

700, 720, 740 BAY ROAD

Redwood City, CA


Lab and Office Campus

Total ±262,000 SF

Available: ±30,000 - 262,000 SF

Move-In Ready Now



A BioMed Realty  property

A campus that meets your needs today and tomorrow

Strategically located in the heart of Silicon Valley, 700-740 Bay Road is a premier $\pm 262,000$ square foot purpose-built life science/R&D facility. This three-building campus offers flexible space configurations ranging from 30,000 SF up to the entire 262,000 SF, making it an ideal landing spot for growing life sciences and R&D companies.

$\pm 262k$ SF

Move-in ready campus

$\pm 30k$ SF

Flexible space options

700 BAY ROAD
 $\pm 135,000$ SF

720 BAY ROAD
 $\pm 61,000$ SF

740 BAY ROAD
 $\pm 66,000$ SF

700
720
740
BAY ROAD

Move-in ready lab & office space

This cutting-edge mix of laboratory and office space is specifically designed for innovation. The in-place infrastructure creates a unique opportunity to support the research and vivarium needs of life science/R&D companies with:

- Extensive laboratory facilities:
 - Biology Labs
 - Automation Labs
 - Vivarium
 - Tissue Culture
- Office space
- Conference rooms
- Specialized support functions, including:
 - Cold rooms
 - Lab storage
 - Shipping and receiving areas



700
720
740
BAY ROAD

Close to what matters

Centrally located between San Jose and San Francisco, the campus offers exceptional connectivity and direct access to leading academic institutions including **Stanford University**, **UCSF**, and **UC Berkeley**.

4 Min

to Redwood City Caltrain Station

7 Min

to San Mateo Bridge/East Bay Access

15 Min

to San Francisco Airport



700 Bay Road

±135,000 SF

Total building SF

14'

