

FABIAN LABS

3960 & 3980 Fabian Way
Palo Alto, CA

www.fabian-labs.com

±24,000 SF OF CUTTING EDGE
LIFE SCIENCE SPACE

NEW LAB IMPROVEMENTS COMPLETE

**FLEXIBLE TERM AND FF&E
ALLOWANCE AVAILABLE!**



BEN PAUL Vice Chairman
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STEVEN JENAB Director
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 **CUSHMAN &
WAKEFIELD**

GRAY MATTER
by Graymark Capital

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PROPERTY HIGHLIGHTS

- ◆ 24,000 sf of 50% office / 50% lab in two 12,000 sf buildings
- ◆ New exterior renovations
- ◆ Flexible term and FF&E allowance available
- ◆ Fume hood installed (available capacity for additional)
- ◆ Single Pass 100% Outside Air and 10 Air Changes Per Hour in the Lab Spaces
- ◆ 10' Finished Ceiling Heights in the open labs and 9' Finished Ceilings Heights in the support rooms
- ◆ Dedicated shipping & receiving; 1 grade level loading door for each building
- ◆ 800 & 1600 Amps @ 120/208V
- ◆ Emergency generator for each building provided by landlord
- ◆ Located minutes from Stanford University

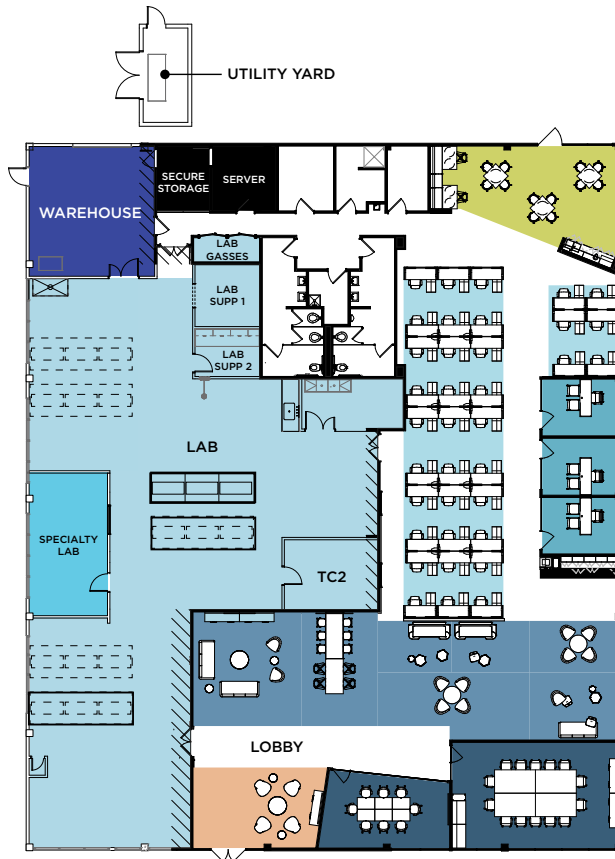


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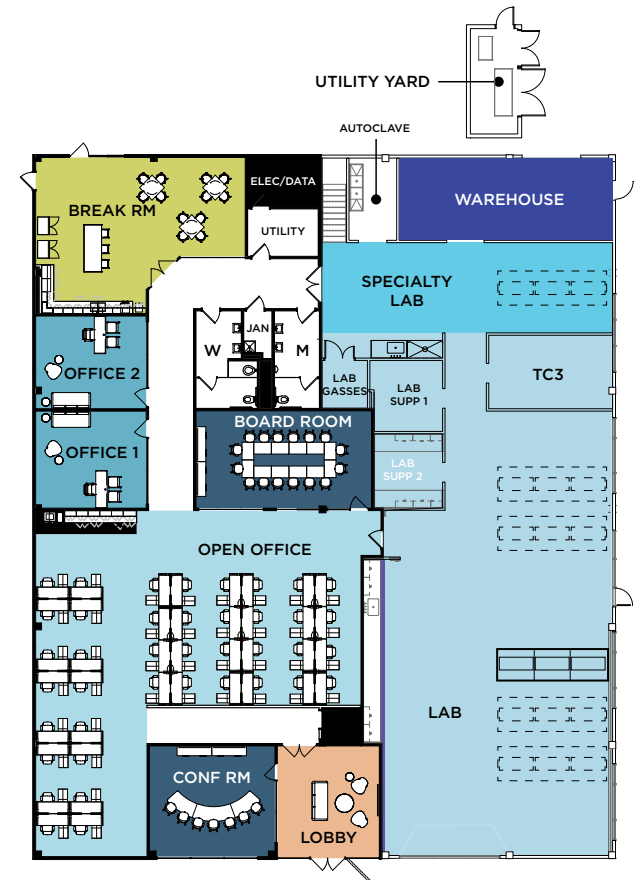
Office	3
Open Office	36
Total Work Seats	39
Conference	24
Open Collaboration	30
Total Collab Seats	54
Social Cafe	1
Conference	2
Open Collaboration	7
Reception Guest Seating	1
Copy Print Point	1
IDF Room	1
Storage	1
Warehouse	1
Specialty Lab	1
Lab	1



