

FOR LEASE

1205 - 1295 VETERANS BLVD, REDWOOD CITY

HIGH VISIBILITY LOCATION FROM ENTIRE CITY BLOCK WITH STREET ACCESS FROM ALL FOUR SIDES OF THE BUILDING



±107,278 RSF

Mid-Peninsula Advanced Manufacturing Facility



Jones Lang LaSalle Brokerage
Real Estate License #: 01856260

FULL BUILDING OPPORTUNITY

BUILDING

FEATURES

BUILDING SF

±107,278 RSF

DIVISIBLE OPTIONALITY

±14,545 SF – 70,000 SF

PARKING

2/1000 Parking On-Site
300 Spots Super Parked
Additional Parking Available

HVAC

HVAC On-Site

LOCATION

Immediate access to Hwy 101 and Woodside Road exit

REDWOOD CITY CALTRAIN

0.5 Miles | 15 minute walk

LOADING DOORS

5 Grade Level & 25 Dock High

POWER

3,800 AMPS
@240 V

FIRE SUPPRESSION

Fire Sprinklers on Site

DETAILS

Rare opportunity to lease R&D Warehousing at scale that is directly across the street from Downtown Redwood City with a 2/1000 parking allocation.

ZONING

(Industrial Park) District

Flexible zoning supports a diverse range of research and development uses, hardware technology, traditional industrial manufacturing, as well as retail wholesale distribution.

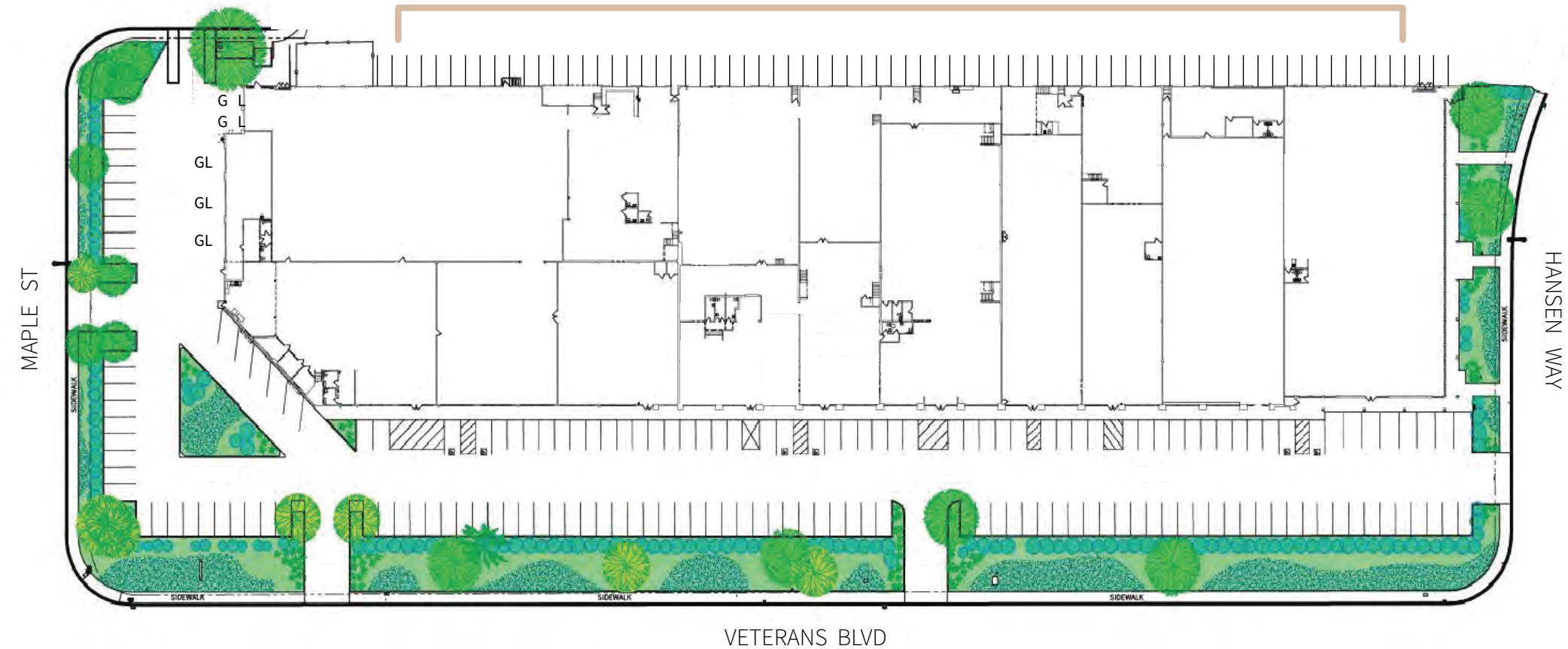
Tenant to confirm their own use within the city.

