

**±26,967 UP TO ±81,569 SF**  
**R&D BUILDING - IMMEDIATELY AVAILABLE**  
**FULL-BUILDING HQ OPPORTUNITY**



**130-150 SHORELINE DRIVE**  
**REDWOOD CITY, CA**

**CBRE**

**GI PARTNERS**

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# BUILDING SPECIFICATIONS



Total Availability: ±81,569 SF  
130 Shoreline: ±26,967 SF  
150 Shoreline: ±54,602 SF



Clear Height: 11' - 24'



Grade Level Doors: 2



Parking: 3.20 / 1,000 SF



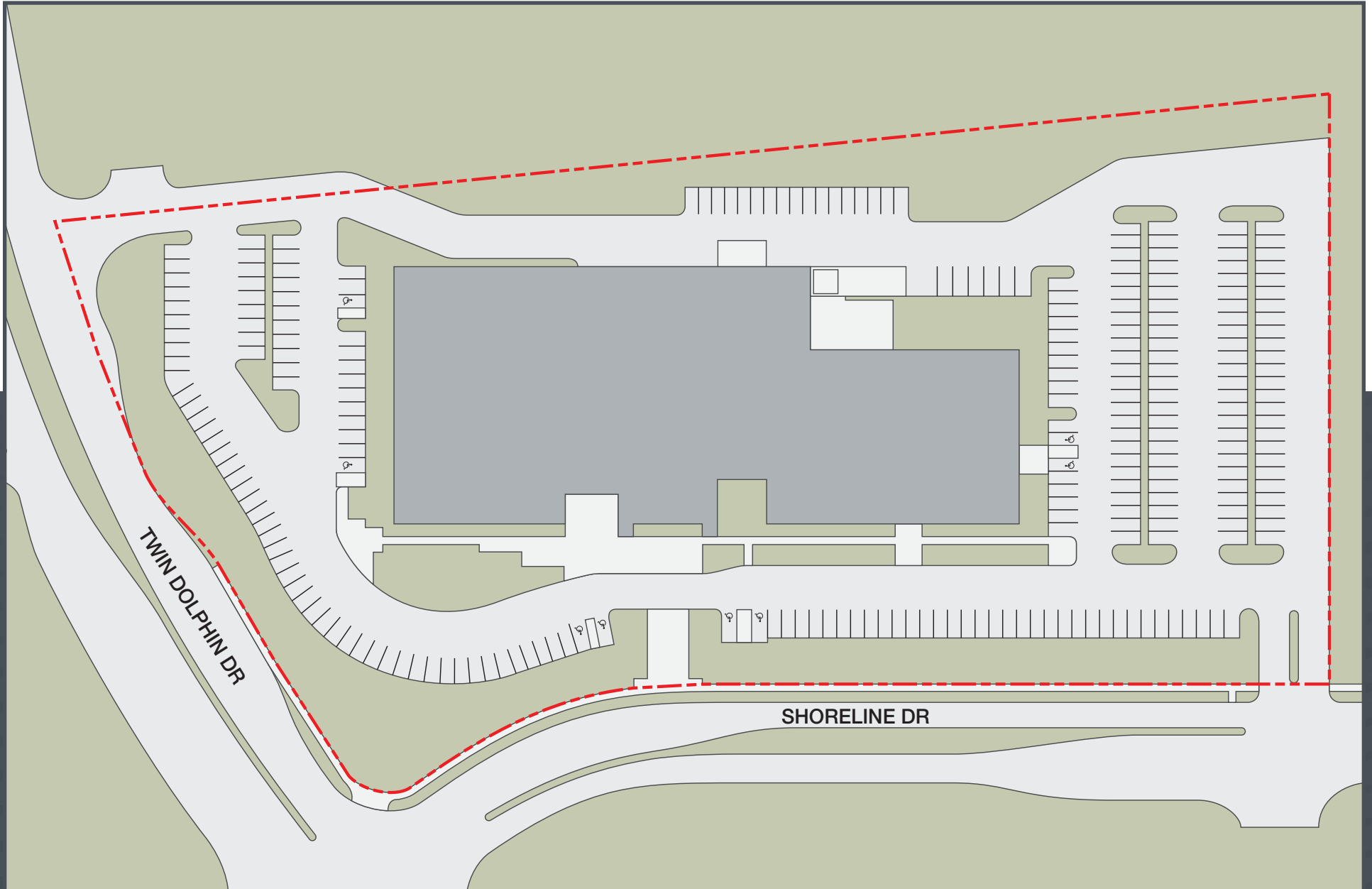
Power: 2,800 amps w/ 60 KW emergency generator



