

An aerial photograph of the Goodman Innovation Center, a large, modern, light-colored building with a flat roof, surrounded by parking lots and trees. In the background, a multi-lane highway runs horizontally, with a dense urban area and a body of water (San Francisco Bay) visible in the distance under a clear blue sky.

GOOD IS EFFICIENT DESIGN

GREAT IS WHAT YOU DO FROM HERE

Goodman Innovation Center
200-450 Harbor Boulevard, Belmont, CA

MAKING
SPACE
FOR
GREATNESS

Goodman

GIC BELMONT

Lease opportunities are now available, take your tour with CBRE today.

+ Multiple warehousing, flex and creative office spaces ranging from 2,363 to 27,590 sqft

+ Extensive 2.5/1,000 parking opportunity

+ Close proximity to restaurants, hotels, retail and gyms

+ Easy access to the 92, 101 and El Camino Real Freeways

+ CalTrain stations within easy walking distance

+ Premium, campus style setting with scalability

Currently vacant, schedule a tour



CAMPUS PLAN



AVAILABILITIES

BUILDING A

Suite 262	4,378 sqft
	1 Drive in door
Electrical	200 Amps 480V
Clear height	14'
Grade level doors	1
Existing restrooms	2

- Fully conditioned space
- Permitted for R&D and office construction

Flexible storage solutions with restroom facilities, or adaptable spaces that can be customized for R&D or office use.

Available immediately for warehouse use. Flexible Terms.



AVAILABILITIES

BUILDING C

400 Harbor Blvd. 27,590 sqft
Options for 8 grade level doors.

Electrical 1,600 Amps
120/208V

Clear height 14'

Grade level doors 8 positions available

Existing restrooms 6

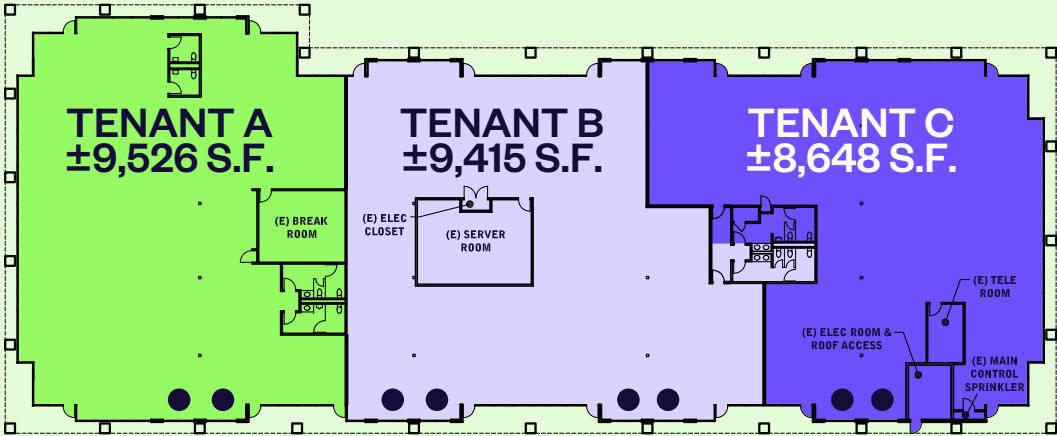
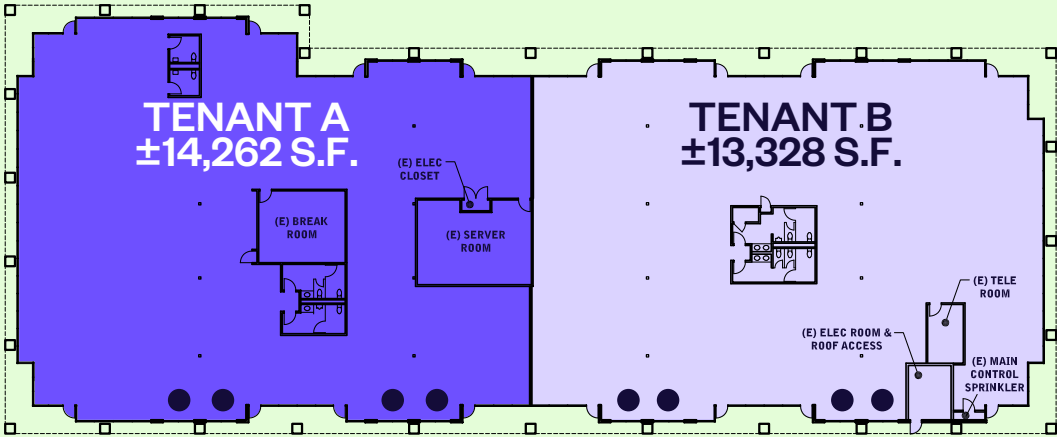
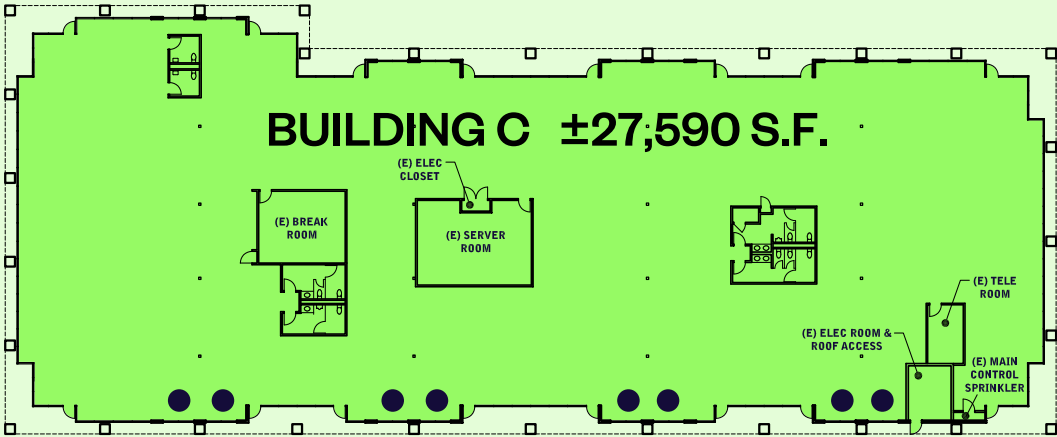
- Fully built-out office
- Zoning for Office, R&D and Warehousing
- Existing 3,000 SF data center with infrastructure for generator power

Office can be converted to R&D and warehouse by removing storefront windows and activating existing roll-up doors in multiple locations.

