

# SAN MATEO SCIENCE CENTER

Class A Lab Space in the Heart of the Peninsula



**NEWMARK**

# Class-A Life Science

San Mateo Science Center, a life science campus where a community of curious minds, thriving bodies and pioneers of life science come together and excel. It's part of the Longfellow ecology that propels each company to the next level.

901 & 951 MARINERS ISLAND BOULEVARD  
SAN MATEO, CA 94404





CONTROL VALVE

ACIDS

ACIDS

FLAMMABLE

FLAMMABLE





# Project Highlights

- / 262,000 SF Class A life science campus located at **901 & 951 Mariners Island Boulevard**
- / Immediate access to all major highways: 92, 101 and 280, ideal for employees commuting from anywhere in the Bay Area
- / Walking distance to Bridgepointe Shopping Center and direct access to the Bay Trail for running, walking, or biking
- / Access to Foster City Commuter shuttles with service to Hillsdale Caltrain and Millbrae BART
- / 2.75/1000 Parking Ratio
- / Electric vehicle charging stations
- / Fitness center with showers and lockers
- / Onsite café serving fresh food daily
- / Interior bike storage
- / Available building top signage
- / On-site property management & engineering



# SOPHISTICATED CONNECTED

SAN MATEO

SCIENCE CENTER



Photography by ©Bruce Damonte

# Lab Specs

<b>OCCUPANCY TYPE</b>	Type B Occupancy
<b>LAB SUPPORT ROOMS</b>	Minimum 2 lab support rooms on each floor (often demisable up to 3)
<b>TENANT STORAGE</b>	At least (1) tenant storage room per floor; Ground floor dry storage and chemical storage for upper floor tenants
<b>STRUCTURE</b>	100 PSF floor load 8,000 mips vibration
<b>LOADING DOCK</b>	Roll up door in each building with a truck loading area backing up to the doors, call box for deliveries that can be programmed to each tenant
<b>LAB SYSTEMS</b>	(2) 9,000CFM AHUs on each floor dedicated to labs (2) fume hoods/floor for single tenant spec (1) fume hood/suite for multi-tenant spec CDA/VAC pre-installed and runs to benches Ability to add additional fume hoods
<b>POWER</b>	10W/SF in labs with 5W/SF standby power 1,000kW backup generator in each building Lab HVAC systems on standby power
<b>ELEVATORS</b>	(2) passenger elevators in each building and (1) chemical transport elevator* *Upgraded to meet latest CBC/CFC requirements





