3150 BAY ROAD

3150BAY.COM

New Construction

31,370 sq. ft. Purpose-Built Life Science Laboratory

Directly Adjacent to Stanford University Redwood City Campus

AN ENVIRONMENT FOR EVOLUTION

CUSHMAN & WAKEFIELD

DESIGNED FOR DISCOVERY

COMBINING ELEGANT ARCHITECTURE WITH THE MOST ADVANCED LABORATORY TECHNOLOGIES

3150 BAY ROAD

VISION

To deliver a unique creative laboratory experience, within a building designed from the inside out. Developed by seasoned Life Science users, to offer a leading-edge technical facility, with unique architecture and identity.

PROJECT HIGHLIGHTS

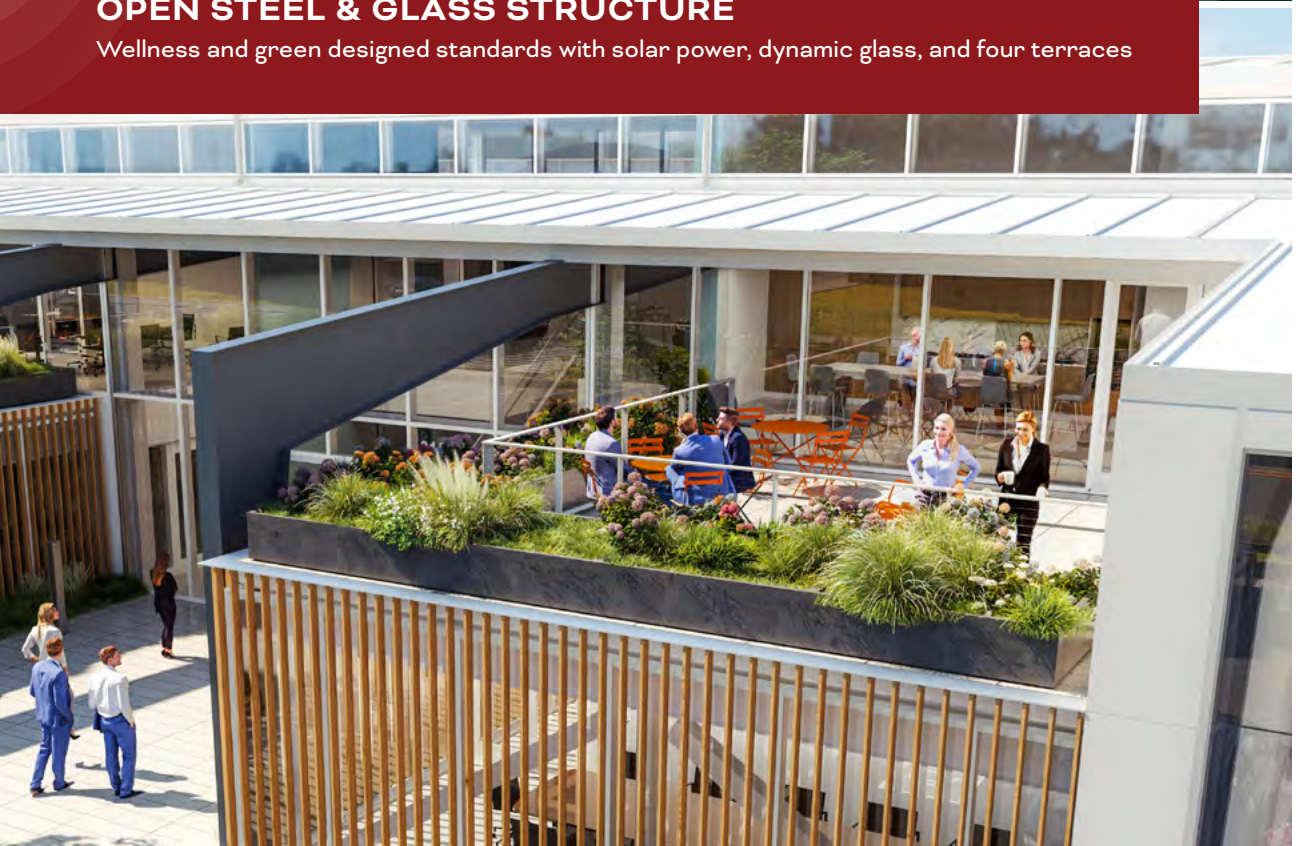
- Purpose-built Life Science laboratory
- 31,370 sq. ft. designed to Class A standard
- 18'-23' open ceiling laboratory and office space
- 2000 amps power, plus 300 KW emergency backup generator
- Delivery (ready for TI's) June 2023
- Unequaled opportunity for Opportunity Zone tax benefits

