

384 Foster City Blvd.

Foster City | CA 94404

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State-of-the Art Fully Equipped Labs Outfitted for Preclinical and Clinical R&D

Premier Move-In Ready Facility

Through December 2026 | **31,320 SF**
Flexible term extension with the landlord

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 Facility**

- Suited for R&D, Engineering, and Prototyping
- Ready for Immediate occupancy
- 3.3/1,000 SF Parking (~100 dedicated spaces)
- Low NNN (~\$0.30/SF)
- 1,600 Amps Electrical w/ 2x 150kW Generators
- Grade-Level Loading Door
- Card Access Control

· **Fully equipped multi-purpose R&D lab**

- Refer to page 5 for list of included equipment
- Compressed air, vacuum, and purified water
- CO₂, nitrogen, oxygen
- Cold Room, Glasswash/Utility Room with washer, dryer, and sink
- Accommodate approximately 100 headcount

· **Turnkey ready office space**

- 100 Fully Outfitted Workstations
- 4 Huddle Rooms, 3 Conference Rooms
- Executive Suite with 4 private offices
- 14 Additional Private Offices throughout

Available Now



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Flexible R&D Environment

- Supports Robotics, Mobility, Autonomous Systems, and Integrated Hardware Development
- Built-in casework and workbenches ready for technical use
- Maintained to high standards for engineering workflows
- 5 HazMat Control Areas, H-Occupancy Storage Rooms
- CAD Files and As-BUILTs provided for fast space planning
- Reviewed by GL Planning & Design, experts in R&D facility design
- Remaining infrastructure includes:
 - Fume hoods, glass washer/dryer, utility sink
 - Heavy-duty electrical and mechanical systems



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Utilities

- Compressed air, vacuum, purified water
- Piped specialty gases (CO₂, nitrogen, oxygen)
- Two 150kW Generators
- Single-Pass HVAC for sensitive environments

Technical Space

- All labs/work areas on ground floor (low vibration)
- Permitted HazMat zones and compliant electrical systems
- Cold Room, Glasswash Room
- Epoxy Casework in excellent condition
- Secure Card Access System
- Office layout includes:
 - 4 Executive Offices
 - 14 Private Offices
 - 3 Conference Rooms, 4 Huddle Rooms
 - 100 Workstations



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Laboratory equipment included* with the sublease:

Subcategory	Count
Biosafety Cabinets	9
Lab Freezers (-20°C/-30°C)	1
Air-Jacketed Incubators	5
Orbital Shakers	1
Ultracentrifuges	2
Plate Readers	2
Water-Jacketed Incubators	3
Automated Cell Counters	2
Biomolecular Interaction Analyzers	1
Microcentrifuges	2
Plate Washers	3

Subcategory	Count
Cryogenic Tanks	2
Water Baths	1
Capillary Electrophoresis Systems	1
Anesthesia Systems	1
Autoclaves	1
Automated ELISA Processors	1
Ice Makers	1
Laboratory Ovens	1
Thermocyclers	1
Fluorescence Microscopes	2
Light Microscopes	3