SPEC FLOOR PLANS

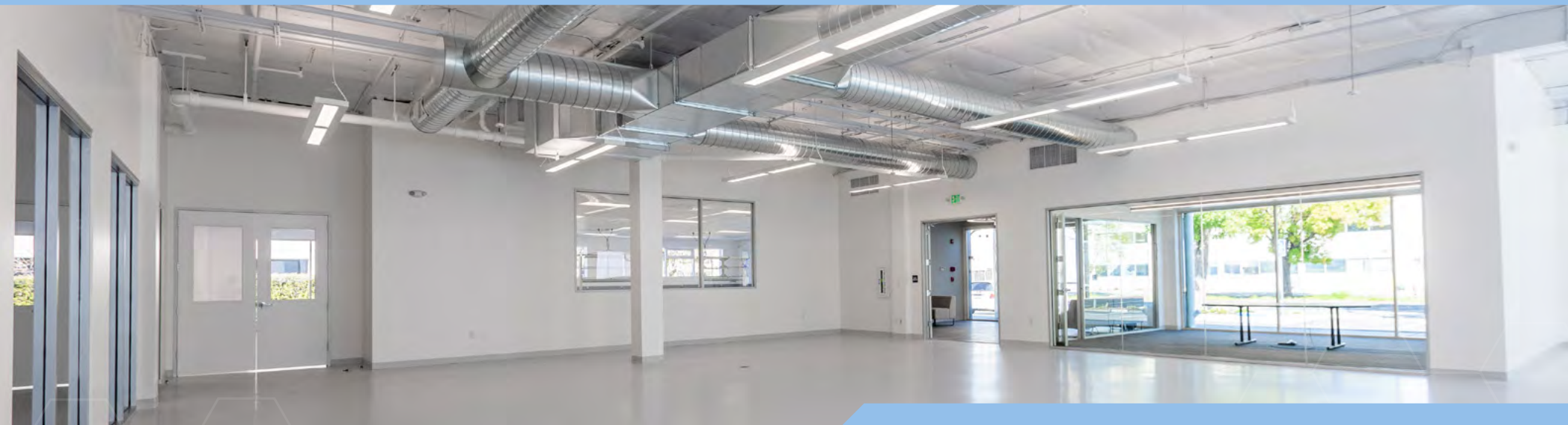
3960 Fabian Way

Office	2
Open Office	40
Total Work Seats	42
Conference	23
Total Collab Seats	23
Social Cafe	1
Conference	2
Open Collaboration	1
Reception Guest Seating	1
Copy Print Point	1
IDF Room	1
Storage	1
Warehouse	1
Specialty Lab	1
Lab	1