LATEST LABORATORY DESIGN

Built to meet Microbiology and Genetic research laboratory needs with 12 air changes per hour, 6 fume hoods, 2000 amps power, 300KW emergency back-up generator, with dedicated shipping-receiving areas

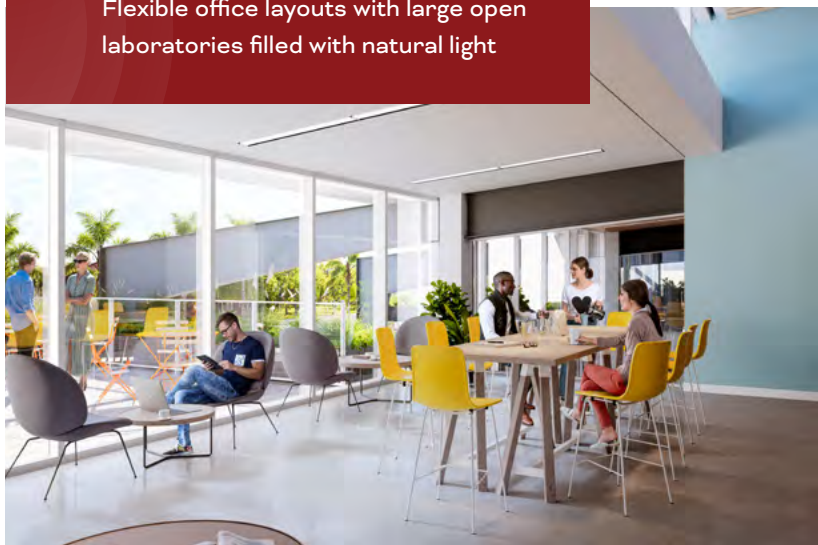
OPEN STEEL & GLASS STRUCTURE

Wellness and green designed standards with solar power, dynamic glass, and four terraces



OPEN FLOOR PLAN

Flexible office layouts with large open laboratories filled with natural light



3150 BAY ROAD

BUILDING FEATURES

- Designed by DGA Architects and Integral Group, specialists in facilities for life sciences, healthcare and technology
- Highly efficient electrical HVAC systems, providing 12 air changes per hour in lab space
- 2,000 amps power, plus 300 kw emergency back-up generator
- 18’ – 23’ clear height open ceiling to both lab and office spaces
- Dynamic View Glass throughout, automatically shades to control sunlight and heat load.
- Four outdoor terraces plus Entrance Plaza
- 20,000 sq. ft. of solar PV roof panels
- Fiber ready with service to dedicated MPOE room
- Additional rooftop area for dedicated tenant equipment
- Two shipping-receiving areas
- Four EV charging stations

PURPOSE-BUILT. FUTURE-FOCUSED.

