



**Two Free-Standing Buildings**

**Spec Lab Under Construction Delivering October 2023**

**BayshoreBio.com**

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

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## Bayshore Bio

Evolved by Gray Matter, Bayshore Bio offers ±59,098 SF in two adjacent standalone buildings. **Delivering 36,098 SF of spec lab/office in October of 2023.** The adjacent 23,000 SF building available now as Heavy Power R&D opportunity or future lab expansion space. Located in Palo Alto with immediate Highway 101 access.



# Site Plan



## 2225 East Bayshore 36,098 Spec Lab Space Available

- » Available SF  
36,098 SF / full building available
- » Stories  
Two (2)
- » Floor Plate  
16,903 SF & 19,195 SF

## 2197 East Bayshore Heavy Power R&D or Future Lab Expansion Opportunity

- » Available SF  
± 23,000 SF
- » Single Story



# 2225 East Bayshore Highlights



## A Comprehensive Spec Lab Conversion

- » Full building spec lab/office delivering Sept 2023
- » 1.5 CFM with single pass air across the RSF
- » Multiple lab suites per floor, varying from 1,500 SF to 5,000 SF
- » Finished ceiling heights 9' above the finish floor in the lab spaces
- » Power: 2,500 amp, 277/480-volt, 3-phase, 4-wire
- » 500 KW generator
- » Interior courtyard renovations with interior break room connected to courtyard lounge space
- » Dedicated shipping and receiving with grade level roll-up door
- » 2.8/1000 parking with 4 EV charging stations
- » Brand new exterior renovations



# 2225 East Bayshore

1st Floor Spec Plan



## Spec Plan



## First Floor Spec Plan

**18,049 RSF**

- » Benching style workstations
- » Conference rooms
- » Collaboration areas
- » Shipping and receiving
- » Break area
- » Unisex restroom / shower
- » Bike storage
- » Open plan lab space with benches
- » Views and immediate access to central courtyard

[Website >](#)



# 2225 East Bayshore

2nd Floor Spec Plan



## Spec Plan



## Second Floor Spec Plan

**18,049 RSF**

- » Benching style workstations
- » Conference rooms
- » Huddle rooms
- » Collaboration areas
- » Open plan lab space with benches
- » Break area
- » Copy area
- » Storage rooms
- » Views to central courtyard

[Website >](#)

# 2225 East Bayshore



**State of the Art Lab**



**Indoor Break Room**



**Private Courtyard**



**Lobby**



# 2197 East Bayshore Highlights



## 2197 E Bayshore // Heavy Power R&D Opportunity // 23,000 SF

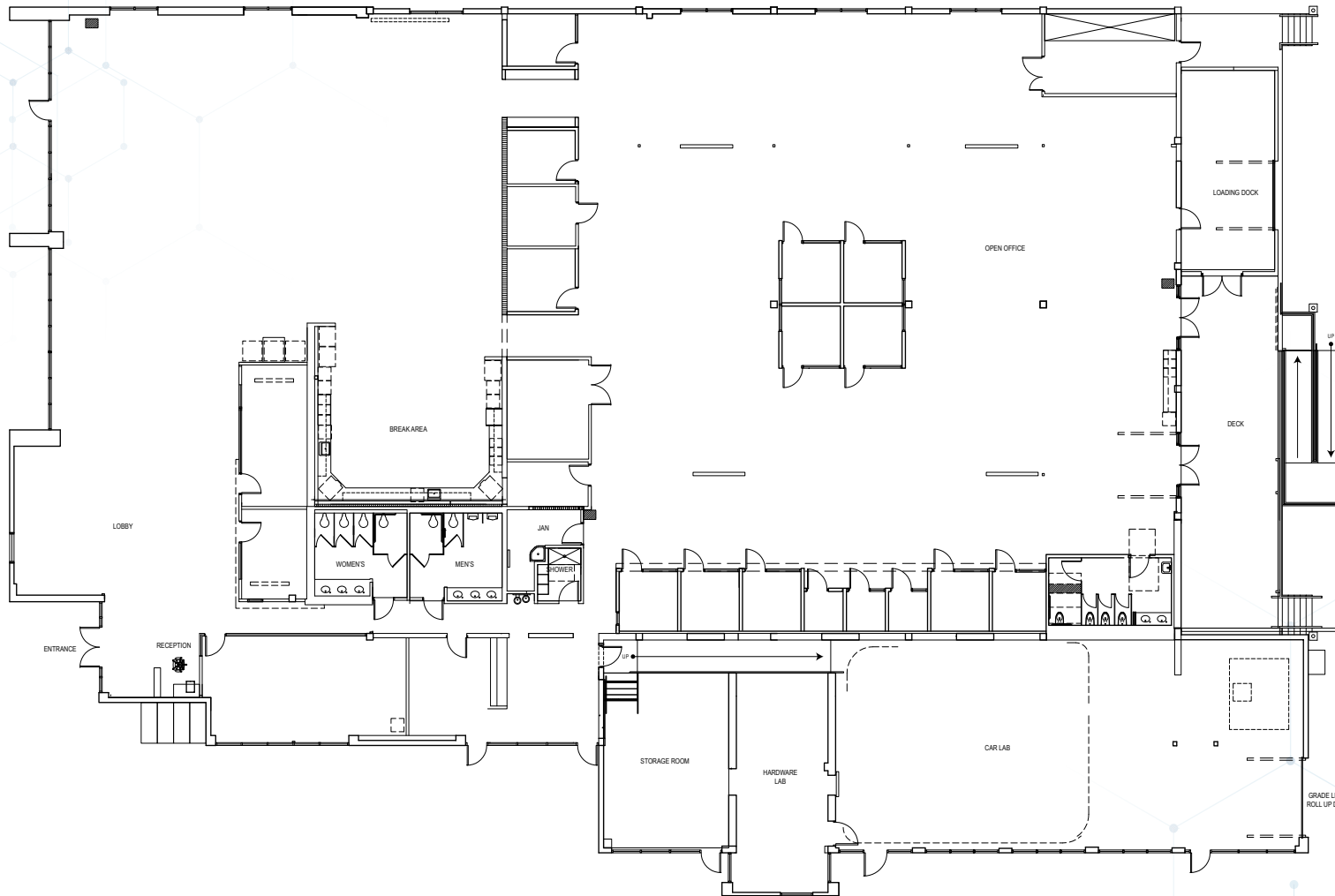
- » Stand alone full building R&D opportunity
- » 1.5 CFM with single pass air across the RSF
- » Finished ceiling heights 9' above the finish floor in the lab spaces
- » Heavy Power: 2,000 amp, 277/480-volt, 3-phase, 4-wire
- » Emergency generator to be provided by Landlord
- » 2 Roll-up doors
- » Interior Café and Break Area
- » 3.1/1000 parking with 4 EV charging stations





