

Naturally Connected



200 Twin

Developed by:


TrammellCrowCompany

Leasing inquiries:

CBRE

200 Twin Dolphin Dr,
Redwood City,
CA 94065

200Twin.com



200 Twin

01

Introduction

02

Property Features

03

Floor Plans

04

Amenities

05

Team

06

Trammell Crow Company

07

Contacts



UCSF

San Francisco

South SF Life
Science Cluster

Oyster Point

SF International Airport

200Twin

San Mateo

Caltrain Belmont

Caltrain San Carlos

San Carlos

Caltrain Redwood City

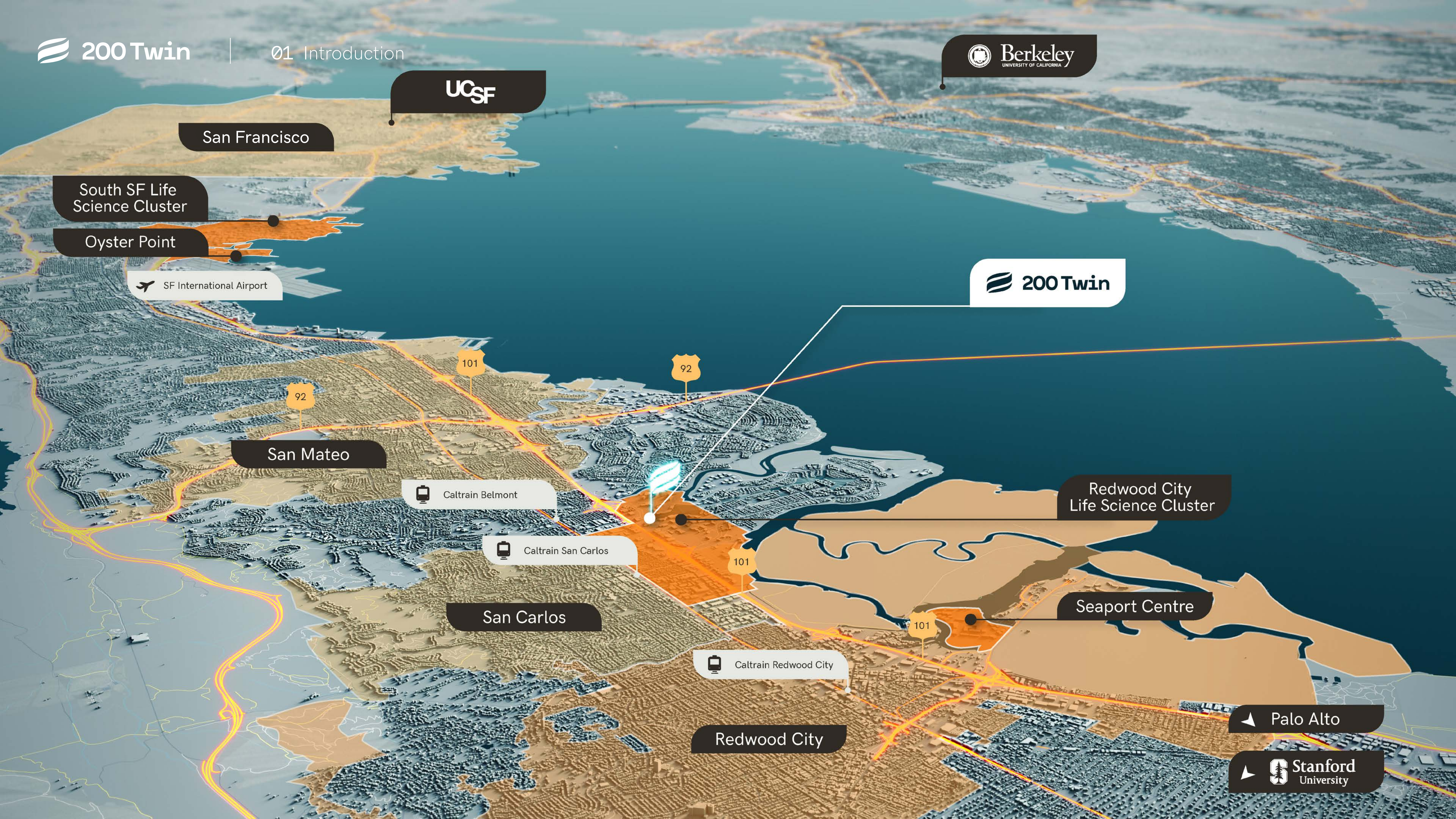
Redwood City

Redwood City
Life Science Cluster

Seaport Centre

Palo Alto

Stanford
