

# 3280 Bayshore Blvd., Brisbane

Bldg. A: ±55,898 SF Office/Lab For Lease\*

\*Demisable by Floor or Suite



**BioMed Realty**  
Discover here.™



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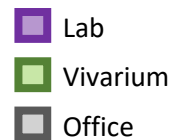
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## 1<sup>st</sup> Floor: ±10,753 - ±27,185 SF



## 2<sup>nd</sup> Floor: ±11,514 - ±28,713 SF



## Features



- Dedicated Shipping and Receiving Area
- Shared Tenant EV Charging Stations
- 2000 Amps Power
- ±5,400 SF Modern Vivarium with Lighting and BMS Controls
- 8 Full Labs, 3 Instrument Rooms and Washroom
- 11 Fume Hoods
- 2 Vivariums
- 150 kW and 350 kW Backup Generators
- House Gas N<sub>2</sub>/C<sub>02</sub> System with Dewar Storage Cage and Piping to Vivarium and Additional Labs
- House Vacuum
- Exercise Room and Large Break Area
- 56,000 SF Full Building Available Now



# Exterior Photos



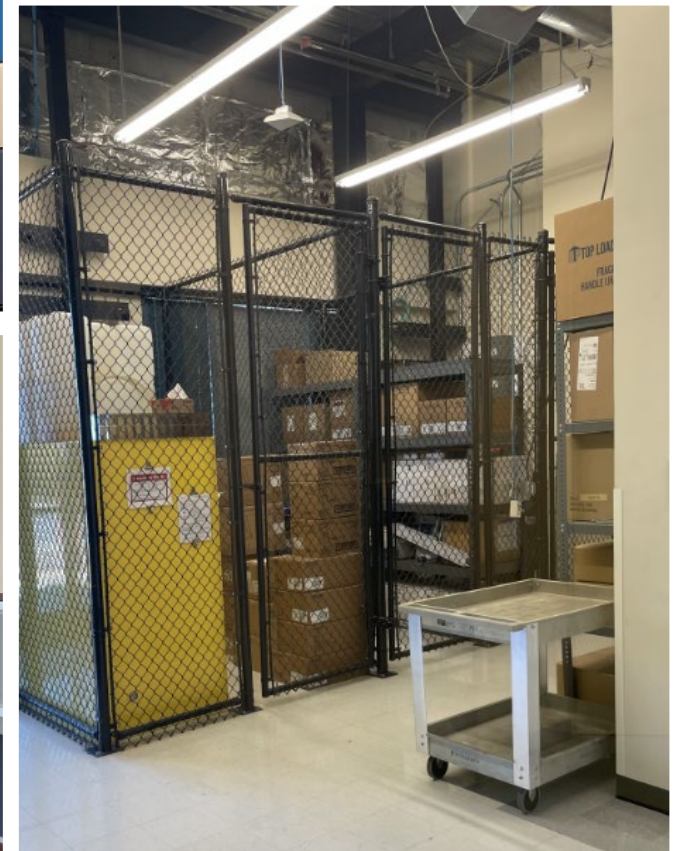
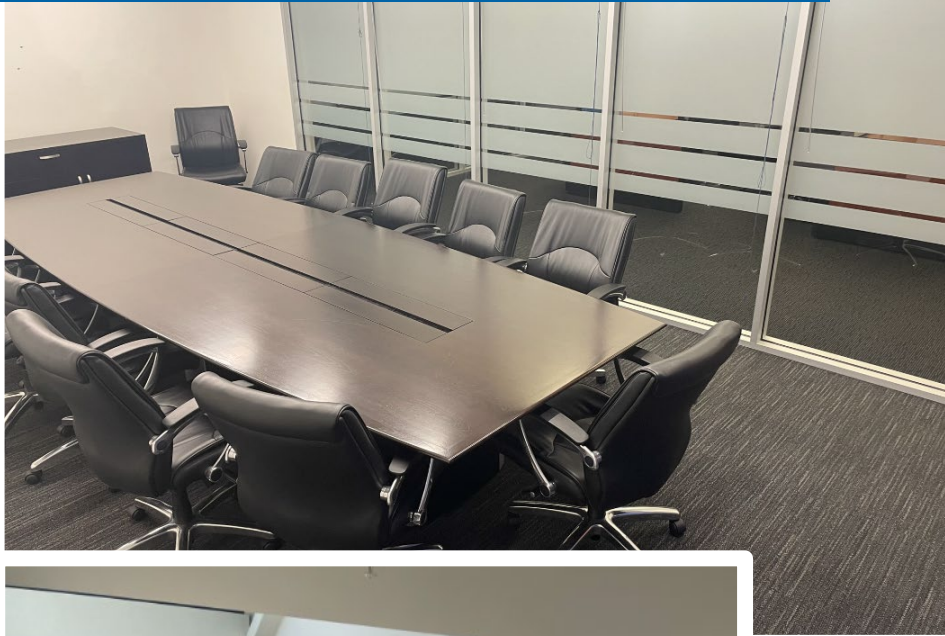


# Lab Photos





# Office Photos





# Project Location Map



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