

FOR LEASE

1118 CHESS DRIVE

FOSTER CITY, CA

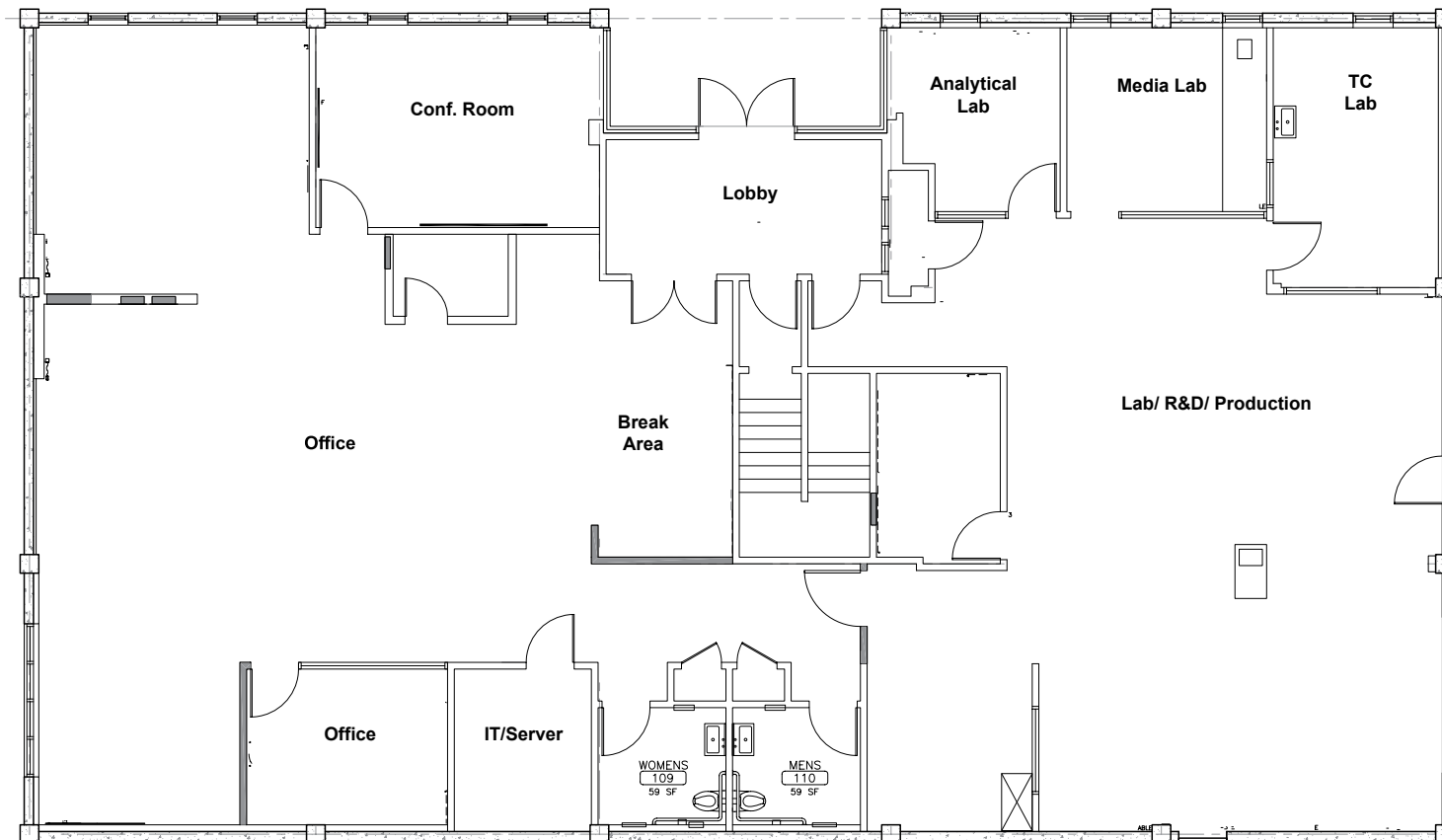


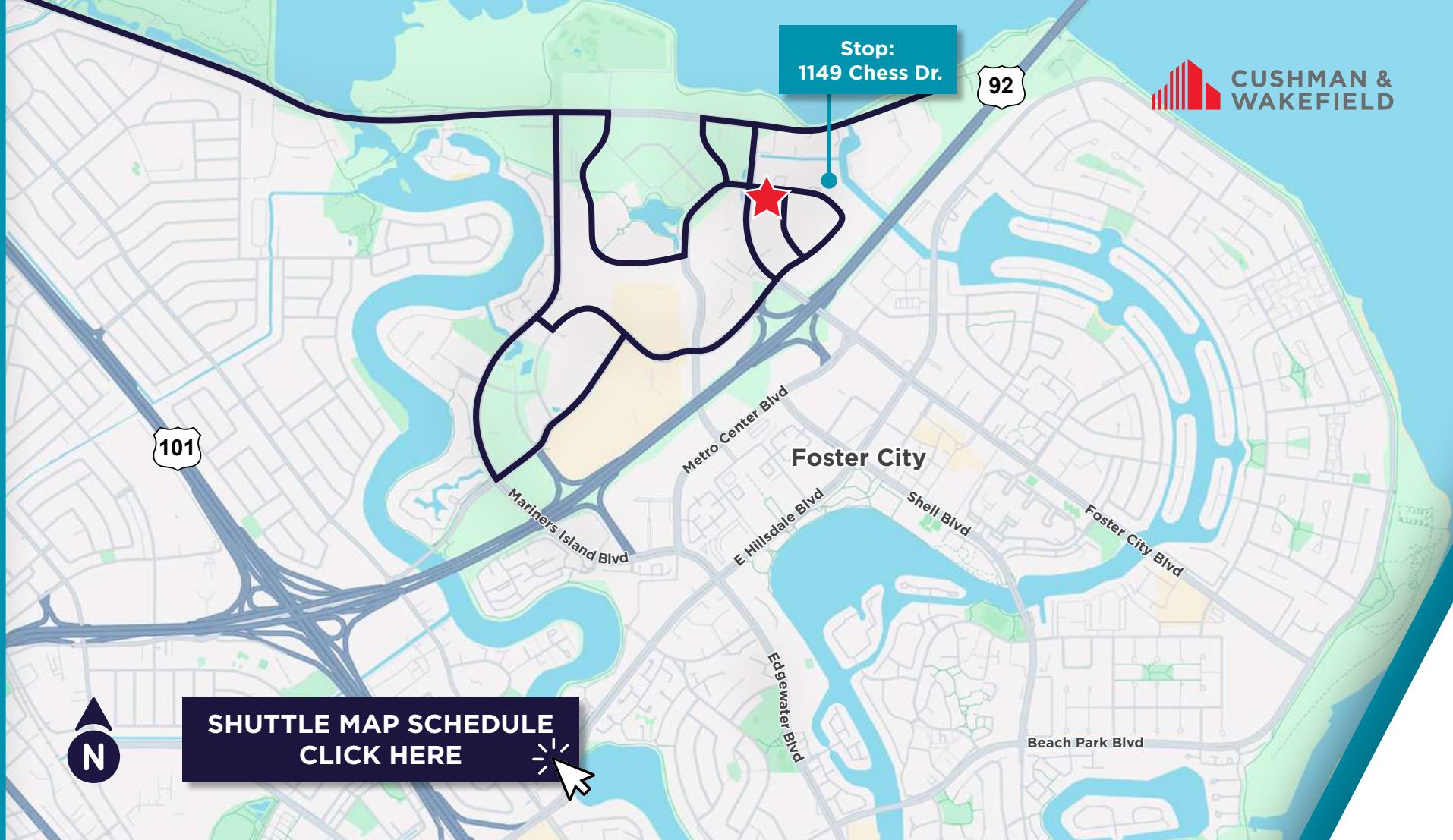
±4,472 SF OF OFFICE / R&D / LAB SPACE



PROPERTY HIGHLIGHTS

- $\pm 4,472$ Square Feet for Lease
- 50% office space & 50% Lab/R&D Space
- Suitable for a variety of uses including Biotech, Medical Device, Robotics, & Advanced Manufacturing
- Abundant Natural Light Throughout
- 15 Parking Spaces
- Heavy Power
- Central Peninsula Location adjacent to Illumnia, Gilead & Zoxx Campuses
- Asking \$3.95/SF/Mo. Net with $\pm \$1.15$ /SF/Mo. in Opex