*subject to final approval

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LAB / LAB SUPPORT AREAS

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OFFICE SPACES

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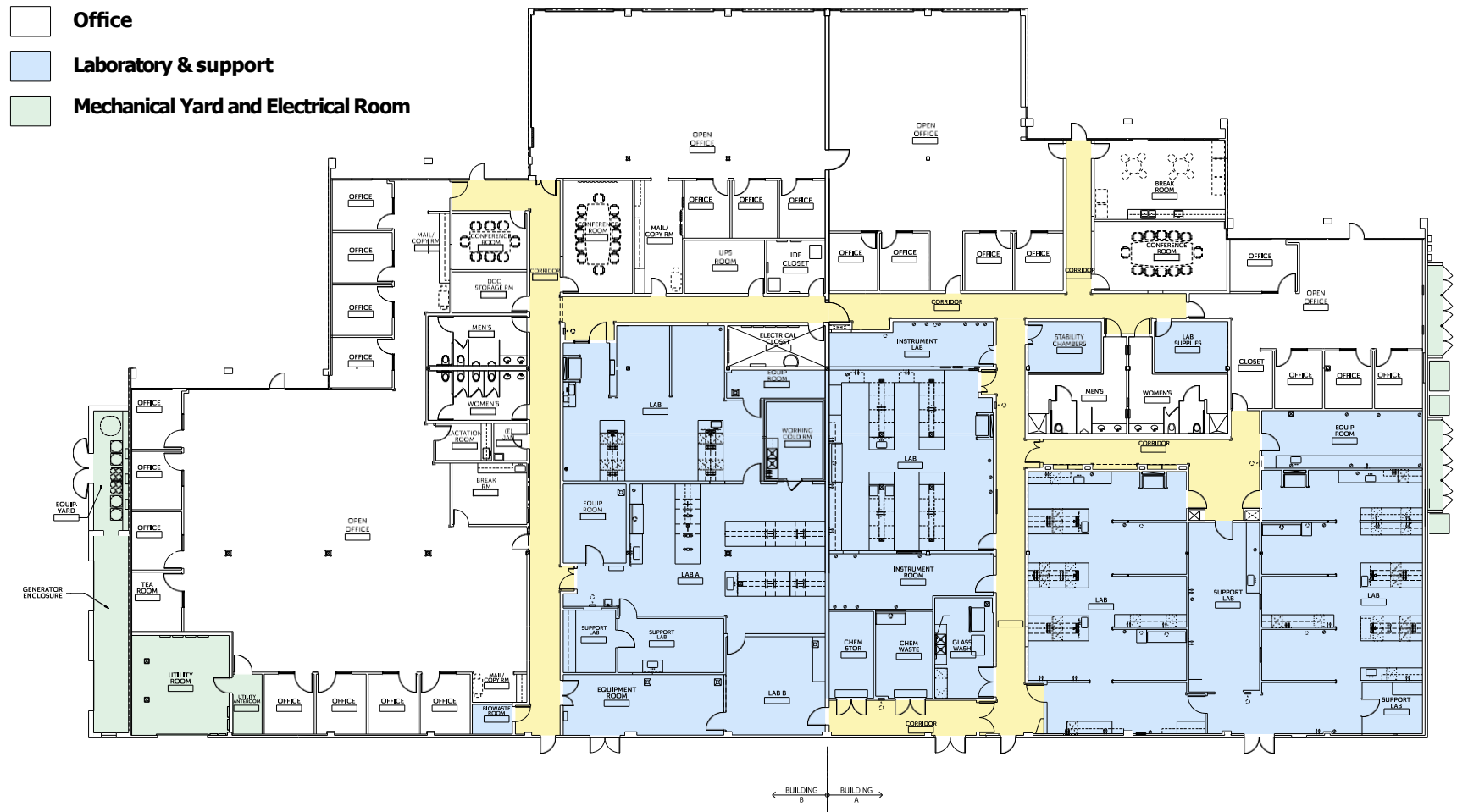
MECHANICAL / ELECTRICAL ROOMS



