

384 Foster City Blvd.

Foster City | CA 94404

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Plug&play Biology Lab and Office facility

Through December 2026 | **31,320 SF**

FOR SUBLEASE

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Ivan Smiljanic | Partner
510-717-5008 | Ivan@ipgsf.com
DRE: 1995999

Rocky Kile | Director - Re & Lab Infrastructure
401-263-4218 | rocky@ipgsf.com
DRE: 02233435

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Property Highlights

- 31,320 SF Freestanding Building
- Plug&Play Office and Lab
- Twenty-four (24) BSC Hoods
- Four (4) Chemical fume hoods
- Central Laboratory Compressed Air, Vacuum, and Purified Water Systems distributed to Labs
- Centralized Specialty Gas Systems for CO₂, Nitrogen, Oxygen and Helium located in Equipment Yard and Piped to Labs
- Single-pass HVAC for Labs
- Cold Room
- Glasswash Rooms with Steris Glass Washer, Steris Glass, Dryer and Scullery Sink
- 1,600 amps 277/480 volts
- 2 Backup Generators
 1. 150kw, 120/208v 3 phase 4 wire
 2. 150kw, 277/480v 3 phase 4 wire
- One (1) Grade Level Door
- Security System with Card Reader Building Access Control
- 3.3/1000 Parking
- Low NNN Expenses approximately \$0.30/SF

Available Now



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Space Features

- Designed for Laboratory R&D
- Fixed/built-in laboratory furnishings remain, suitable for immediate use
- Laboratory areas in good, well-maintained condition
- Lab finishes and piped services meet life sciences industry standards
- Established Hazardous Materials (HazMat) Control Areas
- Designated H Occupancy HazMat Storage Rooms, beneficial for regulated materials handling
- Accurate and comprehensive as-built drawings and CAD files available, expediting tenant planning, equipment placement, and space customization
- Professional architectural and lab planning assessment conducted by GL Planning & Design (GLP), a specialized firm
- Remaining lab equipment includes a glass washer, glass dryer, and several fume hoods, offering a partial equipment foundation for new tenants



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Laboratory Utility Systems

- Compressed Air System distributed to lab areas
- Vacuum System distributed to lab areas
- Purified Water System distributed to lab areas
- Two Generators for emergency and standby power electrical loads (in exterior generator enclosure)
- Centralized specialty gas systems for CO₂, Nitrogen, Oxygen and Helium located in exterior gas enclosure and piped to lab areas
- Single pass HVAC for laboratory areas

Laboratory Area Features

- All laboratory space is located on the ground floor (good for low floor vibration)
- Lab is permitted with five B Occupancy HazMat Control Areas
- Permitted H Occupancy HazMat Storage Rooms with classified electrical systems
- Working Cold Room
- Glasswash Room with Steris glass washer, Steris glass dryer and scullery sink
- Metal laboratory casework with epoxy worksurfaces in good working condition
- Security system including card reader building access control



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LAB / LAB SUPPORT AREAS

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OFFICE SPACES

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MECHANICAL / ELECTRICAL ROOMS