3 Divisible Options:

- Entire Building
- Tenant A & B
- Tenant A, B & C

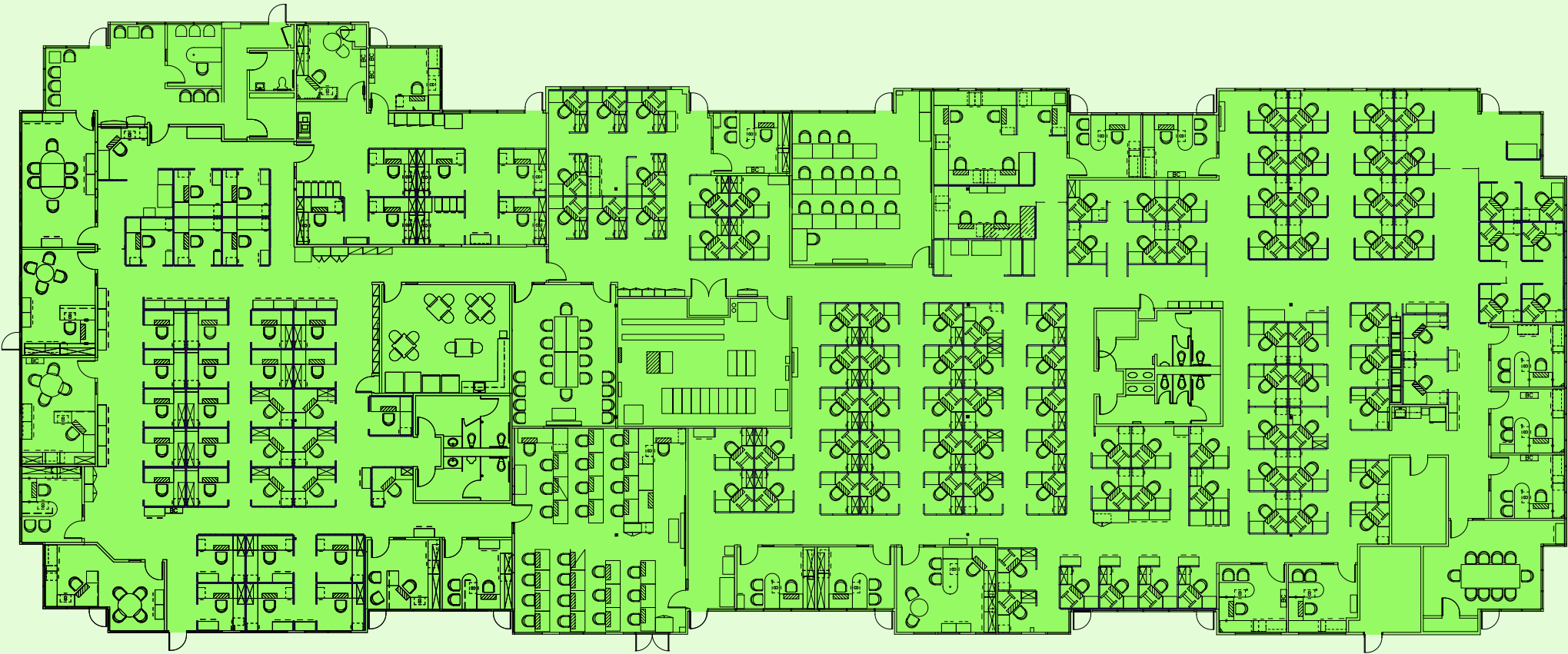
Available September 2025



● Grade Level Door

■ FOR LEASE

BUILDING C - CURRENT BUILD-OUT



AVAILABILITIES

BUILDING D

Suite 270	2,853 sqft 1 Roll up door
Electrical	200 Amps 208V
Clear height	14'
Grade level doors	1

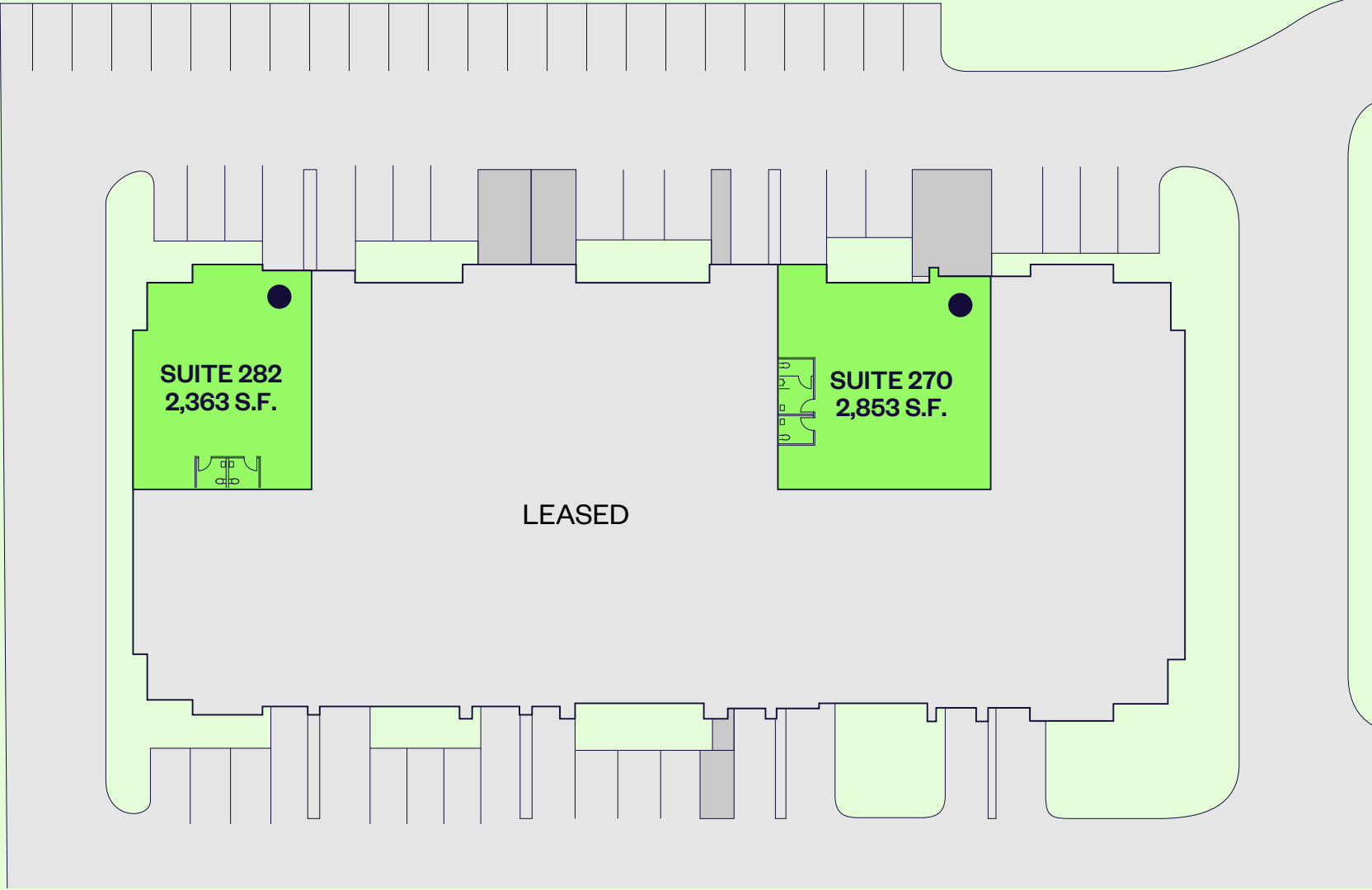
- HVAC R&D space
- Permitted for R&D build-out

