

NEW LAB SUITES

*±46,260 SF Available - Divisible to ±11,486 SF*



ALEXANDRIA  
Building the Future of Life-Changing Innovation®

PALO ALTO

# HILLVIEW CAMPUS

3440 & 3450 HILLVIEW AVE





## *Campus Features*

---



Parking ratio - 3/1000



Additional laboratory/office TIAs  
available to qualified tenants



Expansive views of the Palo  
Alto hills



Easy access to Highway 280



Marguerite Shuttle stop  
to California Avenue and  
Downtown Palo Alto

# Suite Features

## 3440 HILLVIEW VIEW



±14,874 SF available



Move-in ready, plug-and-play  
Class A laboratory space



Fully built-out turnkey lab and  
office suite



Includes CDA, house vac, and  
emergency generator



Fully furnished office area

## 3450 HILLVIEW VIEW



Totaling ±31,386 SF available  
(Divisible to ±11,486 -  
±19,900 SF)



TI ready lab shell available now





3460 HILLVIEW

3450 HILLVIEW  
**±31,386 SF**  
Divisible to  
±11,486 RSF - ±19,900 RSF

3440 HILLVIEW  
**±14,874 SF**

3412 HILLVIEW

3420 HILLVIEW

Hillview Ave

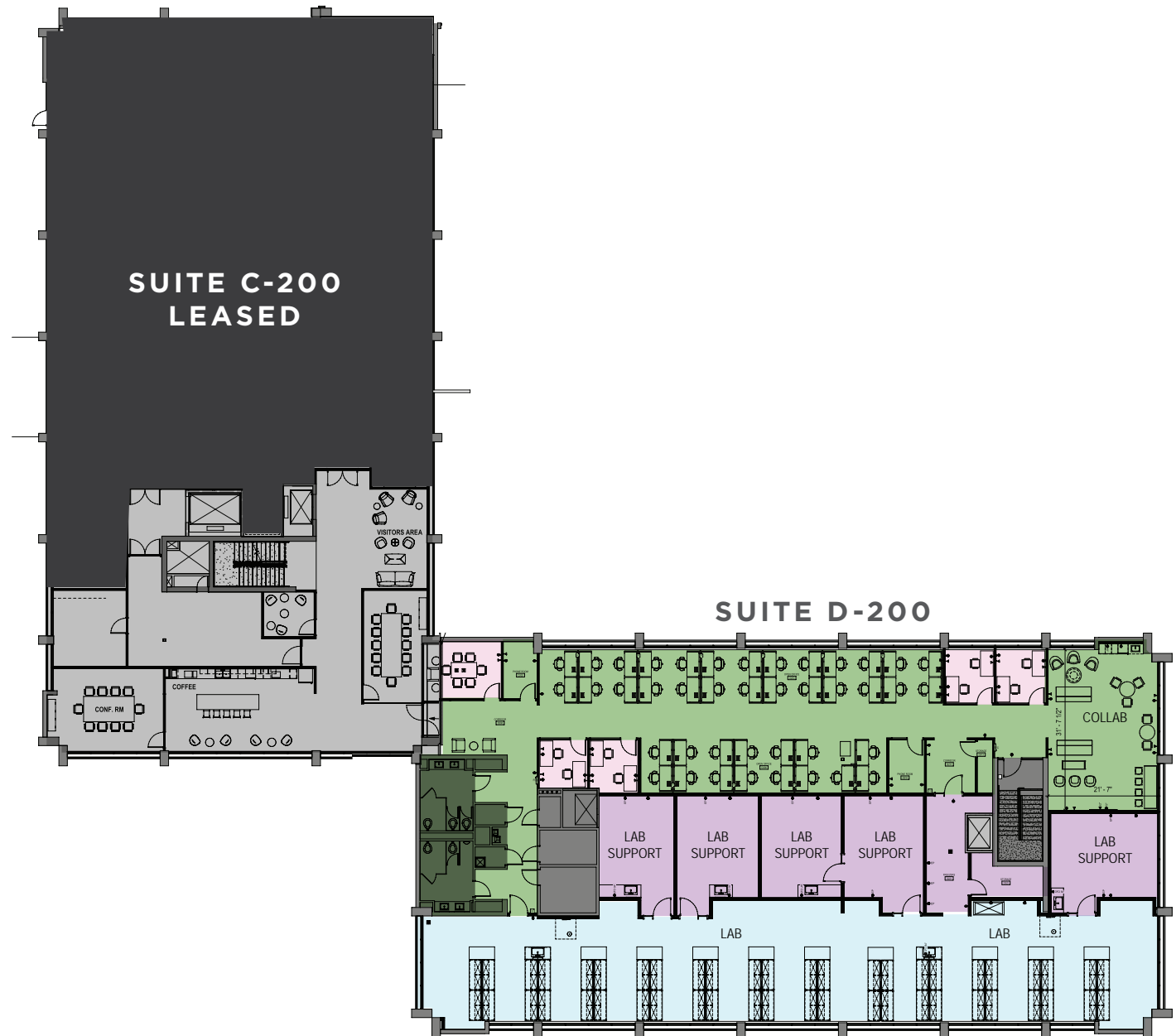
3440 Hillview

±14,874  
Square Feet

*Suite D-200*  
*brand new lab space*

**LEGEND**

- 44 Lab Benches
- 5 Lab Support Rooms
- 5 Offices
- 41 Workstations
- Common Area



