

FABIAN LABS

3960 & 3980 Fabian Way
Palo Alto, CA

www.fabian-labs.com

±24,000 SF OF CUTTING EDGE
LIFE SCIENCE SPACE
NEW LAB IMPROVEMENTS COMPLETE

**FLEXIBLE TERM AND FF&E
ALLOWANCE AVAILABLE!**



BEN PAUL Vice Chairman
+1 650 401 2123 | ben.paul@cushwake.com

STEVEN JENAB Senior Director
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KALIL JENAB Vice Chairman
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 **CUSHMAN &
WAKEFIELD**

GRAY MATTER
by Graymark Capital

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PROPERTY HIGHLIGHTS

- ◆ 24,000 sf of 50% office / 50% lab in two 12,000 sf buildings
- ◆ New exterior renovations
- ◆ Flexible term and FF&E allowance available
- ◆ Fume hood installed (available capacity for additional)
- ◆ Single Pass 100% Outside Air and 10 Air Changes Per Hour in the Lab Spaces
- ◆ 10' Finished Ceiling Heights in the open labs and 9' Finished Ceilings Heights in the support rooms
- ◆ Dedicated shipping & receiving; 1 grade level loading door for each building
- ◆ 800 & 1600 Amps @ 120/208V
- ◆ Emergency generator for each building provided by landlord
- ◆ Located minutes from Stanford University



FABIAN LABS

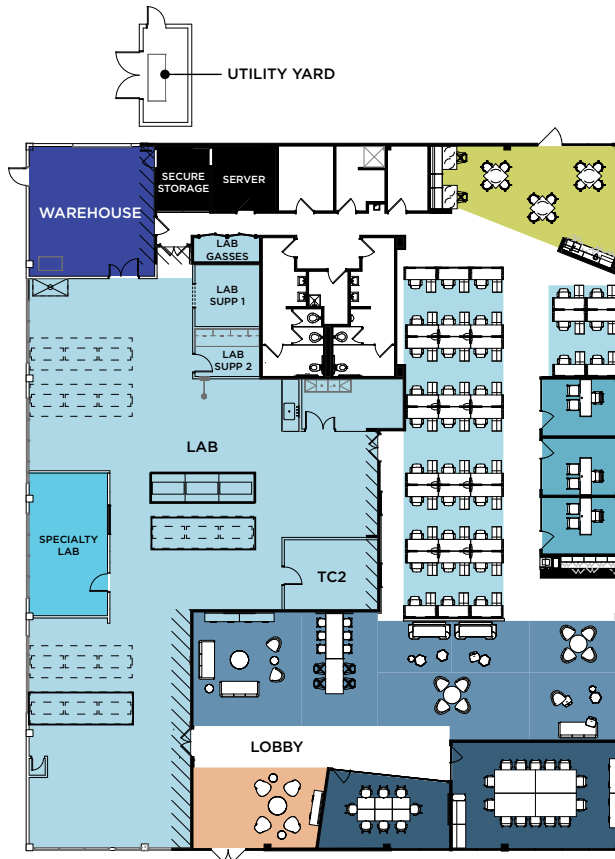
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3980 Fabian Way

Office	3
Open Office	36
Total Work Seats	39

Conference	24
Open Collaboration	30
Total Collab Seats	54

Social Cafe	1
Conference	2
Open Collaboration	7
Reception Guest Seating	1
Copy Print Point	1
IDF Room	1
Storage	1
Warehouse	1
Specialty Lab	1
Lab	1



