

 **BioMed Realty**
Discover here

401 & 501 Island Parkway
±180,000 SF Spec Lab Space TI Ready Now

New ideas grow here

The best of all worlds, Island Park is the Mid-Peninsula address for speed and scalability; urban amenities with nature next door.

There's room to grow and expand quickly to meet your needs, across the current campus, offering spec lab suites in two $\pm 90,000$ SF buildings of lab space and a $\pm 50,000$ SF office building.

The project is also undergoing entitlement efforts to add an additional $\pm 630,000$ SF of future ground-up lab development for expansion.

6.5-Acre Future Campus Expansion

401 Island Parkway

501 Island Parkway



Discovery, built-in

Island Park is set up for speed of delivery, so you can do science faster. We offer move-in ready labs with floorplates of $\pm 26,000$ SF, and suites from 10,000 SF and up, under construction now at our existing 401 & 501 buildings.

$\pm 180k$ SF

TI Ready Now at 401 & 501 Island Parkway

$\pm 26k$

Floorplates



Close to what matters

The location is convenient: Island Park is halfway between San Jose and San Francisco, near Stanford, UCSF and UC Berkeley, right off 101, and close to bridges and Caltrain. The campus is just a short drive to shopping, eateries and other urban amenities.

5 min
to Hillsdale Caltrain Station

4 min
to San Mateo Bridge/East Bay Access

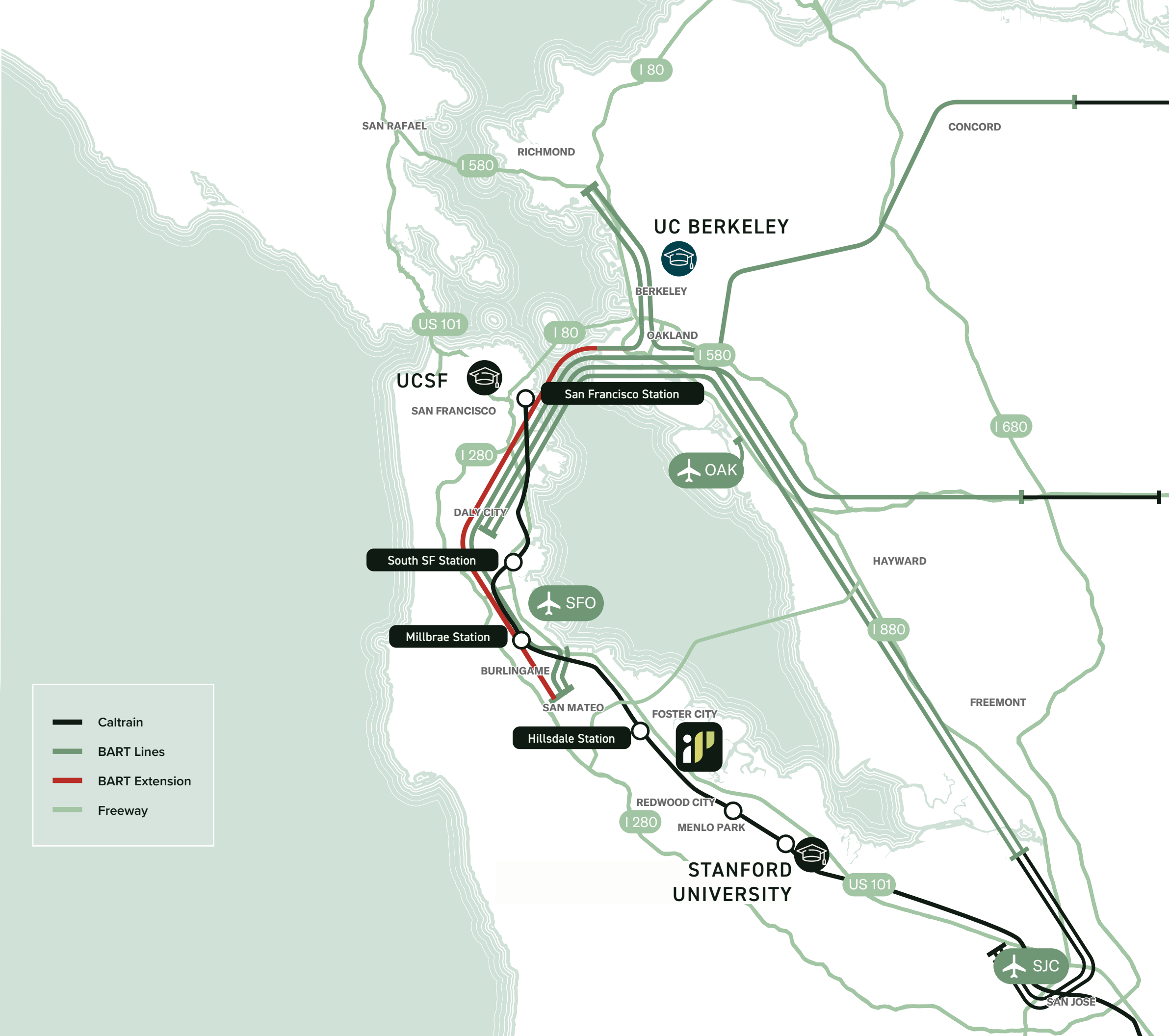
9 min
to San Francisco Airport

Caltrain

BART Lines

BART Extension

Freeway



An inventive neighbor- hood

Island Park is right in the heart of a thriving life sciences community for collaboration and connection.

The local concentration of major research universities, teaching hospitals, scientific research institutions and a broad spectrum of life science companies has established the Peninsula as one of the strongest life science markets in the United States.

