



**THE PENINSULA'S
NEWEST**

**INNOVATION
HUB**

ELCOYARDS.COM

IN DOWNTOWN REDWOOD CITY

A CREATIVE SPARK

FOR TODAY'S MAKERS & PIONEERS

DESTINATION: INNOVATION

Introducing ELCO Yards, Silicon Valley's most dynamic work/life district in Downtown Redwood City. Featuring approximately 592,000 SF of brand new, Class A office space, ELCO Yards is an inspired mix of great urban work and living places designed for the future of Being and Doing. With food, drink, and wellness amenities spread throughout four architecturally stunning buildings, ELCO Yards will provide the environment for enterprising pioneers to be constantly ignited.

PROJECT HIGHLIGHTS

THE MOST UNCOMPROMISING WORKPLACE ENVIRONMENT IN THE BAY AREA

Introducing 4 Modern Office Buildings totaling 592,000 SF that completely exceed the expectations of Bay Area commercial real estate.



ICONIC ARCHITECTURE

State-of-the-art buildings that are designed for making. Born of their industrial past, each building is its own place where creation happens. World-class architecture for igniting ideas.



EXPANSIVE SCALE

Scale at Rail like no place else. 592,000 SF in 4 buildings with optimal large floor plates, ELCO Yards is true scale.



RAIL & FREEWAY ACCESS

ELCO Yards is unequalled in the combination of being only a quick walk to Caltrain AND a very short drive to the 101 and 280 highways. ELCO Yards truly accessible from all directions and for all modes of transport.



HEALTH & WELLNESS

This next-gen workplace environment provides 100% fresh outside air with filtration well beyond CDC recommendations. Enhanced and secured stair-accessible floors for quick and energized interaction throughout the buildings.



OUTDOOR SPACE

Quickly escape the indoors to invigorate yourself in the two plus acres of outdoor space at ELCO Yards. This urban environment is designed with a perfect array of outdoor dining and drinking options, a dog park and more.



DOWNTOWN REDWOOD CITY

DTRC is increasingly recognized and endorsed as the Peninsula's most amenity-rich and connected downtown. From brand-new housing to the highest concentration of entertainment options, ELCO Yards puts you in the action.

