

# REDWOOD

Lab and  
Innovation  
Focused  
Environment

# LIFE



CUSHMAN &  
WAKEFIELD



LONGFELLOW

Redwood LIFE supports growing companies by providing the lifestyle amenities that attract and retain top talent, in a highly-accessible mid-peninsula location.

[www.redwood-LIFE.com](http://www.redwood-LIFE.com)



Adicet Bio

ALTOS

ARCELLX

ascendis  
pharma

Chan  
Zuckerberg  
Initiative

EARLI

engine  
biosciences

Galvanize

Inflammatix

Integrated  
Biosciences

IDT  
INTEGRATED DNA TECHNOLOGIES

Jasper  
THERAPEUTICS INC.

KARIUS

Kriya

LTZ  
Therapeutics

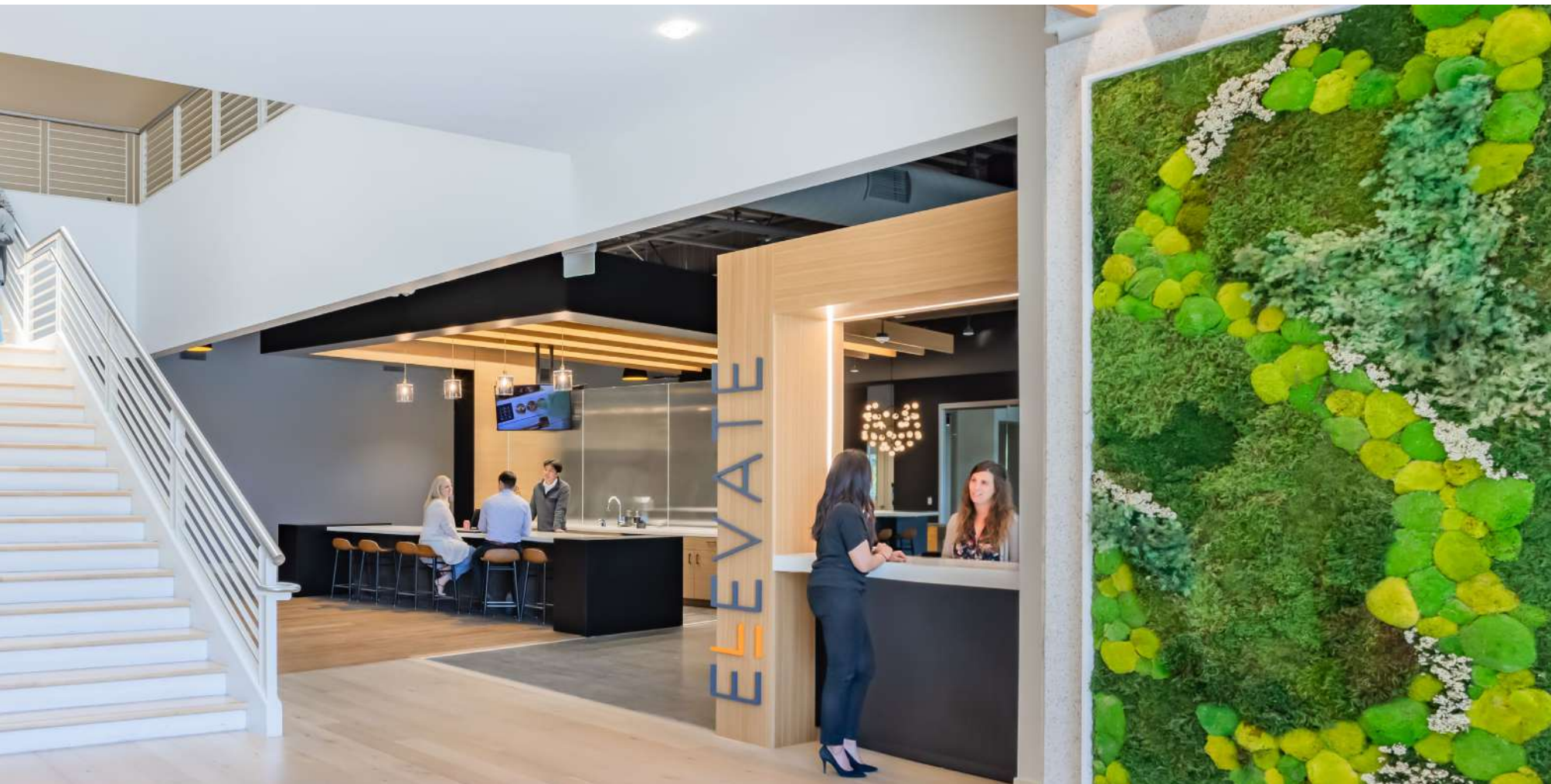
nevro

PROTEOLOGIX

