



Two Free-Standing Buildings

NOW LEASING
BayshoreBio.com

Spec Labs Ready for Occupancy

BayshoreBio.com

2225 East Bayshore // 2197 East Bayshore // Palo Alto, CA

Ben Paul / +1 650 401 2123 // ben.paul@cushwake.com // Lic. #01210872

Nick Waldsmith / +1 650 320 0244 // nick.waldsmith@cushwake.com // Lic. #02148008



Bayshore Bio

Evolved by Gray Matter, Bayshore Bio offers ±59,098 SF in two adjacent standalone buildings. **36,098 SF of Spec Lab space ready for occupancy.** The adjacent 23,000 SF building available now as Heavy Power R&D opportunity or future lab expansion space. Located in Palo Alto with immediate Highway 101 access.

Site Plan



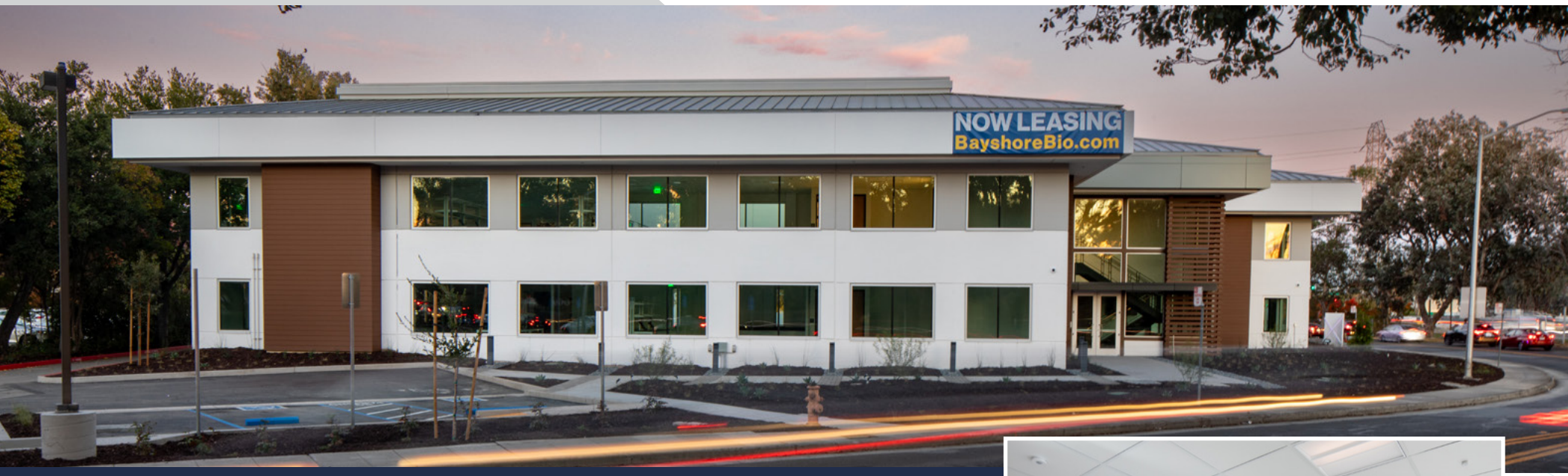
2225 East Bayshore 36,098 Spec Lab Space Available

- » **Available SF**
36,098 SF / full building available
- » **Stories**
Two (2)
- » **Floor Plate**
16,903 SF & 19,195 SF

2197 East Bayshore Heavy Power R&D or Future Lab Expansion Opportunity

- » **Available SF**
± 23,000 SF
- » **Single Story**

2225 East Bayshore Highlights



A Comprehensive Spec Lab Conversion

- » Full building of Spec Lab space available
- » 1.5 CFM with single pass air across the RSF
- » Multiple lab suites per floor, varying from 1,500 SF to 5,000 SF
- » Finished ceiling heights 9' above the finish floor in the lab spaces
- » Power: 2,500 amp, 277/480-volt, 3-phase, 4-wire
- » 500 KW generator
- » Interior courtyard renovations with interior break room connected to courtyard lounge space
- » Dedicated shipping and receiving with grade level roll-up door
- » 2.8/1000 parking with 4 EV charging stations
- » Brand new exterior renovations

