

±85,420 SF

New Class A+ R&D/Life Science/Office Building
For Sublease

3380
COYOTE
HILL ROAD
PALO ALTO



Interior improvements to be completed Spring 2024

STEVE CLARK
+1 650 480 2209
steve.clark@jll.com
Lic # 01507167

COLE SMITH
+1 650 480 2230
cole.smith@jll.com
Lic # 01948128



Jones Lang LaSalle Brokerage Inc.
Lic # 01856260

PROPERTY HIGHLIGHTS

3380
COYOTE
HILL ROAD
PALO ALTO

- The building is located on an elevated site with expansive Bay Area views.
- 15'-18' slab to slab with floor-to-ceiling glass providing tremendous natural light and views.
- 3.1/1,000 parking (245 stalls; additional 19 could be made available). Surface and underground parking dedicated to building with existing EV charging stations in place. Abundant bike parking.
- New low environmental impact landscaping and outdoor areas.
- Efficient floorplans provide flexibility for a variety of uses (tech, life science, R&D etc.).
- 2 patios and an outdoor terrace
- LEED Silver Construction
- 100lbs/sf live load capacity type. Portion of ground floor is designed for 120lbs/sf capacity.
- 2,500amp electrical service
- 250kw PV solar rooftop array
- 130 ton cooling unit at north roof; 50 ton cooling unit at south roof
- Exterior pad with space for 500kw generator (not provided)



