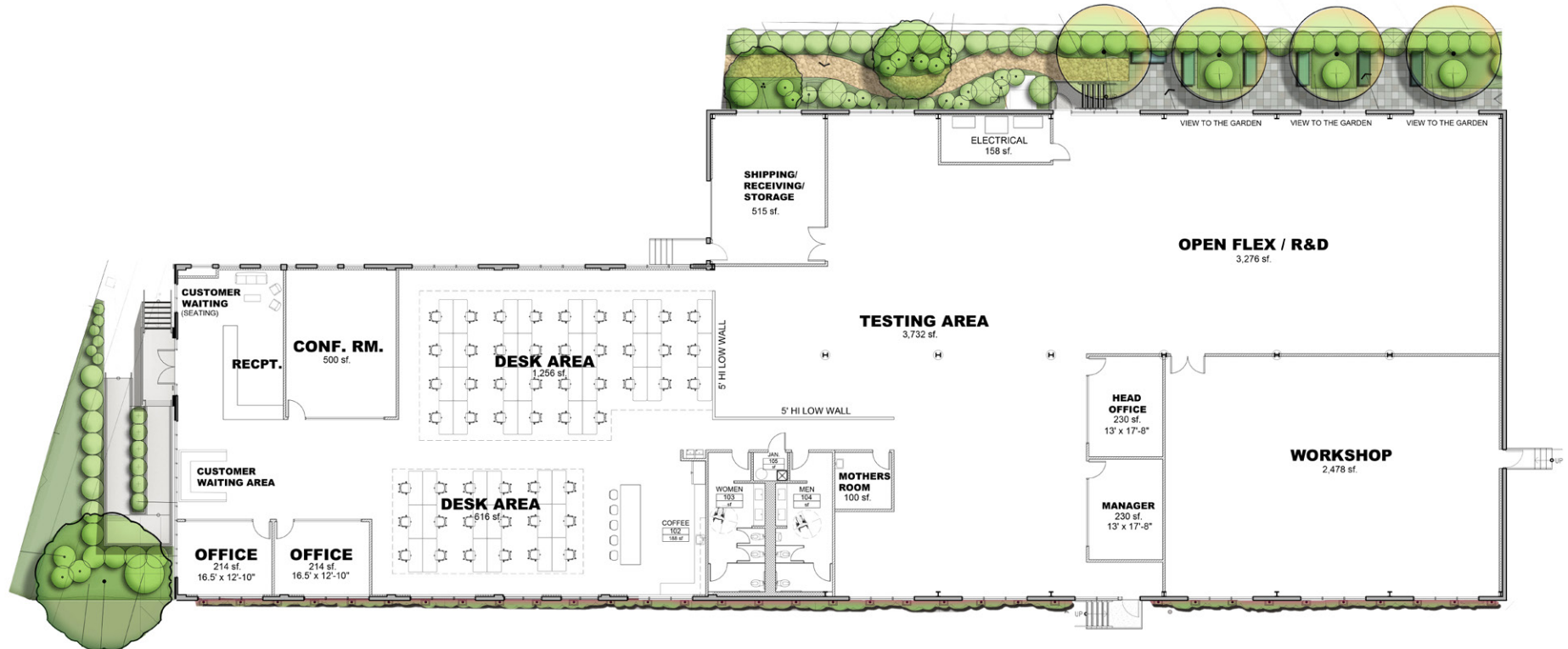
FIRST FLOOR



PROPERTY OVERVIEW

950 Charter Street:

- Open Innovative R&D Space
- Outdoor Garden Lounge / Amenity Area
- Large Kitchen Area
- Exposed Sandblasted Ceiling
- Polished Concrete Floors
- New Restroom Cores
- 3 Phase 1200 Amps 277/480 Volt Electrical Power
- 3 Phase 400 Amps 120/240 Volt Delta Service
- TI Allowance Available



