

# 3150

BAY ROAD

[3150BAY.COM](http://3150BAY.COM)

New Construction Spec  
Suites Delivering Q1 2024

31,370 sq. ft. Purpose-Built  
Life Science Laboratory

Directly Adjacent to  
Stanford University  
Redwood City Campus



AN ENVIRONMENT FOR EVOLUTION





# DESIGNED FOR DISCOVERY

COMBINING ELEGANT ARCHITECTURE WITH THE  
MOST ADVANCED LABORATORY TECHNOLOGIES

## VISION

To deliver a unique creative laboratory experience, within a building designed from the inside out. Developed by seasoned Life Science users, to offer a leading-edge technical facility, with unique architecture and identity.

## PROJECT HIGHLIGHTS

- Spec Suites Delivering Q1 2024
- Individual Identity in a Purpose-built Life Science Laboratory
- Unequaled opportunity for Opportunity Zone tax benefits
- Low Operating Expenses
- 31,370 sq. ft. designed to Class A standard
- 18'-23' open ceiling laboratory and office space
- 2000 amps power, plus 300 KW emergency backup generator



## LATEST LABORATORY DESIGN

Built to meet Microbiology and Genetic research laboratory needs with 12 air changes per hour, 6 fume hoods, 2000 amps power, 300KW emergency back-up generator, with dedicated shipping-receiving areas

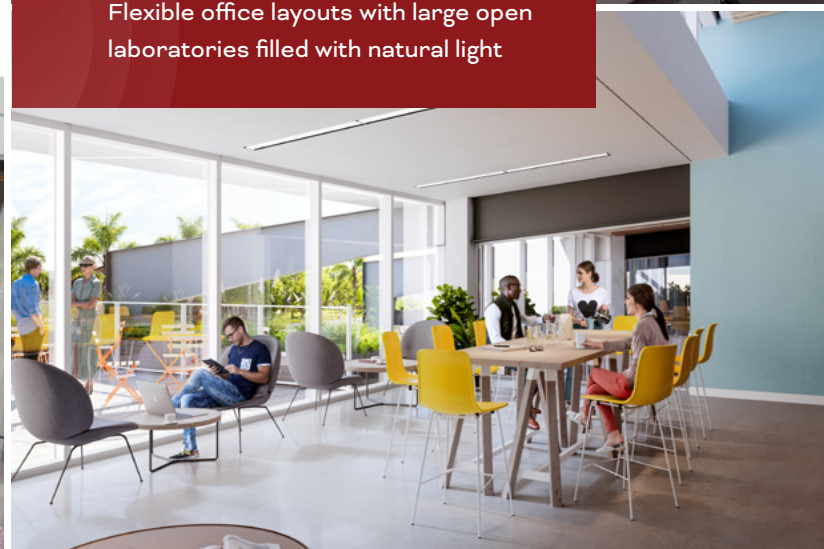
## OPEN STEEL & GLASS STRUCTURE

Wellness and green designed standards with solar power, dynamic glass, and four terraces



## OPEN FLOOR PLAN

Flexible office layouts with large open laboratories filled with natural light



# BUILDING FEATURES

- Designed by DGA Architects and Integral Group, specialists in facilities for life sciences, healthcare and technology
- Highly efficient electrical HVAC systems, providing 12 air changes per hour in lab space
- 2,000 amps power, plus 300 kw emergency back-up generator
- 18' – 23' clear height open ceiling to both lab and office spaces
- Dynamic View Glass throughout, automatically shades to control sunlight and heat load.
- Four outdoor terraces plus Entrance Plaza
- 20,000 sq. ft. of solar PV roof panels
- Fiber ready with service to dedicated MPOE room
- Additional rooftop area for dedicated tenant equipment
- Two shipping-receiving areas
- Four EV charging stations