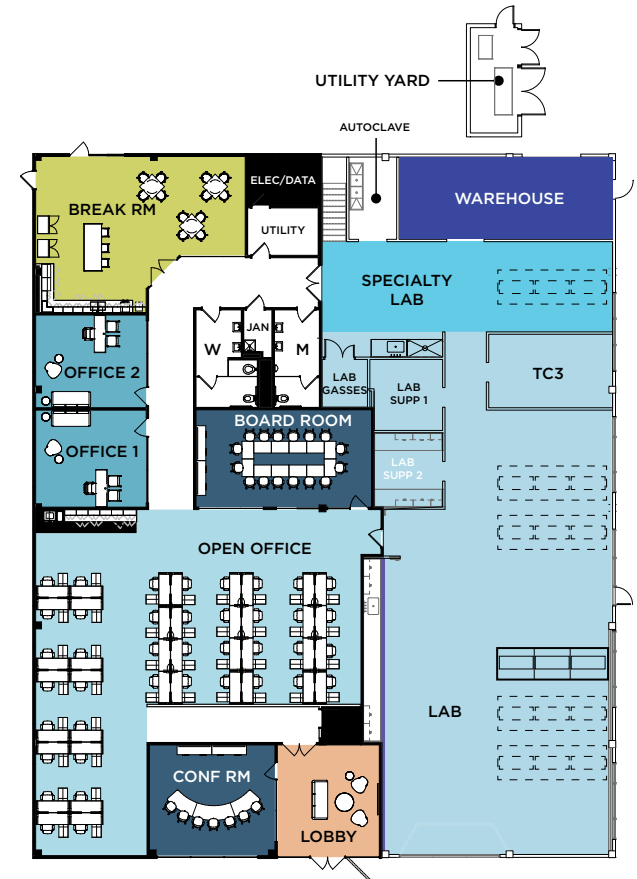
SPEC FLOOR PLANS

3960 Fabian Way

Office	2
Open Office	40
Total Work Seats	42

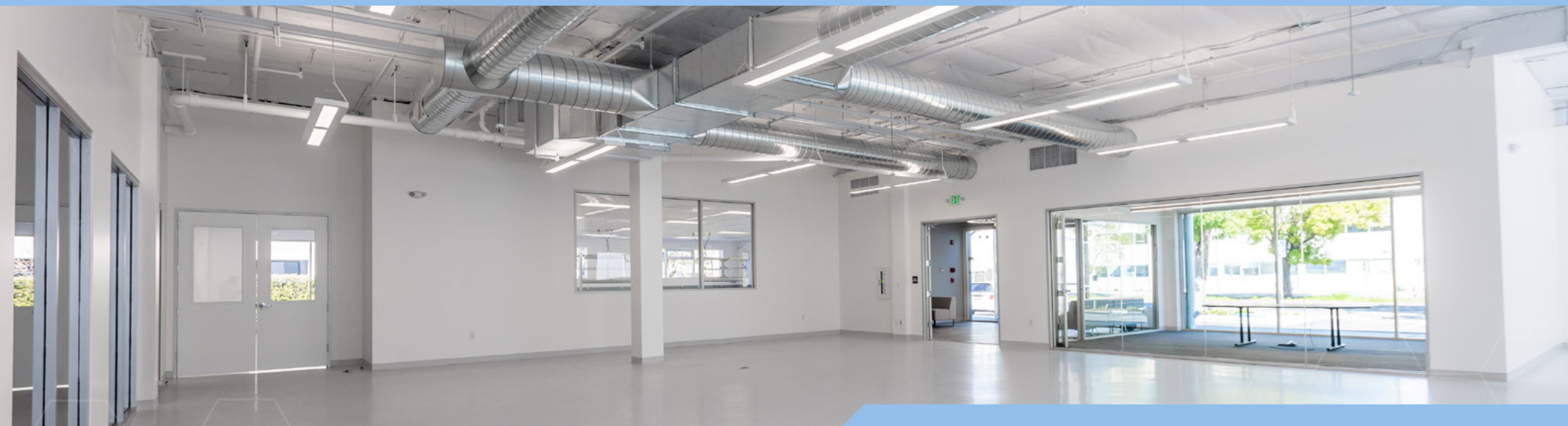
Conference	23
Total Collab Seats	23

Social Cafe	1
Conference	2
Open Collaboration	1
Reception Guest Seating	1
Copy Print Point	1
IDF Room	1
Storage	1
Warehouse	1
Specialty Lab	1
Lab	1