seer

THINKCYTE





The energy of a breakthrough. The buzz of collaboration. Enviably comfortable amenities that benefit work and life, inspiring days alive with activity.

With a central Bay Area location that's simultaneously in the middle of everything and miles from mundane, convenient amenities blend with natural serenity to create a campus where ideas flourish and companies have room to grow.

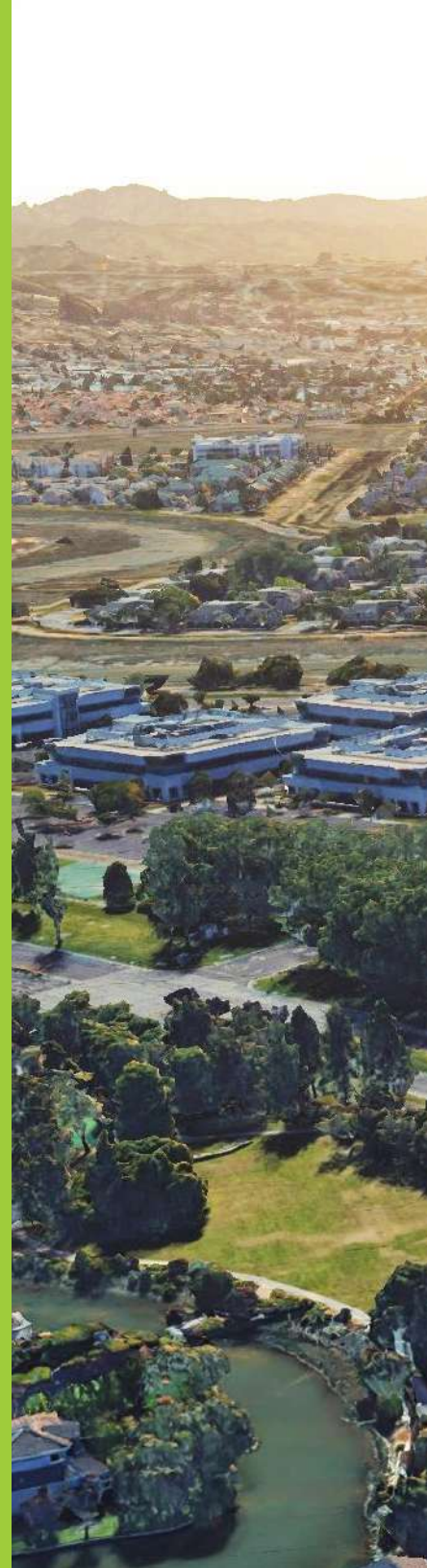
This is an environment focused on lab and innovation space where world-changing interactions and favorable reactions are part of every day.

This is where work comes to life.

This is Redwood LIFE.