University





Shoreline Drive

 200Twin

Twin Dolphin Drive

Belmont Creek and Bay Trail

101

Hotel and Restaurant







Best-in-Class Building Features

234,000
Total RSF

5
Levels

50,000
Typical Floorplan RSF

Shell Complete
TI Ready

703
Parking Spaces
(68 EV stalls +
67 EV-ready stalls)

16'
Floor-to-Floor
Slab Heights

33' x 33'
Structural Grid

100 PSF
Floor Live Load

Wellness-forward HVAC system capable of 12 air changes per hour

Enhanced vibration control for comfort and equipment precision

Two electrical service mains: (1) 4000A & (1) 2000A

Back-up power: 2x1MW generators

Two enclosed truck loading bays

One dedicated freight elevator with 5,000 lbs capacity

LEED Gold certified

4.7-acre campus with access to trails and recreation

Nurtured by Nature

Unwind on the shoreline trails,
or just take in the view

Surrounded on all sides by vibrant green space and beautiful waterways, 200 Twin Dolphin is designed to complement its natural surroundings, placed within meandering nature trails and rich ecosystems, yet only a short trip to Redwood City's bustling downtown.

Engineered for Innovation

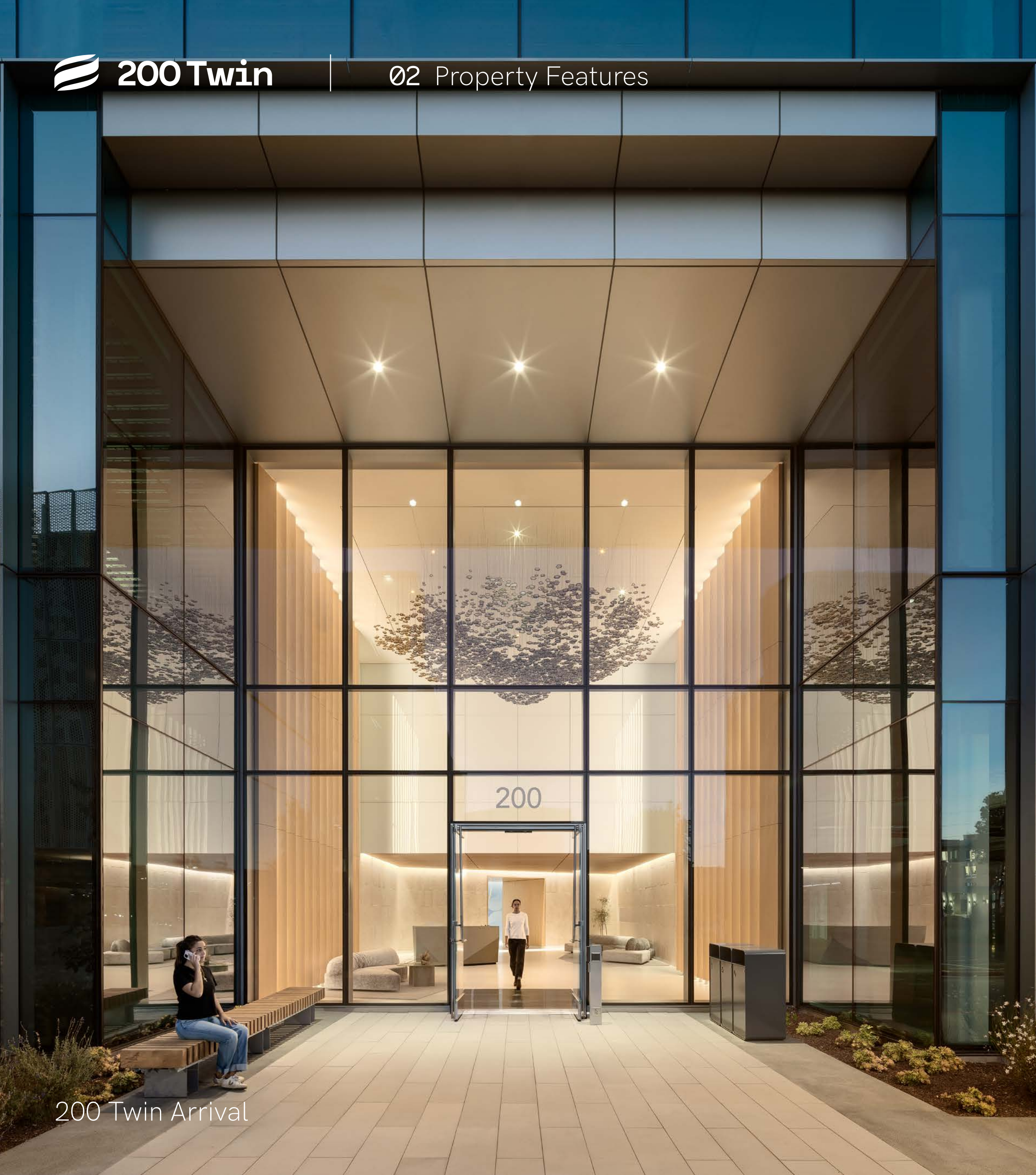
Power your next breakthrough in a
cutting-edge workspace