# 901



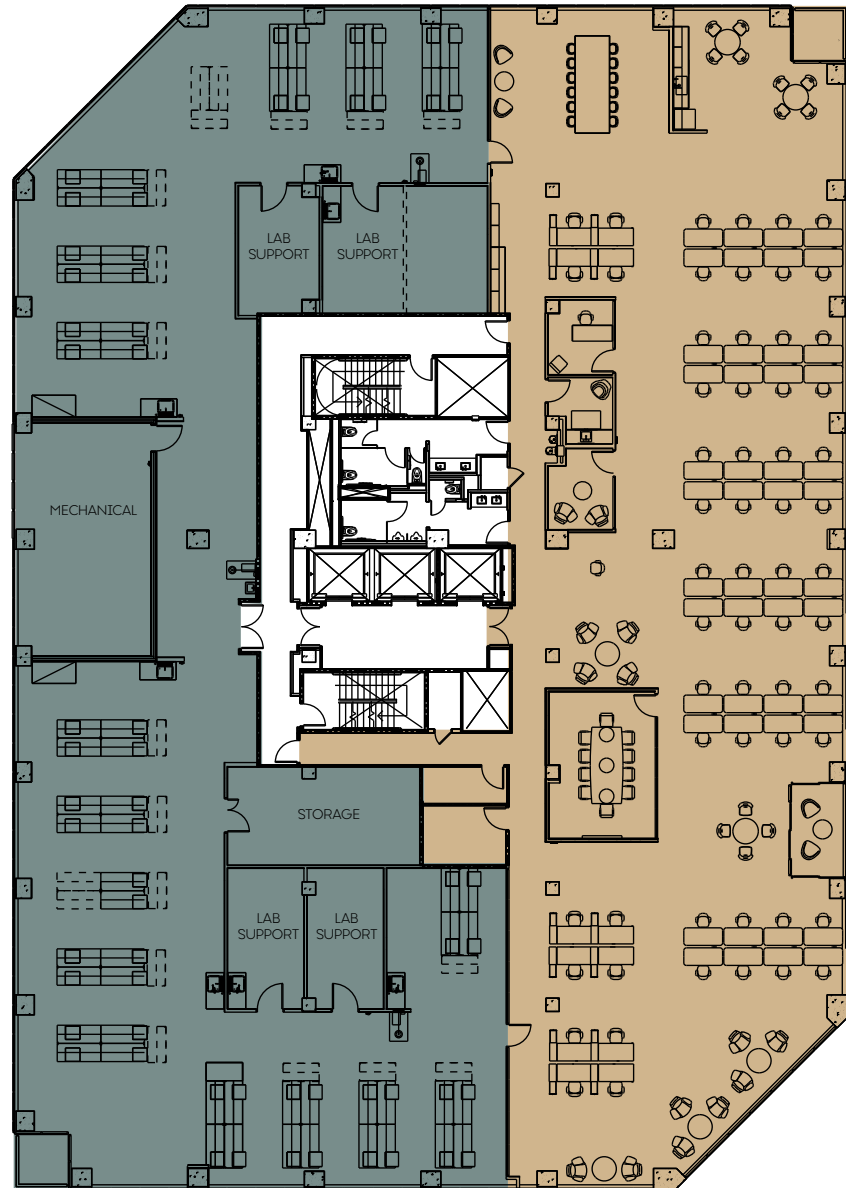
7  
6  
5  
4  
3  
2  
1

# 951



# 901

Representative  
Single Tenant Floor Plan  
(3rd Floor)  
± 21,000 Square Feet