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Floor Plan

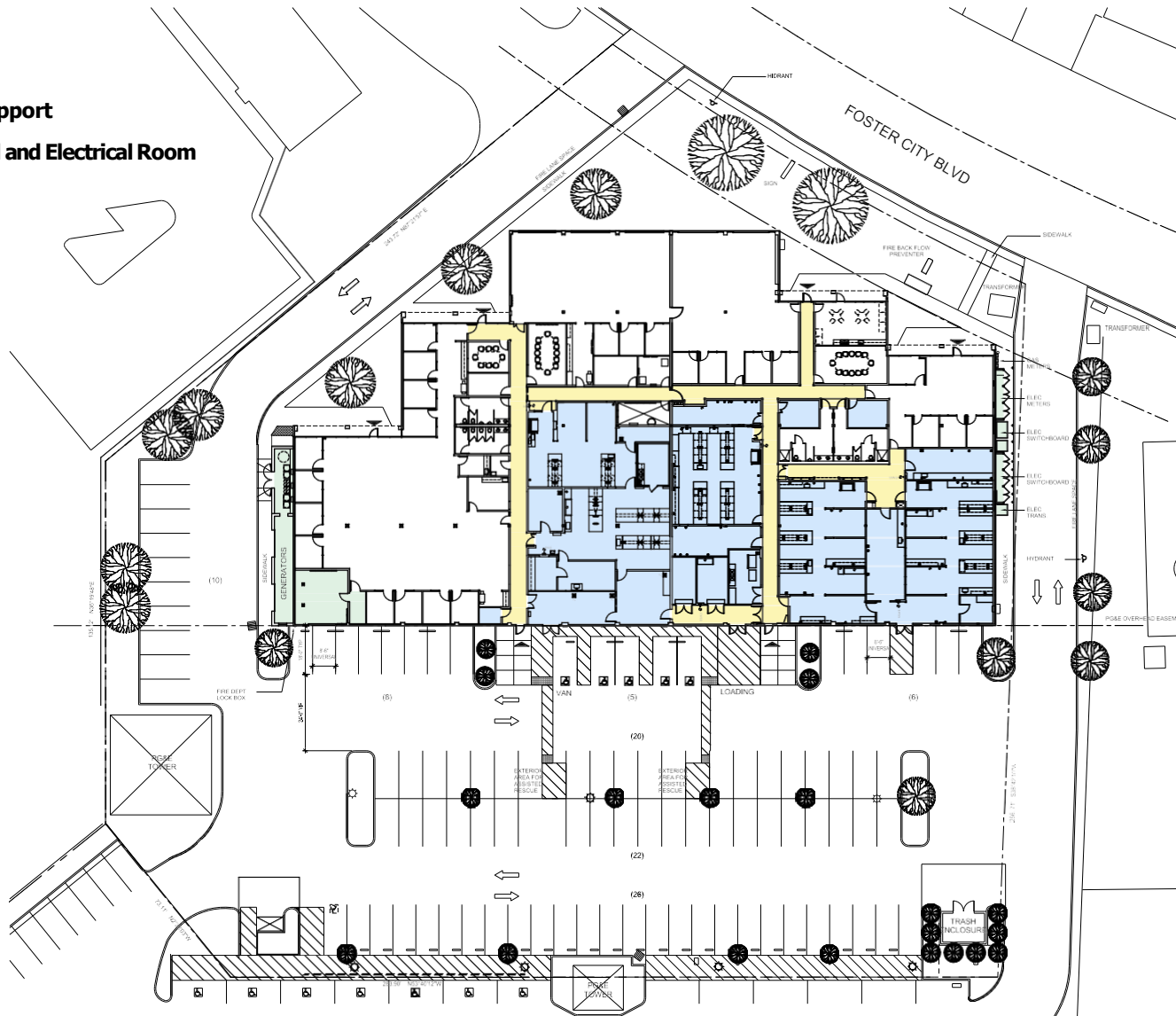


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Site Plan

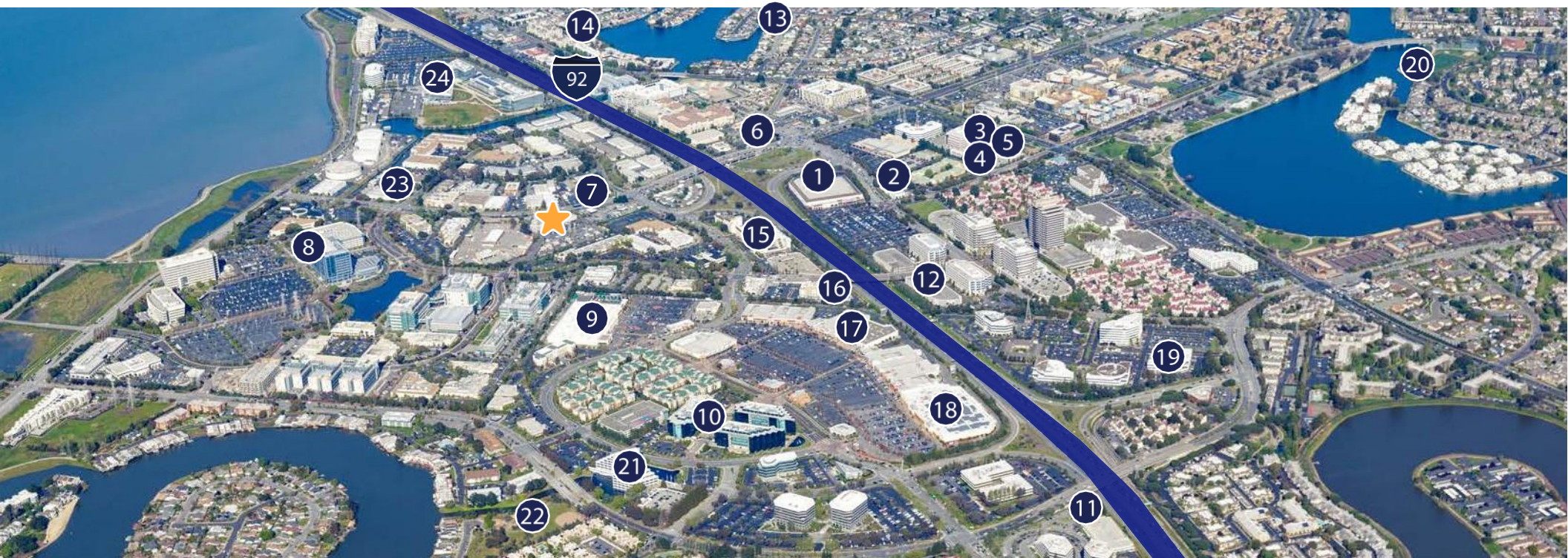
- Office
- Laboratory & support
- Mechanical Yard and Electrical Room



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