Existing restrooms	2
Suite 282	2,363 sqft 1 Roll up door
Electrical	100 Amps 208V
Clear height	14'
Grade level doors	1
Existing restrooms	2

- HVAC R&D space
- Permitted for R&D build-out

Flexible storage solutions with restroom facilities, or adaptable spaces that can be customized for R&D or office use.

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FOR LEASE

● Grade Level Doors

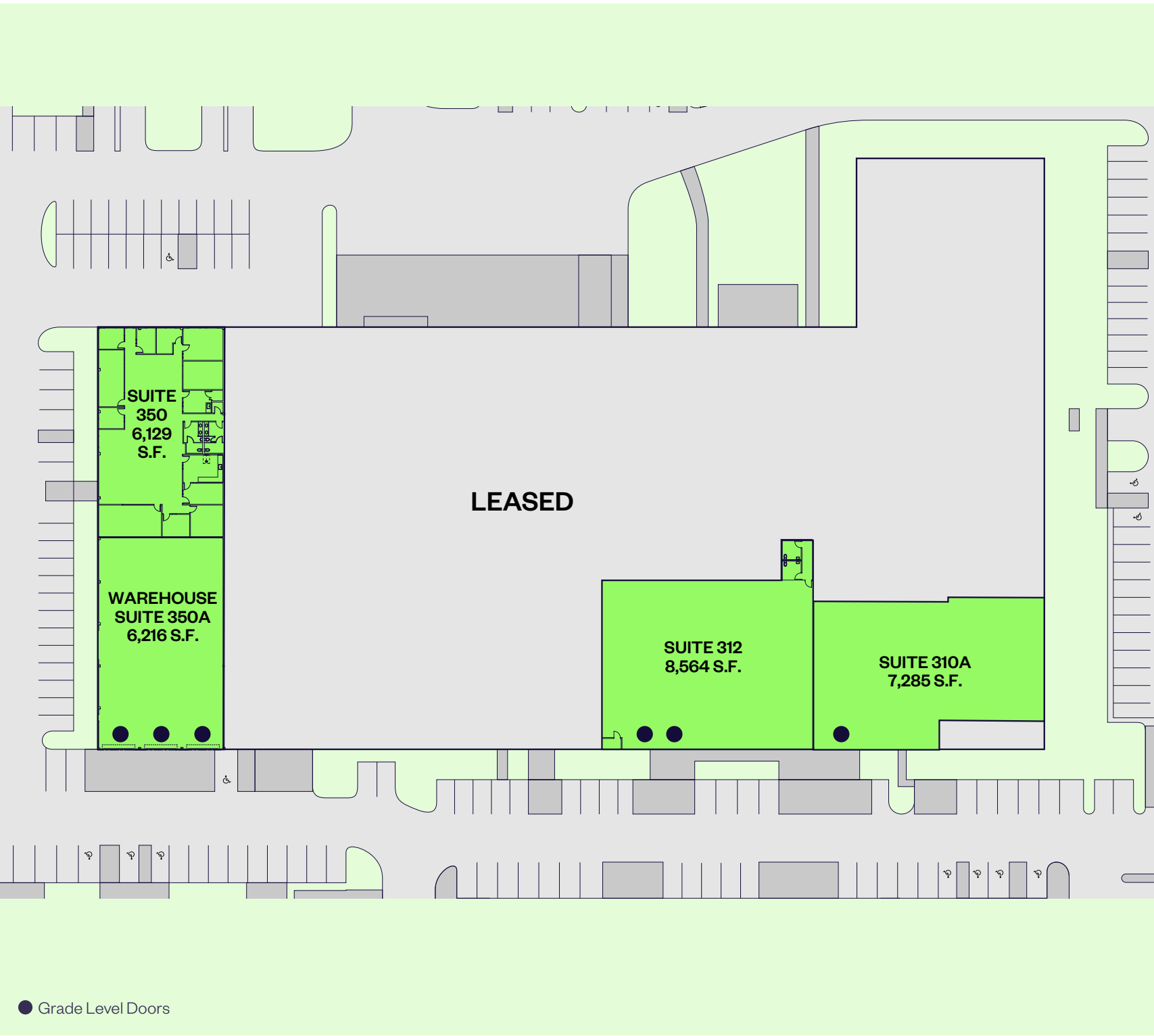
AVAILABILITIES

BUILDING E	12,345 SQFT MOVE-IN READY
Suite 350	6,129 sqft Office
Suite 350A	6,216 sqft Warehouse
Electrical	125 Amps 480V 200 Amps 208V
Grade Level Doors	3
Clear Height	18'-6"
<ul style="list-style-type: none">Fully conditioned office spaceAdditional power available in building	
Existing restrooms	2

