

— AVIA —  
LABS  
AT MILLBRAE STATION

# LIFE INTERSECTS INNOVATION

315,000 RSF Transit-Oriented  
Research & Innovation Center



LONGFELLOW



CUSHMAN &  
WAKEFIELD

VISION

# MAKE BREAKTHROUGH CONNECTIONS





## Welcome to Avia, the newest, transit-oriented advanced technology space in the Bay Area.

Avia is conceived as a home for innovative companies and their teams to connect, collaborate, and achieve **life-changing breakthroughs**.

A development of **industry leader Longfellow**, Avia is **all-electric powered**. Simply put, **sustainability is built in**. Let's partner to bring your ideas to life and your solutions to the world.

STACKING PLAN

LAB + TECH

- 6 55,000 RSF
- 5 82,000 RSF
- 4 82,000 RSF
- 3 58,000 RSF + AMENITIES
- 2 23,000 RSF + PARKING
- 1 AMENITIES & PARKING
- B1 PARKING
- B2 PARKING

# MAKE SPACE FOR LIFE-CHANGING INNOVATIONS

The Bay Area's newest Class A building is built with **warm shell infrastructure** and **flexible floorplates** ranging from **23,000 to 82,000 SF**. They're designed to support the kind of collaboration and intersections that will lead to your next breakthrough.

## Address

210 Adrian Road  
Millbrae

## Year Built

2025

## Sustainability

LEED Gold

Fitwel

## Number of stories

6

## Zoning

City of Millbrae

Transit Oriented Development

Light Industrial R&D

up to Biosafety Level 2, Office

## Floor-to-floor height

15'-3" on floor 1

14'-6" on floors 2-6

## Basis of design

Warm shell

## Roof

Rooftop and penthouse space  
with 150 PSF mechanical load for  
tenant equipment

## Structural frame

Concrete slabs with 125 PSF live load

Building structure designed to 8,000  
micro inches per second vibration criteria

High-performing acoustic exterior  
enclosure system

## Parking

Multi-level integrated parking structure  
with 450 spaces and 45 EV charging stations  
(with capacity for 45 more)

## Elevators

5,000 lbs. capacity freight elevator with  
hazmat transport mode, three destination  
dispatch passenger elevators, and two  
shuttle elevators from garage to lobby

## Storage

Robust back-of-house space including  
chemical storage on first floor

## Loading

Two-bay loading dock designed for a  
WB-40 truck, shipping and receiving area  
with hydraulic scissor lift

## Power/emergency/standby

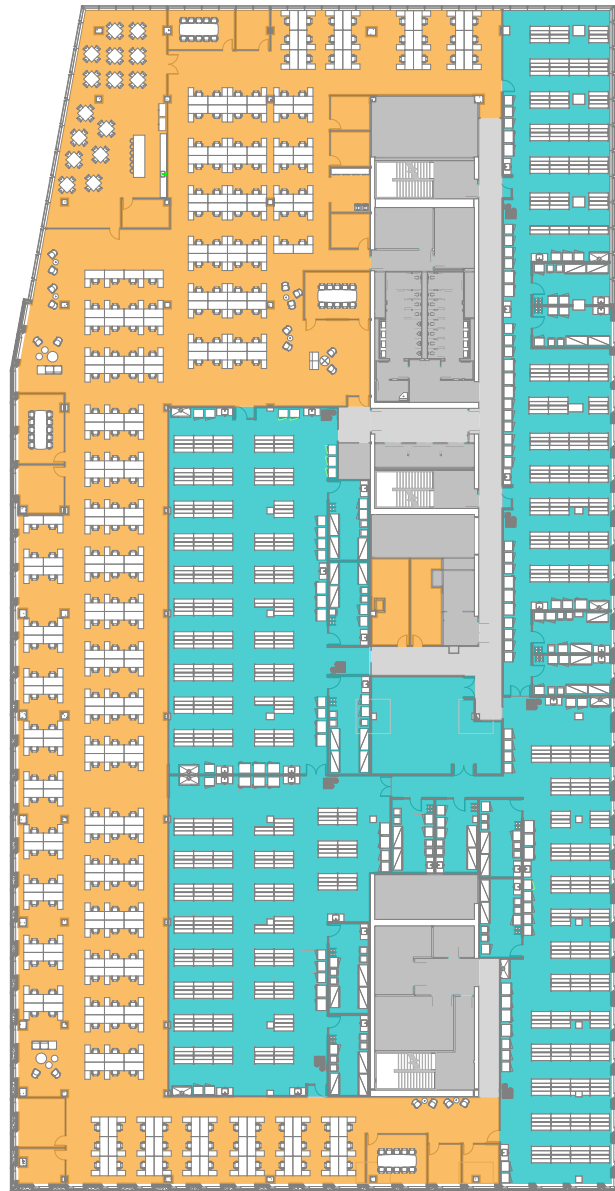
All-electric power: 8 watts/USF of lab area,  
2500 kW emergency/standby generator,  
photovoltaic rooftop panels

