



Two Free-Standing Buildings

36,098 SF Spec Lab Available

Full Building Opportunity

Spec Lab Opportunity

2225 East Bayshore // 2197 East Bayshore // Palo Alto, CA

bayshorebio.com



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BentallGreenOak 

GRAY MATTER
by Graymark Capital 

Property Highlights



2225 East Bayshore // 36,098 SF Available Now

A Comprehensive Spec Lab Conversion

- » Free-standing R&D/Life Science buildings available for lease with opportunity for future expansion
- » Spec Lab is delivering Dec 2022
- » Brand new exterior renovations
- » Interior courtyard renovations
- » Roll-up door
- » Expansion opportunity
- » Power: 1,000 amp, 277/480-volt, 3-phase, 4-wire (upgrade to 2,500 amps expected to be complete in March 2023)



Site Plan



2225 East Bayshore

36,098 SF Available Now

- » **Available SF**
36,098 SF // full building available
- » **Stories**
Two (2)
- » **Typical Floor Plate**
16,903 SF
- » **Parking**
3.3 / 1,000 SF

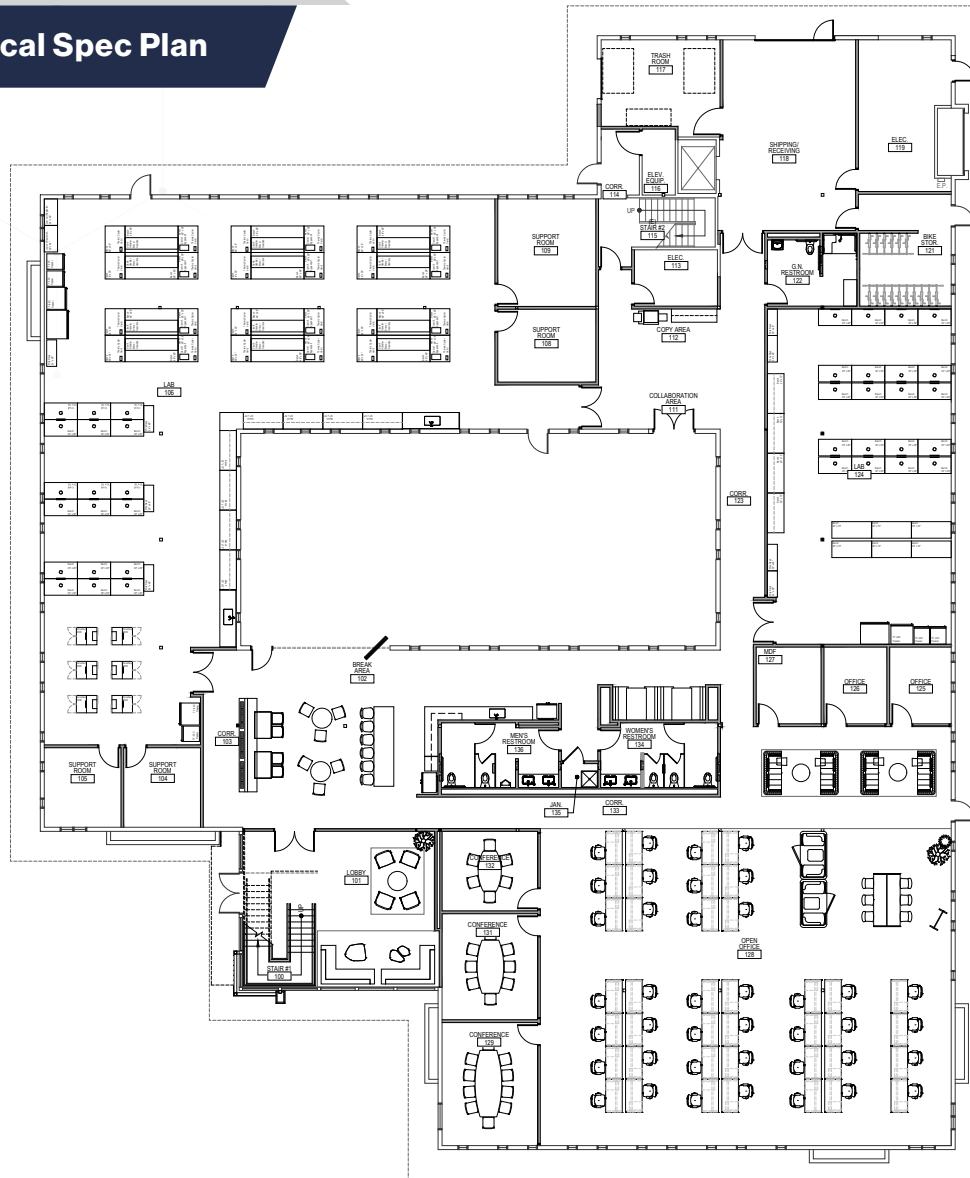
2197 East Bayshore

Future Expansion Opportunity

- » **Stories**
One (1)
- » **Typical Floor Plate**
22,961 SF
- » **Parking**
4.0 / 1,000 SF

