

ELCO

YARDS

A DISTRICT BY IQHQ



PROJECT HIGHLIGHTS

THE MOST UNCOMPROMISING WORKPLACE ENVIRONMENT IN THE BAY AREA

INTRODUCING 4 MODERN OFFICE BUILDINGS TOTALING 690,000 SF THAT COMPLETELY EXCEED THE EXPECTATIONS OF THE BAY AREA.



ICONIC ARCHITECTURE

State-of-the-art buildings that are designed for making. Born from its industrial past, each building individually inspires creation with its world-class architecture.



EXPANSIVE SCALE

Scale at Rail like no place else. 690,000 SF in 4 buildings with optimal large floor plates, Elco Yards is true scale.



RAIL & FREEWAY ACCESS

Unequaled in the combination of being only a quick walk to Caltrain AND a very short drive to the 101 and 280 highways. Elco Yards is truly accessible from all directions and for all modes of transport.



HEALTH & WELLNESS

This next-gen workplace environment provides 100% fresh outside air with filtration well beyond CDC recommendations. Enhanced and secured stair-accessible floors allows for quick and energized interaction throughout the buildings.



OUTDOOR SPACE

Quickly escape the indoors to invigorate yourself in the two plus acres of outdoor space at Elco Yards. This urban environment is designed with a perfect array of outdoor dining and drinking options, a dog park and more.



DOWNTOWN REDWOOD CITY

DTRC is increasingly recognized and endorsed as the Peninsula's most amenity-rich and connected downtown. From brand-new housing to the highest concentration of entertainment options, Elco Yards puts you in the action.

SITE PLAN

- Dog Park
- Stage + Event Lawn
- Community Garden
- Creek Walk
- Child Care
- Retail
- Retail F&B
- Bike Parking + Showers
- Building Main Entry
- Tenant Entry



*hypothetical meeting space design

*hypothetical meeting space design

DISTRICT OVERVIEW



**THE
NEST**
117,000 SF

**THE
SHOP**
227,600 SF
LEASED

**THE
LOFT**
155,700 SF

**THE
MILL**
172,000 SF

**THE
SHED**
4,800 SF

**128
CEDAR**
possible meeting space
6,000 SF

**1745
ECR**
possible meeting space
8,000 SF

**hypothetical meeting
space design*

**4 MIN BIKE RIDE
TO REDWOOD CITY
TRAIN STATION**

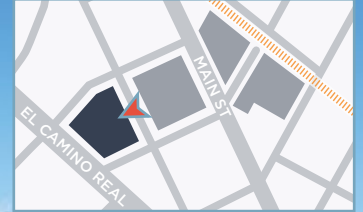


THE NEST

117,000 SF

The Nest features large floor plates with expansive outdoor terraces. The ground floor offers ~17K SF of retail as well as a childcare facility.