## HVAC system

12 air-changes/hour

# Single Tenant

LEVEL 5



**Suite 500**  
82,000 RSF  
50% Lab | 50% Office

- LAB
- OFFICE

# Multi Tenant

LEVEL 5



**Suite 520**  
20,500 RSF  
50% Lab | 50% Office

- LAB
- OFFICE

**Suite 540**  
20,500 RSF  
50% Lab | 50% Office

- LAB
- OFFICE

**Suite 560**  
20,500 RSF  
50% Lab | 50% Office

- LAB
- OFFICE

**Suite 580**  
20,500 RSF  
50% Lab | 50% Office

- LAB
- OFFICE

\* Representative floor plans





# WHERE TECH WORKS HARDER

**Flexible office spaces designed to support how modern teams work** — with dedicated café zones, all-hands gathering areas, collaborative engagement lounges, and quiet focus and retreat spaces. Thoughtfully planned to meet the needs of today's advanced technology driven companies.

Tech Office  
AI Hardware  
Advanced Materials Science  
Energy & Clean Tech

Robotics  
Medical Devices  
Semiconductor  
Battery/EV

# Single Tenant

LEVEL 5



**Suite 500**  
82,000 RSF  
16% Lab | 84% Office

- OPEN OFFICE
- PRIVATE OFFICE/CONFERENCE
- SOCIAL SPACE
- LAB

# Multi Tenant

LEVEL 5



**Suite 520**  
41,000 RSF  
25% Lab | 75% Office

- OPEN OFFICE
- PRIVATE OFFICE/CONFERENCE
- SOCIAL SPACE
- LAB

**Suite 580**  
41,000 RSF  
16% Lab | 84% Office

- OPEN OFFICE
- PRIVATE OFFICE/CONFERENCE
- SOCIAL SPACE
- LAB

\* Representative floor plans





### PRIVATE STAIRCASE

A dedicated staircase connects two floors for a seamless single-tenant experience.