- ✓ HARDWARE TECHNOLOGY
- ✓ MEDICAL DEVICE
- ✓ ROBOTICS
- ✓ AUTO TECHNOLOGY
- ✓ MANUFACTURING
- ✓ + MANY OTHER USES

FLOORPLAN | $\pm 107,278$ SF

Office, R&D, and Warehouse

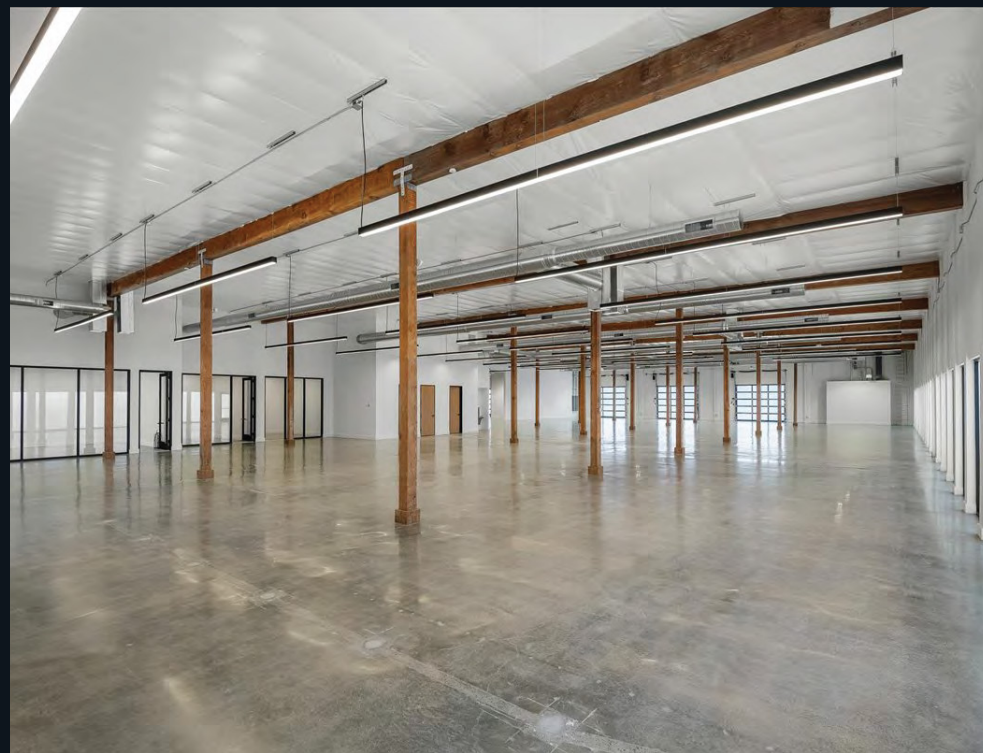
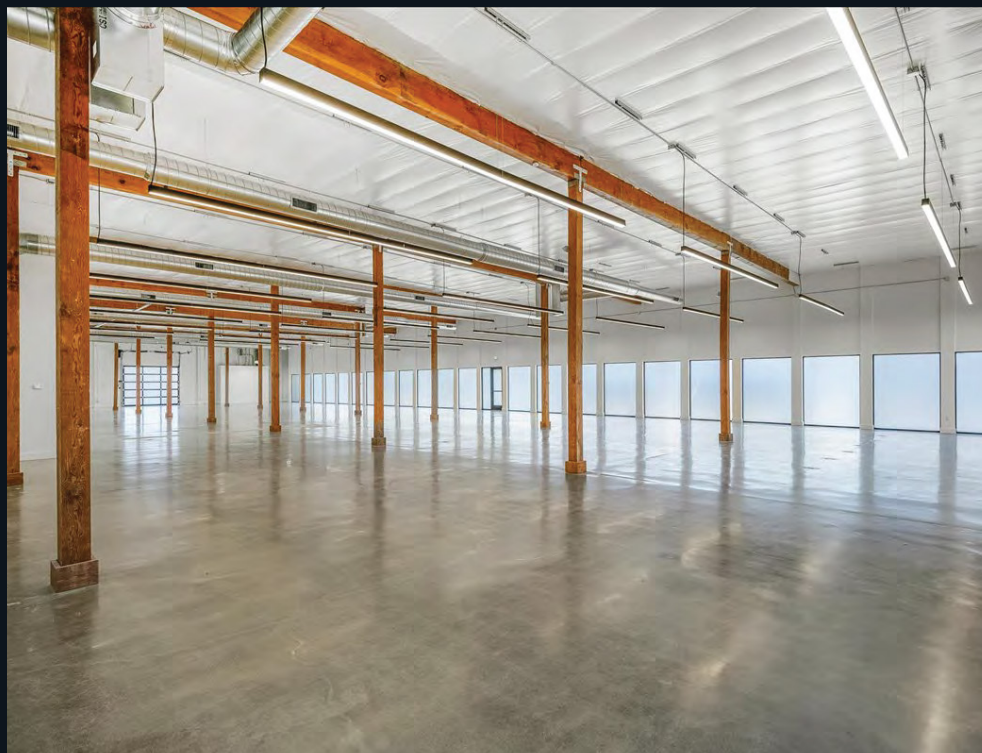
25 DOCK HIGH DOORS