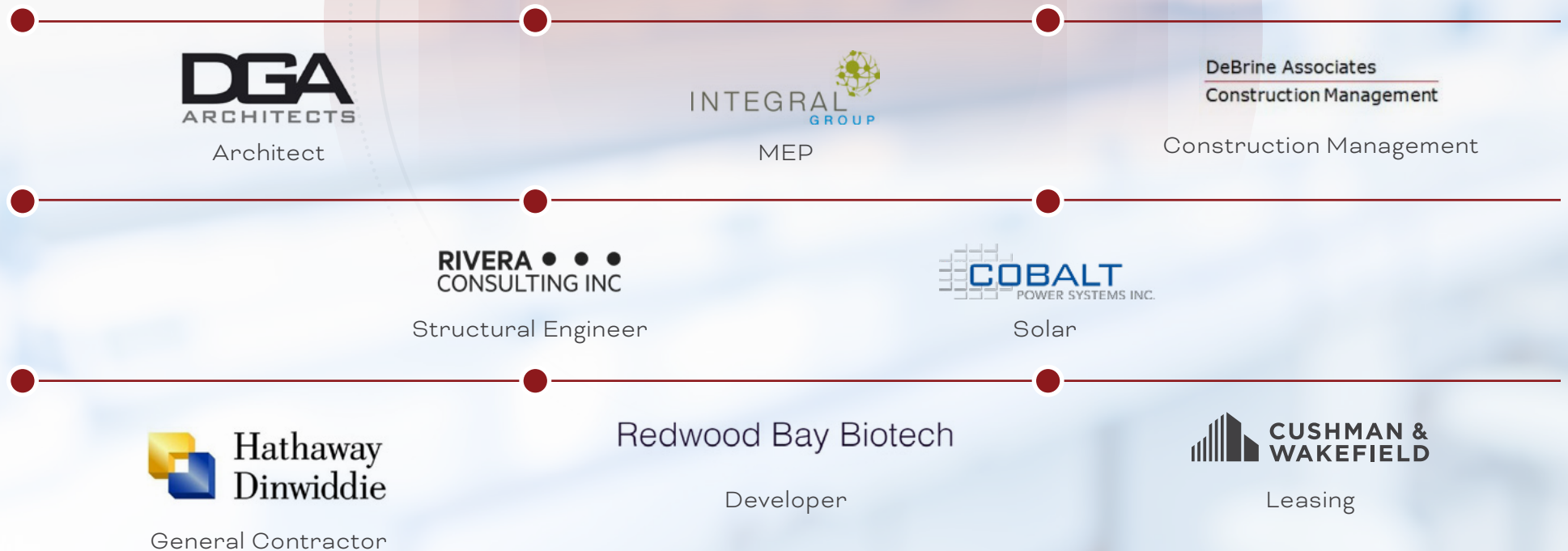


# PURPOSE-BUILT. FUTURE-FOCUSED.

## CONSTRUCTION TIMELINE



## PROJECT TEAM





# SECOND FLOOR PLAN - SINGLE TENANT

# LEVEL 2





# FIRST FLOOR PLAN - TWO TENANT

# LEVEL 1



**TENANT 1**

**TENANT 2**

±13,531 SF  
(Including Level 2)

±17,838 SF  
(Including Level 2)