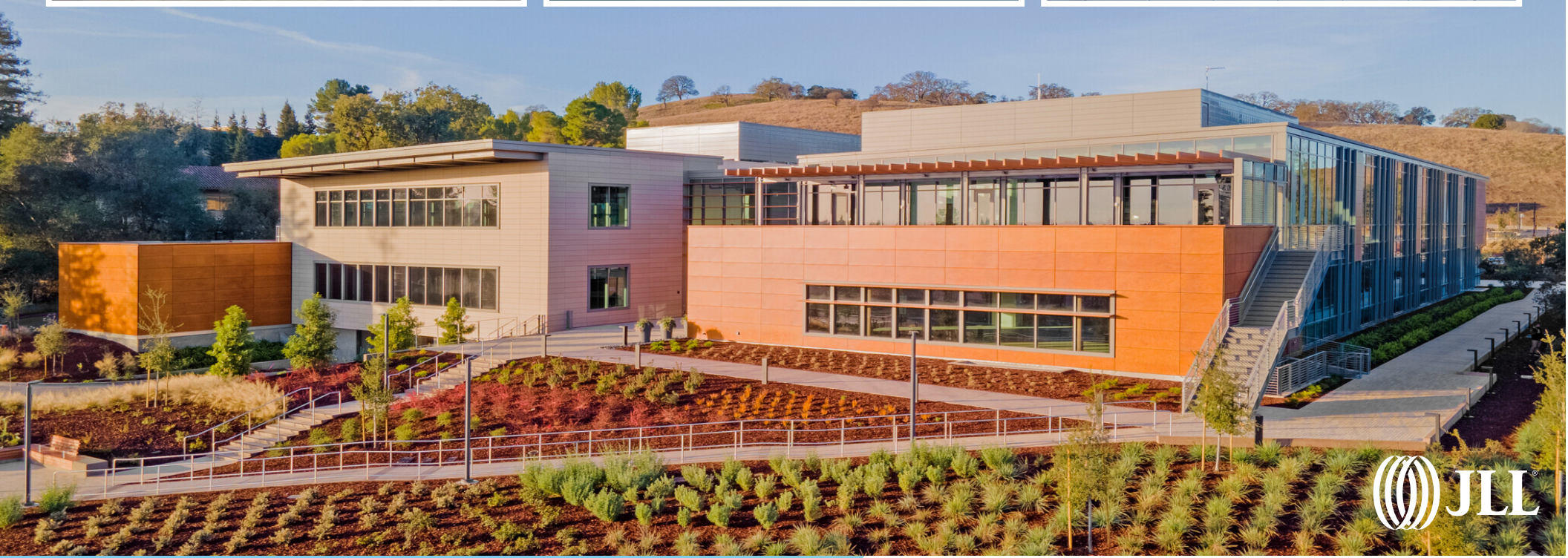
Exterior Landscaping



Solar Panels

PROPERTY PHOTOS

3380
COYOTE
HILL ROAD
PALO ALTO



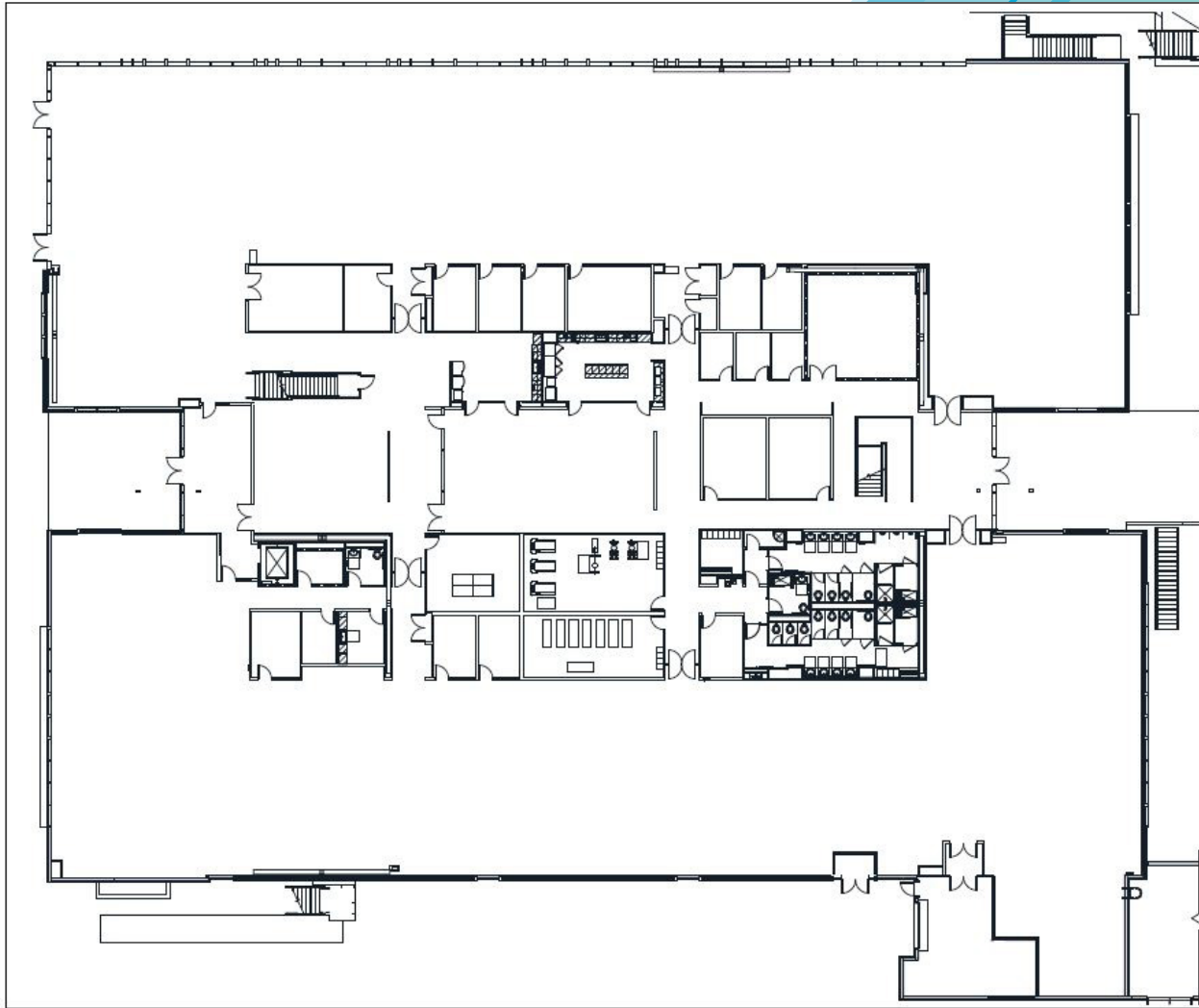
FLOOR PLAN

FIRST FLOOR - MARKET READY PLAN

SPRING 2024 COMPLETION

±42,710 SF

3380
COYOTE
HILL ROAD
PALO ALTO



STEVE CLARK
+1 650 480 2209
steve.clark@jll.com
Lic # 01507167

COLE SMITH
+1 650 480 2230
cole.smith@jll.com
Lic # 01948128

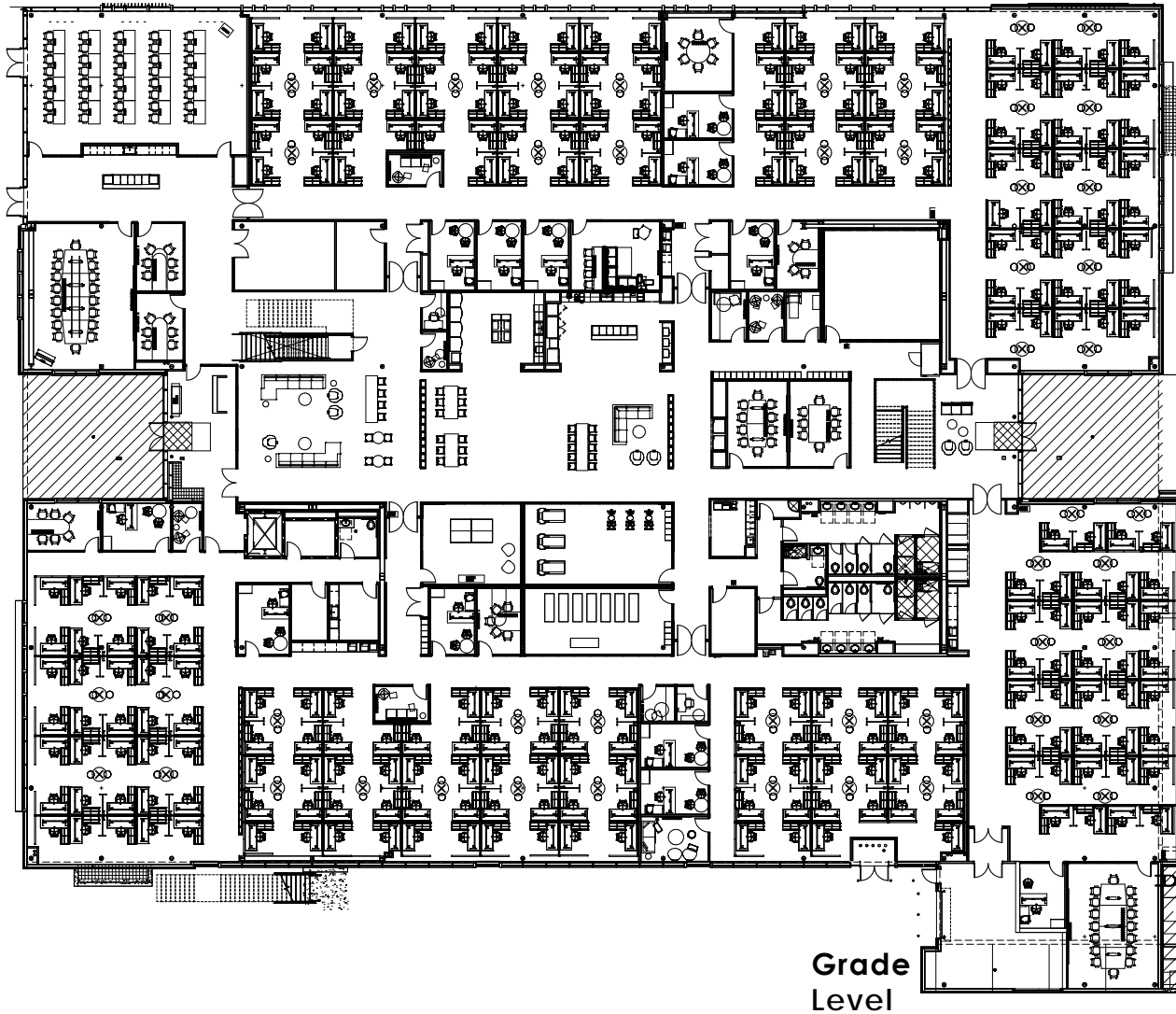


FLOOR PLAN

HYPOTHETICAL FIRST FLOOR - TECH OFFICE

±42,710 SF

3380
COYOTE
HILL ROAD
PALO ALTO



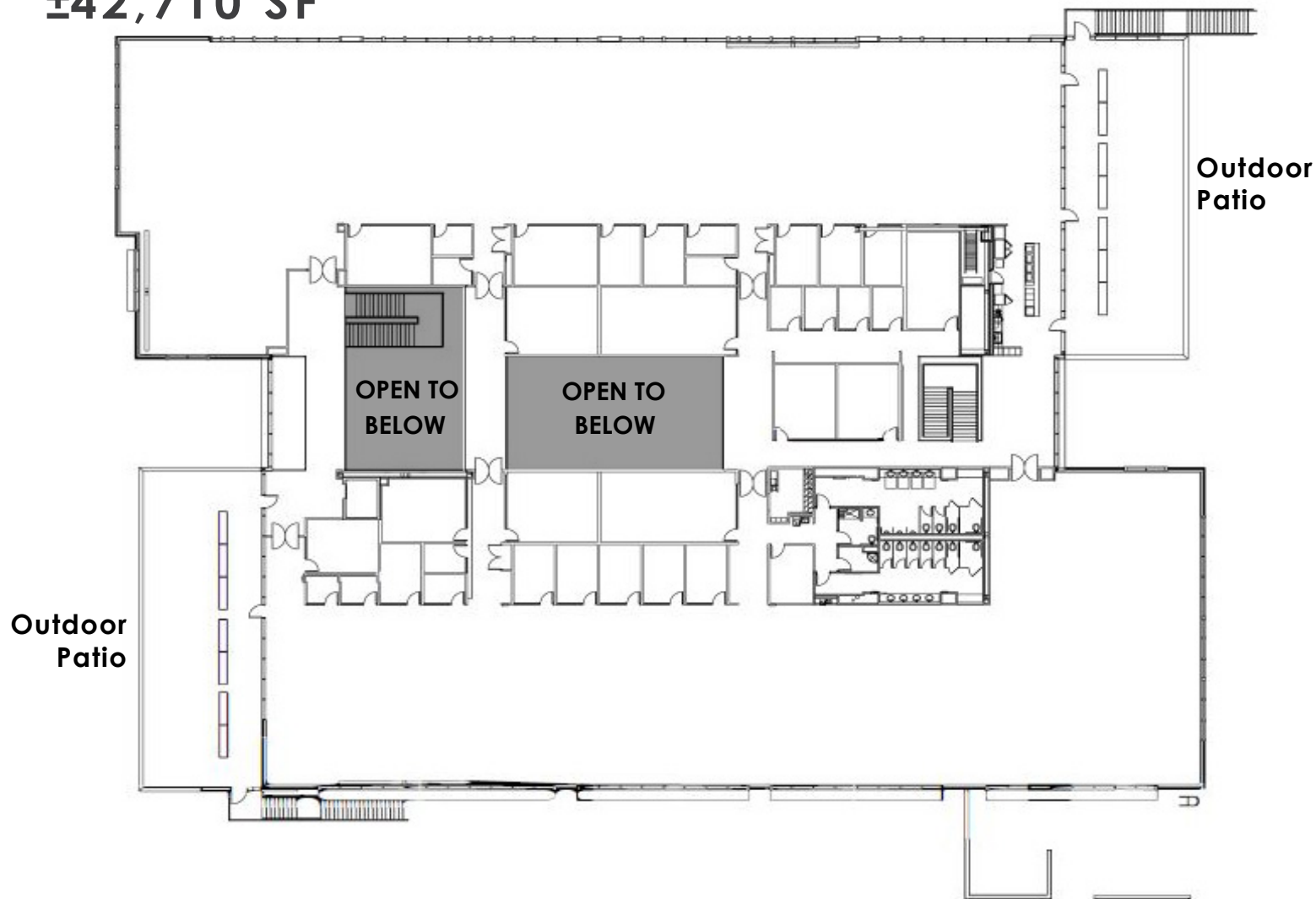
FLOOR PLAN

SECOND FLOOR - MARKET READY PLAN

SPRING 2024 COMPLETION

±42,710 SF