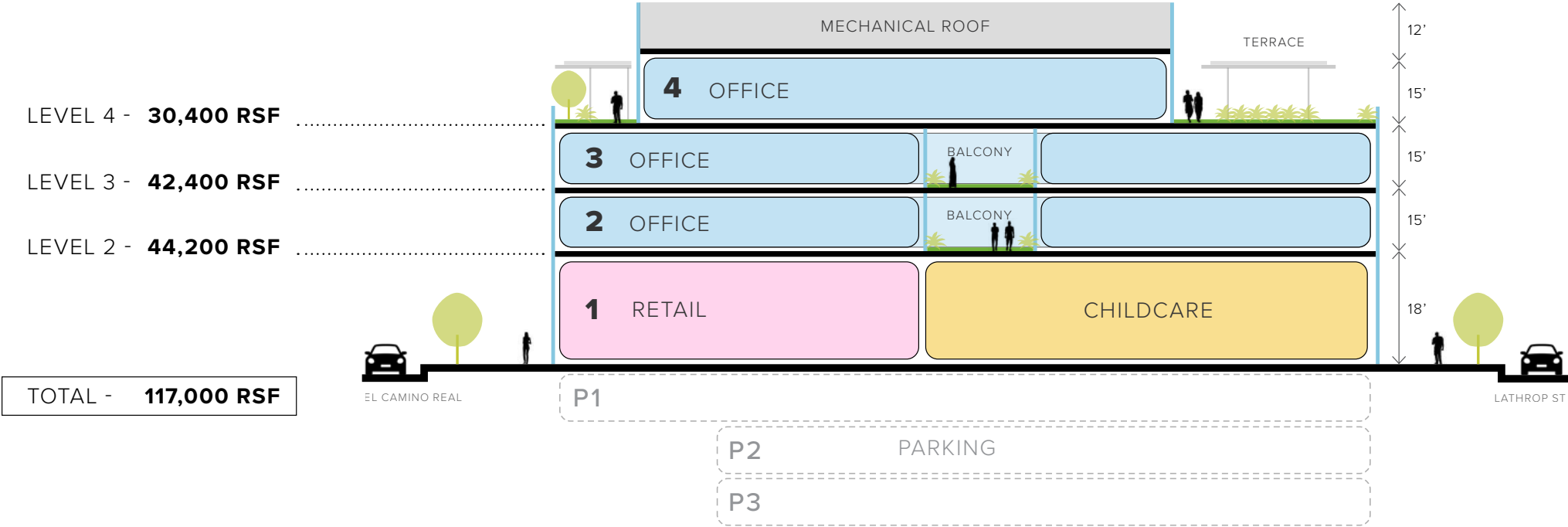
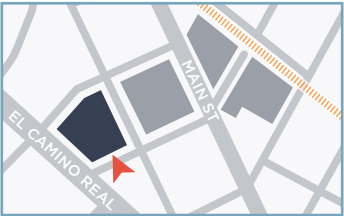
- 4 stories
- 3 levels of secured parking, total of 296 stalls
- Steel construction
- 18' ground floor & 15' typical floor to floor
- Abundant private outdoor space
- Large efficient floor plates



THE NEST

Stacking Plan

Reflects Office RSF only (including private tenant decks). Does not include Retail or Childcare.



Sections are for diagrammatic purposes only. Due to rounding, sums may not equate to total.

THE LOFT

155,700 SF

The Loft features the largest outdoor terrace and roof deck at Elco Yards for maximum outdoor work space, team events, and wellness activities. The exposed concrete building also features a retail space, perfect for a dog park-adjacent cafe.

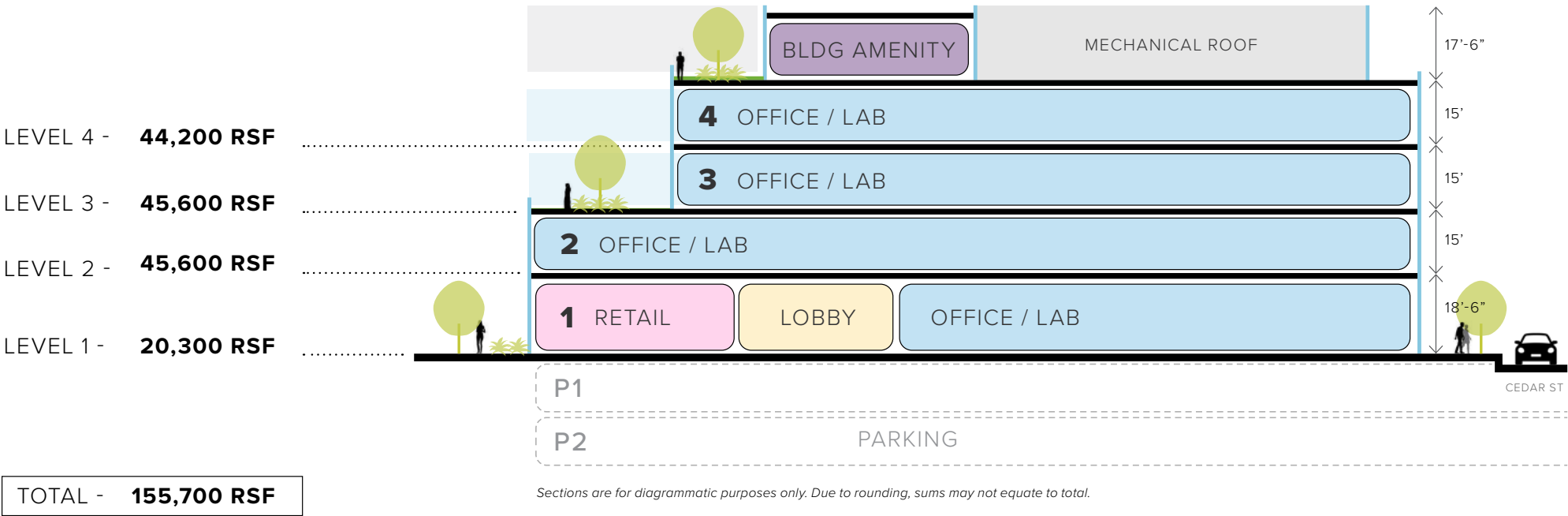
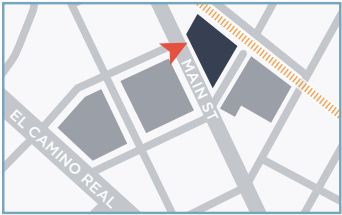
- 4 stories
- 2 levels of secured parking
- # of parking passes: 232
- Parking ratio: 1.95
- Concrete construction
- 18' ground floor & 15' typical floor to floor
- Abundant private outdoor space
- Large efficient floor plates



