

FABIAN LABS

3960 & 3980 Fabian Way
Palo Alto, CA

www.fabian-labs.com

±24,000 SF OF CUTTING EDGE
LIFE SCIENCE SPACE
READY FOR TENANT IMPROVEMENTS!



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

STEVEN JENAB Director
+1 650 320 0211 | steven.jenab@cushwake.com

KALIL JENAB Vice Chairman
+1 408 200 8800 | kalil.jenab@cushwake.com

 **CUSHMAN &
WAKEFIELD**

GRAY MATTER
by Graymark Capital

FABIAN LABS

www.fabian-labs.com



PROPERTY HIGHLIGHTS

- ◆ 24,000 sf of 50% office / 50% lab in two 12,000 sf buildings
- ◆ New exterior renovations
- ◆ 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

www.fabian-labs.com



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

STEVEN JENAB Director
+1 650 320 0211 | steven.jenab@cushwake.com

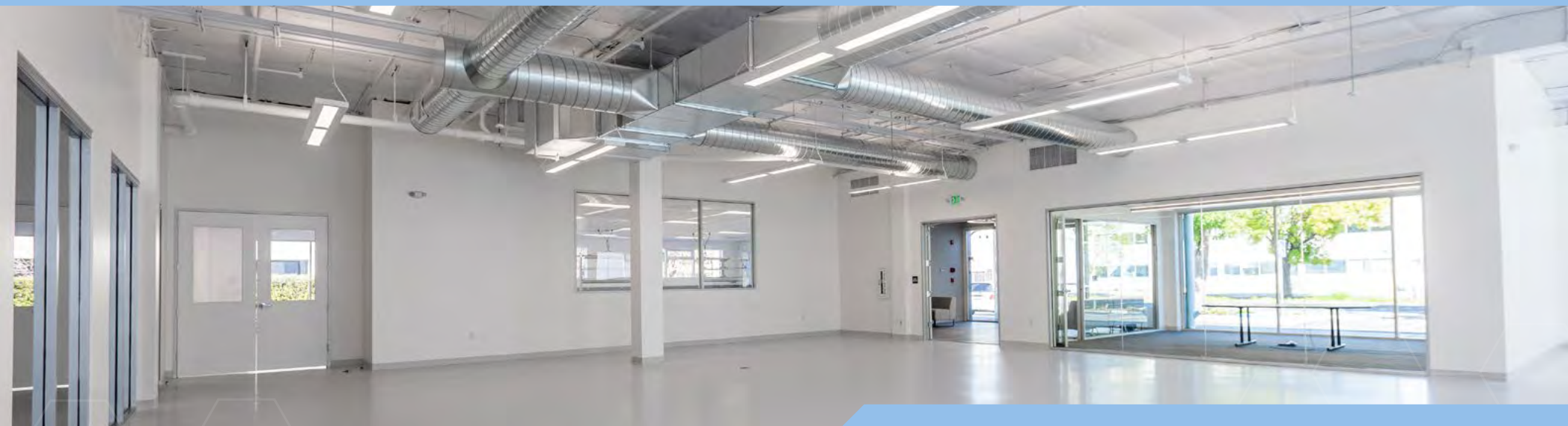
KALIL JENAB Vice Chairman
+1 408 200 8800 | kalil.jenab@cushwake.com