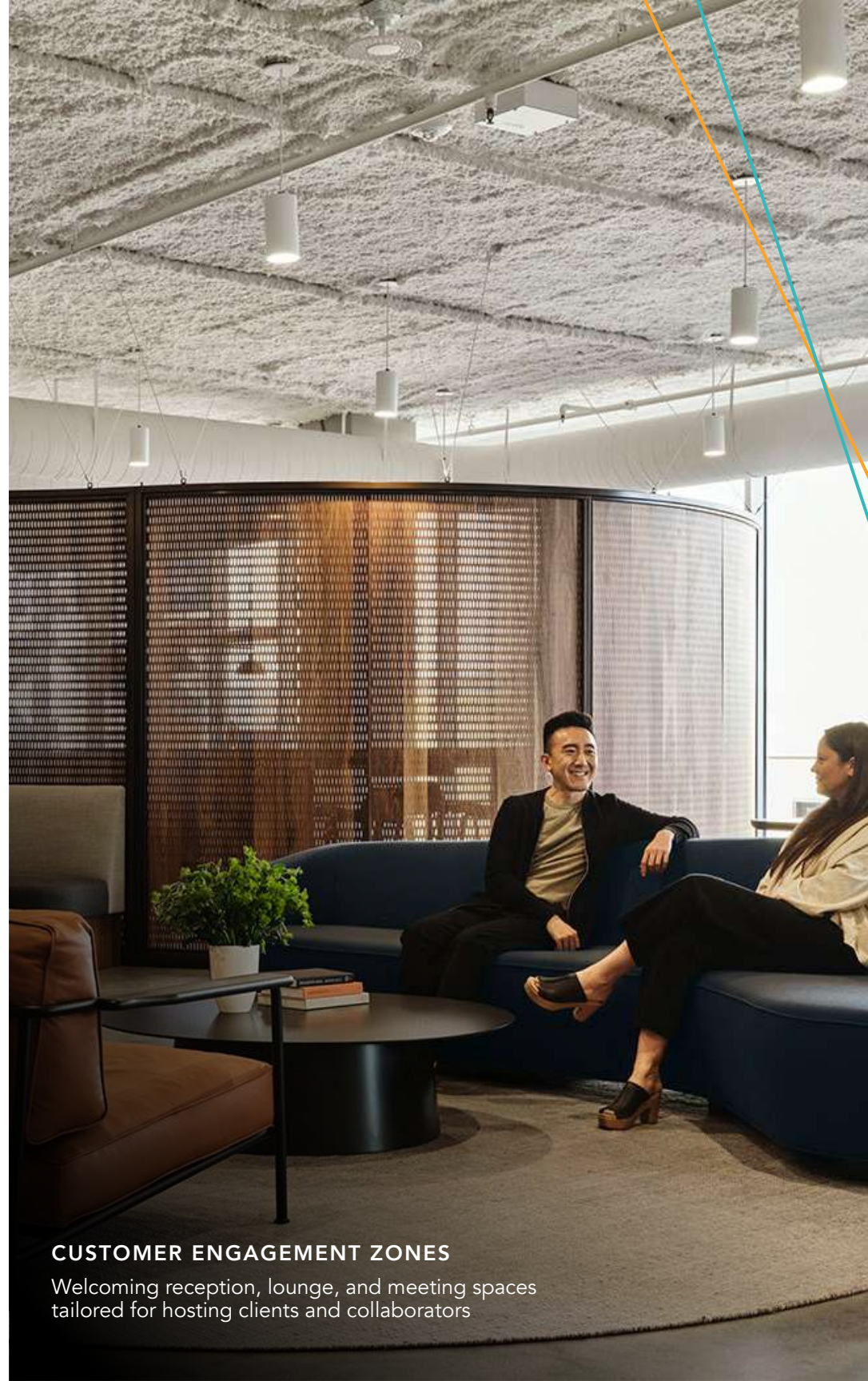
### FOCUS AND RETREAT SPACES

A variety of lounges, phone rooms, and private nooks designed for heads-down work or quick resets



### FLEXIBLE CAFE

A versatile dining area doubles as a town hall venue, with a service bar ideal for catering and casual gatherings



### CUSTOMER ENGAGEMENT ZONES

Welcoming reception, lounge, and meeting spaces tailored for hosting clients and collaborators

# ROLL ON IN, HOWEVER YOU ROLL

Here, all roads intersect.

We're built so you can get here from everywhere. Exceptionally accessible, Avia is a **short walk to the Millbrae Transit Center** — located on a Caltrain bullet stop and the final route on the BART line.

With **immediate access to highways 101, 280, and 380**, you can **drive in and park on site**. Pedal-power commuters will enjoy **secure bike storage** in the integrated parking structure.

Just **2 miles from SFO** and from the world. Avia is the perfect centerpoint.