Relypsa
OncoMed
Teva
GenapSys
AcelRx
Guardant Health
Dextera
Avinger

Bolt
Adverum
Codexis
Revolution
Medicines
Synthego
Genomic
Health

Soleno Therapeutics

Omniox
Alkahest
Apexigen

Iovance
Biotherapeutics
Codexis
Vaxcyte
Allakos

Natera
Nautilus
LakePharma

Emergent

Talis
Ascendis Pharma
Jasper
Seer
Procept
BioRobotics

Allakos
Nervo
Melssa Vaccines
Integrated DNA
Technologies



Island
Park

401

501

301

Bay Trail

Existing Parking

6.5 Acre
Land Development

Caltrain 5 Minutes
to Caltrain

Activated amenities

The newly activated amenity space will provide a cafe with indoor and outdoor dining, an all-hands conference facility, covered bike storage and numerous collaboration zones both indoors and out.

All of this is available in a campus offering expansive views of nature-filled marshland, open space, vistas, Bay Trail, and nearby preserve and parks.



ISLAND PARK RESTAURANT



ISLAND PARK **BISTRO**





ISLAND PARK CONFERENCE CENTER





401 & 501 Lab Specs

±26K SF
floorplates

80 PSF
live load capacity

20' X 30'
structural bay size

15'
floor-to-floor height (level 1)
13' (levels 2-4)

2 CFM/SF
general exhaust for labs

12
air changes per hour

3
elevators
(2 passenger, 1 service)

13.5 VA/SF
power available
(additional 5 VA/USF
standby power)

401 Island Parkway

Spec Suites: Single Tenant

Status
Delivering January 2024

Available: ± 9,372

LEGEND:

OFFICE

LABORATORY

CUSTOMIZATION BY TENANT

Lab:

7 lab benches, (2) 6' fume hoods, 2 lab support rooms, lab utility room and service elevator.

Office:

3 private offices, 34 workstations, 1 conference room, breakroom, wellness/phone room, copy room, open office, IDF