Floor-to-floor

100 PSF

Floor live load

2 Elevators

1 freight & 1 passenger

7 AHUs

totaling 203,000 CFM

4,000

Amps

1,250 KW

Dedicated generator

1.79/1,000

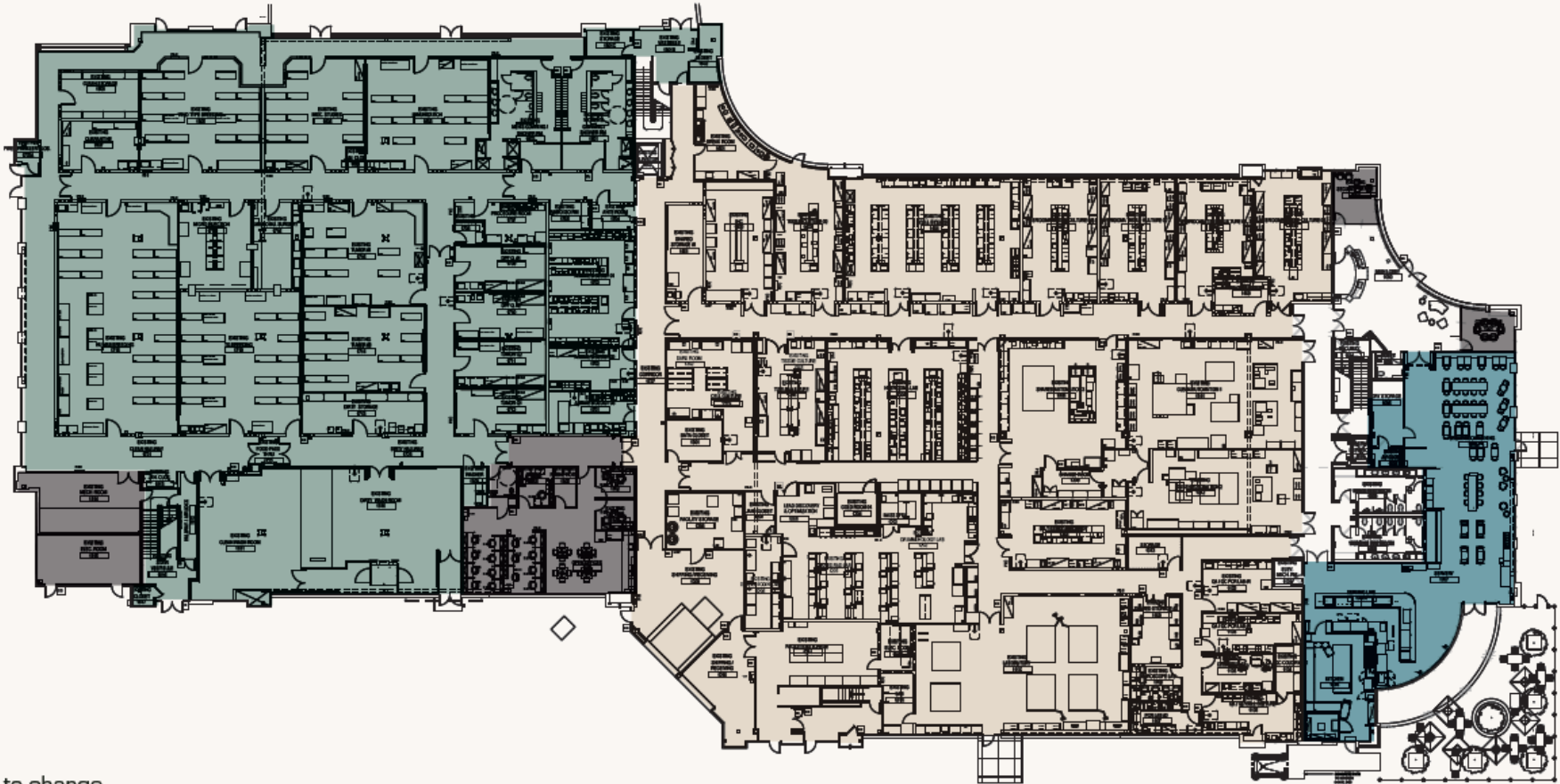
Parking ratio



700 BAY ROAD FLOOR PLAN

FLOOR 1