# 3450 Hillview

**±31,386**

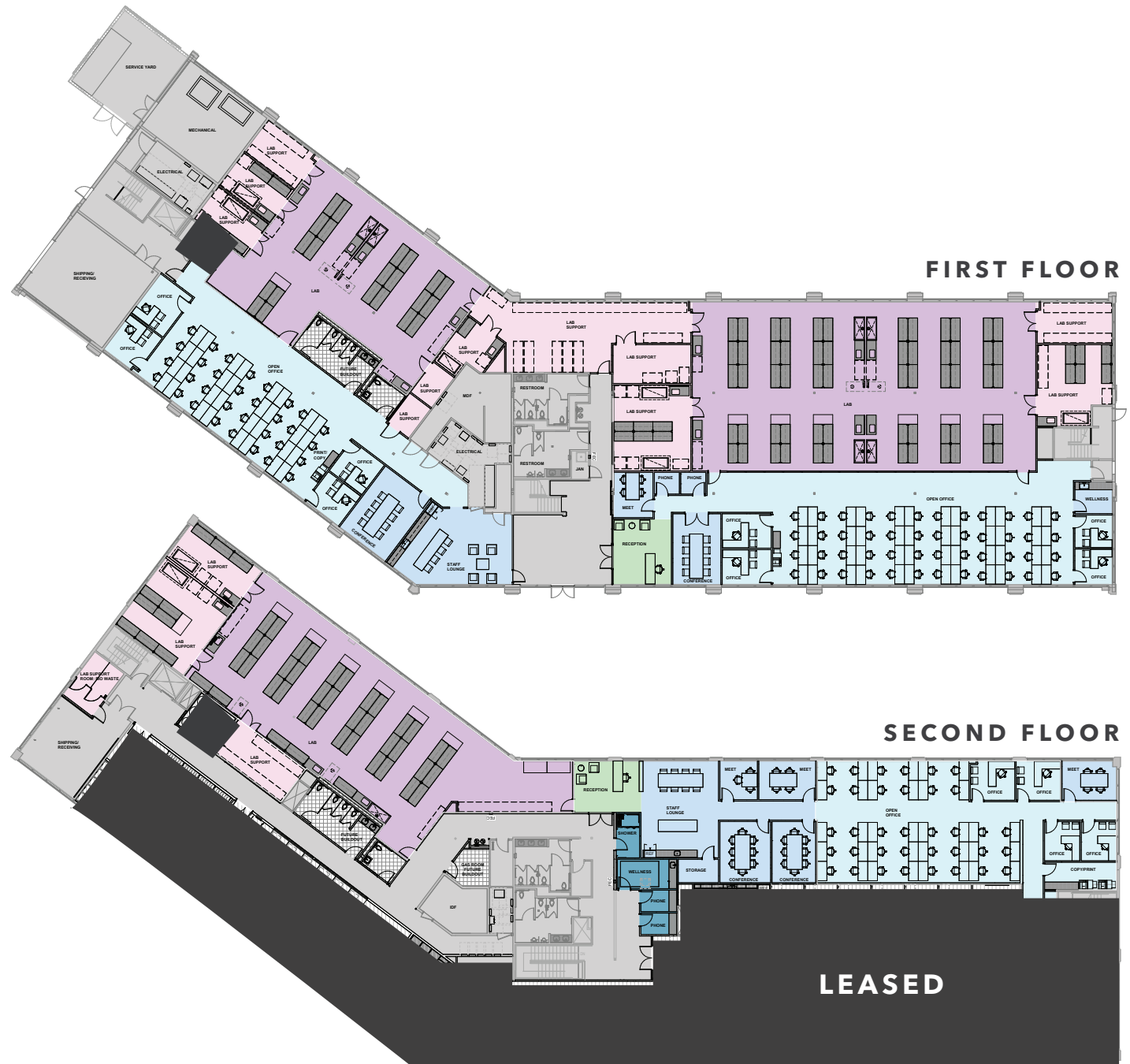
Square Feet

Divisible to ±11,486 SF - ±19,900 SF

## *hypothetical layout*

### LEGEND

- Office
- Collaborative
- Common Area
- Lobby
- Lab
- Lab Support
- Building Support
- Building Core
- Service Yard



\*Hypothetical plan for illustration purposes. Landlord delivering a TI ready lab core and shell.





# Transportation / Amenities

8

MINS TO CALIFORNIA AVE CALTRAIN



9

MINS TO STANFORD UNIVERSITY



## DOWNTOWN PA

Blue Bottle	LYFE Kitchen
Coupa Cafe	Pampas
Tacolicious	Rangoon Ruby
Pizzeria Delfina	Philz Coffee
Paxti's Pizza	Whole Foods
Oren's Hummus	Buca di Beppo
Curry Up Now	JOYA
The Patio	Pluto's
Nola	Gong Cha
Il Fornaio	Cafe Venetia

## RAVENSWOOD

Jamba Juice  
Togo's  
Wingstop  
The Home Depot  
Nordstrom Rack  
Office Depot  
Starbucks  
Mi Pueblo

## EDGEWOOD PLAZA

House of Bagels  
Starbucks  
Orange Theory  
Chase Bank  
Chef Zhao  
Kitchen  
Supercuts

## MIDTOWN

Round Table Pizza  
Mike's Cafe  
Starbucks  
Subway  
Wells Fargo  
Chase  
Sancho's  
Walgreens  
CVS  
Safeway

## STANFORD SHOPPING CENTER

Fleming's	The Melt
Urban Outfitters	Starbucks
Bloomingdale's	Banana Republic
Jamba Juice	Finish Line
Pottery Barn	Sprinkles
Abercrombie & Fitch	Victoria Secret
J.Jill	Sephora
Macy's	Neiman Marcus
True Food Kitchen	Gap

## CHARLESTON PLAZA

In-n-out	Costco
Chipotle	Michaels
Krispy Kreme	Best Buy
Costco	REI
Ross Dress for Less	Bed Bath & Beyond
	PetSmart