200 Twin is purpose-built to accelerate innovation for life science, AI and tech-driven teams. From flexible workspaces to fully-equipped labs, every element of the building is designed to foster creativity, speed, and scalability. Customizable suites support everything from focused engineering to dynamic team collaboration. At 200 Twin, you'll join a forward-thinking community of trailblazers pushing the boundaries of what's possible.

Home in the Hub

Root yourself in the most vibrant
innovation community on Earth

200 Twin is located in the heart of the Bay Area's innovation economy, just minutes from leading research centers, hospitals, and universities. With easy access to major highways and public transportation, the development is the perfect location for innovators looking to connect with partners worldwide.



200 Twin Arrival



Lobby



Typical Lab Floor Plan

A building designed to inspire and innovate, from floor to ceiling. The glass exterior is optimized to allow natural ambient light, calm open spaces and peaceful corners help achieve solitude, while state of the art labs enable uninterrupted focus. The result is an environment alive with energy, which still feels endlessly expansive.

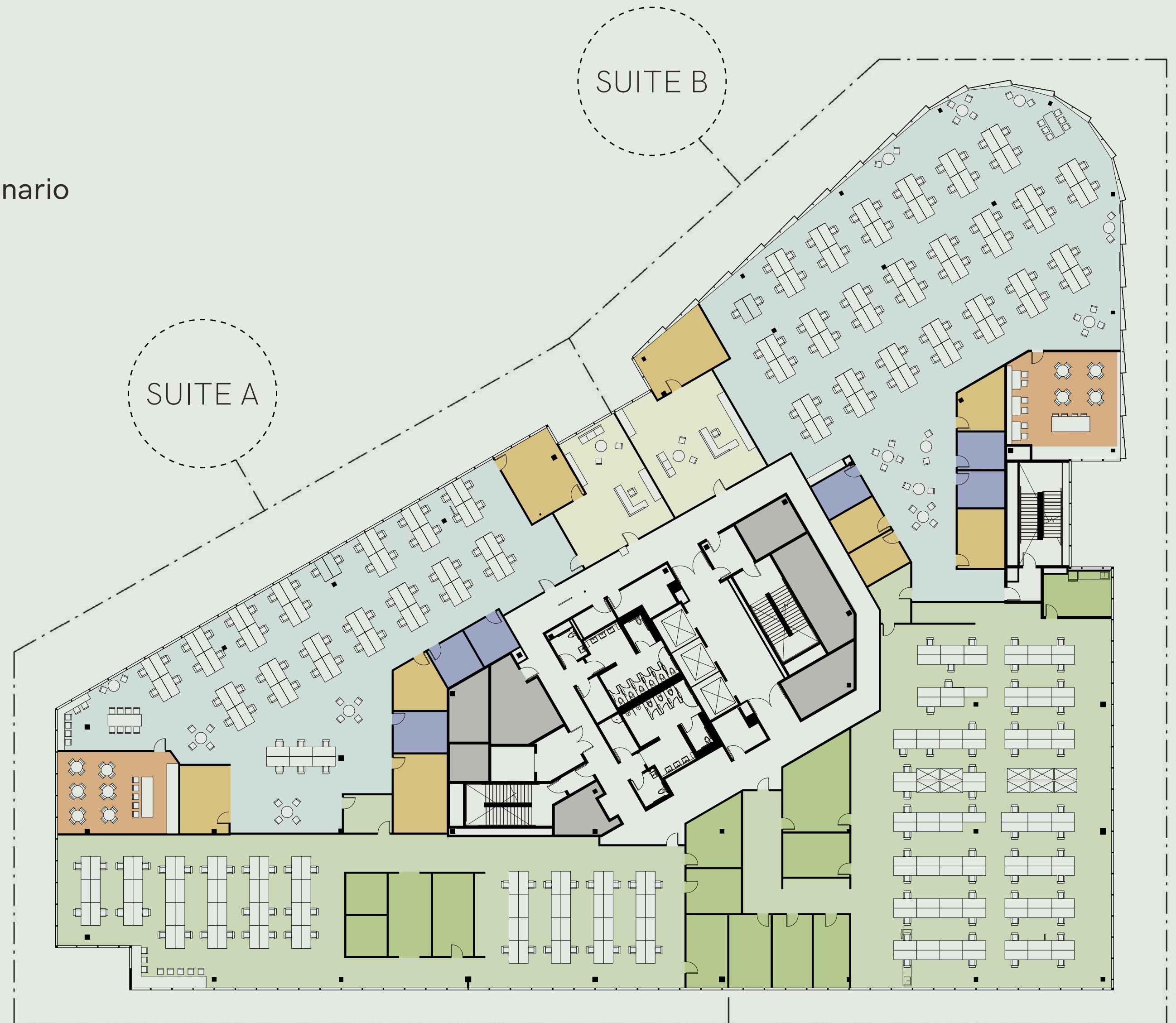
Typical Two-Tenant Lab Scenario

52,348 RSF

[Download Base Floor Plans](#)

- Building Support
- Stairs/ Elev
- Conference
- Break Room
- Open Office
- Lab
- Lab Support
- Flex Space

Lab	996 Linear Feet of Lab Bench	13 Lab Support Rooms (~8 seats)	
Offices	150 Work Stations (72"x30")	6 Flex Spaces (~100SF)	9 Conference Spaces (~48 seats)





Typical Office Floor Plan

A building designed to inspire and innovate, from floor to ceiling. The glass exterior is optimized to allow natural ambient light, calm open spaces and peaceful corners help achieve solitude, while state-of-the-art labs enable uninterrupted focus. The result is an environment alive with energy, which still feels endlessly expansive.

