

# Embarcadero Labs



2440-2470 EMBARCADERO WAY & 2275 EAST BAYSHORE RD  
PALO ALTO, CA

**FOR LEASE**  
CLASS A PURPOSE-BUILT LAB  
& OFFICE SPACE

**CBRE**



# PROPERTY HIGHLIGHTS



BRAND-NEW  
PURPOSE-BUILT  
CLASS-A SPEC LABS



AVAILABLE  
NOW



HIGHLY EXPERIENCED LIFE  
SCIENCE DEVELOPER



EFFICIENT AND  
FLEXIBLE DESIGN



IMMEDIATE ACCESS  
TO US HIGHWAY 101



PARKING RATIO  
OF 3.00/1,000



ATTRACTIVE  
NEW OUTDOOR  
PATIO AREAS



CLOSE PROXIMITY  
TO STANFORD  
UNIVERSITY & STANFORD  
RESEARCH PARK



**AVAILABILITY:**  
**EMBARCADERO WAY -**  
6,398 - 27,299 SF  
**2275 EAST BAYSHORE -**  
12,564 SF



ALL-NEW BUILDING MEP  
SYSTEMS INCLUDING  
BACKUP GENERATORS







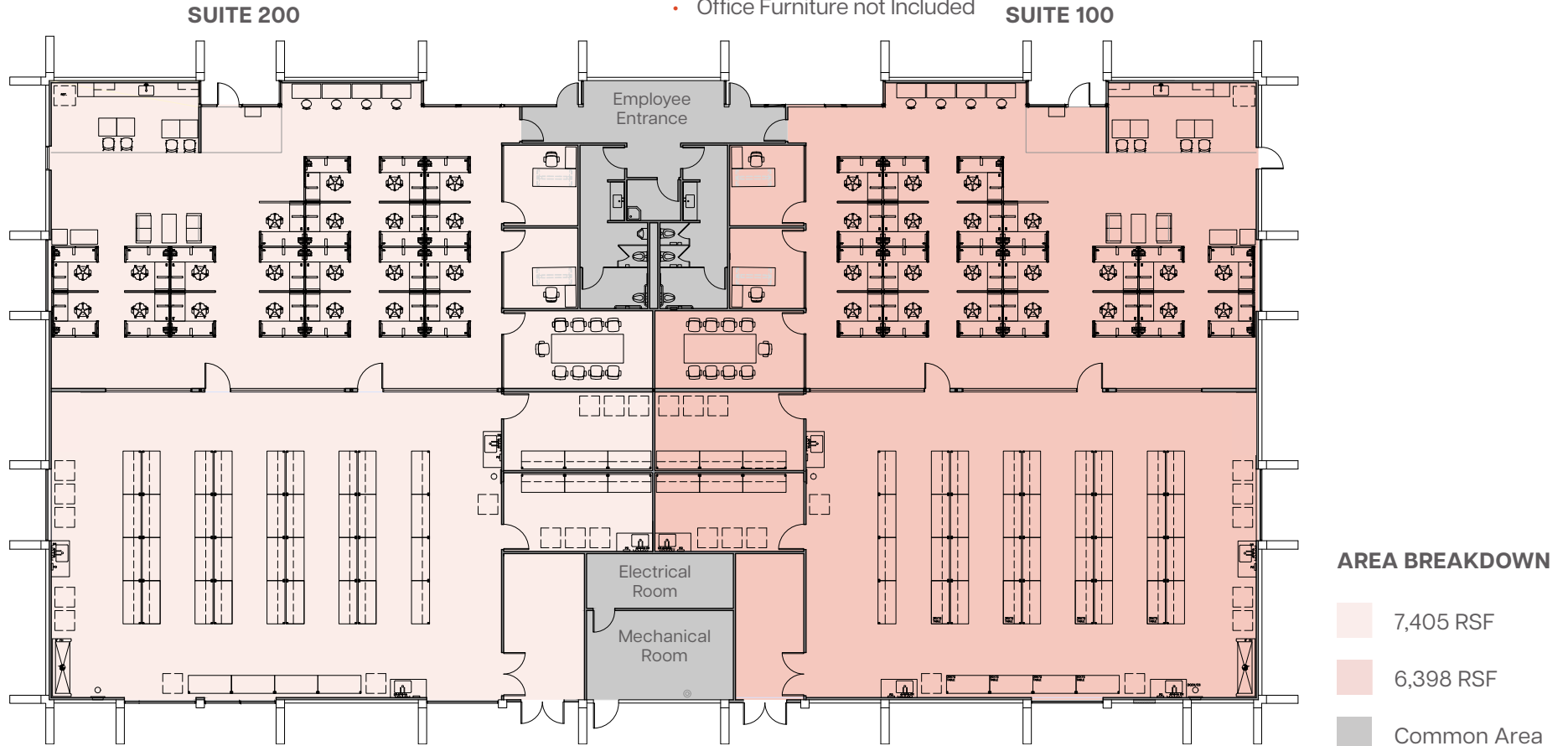
# FOR LEASE

SPEC LAB FLOOR PLAN | 2450

EMBARCADERO LABS  
2440-2470 EMBARCADERO WAY, PALO ALTO, CA

## PROPERTY FEATURES

- 13,803 SF Divisible to 6,398 SF
- Purpose-Built Brand-New Spec Labs with Highly Functional 50/50 Lab Office Ratio
- Flexible Portable Casework with Ceiling Utility Drops
- Dedicated TC or Lab Support Rooms
- Two Chemical Fume Hoods per Suite
- Shipping and Receiving Areas Adjacent to Each Lab
- Office Space Built Out with Conference, PO/Breakout Rooms and Kitchen/Break Area
- High Quality New Restroom Core with Showers
- Available Now
- Power : 1,600 Amps
- Office Furniture not Included