Available: 67,500 SF



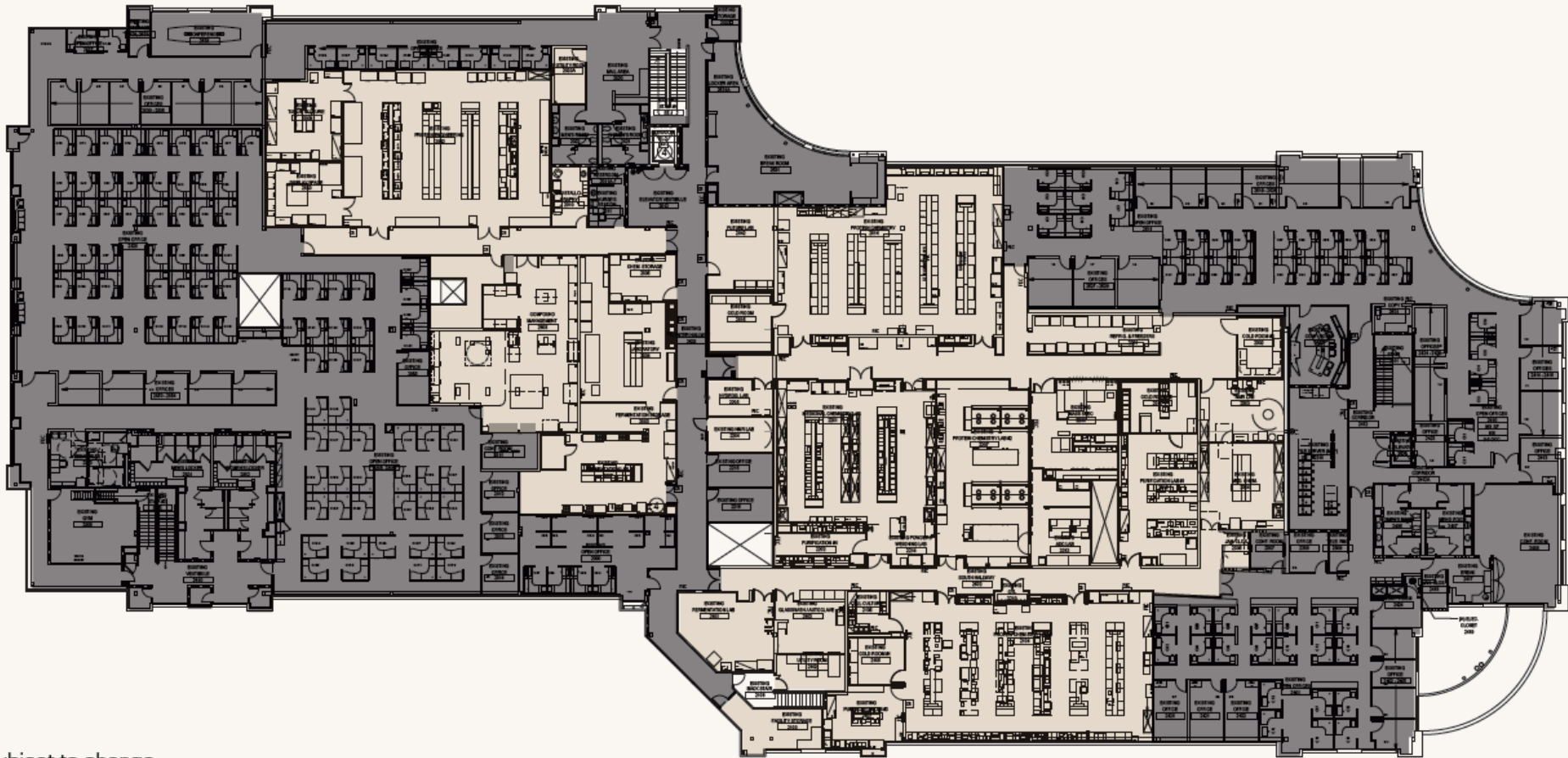
Floor plans are subject to change

Legend:
Vivarium
Lab
Office
Amenity

700 BAY ROAD FLOOR PLAN

FLOOR 2

Available: 67,500 SF



Legend:
Lab
Office

Floor plans are subject to change

720 Bay Road

±61,000 SF