± 10,500 SF LAB

± 10,500 SF OFFICE

# MARINERS ISLAND BLVD 901



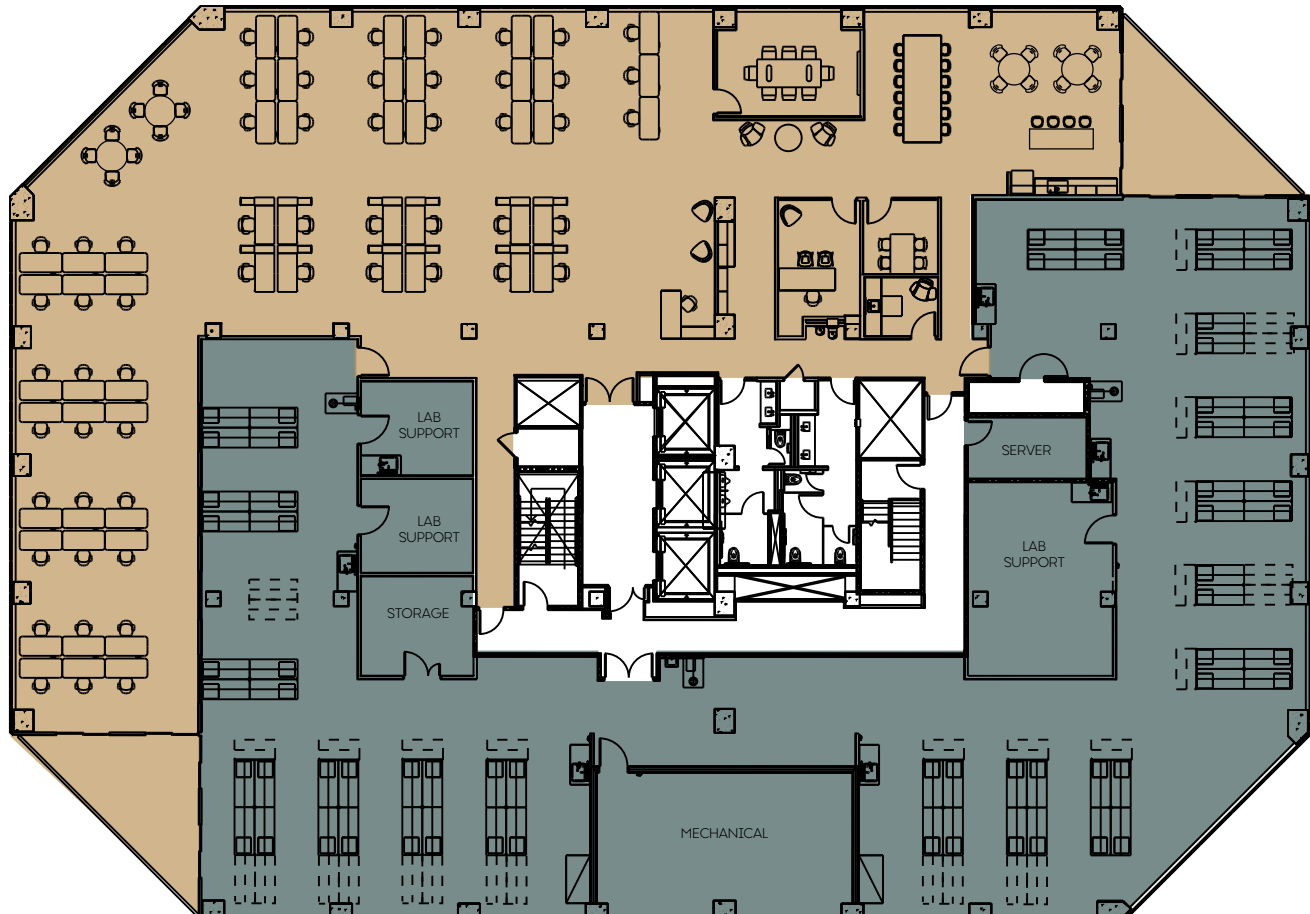
Representative  
Multi-Tenant Floor Plan  
(7th Floor)

