




NEWMARK



LONGFELLOW™

A photograph of a modern, multi-story office building with a courtyard. The building has a light-colored facade with vertical panels and large windows. The courtyard features a central pond with a wooden deck and two white umbrellas. There are various trees and plants, including a large tree on the left and a weeping tree in the center. The sky is a clear blue with a hint of sunset or sunrise. The text is overlaid on the right side of the image.

Palo Alto has earned its reputation. Giant leaps forward. Life-changing advances. A magnet for innovators that attracts the best and brightest from around the world.

Now, Longfellow is building on this rich technology tradition with a space specifically designed to encourage a new era of life science progress. Minutes from Stanford University and all it offers, Palo Alto Labs is the perfect place to seize the future, bringing like-minded trailblazers together in a convenient, comfortable setting.



Palo Alto Labs.
Discovery is in our DNA.



Class A
Purpose Built Lab Space



Robust Lab Infrastructure

Lab Ceiling Heights

9'-0"

Lab Column Spacing

2445: 20'-0" on center

1804: 24'-0" on center

Electrical

5+ watts/SF of standby power in labs

2445: 102KW Generator

1804: 175KW Generator

HVAC

2445: 4,000 CFM & 10,500 CFM

2 Exhaust Fans (1 per floor)

Dedicated Boilers for Lab/Office

100% Single Pass Outside Air in Labs

8+ air changes per hour

1804: 13,000 CFM & 11,000 CFM

Plumbing

CDA and VAC piping loop in labs with connections to ceiling service panels

Elevator Size

54" x 80"



Built to Perform, Tailored to Fit.

Longfellow **Fitted Labs** are the highest quality lab spaces in the market.

Fitted Labs Cut Costs & Accelerate Move-In

Featuring modular lab benching, fume hoods, ceiling service panels & above standard air changes.

Thoughtful Furnishings

Furniture lookbook curated for tenants with quick ship options lending to a seamless move-in experience.

High Quality Infrastructure

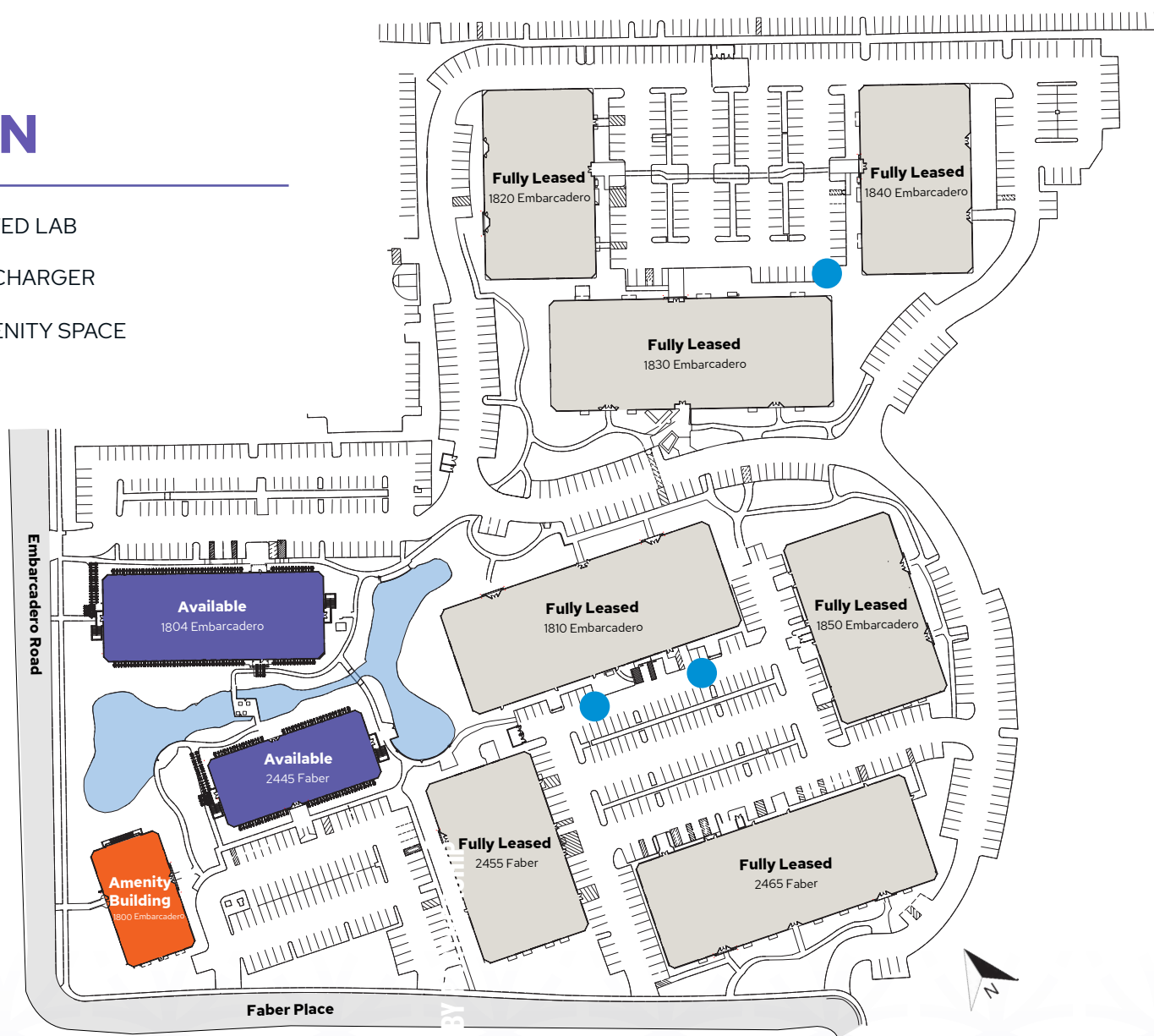
Paired with high-end finishes and customizable workspaces, Fitted Labs combine high quality with flexible application.