Total building SF

14'

Floor-to-floor

100 PSF

Floor live load

2 Elevators

1 freight & 1 passenger

2 AHUs

totaling 44,000 CFM

2,000

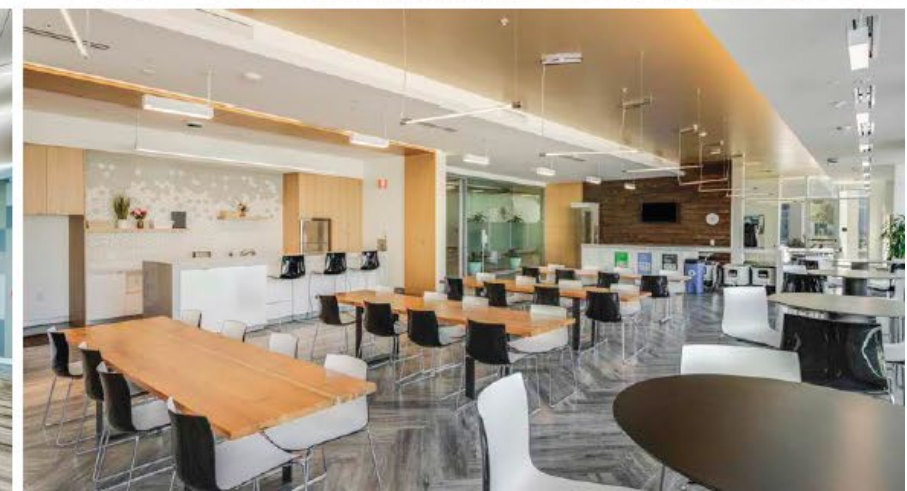
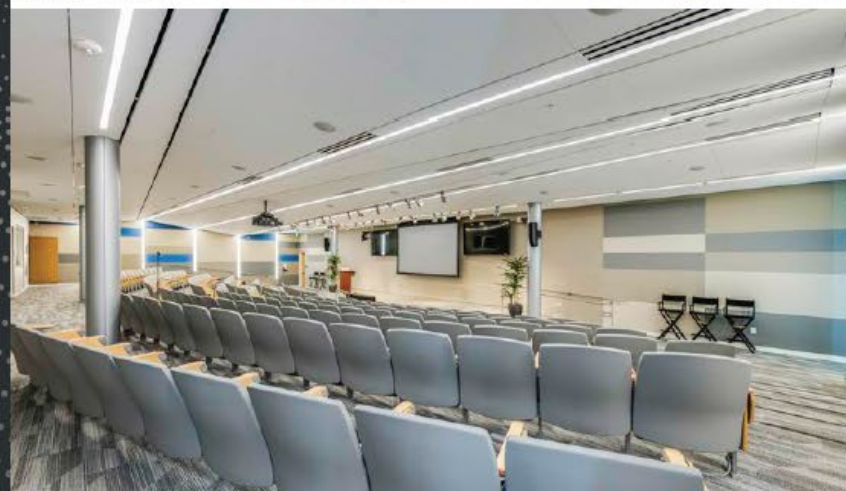
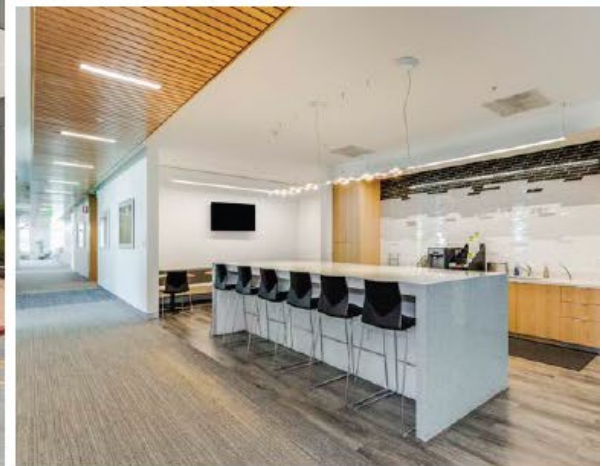
Amps