- ± 9,600 SF SPEC LAB
- ± 9,600 SF SPEC LAB

700: ± 9,500 sf Leased	750: ± 9,700 sf Leased	
600: ± 20,600 sf		
500: ± 21,000 sf		
400: ± 21,000 sf		
300: ± 21,100 sf		
200: ± 19,300 sf		
150: ± 10,700 sf	Tenant Storage	Shared Conf

# 951

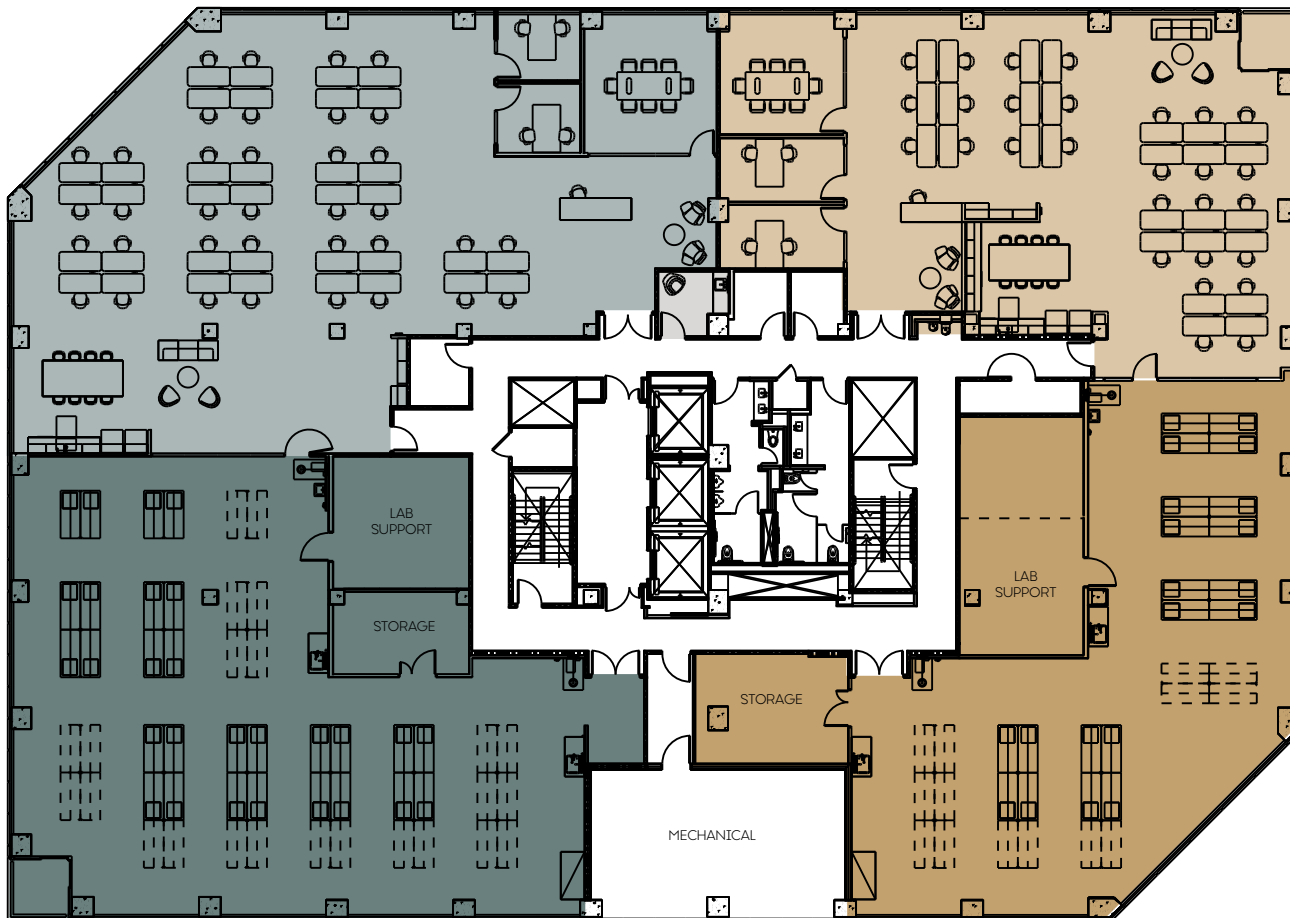
Representative  
Single Tenant Floor Plan  
(7th Floor)  
± 21,000 Square Feet



± 10,500 SF LAB      ± 10,500 SF OFFICE

Representative  
Multi-Tenant Floor Plan  
(3rd Floor)

± 11,000 SF SPEC LAB      ± 9,000 SF SPEC LAB



700: ± 20,400 sf		
600: ± 21,700 sf Leased		
500: ± 22,000 sf (swing office space, build-to-suit)		
400: ± 21,100 sf		
300: ± 11,200 sf	350: ± 8,800 sf	
200: ± 9,100 sf	250: ± 8,800 sf	
Amenities, Cafe	Mgmt Office	Tenant Storage