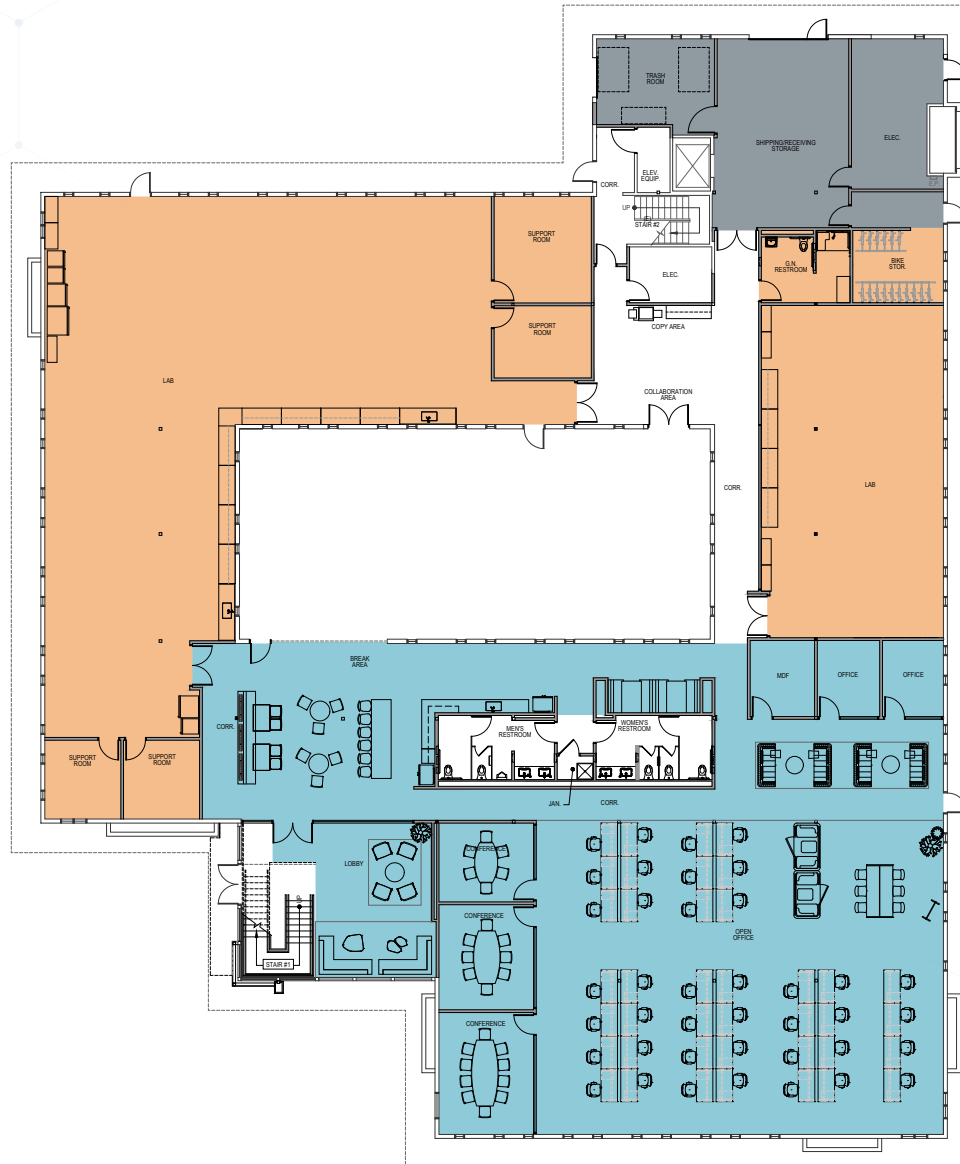


2225 East Bayshore

1st Floor R&D Lab Plan



Spec Plan



First Floor Spec Plan

18,049 RSF

- » Benching style workstations
- » Conference rooms
- » Collaboration areas
- » Shipping and receiving
- » Break area
- » Unisex restroom / shower
- » Bike storage
- » Open plan lab space with benches
- » Views and immediate access to central courtyard

[Website >](#)

[Virtual Tour >](#)

2225 East Bayshore

2nd Floor Spec Lab



Spec Plan



LAB

OFFICE

Second Floor Spec Plan

18,049 RSF

- » Benching style workstations
- » Conference rooms
- » Huddle rooms
- » Collaboration areas
- » Open plan lab space with benches
- » Break area
- » Copy area
- » Storage rooms
- » Views to central courtyard