TOTAL OFFICE SPACE

592,000 SF



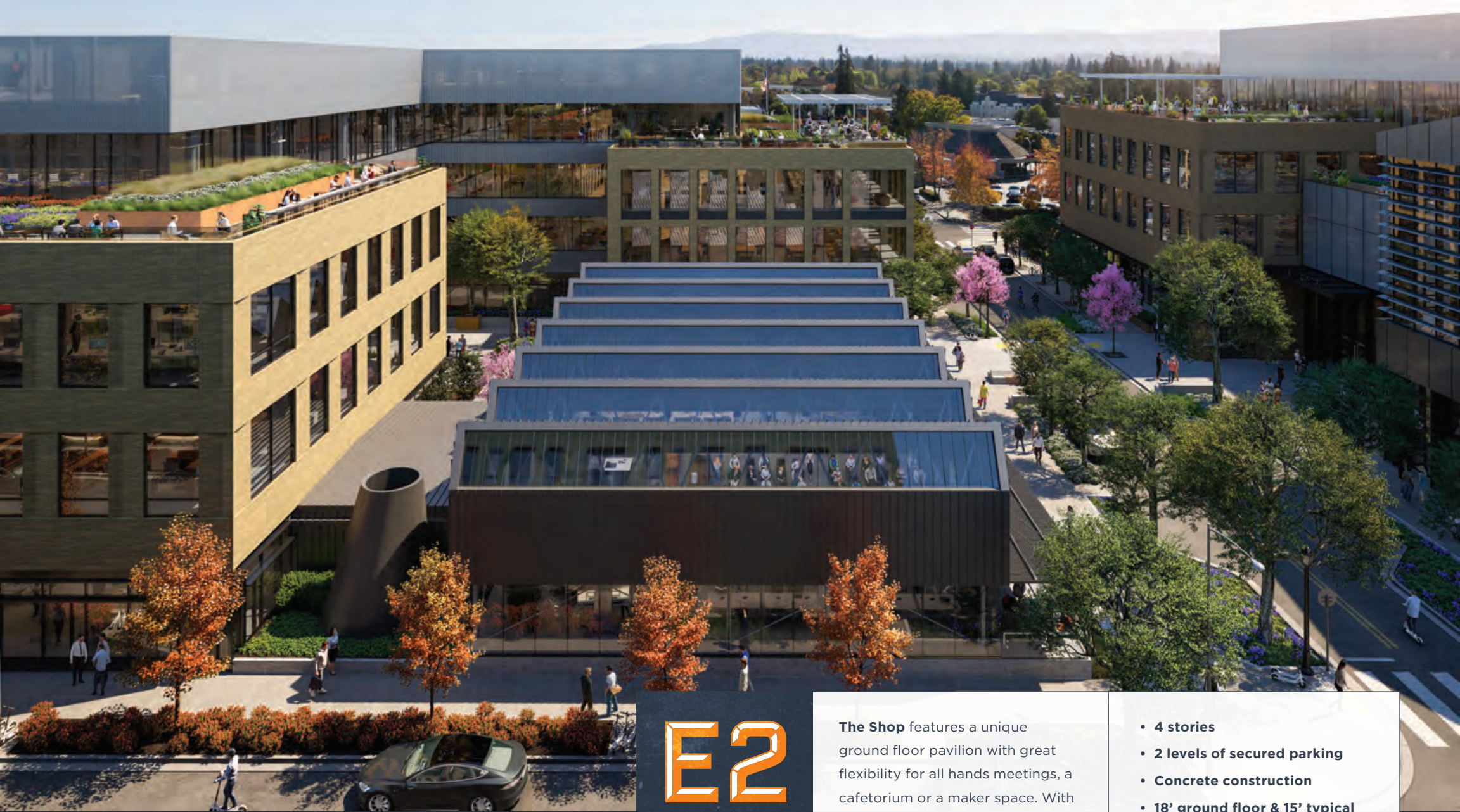


E1

128,000 SF

The Nest features large floor plates with expansive outdoor terraces. All of the ELCO buildings feature 100% fresh air filtered through MERV 15 filters for the maximum health and safety of occupants.

- **4 stories**
- **2 levels of secured parking**
- **Steel construction**
- **18' ground floor & 15' typical floor to floor**
- **Abundant private outdoor space**
- **Large efficient floor plates**



E2

190,000 SF

The Shop features a unique ground floor pavilion with great flexibility for all hands meetings, a cafetorium or a maker space. With ample outdoor space ELCO Yards provides best-in-class gathering and work spaces.

- **4 stories**
- **2 levels of secured parking**
- **Concrete construction**
- **18' ground floor & 15' typical floor to floor**
- **Abundant private outdoor space**
- **Large efficient floor plates**

An architectural rendering of a modern, curved building with a glass facade. The ground floor features a cafe named 'BOWHAUS CAFE' and the address '1301 MAIN'. The building has multiple levels of outdoor terraces and a large outdoor terrace on the roof. People are shown walking on the sidewalk, riding scooters, and sitting at outdoor tables. The sky is clear and blue.

E3

130,000 SF

The Loft features the largest outdoor terrace and roof deck at ELCO Yards for maximum outdoor work space, team events, and wellness activities. The exposed concrete building also features a retail space, perfect for a dog park-adjacent cafe.

- **4 stories**
- **2 levels of secured parking**
- **Concrete construction**
- **18' ground floor & 15' typical floor to floor**
- **Abundant private outdoor space**
- **Large efficient floor plates**



E4

144,000 SF

The Mill features the centerpiece of outdoor space at ELCO Yards. Anchored by the iconic modern shed and its outdoor park, this open space is ideal for fitness, lunch, coffee and live music. The craft eatery will be a prime gathering spot for food, drinks, and local activities.

- **4 stories**
- **2 levels of secured parking**
- **Concrete construction**
- **Abundant private outdoor space**
- **Large efficient floor plates**
- **The Shed Restaurant (3,300 SF)**



WELL DESIGNED FOR A

WELLNESS-ADAPTED WORLD



- 100% fresh outside air ventilation
- MERV-15 filtration far exceeding CDC guidelines
- Extensive terraces for outdoor working & collaboration
- High-quality finishes and lighting at all stairs for maximum interconnectivity within buildings
- Capacity for added stairs & elevators at all floors
- Touchless entries and elevators
- Elevator cab air filtration with UV light sanitation
- Single occupancy bathrooms with flexibility for UV light



2+
ACRES OF ONSITE
OPEN SPACE

**A DESIRABLE
URBAN**



500
HOMES

**AND AUTHENTIC
NEIGHBORHOOD**

Redwood City's housing boom is underway. With over 2,500 transit-adjacent homes in close proximity to downtown, this is the ideal new neighborhood for the next generation workforce.

ELCO Yards will be bringing 500 new units to Redwood City with two distinct residential buildings. ELCO Residential A sits on the corner of El Camino and Beech, while ELCO Residential B is situated on Lathrop and Beech.

DOWNTOWN REDWOOD CITY

ELCO Yards will be the premier living destination for the next generation of the Silicon Valley workforce. With over 28,000 SF of new retail, ELCO Yards is set to become one of the Bay Area's most desirable new destinations to relax and unwind with friends and colleagues.





**MODERN
LIVING**

**WITH MAXIMUM
LIFESTYLE**

AT YOUR DOORSTEP

DINING

Downtown Redwood City features over 75 diverse eateries and cafes within a 10 minute walk, providing copious culinary options for all palettes.

DRINKING

With over 35 bars less than 10 minutes by foot or scooter, there's a new favorite watering hole waiting for everyone.

ENTERTAINMENT

Catch a concert at the historic Fox Theatre or see a movie at the local 16-screen cinema, all in the heart of the RWC theater district.