SHUTTLE MAP

SHUTTLE SCHEDULE



AM

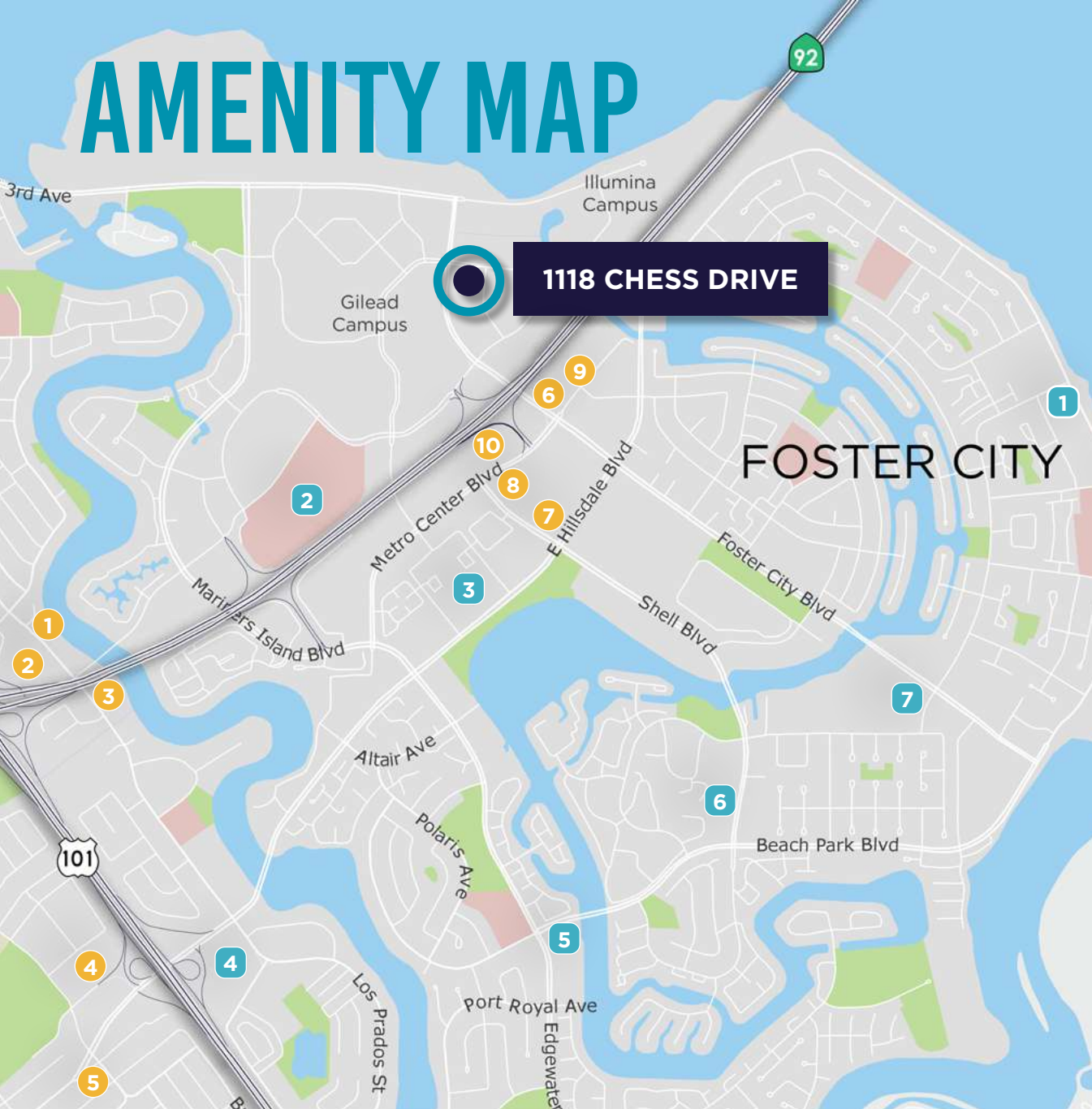
STOP	RUN #1	RUN #2	RUN #3	RUN #4
Millbrae Intermodal Station (East)	6:32am	7:32am	8:32am	9:21am
E. 3rd Ave. & S. Norfolk (SE Corner)	6:41am	7:41am	8:41am	9:30am
300-310 Lakeside	6:45am	7:45am	8:45am	9:34am
324 Lakeside (AM Only)	6:47am	7:47am	8:47am	9:36am
1149 Chess Drive	6:52am	7:52am	8:52am	9:41am
200 Lincoln Centre	6:55am	7:55am	8:55am	9:44am
E. 3rd Ave. & Lincoln Centre	6:55am	7:55am	8:55am	9:44am
Cul-de-Sac (4000/4001 E. 3rd Ave.)	6:57am	7:57am	8:57am	9:46am
Bridgepointe Circle & Bridgepointe Pkwy. (AM Only)	7:03am	8:03am	9:03am	9:52am
Millbrae Intermodal Station (East)	7:21am	8:21am	9:21am	*—