Floor 1

401 Island Parkway

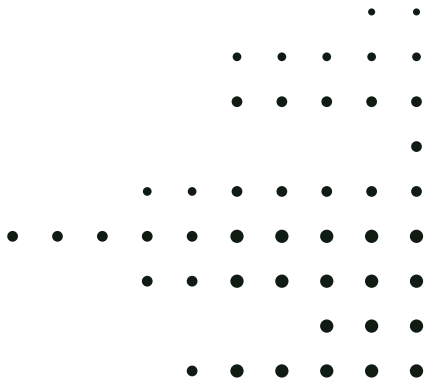
Spec Suites: Single Tenant

Status
Delivering January 2024

Available: ±26,600 SF

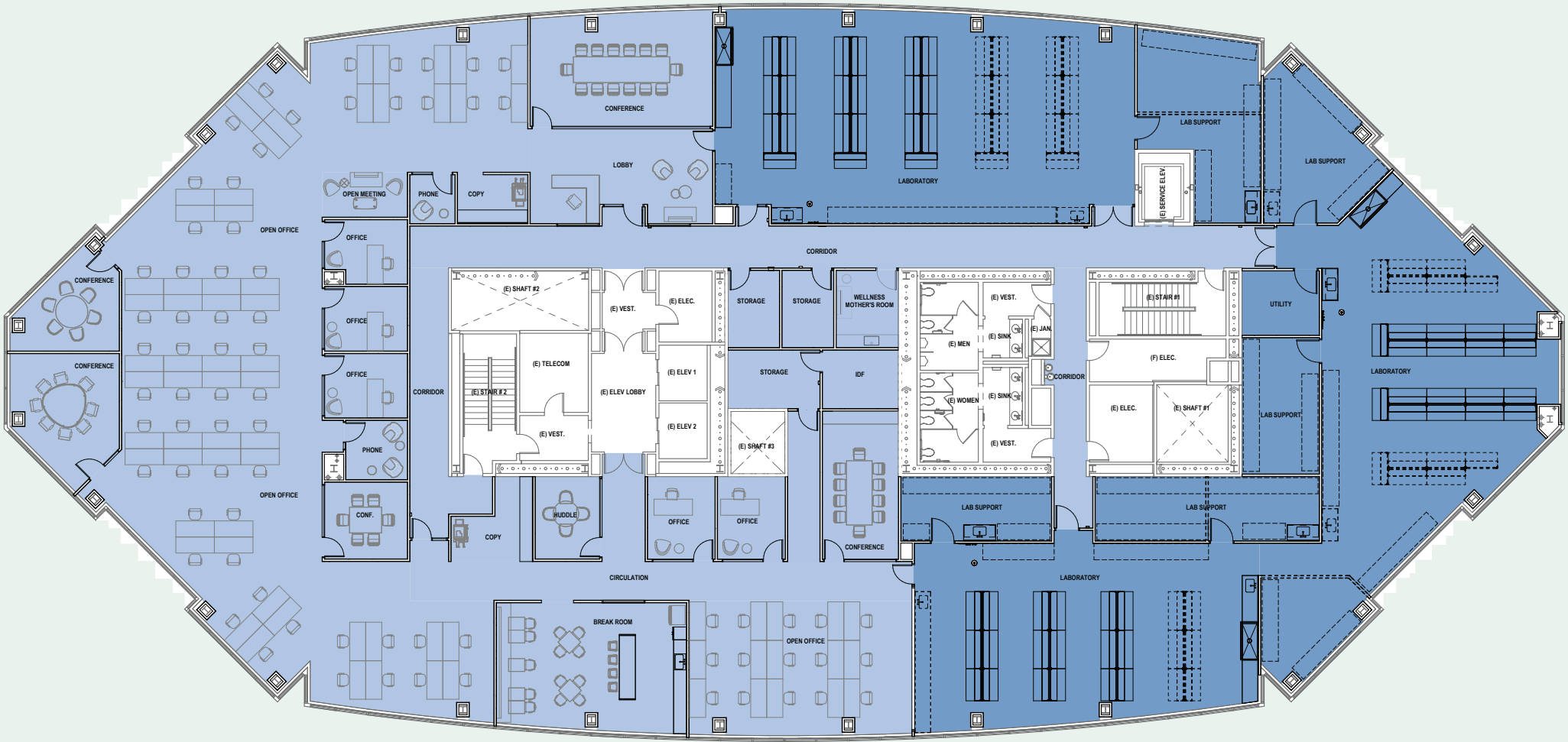
LEGEND:

- OFFICE
- LABORATORY
- CUSTOMIZATION BY TENANT



Lab:
8 lab benches, (3) 6' fume hoods, 5 lab support rooms, lab utility room and service elevator

Office:
5 private offices, 73 workstations, 4 conference rooms, breakroom, wellness room, 2 copy rooms, open office, huddle room, phone room, IDF



Floors 2-4

401 Island Parkway

Spec Suites: Multi Tenant

Status
Delivering January 2024

Available:
 Tenant 1: ±9,667 SF
 Tenant 2: ±16,982 SF

LEGEND:

OFFICE (TENANT 1)

LABORATORY (TENANT 1)

OFFICE (TENANT 2)

LABORATORY (TENANT 2)