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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Cal Train Shuttle

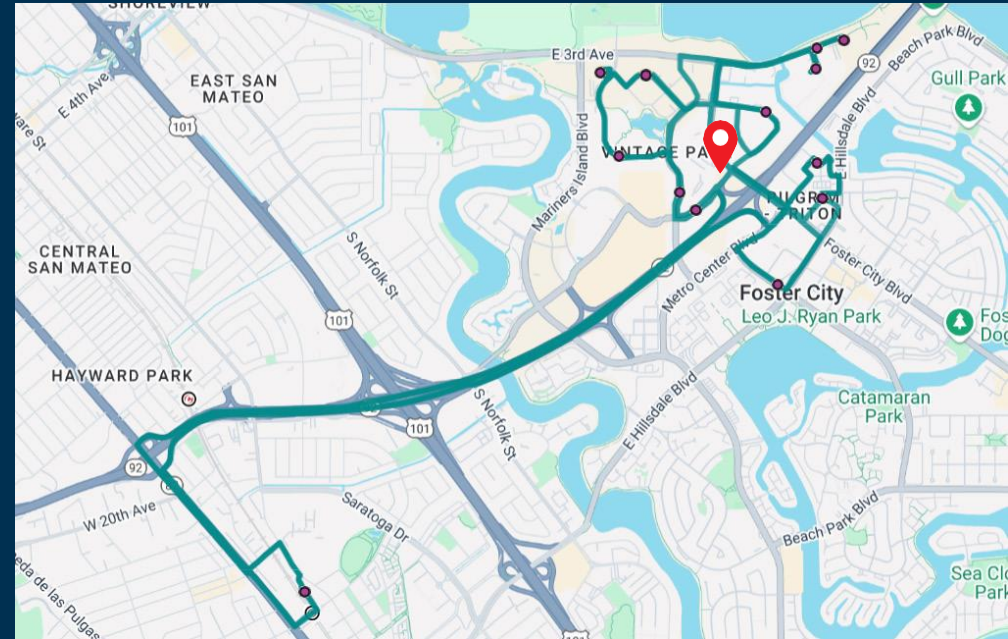
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Morning Shuttle

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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