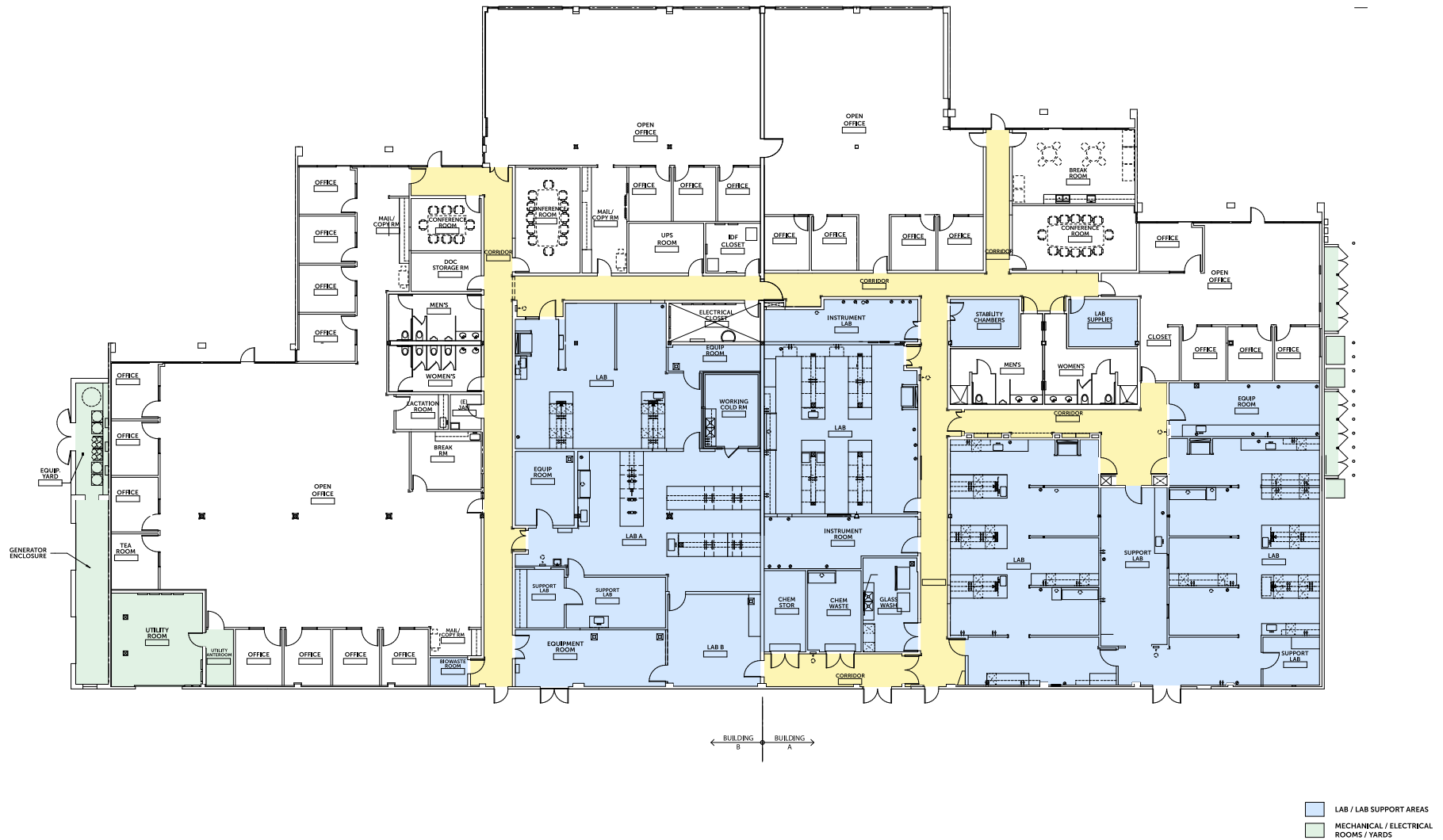
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