Plug-and-play turnkey office/lab space available



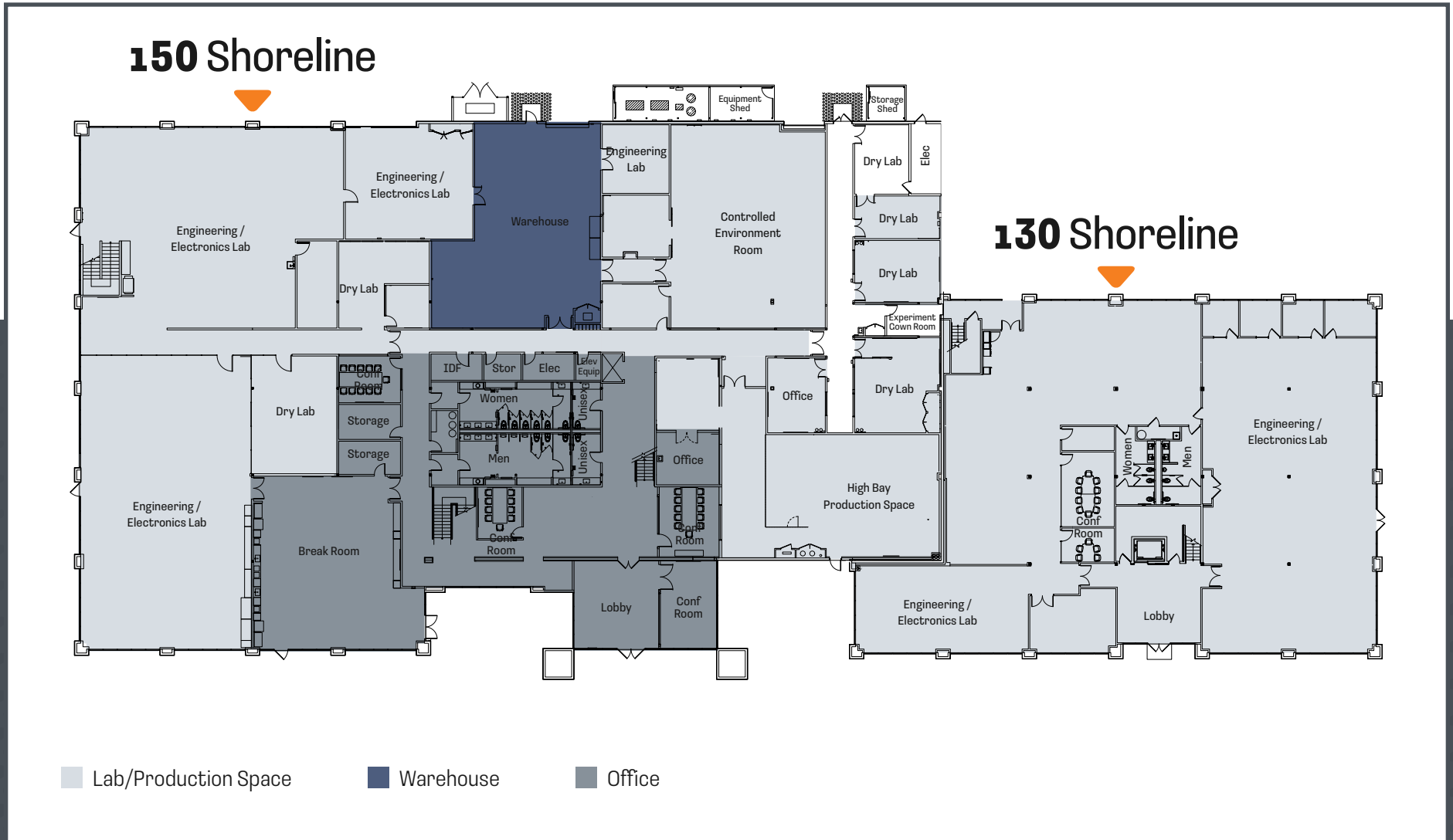
# SITE PLAN



# FLOOR PLAN

## 1<sup>ST</sup> Floor

- » Open / Flexible Floorplate
- » 60 KW Backup Generator
- » All Hands / Break Room
- » 2 Grade-Level Doors