CONSTRUCTION TIMELINE

- Planning Approvals **MAY 2021**
- Permit Ready **DECEMBER 2021**
- Core + Shell Under Construction **APRIL 2022**
- Landlord FitOut Under Construction **AUGUST 2022**
- TI Ready **JUNE 2023**
- Landlord FitOut Complete **MAY 2023**

PROJECT TEAM

DGA ARCHITECTS
Architect

INTEGRAL GROUP
MEP

DeBrine Associates Construction Management
Construction Management

RIVERA CONSULTING INC
Structural Engineer

COBALT POWER SYSTEMS INC.
Solar

Hathaway Dinwiddie
General Contractor

Redwood Bay Biotech
Developer

CUSHMAN & WAKEFIELD
Leasing

HYPOTHETICAL FLOOR PLAN - SINGLE TENANT

LEVEL 1

±31,370 SF

(Including Level 2)

HYPOTHETICAL FLOOR PLAN - SINGLE TENANT

LEVEL 2

HYPOTHETICAL FLOOR PLAN - TWO TENANT

LEVEL 1

TENANT 1

±13,531 SF

(Including Level 2)

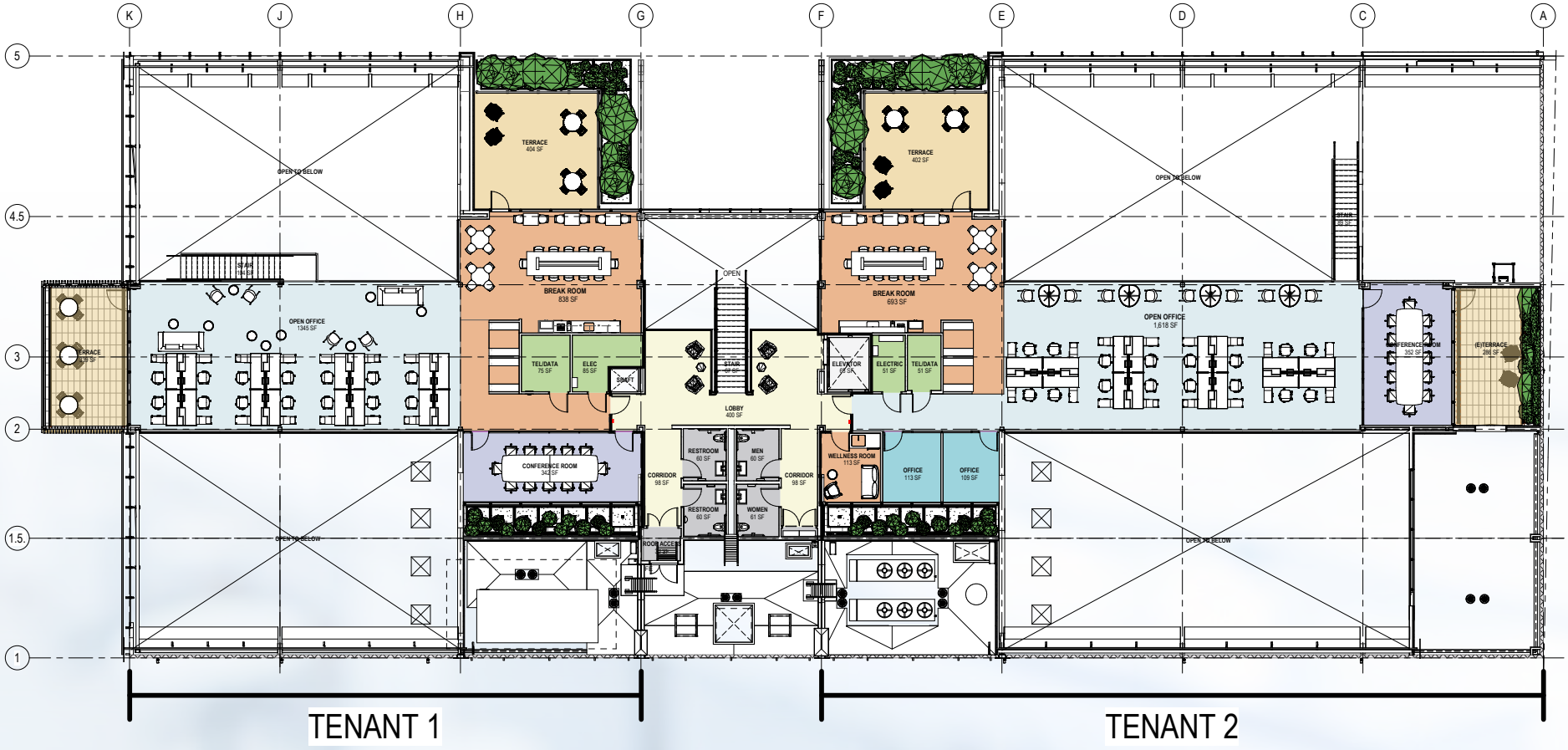
TENANT 2

±17,838 SF

(Including Level 2)