CUSTOMIZATION BY TENANT



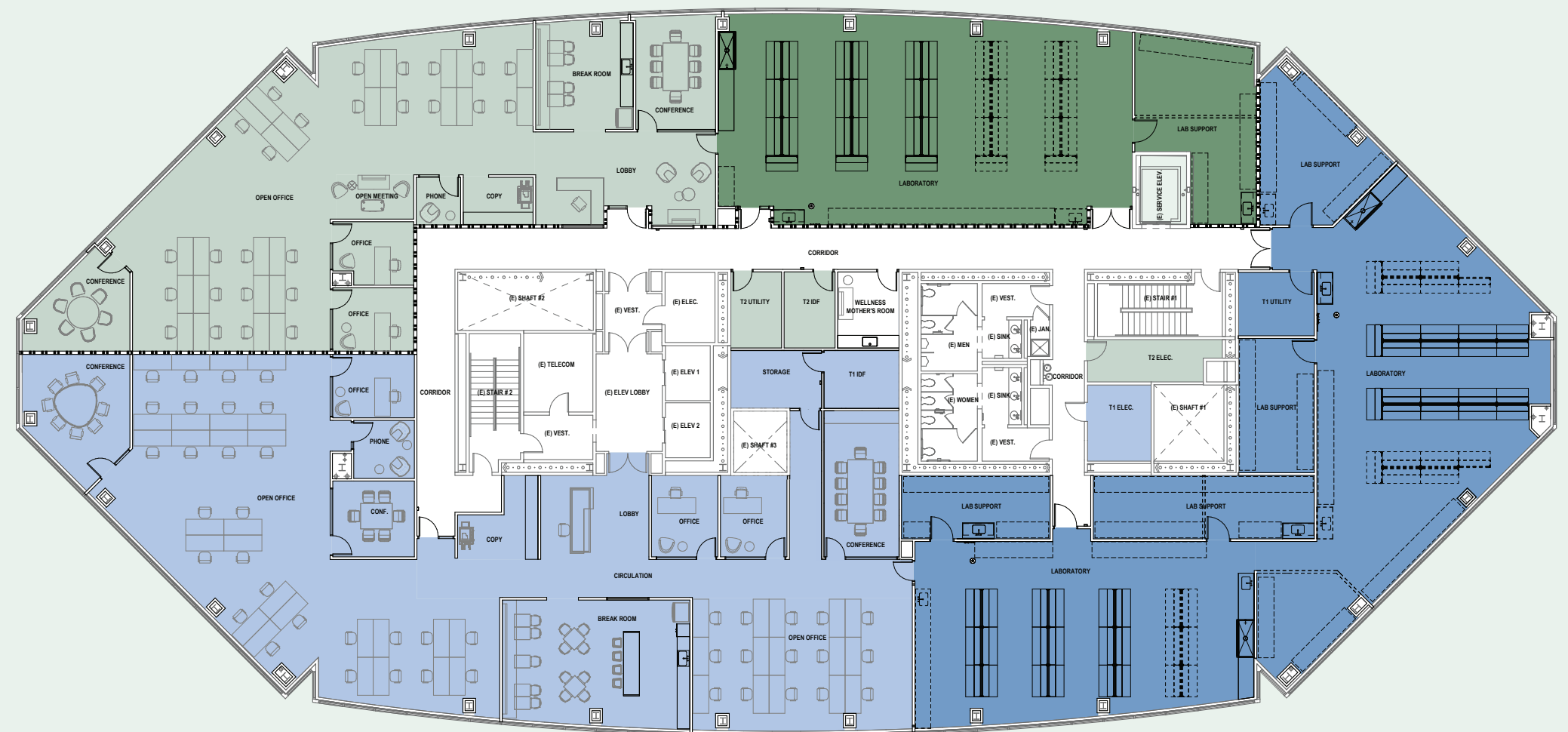
TENANT 1:

Lab:

3 lab benches, (1) 6' fume hood, lab utility room & service elevator

Office:

2 private offices, 26 workstations, 2 conference rooms, breakroom, phone room, lobby, IDF



TENANT 2:

Lab:

5 lab benches, (2) 6' fume hoods, 4 lab support rooms, lab utility room & service elevator

Office:

2 private offices, 43 workstations, 3 conference rooms, breakroom, copy room, phone room & IDF