 **CUSHMAN & WAKEFIELD**

 **GRAY MATTER**
by Graymark Capital

FABIAN LABS

www.fabian-labs.com



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

STEVEN JENAB Director
+1 650 320 0211 | steven.jenab@cushwake.com

KALIL JENAB Vice Chairman
+1 408 200 8800 | kalil.jenab@cushwake.com

 **CUSHMAN &
WAKEFIELD**

 **GRAY MATTER**
by Graymark Capital

FABIAN LABS

www.fabian-labs.com



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

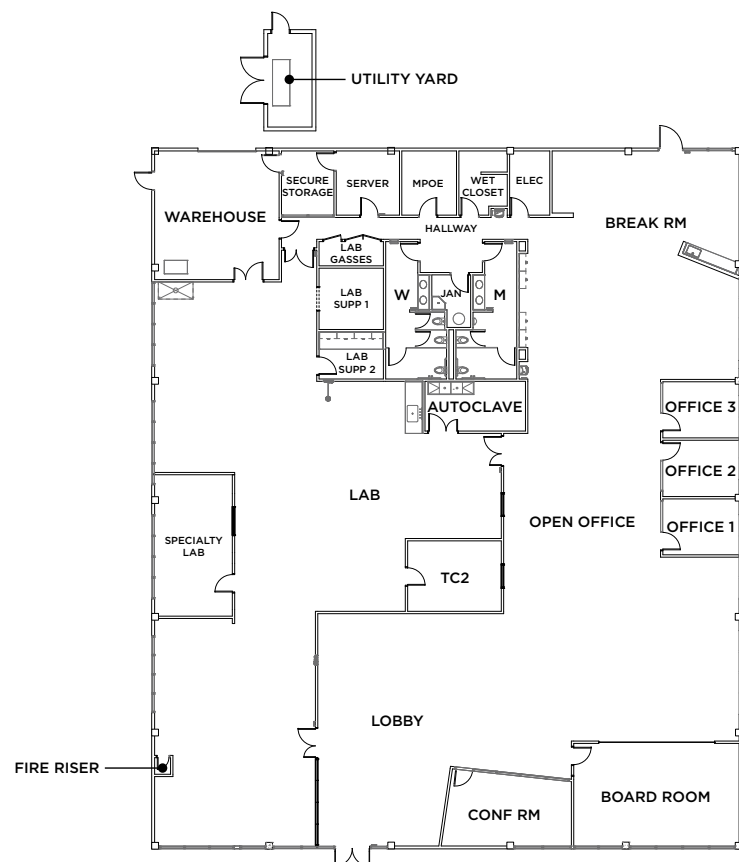
STEVEN JENAB Director
+1 650 320 0211 | steven.jenab@cushwake.com