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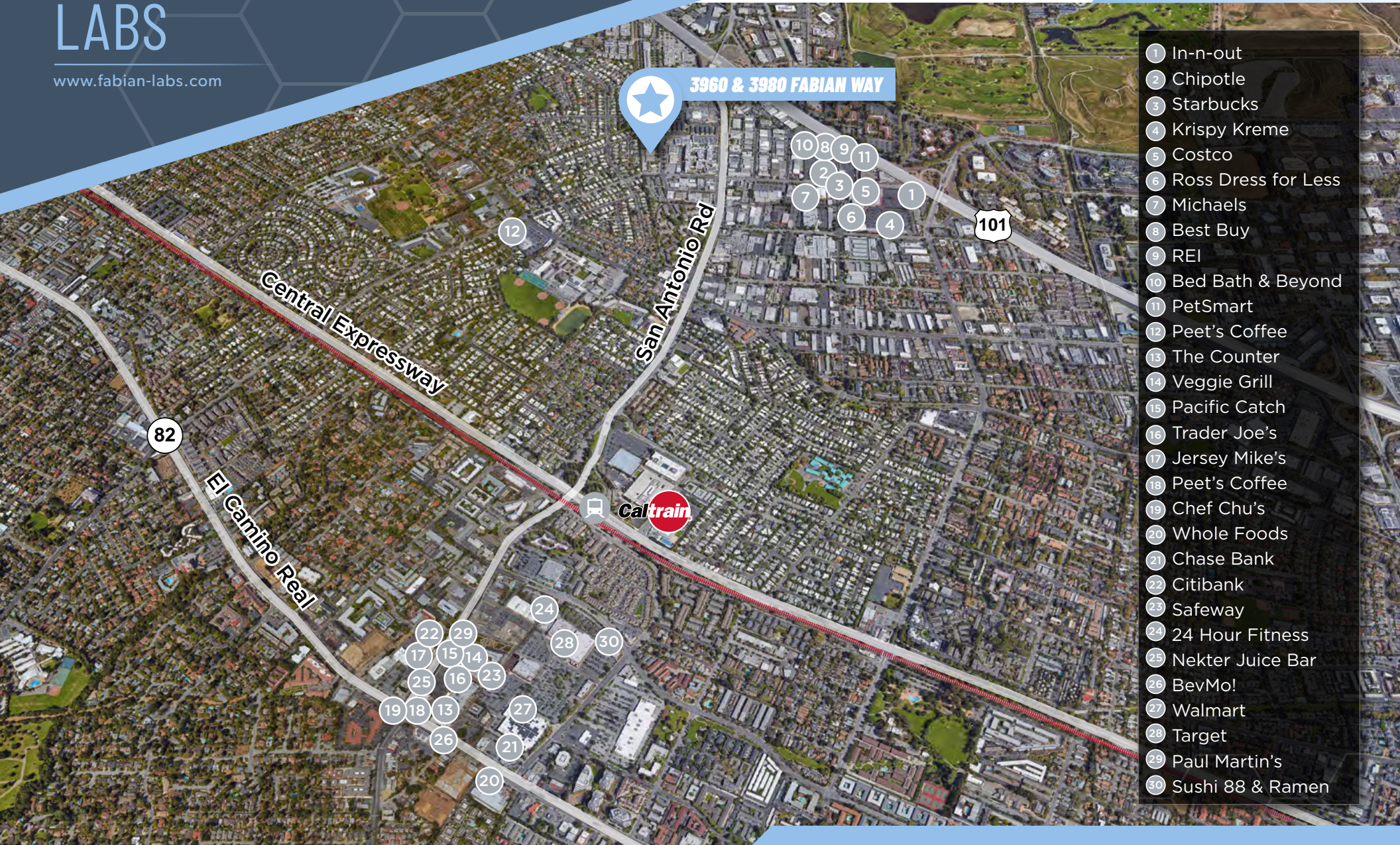
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AMENITIES



