



# 2197

East Bayshore Rd, Palo Alto

*evolved from Gray Matter*



**Heavy Power Free Standing R&D Building in Palo Alto**

[www.2197eastbayshore.com](http://www.2197eastbayshore.com)

2197 East Bayshore // Palo Alto, CA

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# 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



## Existing Floor Plan



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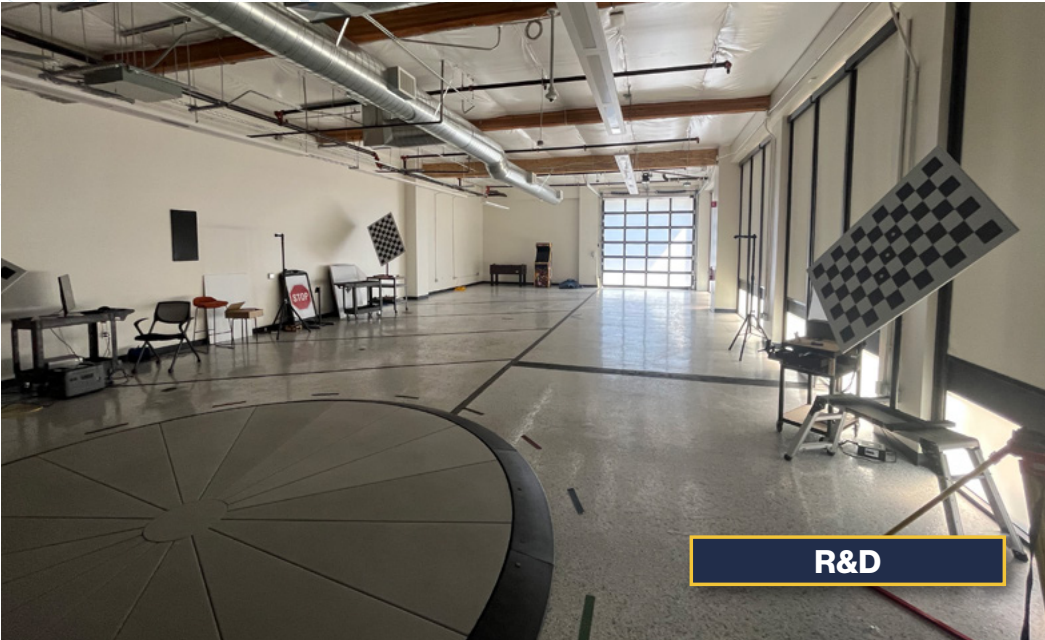


- » ±23,000 SF
- » Open Office
- » Conference rooms
- » Collaboration areas
- » Private Offices
- » Shipping and receiving
- » Lobby
- » Reception
- » Break area
- » Unisex restroom / shower
- » Bike storage

**Virtual Tour >**



# 2197 East Bayshore



**R&D**



**Indoor Break Room**



**Kitchen**



**Open Office**



# Access & Amenities

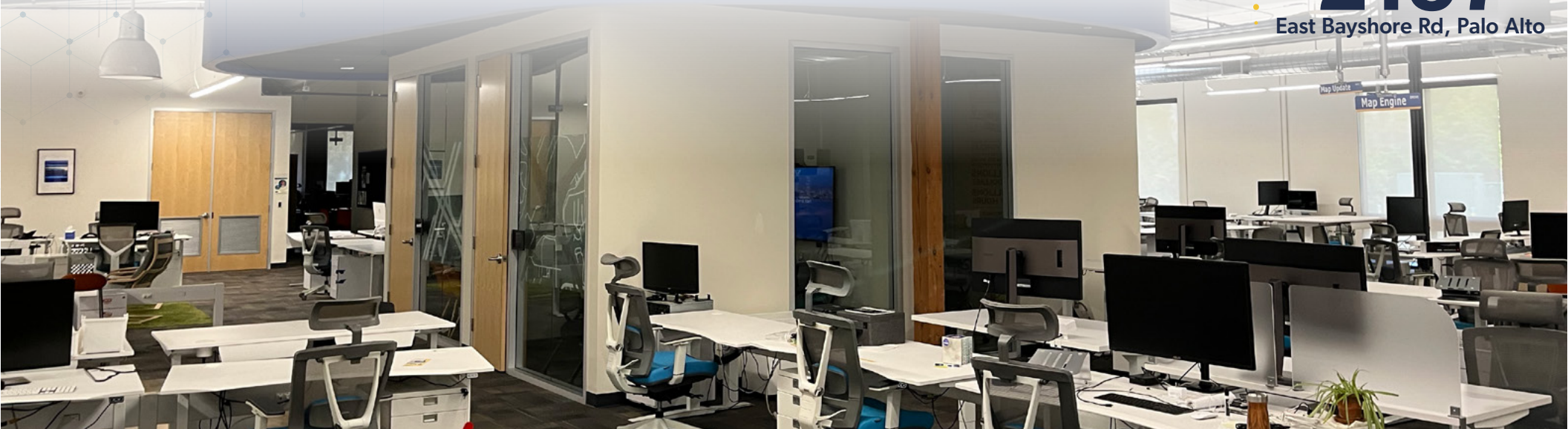


## Location Highlights

- » 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



# 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.

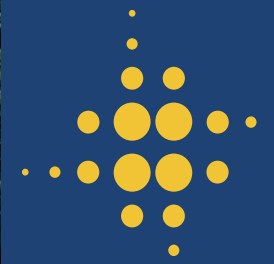
For more information, please visit [www.bgo.com](http://www.bgo.com)



<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.





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## Spec Lab Opportunity

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