LIVING

Featuring over 3,200 new Class A homes within a 5 mile radius and two onsite residential communities with 500 homes, living options are abundant.

THE SUN
SHINES ON

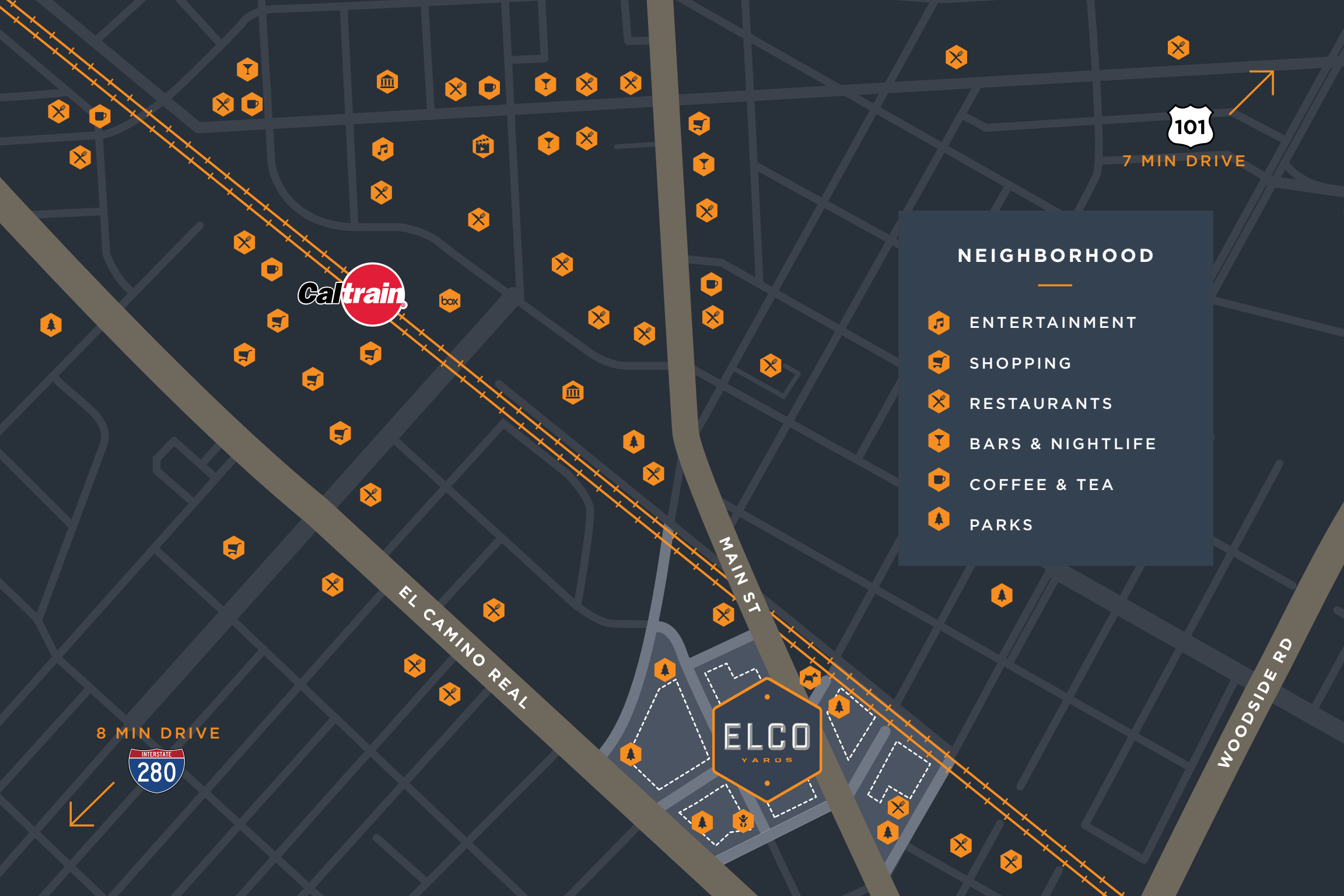
REDWOOD
CITY



AN OUTDOOR OASIS FOR THE MIND & BODY


With over 275 days of sunshine, average temps of 72 degrees, and access to the water and the coastal mountains, this is truly an outdoor lover's paradise.





7 MIN DRIVE

NEIGHBORHOOD

-  ENTERTAINMENT
-  SHOPPING
-  RESTAURANTS
-  BARS & NIGHTLIFE
-  COFFEE & TEA
-  PARKS

EL CAMINO REAL

MAIN ST



WOODSIDE RD

8 MIN DRIVE



HISTORIC GEM

EST. 1856

As the first city to incorporate on the San Francisco Peninsula, Redwood City was originally a port town during the Gold Rush that became the County Seat of the newly-formed San Mateo County in 1856. Downtown grew into a vital center for commerce, government, and manufacturing in the early 20th Century. In the early 2000s, Redwood City reinvented itself with cutting-edge urban zoning that forged the path for becoming a leading place for being, making, and doing.

OF THE PENINSULA





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