HYPOTHETICAL FLOOR PLAN - TWO TENANT

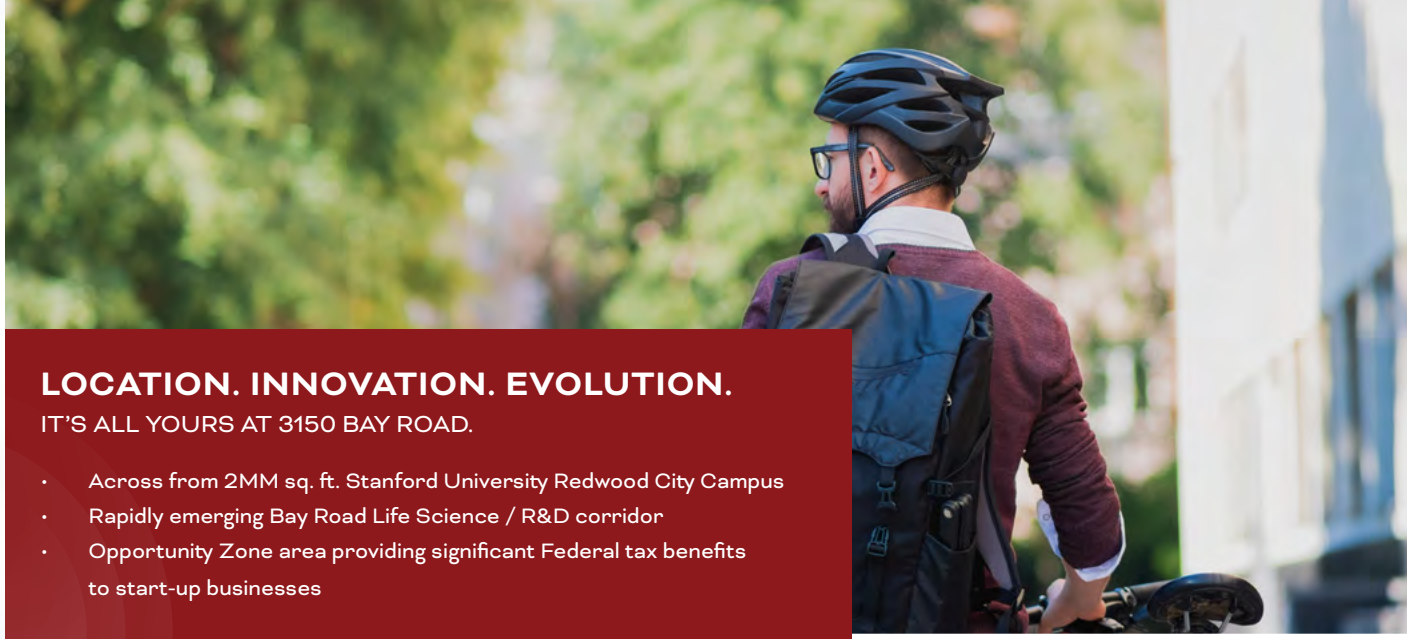
LEVEL 2



BIOTECH BUILDING ON THE BAY

NEW 31,370 SQUARE FOOT PURPOSE-BUILT LABORATORY ADJACENT TO STANFORD REDWOOD CITY CAMPUS