2 MILES TO SFO



IMMEDIATE ACCESS TO HIGHWAYS 101, 280, 380



MILLBRAE TRANSIT CENTER





ON-SITE PARKING



SECURE BIKE STORAGE



MILLBRAE AVENUE



EL CAMINO REAL



THE NEIGHBORHOOD



TRADER JOES  
24HR FITNESS  
SAFeway  
WALGREENS  
LIVING SPACES

PEET'S COFFEE  
TP TEA  
UME TEA  
SUSHI KEI  
LAKA  
GOURMET VILLAGE  
SUGANDH INDIAN  
NEW BROADWAY BISTRO  
OLIVIA'S TANGHULU

PANDA EXPRESS  
CHICK-FIL-A  
CRUMBL COOKIES  
STARBUCKS  
SOURDOUGH & CO

SIDEWALK JUICE  
NAKED FISH  
STARBUCKS  
PARIS BAGUETTE  
LEONARDO'S DELI CAFE  
MILLBRAE KABOBS & GYROS

HONG KONG PALACE  
LE PETITE CAMILLE  
ROYAL FEAST

RESIDENCE INN SFO

BASECAMP FITNESS

IN-N-OUT BURGER  
PANERA BREAD  
L&L HAWAIIAN  
CAFE ISTANBUL  
STICK & STEAM

MILLBRAE  
TRANSIT CENTER

IPOH GARDEN

PETER'S CAFE

BEN TRE	CHICKEN PHO YOU
BAMBU DESSERTS	WONDERFUL
LAI LAI	THAI STICK
FIDDLERS GREEN	HANA IZUMI
O SOLE MIO	SWEET INDULGENCES
CHEUNG HING	THE KITCHEN
PORRIDGE & THINGS	LA COLLINA ITALIAN
SPECIAL HAINAN CHICKEN	SUZANNE'S CAKE
LITTLE CHENGDU	TEAEVER
PPQ DUNGENESS CRAB	MOMS TOFU HOUSE