THE LOFT

Stacking Plan

Reflects Office RSF only (including private tenant decks). Does not include Retail.



THE MILL

172,000 SF

The Mill features the centerpiece of outdoor space at Elco Yards. Anchored by the iconic modern shed and its outdoor park, this open space is ideal for fitness, lunch, coffee and live music. The craft eatery will be a prime gathering spot for food, drinks, and local activities.

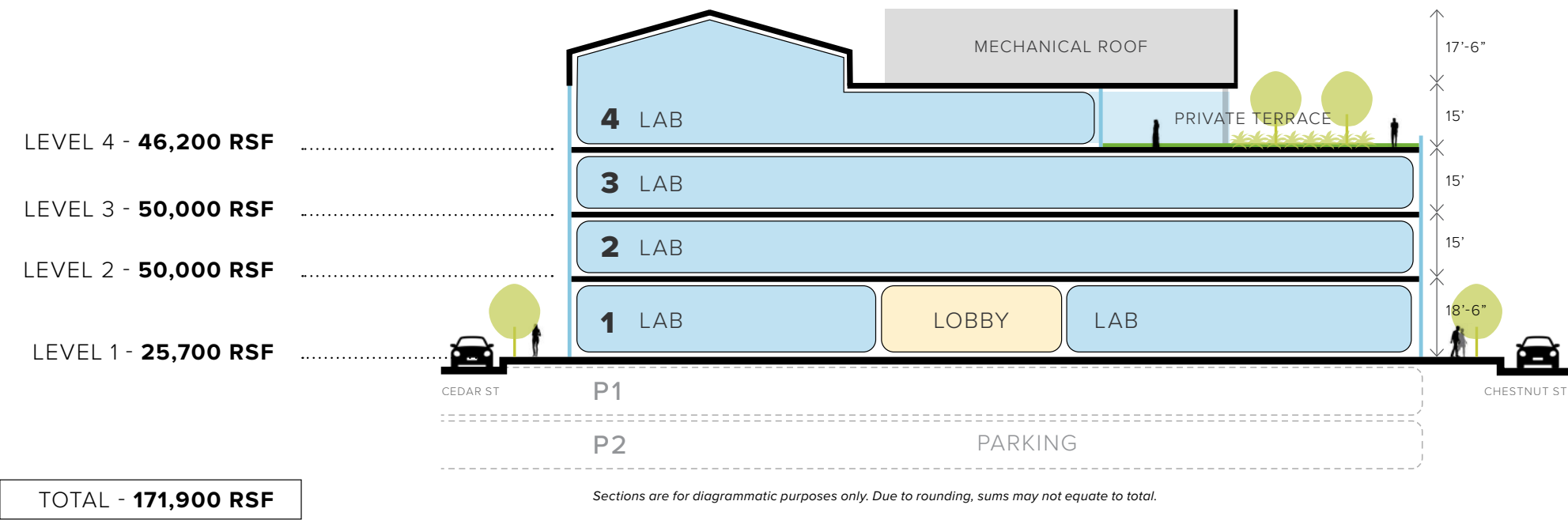
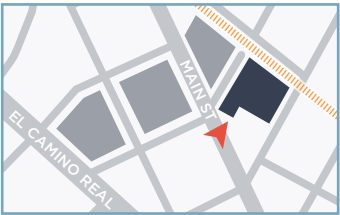
- 4 stories
- 2 levels of secured parking
- # parking garage passes: 264
- Parking ratio: 1.95
- Concrete construction
- Abundant private outdoor space
- Large efficient floor plates
- The Shed Restaurant (±5,000 SF)