[Website >](#)

[Virtual Tour >](#)

2225 East Bayshore



State of the Art Lab



Indoor Break Room



Private Courtyard



Lobby

2197 East Bayshore Highlights



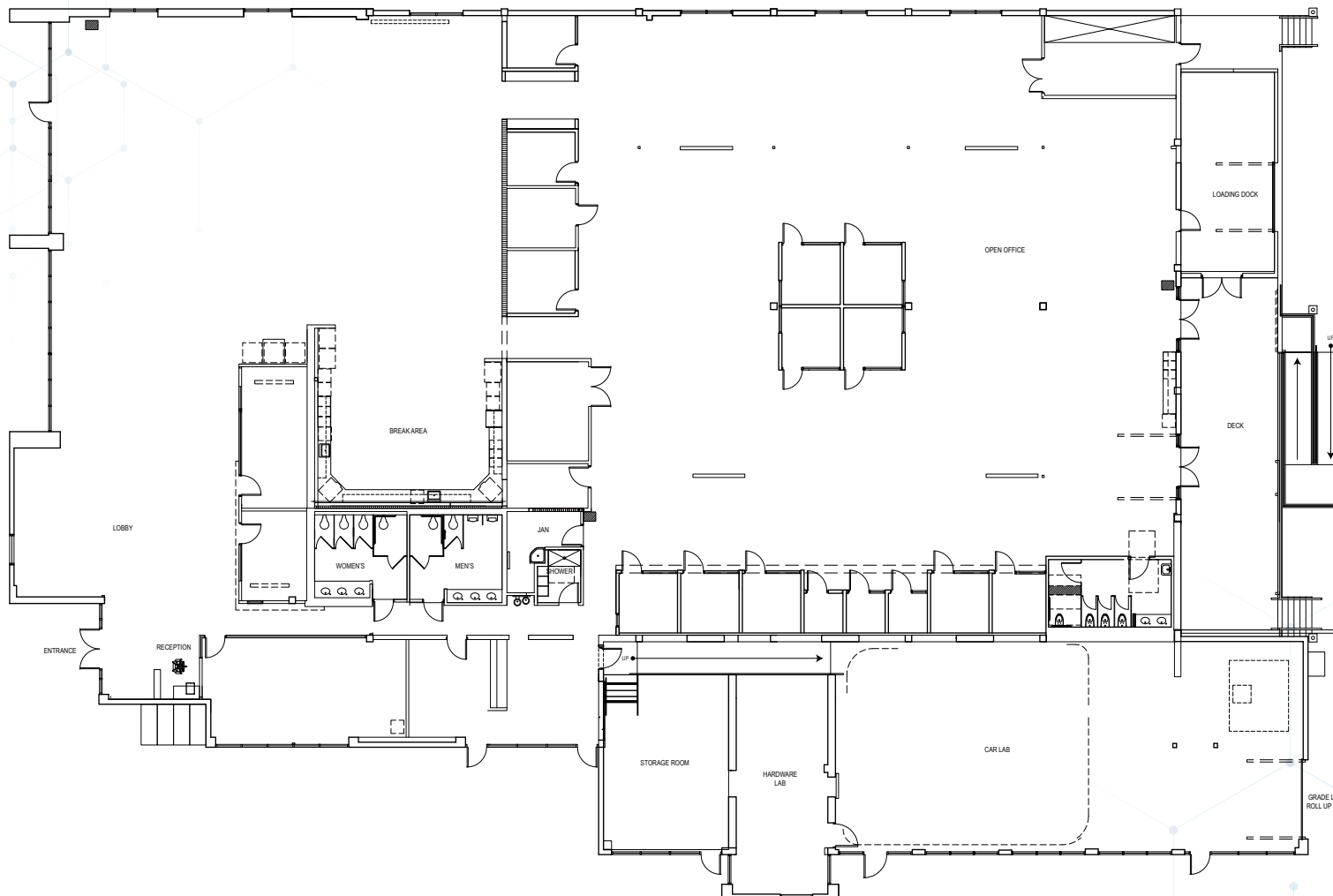
2197 E Bayshore // Heavy Power R&D Opportunity // 23,000 SF