1,250 KW

Dedicated generator

1.79/1,000

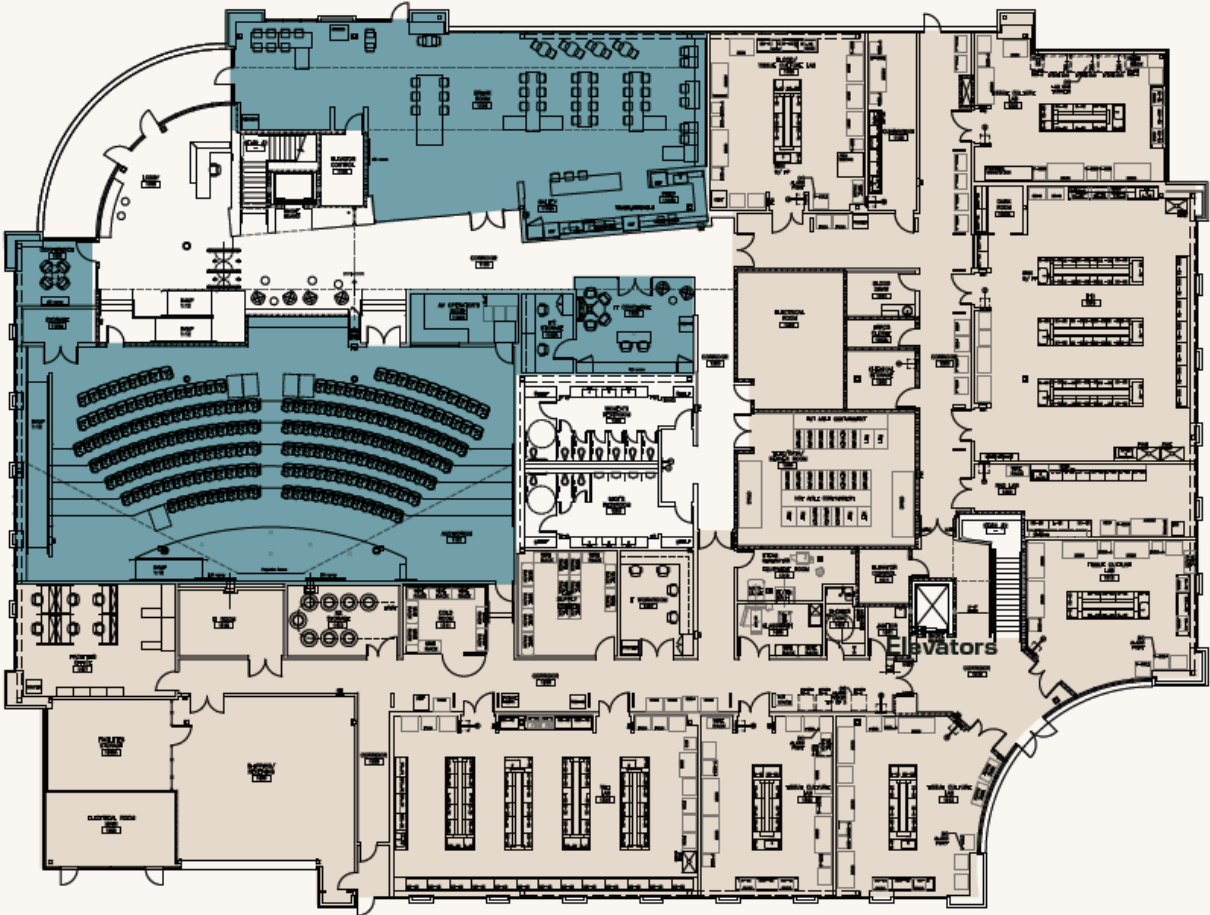
Parking ratio



720 BAY ROAD FLOOR PLAN

FLOOR 1

Available: 30,500 SF



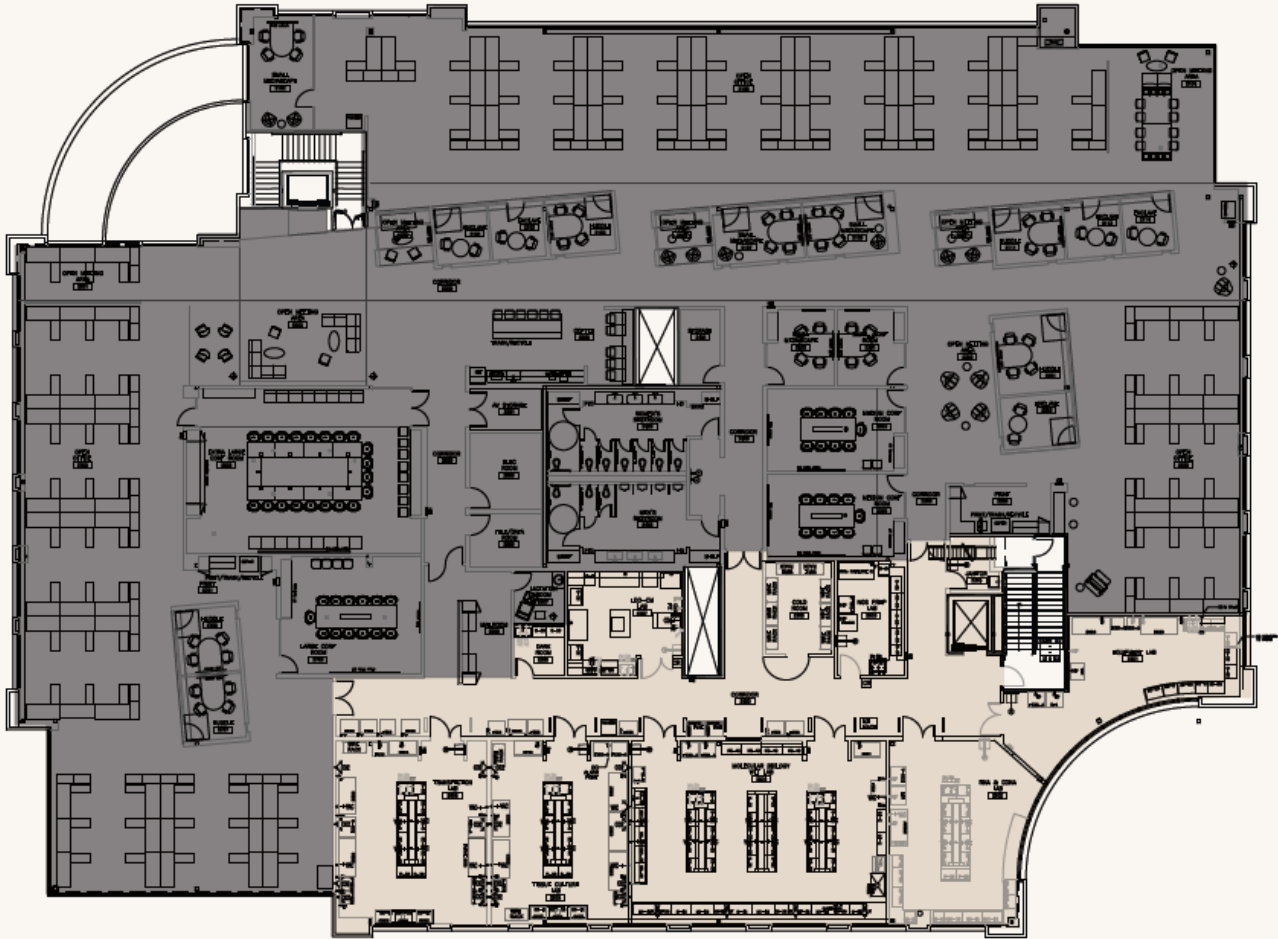
Floor plans are subject to change

Legend:
Lab
Amenity

700 BAY ROAD FLOOR PLAN

FLOOR 2

Available: 30,500 SF



Legend:

- Lab
- Office

Floor plans are subject to change

