

1400 BRIDGE PKWY

Redwood City, CA

±13,886 SF

**BIOTECH/LIFE SCIENCE
FOR SUBLEASE**

SPENCER GALLI
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**CUSHMAN &
WAKEFIELD**

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Redwood City, CA

PROPERTY HIGHLIGHTS



- ±13,886 SF for Sublease (Potentially Divisible)
- Plug & Play Office
- Fully Appointed Biology and Chemistry Lab (Lab Equipment Negotiable)
- Redwood Life - Highly Amenitized Life Science Campus
- LED: 11/26/2030 (Flexible)
- Secured Access to Office and Lab
- Floor to Ceiling Windows
- Back-up Generator



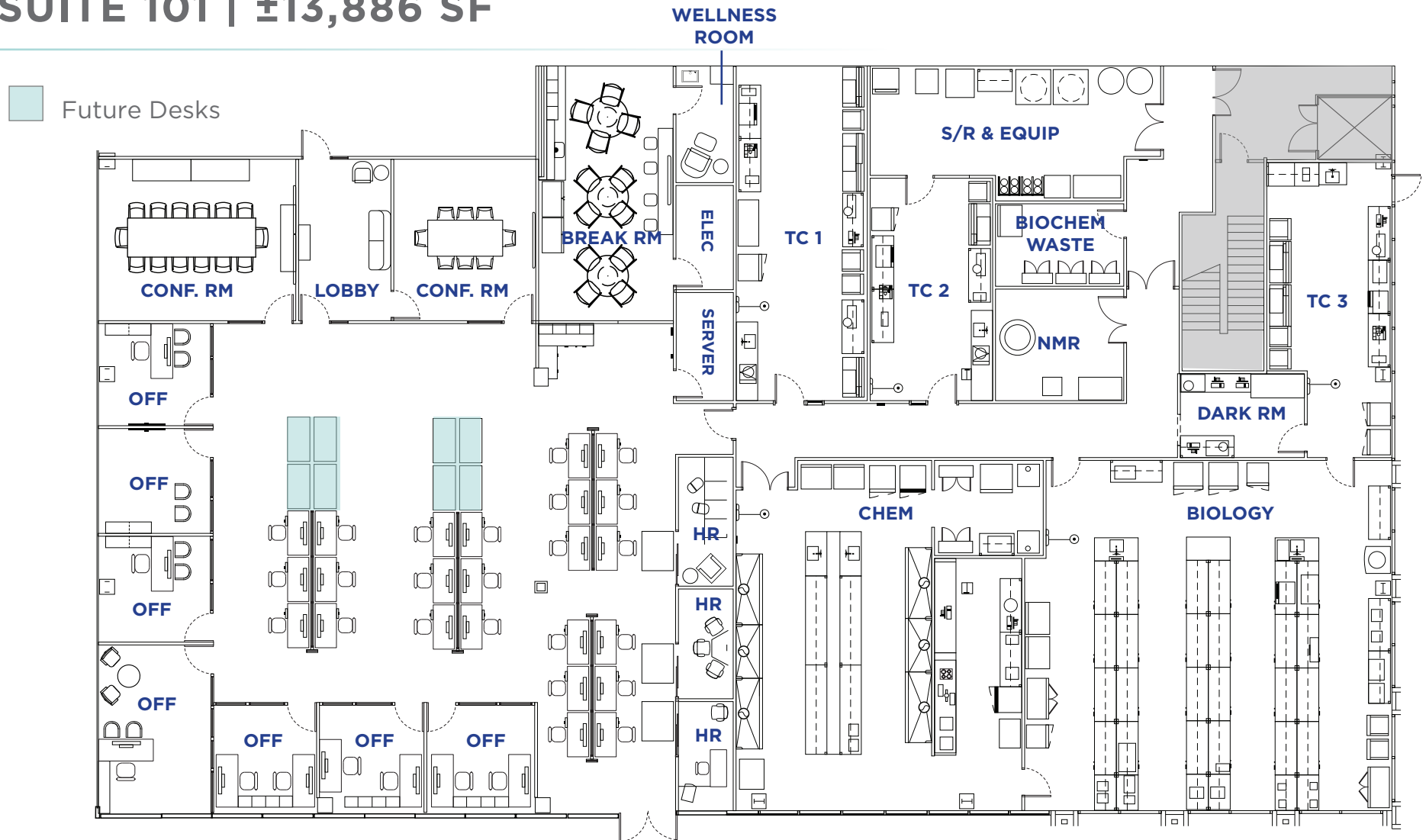
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FLOOR PLAN