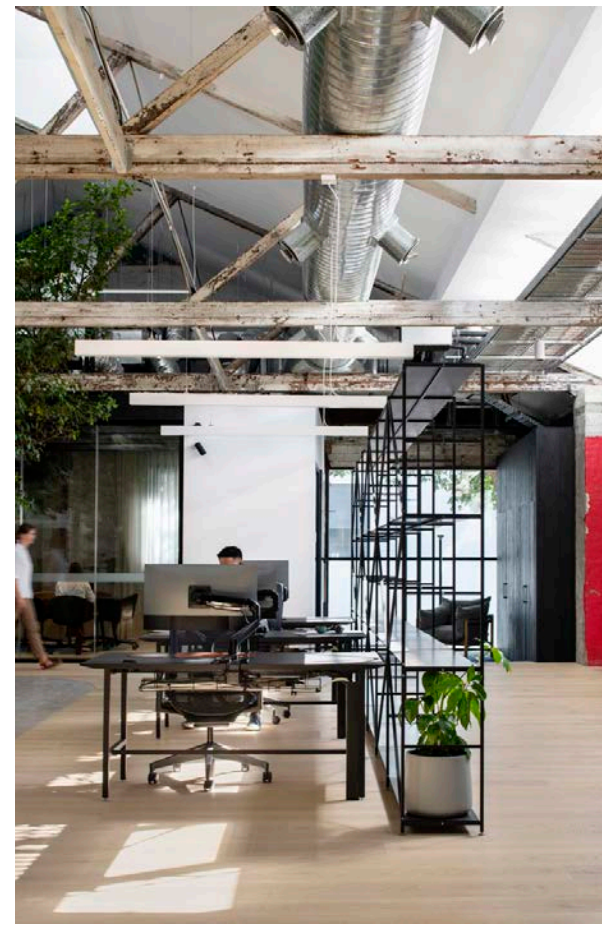
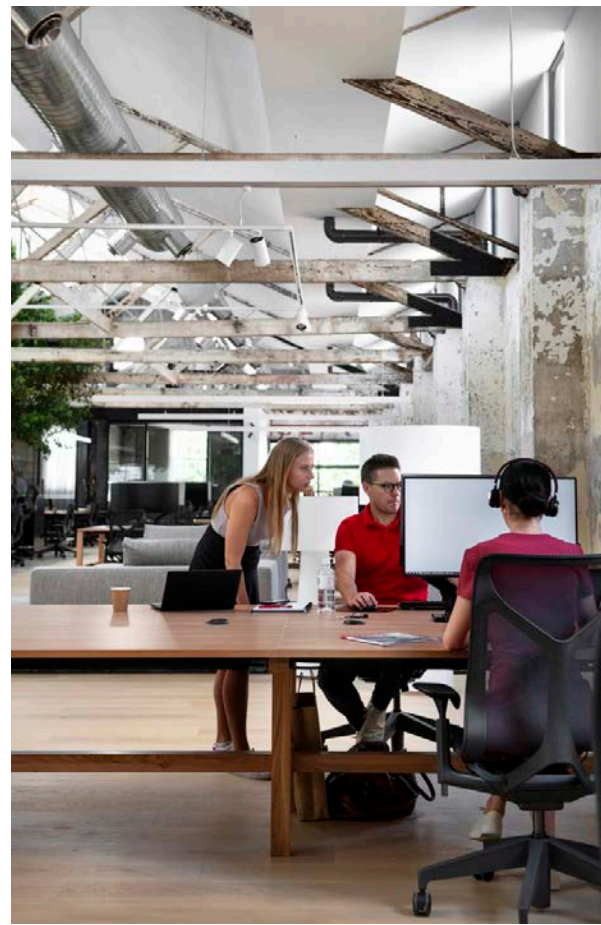
Suite 350 and Warehouse 350A can be combined or leased as individual suites.

Suite 310A	7,285 sqft
Grade Level Doors	1
Clear Height	18'-6"
Suite 312	8,564 sqft
Grade Level Doors	2
Clear Height	18'-6"
Existing restrooms	2

Suite 310A and 312 can be combined or leased as individual suites.



flexible



The flex R+D leasing opportunities provide a multitude of size ranges supporting future growth and expansion.

