



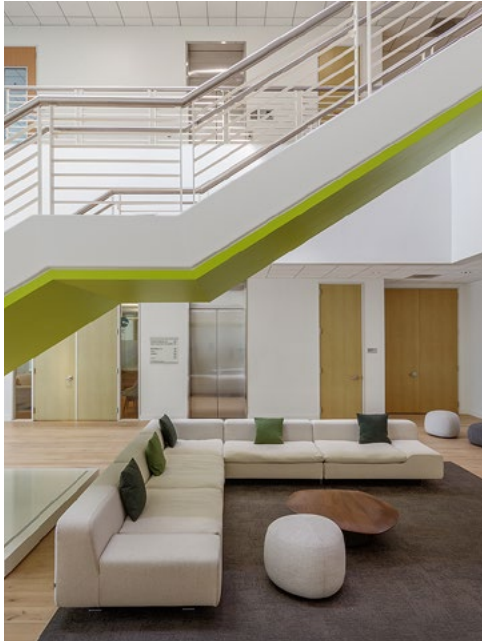
**AN AMENITY  
BUILDING  
DEDICATED  
TO YOU.**



**REDWOOD** Lab and  
Innovation  
Focused  
Environment  
**LIFE**

[WWW.REDWOOD-LIFE.COM](http://WWW.REDWOOD-LIFE.COM)

**TWENTY  
BUILDINGS  
AND MORE  
THAN  
1 MILLION S.F.**



**LIFE WORKS  
HERE.**



VIEW SITE SPECIFIC  
**COVID-19**  
PREVENTION PLAN

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## LIFE WORKS HERE.

The energy of a breakthrough.  
The buzz of collaboration.  
Enviably comforts  
that benefit work and life,  
inspiring days  
alive with activity.



**±1,000,000 SF**

Class A  
Life Science Park  
with a World Class  
Amenity Center



**RANGE  
OF LAB SPACE**

Flexible  
Layout



**BAY TRAIL**

Direct access to  
Bay Areas Premier  
Walking and  
Cycling Path



**ACCESS**

Direct Onsite Shuttle  
to Baby Bullet  
& Caltrain





TWENTY BUILDINGS AND  
MORE THAN 1 MILLION S.F.

of lab and innovation space  
at the center of San Francisco's  
central Bay Area.  
The location is prolific.  
The footprint is giant.  
Redwood LIFE totally works.



## 1300 ISLAND DRIVE

AVAILABLE	SIZE	NOTES
SUITE 105	±4,575 SF	100% Office Suite Opportunity Located in the Amenities Building
SUITE 201	±6,500 SF	NEW SPEC LAB SUITE - JULY 2021 MOVE IN READY ★
SUITE 202	±6,500 SF	NEW SPEC LAB SUITE - JULY 2021 MOVE IN READY ★
SUITE 203	±6,500 SF	NEW SPEC LAB SUITE - JULY 2021 MOVE IN READY ★
SUITE 204	±6,500 SF	NEW SPEC LAB SUITE - JULY 2021 MOVE IN READY ★

## 1200 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 201	±12,203 SF	Build to Occupy, Ready for Improvements

## 1400 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 101	±12,353 SF	Build to Occupy, Ready for Improvements, Growth Management, up to Full Building Available
SUITE 102	±13,737 SF	Build to Occupy, Ready for Improvements, Growth Management, up to Full Building Available
2ND FLOOR	±25,731 SF	Build to Occupy, Ready for Improvements, Growth Management, up to Full Building Available

## 2000 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 100	±13,044 SF	NEW SPEC LAB SUITE - JUNE 2021 MOVE IN READY ★ Rare Opportunity. 50% Lab and 50% Office.

## 2200 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 101	±5,800 SF	NEW SPEC LAB SUITE - COMING SOON ★
SUITE 201	±12,347 SF	NEW SPEC LAB SUITE - SEPTEMBER 2021 MOVE IN READY ★
SUITE 202	±13,391 SF	NEW SPEC LAB SUITE - SEPTEMBER 2021 MOVE IN READY ★

## 2400 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
1ST FLOOR	±25,761 SF	FULL FLOOR SPEC LAB - SEPTEMBER 2021 MOVE IN READY ★
2ND FLOOR	±26,060 SF	FULL FLOOR SPEC LAB - SEPTEMBER 2021 MOVE IN READY ★

## 2600 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
1ST FLOOR	±25,839 SF	Floor Vacant and Ready for Customized Tenant Improvements
2ND FLOOR	±25,839 SF	Floor Vacant and Ready for Customized Tenant Improvements