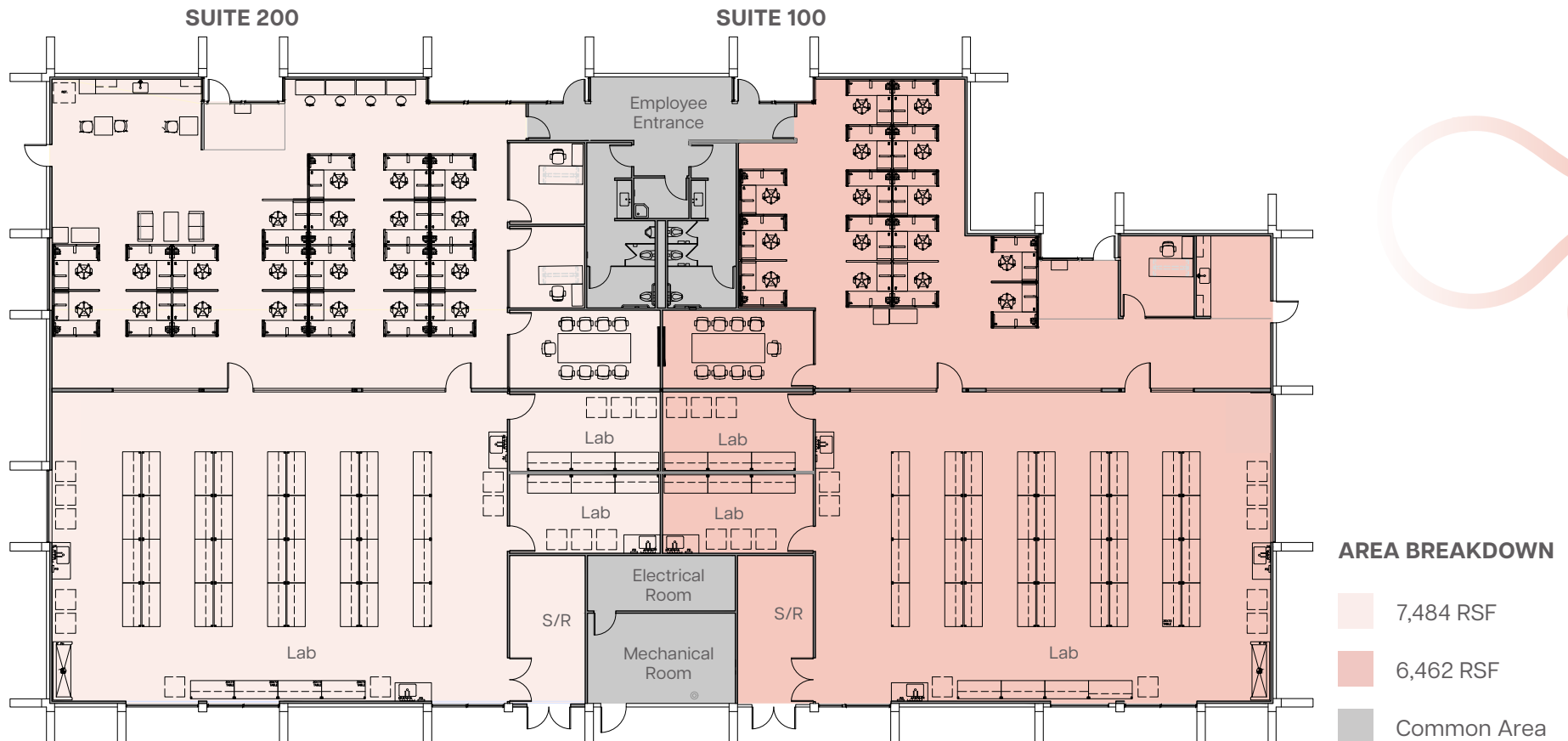
# FOR LEASE

SPEC LAB FLOOR PLAN | 2470

EMBARCADERO LABS  
2440-2470 EMBARCADERO WAY, PALO ALTO, CA

## PROPERTY FEATURES

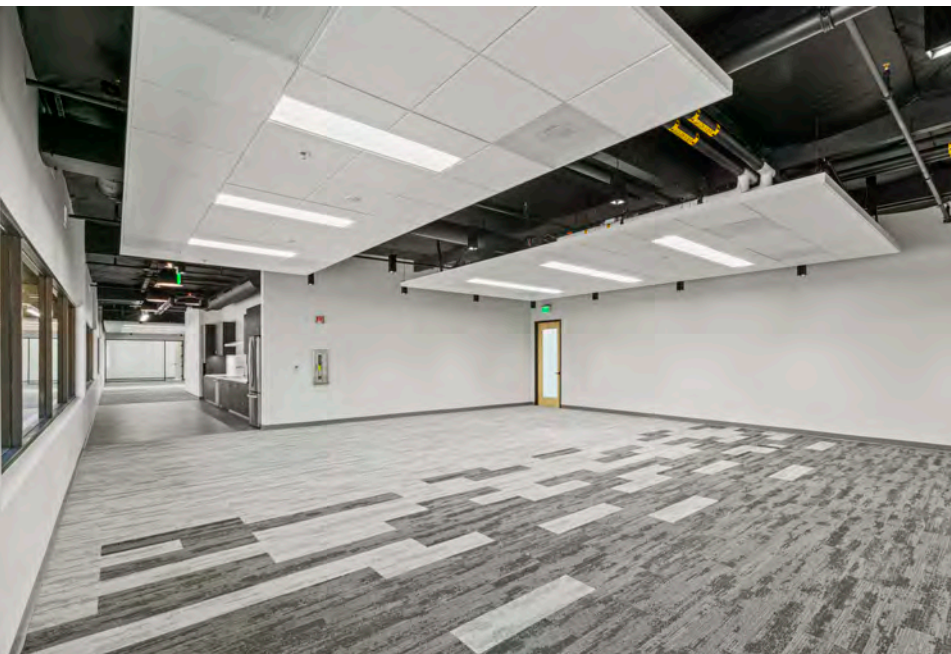
- 13,946 SF Divisible to 6,462 SF
- Purpose-Built Brand-New Spec Labs with Highly Functional 50/50 Lab Office Ratio
- Flexible Portable Casework with Ceiling Utility Drops
- Dedicated TC or Lab Support Rooms
- Two Chemical Fume Hoods per Suite
- Shipping and Receiving Areas Adjacent to Each Lab
- Office Space Built Out with Conference, PO/Breakout Rooms and Kitchen/Break Area
- High Quality New Restroom Core with Showers
- Available Now
- Power : 1,600 Amps
- Office Furniture not Included