spaces

Strategic location



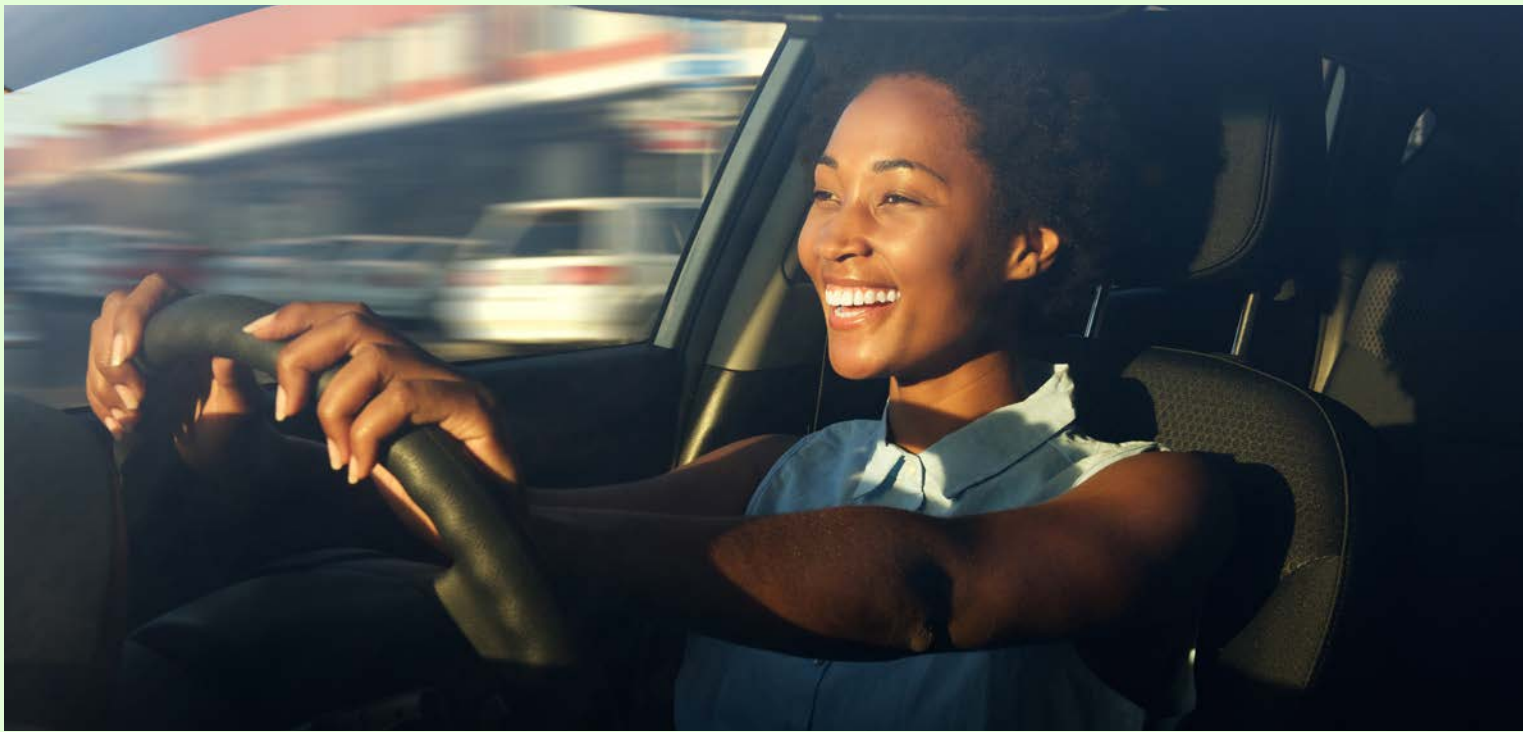
Set within the desirable San Francisco peninsula location your employees will appreciate the convenience, rare parking opportunities and local amenities.

The estate offers flexible spaces suitable for R&D/Flex Office, and warehouse users.

LOCATION

Customers enjoy unrivalled motorway connectivity with direct access to the 101, 92 and 280 Freeways.

The campus is strategically located within one mile of the Belmont CalTrain Station. The property is in close proximity to restaurants, hotels, retail and fitness centers.