## 3200 BRIDGE PARKWAY FULL BUILDING OPPORTUNITY

AVAILABLE	SIZE	NOTES
1ST FLOOR	±25,789 SF	Floor Vacant and Ready for Customized Tenant Improvements
2ND FLOOR	±25,789 SF	Full Floor Available Q2 2021

## 3400 BRIDGE PARKWAY

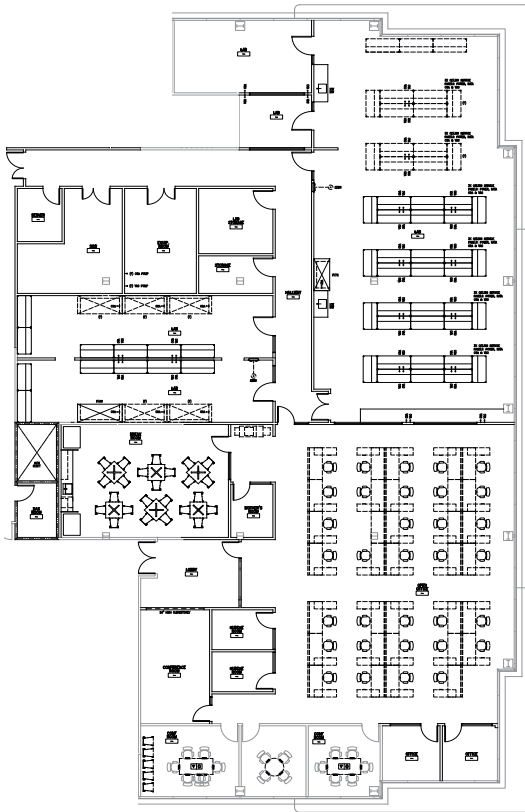
AVAILABLE	SIZE	NOTES
SUITE 102	±3,200 SF	Build to Occupy, Ready for Improvements
SUITE 103	±3,500 SF	Build to Occupy, Ready for Improvements

## 3800 BRIDGE PARKWAY

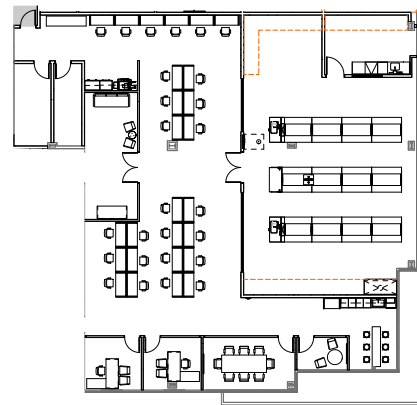
AVAILABLE	SIZE	NOTES
SUITE 201	±12,855 SF	NEW SPEC LAB SUITE - APRIL 2021 MOVE IN READY ★ Rare Opportunity. 50% Lab and 50% Office.
SUITE 202	±12,747 SF	NEW SPEC LAB SUITE - APRIL 2021 MOVE IN READY ★ Rare Opportunity. 50% Lab and 50% Office.



This is an environment focused  
on lab and innovation space  
where world-changing interactions  
and favorable reactions  
are part of every day.  
This is where work comes to life.  
This is Redwood LIFE.



HYPOTHETICAL SPEC LAB BUILD OUT - ±13,000 SF



HYPOTHETICAL SPEC LAB BUILD OUT - ±6,500 SF



## AN AMENITY BUILDING DEDICATED TO YOU.

Redwood LIFE supports growing companies by providing the lifestyle amenities that attract and retain top talent, in a highly-accessible Mid-Peninsula location.



### AMENITY BUILDING - 1300 ISLAND DRIVE



FITNESS CENTER

MARKETING SUITE

TRAINING HALL

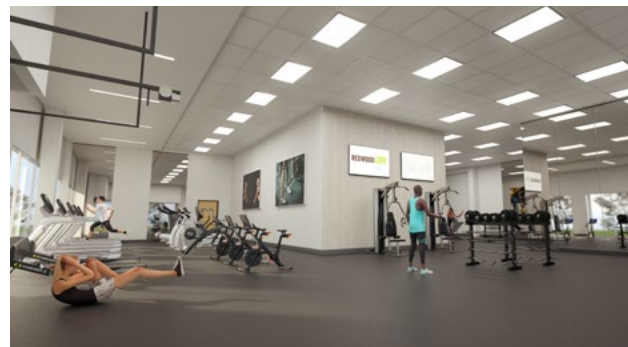
CONFERENCE ROOMS



TENANT LOUNGE / MEETING AREAS



EXECUTIVE DINING ROOM



FITNESS CENTER



LOBBY



*it's*  
*not what we do*



*it's*  
*not how we*  
*do it*



*it's*  
*who we are*

## ELEVATE

No two Longfellow properties are the same, and that's just the way we like it. ELEVATE by Longfellow is not one-size-fits-all — it's one-size-fits-you. With collaborative spaces and bold interiors, ELEVATE brings you the amenities designed to spark camaraderie and enjoyment for your team.

Your ELEVATE on-site curated amenities include:

### ELEVATE BALANCE

- Fitness Center
- Programmed Exercise Classes
- Locker Rooms
- Wellness Events
- Wellness Challenges
- Outdoor Fitness Area

### ELEVATE CONNECTIONS

- Tenant Engagement Events
- Networking Events
- Happy Hours
- Tenant Contests & Giveaways

### ELEVATE TASTE

- Food Trucks
- Pop-up Markets
- Beer, Wine, & Food Tastings

### ELEVATE PLAY

- Outdoor Amenity Space

### ELEVATE GENEROSITY

- Philanthropic Drives & Donations
- Volunteer Opportunities
- E-Waste & Zero Waste Recycling

### ELEVATE BRAINPOWER

- Indoor & Outdoor Meeting Space
- Lunch & Learns
- TED Talks

# REDWOOD LIFE

## LOCATION

With a central Bay Area location that's simultaneously in the middle of everything and miles from mundane, convenient amenities blend with natural serenity to create a campus where ideas flourish and companies have room to grow.



*8 minute dedicated baby bullet shuttle from Hillsdale Station to Redwood LIFE*

**SAN FRANCISCO STATION**  
34 MINUTES\*

**SOUTH SAN FRANCISCO STATION**  
18 MINUTES\*

**MILLBRAE STATION**  
14 MINUTES\*

**HILLSDALE STATION** | **REDWOOD LIFE**

**REDWOOD CITY STATION**  
6 MINUTES\*

**PALO ALTO STATION**  
16 MINUTES\*

**SAN JOSE STATION**  
45 MINUTES\*

\*To Hillsdale Station



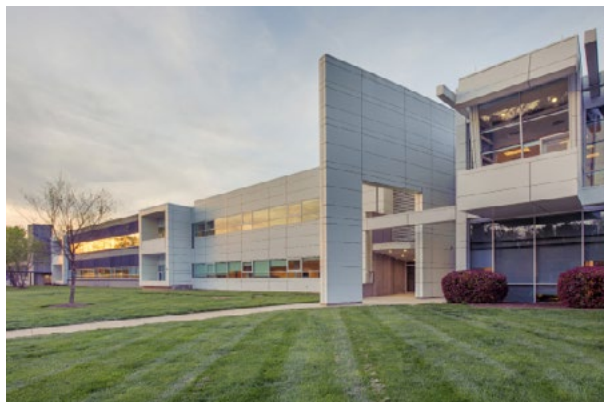


## 5 MILLION SF NATIONAL PORTFOLIO

Boston, MA  
Durham, NC  
RTP, NC

San Diego, CA  
Palo Alto, CA  
Redwood City, CA

Redwood LIFE is brought to you by Longfellow, deliverer of world-class real estate spaces with an emphasis on the sciences. We believe in the power of the work environment to nurture and grow both companies and people. Redwood LIFE is an epic development and the opportunity of a work/lifetime. Let us build to suit you.



### DEVELOPMENT

Strategy & Partnerships  
Advisory & Entitlements  
Acquisitions

### MANAGEMENT

Leasing  
Project Management  
Property Management

### INVESTMENTS

Asset Management  
Investment Management

# REDWOOD LIFE

Lab and  
Innovation  
Focused  
Environment

[WWW.REDWOOD-LIFE.COM](http://WWW.REDWOOD-LIFE.COM)

Address:

**900-1300 Island Drive  
800-3800 Bridge Parkway**  
Redwood City, California 94065

For Leasing Information:

**MIKE MORAN**  
Executive Managing Director  
+1 650 245 2446  
[mike.moran@cushwake.com](mailto:mike.moran@cushwake.com)  
LIC #00901003

**BEN PAUL**  
Executive Managing Director  
+1 650 401 2123  
[ben.paul@cushwake.com](mailto:ben.paul@cushwake.com)  
LIC #01210872

**MARC POPE**  
Executive Director  
+1 650 401 2131  
[marc.pope@cushwake.com](mailto:marc.pope@cushwake.com)  
LIC #01474483

**CHARLIE MORAN**  
Associate  
+1 650 288 8605  
[charlie.moran@cushwake.com](mailto:charlie.moran@cushwake.com)  
LIC #02102431

[REDWOODLIFE-INFO@CUSHWAKE.COM](mailto:REDWOODLIFE-INFO@CUSHWAKE.COM)