Longfellow Offers In-House Strategic Insight

Vertically integrated, experienced design, construction & management services – making it easier to scale from first lab to full footprint.

SITE PLAN

-  FITTED LAB
-  EV CHARGER
-  AMENITY SPACE



1804 EMBARCADERO

Suite 100
20,423 SF Fitted Lab
Available Now



■ Lab ■ Office *Office furniture not included*



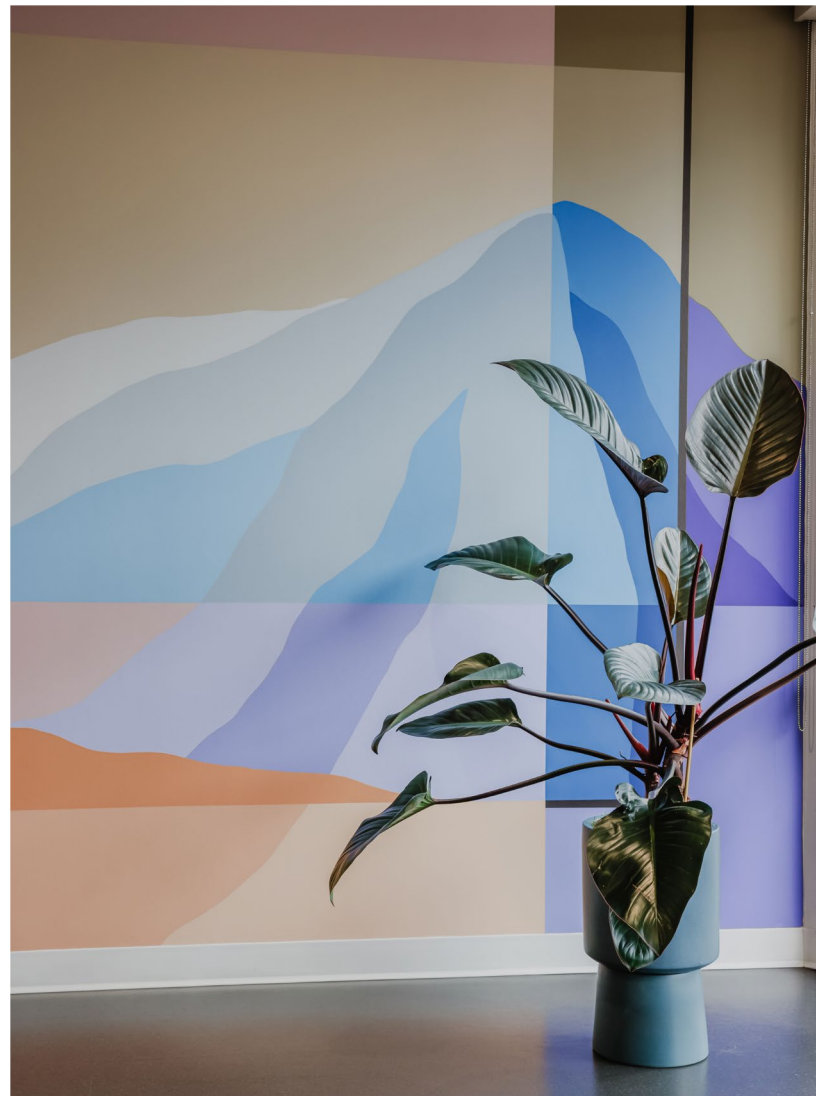
1804 EMBARCADERO

Suite 200
14,957 SF Fitted Lab
Available Now



■ Lab ■ Office *Office furniture not included*



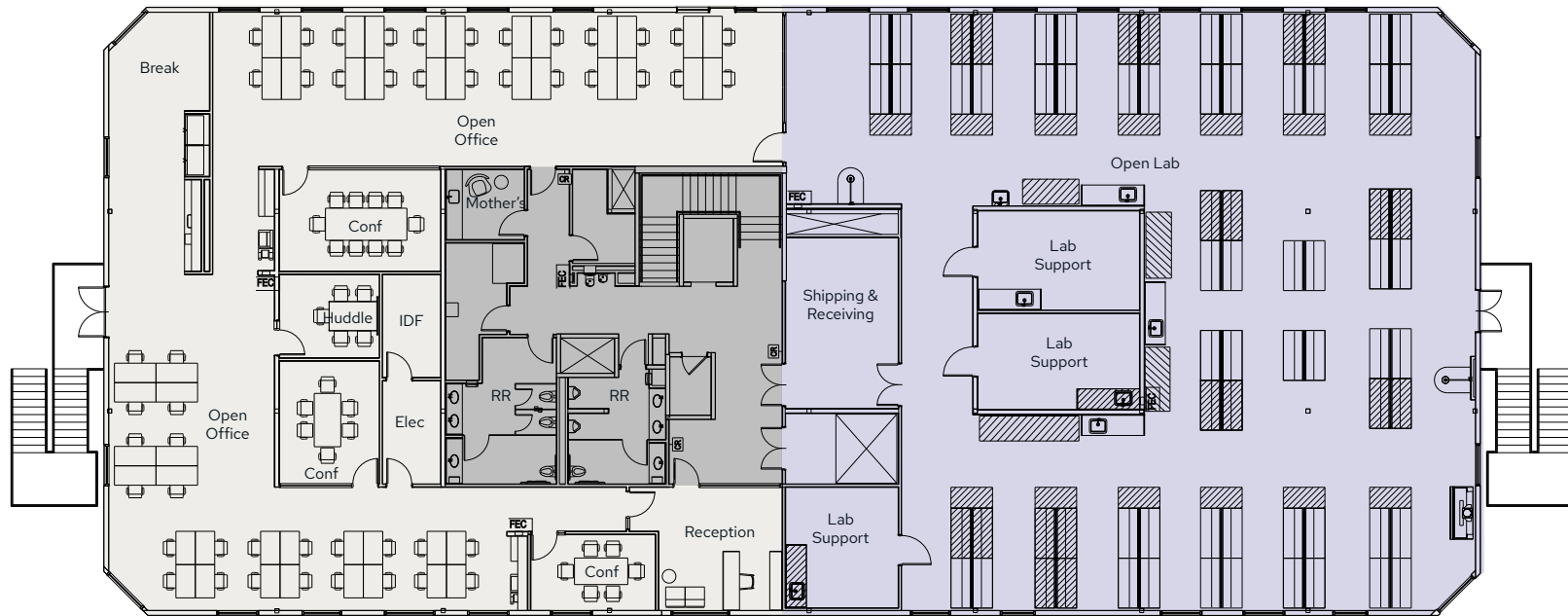


2445 FABER PLACE

Suite 200
12,764 SF Fitted Lab
Available Now

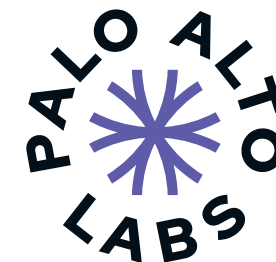


■ Lab ■ Office *Office furniture not included*





Modern Lifestyle Amenities



9,315 SF amenity building with programming and services provided by ELEVATE.

Interior Amenities

- Cafe/lounge space with coffee service
- Training room with prefunction space
- Conference rooms
- Fitness center with showers & lockers
- Ping pong table
- Scrabble board

Exterior Amenities

- Seating areas with trellises