3380
COYOTE
HILL ROAD
PALO ALTO



STEVE CLARK
+1 650 480 2209
steve.clark@jll.com
Lic # 01507167

COLE SMITH
+1 650 480 2230
cole.smith@jll.com
Lic # 01948128

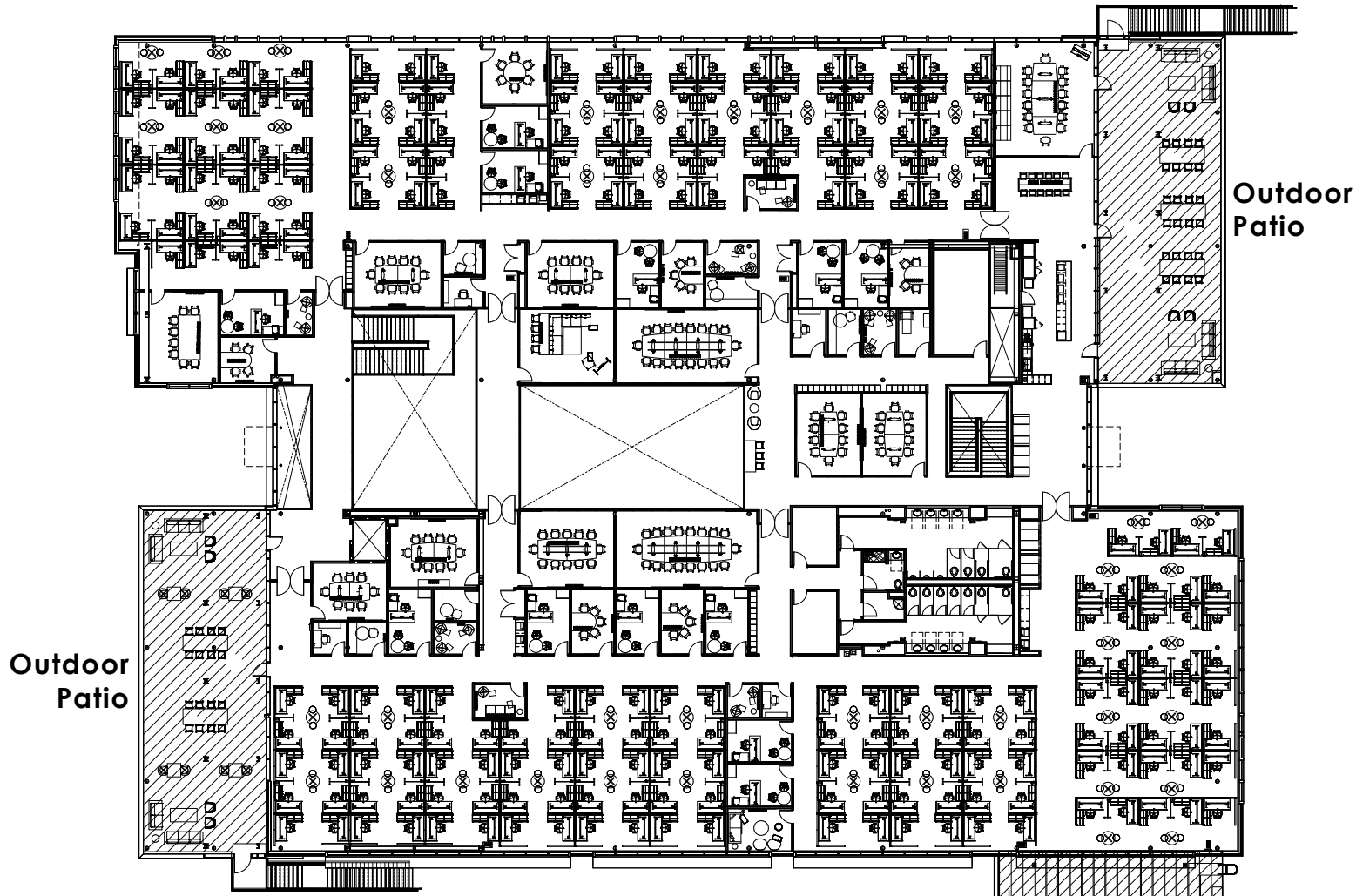


FLOOR PLAN

HYPOTHETICAL SECOND FLOOR - TECH OFFICE

±42,710 SF

3380
COYOTE
HILL ROAD
PALO ALTO

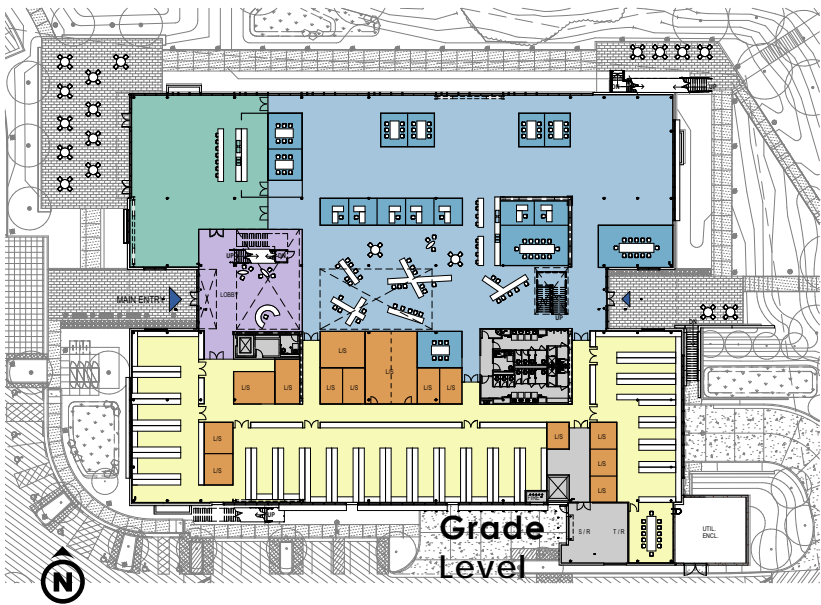


FLOOR PLAN

HYPOTHETICAL LAB LAYOUT

3380
COYOTE
HILL ROAD
PALO ALTO

COYOTE HILL RD



FIRST FLOOR

HILLVIEW AVE



AREA LEGEND

- RECEPTION
- OPEN OFFICE
- CONFERENCE
- EXTERIOR DECKS
- LABS
- LABS SUPPORT
- CORE

SECOND FLOOR

STANFORD RESEARCH PARK

With its distinguished Palo Alto address, proximity to numerous venture capital firms, and access to Stanford University and its alumni, Stanford Research Park is a sustainable and reputable location for all tenants. The Park's diverse tenant roster includes Fortune 500 companies such as Ford Motor Company and SAP; innovative companies like Woven by Toyota and Tesla; and life sciences incubators like Alexandria LaunchLabs. Stanford Research Park has also seen recent demand in the life science sector with Jazz Pharmaceuticals, Varian Medical Systems, DuPont Biosciences, and Guardant Health. Its close proximity to the Stanford University campus lends many entrepreneurial alumni a home to scale their start-ups or base a company headquarters, making it a dynamic center for innovation and creativity.



THE HUB

[The Hub at Stanford Research Park](#) (3215 Porter Drive) is a great central location for people who work in the park to grab coffee, host meetings, and learn from others through workshops and speaker series. Enjoy a variety of social opportunities, including cultural and holiday celebrations.



Learn from the experts at the lunch & learns, speaker series, and wellness workshops.



Grab a cup of coffee and breakfast or lunch at the Coupa Café.



Get your bike tuned up at Mike's Bikes Repair Shop.



The Hub is the home to SRPGO, Stanford Research Park's comprehensive commuter transportation program.