# PROJECT HIGHLIGHTS

20 BUILDINGS ±1,000,000 SF	A life science park on an 84-acre campus with 1 million rentable square feet across 20 buildings, featuring a Class-A amenity center
RANGE OF LAB SPACE	Master designed spec-suites Multi-building campus opportunities
ACCESS	Direct on-site shuttle to Baby Bullet & CalTrain, ideal for employees commuting from anywhere in the Bay Area
CHARGING STATIONS	Electric vehicle charging stations, available across campus
HOSPITALITY SERVICE	Dedicated amenity building including a fitness center, training room, collaborative lounge space, conference rooms, and outdoor patio  The Hollo Cafe serving breakfast, lunch & catering services  Outdoor activities including basketball court and Bay Trail with premier walking and cycling paths
MANAGEMENT	On-site property management & engineering







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LIFE



## TRANSPORTATION ACCESS



## MINI-CAMPUS OFFERING



## CONFERENCING & TRAINING





**BUILDING  
TOP SIGNAGE  
OPPORTUNITY**



**FLEXIBLE LAB  
LAYOUTS**



**ON-SITE  
CAFÉ**



THE HOLLÖ



# SITE PLAN



Shuttle Stops

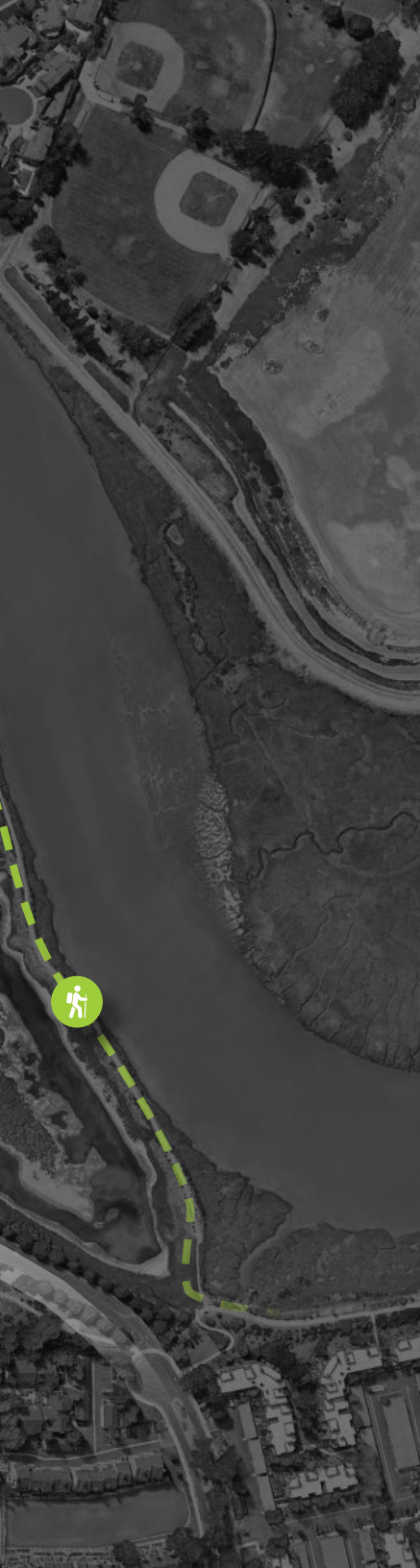


EV Charging Station



Bay Trail





## 20 BUILDINGS & MORE THAN 1 MILLION SF

of lab and innovation space at the center of San Francisco's central Bay Area. Redwood LIFE totally works.

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01 800 Bridge Parkway

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02 1000 Bridge Parkway

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03 1200 Bridge Parkway

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04 1400 Bridge Parkway

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05 1600 Bridge Parkway

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06 1800 Bridge Parkway

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07 2000 Bridge Parkway

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08 2200 Bridge Parkway

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09 2400 Bridge Parkway

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10 2600 Bridge Parkway

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11 2800 Bridge Parkway

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12 3000 Bridge Parkway

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13 3200 Bridge Parkway

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14 3400 Bridge Parkway

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15 3600 Bridge Parkway

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16 3800 Bridge Parkway

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17 900 Island Drive

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18 975 Island Drive

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19 1100 Island Drive

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20 1300 Island Drive  
*Amenity Building*