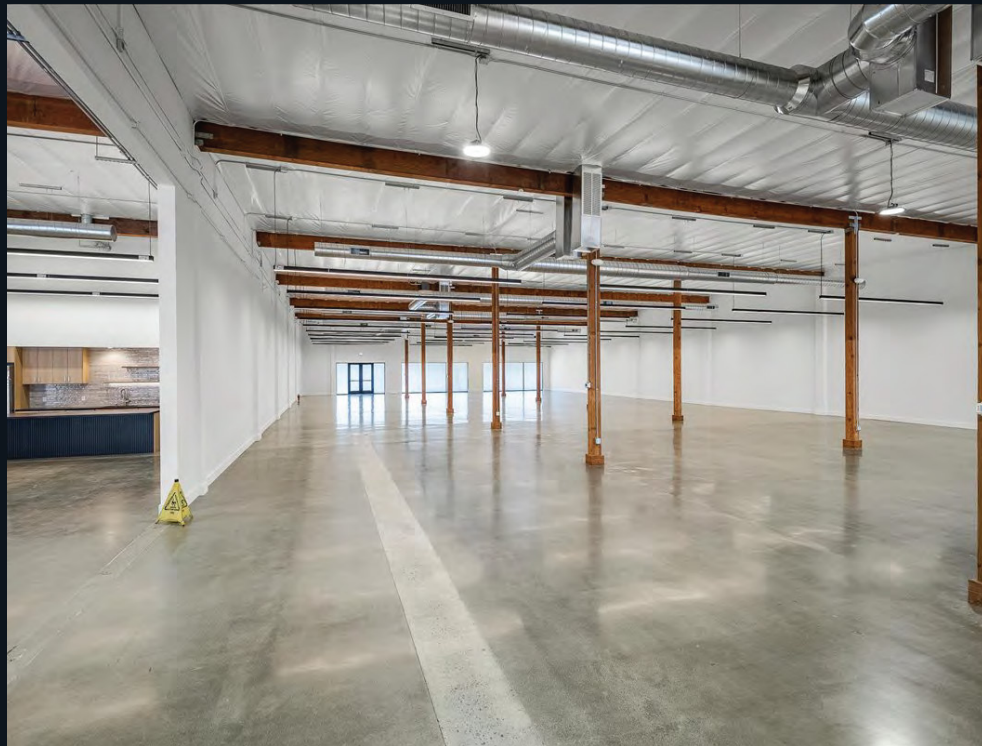
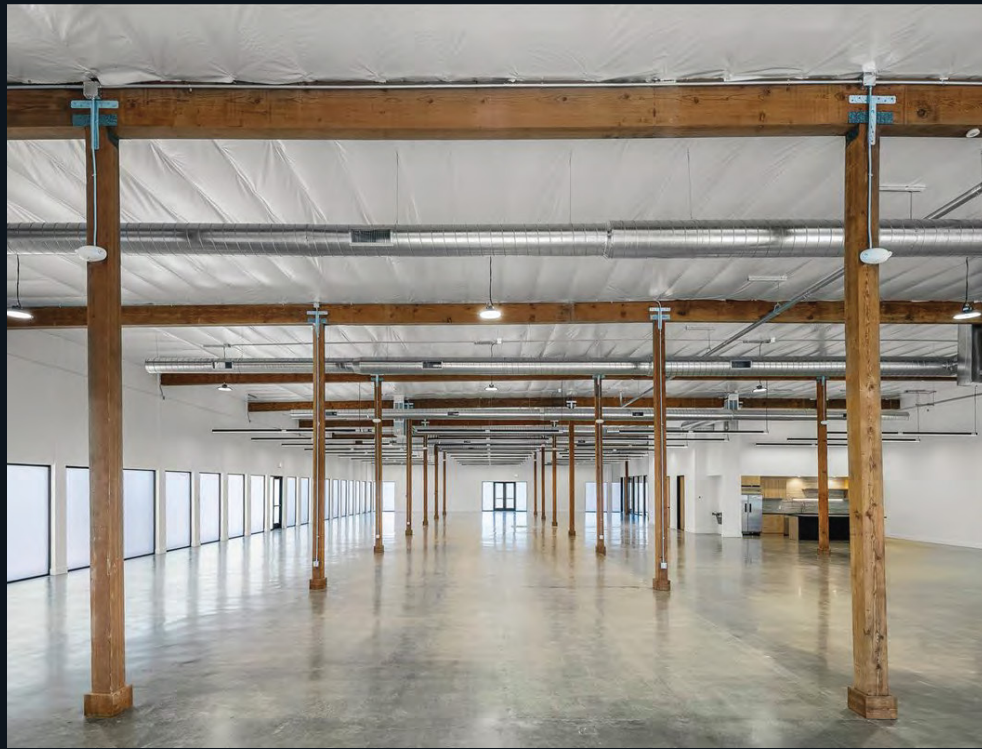


FLOORPLAN | $\pm 14,545$ & 26,733 SF

Office, R&D, and Warehouse







AMENITY MAP

AMENITIES

1. La Viga Seafood
2. Taza Deli and Cafe
3. Ahisushi & Steakhouse
4. Starbucks
5. Erik's DeliCafe
6. L&L Hawaiian Barbeque
7. Homeskillet
8. Coupa Cafe Marston
9. Coffeebar
10. Vesta
11. Vino Santo
12. Blacksmith
13. Philz Coffee
14. Five Guys
15. Pizza My Heart
16. Powerhouse Gym Elite
17. Undisputed Boxing
18. Heartcore
19. Angelicas
20. The Baker Nextdoor
21. Little Green A Plant Bar

Woodside
Road

1205 - 1295 Veterans Blvd

.5 mile walk
to Caltrain

.3 miles to
the 101

Highway
101

Caltrain
Station



NEIGHBORING TENANTS



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