EASY ACCESS

0.1MI

to 101 Freeway

10.7MI

SFO International
Airport

2.9MI

to 92 Freeway

17MI

to San Francisco

7.2MI

to 280 Freeway

11MI

to Stanford University

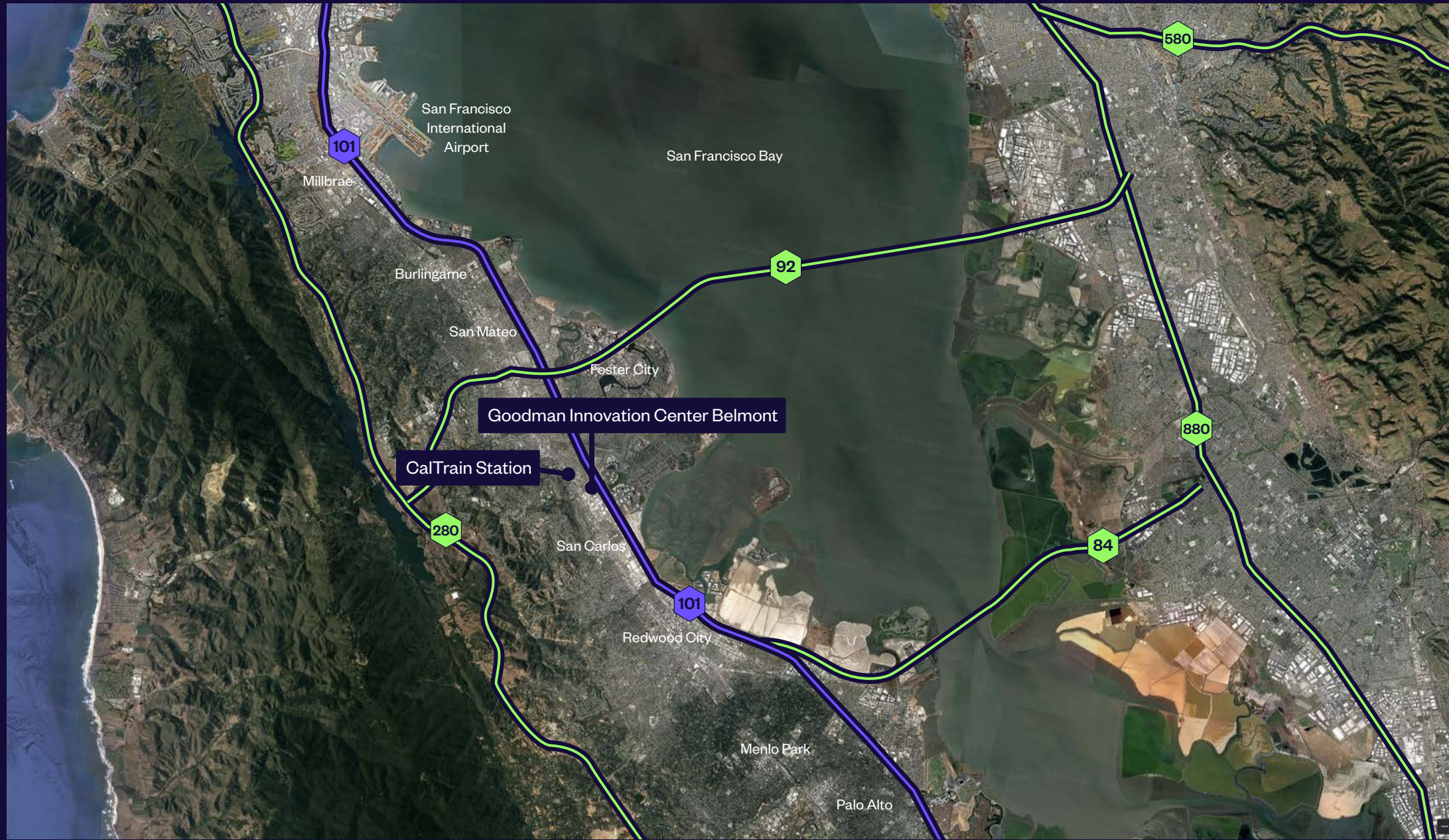
1MI

to Belmont
CalTrain Station

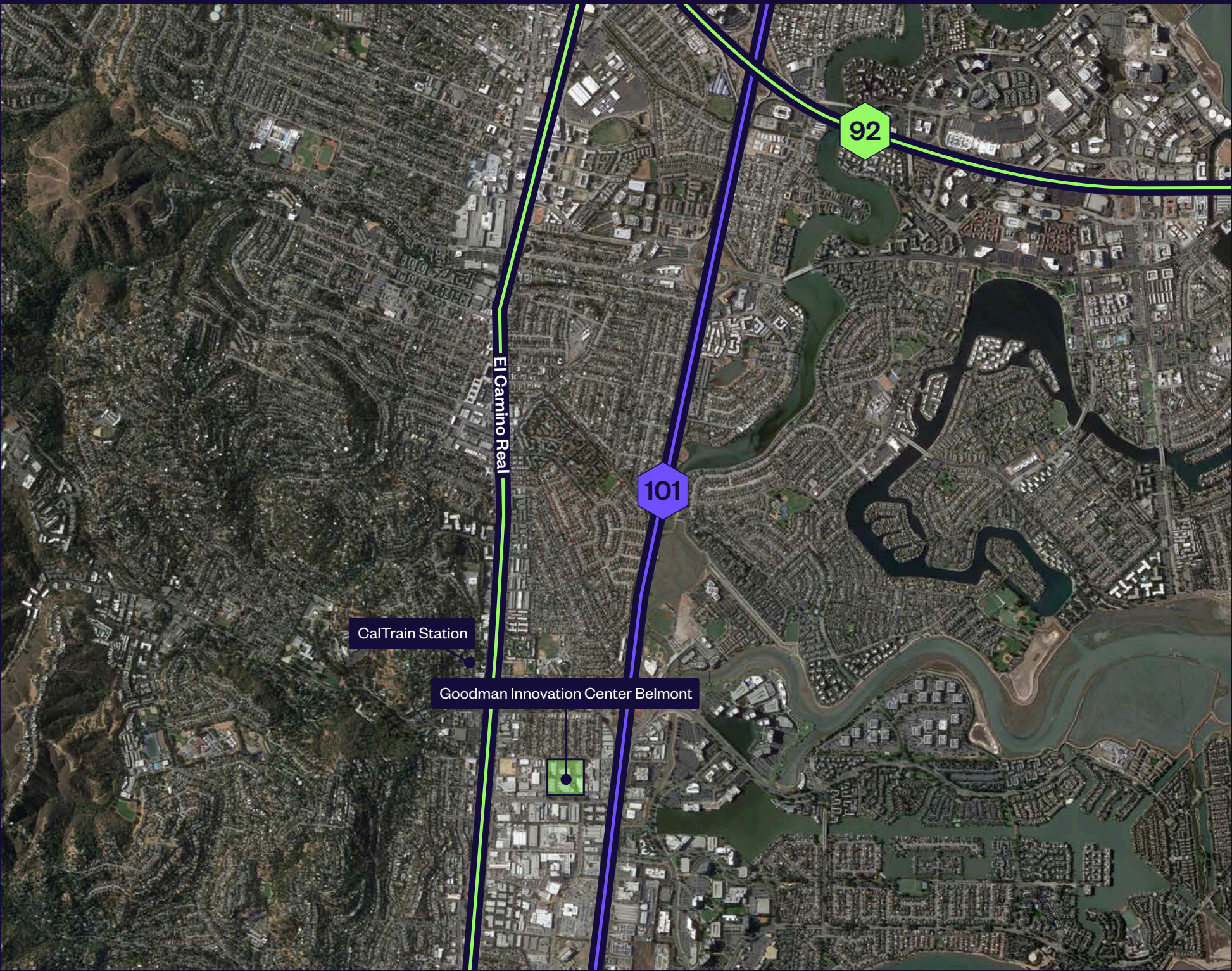
24.4MI

to San Jose Airport

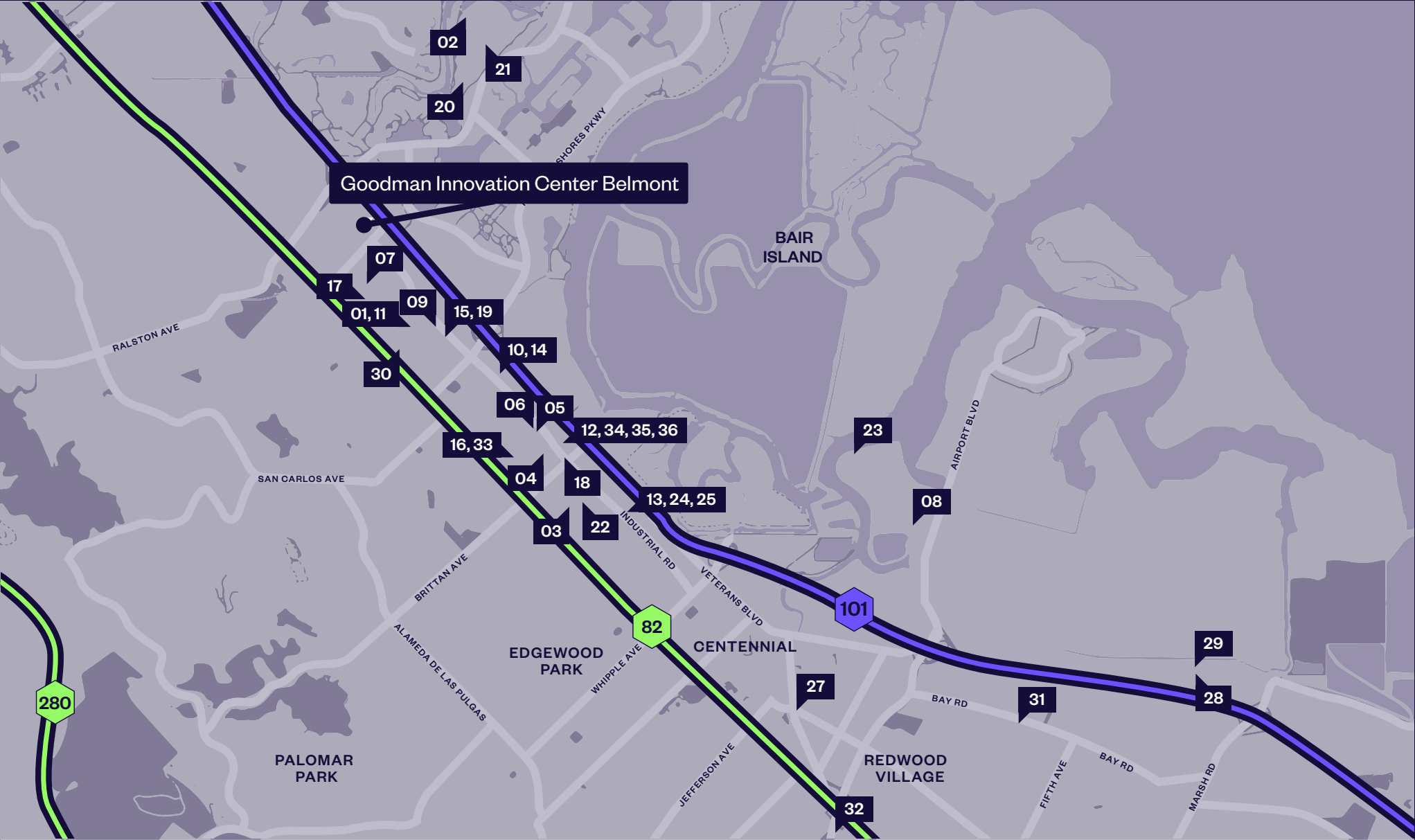
ACCESS



ACCESS



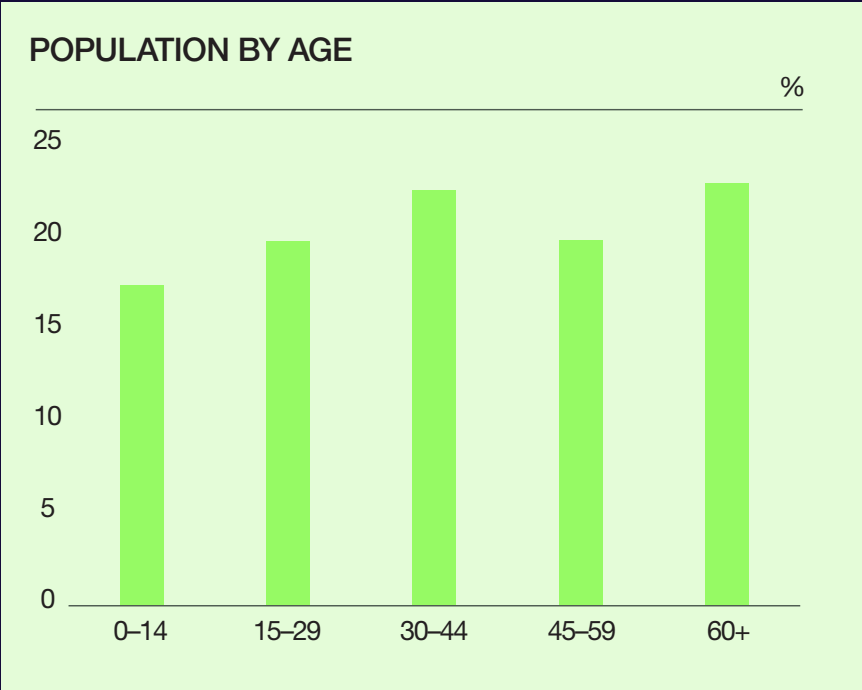
R&D CORPORATE NEIGHBORS



01	Zap Surgical	07	Cell Link	13	Clear Labs	19	Dishcraft Robotics	25	Noah Medical	31	AirBnb Subsidiaries
02	Altos Labs	08	Exact Sciences	14	Electric Hydrogen	20	Arcellx	26	Altos Labs	32	Reach Labs
03	Vibrant Sciences	09	Enelx	15	B&H Technical Ceramica	21	Kriya Therapeutics	27	Material Science	33	Tintin Commercial
04	Joby Aviation	10	Whirlpool Corporation	16	Robust AI	22	Elegen	28	Brightdrop	34	Obayashi Corporation
05	Sutro Biopharma	11	Zap Surgical	17	Exact Sciences	23	Adverum Biotechnologies	29	Mainspring Energy	35	Noah Medical
