

PROPERTY HIGHLIGHTS





BRAND NEW PURPOSE BUILT CLASS-A SPEC LABS

AVAILABLE	Now
SIZE	14,784 & 17,925 SF Suites Available
SPEC LAB FEATURES	Highly Functional 50/50 Lab Office Ratio
	Efficient and Flexible Lab Design with Portable Casework and Ceiling Utility Drops
	Dedicated TC or Lab Support Rooms
	House CDA and VAC, TIs Available for Customization
GENERATOR	All New Building MEP Systems Including Emergency Backup Generator
POWER	4,000 AMPS, 277/480 Volts, 3 Phase Power
AMENITIES	Office Space Built Out with Conference, PO/Breakout Rooms and Kitchen/Break Areas
	High Quality New Restroom Core with Showers
	Outdoor Amenity Area
PARKING	Parking Ratio of 3.60/1,000
DEVELOPER	Highly Experienced Life Science Developer
LOCATION	Easy Access to Highways 237, 85 and 101
	Close Proximity to Stanford University and Stanford Research Park via Central Expressway

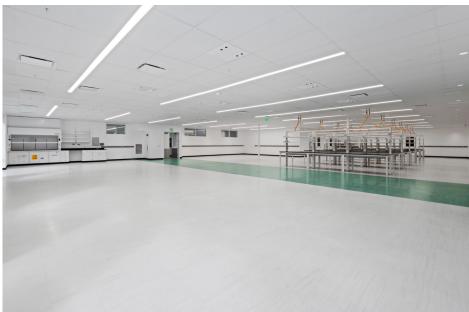
SPECULATIVE LAB/OFFICE PLAN



INTERIOR PHOTOS









AMENITIES MAP



PROXIMITY & LOCATION MAP

Transportation Times

TO STANFORD UNIVERSITY

MIN DRIVE **MILES**

TO SAN FRANCISCO INTERNATIONAL AIRPORT

MIN DRIVE

TO SAN JOSE INTERNATIONAL AIRPORT

MIN DRIVE





FOR LEASE ±32,709 SF

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