PROPERTY NEIGHBORHOOD



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PROPERTY TRANSPORTATION

21 MI

SOUTH OF SAN FRANCISCO

40 MI

SOUTHWEST OF OAKLAND

22 MI

NORTH OF SAN JOSE

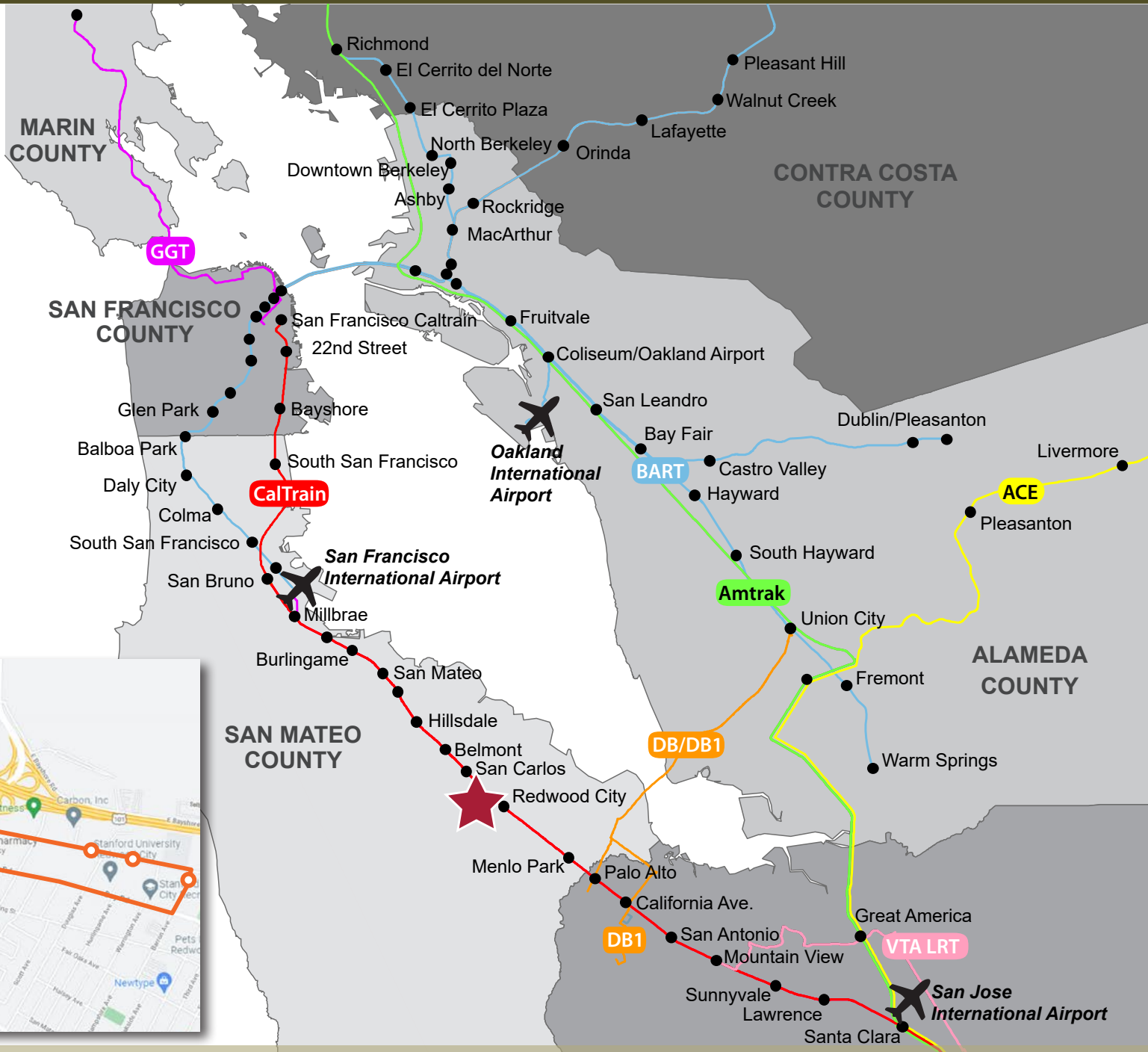
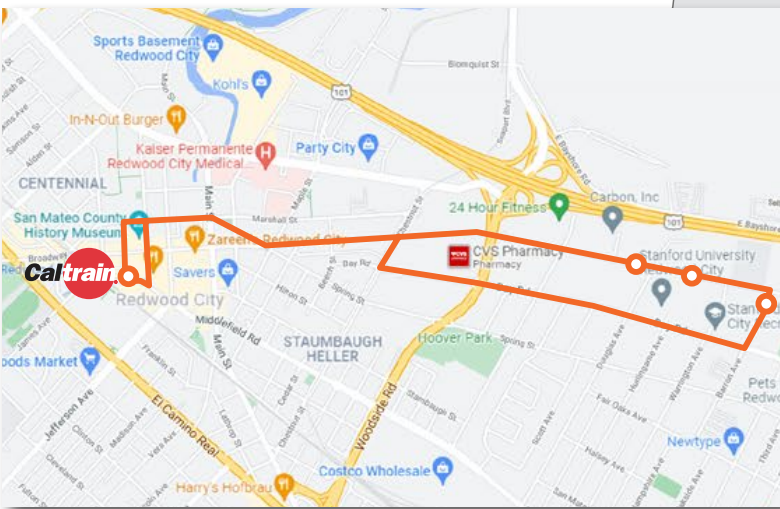
- ACE Train
- Amtrak
- BART
- CalTrain
- Golden Gate Transit
- Dumbarton Express
- VTA Light Rail

CalTrain Menlo Park Time

From Palo Alto to Menlo Park	3 min
Menlo Park to San Francisco	59 min
Menlo Park to San Jose	70 min

Airports Drive Distance

San Francisco (SFO)	18 min	17 mi
San Jose (SJC)	25 min	20 mi
Oakland (OAK)	39 min	28 mi



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2385 BAY ROAD EXTERIOR



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2385 BAY ROAD INTERIOR



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950 CHARTER STREET EXTERIOR



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