★ 3960 & 3980 FABIAN WAY

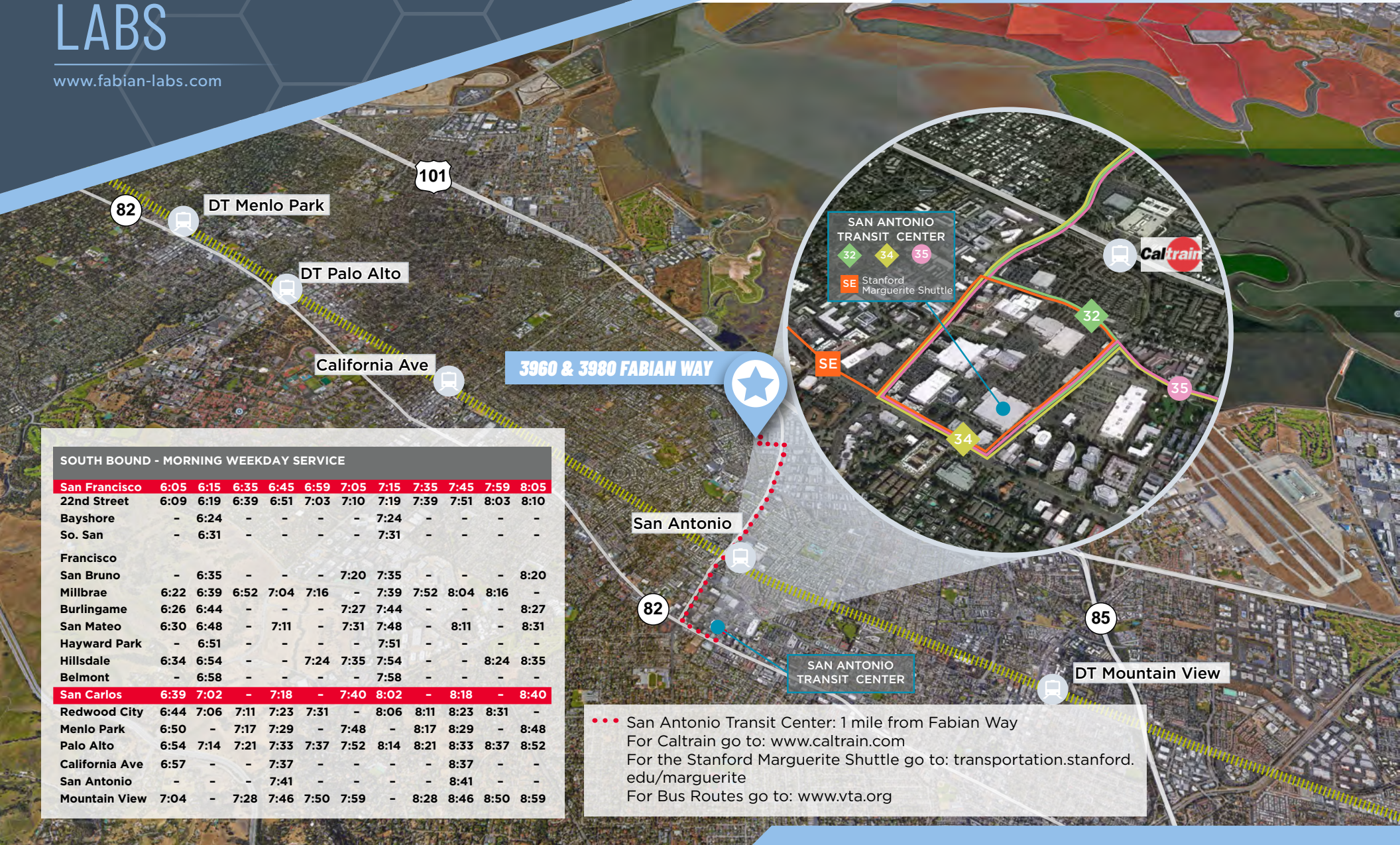
- 1 In-n-out
- 2 Chipotle
- 3 Starbucks
- 4 Krispy Kreme
- 5 Costco
- 6 Ross Dress for Less
- 7 Michaels
- 8 Best Buy
- 9 REI
- 10 Bed Bath & Beyond
- 11 PetSmart
- 12 Peet's Coffee
- 13 The Counter
- 14 Veggie Grill
- 15 Pacific Catch
- 16 Trader Joe's
- 17 Jersey Mike's
- 18 Peet's Coffee
- 19 Chef Chu's
- 20 Whole Foods
- 21 Chase Bank
- 22 Citibank
- 23 Safeway
- 24 24 Hour Fitness
- 25 Nekter Juice Bar
- 26 BevMo!
- 27 Walmart
- 28 Target
- 29 Paul Martin's
- 30 Sushi 88 & Ramen

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SOUTH BOUND - MORNING WEEKDAY SERVICE

	6:05	6:15	6:35	6:45	6:59	7:05	7:15	7:35	7:45	7:59	8:05
San Francisco	6:05	6:15	6:35	6:45	6:59	7:05	7:15	7:35	7:45	7:59	8:05
22nd Street	6:09	6:19	6:39	6:51	7:03	7:10	7:19	7:39	7:51	8:03	8:10
Bayshore	-	6:24	-	-	-	-	7:24	-	-	-	-
So. San	-	6:31	-	-	-	-	7:31	-	-	-	-
Francisco											
San Bruno	-	6:35	-	-	-	7:20	7:35	-	-	-	8:20
Millbrae	6:22	6:39	6:52	7:04	7:16	-	7:39	7:52	8:04	8:16	-
Burlingame	6:26	6:44	-	-	-	7:27	7:44	-	-	-	8:27
San Mateo	6:30	6:48	-	7:11	-	7:31	7:48	-	8:11	-	8:31
Hayward Park	-	6:51	-	-	-	-	7:51	-	-	-	-
Hillsdale	6:34	6:54	-	-	7:24	7:35	7:54	-	-	8:24	8:35
Belmont	-	6:58	-	-	-	-	7:58	-	-	-	-
San Carlos	6:39	7:02	-	7:18	-	7:40	8:02	-	8:18	-	8:40
Redwood City	6:44	7:06	7:11	7:23	7:31	-	8:06	8:11	8:23	8:31	-
Menlo Park	6:50	-	7:17	7:29	-	7:48	-	8:17	8:29	-	8:48
Palo Alto	6:54	7:14	7:21	7:33	7:37	7:52	8:14	8:21	8:33	8:37	8:52
California Ave	6:57	-	-	7:37	-	-	-	-	8:37	-	-
San Antonio	-	-	-	7:41	-	-	-	-	8:41	-	-
Mountain View	7:04	-	7:28	7:46	7:50	7:59	-	8:28	8:46	8:50	8:59

••• San Antonio Transit Center: 1 mile from Fabian Way
 For Caltrain go to: www.caltrain.com
 For the Stanford Marguerite Shuttle go to: transportation.stanford.edu/marguerite
 For Bus Routes go to: www.vta.org

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EAST CHARLESTON ROAD

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