# FLOOR PLAN

## 2<sup>nd</sup> Floor

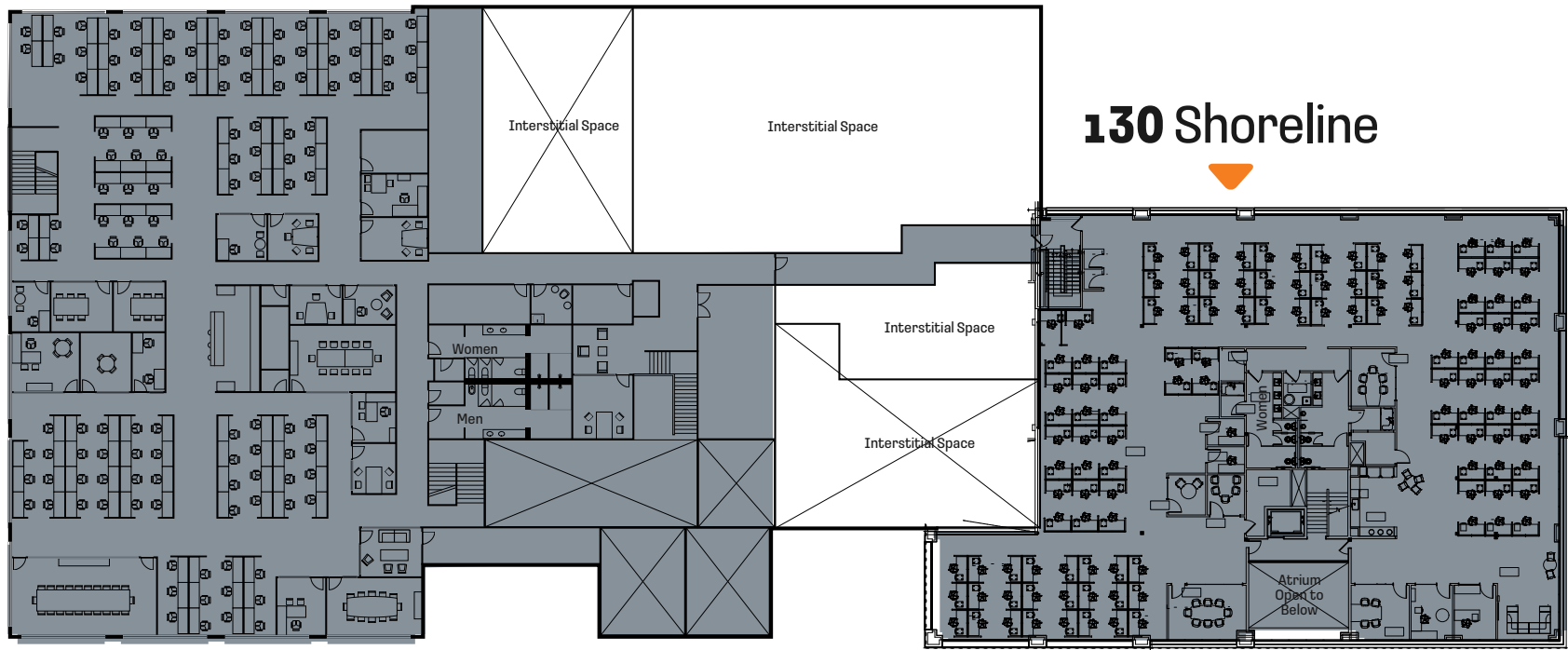
### 150 SHORELINE

- » 125 Workstations
- » 18 Meeting/Huddle Rooms
- » 6 Conference Rooms
- » Break Area