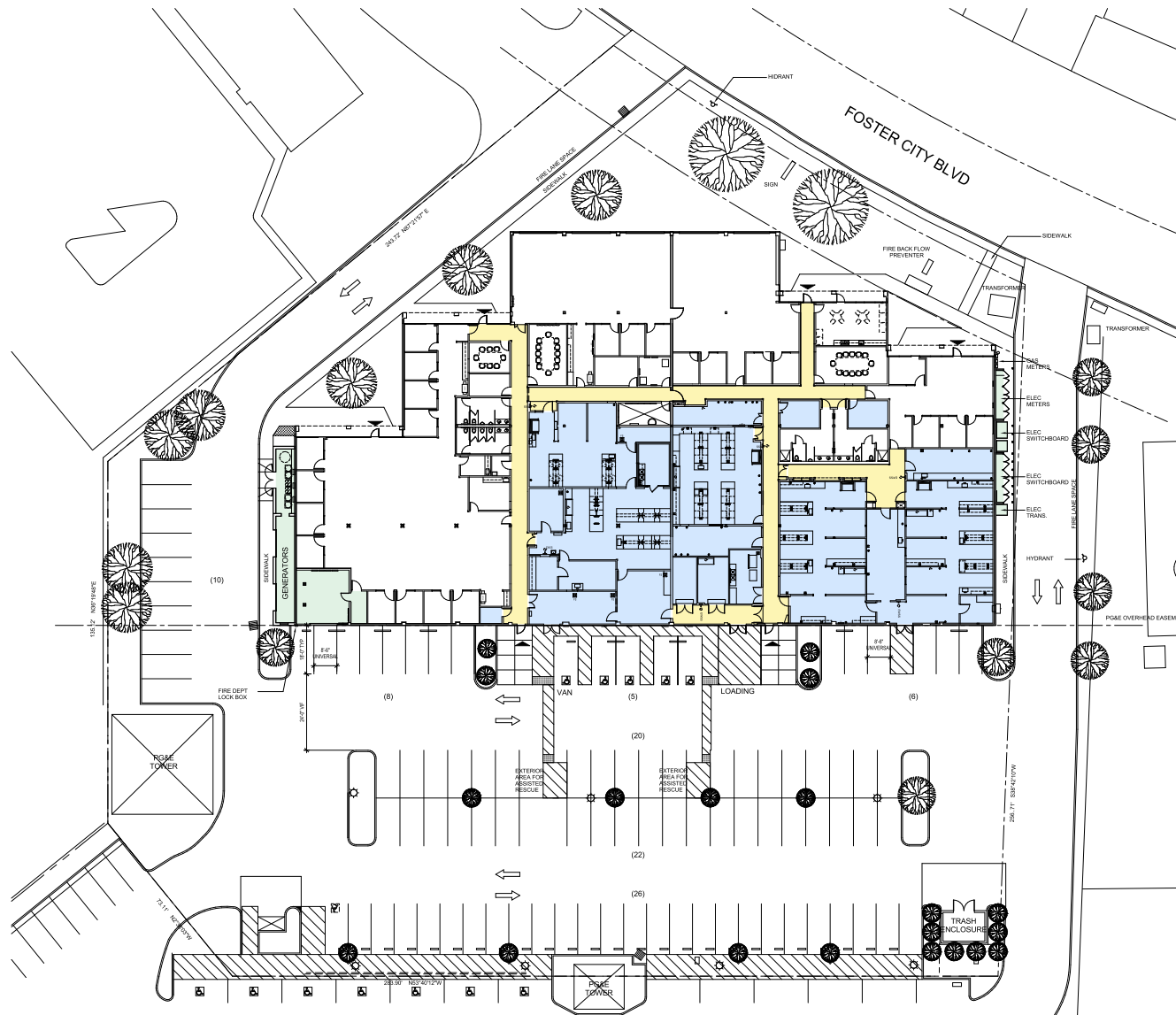
Floor Plan