# AVAILABLE SUITES

	SPACE AVAILABLE	SUITE CONDITION	SIZE	NOTES
<b>900 ISLAND DRIVE</b> FULL FLOOR OPPORTUNITY	Suite 101	Spec Lab	±12,798 SF	50% Lab and 50% Office
	Suite 102	Spec Lab	±13,847 SF	50% Lab and 50% Office
	Suite 202	Spec Lab	±5,886 SF	50% Lab and 50% Office
	Suite 203	Spec Lab	±7,783 SF	50% Lab and 50% Office
	Suite 204	Spec Lab	±6,445 SF	50% Lab and 50% Office
<b>1400 BRIDGE PARKWAY</b>	Suite 102	Spec Lab	±12,169 SF	50% Lab and 50% Office
<b>2800 BRIDGE PARKWAY</b> FULL BUILDING OPPORTUNITY	1st Floor	Ready for TIs	±26,000 SF	Floor Vacant and Ready for Customized Tenant Improvements
	2nd Floor	Ready for TIs	±26,000 SF	Floor Vacant and Ready for Customized Tenant Improvements
<b>3000 BRIDGE PARKWAY</b> FULL BUILDING OPPORTUNITY	1st Floor	Ready for TIs	±26,000 SF	Floor Vacant and Ready for Customized Tenant Improvements
	2nd Floor	Ready for TIs	±26,000 SF	Floor Vacant and Ready for Customized Tenant Improvements
<b>3200 BRIDGE PARKWAY</b>	Suite 201	Spec Lab	±12,029 SF	50% Lab and 50% Office
<b>3400 BRIDGE PARKWAY</b>	Suite 101	Spec Lab	±13,242 SF	50% Lab and 50% Office
<b>3600 BRIDGE PARKWAY</b> FULL BUILDING OPPORTUNITY	Suite 101	Spec Lab	±12,783 SF	50% Lab and 50% Office
	Suite 102	Spec Lab	±13,389 SF	50% Lab and 50% Office
	2nd Floor	Spec Lab	±25,650 SF	50% Lab and 50% Office



# TRANSIT MAP

## FOR COMMUTERS & INNOVATORS ALIKE



Located in the heart of the Bay Area, Redwood LIFE offers the perfect balance of accessibility and tranquility. Convenient amenities seamlessly blend with natural serenity, fostering an environment where ideas thrive and businesses have space to grow.



*\*To Belmont Station*





### HIGHWAY ACCESS

	5 MINUTES   1.4 MILES
	7 MINUTES   3.6 MILES
	12 MINUTES   8.3 MILES
	16 MINUTES   10 MILES



# SPEC LAB PROGRAM







<b>LAB CASEWORK</b>	Steel Mobile Casework, Ceiling Service Panels (CSPs) with compressed dry air (CDA) and vacuum (VAC) piping installed, ready for skids to be hooked up  Hand sanitation sink(s) and safety showers provided at lab entry doors
<b>SERVICE ELEVATORS</b>	1 service elevator with 3,000-4,000 lbs. capacity  Additional equipment lift
<b>HVAC</b>	Dedicated lab rooftop units providing 100% single pass outside air at 10 air exchanges per hour (ACH)  General lab exhaust collected and discharged via direct drive utility sets on roof
<b>LABORATORY FUME HOODS</b>	Minimum of (1) six-foot fume hood provided per suite (with infrastructure to add additional hoods)
<b>LAB PLUMBING SYSTEMS</b>	CDA, VAC piping to each bench island ceiling service panel (CSP) piped to a central utility room
<b>BUILDING AND LAB POWER</b>	20 watts/SF minimum
<b>STANDBY POWER</b>	5 watts/SF (of lab area)