SUITE 101 | ±13,886 SF



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LAB DETAILS



- Highly Functional Fully Equipped Lab Space
- Lab Equipment Negotiable
- Large Biology Lab
- Chemistry Lab
(6 Chemical Fume Hoods) (Aragon)
- 3 Tissue Culture Rooms
(Positive/Negative Pressure Adjustable)
- Dark Room
- NMR Room
- BioChem Waste Room
- S/R & Equipment Room
 - Dishwasher & Autoclave
 - Distributed CO₂, Air & N₂ Gas
- Back-up Generator



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OFFICE DETAILS



- Plug & Play Office
- Floor to Ceiling Windows (Office & Lab)
- 7 Private Offices
- 2 Conference Rooms (with Video Conferencing)
- 3 Huddle Rooms (with Video Conferencing)
- Open Space with 24 Desks (Room for 8 More)
- Break Room
- Wellness Room
- Server Room



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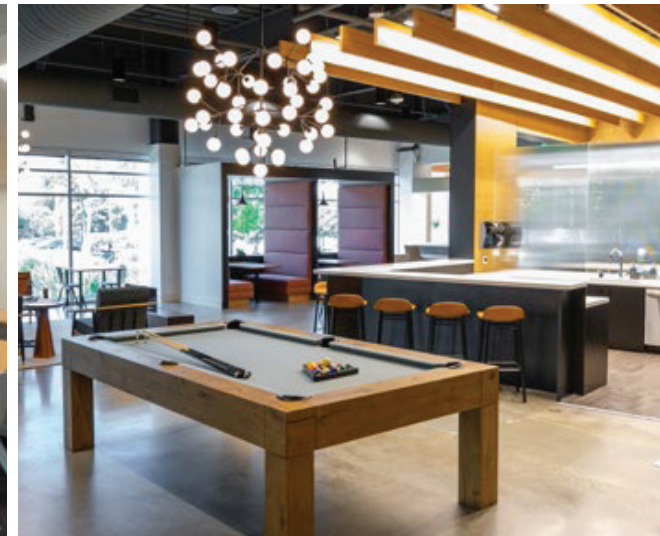


REDWOOD LIFE

LIFE SCIENCE CAMPUS AMENITIES



- Redwood Life - 20 Buildings and 1+ Million SF of Lab and Innovation Space
- Class A Life Science Park with a World Class Amenity Center
- Lobby and Meeting Areas
- Fitness Center
- Training Hall
- Conference Rooms
- Executive Dining Room
- Game Room
- Outdoor Amenity Space
- Direct Access to Bay Area Premier Walking and Cycling Path
- Direct Onsite Shuttle to Baby Bullet & CalTrain



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REDWOOD CITY AMENITIES



DINING

1. Denny's
2. McDonald's
3. Wendy's
4. Starbucks
5. The Habit Burger Grill
6. Milagros Latin Kitchen
7. Philz Coffee
8. Jamba
9. Panda Express
10. The Sandwich Spot
11. Burger king
12. Ben Frank's
13. Stacks
14. KFC
15. Carl's Jr
16. Baskin Robins
17. Chick-Fil-A
18. IHOP
19. Jack in the Box
20. In-N-Out

RETAIL

21. Sports Basement
22. Kohl's
23. CVS
24. Savers
25. Costco Wholesale
26. Target
27. Marshalls
28. Bed Bath & Beyond
29. Safeway
30. Trader Joe's
31. Walgreens
32. Lucky
33. The Home Depot
34. Office Depot
35. REI
36. Ross Dress for Less
37. Best Buy
38. PetSmart
39. TJ Maxx & HomeGoods



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