

Embarcadero Labs



2440-2470 EMBARCADERO WAY & 2275 EAST BAYSHORE RD
PALO ALTO, CA

FOR LEASE

CLASS A PURPOSE-BUILT LAB
& OFFICE SPACE

CBRE

PROPERTY HIGHLIGHTS



BRAND-NEW
PURPOSE-BUILT
CLASS-A SPEC LABS



HIGHLY EXPERIENCED LIFE
SCIENCE DEVELOPER



IMMEDIATE ACCESS
TO US HIGHWAY 101



ATTRACTIVE
NEW OUTDOOR
PATIO AREAS



AVAILABILITY:
EMBARCADERO WAY -
7,441-14,883 SF
2275 EAST BAYSHORE -
12,564 SF



AVAILABLE
NOW



EFFICIENT AND
FLEXIBLE DESIGN



PARKING RATIO
OF 3.00/1,000



CLOSE PROXIMITY
TO STANFORD
UNIVERSITY & STANFORD
RESEARCH PARK



ALL-NEW BUILDING MEP
SYSTEMS INCLUDING
BACKUP GENERATORS





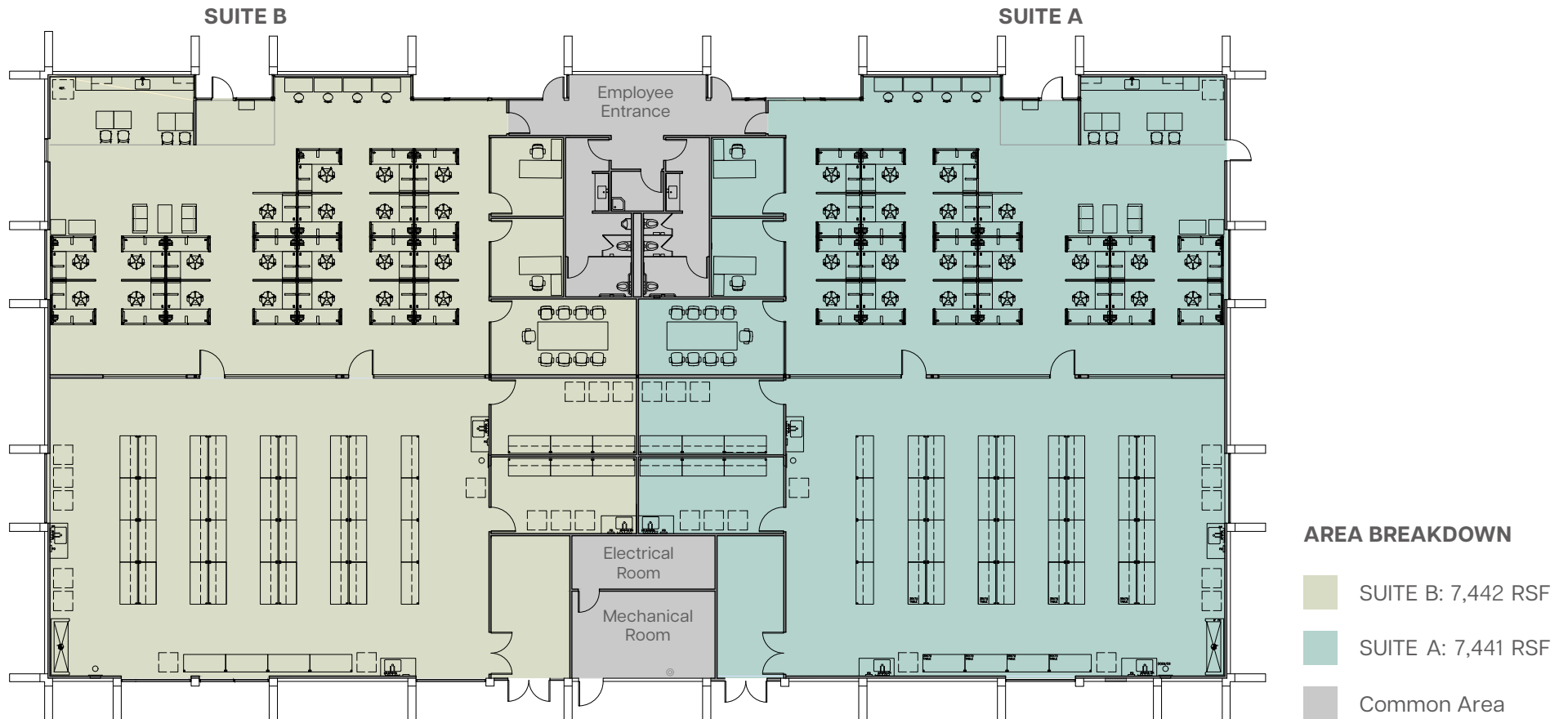
FOR LEASE

SPEC LAB FLOOR PLAN | 2450

EMBARCADERO LABS
2440-2470 EMBARCADERO WAY, PALO ALTO, CA

PROPERTY FEATURES

- 14,883 SF Divisible to 7,441 SF
- Purpose-Built Brand-New Spec Labs with Highly Functional 50/50 Lab Office Ratio
- Flexible Portable Casework with Ceiling Utility Drops
- Dedicated TC or Lab Support Rooms
- Two Chemical Fume Hoods per Building
- Shipping and Receiving Areas Adjacent to Each Lab
- Office Space Built Out with Conference, PO/Breakout Rooms and Kitchen/Break Area
- High Quality New Restroom Core with Showers