Floor Plan

Hypothetical Spec Plan



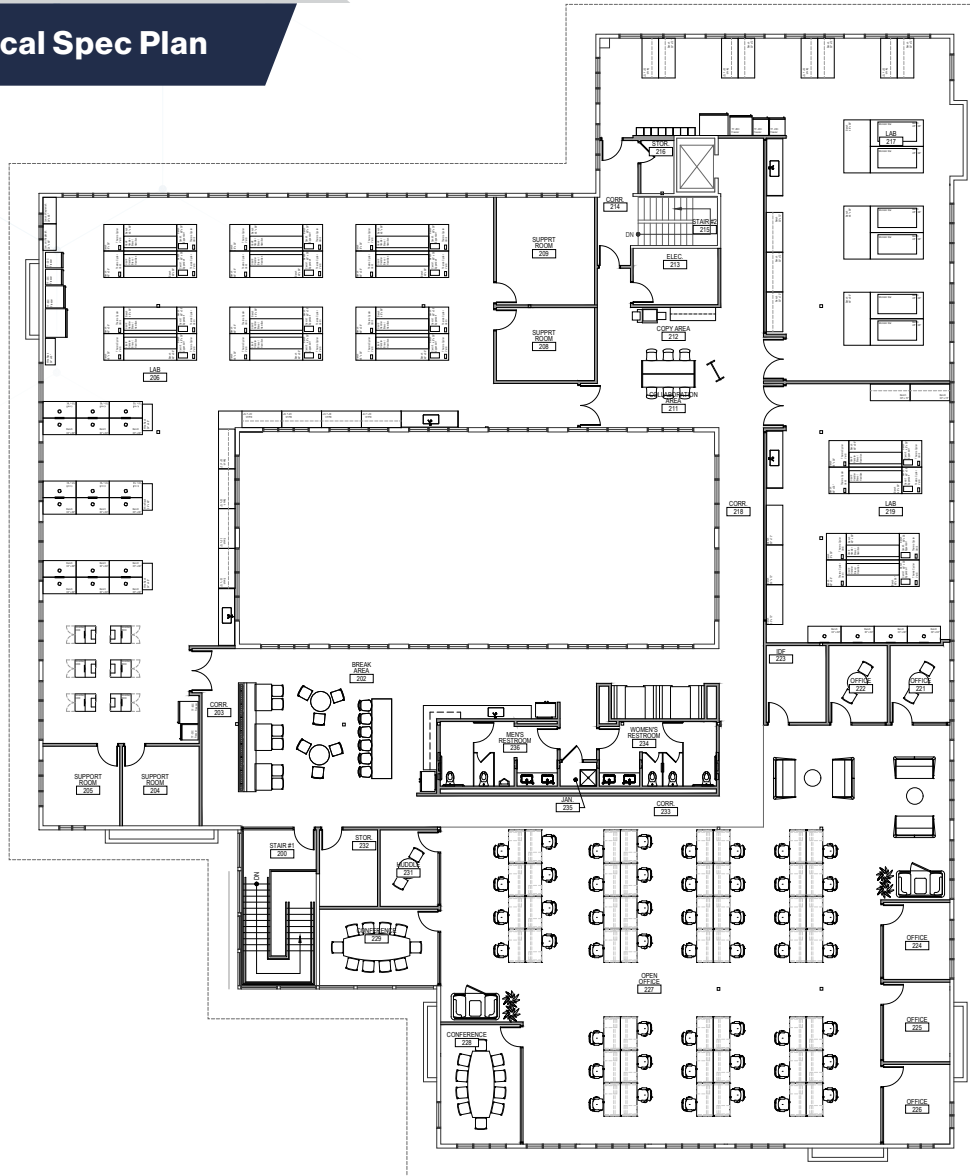
1st Floor Plan

19,195 RSF

- » Offices 2
- » Benching style workstation 40
- » Conference rooms 2
- » Collaboration areas 2
- » Labs 2
- » Shipping and receiving 1
- » Break area 1
- » Copy area 1
- » Mdf 1
- » Electrical 2
- » Unisex restroom / shower 1
- » Bike storage 1

Floor Plan

Hypothetical Spec Plan



2nd Floor Plan

16,903 RSF

- » Offices 3
- » Benching style workstation 50
- » Conference rooms 2
- » Huddle rooms 3
- » Collaboration areas 2
- » Labs 3
- » Break area 1
- » Copy area 1
- » Storage rooms 2
- » Idf 1



Access & Amenities



Location Highlights

- » Fantastic Access to Highway 101
- » Walking Distance to Edgewood Plaza
- » 7 Minutes to Stanford Caltrain Station
- » 7 Minutes to California Caltrain Station
- » 7 Minutes to Downtown Palo Alto
- » 33 Minutes to San Francisco via 101



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