06	Sutro Biopharma	12	Integrated Tactical Tech.	18	Zoox	24	Biomea Fusion	30	Lith Tech	36	XP Health

KEY AREA STATISTICS – WITHIN 1 HOUR DRIVE TIME

Source: Esri, Michael Bauer Research, BLS.gov, Gfk MRI



6.0^m

TOTAL POPULATION



2.2^m

TOTAL HOUSEHOLDS



2.68^{people}

AVERAGE HOUSEHOLD SIZE



\$109,879

AVG. DISPOSABLE INCOME



\$240.5^{bn}

TOTAL DISPOSABLE INCOME



183

WEALTH INDEX

TOTAL SPEND ON:



\$2.0^{bn}

FOOTWEAR



\$8.3^{bn}

CLOTHING



\$20.6^{bn}

FOOD AT HOME



\$3.3^{bn}

NUM. ORDERED ONLINE



\$87.2^{bn}

RETAIL GOODS



\$1.9^{bn}

PERSONAL CARE

NEARBY AMENITY AND SERVICES



Food and beverage

- + Whole Foods San Mateo
- + Vivace Ristorante
- + Dog Haus Biergarten
- + Waterdog Tavern
- + Trader Joes San Mateo
- + Little Belmont Café
- + Classic 101 Burgers & Shakes
- + Chuck's Donuts
- + Kiroro Sushi
- + Godfather's Burger Lounge
- + Blue Line Pizza