LIFEWORKS HERE

1300 Island Drive



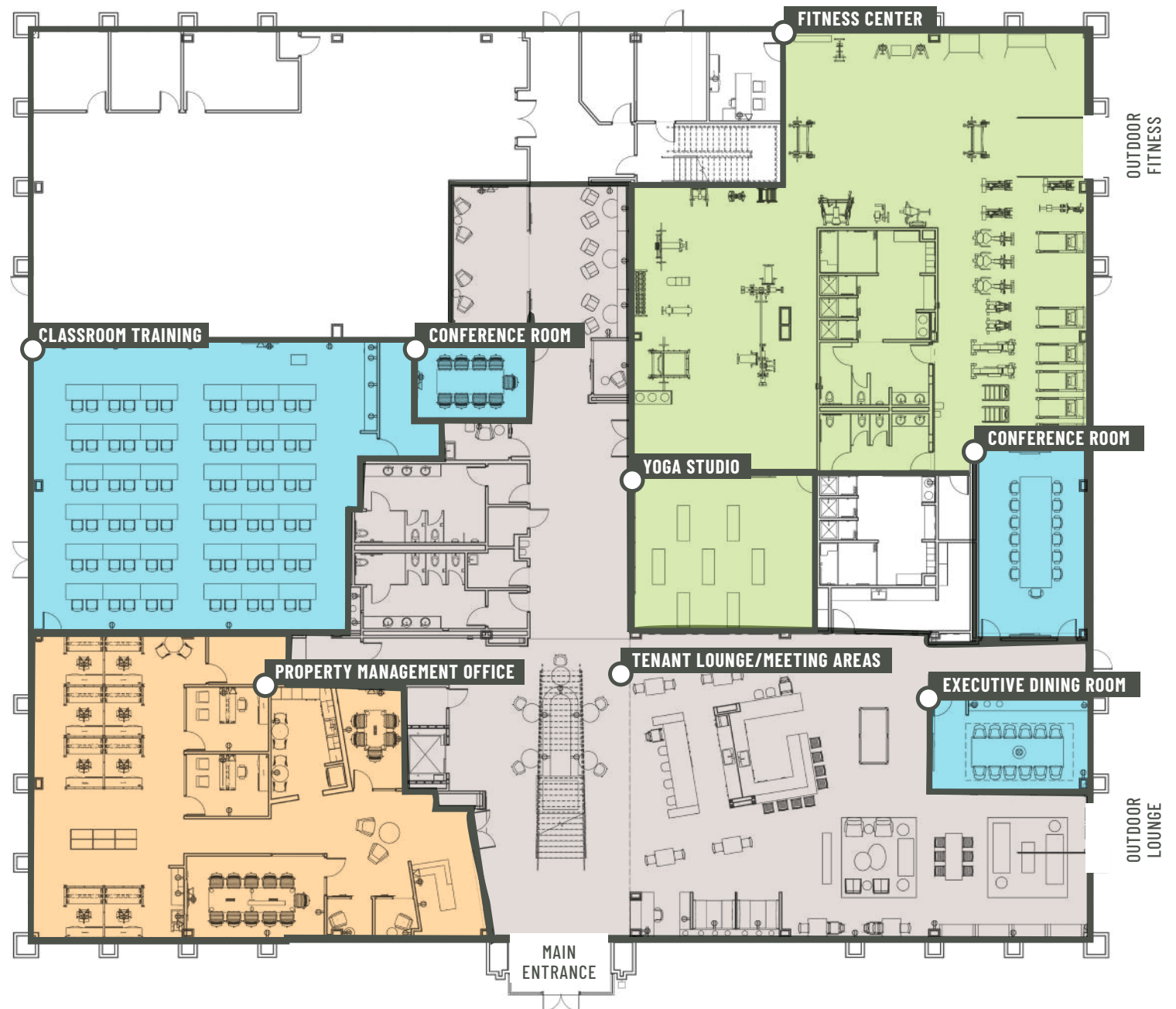


# AMENITY BUILDING

## INTRODUCING **ELEVATE**, LONGFELLOW'S AMENITY AND HOSPITALITY PLATFORM

Our dedicated amenity building features Elevate programming tailored to meet the needs of our tenants, helping us cultivate greatness and deliver peace of mind.





1300 ISLAND DRIVE



# THE LONGFELLOW STANDARD



## IT'S IN OUR DNA

A proven track record for delivering best-in-class lab space and amenities to meet the needs of leading academic partners as well as industry customers at every stage of their life cycle. Totalling over 300 customers across the portfolio, we are experienced at working side-by-side with academic research units and large-scale pharma. However, we also have a long and successful track record as a real estate partner to start-up and early growth stage companies. We aim to work with our customers to support their people, research and growth.