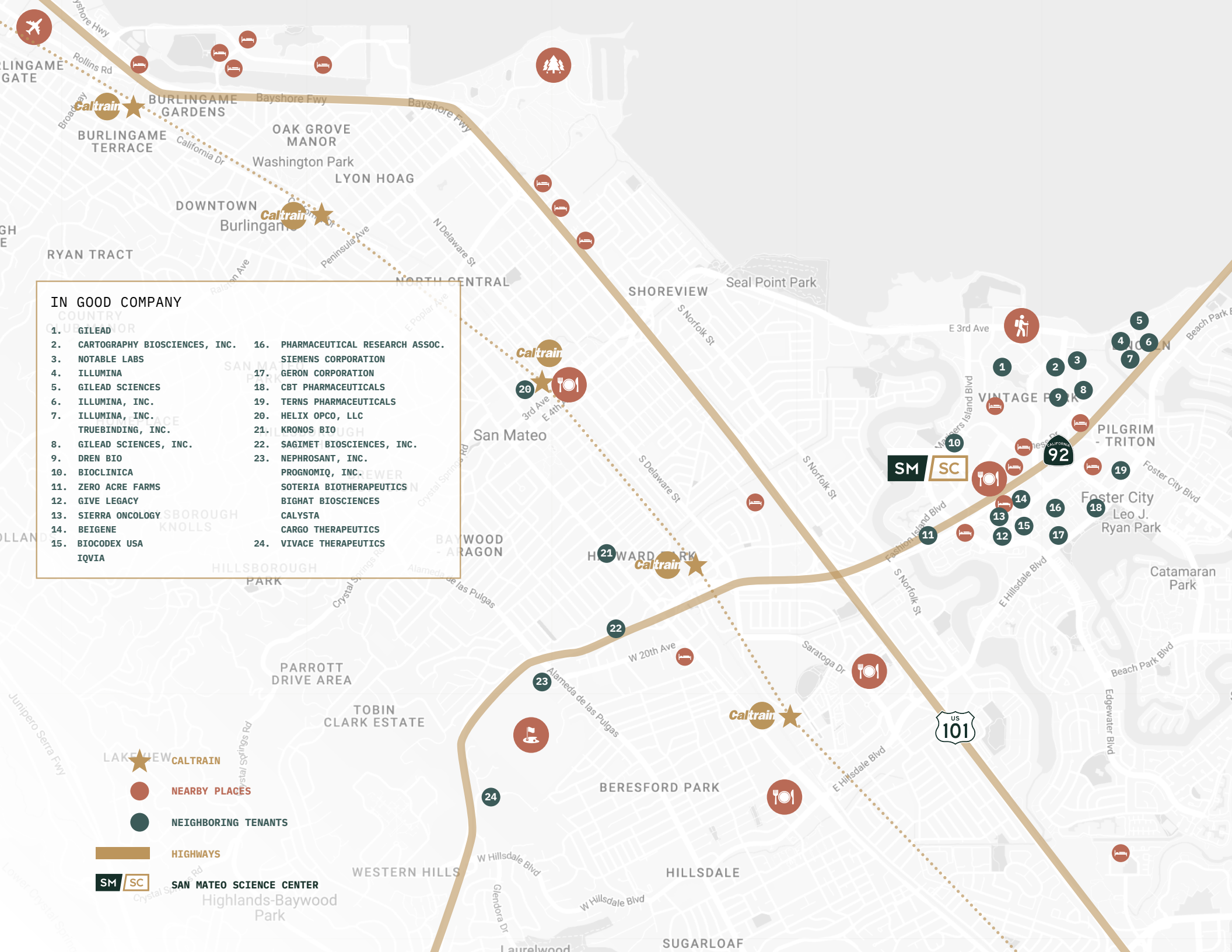









SM / SC

**IN GOOD COMPANY**

- |                                  |                                    |
|----------------------------------|------------------------------------|
| 1. GILEAD                        | 16. PHARMACEUTICAL RESEARCH ASSOC. |
| 2. CARTOGRAPHY BIOSCIENCES, INC. | 17. SIEMENS CORPORATION            |
| 3. NOTABLE LABS                  | 18. GERON CORPORATION              |
| 4. ILLUMINA                      | 19. CBT PHARMACEUTICALS            |
| 5. GILEAD SCIENCES               | 20. HELIX OPKO, LLC                |
| 6. ILLUMINA, INC.                | 21. KRONOS BIO                     |
| 7. ILLUMINA, INC.                | 22. SAGIMET BIOSCIENCES, INC.      |
| 8. GILEAD SCIENCES, INC.         | 23. NEPHROSANT, INC.               |
| 9. DREN BIO                      | 24. PROGNOMIQ, INC.                |
| 10. BIOCLINICA                   | 25. SOTERIA BIOTHERAPEUTICS        |
| 11. ZERO ACRE FARMS              | 26. BIGHAT BIOSCIENCES             |
| 12. GIVE LEGACY                  | 27. CALYSTA                        |
| 13. SIERRA ONCOLOGY              | 28. CARGO THERAPEUTICS             |
| 14. BEIGENE                      | 29. VIVACE THERAPEUTICS            |
| 15. BIOCODEX USA                 |                                    |
| 16. IQVIA                        |                                    |



-  **CALTRAIN**
-  **NEARBY PLACES**
-  **NEIGHBORING TENANTS**
-  **HIGHWAYS**
-  **SAN MATEO SCIENCE CENTER**

# Community Collaboration

The two mid-rise buildings deliver views and notable convenience from their ultimate location near the intersection of I-101 and I-92. Outside of the lab, it will be an oasis that offers accessible amenities on and off site and a space that encourages community and collaboration.