THE MILL

Stacking Plan

Reflects Lab RSF only (including private tenant decks). Does not include Retail.



ACCESS

Nearby Travel



TRAVEL TIME (IN MINUTES)

36	30	SAN FRANCISCO
34	34	SAN JOSE
20		SFO
30		EAST BAY
8		DUMBARTON BRIDGE
12		SAN MATEO / HAYWARD BRIDGE



AMENITIES

Neighborhood

2+

ACRES OF ON-SITE
OPEN SPACE

96

WALK SCORE

2,500

TRANSIT-ADJACENT
HOMES

500

NEW HOME UNITS BUILT
ALONGSIDE ELCO YARDS

±24,000

SQUARE FEET OF RETAIL

NEIGHBORHOOD

- ENTERTAINMENT
- SHOPPING
- RESTAURANTS
- BARS & NIGHTLIFE
- COFFEE & TEA
- PARKS



box

MAIN ST

EL CAMINO REAL

ELCO
YARDS

RESI

RESI

8 MIN DRIVE



4 MIN BIKE RIDE
TO REDWOOD CITY
TRAIN STATION



7 MIN DRIVE



Heartcore on Main St
at RWC



Vesta on Broadway
at RWC

WOODSIDE RD

SUSTAINABILITY APPROACH

01 ENERGY

The energy use intensity (EUI) target metric for the base building designs are 100, which is below a stretch code baseline building, utilizing efficient MEP equipment, on-site and off-site renewable energy.

02 WATER

The indoor potable water use reduction target for all buildings is 44% at all buildings by specifying low-flow plumbing fixtures, dual flush water closets, and hybrid waterless urinals.

03 OPEN SPACE

Greater than 30% of the district boundary will be open space dedicated to vegetated areas, outdoor social and physical activities, and a dog park open to the surrounding neighborhood.

04 CONNECTIVITY

The district is in walking distance to the Redwood City Caltrain station, bus stops, and walking distance to diverse shops, restaurants, cafés, and several other convenient services for building occupants to utilized during their work day.

05 EV CHARGING

We are targeting over 15% of the total parking spaces across the district to have EV charging stations and infrastructure for future stations, exceeding the local and state code requirements to accommodate our tenants and district visitors.

06 WELLNESS

Health and wellness strategies include achieving a minimum 2-Star Fitwel Certification, conducting annual water and air quality testing, providing wellness programming activities for tenant, and much more.



HISTORIC GEM

EST. 1856

As the first city to incorporate on the San Francisco Peninsula, Redwood City was originally a port town during the Gold Rush that became the County Seat of the newly-formed San Mateo County in 1856. Downtown grew into a vital center for commerce, government, and manufacturing in the early 20th Century. In the early 2000s, Redwood City reinvented itself with cutting-edge urban zoning that forged the path for becoming a leading place for being, making, and doing.

OF THE PENINSULA





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