

SPEC LAB IMPROVEMENTS COMPLETED

# NEWARK SCIENCE CENTER

8100 JARVIS AVENUE, NEWARK, CALIFORNIA



ACTUAL PHOTO



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VIEW  
VIDEO

BUCHANAN STREET  
PARTNERS

CBRE

EXTERIOR AND LOBBY  
WORK NEWLY COMPLETED



## LIFE SCIENCE CONVERSION HIGHLIGHTS

- Improvements can Support Biology Rated for BSL2 or Chemistry Uses
- Grade Level Loading Area
- 6 Air Changes per Hour in General Lab and Minimum 10 Air Changes per Hour in Instrument/TC Rooms
- Second Floor: 10 Islands, (65) 6' Benches, 10 End Caps, 11 Regular Sinks, 2 Double Basin Sinks, 13 Fume Hoods
- Distributed Compressed Air and Vacuum
- Exposed Ceiling in Office Area
- Floor Live Load of 100 lbs PSF on Second Floor
- 350 KW Backup Generator
- Distributed 220 Volt Outlets
- Hazardous Waste Storage Area
- Freight Elevator can Support Large Equipment and Hazmat Transportation

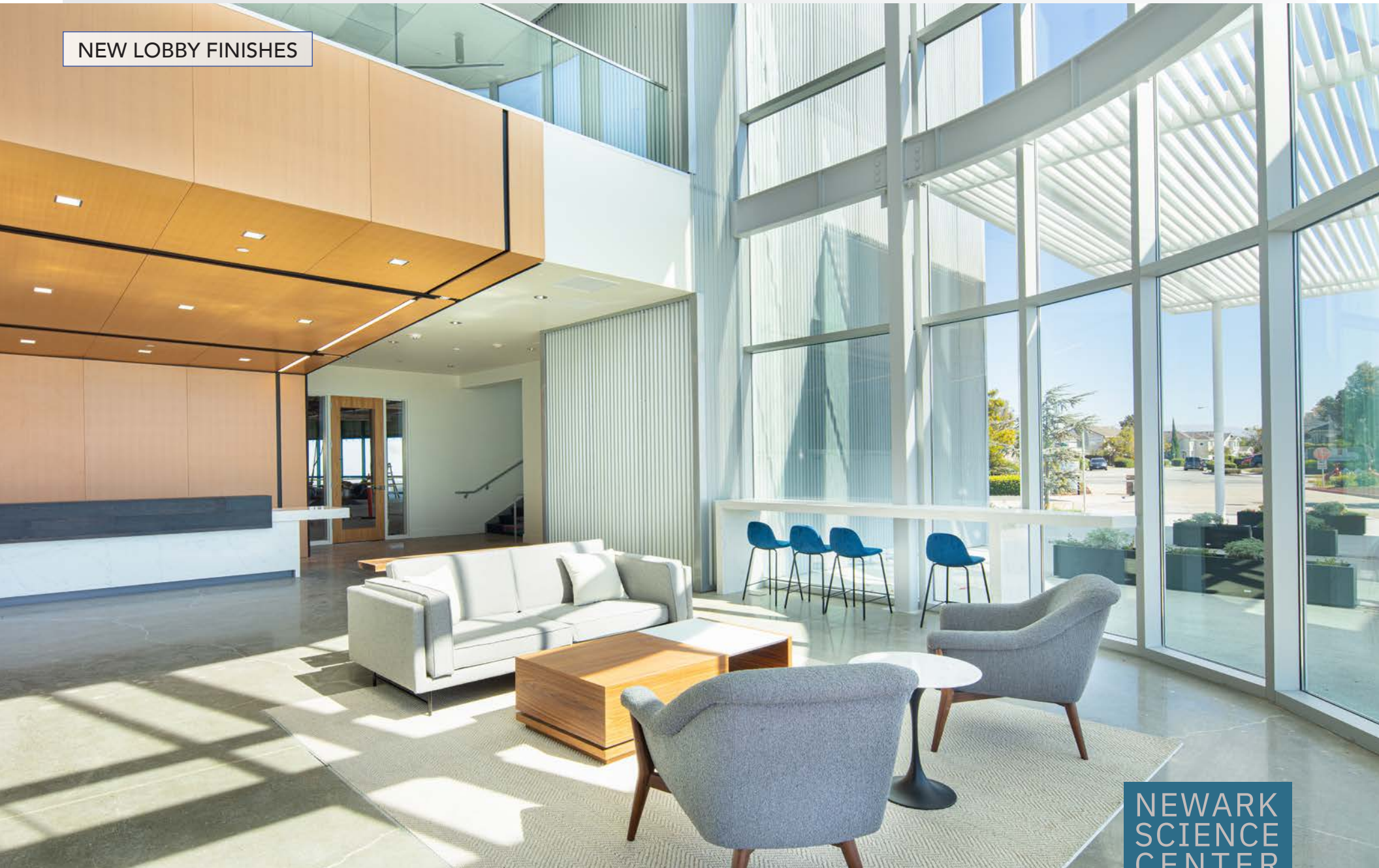
## BUILDING HIGHLIGHTS

- Class A Steel Frame Construction, Originally Built in 2001
- Life Science Conversion Completed
- 2-Story, ±53,259 SF, Stand-Alone Building
- Divisibility ±9,886 SF to ±53,259 SF
- Deck to Deck
  - 15' 1st Floor
  - 14' 2nd Floor
- 2,000 Amps of Power at 480 V
- Passenger Elevator and Freight Elevator Added as Part of Renovation
- New Two-Story Lobby and Exterior Improvements
- Renovated Restrooms
- New Spec Lab/Office Interiors Throughout
- 4/1,000 Parking
- 3 Minutes from Dumbarton Bridge and 18 Minutes to Palo Alto
- Adjacent to BioMed Realty's Pacific Research Center and Aloft Hotel
- Retail Amenities Nearby
- Proximity to San Jose, San Francisco and Oakland Airport

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## NEW LOBBY FINISHES



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# CONSTRUCTION PROGRESS



The Newark Science Center has completed its conversion to a State-of-the-Art Life Science facility. The building now boasts a stunning two-story lobby and front entrance with new finishes throughout.

An expansive glass line offers sweeping views of the surrounding area, while inside, updated amenities abound with renovated restroom cores and spec lab improvements.

The first floor remains in shell condition.