**SAN FRANCISCO INTERNATIONAL AIRPORT**  
7.8 MILES



**COYOTE POINT RECREATION AREA**  
4.9 MILES



**DOWNTOWN SAN MATEO RETAIL CORE**  
3.2 MILES



**PENINSULA GOLF & COUNTRY CLUB**  
3.2 MILES



**HILLSDALE SHOPPING CENTER**  
2.8 MILES



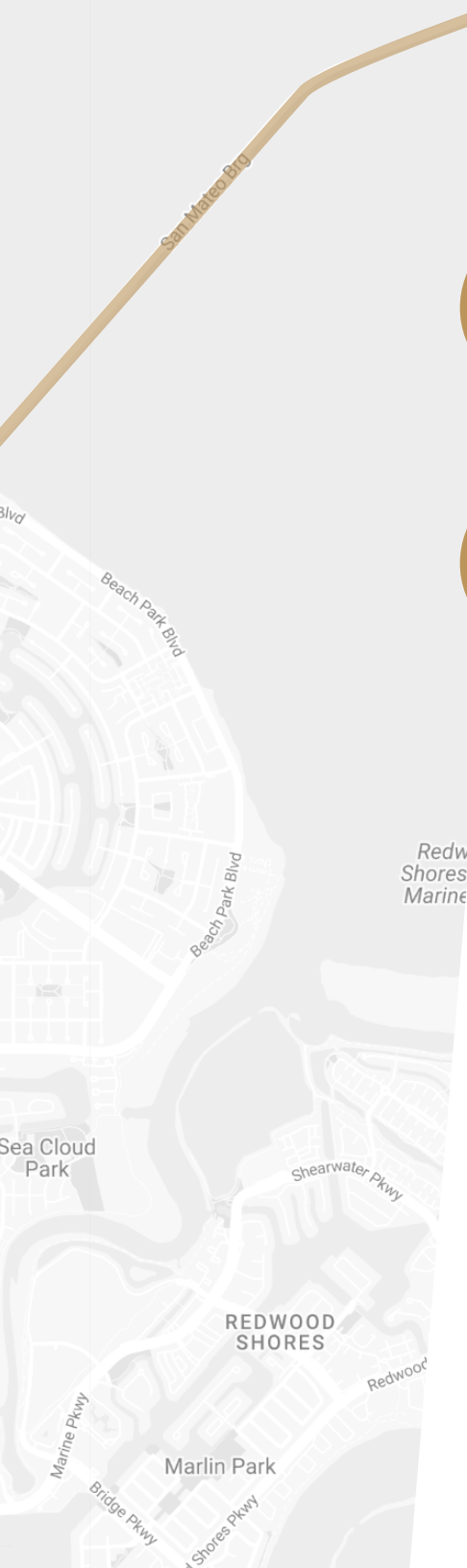
**PARK PLACE**  
2.4 MILES



**BAY TRAILS**  
0.9 MILES



**BRIDGEPOINTE SHOPPING CENTER**  
0.4 MILES





**Elevate** by Longfellow is the final word in thoughtful, curated workplace experiences. We create modern, functional workspaces and enhance them with exclusive, intentional amenities. It's our job to cultivate greatness and deliver peace of mind.