FOR LEASE

2275 BAYSHORE  
2275 EAST BAYSHORE RD, PALO ALTO, CA



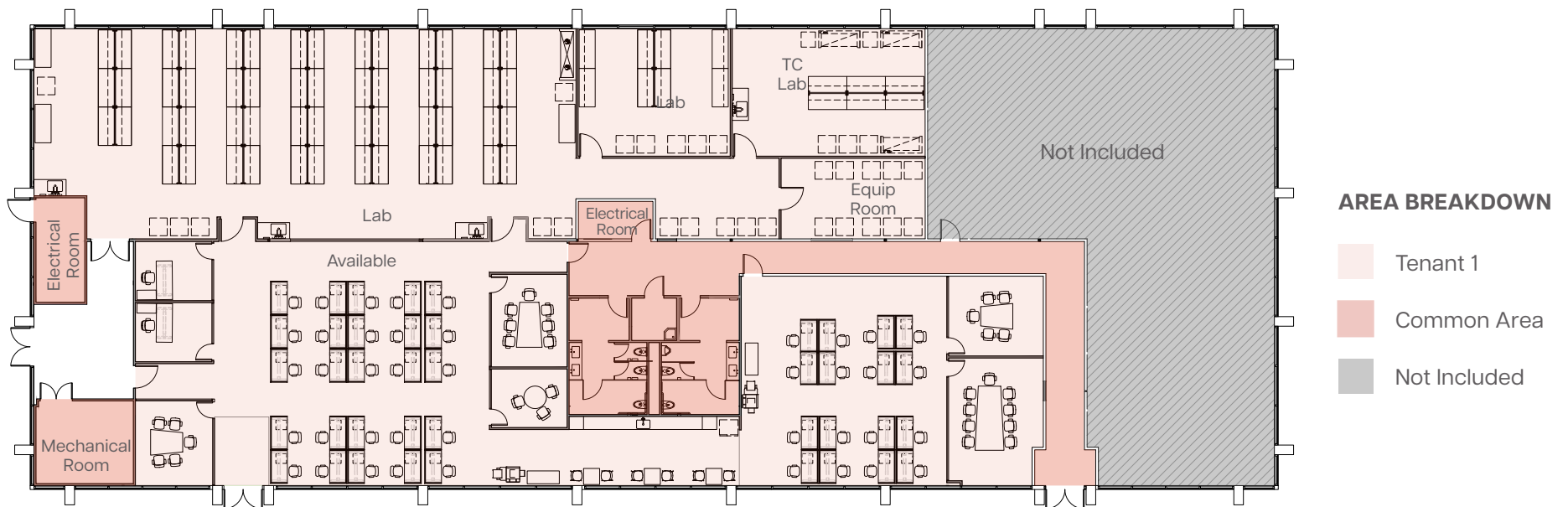
# FOR LEASE

SPEC LAB FLOOR PLAN | 2275

2275 BAYSHORE  
2275 EAST BAYSHORE RD, PALO ALTO, CA

## PROPERTY FEATURES

- 12,564 SF
- Purpose-Built Brand-New Spec Lab with Highly Functional 50/50 Lab Office Ratio
- Flexible Portable Casework with Ceiling Utility Drops
- Dedicated TC, Lab support and Equipment Rooms
- One Chemical Fume Hood
- Shipping and Receiving Area Adjacent to Lab
- New Emergency Backup Generator
- Office Space Built Out with Multiple Conference, PO/ Breakout Rooms and Kitchen/Break Area
- Near Term Future Expansion Space Available
- Available Now
- Power : 1,600 Amps





# LOCATION MAP

2440-2470 EMBARCADERO WAY &  
2275 EAST BAYSHORE RD, PALO ALTO, CA





# Embarcadero Labs

2440-2470 EMBARCADERO WAY &  
2275 EAST BAYSHORE RD, PALO ALTO, CA



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**CBRE**

**lpi** BioScience Property  
Investments

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