SECOND FLOOR PLAN - TWO TENANT

# LEVEL 2



# BIOTECH BUILDING ON THE BAY

SPEC SUITES DELIVERING Q1 2024

NEW 31,3170 SQUARE FOOT STATE-OF-THE-ART LABORATORY

ADJACENT TO STANFORD REDWOOD CITY CAMPUS

UNEQUALED POTENTIAL FOR  
OPPORTUNITY ZONE TAX BENEFITS

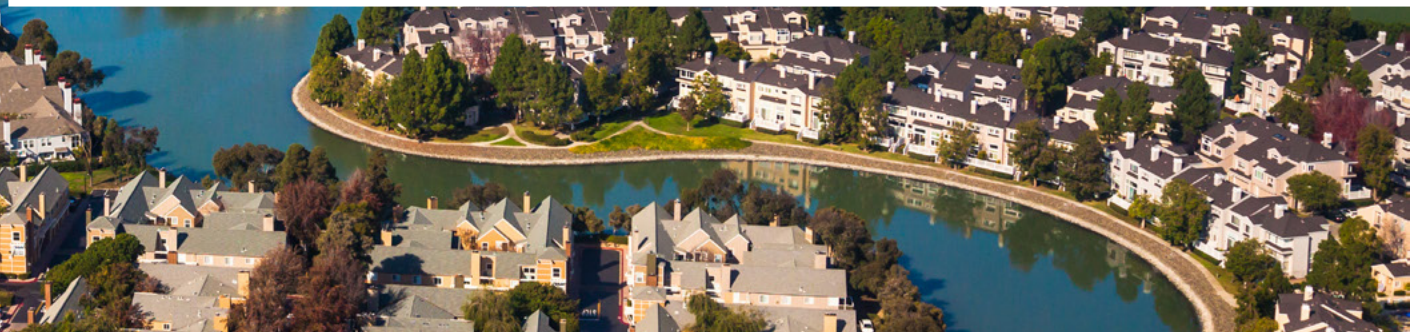




## LOCATION. INNOVATION. EVOLUTION.

IT'S ALL YOURS AT 3150 BAY ROAD.

- Across from 2MM sq. ft. Stanford University Redwood City Campus
- Rapidly emerging Bay Road Life Science / R&D corridor
- Opportunity Zone area providing significant Federal tax benefits to start-up businesses



# AMENITIES MAP



## RESTAURANTS

1. Vesta
2. Cuco's Burritos
3. Capelo's Barbecue
4. Falafel & Things
5. Tacos El Grullense E&E
6. Caribblue Restaurant
7. Gourmet Gyros & Kebabs
8. Los Carnalitos
9. Martin's
10. Zipotes Restaurant
11. Cocola Bakery
12. Milagros
13. Freewheel Brewing Company
14. Harry's Hofbrau
15. Diner Japonica
16. Ahi Sushi Hibachi
17. Pronto Wood Fired Pizzeria
18. Los Gallos Taqueria & Bar
19. La Casita Chilanga
20. Mi Hacienda Taqueria
21. Brew Coffee
22. Redwood City BBQ
23. Tacos Los Gemelos
24. Karakade Thai Cuisine
25. Tokemoana Foods
26. Bravo Taqueria
27. RocknWraps & Kebobs
28. Michoacan Produce Market
29. Tacos El Grullense E&E
30. Venga Empanadas
31. In-N-Out Burger
32. L&L Hawaiian Barbecue