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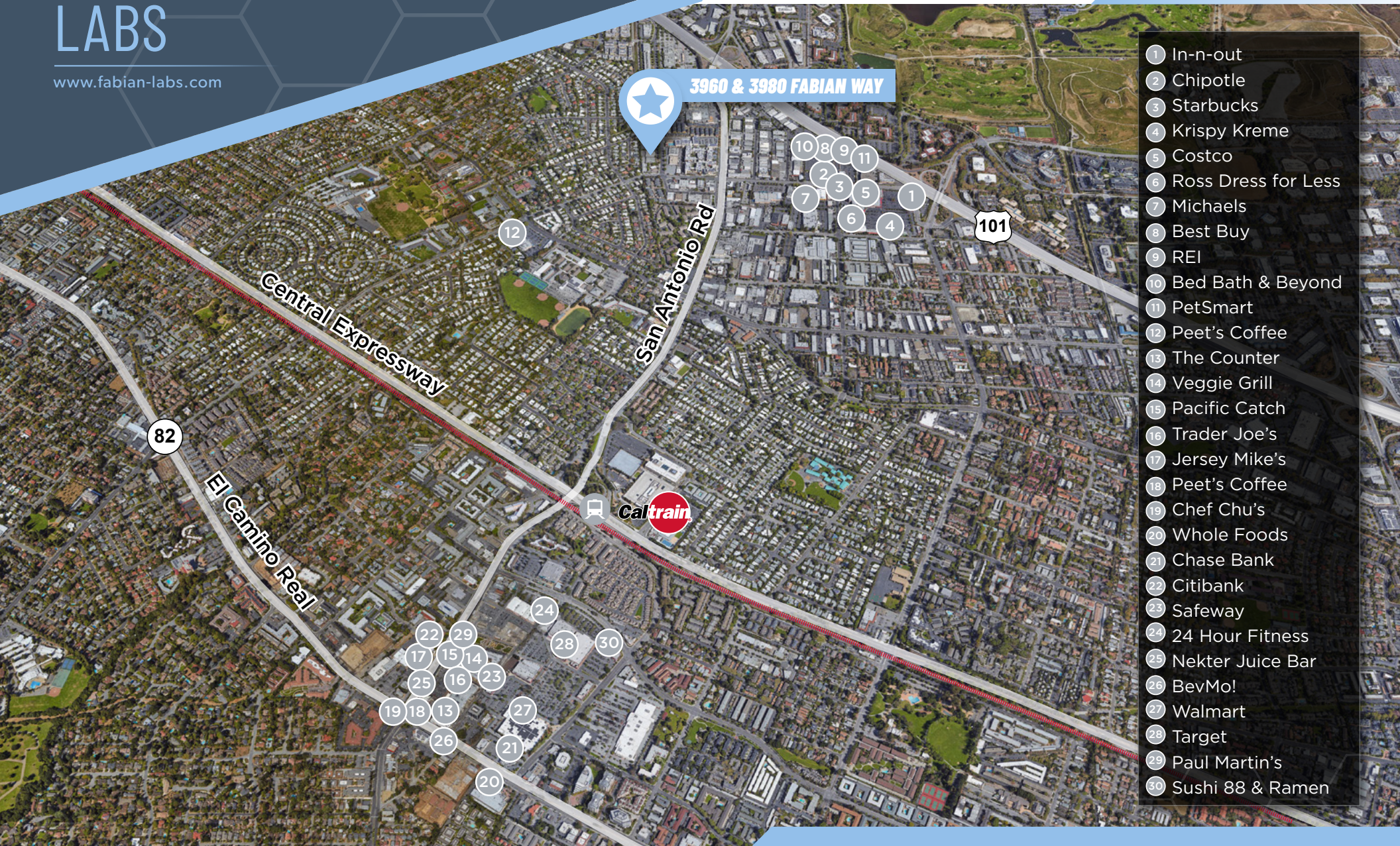
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AMENITIES



- 1 In-n-out
- 2 Chipotle
- 3 Starbucks
- 4 Krispy Kreme
- 5 Costco
- 6 Ross Dress for Less
- 7 Michaels
- 8 Best Buy
- 9 REI
- 10 Bed Bath & Beyond
- 11 PetSmart
- 12 Peet's Coffee
- 13 The Counter
- 14 Veggie Grill
- 15 Pacific Catch
- 16 Trader Joe's
- 17 Jersey Mike's
- 18 Peet's Coffee
- 19 Chef Chu's
- 20 Whole Foods
- 21 Chase Bank
- 22 Citibank
- 23 Safeway
- 24 24 Hour Fitness
- 25 Nekter Juice Bar
- 26 BevMo!
- 27 Walmart
- 28 Target
- 29 Paul Martin's
- 30 Sushi 88 & Ramen

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EAST CHARLESTON ROAD

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