### DEVELOPMENT

- STRATEGY & PARTNERSHIP
- ADVISORY & ENTITLEMENTS
- ACQUISITIONS & CONVERSATIONS

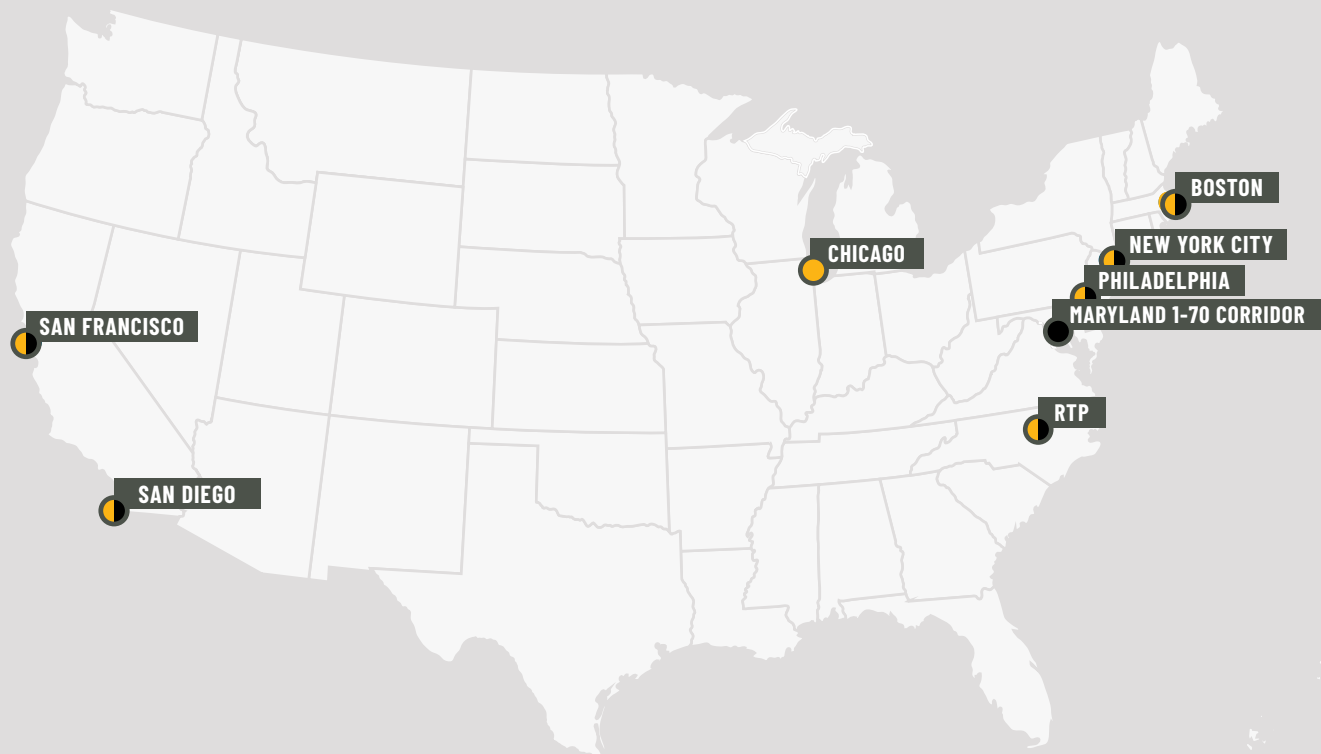
### MANAGEMENT

- LEASING
- PROJECT MANAGEMENT
- PROPERTY MANAGEMENT

### INVESTMENTS

- ASSET MANAGEMENT
- INVESTMENTS
- MANAGEMENT





# 16+ MILLION SF GLOBAL PORTFOLIO

- LONGFELLOW OFFICES
- EXISTING MARKETS







LONGFELLOW



CUSHMAN &  
WAKEFIELD

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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