## RETAIL

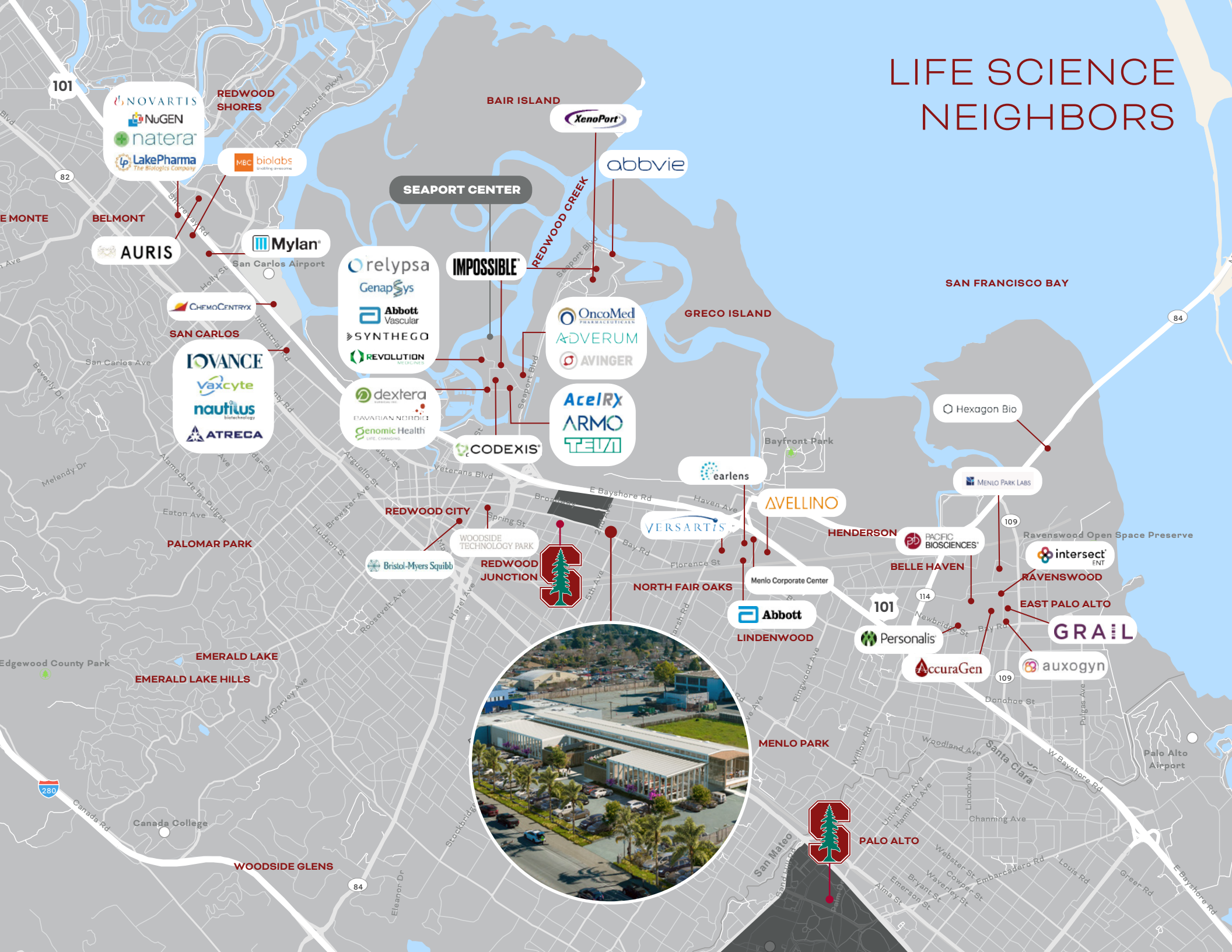
33. SAGE Veterniary Centers
34. 24 House Fitness
35. Costco
36. Target
37. Safeway
38. Smart & Final
39. CVS