CAFE ORCHID

SOCIAL EATERY

THE DYLAN HOTEL AT SFO



CHIPOTLE

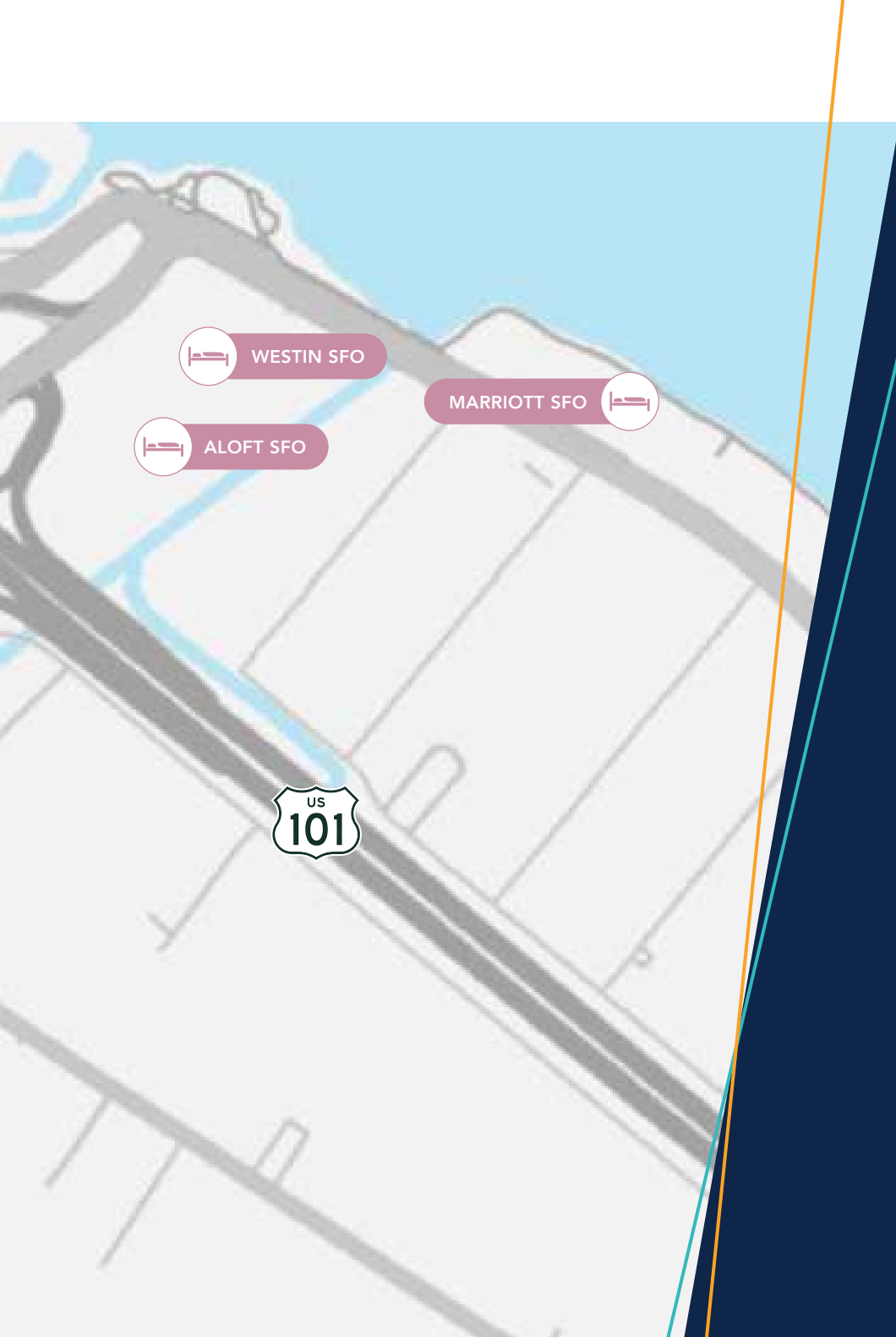
HABIT BURGER & GRILL

MILLBRAE SPUR TRAIL

MILLBRAE AVE

EL CAMINO REAL

ROLLINS RD



# ONE MILE, ENDLESS FINDS

Explore dining, shopping, and everyday essentials—just steps from Avia.

- RESTAURANTS
- SHOPS & SERVICES
- HOTELS
- FITNESS & PARKS
- TRANSPORTATION

# OFFICE MEETS OASIS

Achieving your company's highest purpose—it's about work, but it's also about recharging. That's where Elevate™ comes in.

Elevate is Longfellow's **proprietary tenant experience and services program**. We design programming, events, and services that bring amenity spaces to life—just for you.

And what a rich suite of amenities it is.

## INVITING LOBBY WITH COFFEE AND BITES

Double-height lobby with a grab-and-go café featuring gourmet coffee and a communal lounge space