### 130 SHORELINE

- » 108 Workstations
- » 2 Meeting/Huddle Rooms
- » 7 Conference Rooms
- » Break Area

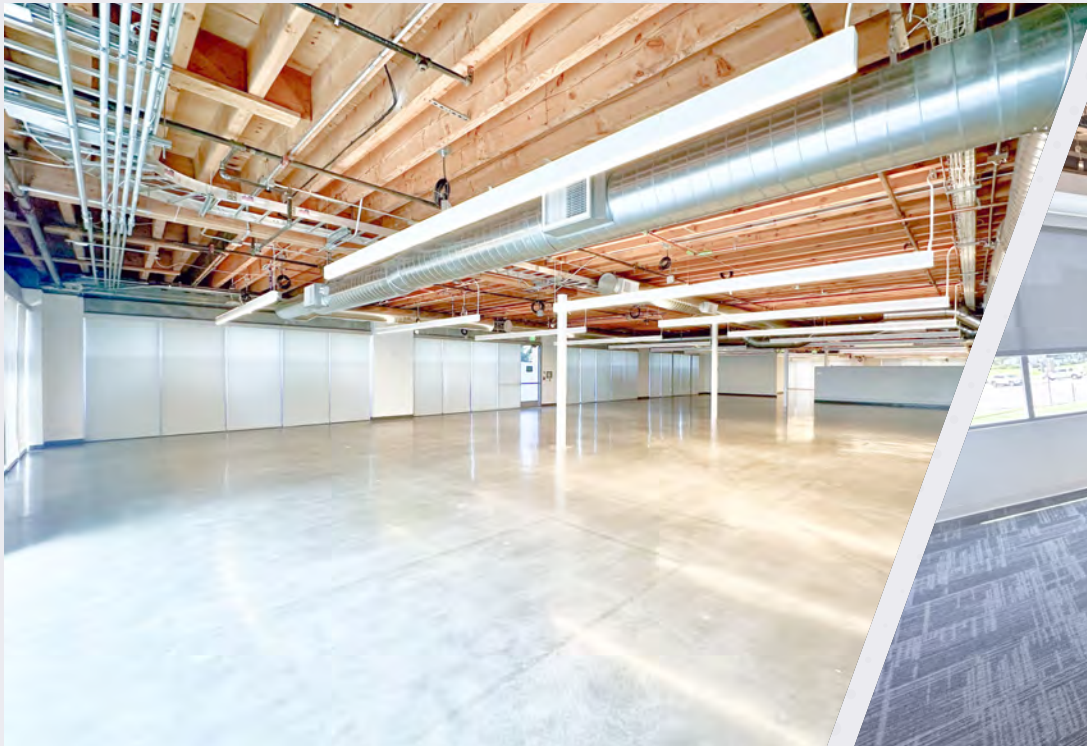
## 150 Shoreline



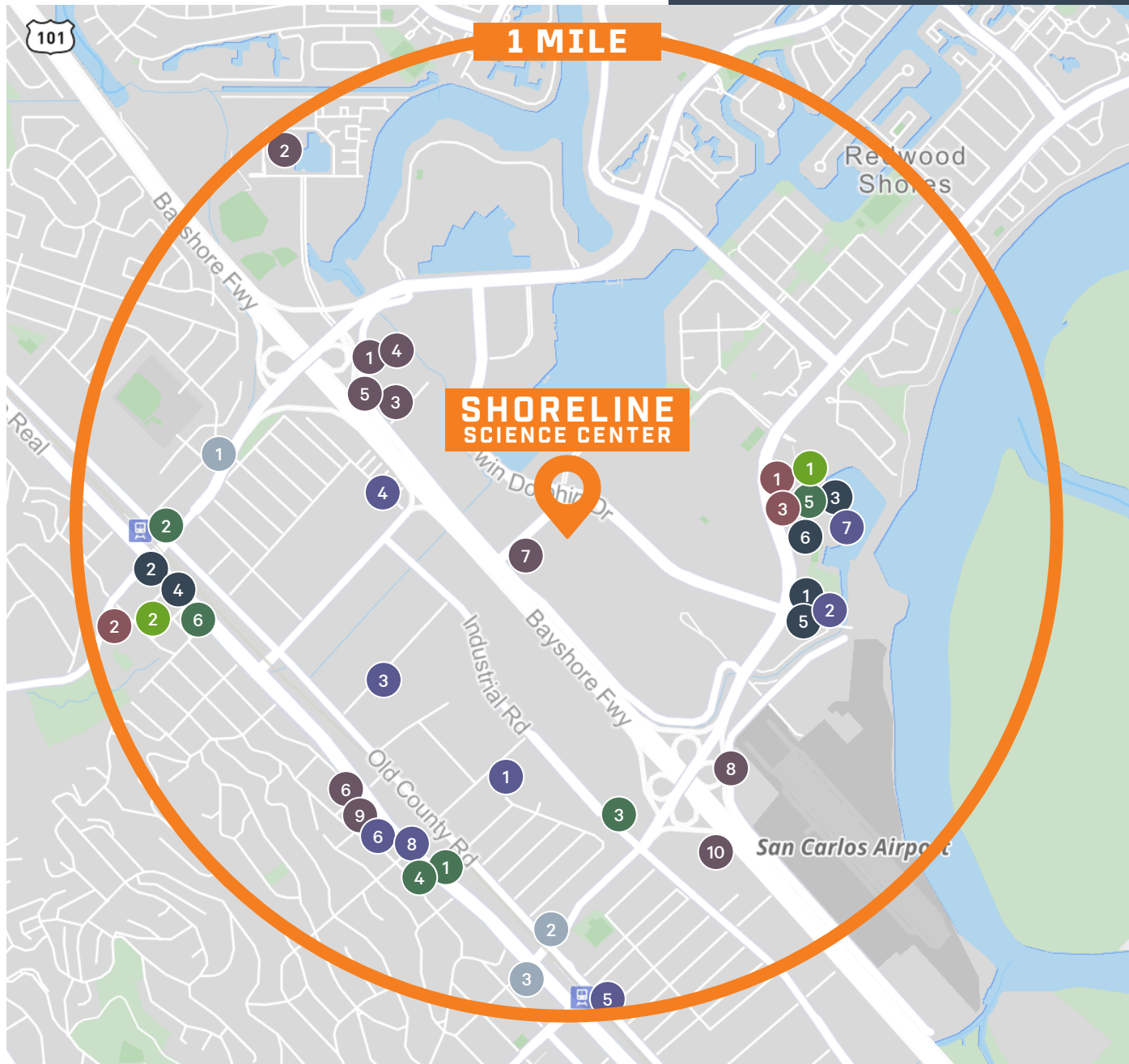
## 130 Shoreline

■ Office

# PROPERTY PHOTOS



# AMENITIES MAP

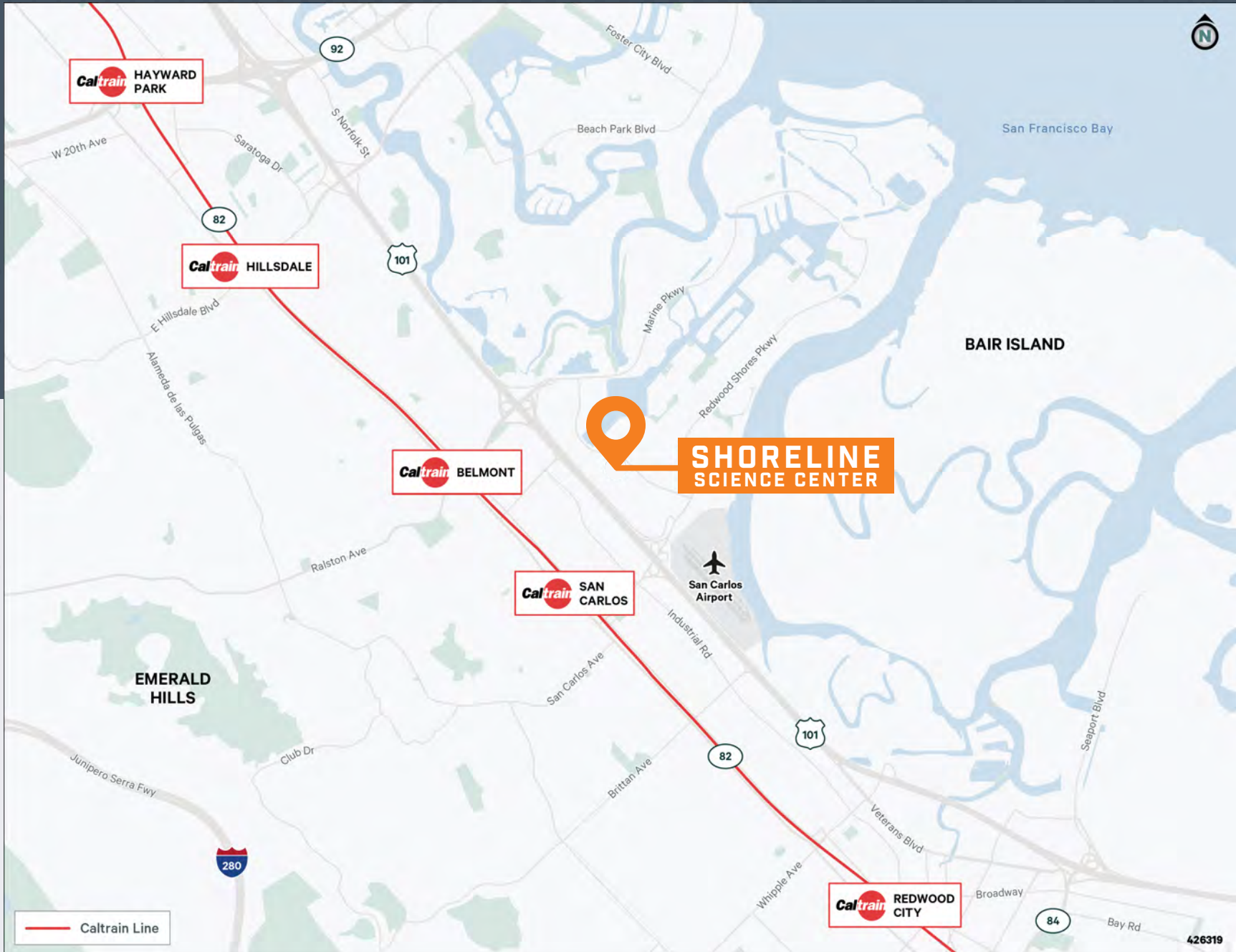


1 MILE

SHORELINE SCIENCE CENTER

- Restaurant - Fast Casual**
  - 1 Local Kitchens
  - 2 Doghaus
  - 3 Mendocino Farms
  - 4 Panda Express
  - 5 Proposition Chicken