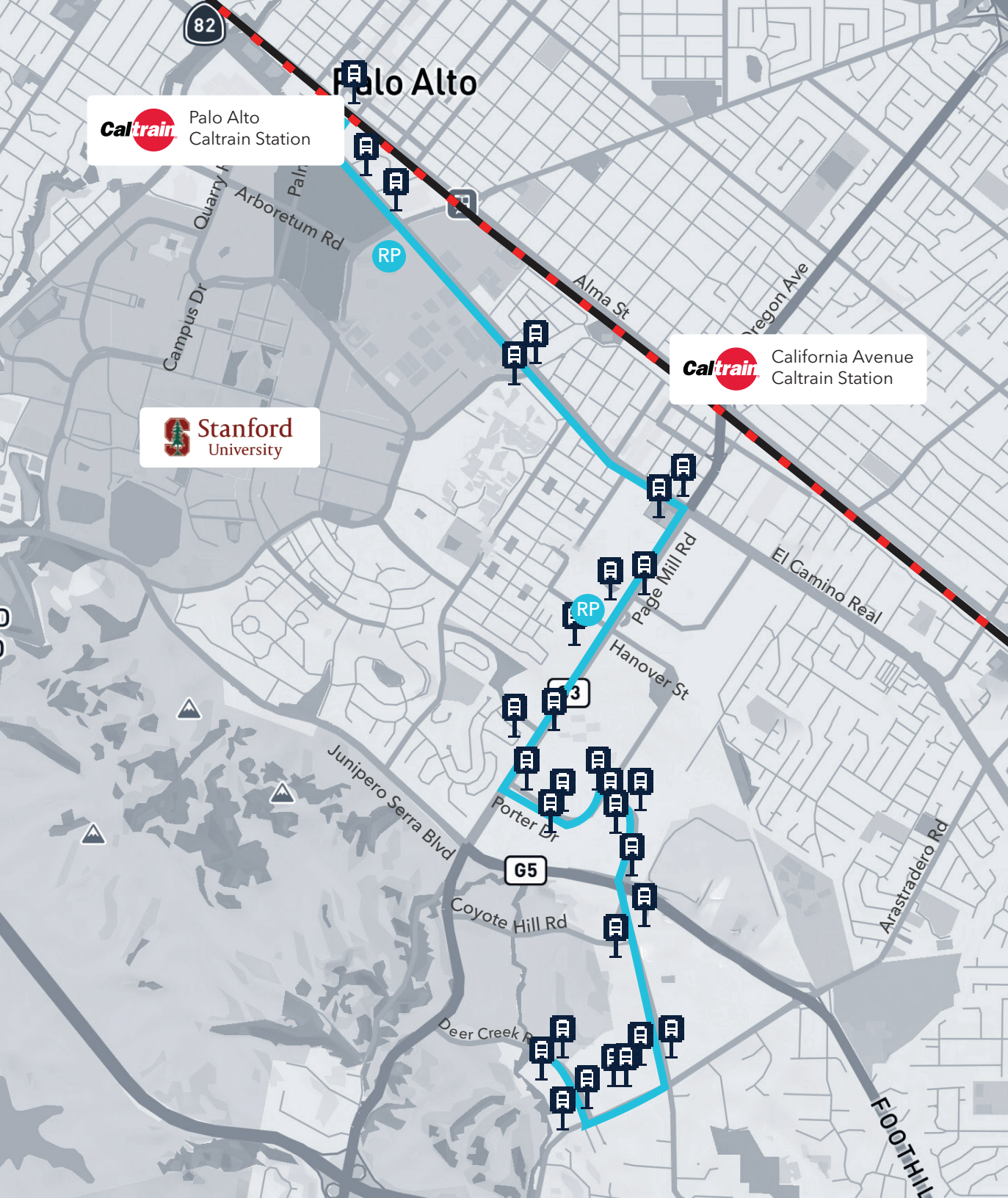
## CALIFORNIA AVE

Palo Alto Sol	Pieology
Subway	Baume
The Counter	Bank of the West
Chipotle	Terun
Pure Barre	Pastis
Citibank	Starbucks

## SAN ANTONIO CENTER

The Counter	Citibank
Veggie Grill	Safeway
Pacific Catch	24 Hour Fitness
Trader Joe's	Nekter Juice Bar
Jersey Mike's	BevMo!
Peet's Coffee	Walmart
Chef Chu's	Kohl's
Whole Foods	Paul Martin's
Chase Bank	Sushi 88 & Ramen