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Site Plan

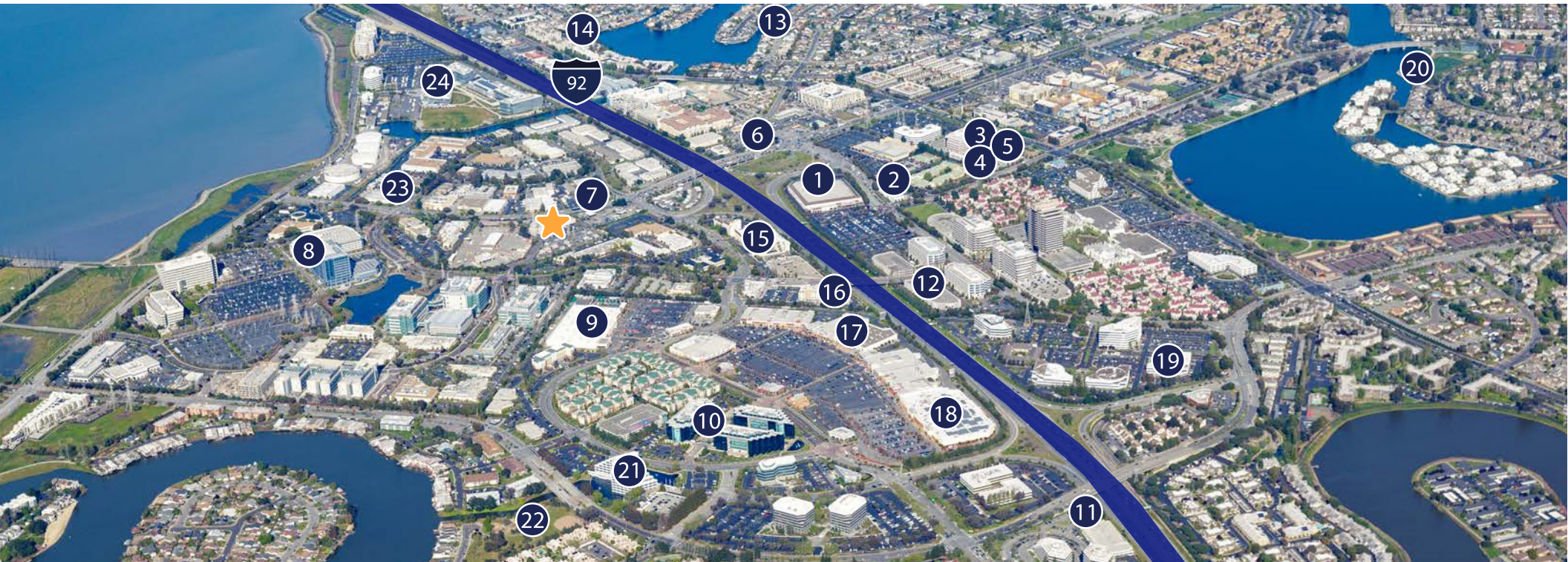


■ = LAB / LAB SUPPORT AREAS
■ = MECHANICAL / ELECTRICAL ROOMS / YARDS

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Amenities



- | | | | |
|-----------------------------------|-------------------|---------------------------------|----------------------------|
| 1 Costco | 7 Tesla | 13 Erckenbrack Park Beach | 19 Camico Mutual Insurance |
| 2 Jamba Juice | 8 Gilead Sciences | 14 Hillbarn Theatre | 20 Catamaran Park |
| 3 Activision | 9 The Home Depot | 15 Cafe Florian Restaurant | 21 Little Late Bird |
| 4 Sling | 10 Playstation | 16 Panera Bread | 22 Mariners Island Park |
| 5 International Business Machines | 11 Apttus | 17 Bridgepointe Shopping Center | 23 Avis Car Rental |
| 6 Starbird Chicken | 12 Visa | 18 Target | 24 Illumina |

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Tower II, Suite 1150 | Emeryville CA

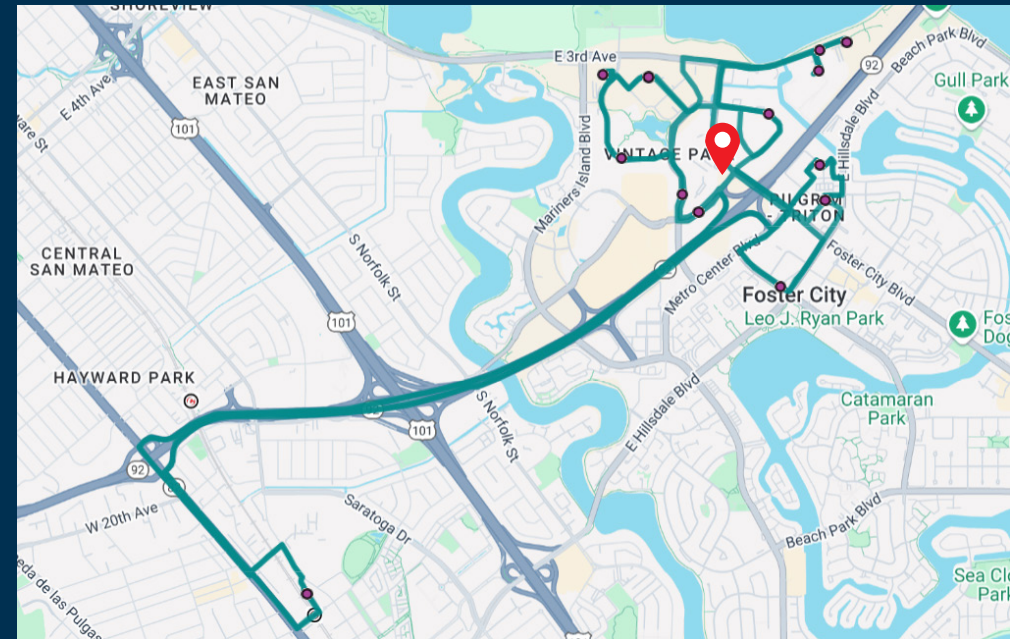
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Morning Shuttle

Hillsdale Station Pickup	393 Vintage Park Drop-Off*
6:51am	7:04am
7:51am	8:04am
8:51am	9:04am
9:36am	9:49am

Evening Shuttle

393 Vintage Park Pickup*	Hillsdale Station Drop-Off
3:45pm	4:00pm
4:34pm	4:49pm
5:34pm	5:49pm
6:34pm	6:49pm



*5 minute walk from Caltrain shuttle

For leasing information

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