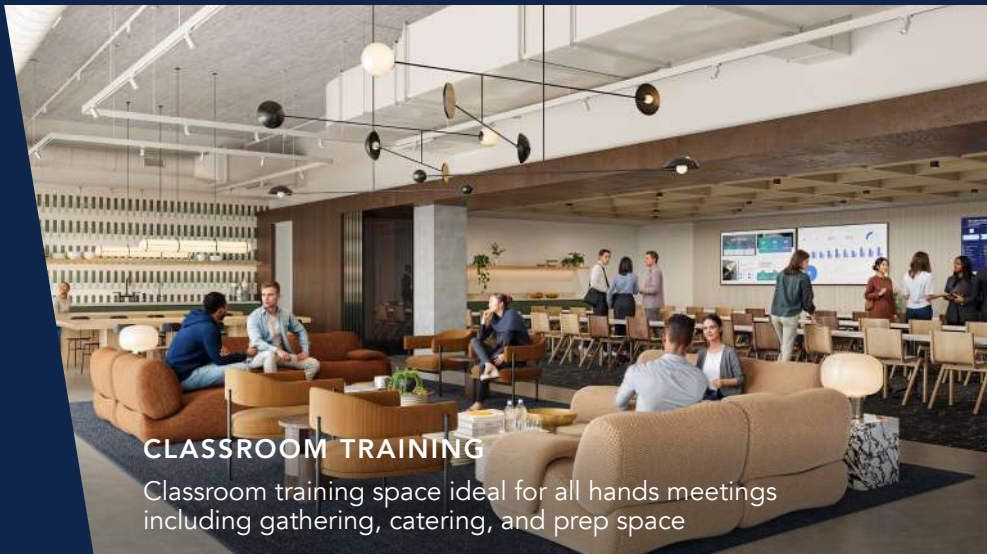
### CONFERENCE SPACES

Well-appointed board rooms with robust IT infrastructure



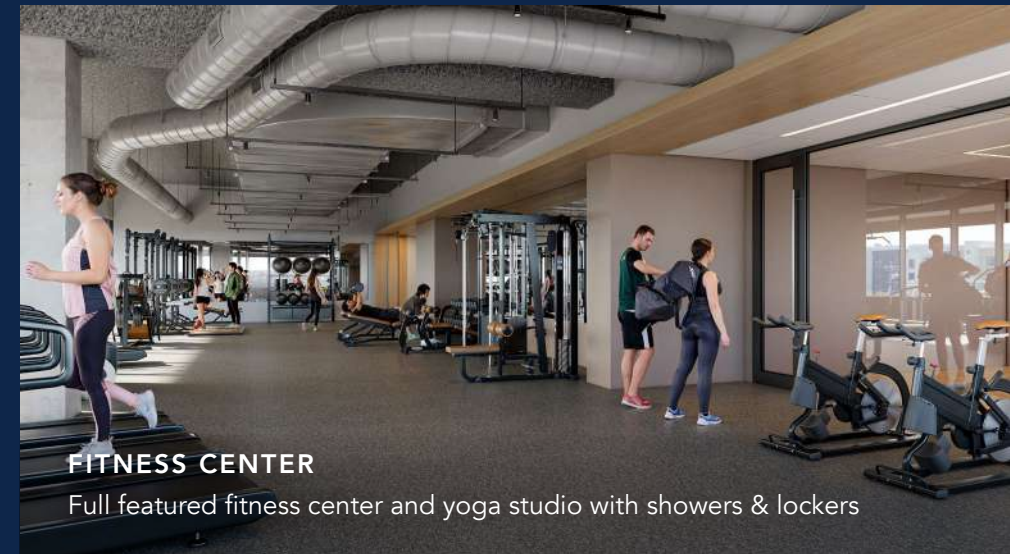
### INVITING LOBBY

Security reception with elevator dispatch access to upper floors



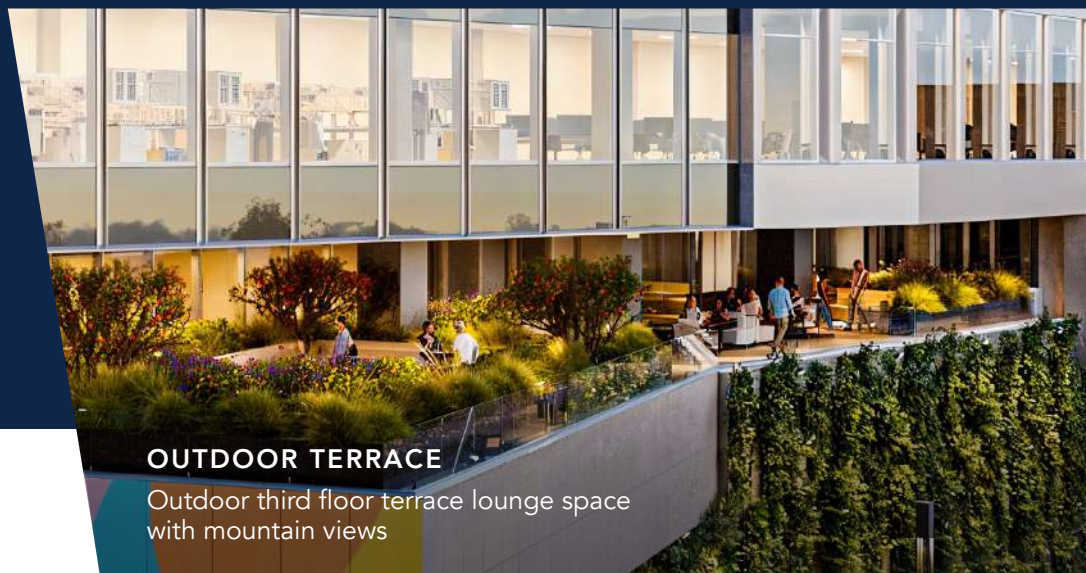
### CLASSROOM TRAINING

Classroom training space ideal for all hands meetings including gathering, catering, and prep space



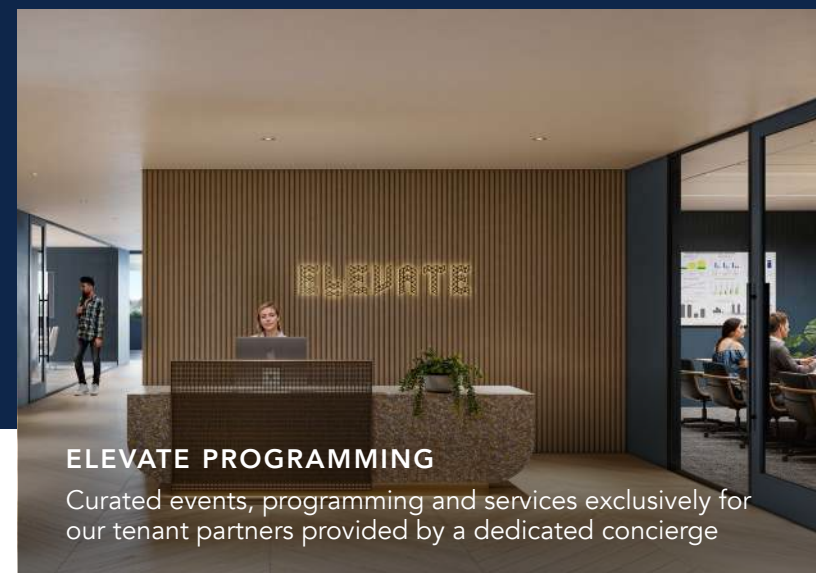
### FITNESS CENTER

Full featured fitness center and yoga studio with showers & lockers



### OUTDOOR TERRACE

Outdoor third floor terrace lounge space with mountain views



### ELEVATE PROGRAMMING

Curated events, programming and services exclusively for our tenant partners provided by a dedicated concierge



LONGFELLOW

# MORE THAN A DEVELOPER: YOUR PARTNER

Avia is the creation of Longfellow, a leading developer of innovative spaces designed to foster cutting-edge advancements and technology. The building's infrastructure can support office, lab and advanced technology tenants - science and engineering companies developing sophisticated solutions to enhance or transform existing capabilities.

It's our goal to create long-term partnerships with our tenants, so that we can co-create the working and amenity experience that is right for your people, your company, and your mission. Together, let's create an environment that supports your life-changing innovations.