- Circular firepit
- Pond with water features



ELEVATE

**It's Not What We Do.
It's Not How We Do It.
It's Who We Are.**

BALANCE

Fitness Classes
Wellness Events & Workshops
Walking And Running Trails

ACCESS

Car Detailing Services
Mobile Hospitality Services

TASTE

Rotating Food Trucks
Beer & Wine Tastings

BRAIN POWER

Lunch & Learn Workshops
Virtual Educational Opportunities
Fully Equipped Meeting Spaces

GENEROSITY

Donation Collections
E-Waste Recycling
Blood Drives

CONNECTIONS

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts

PLAY

Tenant Competitions & Prizes
Outdoor Gaming

DOWNTOWN PALO ALTO

Blue Bottle Coffee	Nola	Sweetgreen
Crepevine	Oren's Hummus	Starbucks
Curry Up Now	Philz Coffee	Tacolicious
Evvia Estiatorio	Pizzeria Delfina	Tamarine
Il Fornaio	Ramen Nagi	Taverna
Meyhouse	Rangoon Ruby	Verve Coffee
Nobu	Reposado	Yayoi Palo Alto

IKEA

RAVENSWOOD SHOPPING CENTER

Baskin Robbins	Starbucks
Jamba Juice	Taco Bell
Home Depot	Target
Nordstrom Rack	TOGO's
McDonald's	Wingstop

BAY CAFE RESTAURANT & BANQUETS

CLOUD9 COFFEE

 PALO ALTO AIRPORT



STANFORD SHOPPING CENTER

 STANFORD STATION

TOWN & COUNTRY VILLAGE

Asian Box	Howie's Artisan Pizza
Boba Guys	LuLu's
Boichik Bagels	Manresa Bread
Gott's Roadside	Telefèric Barcelona

EDGEWOOD PLAZA

Chef Zhao Kitchen
House of Bagels
Orangetheory Fitness
Starbucks
THE MARKET at Edgewood

STANFORD UNIVERSITY

 CALIFORNIA AVE STATION

CALIFORNIA AVENUE

Anatolian Kitchen	Palo Alto Sol
Domino's Pizza	Panda Express
Izzy's Brooklyn Bagels	Pizz'a Chicago
Jack in the Box	Pop Tea Bar
Joanie's Cafe	SUN of WOLF
La Bodeguita Del Medio	Terun
MJ Sushi Palo Alto	Zareen's

A 5-minute drive from the world-class innovation of Stanford University, Palo Alto Labs is the perfect place to pursue life-changing science.



12M Square Foot International Portfolio

West Coast:

San Francisco, CA
Redwood City, CA
San Mateo, CA
Palo Alto, CA
Millbrae, CA
San Diego, CA

East Coast:

Boston, MA
Durham / RTP, NC
New York, NY
Rockville, MD
Philadelphia, PA

United Kingdom:

Cambridge, UK





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LONGFELLOW™

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