



**AN AMENITY
BUILDING
DEDICATED
TO YOU.**

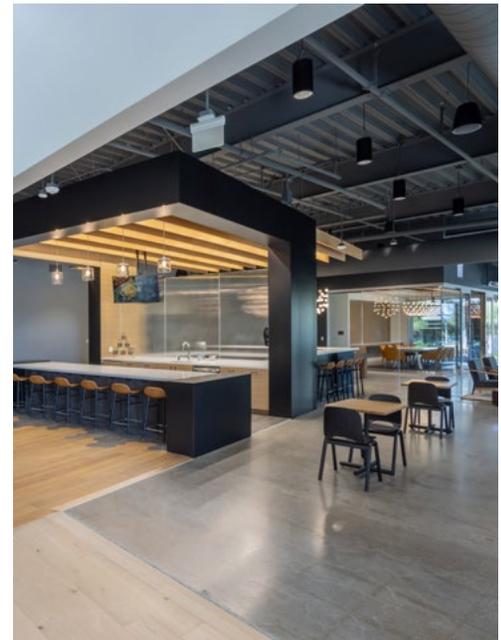


REDWOOD
Lab and
Innovation
Focused
Environment
LIFE
WWW.REDWOOD-LIFE.COM

**TWENTY
BUILDINGS
AND MORE
THAN
1 MILLION S.F.**



**LIFE WORKS
HERE.**



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LIFE WORKS HERE.

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



±1,000,000 SF

Class A
Life Science Park
with a World Class
Amenity Center



**RANGE
OF LAB SPACE**

Flexible
Layout



BAY TRAIL

Direct access to
Bay Areas Premier
Walking and
Cycling Path



ACCESS

Direct Onsite Shuttle
to Baby Bullet
& Caltrain



REDWOOD LIFE

PROJECT AERIAL

TWENTY BUILDINGS AND MORE THAN 1 MILLION S.F.

of lab and innovation space at the center of San Francisco's central Bay Area. The location is prolific. The footprint is giant. Redwood LIFE totally works.



900 ISLAND DRIVE FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
SUITE 101	±12,798 SF	NEW SPEC LAB SUITE - AVAILABLE Q3 2024 Rare Opportunity. 50% Lab and 50% Office
SUITE 102	±13,847 SF	NEW SPEC LAB SUITE - AVAILABLE Q3 2024 Rare Opportunity. 50% Lab and 50% Office
SUITE 201	±5,063 SF	NEW SPEC LAB SUITE - AVAILABLE Q3 2024
SUITE 202	±5,886 SF	NEW SPEC LAB SUITE - AVAILABLE Q3 2024
SUITE 203	±7,783 SF	NEW SPEC LAB SUITE - AVAILABLE Q3 2024
SUITE 204	±6,445 SF	NEW SPEC LAB SUITE - AVAILABLE Q3 2024

1400 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 102	±12,169 SF	NEW SPEC LAB SUITE Rare Opportunity. 50% Lab and 50% Office.

2800 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
1ST FLOOR	±27,322 SF	Floor Vacant and Ready for Customized Tenant Improvements
2ND FLOOR	±25,982 SF	Floor Vacant and Ready for Customized Tenant Improvements

3000 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
1ST FLOOR	±27,249 SF	Floor Vacant and Ready for Customized Tenant Improvements
2ND FLOOR	±24,573 SF	Floor Vacant and Ready for Customized Tenant Improvements

3200 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 201	±12,029 SF	NEW SPEC LAB SUITE Rare Opportunity. 50% Lab and 50% Office

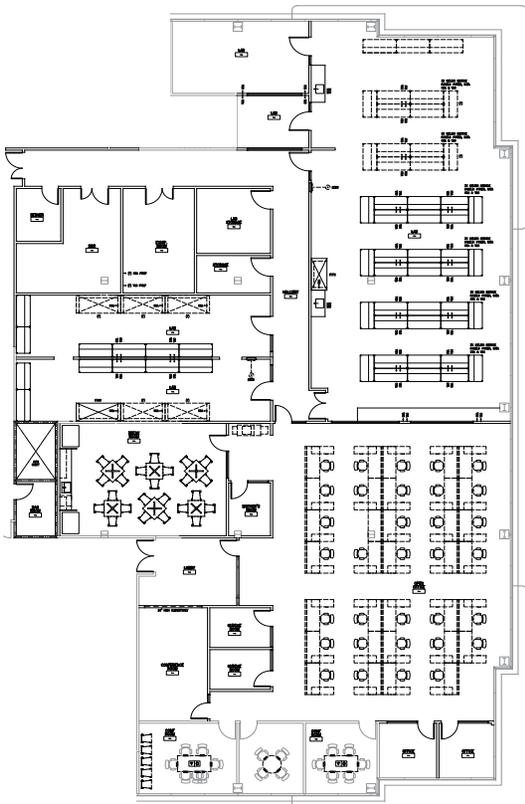
3400 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 102	±13,242 SF	NEW SPEC LAB SUITE Rare Opportunity. 50% Lab and 50% Office

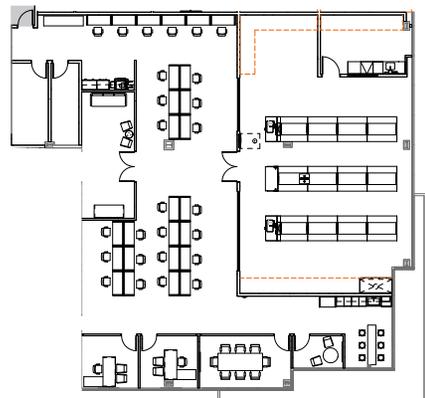
3600 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
SUITE 101	±12,783 SF	NEW SPEC LAB SUITE Rare Opportunity. 50% Lab and 50% Office
SUITE 102	±13,389 SF	NEW SPEC LAB SUITE Rare Opportunity. 50% Lab and 50% Office
2ND FLOOR	±25,650 SF	FULL FLOOR SPEC LAB Rare Opportunity. 50% Lab and 50% Office

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.