## GLOBAL PORTFOLIO

12 Million SF

North Carolina  
New York  
Philadelphia  
Maryland  
San Diego  
Bay Area  
United Kingdom

## INVESTMENTS

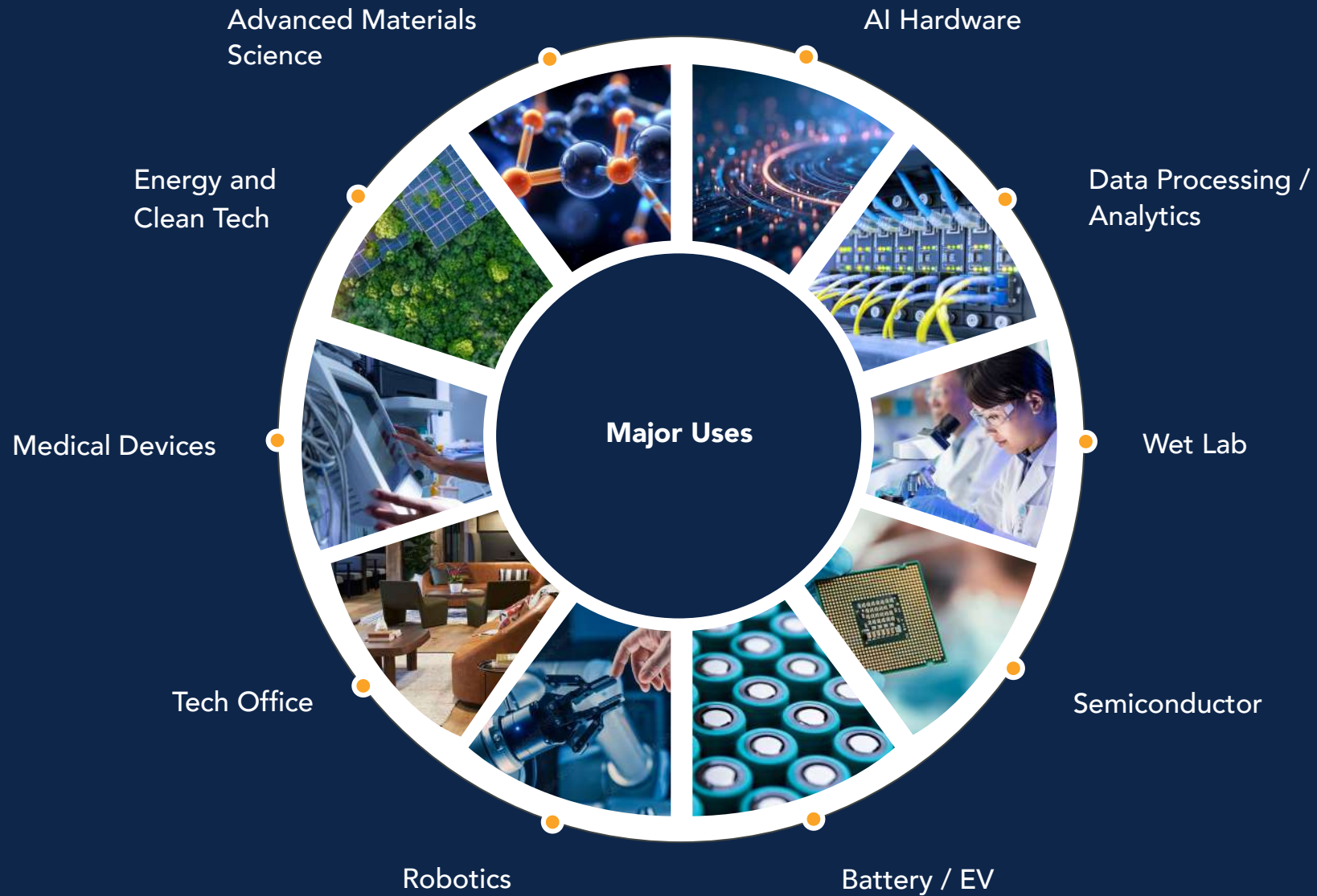
Asset Management  
Investment Management

## DEVELOPMENT

Strategy & Partnership  
Advisory & Entitlements  
Acquisitions & Conversions

## MANAGEMENT

Leasing  
Project Management  
Property Management  
Elevate



# AVIA LABS

AT MILLBRAE STATION

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Millbrae, CA 94030

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## LET'S CONNECT

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