# 2197 East Bayshore

Existing Floor Plan

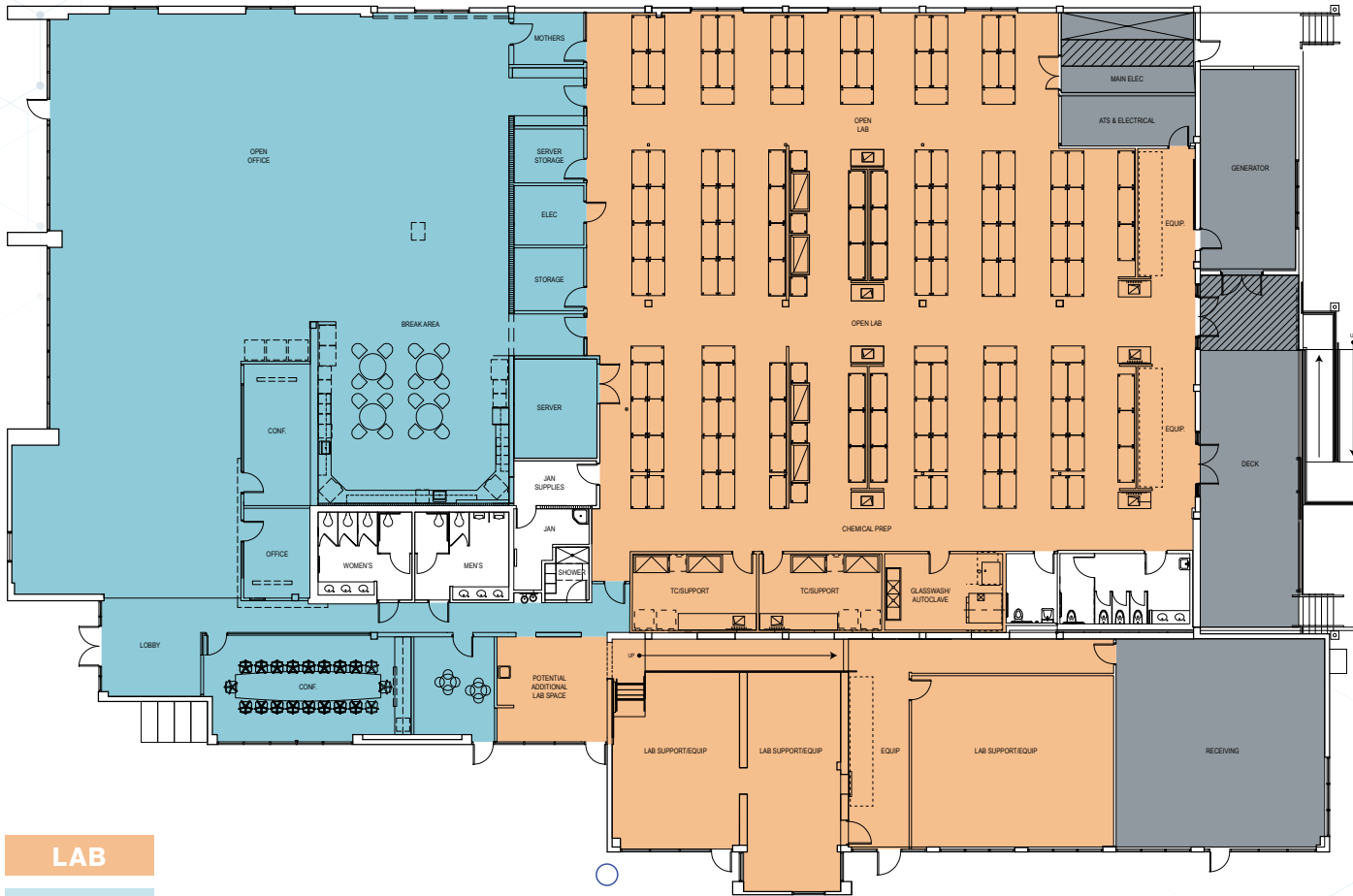


- » ±23,000 SF
- » Open Office
- » Conference rooms
- » Collaboration areas
- » Private Offices
- » Shipping and receiving
- » Lobby
- » Reception
- » Break area
- » Unisex restroom / shower
- » Bike storage



# 2197 East Bayshore

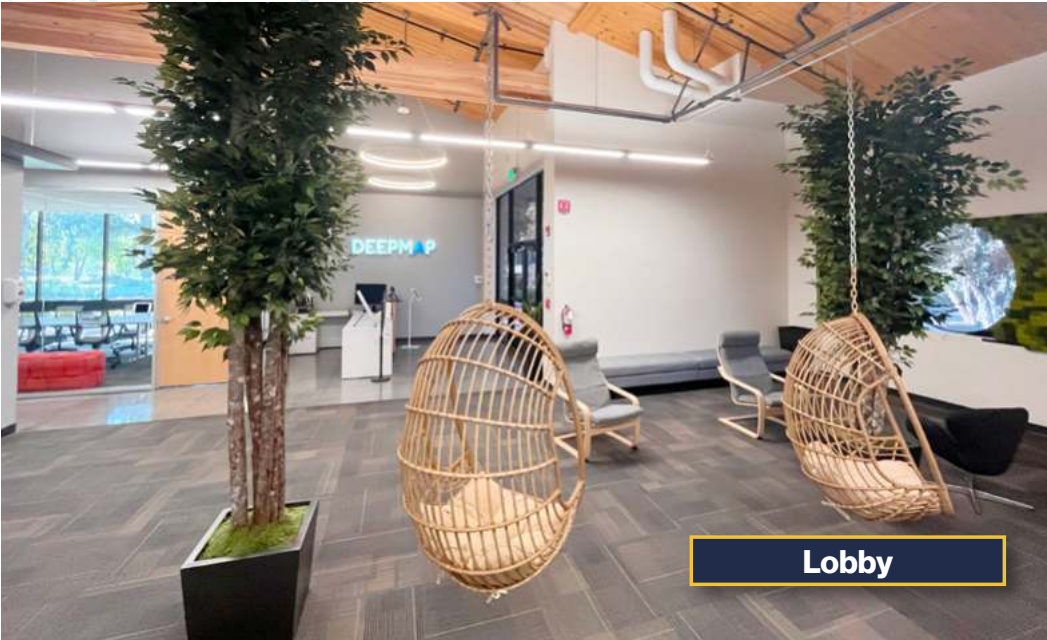
Future Spec Floor Plan



- » ±23,000 SF
- » Benching style workstations
- » Conference rooms
- » Huddle rooms
- » Collaboration areas
- » Open plan lab space with benches
- » Lab support Rooms
- » Loading Dock
- » Break area
- » Copy area
- » Storage rooms



# 2197 East Bayshore



**Lobby**



**Indoor Break Room**



**Kitchen**



**Open Office**



# Access & Amenities



## Location Highlights

- » Immediate 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
- » Proximity to Palo Alto airport



# Innovative Neighbors





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For more information, please visit [www.bgo.com](http://www.bgo.com)



<http://www.graymarkcapital.com>

Graymark Capital, Inc. is a real estate investment firm headquartered in San Francisco, California that invests in commercial property throughout the Western U.S. The company has acquired over 4.0 Million square feet of institutional quality buildings valued at \$2.0 Billion since 2012. Through its life science initiative, Gray Matter, Graymark has purchased 11 life science assets in the San Francisco Bay Area, San Diego, and Austin totaling over 1.7 Million square feet. The tenants in the portfolio range from Fortune 500 companies to early stage growth companies.



## Spec Lab Opportunity

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