740 Bay Road

±66,000 SF

Total building SF

14'

Floor-to-floor

100 PSF

Floor live load

2 Elevators

1 freight & 1 passenger

4 AHUs

totaling 83,500 CFM

2,000

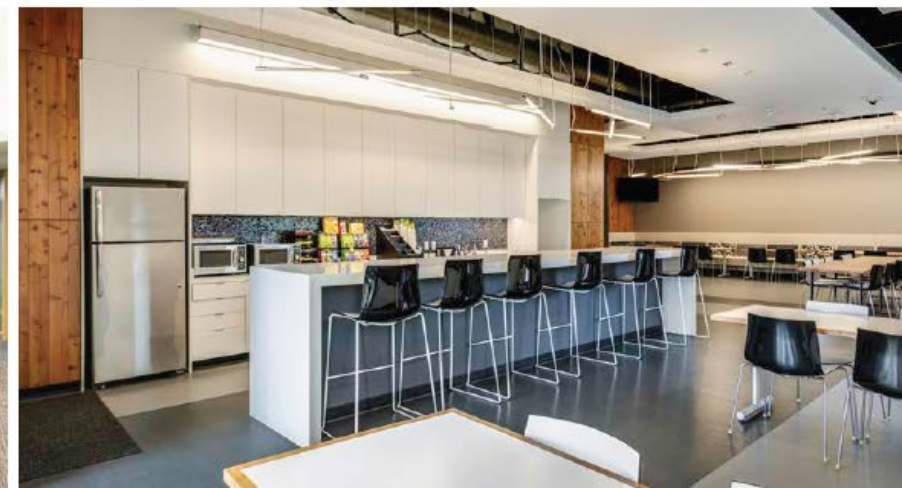
Amps

1,250 KW

Dedicated generator

1.79/1,000

Parking ratio



740 BAY ROAD FLOOR PLAN

FLOOR 1

Available: 33,000 SF



Legend:

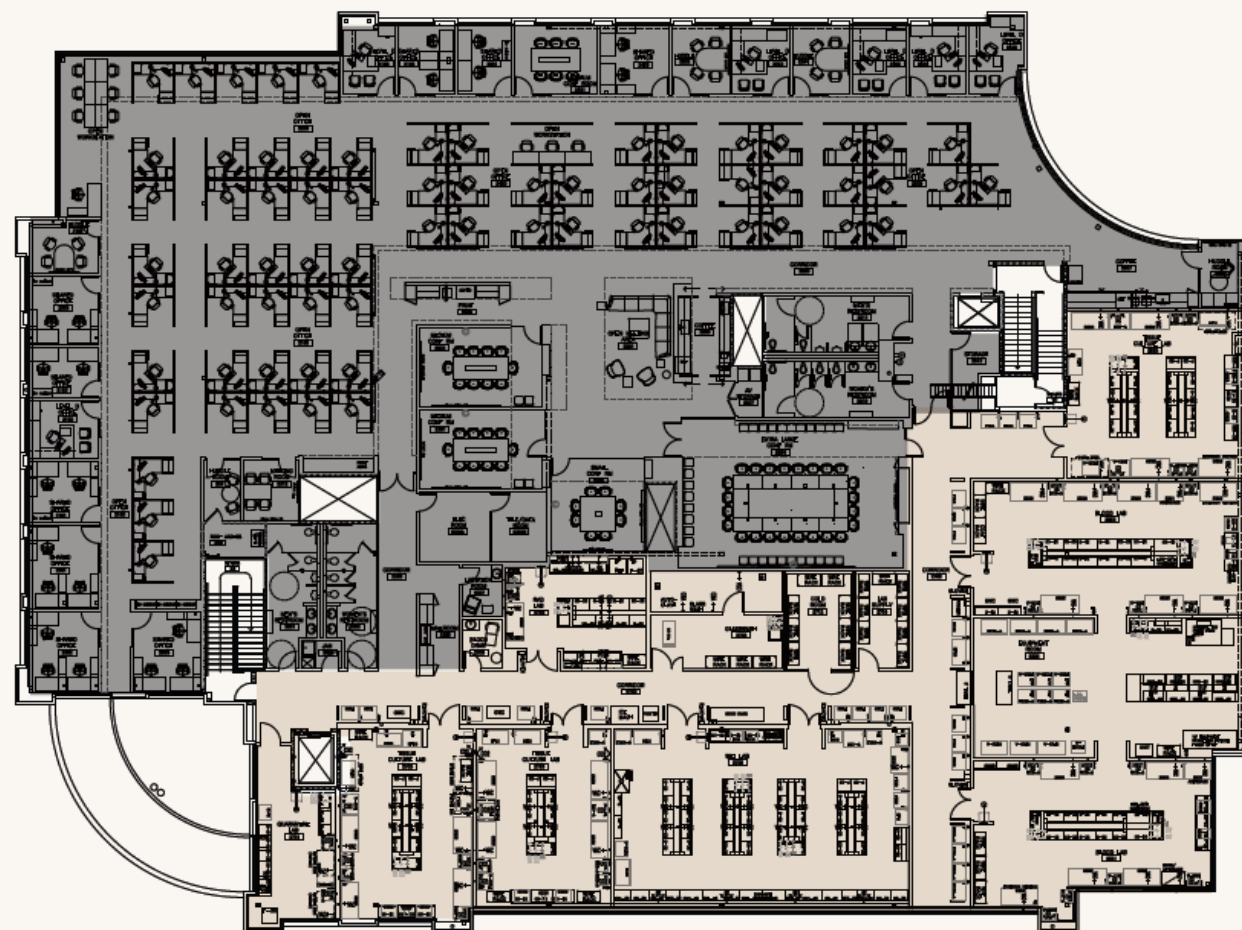
- Vivarium
- Lab
- Office

Floor plans are subject to change

740 BAY ROAD FLOOR PLAN

FLOOR 2

Available: 33,000 SF



Legend:

- Lab
- Office

Floor plans are subject to change

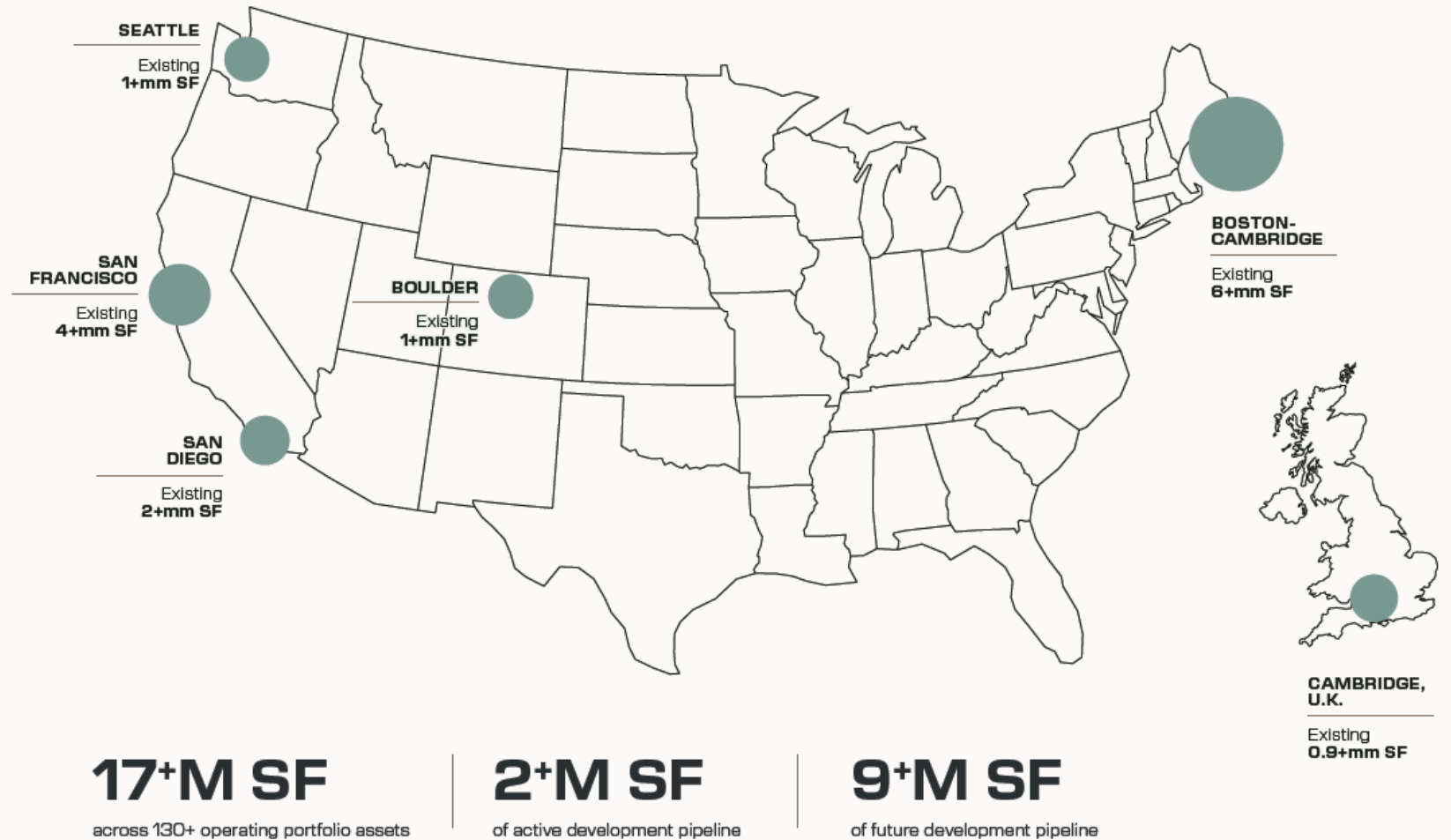
Building the way forward

BioMed Realty, a Blackstone Real Estate Portfolio Company, is a leading provider of real estate solutions to the life science and technology industries.

BioMed Realty owns and operates high quality life science real estate in leading innovation markets, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K. We're proud that our tenants continue to rapidly advance human health and the industry's breakthroughs. Over the past two decades, our tenant contributions to healthcare have improved the lives of millions of people worldwide.

We are fortunate to have Blackstone as a world-class sponsor, a strong believer of long-term life science market fundamentals driven by unprecedented scientific growth and breakthroughs. Since 2016, Blackstone and BioMed Realty have been actively investing in developing, modernizing, and expanding research facilities to support the life science and technology industries.

BioMed Realty Portfolio Map



700, 720, 740
BAY ROAD



Scott Miller
Vice Chairman
t 415 902 4288
scottw.miller@jll.com
Lic #01457617

Grant Yeatman
Senior Managing Director
t 858 736 5261
grant.yeatman@jll.com
Lic #01972905

Cole Smith
Senior Managing Director
t 510 734 1508
cole.smith@jll.com
Lic #01948128



biomedrealty.com



700
720
740
BAY ROAD