3440 & 3450  
HILLVIEW  
AVE



# Marguerite Shuttle

Easy connections to caltrain with free Marguerite shuttle stop

## AM Weekday Service (Mon - Fri)

(#216)	(#127)	(#183)	(#184)	(#255)	(#186)	(#193)	(#190)
PATC BUS DEPOT BAY #3	ON EL CAMINO REAL SB @ CALIFORNI A AVE	ON PAGE MILL RD @ EL CAMINO REAL SB	1290 PAGE MILL RD @ HANOVER ST	3170 PORTER DRIVE	ON HILLVIEW AVENUE @ COYOTE HILL ROAD	1070 ARASTRAD ERO ROAD @ FRONT DOOR	3475 DEER CREEK ROAD
6:54 a	7:00 a	7:03 a	7:05 a	7:08 a	7:12 a	7:14 a	7:21 a
7:06 a	7:12 a	7:15 a	7:17 a	7:20 a	7:24 a	7:26 a	7:33 a
7:21 a	7:27 a	7:30 a	7:32 a	7:35 a	7:39 a	7:41 a	7:48 a
7:54 a	8:00 a	8:03 a	8:05 a	8:08 a	8:12 a	8:14 a	8:21 a
8:06 a	8:12 a	8:15 a	8:17 a	8:20 a	8:24 a	8:26 a	8:33 a
8:21 a	8:27 a	8:30 a	8:32 a	8:35 a	8:39 a	8:41 a	8:48 a
8:54 a	9:00 a	9:03 a	9:05 a	9:08 a	9:12 a	9:14 a	9:21 a
9:06 a	9:12 a	9:15 a	9:17 a	9:20 a	9:24 a	9:26 a	9:33 a
9:21 a	9:27 a	9:30 a	9:32 a	9:35 a	9:39 a	9:41 a	9:48 a
9:46 a	9:52 a	9:55 a	9:57 a	10:00 a	10:04 a	10:06 a	10:13 a

## PM P.M. Weekday Service (Mon - Fri)

(#191)	(#193)	(#195)	(#256)	(#197)	(#218)	(#126)	(#66)
3500 DEER CREEK ROAD	1070 ARASTRAD -ERO ROAD @ FRONT DOOR	3405 HILLVIEW AVENUE	3165 PORTER DRIVE	ACROSS FROM 1290 PAGE MILL ROAD @ HANOVER STREET	ON EL CAMINO REAL NB @ OREGON EXPY	ON EL CAMINO REAL NB @ CAL. AVENUE	UNI. CIRCLE @ CALTRAIN PLATFORM
3:19 p	3:21 p	3:24 p	3:28 p	3:32 p	3:35 p	3:37 p	3:48 p
3:35 p	3:37 p	3:40 p	3:44 p	3:48 p	3:51 p	3:53 p	4:04 p
3:45 p	3:47 p	3:50 p	3:54 p	3:58 p	4:01 p	4:03 p	4:14 p
4:19 p	4:21 p	4:24 p	4:28 p	4:32 p	4:35 p	4:37 p	4:48 p
4:35 p	4:37 p	4:40 p	4:44 p	4:48 p	4:51 p	4:53 p	5:04 p
4:45 p	4:47 p	4:50 p	4:54 p	4:58 p	5:01 p	5:03 p	5:14 p
5:18 p	5:20 p	5:23 p	5:27 p	5:31 p	5:34 p	5:36 p	5:47 p
5:35 p	5:37 p	5:40 p	5:44 p	5:48 p	5:51 p	5:53 p	6:04 p
5:45 p	5:47 p	5:50 p	5:54 p	5:58 p	6:01 p	6:03 p	6:14 p
6:18 p	6:20 p	6:23 p	6:27 p	6:31 p	6:34 p	6:36 p	6:47 p

- ±1.2 Miles  
Page Mill Rd
- ±2.5 Miles  
Interstate 280
- ±3.8 Miles  
Highway 101

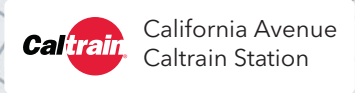
Weekdays (Including Martin Luther King, and winter campus closure)

