

303

R A V E N D A L E D R

FOR LEASE
±32,709 SF

EXPERTLY DESIGNED
CLASS A

PURPOSE-BUILT LAB
& OFFICE SPACE



lpi BioScience Property
Investments

CBRE

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

LEASED
35,849 RSF



TENANT 2
17,925 RSF

- OFFICE
- OPEN OFFICE
- CONFERENCE ROOM
- LAB
- LAB SUPPORT
- BREAK ROOM

TENANT 3
14,784 RSF

INTERIOR PHOTOS



AMENITIES MAP



30+
RESTAURANTS
> 3 MILES



25+
GYMS,
SHOPPING,
ENTERTAINMENT, &
GROCERY STORES,
> 3 MILES

- RESTAURANTS
- ENTERTAINMENT
- SHOPPING & GROCERY
- GYMS



CALTRAIN
STATION
CALTRAIN LINE



PROXIMITY & LOCATION MAP

Transportation Times

 TO STANFORD UNIVERSITY

07 **15**
MILES MIN DRIVE

 TO SAN FRANCISCO
INTERNATIONAL AIRPORT

25 **25**
MILES MIN DRIVE

 TO SAN JOSE
INTERNATIONAL AIRPORT

09 **13**
MILES MIN DRIVE



303

R A V E N D A L E D R

CBRE

JAMES BENNETT

Lic. 00869074

+1 415 377 8948

james.bennett@cbre.com

GREGG DOMANICO

Lic. 00996779

+1 415.215.5218

gregg.domanico@cbre.com

MICHAEL DOMANICO

Lic. 01944774

+1 650.430.1464

michael.domanico@cbre.com



CBRE

FOR LEASE
±32,709 SF

© 2024 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. PMStudio_April 2024