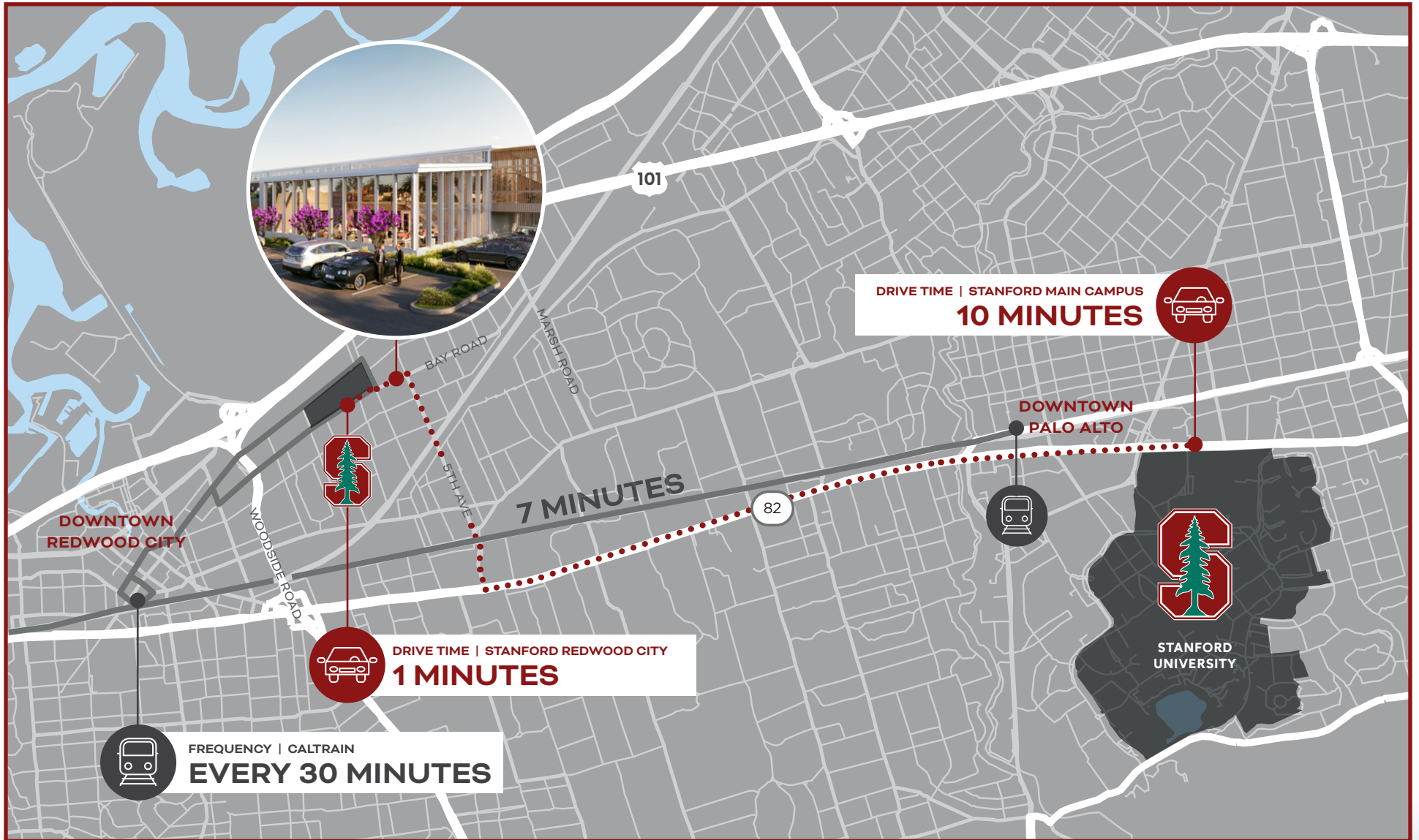


## AN ENVIRONMENT FOR EVOLUTION

Surround yourself with the like minded, the motivated, the forward thinking. 3150 Bay Road is at the epicenter of innovation, advancement and collaboration.

# LIFE SCIENCE NEIGHBORS





Free Stanford Shuttle to  
Redwood City Caltrain

[View Stanford Shuttle Schedule](#)





# TRANSPORTATION MAP

## DRIVE TIMES

**08 MINS**

**DOWNTOWN REDWOOD CITY**  
*2 Miles*

**04 MINS**

**HWY 101**  
*2.5 Miles*

**12 MINS**

**HWY 280**  
*4.6 Miles*

**18 MINS**

**SAN FRANCISCO AIRPORT (SFO)**  
*15 Miles*

**20 MINS**

**SAN JOSE AIRPORT (SJC)**  
*19 Miles*





## ABOUT REDWOOD BAY BIOTECH

RBB acquired the 3150 Bay Road building in 3Q20 as a qualified Opportunity Zone investment, with the intent to develop a unique laboratory facility for long term ownership. Backed by a seasoned Life Science investor with deep connections to Stanford University, the building is being developed as a long-term investment with pride of ownership and quality of design at the core of the project. This long-term intent provides tenants with a stable landlord relationship, and with a unique landlord perspective as an investor and user of laboratory space.



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