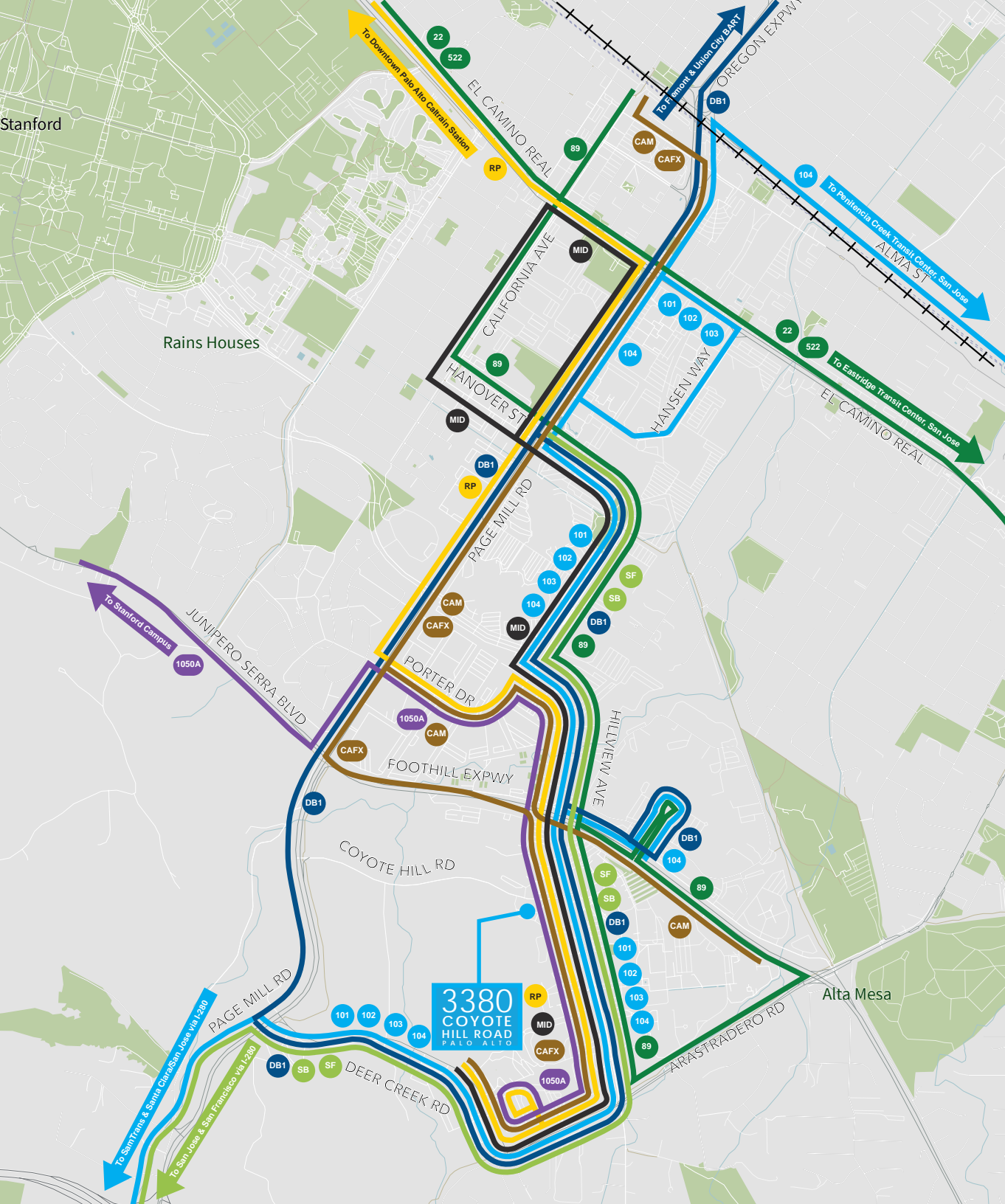
The Hub provides conference & catering services.

