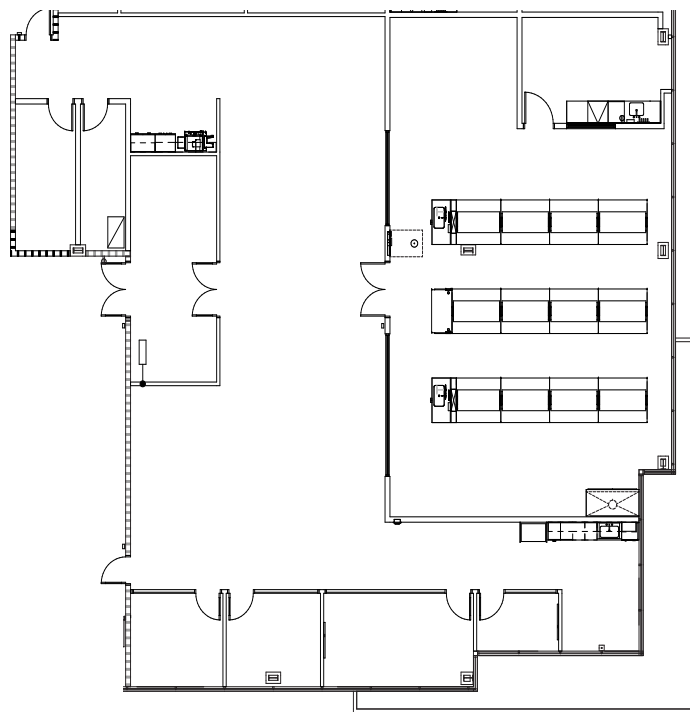
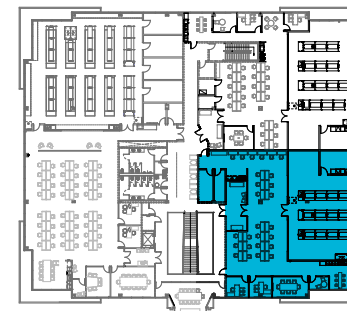


SUITE 203 - ±6,685 SF
Market Ready Lab Space - Available Now

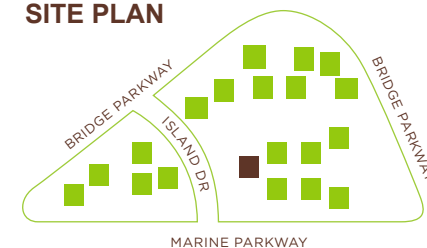
REDWOODLIFE



KEY PLAN



SITE PLAN



BEN PAUL
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SPEC LAB PROGRAM

LAB CASEWORK

Steel Mobile Casework, Ceiling Service Panels (CSPs) with compressed dry air (CDA) and vacuum (VAC) piping installed, ready for skids to be hooked up

Hand sanitation sink(s) and safety showers provided at lab entry doors

HVAC

Dedicated lab rooftop units providing 100% single pass outside air at 10 air exchanges per hour (ACH)

General lab exhaust collected and discharged via direct drive utility sets on roof

LAB PLUMBING SYSTEMS

CDA, VAC piping to each bench island ceiling service panel (CSP) piped to a central utility room

BUILDING AND LAB POWER

20 watts/SF minimum

STANDBY POWER

5 watts/SF (of lab area)

SERVICE ELEVATORS

1 service elevator with 3,000-4,000 lbs. capacity

Additional equipment lift

LABORATORY FUME HOODS

Minimum of (1) six-foot fume hood provided per suite (with infrastructure to add additional hood)



ELEVATE AMENITY CENTER

State-of-the-Art Fitness Center
Indoor & Outdoor Meeting Space
Conference & Classroom Space



TRANSIT ACCESS

Dedicated Shuttle from Belmont
Caltrain Station to Redwood LIFE



HIGHWAY ACCESS

HWY 101 - 5 Min / 1.4 Miles
HWY 92 - 7 Min / 3.6 Miles
HWY 280 - 12 Min / 8.3 Miles
HWY 84 - 16 Min / 10 Miles

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.