UNEQUALED POTENTIAL FOR OPPORTUNITY ZONE TAX BENEFITS

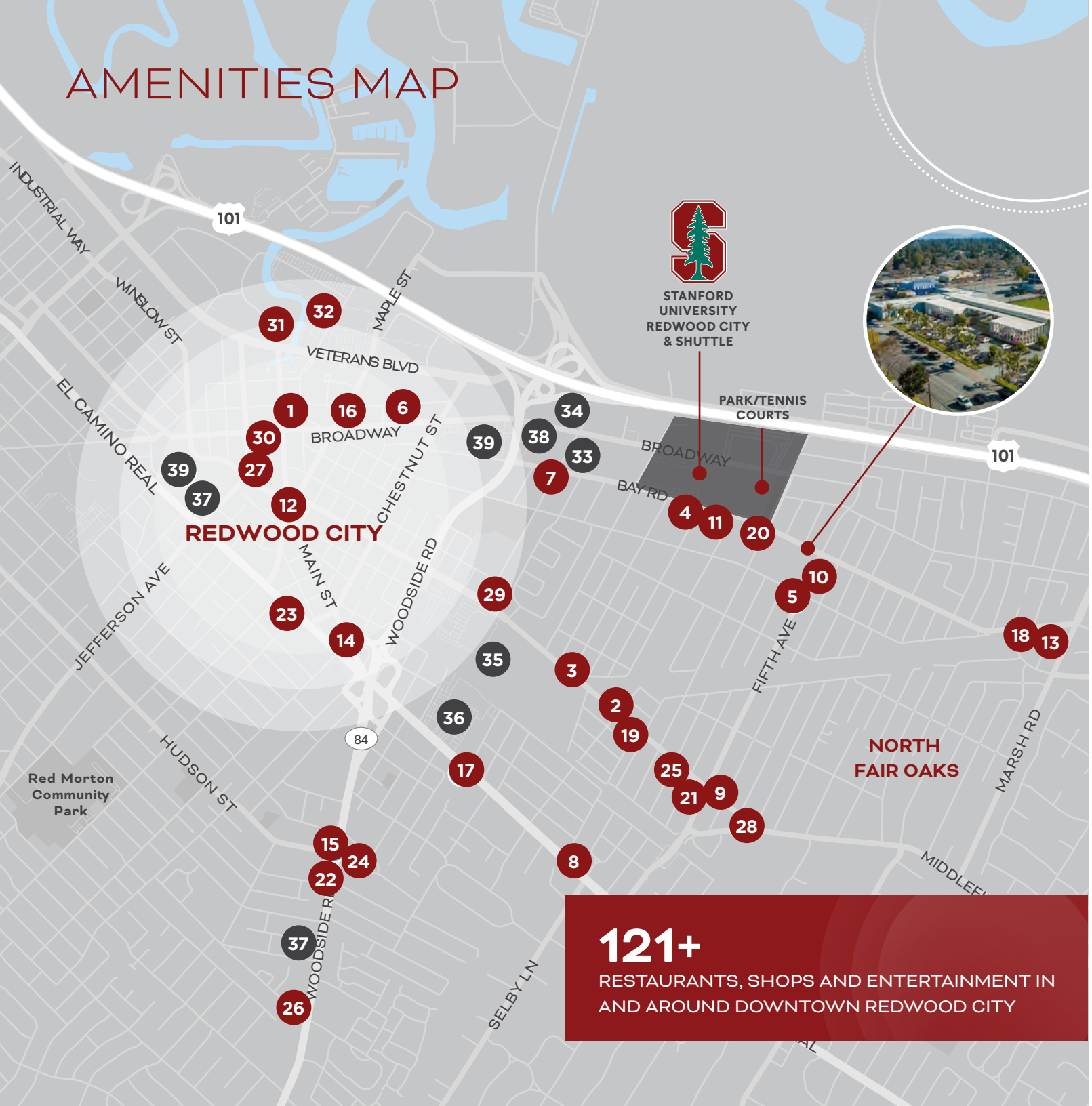


LOCATION. INNOVATION. EVOLUTION.

IT'S ALL YOURS AT 3150 BAY ROAD.