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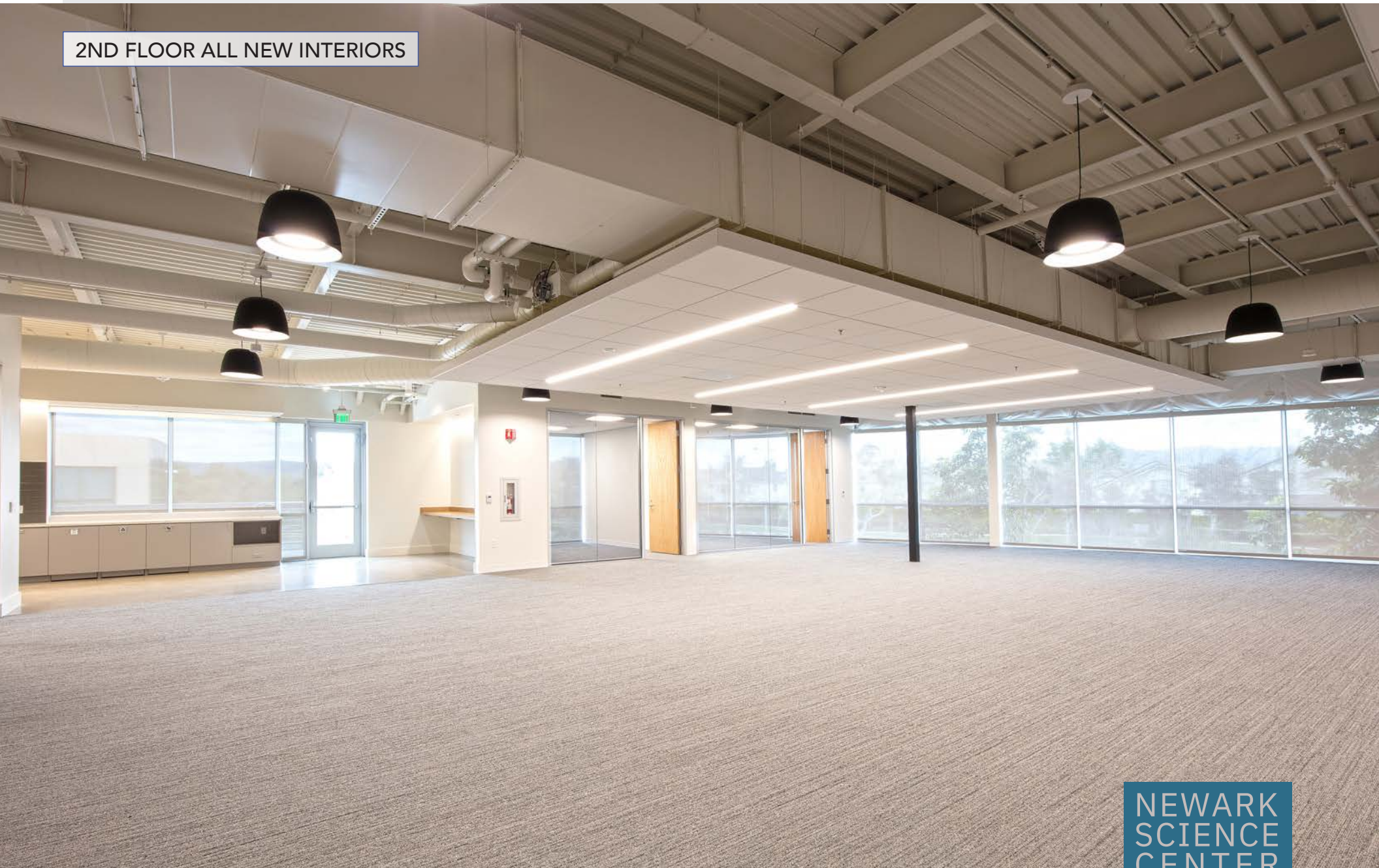
ACTUAL PHOTO



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## 2ND FLOOR ALL NEW INTERIORS



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# HYPOTHETICAL PLAN | LEVEL 1



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# SPEC LAB IMPROVEMENTS | LEVEL 2 | CONSTRUCTION COMPLETED



## 2ND FLOOR

±26,942 RSF

DIVISIBLE TO:

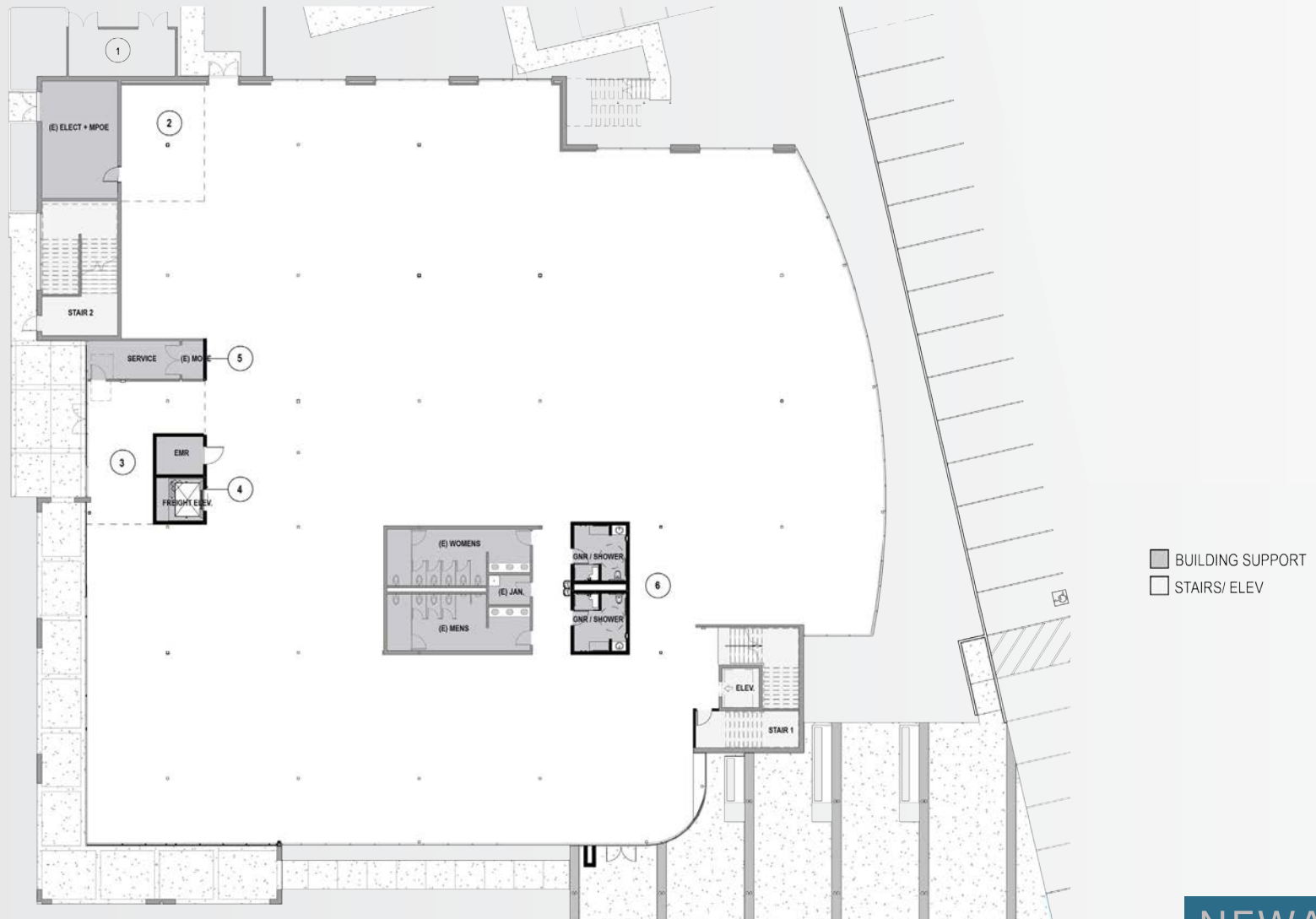
±9,886 RSF TO ±17,056 RSF

- BUILDING SUPPORT
- LOBBY/ RECEPTION
- CONFERENCE
- BREAK ROOM
- OFFICE
- OPEN OFFICE
- LAB
- LAB SUPPORT

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# SHELL SPACE | LEVEL 1



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# AERIAL



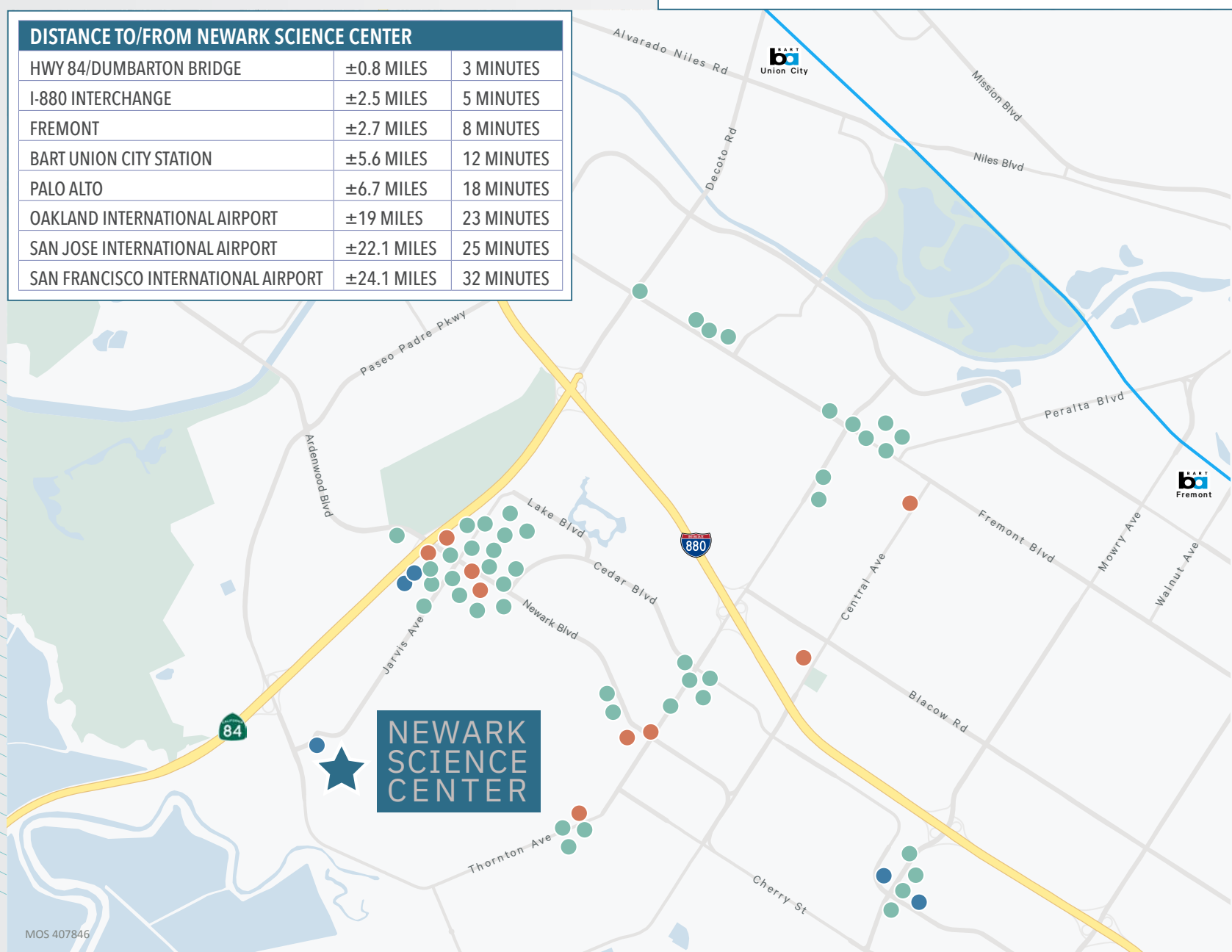


# AMENITIES MAP

## DISTANCE TO/FROM NEWARK SCIENCE CENTER

HWY 84/DUMBARTON BRIDGE	±0.8 MILES	3 MINUTES
I-880 INTERCHANGE	±2.5 MILES	5 MINUTES
FREMONT	±2.7 MILES	8 MINUTES
BART UNION CITY STATION	±5.6 MILES	12 MINUTES
PALO ALTO	±6.7 MILES	18 MINUTES
OAKLAND INTERNATIONAL AIRPORT	±19 MILES	23 MINUTES
SAN JOSE INTERNATIONAL AIRPORT	±22.1 MILES	25 MINUTES
SAN FRANCISCO INTERNATIONAL AIRPORT	±24.1 MILES	32 MINUTES

● 40+ EATERIES
 ● 5+ HOTELS
 ● 10+ BANKS



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BUCHANAN STREET  
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