- Building Support
- Conference
- Break Room
- Open Office
- Workstations
- Café
- Private Office

Typical Office Scenario

52,348 RSF

278

Collaborative seating capacity across breakout, conference, and cafe spaces

262

Individual seating capacity





ESPRESSO		ESPRESSO		SOFT DRINKS	
AMERICANO	2.80 2.40	KAKAO INT.	2.80 2.40	DRINKER LITE	1.80
CAPPUCCINO	2.80 2.40	OHAI LATTE	1.80 1.50	SPELACONICO L.T.	1.80
ESPRESSO MACCHIATO	2.80 2.20	EXTRA BARRE	2.20	SPONDA L.T.	1.80
LATTE	2.40	EXTRA SHOT	1.40	CONACIA L.T.	1.80
FLAT WHITE	2.40	EXTRA SOIA	2.40	TEU GUELLA	1.40
MILCHKAFFEE	2.40	HOT CHOCOLATE	2.40	STEEB WUY L.T.	1.80
ESPRESSO	2.40				

Ground-Level Space

- Tenant Area
- Building Service Area / Common Space
- Restrooms, Storage, and Access
- Outdoor Plaza
- Cafe
- Fitness
- Yoga Room
- Loading

Ground Floor
27,795 RSF



Flexible and
adaptive space to
collaborate and
recharge, inside
and outdoors



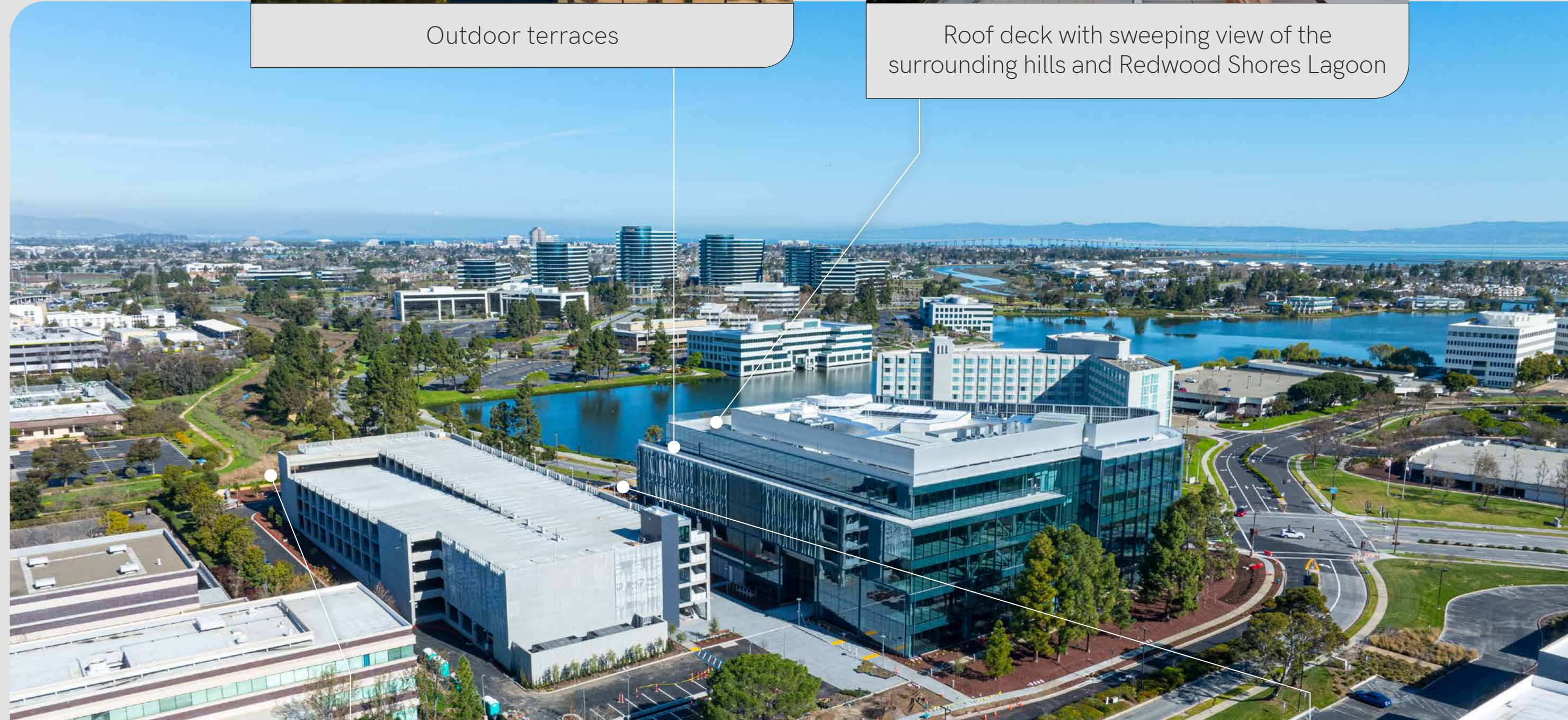
Outdoor Amenities



Outdoor terraces



Roof deck with sweeping view of the surrounding hills and Redwood Shores Lagoon



Direct access to Bay trails (10+ mile network)



Amenity courtyard

Indoor Amenities



Dining / cafe fit-out opportunity



Fitness center, showers & locker room



68 EV stalls + 67 EV-ready stalls



Secure bike storage



Rideshare drop off / pick up



Abundance of Amenities a Short Walk Away



Built for the **best** by the **best**

Industry leaders in architecture, engineering and construction were brought together to create an environment for the world's leading minds.

200 Twin is designed to be an unrivaled modern facility for firms at the forefront of technology, research and discovery.