- Across from 2MM sq. ft. Stanford University Redwood City Campus
- Rapidly emerging Bay Road Life Science / R&D corridor
- Opportunity Zone area providing significant Federal tax benefits to start-up businesses

AMENITIES MAP



RESTAURANTS

1. Vesta
2. Cuco's Burritos
3. Capelo's Barbecue
4. Falafel & Things
5. Tacos El Grullense E&E
6. Cariblue Restaurant
7. Gourmet Gyros & Kebabs
8. Los Carnalitos
9. Martin's
10. Zipotes Restaurant
11. Cocola Bakery
12. Milagros
13. Freewheel Brewing Company
14. Harry's Hofbrau
15. Diner Japonica
16. Ahi Sushi Hibachi
17. Pronto Wood Fired Pizzeria
18. Los Gallos Taqueria & Bar
19. La Casita Chilanga
20. Mi Hacienda Taqueria
21. Brew Coffee
22. Redwood City BBQ
23. Tacos Los Gemelos
24. Karakade Thai Cuisine
25. Tokemoana Foods
26. Bravo Taqueria
27. RocknWraps & Kebobs
28. Michoacan Produce Market
29. Tacos El Grullense E&E
30. Venga Empanadas
31. In-N-Out Burger
32. L&L Hawaiian Barbecue

RETAIL

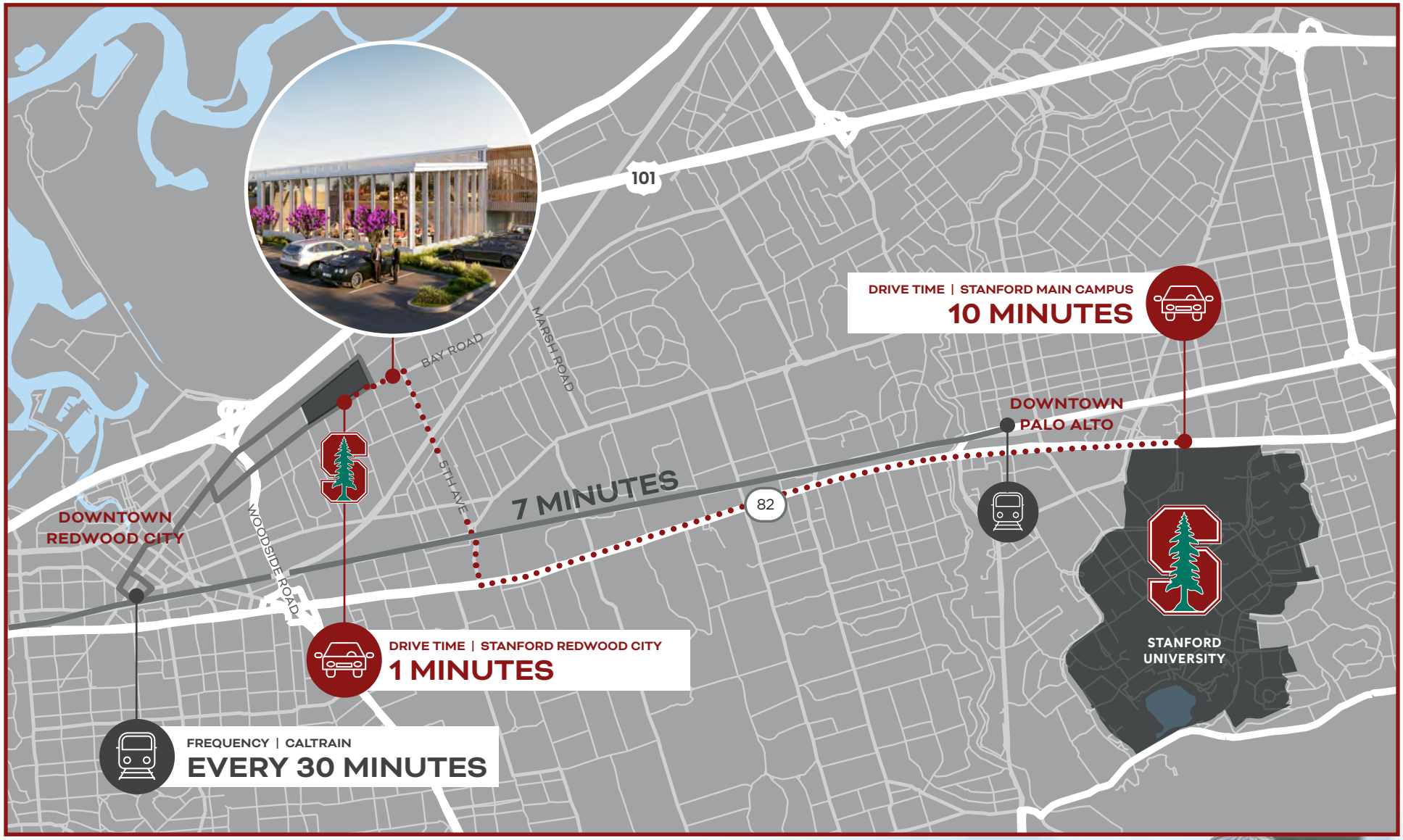
33. SAGE Veterinary Centers
34. 24 House Fitness
35. Costco
36. Target
37. Safeway
38. Smart & Final
39. CVS