PM

STOP	RUN #1	RUN #2	RUN #3
Millbrae Intermodal Station (East)	3:49pm	4:49pm	6:00pm
Bridgepointe Pkwy. & Chess Dr. (PM Only)	4:07pm	5:07pm	6:18pm
1149 Chess Drive	4:11pm	5:11pm	6:22pm
200 Lincoln Centre	4:14pm	5:14pm	6:25pm
E. 3rd Ave. & Lincoln Centre	4:14pm	5:14pm	6:25pm
Cul-de-Sac (4000/4001 E. 3rd Ave.)	4:16pm	5:16pm	6:27pm
353 Lakeside (PM Only)	4:21pm	5:21pm	6:32pm
300-310 Lakeside	4:23pm	5:23pm	6:34pm
E. 3rd Ave. & S. Norfolk (NE Corner)	4:27pm	5:27pm	6:38pm
Millbrae Intermodal Station (East)	4:44pm	5:44pm	6:55pm

*No service at this stop

AMENITY MAP



1118 CHESS DRIVE

● RESTAURANTS

1. Top of the Market Fish Market
2. Specialty's Cafe & Bakery
Round Table Pizza
3. Apple Fritter
4. The Habit Burger Grill
Pasta Pomodoro
Shiki Japanese Restaurant
Genji Sushi
Chipotle
Village Hummus
5. Americano Deli & Grill
Aladdin Gourmet
6. McDonald's
Taco Bell
Pizza Hut
Carl's Jr.
Starbird
7. Specialty's Cafe & Bakery
8. Starbucks
Jamba Juice
Noah's Bagels
9. The Sandwich Monkey
10. Costco

■ SHOPPING CENTERS

1. **BEACH PARK PLAZA**
Kenta Ramen, Sweet Basil Thai Cuisine, See U Cafe, 5 Joy
2. **BRIDGEPOINTE**
Target, Marshalls, Bed Bath & Beyond, Ulta, Total Wine, World Market, Starbucks, Armadillo Willy's, Chipotle, Panda Express, Red Robin, BJ's Restaurant & Brewhouse, El Torito, Home Depot
3. **METROCENTER**
Tpumps, Corner Bakery Cafe, Safeway, Five Guys, OrangeTheory
4. **MARINA PLAZA**
Chase Bank, Shell, Denny's, Menya Inshou, Cafe Tsui Wah, OCHA, Formosa Express, East West Bank, Marina Food Market
5. **EDGEWATER PLACE**
Rickshaw Corner, Baskin-Robbins, Lucky Supermarket, Fashion Wok, Kobe Japanese Cuisine & Bar, Plumeria, Plaza Gourmet Delicatessen, Cooking Papa, Buri Tara Thai Cuisine, Waterfront Pizza, GNC, Citibank, U.S. Bank
6. **CHARTER SQUARE**
Tokie's Japanese, Lotus Garden, Tabla Flavours, Khao San Thai Garden
7. **MARLIN COVE**
Starbucks, 99 Ranch Market, The UPS Store, East West Bank, Pho New Saigon, Tai Wu



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