# Tenant Amenities

## Balance

Fitness Classes  
Wellness Events & Workshops  
Walking And Running Trails

## Access

Car Detailing Services  
Mobile Hospitality Services

## Generosity

Donation Collections  
E-Waste Recycling  
Blood Drives

## Taste

Rotating Food Trucks  
Beer & Wine Tastings

## Connections

Networking & Happy Hours  
Seasonal Events  
New Tenant Welcome Tours & Gifts

## Play

Tenant Competitions & Prizes  
Outdoor Gaming

## Brain Power

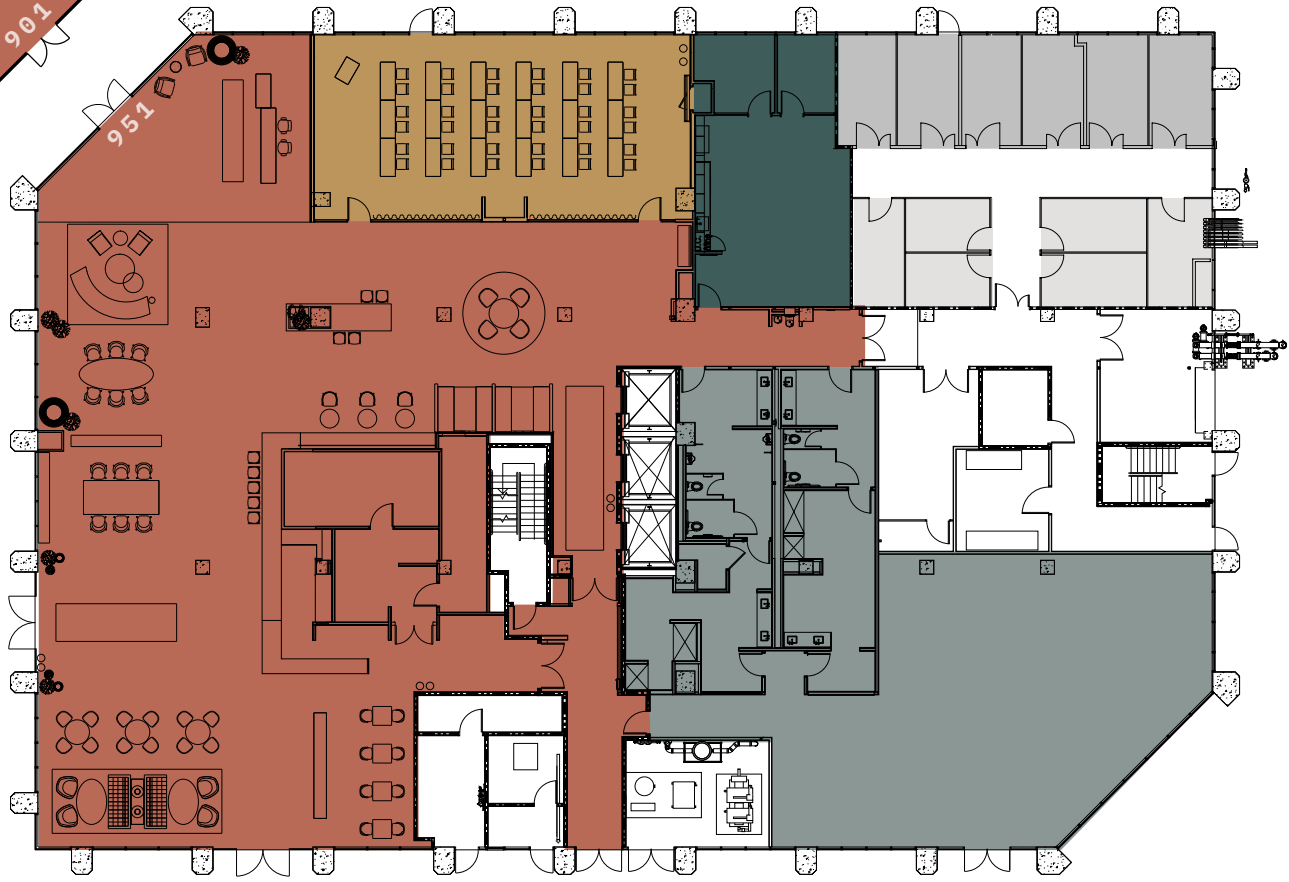
Lunch & Learn Workshops  
Virtual Educational Opportunities  
Fully Equipped Meeting Spaces