AN ENVIRONMENT FOR EVOLUTION

Surround yourself with the like minded, the motivated, the forward thinking. 3150 Bay Road is at the epicenter of innovation, advancement and collaboration.

LIFE SCIENCE NEIGHBORS

REDWOOD SHORES
BAIR ISLAND
SEAPORT CENTER
REDWOOD CREEK
BELMONT
SAN CARLOS
GRECO ISLAND
SAN FRANCISCO BAY
REDWOOD CITY
PALOMAR PARK
REDWOOD JUNCTION
NORTH FAIR OAKS
HENDERSON
BELLE HAVEN
RAVENSWOOD
EAST PALO ALTO
LINDENWOOD
MENLO PARK
PALO ALTO
EMERALD LAKE
EMERALD LAKE HILLS
WOODSIDE GLENS
Canada College
Edgewood County Park
Ravenswood Open Space Preserve
Palo Alto Airport
San Carlos Airport
Bayfront Park
Menlo Corporate Center
NOVARTIS
NuGEN
natera
LakePharma
MBC biolabs
AURIS
Mylan
ChemoCentryx
IOVANCE
Vaxcyte
nautilus
ATRECA
relypsa
GenapSys
Abbott Vascular
SYNTHEGO
REVOLUTION
IMPOSSIBLE
XenoPort
abbvie
OncoMed
ADVERUM
AVINGER
dexterra
Genomic Health
AcelRX
ARMO
TEVA
CODEXIS
earlens
AVELLINO
VERSARTIS
Bristol-Myers Squibb
WOODSIDE TECHNOLOGY PARK
Abbott
Hexagon Bio
MENLO PARK LABS
PACIFIC BIOSCIENCES
intersect ENT
Personalis
AccuraGen
GRAIL
auxogyn
101
82
84
280
109
114



Free Stanford Shuttle to
Redwood City Caltrain

[View Stanford Shuttle Schedule]

TRANSPORTATION MAP

DRIVE TIMES

08 MINS
DOWNTOWN REDWOOD CITY
2 Miles

04 MINS
HWY 101
2.5 Miles

12 MINS
HWY 280
4.6 Miles

18 MINS
SAN FRANCISCO AIRPORT (SFO)
15 Miles

20 MINS
SAN JOSE AIRPORT (SJC)
19 Miles

ABOUT REDWOOD BAY BIOTECH

RBB acquired the 3150 Bay Road building in 3Q20 as a qualified Opportunity Zone investment, with the intent to develop a unique laboratory facility for long term ownership. Backed by a seasoned Life Science investor with deep connections to Stanford University, the building is being developed as a long-term investment with pride of ownership and quality of design at the core of the project.This long-term intent provides tenants with a stable landlord relationship, and with a unique landlord perspective as an investor and user of laboratory space.

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3150 BAY ROAD