Floors 2-4

501 Island Parkway

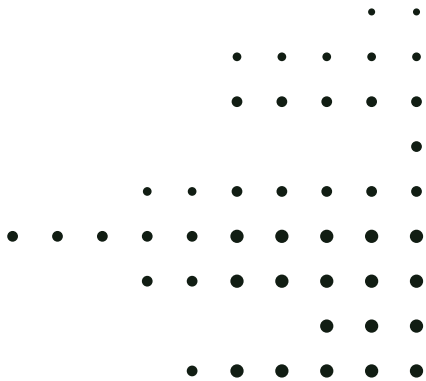
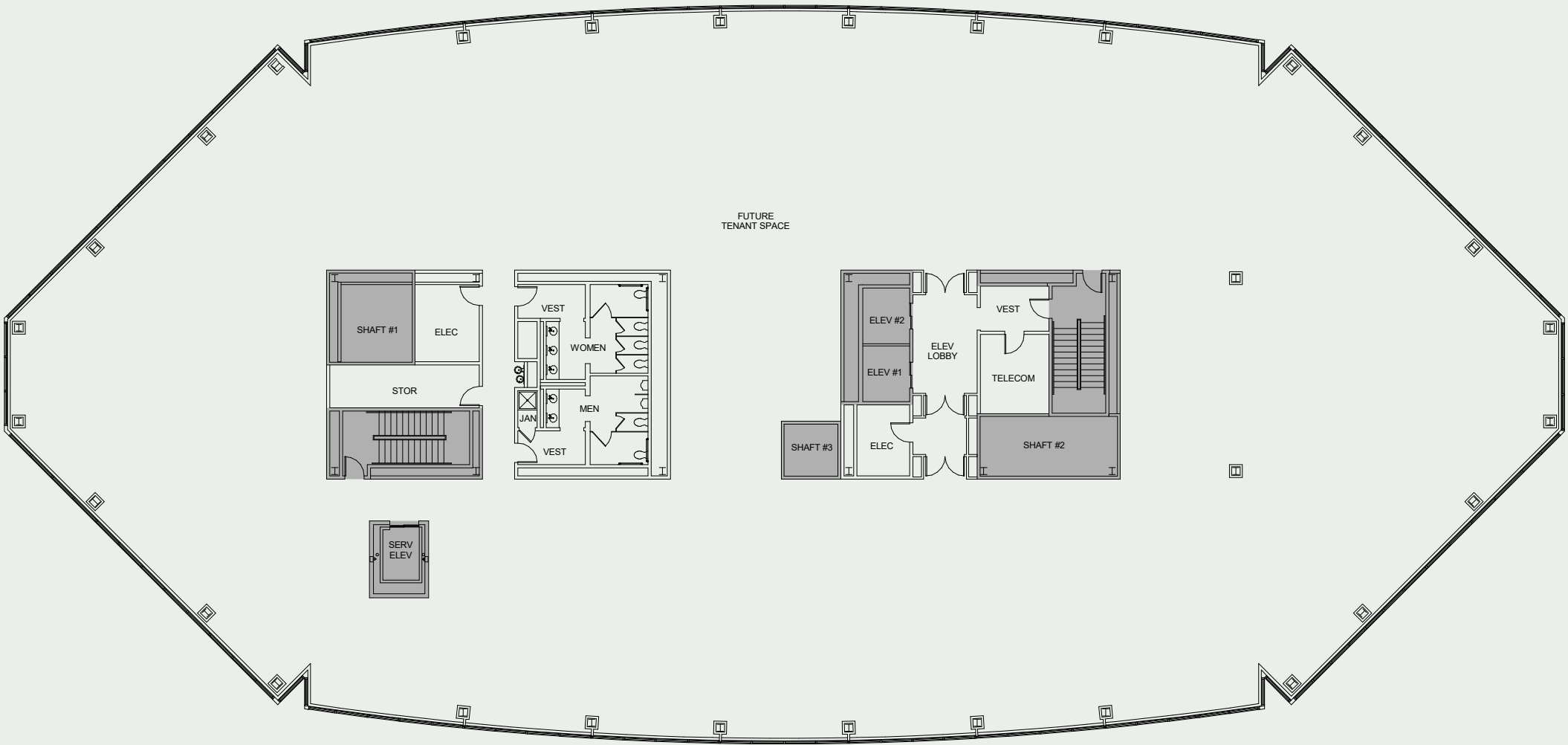
Conceptual Floorplan