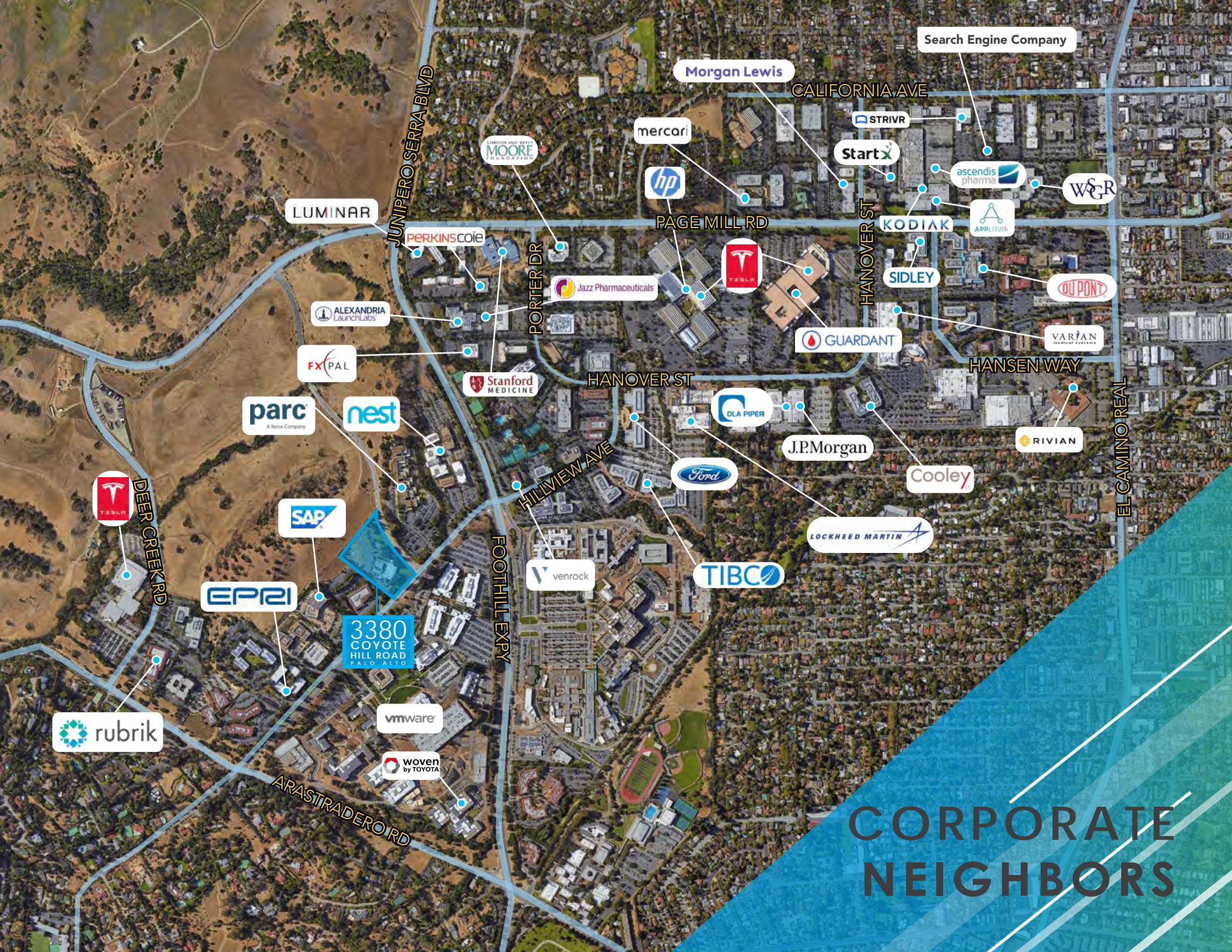


NEARBY TRANSIT

Click on the key below for more
info/schedules

-  VTA Express Buses
-  VTA Local & Rapid Buses
-  Dumbarton Express
-  Stanford Marguerite (to Palo Alto)
-  Stanford Marguerite (to Campus)
-  Research Park Shuttle (to Cal Ave)
-  SRPGO California Ave. Mid-day
-  SRPGO Commuter Buses





Search Engine Company

Morgan Lewis

CALIFORNIA AVE

mercari

STRIVR

startx

ascendis
pharma

W&R

LUMINAR

PERKINScoie

PAGE MILL RD

hp

KODIAK

APPLIWIN

SIDLEY

DUPONT

Jazz Pharmaceuticals

TESLA

GUARDANT

VARIAN
MEDICAL SYSTEMS

ALEXANDRIA
Launchlabs

FXPAL

Stanford
MEDICINE

HANOVER ST

HANSEN WAY

parc
A Xerox Company

nest

DLA PIPER

RIVIAN

TESLA

DEER CREEK RD

SAP

HILLVIEW AVE

Ford

J.P.Morgan

Cooley

EPR2I

3380
COYOTE
HILL ROAD
PALO ALTO

venrock

TIBCO

LOCKHEED MARTIN

rubrik

vmware

woven
by TOYOTA

ARASTRADERO RD

FOOTHILL EXPY

EL CAMINO REAL

CORPORATE
NEIGHBORS

AMENITIES

Employees at 3380 Coyote Hill Road will enjoy the extensive amenities of Palo Alto. A short drive from 3380 Coyote Hill, the amenity rich California Avenue district and downtown Los Altos offer a wide variety of shopping and dining options all within minutes. Stanford Shopping Center, an open-aided, garden-lined, regional mall with high-end department stores, boutiques, specialty shops, and eateries also provides an abundance of retail and dining. Stanford Research Park offers a variety of parks and walking trails to take advantage of the wonderful setting and proximity to open space.

DISTANCE

Caltrain Stations:
California Ave: 2.5 mi.
University Ave: 4.1 mi.

GROCERS

Sigona's Farmers Market
 Mollie Stone's Markets
 Grocery Outlet
 Safeway
 Trader Joe's
 Whole Food Markets

EATERIES

Pizzeria Delfina
 Saint Michael's Alley
 Tacolicious
 Mendocino Farms
 Nobu Palo Alto
 Coconuts
 Reposado
 Nola
 Ramen Nagi
 sweetgreen
 Crepevine

Sushirrito
 Ike's Sandwiches
 Mademoiselle Colette
 Salt & Straw
 The Patio
 Verve Coffee
 Shake Shack
 Chipotle
 The Melt
 Fleming's
 Pressed Juicery
 Orens Hummus
 Thaiphoon Restaurant
 Teleferic Barcelona
 Bare Bowls
 Tamarine
 Joe the Juice
 Pho Bahn Mi
 Coupa Cafe
 Taqueria El Grullense
 L&L Hawaiian
 Pizz'a Chicago
 The Treehouse
 Terun
 Cafe Pro Bono
 Lotus Thai Bistro

Kali Greek Kitchen
 Backyard Kitchen
 Baume
 Vitality Bowls
 Ray's
 Bon Appetit @VMware
 Blue Bottle
 Boba Guys
 Peet's Coffee
 Starbucks
 Printer's Cafe
 Philz Coffee
 and many more...