# AMENITIES



- LOUNGE/CAFE SPACE
- CONFERENCE SPACE
- PROPERTY MGMT OFFICE
- FITNESS CENTER
- CHEMICAL STORAGE
- DRY STORAGE



OUTDOOR AMENITY SPACE





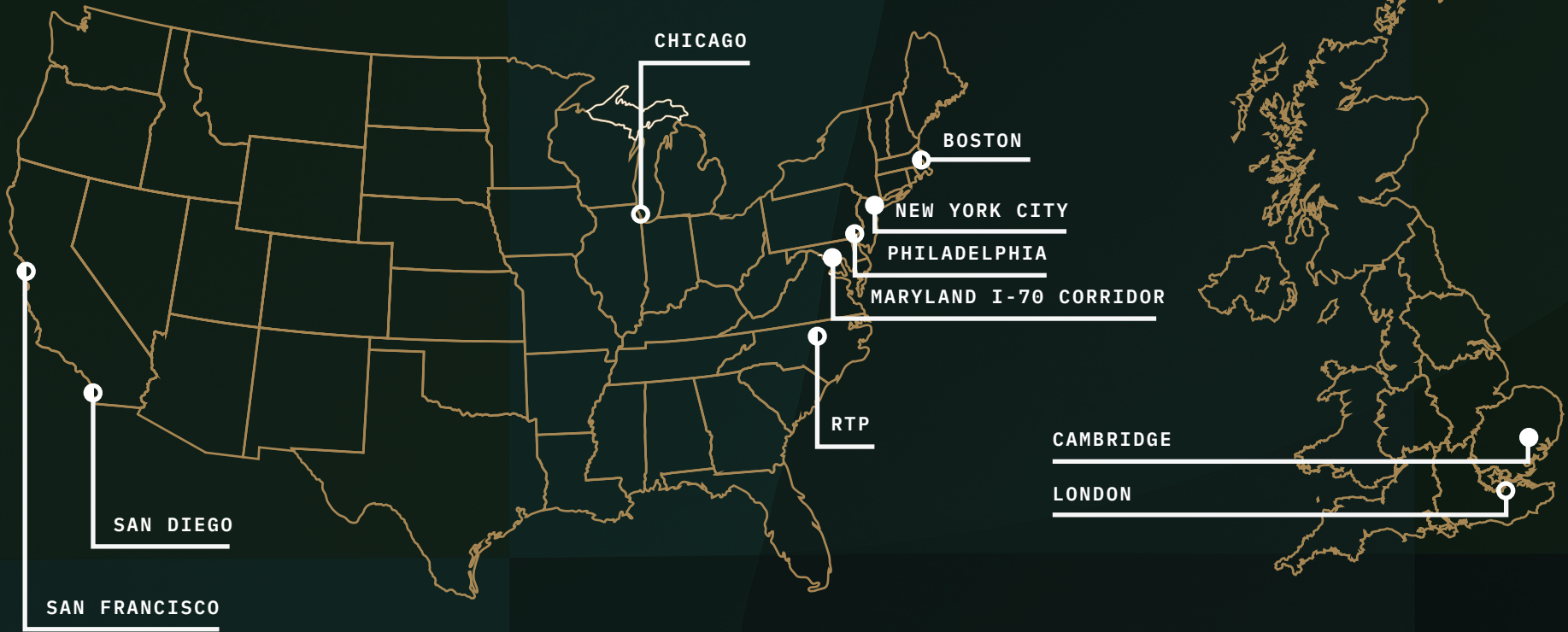
SM / SC



LONGFELLOW

○ LONGFELLOW OFFICES

● EXISTING MARKETS



IT'S IN OUR DNA

# 16+ Million SF Global Portfolio

Longfellow is a vertically integrated life science real estate developer and operator with a unique ability to offer a holistic suite of real estate services to our tenant partners. Our development expertise allows us to effectively deliver state of the art campuses, buildings, and lab spaces with a collaborative approach.

## DEVELOPMENT

STRATEGY & PARTNERSHIP  
ADVISORY & ENTITLEMENTS  
ACQUISITIONS & CONVERSATIONS

## MANAGEMENT

LEASING  
PROJECT MANAGEMENT  
PROPERTY MANAGEMENT

## INVESTMENTS

ASSET MANAGEMENT  
INVESTMENTS  
MANAGEMENT

# NEWMARK

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.