  - 6 Chipotle Mexican Grill
- Hotels**
  - 1 Studio 6
  - 2 Hyatt House
  - 3 Extended Stay America
  - 4 Motel 6
  - 5 Homewood Suites by Hilton
  - 6 Holiday Inn Express
  - 7 SpringHill Suites by Marriott
  - 8 Fairfield Inn & Suites by Marriott
  - 9 Hyatt Place
  - 10 Residence Inn by Marriott
- Convenience Store**
  - 1 ampm
  - 2 7-Eleven US
  - 3 Circle K Stores
- Gyms + Fitness Facilities**
  - 1 CrossFit
  - 2 The Bay Club
  - 3 CrossFit
- Restaurant - QSR/Fast Food**
  - 1 Taco Bell
  - 2 Wendy's
  - 3 In-N-Out Burger
  - 4 McDonald's US
  - 5 Five Guys
  - 6 Sourdough & Co.
- Banks + Financial Services**
  - 1 Chase
  - 2 Wells Fargo
  - 3 Bank of America
- Grocery**
  - 1 Nob Hill Foods
  - 2 Safeway
- Reference Points**
  - 4 Shoot360
  - 5 barre3
  - 6 Club Pilates
  - 7 Orangetheory Fitness
  - 8 My Gym Children's Fitness Centers

# TRANSIT MAP



**130-150 SHORELINE DRIVE  
REDWOOD CITY, CA**



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