- Available Now
- Power : 1,200 Amps
- Office Furniture not Included
- House CDA and Vacuum
- 100 kw backup generator



*Office Furniture not included

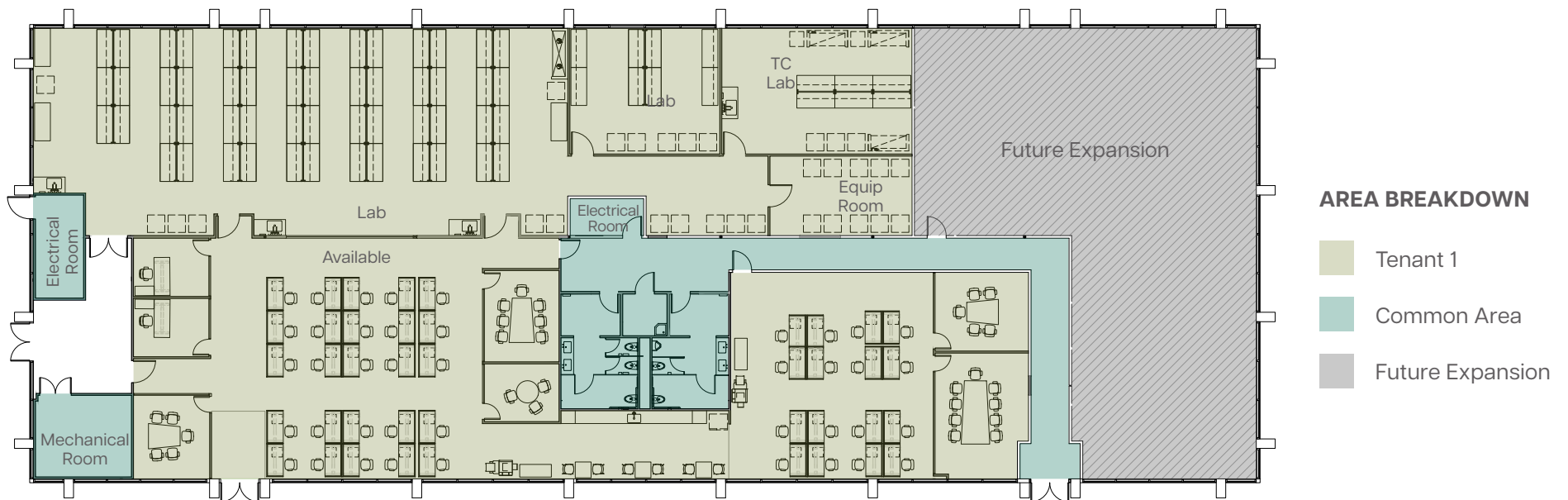
FOR LEASE

SPEC LAB FLOOR PLAN | 2275

2275 BAYSHORE
2275 EAST BAYSHORE RD, PALO ALTO, CA

PROPERTY FEATURES

- 12,564 SF
- Purpose-Built Brand-New Spec Lab with Highly Functional 50/50 Lab Office Ratio
- Flexible Portable Casework with Ceiling Utility Drops
- Dedicated TC, Lab support and Equipment Rooms
- One Chemical Fume Hood
- Shipping and Receiving Area Adjacent to Lab
- Office Space Built Out with Multiple Conference, PO/Breakout Rooms and Kitchen/Break Area
- Near Term Future Expansion Space Available
- Available Now
- Power : 800 Amps
- House CDA and Vacuum
- New Emergency Backup Generator



FOR LEASE

2275 BAYSHORE
2275 EAST BAYSHORE RD, PALO ALTO, CA



LOCATION MAP

2440-2470 EMBARCADERO WAY &
2275 EAST BAYSHORE RD, PALO ALTO, CA



Embarcadero Labs

2440-2470 EMBARCADERO WAY &
2275 EAST BAYSHORE RD, PALO ALTO, CA



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CBRE

lpi BioScience Property
Investments

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