Architect



Structural



MEP



General Contractor

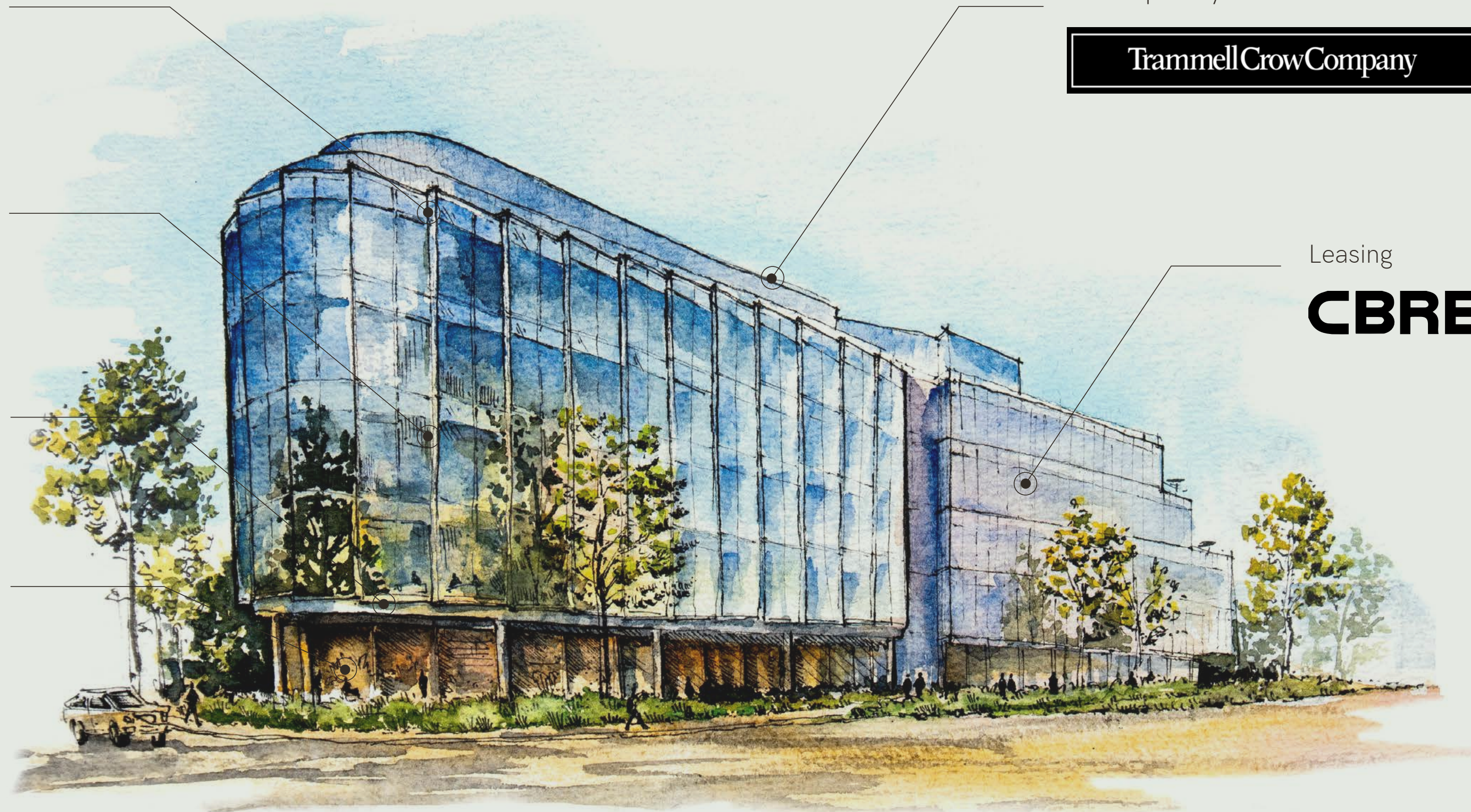


Developed by:

Trammell Crow Company

Leasing

CBRE



TrammellCrowCompany

Developing top quality commercial real estate projects since 1948



Trammell Crow Company (TCC) is one of the nation's oldest and most prolific developers of and investors in commercial real estate. The company has developed 2,900 buildings valued at nearly \$75 billion and over 655 million square feet.

[Visit Trammell Crow's website](#)

Local Commercial Projects



200 Twin
234,000 SF
Class A Office/Lab
Redwood City, CA

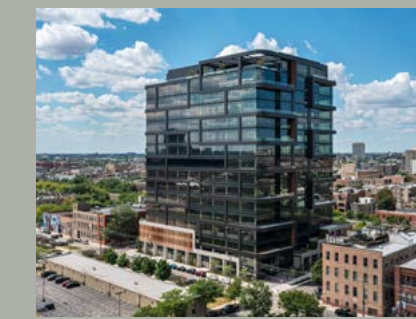


East Grand
555,000 SF
Class A Office/Lab
South San Francisco, CA



490 Brannan
350,000 SF
Class A Office/Lab
San Francisco, CA

National Commercial Projects



Fulton Labs
301,260 SF
Class A Office/Lab
Chicago, IL



1916 Boren
282,716 SF
Class A Office/Lab
Seattle, WA



Block 185
793,000 SF
Austin, TX



200 Twin Dolphin Dr, Redwood City, CA 94065

Leasing inquiries:

CBRE

Mike Moran

Vice Chairman
650 494 5154
mike.moran@cbre.com
Lic. 00901003

Damon Schor

Executive Vice President
650 494 5121
damon.schor@cbre.com
Lic. 01317778

Charlie Moran

Vice President
650 494 5152
charlie.moran@cbre.com
Lic. 02102431

Gregg Domanico

Vice Chairman
415 215 5218
gregg.domanico@cbre.com
Lic. 00996779

Michael Domanico

Senior Vice President
650 430 1464
michael.domanico@cbre.com
Lic. 01944774

Developed by:



Adam Voelker

Principal
610 334 0886
avoelker@trammellcrow.com

Ryan Payne

Senior Vice President
650 793 9820
rpayne@trammellcrow.com

Visit the website

200Twin.com

Design and Construction Team:

