

— AVIA —  
LABS  
AT MILLBRAE STATION

# LIFE INTERSECTS SCIENCE

IN THE BAY AREA

315,000 RSF Class A lab  
building delivering Q1 2025



LONGFELLOW



CUSHMAN &  
WAKEFIELD



# MAKE BREAKTHROUGH CONNECTIONS



Welcome to Avia Labs,  
the newest, most advanced  
life science lab space  
in the Bay Area.

Avia Labs is conceived as a home for  
bio-innovation companies and their  
teams to connect, collaborate, and  
achieve **life-changing breakthroughs**.

A development of **industry leader  
Longfellow**, Avia Labs is **all-electric  
powered**. Simply put, **ESG priorities are  
built in**. Let's partner to bring your ideas  
to life and your solutions to the world.



# ROLL ON IN, HOWEVER YOU ROLL

Here, all roads intersect.

We're built so you can get here from everywhere. Exceptionally accessible, Avia Labs is a **short walk to the Millbrae Transit Center** and so much more.

With **immediate access to highways 101, 280, and 380**, you can **drive in and park on site**. Pedal-power commuters will enjoy **secure bike storage** in the integrated parking structure.

We're **10 minutes from SFO**, and from the world. Avia Labs is the perfect centerpoint.







**INVITING LOBBY WITH COFFEE AND BITES**  
Double-height lobby and grab-and-go café with gourmet coffee



**CONFERENCE SPACES**  
Reservable large and medium rooms



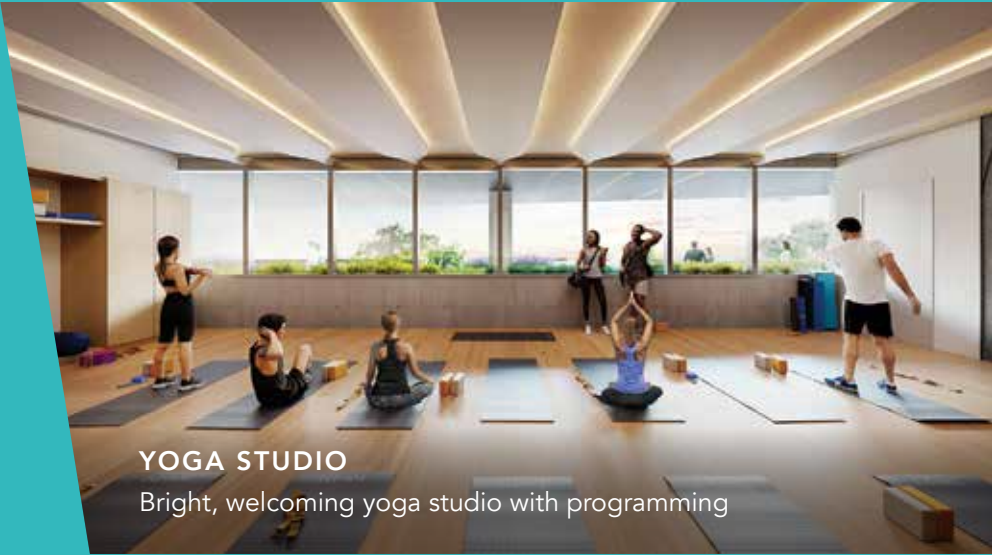
**SECURE BIKE STORAGE**  
Onsite secure bike storage with showers

# OFFICE MEETS OASIS

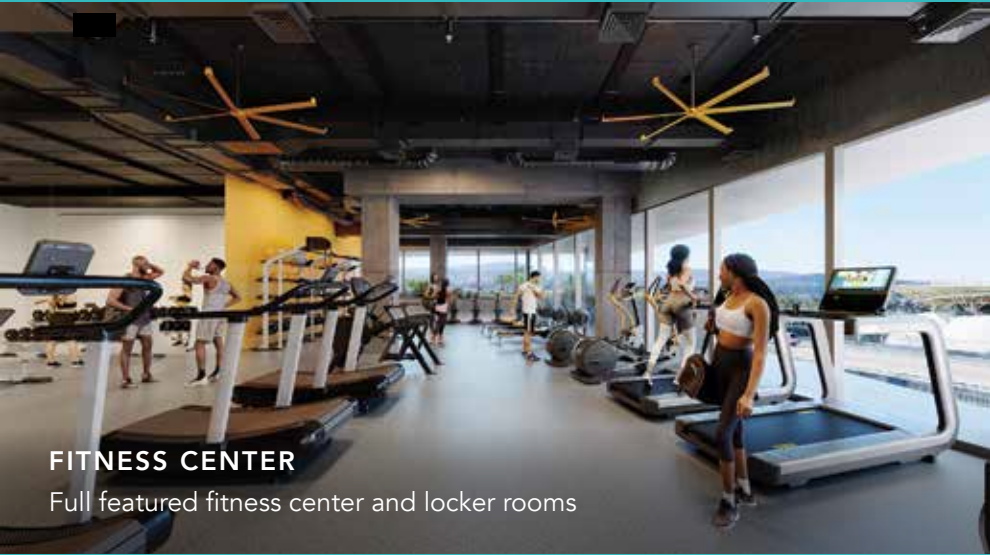
Achieving your company's highest purpose—it's about work, but it's also about recharging. That's where Elevate™ comes in.

Elevate is Longfellow's **proprietary tenant experience and services program**. We design programming, events, and services that bring amenity spaces to life—just for you.

And what a rich suite of amenities it is.



**YOGA STUDIO**  
Bright, welcoming yoga studio with programming



**FITNESS CENTER**  
Full featured fitness center and locker rooms



**OUTDOOR TERRACE**  
Outdoor third floor terrace with mountain views, catering, and prep space



**ELEVATE PROGRAMMING**  
Curated events, programming and services exclusively for our tenant partners



LAB SPACE



LAB + OFFICE

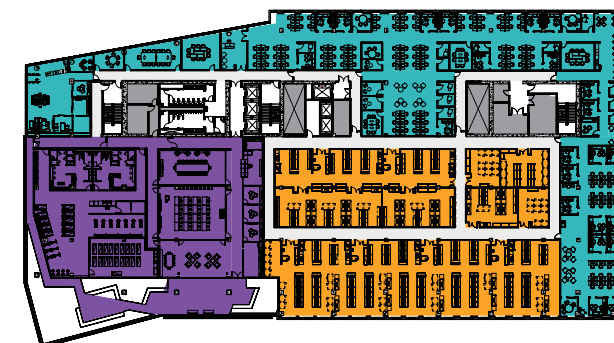
- 6 57,000 RSF
- 5 80,000 RSF
- 4 80,000 RSF
- 3 78,000 RSF
- 2 20,000 RSF + PARKING
- 1 AMENITIES & PARKING
- B1 PARKING
- B2 PARKING

# MAKE SPACE FOR LIFE-CHANGING INNOVATIONS

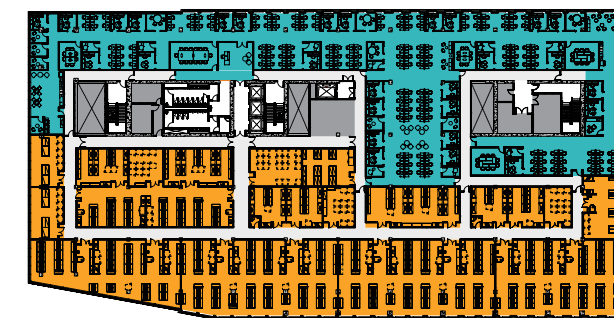
The Bay Area's newest Class A life science lab building is built with **warm shell infrastructure** and **flexible floorplates** ranging from 20,000 to 80,000 SF. They're designed to support the kind of collaboration and intersections that will lead to your next breakthrough.

## Single Tenant

### LEVEL 3



### LEVEL 4 & 5



### LEVEL 2



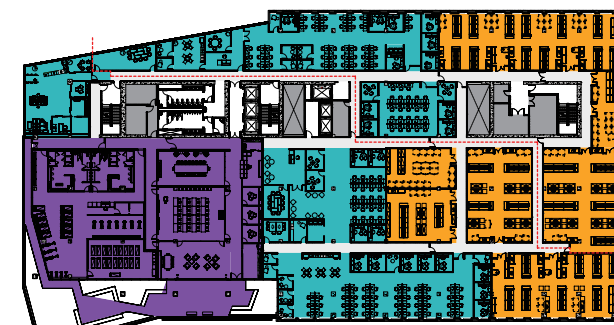
### LEVEL 6



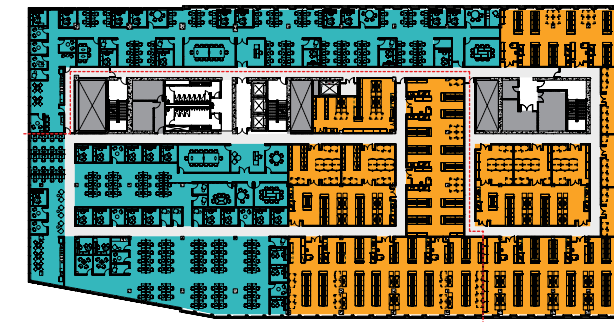
TEST FITS

## Two Tenant

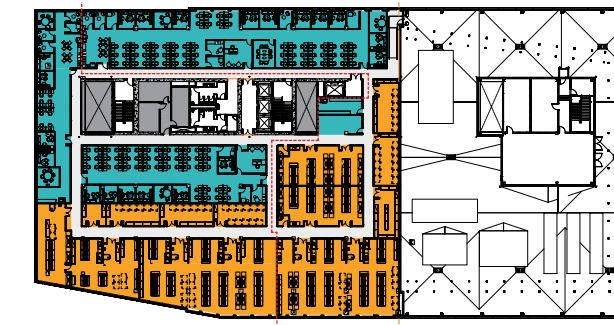
### LEVEL 3



### LEVEL 4 & 5



### LEVEL 6



LEGEND

● LAB + LAB SUPPORT

● OFFICE + OFFICE SUPPORT

● AMENITY + WELLNESS

● MECHANICAL & BUILDING SYSTEMS



# CHARGED WITH ELECTRIC POSSIBILITY

Not all lab space is built alike. Because we're **all-electric powered**, Avia Labs makes sustainability—and your ESG commitments—a top priority.

The **warm shell infrastructure** is built specifically for the unique needs of life science companies:



Robust back-of-house space, including chemical storage, two-bay loading dock designed for a WB-40 truck, shipping and receiving area with hydraulic scissor lift



Rooftop and penthouse space with 150 PSF mechanical load for tenant equipment



All-electric power: 8 watts/USF of lab area, 2500 kW emergency/standby generator, photovoltaic rooftop panels



5,000 lbs. capacity freight elevator with hazmat transport mode, three destination dispatch passenger elevators, and two shuttle elevators from garage to lobby



Concrete slabs with 125 PSF live load, floor-to-floor height of 15'-3" on first floor and 14'-6" on floors 2-6



Building structure designed to 8,000 micro inches per second vibration criteria



450 parking stalls, 45 EV charging stations and capacity for 45 more



High-performing acoustic exterior enclosure system



50:50 lab to office ratio HVAC with 10' ceilings and 12 air-changes/hour

CERTIFICATIONS



## MORE THAN A DEVELOPER: YOUR PARTNER

Avia Labs is the creation of Longfellow, a leading developer of life science labs. We are driven by a passion to support those working to advance the human condition.

It's our goal to create long-term partnerships with our tenants, so that we can co-create the working and amenity experience that is right for your people, your company, and your mission. Together, let's create an environment that supports your life-changing innovations.



# AVIA LABS

AT MILLBRAE STATION

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