HYPOTHETICAL SPEC LAB BUILD OUT - ±13,000 SF



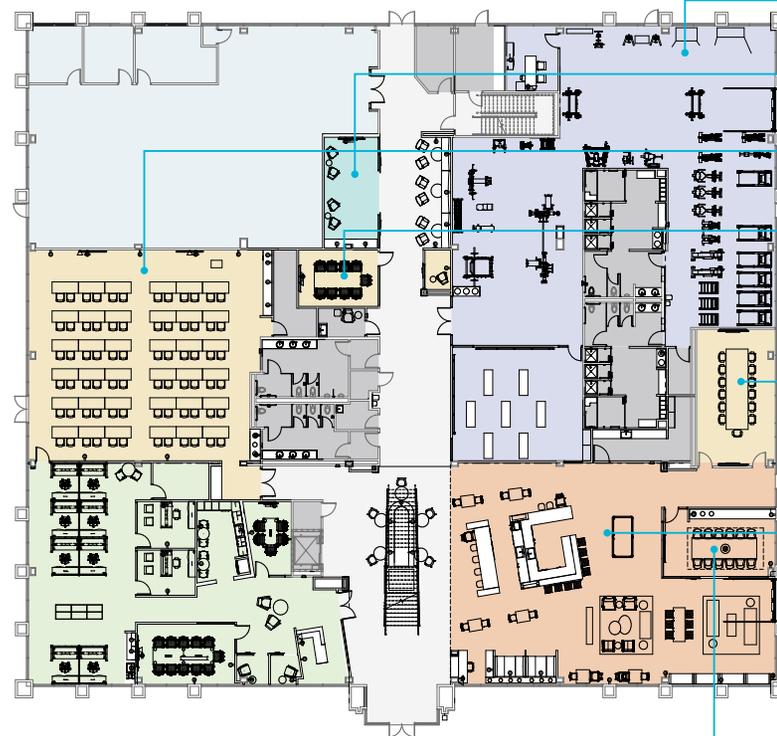
HYPOTHETICAL SPEC LAB BUILD OUT - ±6,500 SF



AN AMENITY BUILDING DEDICATED TO YOU.

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

AMENITY BUILDING - 1300 ISLAND DRIVE



FITNESS CENTER

MARKETING SUITE

TRAINING HALL

CONFERENCE ROOMS



TENANT LOUNGE / MEETING AREAS



EXECUTIVE DINING ROOM



LOBBY



FITNESS CENTER



TRAINING HALL

it's
not what we do



it's
not how we do it



it's
who we are

ELEVATE

No two Longfellow properties are the same, and that's just the way we like it. ELEVATE by Longfellow is not one-size-fits-all — it's one-size-fits-you. With collaborative spaces and bold interiors, ELEVATE brings you the amenities designed to spark camaraderie and enjoyment for your team.

Your ELEVATE on-site curated amenities include:

ELEVATE BALANCE

- Fitness Center
- Programmed Exercise Classes
- Locker Rooms
- Wellness Events
- Wellness Challenges
- Outdoor Fitness Area

ELEVATE CONNECTIONS

- Tenant Engagement Events
- Networking Events
- Happy Hours
- Tenant Contests & Giveaways

ELEVATE TASTE

- Food Trucks
- Pop-up Markets
- Beer, Wine, & Food Tastings

ELEVATE PLAY

- Outdoor Amenity Space

ELEVATE GENEROSITY

- Philanthropic Drives & Donations
- Volunteer Opportunities
- E-Waste & Zero Waste Recycling

ELEVATE BRAINPOWER

- Indoor & Outdoor Meeting Space
- Lunch & Learns
- TED Talks

REDWOOD LIFE

LOCATION

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.



8 minute dedicated baby bullet shuttle from Hillsdale Station to Redwood LIFE

SAN FRANCISCO STATION	34 MINUTES*	○
SOUTH SAN FRANCISCO STATION	18 MINUTES*	○
MILLBRAE STATION	14 MINUTES*	○
HILLSDALE STATION	REDWOOD LIFE	●
REDWOOD CITY STATION	6 MINUTES*	○
PALO ALTO STATION	16 MINUTES*	○
SAN JOSE STATION	45 MINUTES*	○

*To Hillsdale Station



HIGHWAY ACCESS	
101	- 5 MINUTES 1.4 MILES
92	- 7 MINUTES 3.6 MILES
280	- 12 MINUTES 8.3 MILES
84	- 16 MINUTES 10 MILES

14.5 MILLION SF NATIONAL PORTFOLIO

Boston, MA
Durham, NC
New York, NY
RTP, NC
San Diego, CA
United Kingdom

Emeryville, CA
Millbrae, CA
Palo Alto, CA
Redwood City, CA
San Francisco, CA
San Mateo, CA

Redwood LIFE is brought to you by Longfellow, deliverer of world-class real estate spaces with an emphasis on the sciences. We believe in the power of the work environment to nurture and grow both companies and people. Redwood LIFE is an epic development and the opportunity of a work/lifetime. Let us build to suit you.



DEVELOPMENT

Strategy & Partnerships
Advisory & Entitlements
Acquisitions

MANAGEMENT

Leasing
Project Management
Property Management

INVESTMENTS

Asset Management
Investment Management

REDWOOD
Lab and
Innovation
Focused
Environment
LIFE

WWW.REDWOOD-LIFE.COM

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