Child care and early education

- + Footsteps
- + Little Troopers
- + San Mateo Child Care Cntr.
- + Happy Campers
- + Lil Folks Village

Health and fitness

- + F-45 Belmont
- + Orangetheory Fitness Redwood City
- + Bay Club Redwood Shores
- + Evolution Performance
- + Row House

Other amenity

- + Home Depot San Carlos
- + Hillsdale Shopping Center
- + Costco Foster City
- + Residence Inn by Marriott
- + Bridgepoint Shopping Center
- + Jack's Car Wash

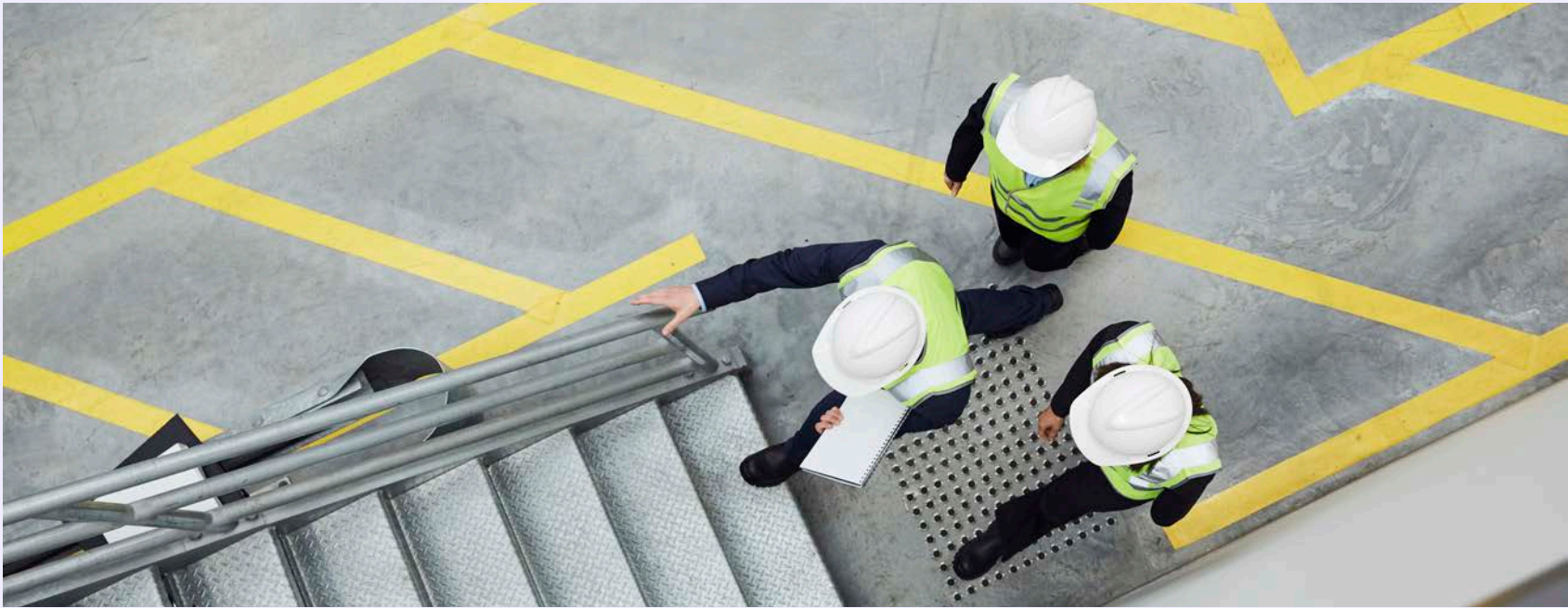


OWNERSHIP



Goodman is a worldwide leading real estate owner, developer, and property manager with \$51.8 billion of assets under management and operations in 14 countries. Goodman is committed to excellence in customer relationships and creating long-term, sustainable logistics solutions for the new digital economy.

Our teams provide progressive insights to business needs in an ever-changing world



Customer focus

Dedicated Building Managers provide on-site support for day-to-day operations, while Property and Asset Managers are available to discuss leasing, administration or modifications to tenancies.

Presentation

Our property services teams attend to your operational needs and provide unparalleled maintenance and presentation standards.

SERVICE



We aim to be leaders in environmental social governance – with a long-term, sustainable approach that leads to positive economic, environmental and social outcomes for our business, our stakeholders and the world more broadly.

SUSTAINABILITY

GOODMAN FOUNDATION

The Goodman Foundation unites our people, properties and resources to make a tangible difference to the lives of people in our communities. Through our partnerships with an exceptional – and often grassroots – group of charities, we're able to make a real difference, where and when it matters most.

Doing good
in the world

Goodman
Foundation



How we do good in the world

The Goodman Foundation offers support to charities within three key areas:

Children and youth

Charity organizations who help protect, nurture and support children or young people.

Food rescue and environment

Charity organizations who reduce waste and support those in need by redistributing fresh food or useful items that would otherwise go to landfill.

Community and community health

Charity organizations who support those living with a condition, illness or disability, or whose efforts help to create a more inclusive and equitable community.

SAFETY AT WORK

We believe safe work practices not only protects our people and customers but delivers long-term value for our business and stakeholders. We work with our customers to design and integrate safety controls that focus on minimising and eliminating risk from our properties.



Safety in design

- + Rigorous safety in design assessment and review process
- + Industry leading specification
- + Technical consultation
- + Safe design principals incorporated into the entire building life-cycle.

Safety in construction

- + Pre-qualified D&O contractors
- + Collaborative design and construct process
- + Transparent safety reporting
- + Program of third party Principal Contractor health and safety reviews.

Safety in occupation

- + Pre-qualified service and maintenance contractors
- + High risk work permit process
- + Highly skilled and competent Property Management team
- + Height safety beyond standard and industry leading
- + Ongoing risk identification and mitigation process
- + Smart technologies employed for inductions and site registration
- + Real time alert systems.

CONTACT US



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