ENTERTAINMENT

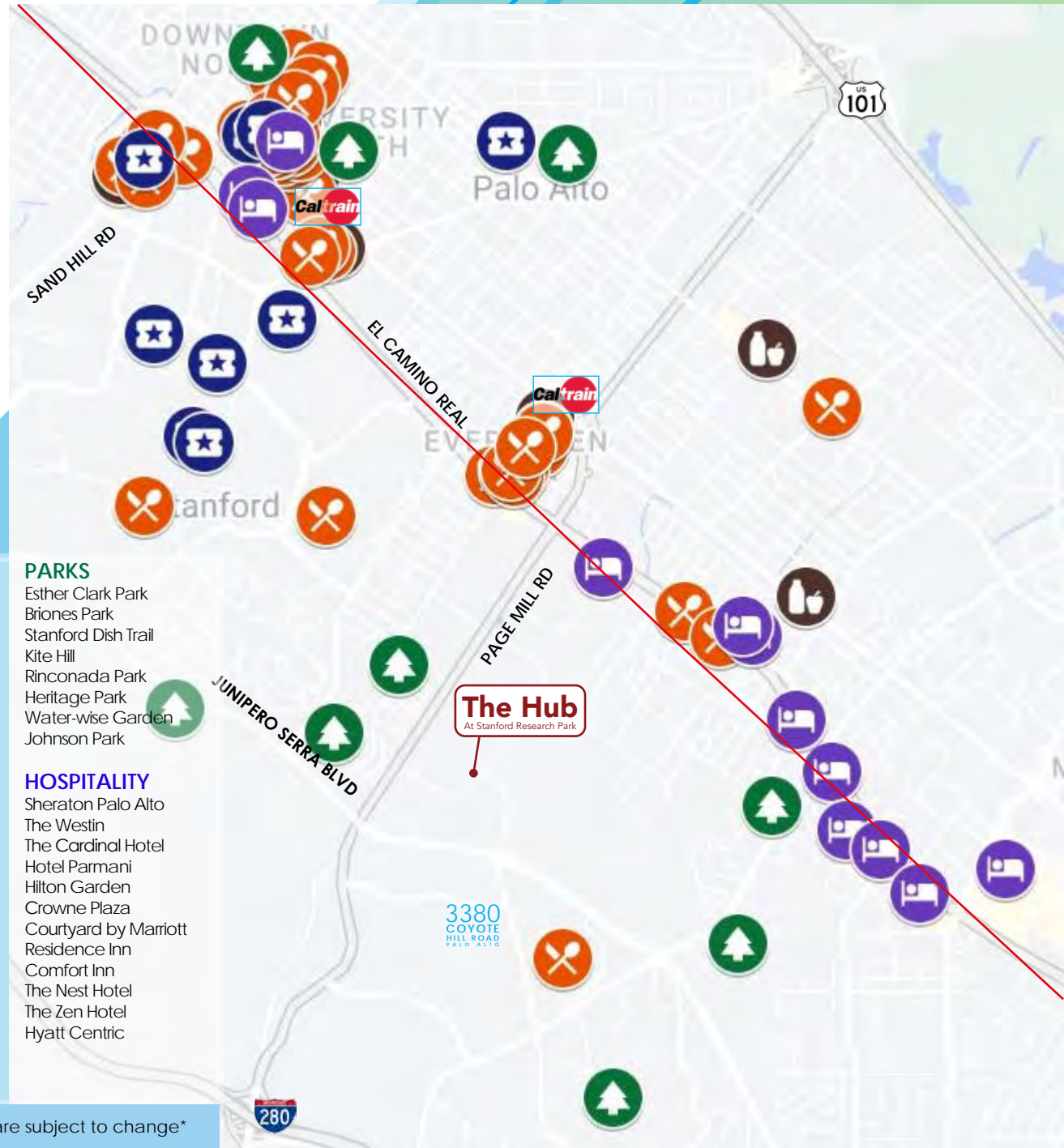
Stanford Shopping Center
 TheatreWorks
 Landmark's Aquarius Theater
 Stanford Theatre
 Stanford Stadium
 Bing Concert hall
 Stanford Art Gallery
 Hoover Tower
 Anderson Collection

PARKS

Esther Clark Park
 Briones Park
 Stanford Dish Trail
 Kite Hill
 Rinconada Park
 Heritage Park
 Water-wise Garden
 Johnson Park

HOSPITALITY

Sheraton Palo Alto
 The Westin
 The Cardinal Hotel
 Hotel Parmani
 Hilton Garden
 Crowne Plaza
 Courtyard by Marriott
 Residence Inn
 Comfort Inn
 The Nest Hotel
 The Zen Hotel
 Hyatt Centric



Above are examples of pre-covid amenities: hours of operation are subject to change

3380 COYOTE HILL ROAD PALO ALTO

STEVE CLARK
+1 650 480 2209
steve.clark@jll.com
Lic # 01507167

COLE SMITH
+1 650 480 2230
cole.smith@jll.com
Lic # 01948128



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.