KALIL JENAB Vice Chairman
+1 408 200 8800 | kalil.jenab@cushwake.com

 **CUSHMAN &
WAKEFIELD**

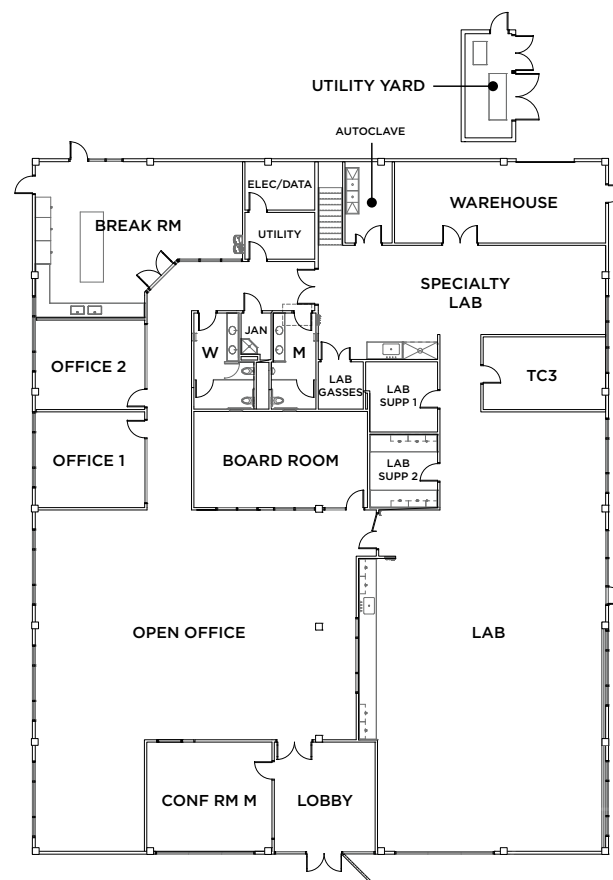
 **GRAY MATTER**
by Graymark Capital

3980 Fabian Way



SPEC FLOOR PLANS

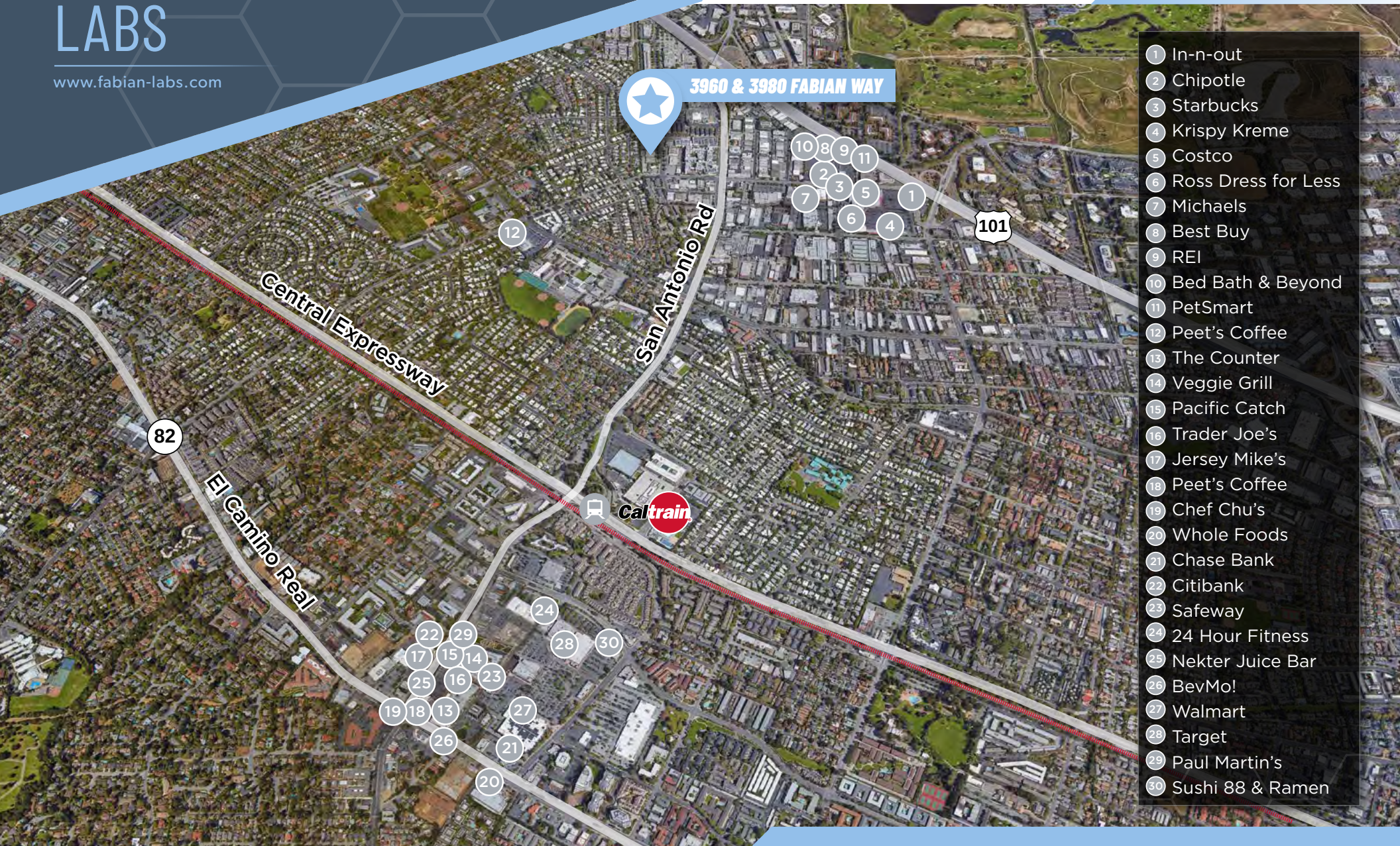
3960 Fabian Way



FABIAN LABS

www.fabian-labs.com

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

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

STEVEN JENAB Director
+1 650 320 0211 | steven.jenab@cushwake.com

KALIL JENAB Vice Chairman
+1 408 200 8800 | kalil.jenab@cushwake.com

CUSHMAN & WAKEFIELD

GRAY MATTER
by Graymark Capital



FABIAN LABS

3960 & 3980 Fabian Way
Palo Alto, CA

www.fabian-labs.com

3980
FABIAN WAY

3960
FABIAN WAY

EAST CHARLESTON ROAD

FABIAN WAY

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

STEVEN JENAB Director
+1 650 320 0211 | steven.jenab@cushwake.com

KALIL JENAB Vice Chairman
+1 408 200 8800 | kalil.jenab@cushwake.com

 **CUSHMAN &
WAKEFIELD**

GRAY MATTER
by Graymark Capital