

MILLBRAE

ALEXANDRIA CENTER  
FOR LIFE SCIENCE



675,000 SF TRANSIT ORIENTED  
**LAB/OFFICE**  
**MILLBRAE CAMPUS**



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# Welcome to ACLS Millbrae

The Alexandria Center for Life Science in Millbrae offers three seven-story buildings with Class A lab/office space. This 675,000 square foot purpose-built campus can accommodate mission critical facilities. Project highlights include:

- Large, efficient floorplates
- Uniquely located on both **Millbrae Caltrain** and **BART stations**, providing access to Bay Area-wide talent
- Distinctive architecture and design
- Fully amenitized campus including generous outdoor collaborative areas, cafe, conferencing center and fitness center
- Convenient access to SFO, 101 and 280 freeways
- Robust MEP systems to support laboratory buildout
- All-electric, LEED certified campus with eco-friendly improvements including solar and EV stations







**LEASED**

230 Harriet Tubman Way

**±185K RSF**

231 Adrian Road

**±200K RSF**

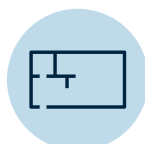
30 Rollins Road

**Amenity**  
Building

**ACLS Millbrae**  
is designed for  
ultimate flexibility.



**675,000 SF**  
3-building campus



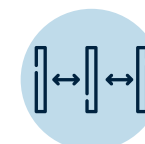
**40–57k SF**  
Large, Open Floorplates



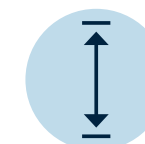
**927**  
Total Parking Spaces  
in secured parking garage



**100 lbs/SF**  
Live Load Capacity



**33' x 33'**  
Typical Column Spacing



**16'**  
Typical Floor-to-Floor Height





# Space to ignite ideas

Productivity, innovation, retention, recruiting: Whatever your priority, ACLS Millbrae's vibrant environment makes it easier to care for your people. Whether collaborating and connecting in the rooftop garden, refreshing the mind at the full-service fitness center or re-energizing at the cafe — ACLS Millbrae offers best-in-class amenity space.



**Cafe**  
with healthy food options



**Conference**  
center



**Fitness**  
center with locker  
& shower facilities







# Environmental responsibility

Alexandria strives to make a positive impact on society by developing and operating efficient and healthy buildings, reducing carbon emissions, mitigating climate risk, and advancing human health and nutrition.



**ALL ELECTRIC**  
Commercial lab building



**WALKABLE**  
to public transportation



Achieve  
**LEED GOLD**  
certification for new ground-up development projects



Carbon Cure  
**SUSTAINABLE**  
Concrete technology



Estimated  
**50-60% FEWER**  
Carbon emissions per year than comparable lab/office buildings



**DESIGN  
CERTIFICATION**



**93**  
EV charging stations



**HEALTH &  
SAFETY RATED**





## Outdoor Plaza & Cafe







# Outdoor Plaza & Cafe





# Uniquely located on two mass transit stations

## Caltrain

### Millbrae Station To

Downtown San Francisco  
Baby Bullet: 18 Minutes

Downtown Palo Alto  
Baby Bullet: 21 Minutes

Downtown San Jose  
Baby Bullet: 43 Minutes

## BART

### Millbrae Station To

Downtown San Francisco  
30 Minutes

Downtown Oakland  
40 Minutes







## Restaurants

- |                              |                               |                                |
|------------------------------|-------------------------------|--------------------------------|
| 1. El Super Burrito          | 13. Thai Stick Restaurant     | 25. Grill & Vine               |
| 2. Little Whale Seafood      | 14. The Kitchen               | 26. New England Lobster Market |
| 3. Big Mouth Burgers         | 15. Sweet Indulgence Inc.     | 27. Hangar Steak               |
| 4. Shanghai Dumpling Shop    | 16. Cheung Hing Restaurant    | 28. Joe's Cafe By the Bay      |
| 5. Sixteen Mile House        | 17. Hot Pot Garden            | 29. Taylor's Bay Cafe & Deli   |
| 6. Zen Sushi Bistro          | 18. La PetiteCamille          | 30. New World Cafe             |
| 7. Sushi Kei                 | 19. Hoysun Seafood Restaurant | 31. Agenzen Japanese Cuisine   |
| 8. La Collina                | 20. Kanoya                    | 32. In-N-Out Burger            |
| 9. Fiddlers Green            | 21. Peter's Cafe              | 33. Panera Bread               |
| 10. Tai Wu Restaurant        | 22. Hong Kong Flower Lounge   | 34. L&L Hawaiian Barbecue      |
| 11. The Third Eye Restaurant | 23. Nothing Bundt Cakes       |                                |
| 12. Bamboo Garden            | 24. Restaurant Bay Watch      |                                |

## Hotels

- 1. Aloft
- 2. The Westin
- 3. Hampton Inn & Suites
- 4. Marriott Waterfront

## Transportation

-  BART
-  Caltrain





ALEXANDRIA®

Building the Future of Life-Changing Innovation™

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