- » Stand alone full building R&D opportunity
- » 1.5 CFM with single pass air across the RSF
- » Finished ceiling heights 9' above the finish floor in the lab spaces
- » Heavy Power: 2,000 amp, 277/480-volt, 3-phase, 4-wire
- » Emergency generator to be provided by Landlord
- » 2 Roll-up doors
- » Interior Café and Break Area
- » 3.1/1000 parking with 4 EV charging stations



2197 East Bayshore

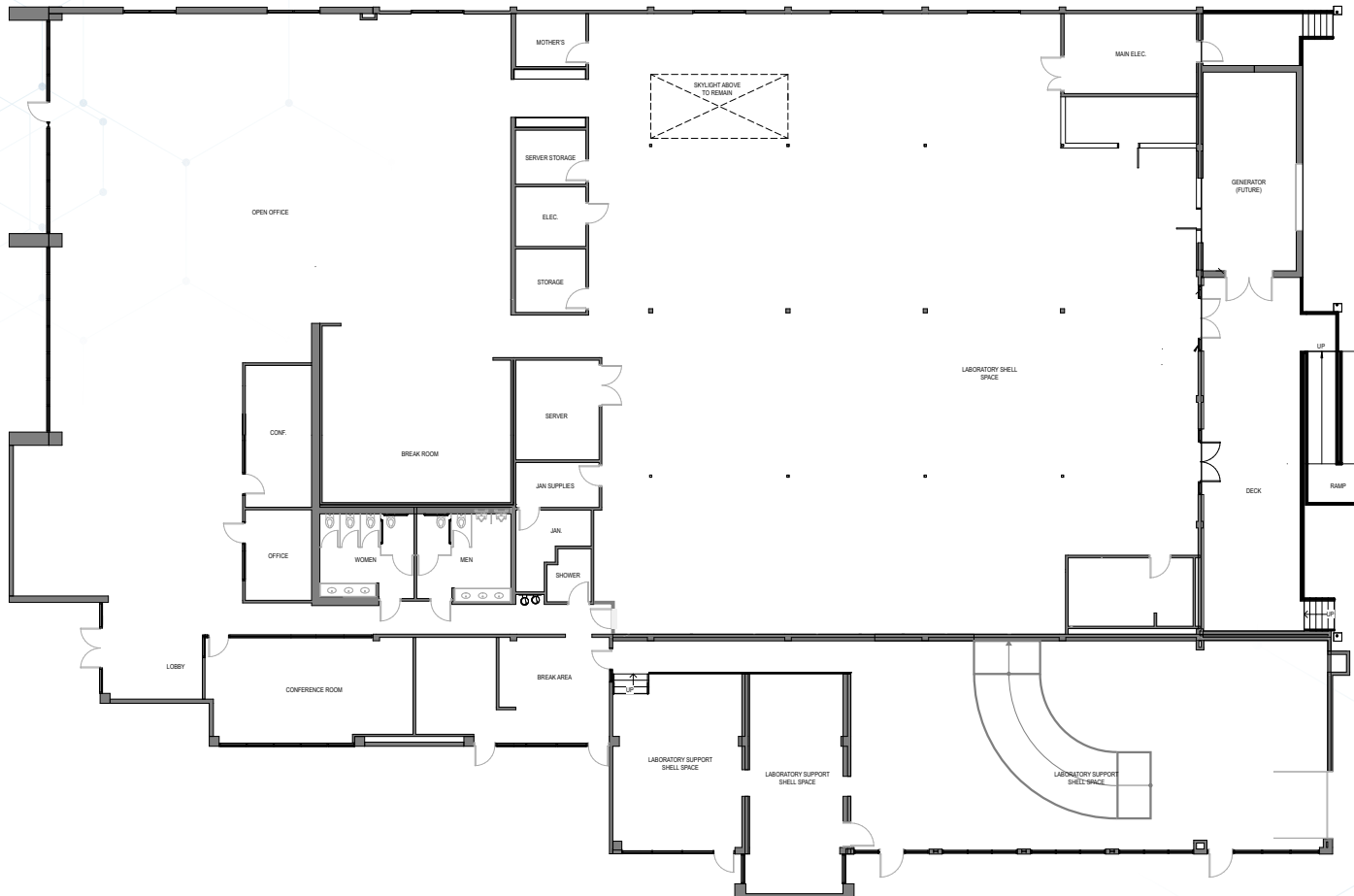
Existing Floor Plan



- » ±23,000 SF
- » Open Office
- » Conference rooms
- » Collaboration areas
- » Private Offices
- » Shipping and receiving
- » Lobby
- » Reception
- » Break area
- » Unisex restroom / shower
- » Bike storage