Research Park

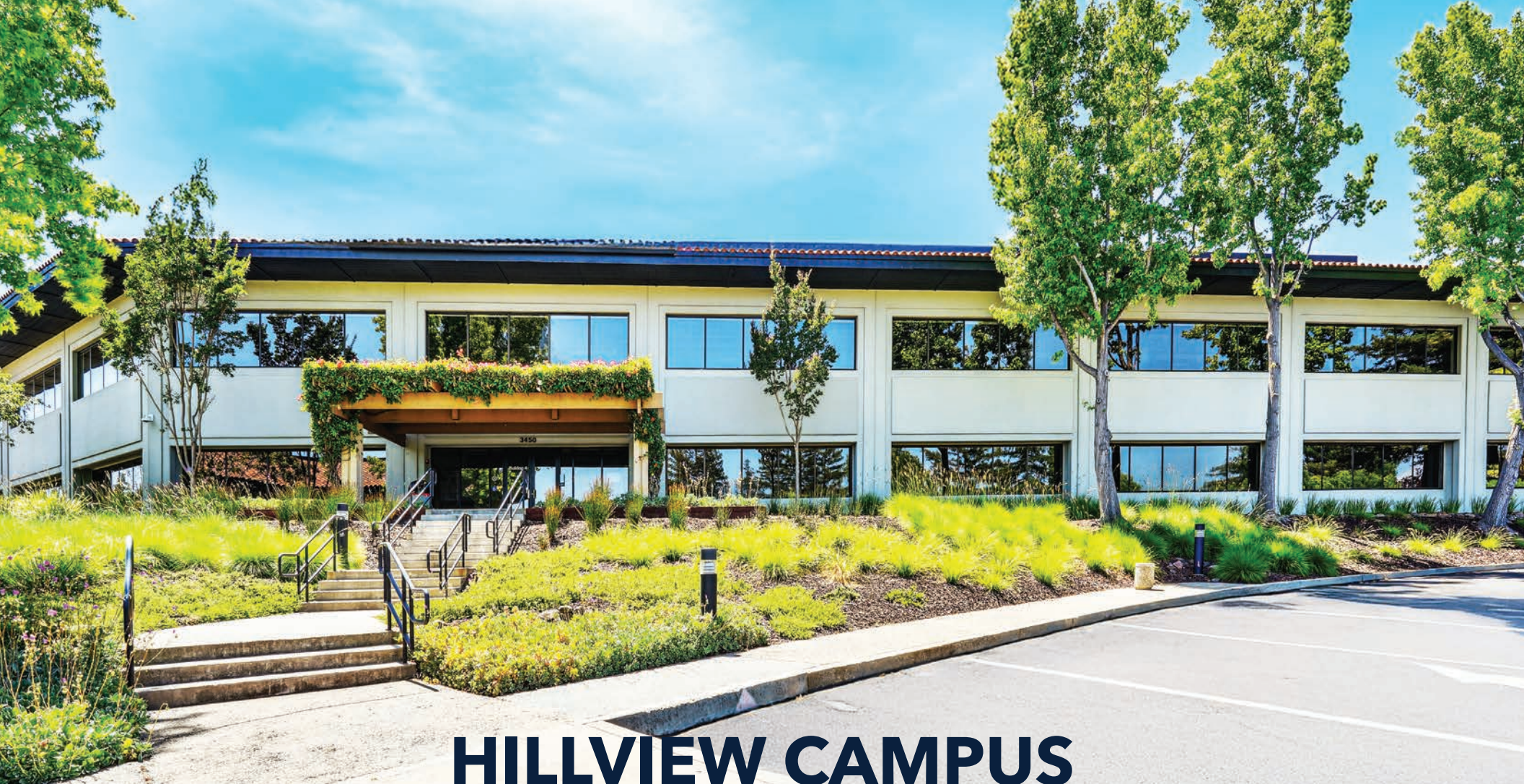
Marguerite Stop

# Stanford Research Park Alexandria Portfolio

Other Alexandria owned properties in Stanford Research Park



**3440 & 3450  
HILLVIEW  
AVE**



# HILLVIEW CAMPUS



## *Broker contact information*

**COLE  
SMITH**

Senior Managing Director  
650.480.2230  
Cole.Smith@jll.com  
Lic# 01948128

**GRANT  
YEATMAN**

Senior Managing Director  
510.465.9406  
Grant.Yeatman@jll.com  
Lic# 01972905

**SCOTT  
W. MILLER**

Executive Managing Director  
650.480.2199  
ScottW.Miller@jll.com  
Lic# 01457617

**BRET  
YERKOVICH**

Managing Director  
650.867.1646  
Bret.yerkovich@jll.com  
Lic# 01916826

**KYLE  
CALDWELL**

Managing Director  
949.378.2479  
Kyle.caldwell@jll.com  
Lic# 02014457

## *Alexandria contact information*



**ALEXANDRIA®**  
*Building the Future of Life-Changing Innovation®*

**TODD  
MILLER**

Senior Vice President | Leasing  
650.444.1295  
tmiller@are.com

**JEANETTE  
LI**

Senior Director | Market Research & Leasing  
415.321.3816  
jli@are.com

ALEXANDRIA REAL ESTATE EQUITIES, INC. | Confidential and Proprietary | Do Not Copy or Distribute | ALL RIGHTS RESERVED © 2025