Status

TI Ready Now

Status

Full Building: ±90,000 SF
Divisible to ±26,000 SF



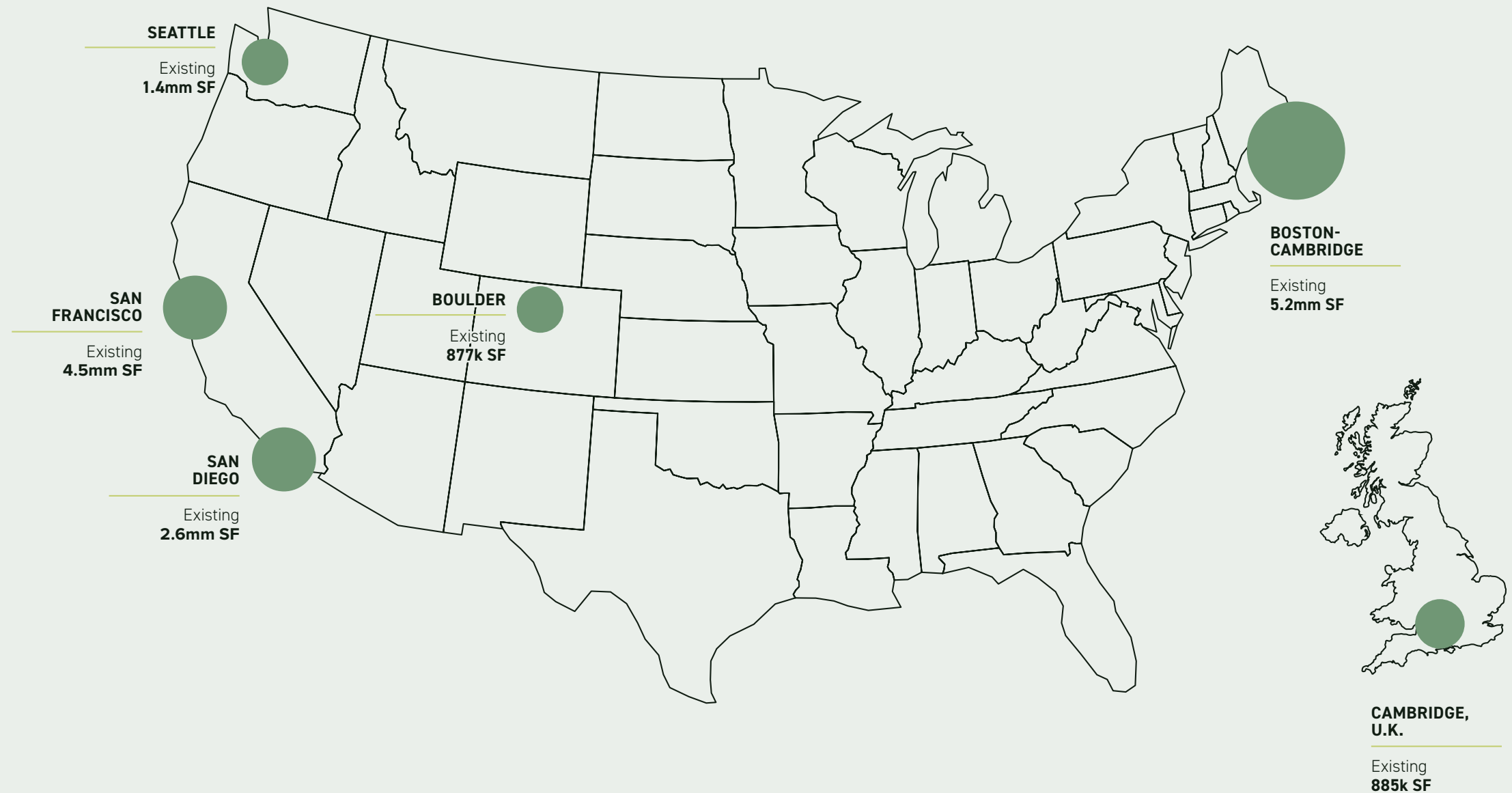
Building the way forward

BioMed Realty, a Blackstone portfolio company, is a leading provider of real estate solutions to the life science and technology industries.

As of December 31, 2022, BioMed owns and operates high quality life science real estate comprising 16.4 million square feet concentrated in leading innovation markets throughout the United States and the United Kingdom, including Boston/Cambridge, San Francisco, San Diego, Seattle, Boulder and Cambridge, U.K.

BioMed also maintains a premier in-process development platform; its 3.4 million square feet of Class A properties currently under construction along with an additional 7.8 million square feet of future development opportunities in core innovation markets are poised to meet the growing demand of the life science and technology industries.

BioMed Realty Portfolio Map



16.4M SF

across 93 (operating portfolio) assets located in six leading innovation markets in the U.S. and Cambridge, U.K.

Other: 572k SF existing portfolio
(includes all assets operated by BioMed)

3.4M SF

of active development pipeline

7.8M SF

of future development pipeline



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