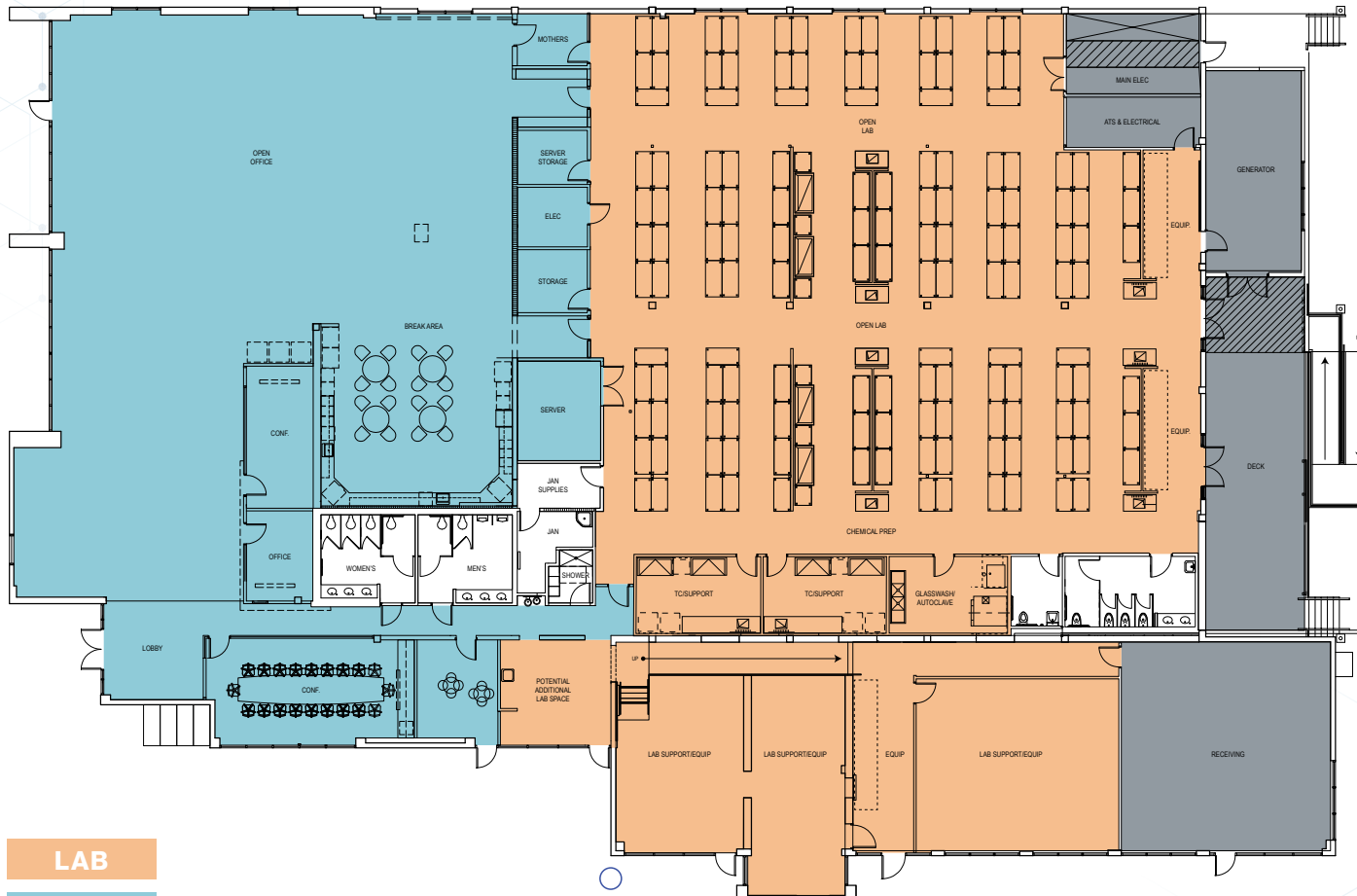
2197 East Bayshore

Hypothetical Auto Tech Plan



2197 East Bayshore

Future Spec Floor Plan



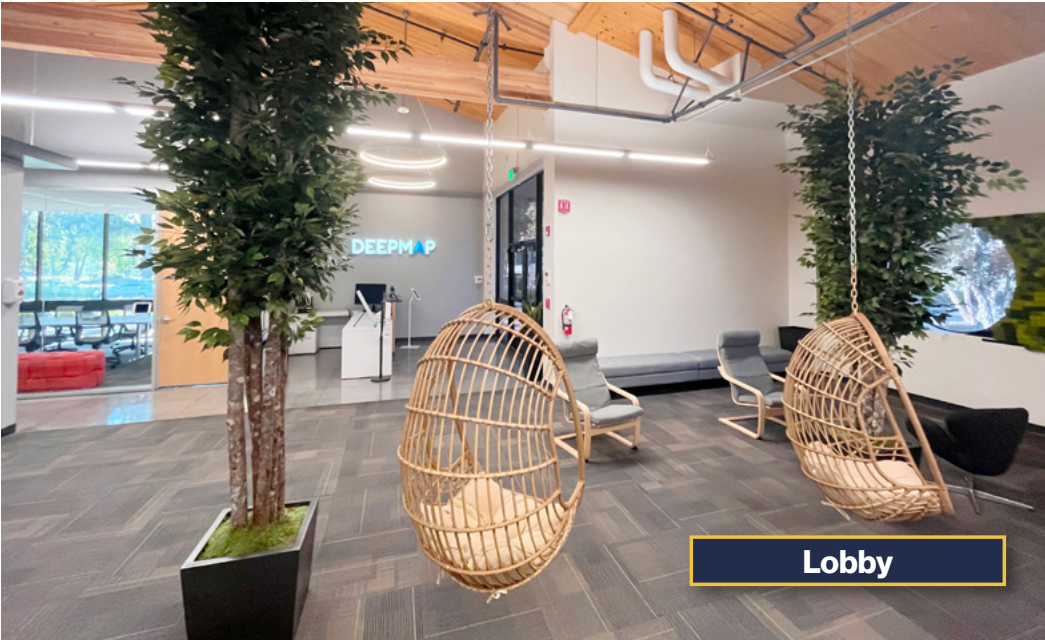
- » ±23,000 SF
- » Benching style workstations
- » Conference rooms
- » Huddle rooms
- » Collaboration areas
- » Open plan lab space with benches
- » Lab support Rooms
- » Loading Dock
- » Break area
- » Copy area
- » Storage rooms

LAB

OFFICE

MEP
SHIP. AND REC.

2197 East Bayshore



Lobby



Indoor Break Room



Kitchen



Open Office

Access & Amenities



Location Highlights

- » Immediate access to Highway 101
- » Walking Distance to Edgewood Plaza
- » 7 Minutes to Stanford Caltrain Station
- » 7 Minutes to California Caltrain Station
- » 7 Minutes to Downtown Palo Alto
- » 33 Minutes to San Francisco via 101
- » Proximity to Palo Alto airport

Innovative Neighbors



Meet Your New Partners



<https://www.bgo.com/>

About BGO

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally-recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, which is the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit www.bgo.com



<http://www.graymarkcapital.com>

Graymark Capital, Inc. is a real estate investment firm headquartered in San Francisco, California that invests in commercial property throughout the Western U.S. The company has acquired over 4.0 Million square feet of institutional quality buildings valued at \$2.0 Billion since 2012. Through its life science initiative, Gray Matter, Graymark has purchased 11 life science assets in the San Francisco Bay Area, San Diego, and Austin totaling over 1.7 Million square feet. The tenants in the portfolio range from Fortune 500 companies to early stage growth companies.



Spec Lab Opportunity

2225 East Bayshore // 2197 East Bayshore // Palo Alto, CA



Ben Paul

Vice Chairman
+1 650 401 2123
ben.paul@cushwake.com
Lic. #01210872

Nick Waldsmith

Director
+1 650 320 0244
nick.waldsmith@cushwake.com
Lic. #02148008



by Graymark Capital



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST-09/08/25