

# 230

HARRIET TUBMAN WAY  
MILLBRAE

CLASS A LIFE SCIENCE SUBLEASE

± 45,000 – 80,000 SF

Optional ± 5,000 SF VIVARIUM



CBRE

# Project Highlights

*The Alexandria Center for Life Science in Millbrae offers three seven-story buildings with Class A lab/ office space. This 45,000 square foot purpose-built sublease can accommodate mission critical facilities.*

- Uniquely located on both Millbrae Caltrain and BART stations, providing access to Bay Area-wide talent
- Distinctive architecture and design
- Fully amenitized campus including generous outdoor collaborative areas, cafe, and conference center
- Convenient access to SFO, 101 and 280 freeways
- Robust building infrastructure and MEP systems
- All-electric, LEED certified campus with eco-friendly improvements including solar and EV stations

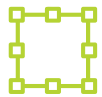




# State-of-the-Art Life Science Build-Out with Advanced Infrastructure.



**(3) 2500kVA, 4000A**  
Substations with  
2,000kW/2,500 kVA  
Emergency Generator



**40-57K SF**  
Large, Open Floorplates



**927**  
Total Parking Spaces in  
Secured Parking Garage



**100 LBS/SF**  
Live Load Capacity



**33 x 33**  
Typical Column Spacing



**16**  
Typical Floor-to-Floor Height

# 5th Floor Plan (Existing)

±45,000 SF



## Lab Build-out

- Two (2) Pharma Lab Suites
- 1 Pharma TC Suite
- Microscopy and Spectroscopy (MSPEC) Room
- Two (2) Vestibules
- BACT CEN Lab Suite
- INSECET TC Suite
- Biochem Lab Suite
- Lab Equipment Room
- Two (2) Biology Labs
- Tissue Culture Lab Suite

## Office Build-out

- 15 Private Offices
- 10 Huddle/Focus Spaces
- Fully Equipped Kitchen & Break Room
- Open Office Floor Plate Equipped With Plug & Play Furniture for ~100 Employees
- Private Restrooms

## Additional Space Availability

- Sublessor can provide additional space in the building up to a total of approximately 80,000 SF. This includes biology, chemistry, vivarium and offices.



# Transportation Map

Uniquely located  
on two mass  
transit stations

## Caltrain

### Millbrae Station To

Downtown San Francisco  
Baby Bullet: 18 Minutes

Downtown Palo Alto  
Baby Bullet: 21 Minutes

Downtown San Jose  
Baby Bullet: 43 Minutes

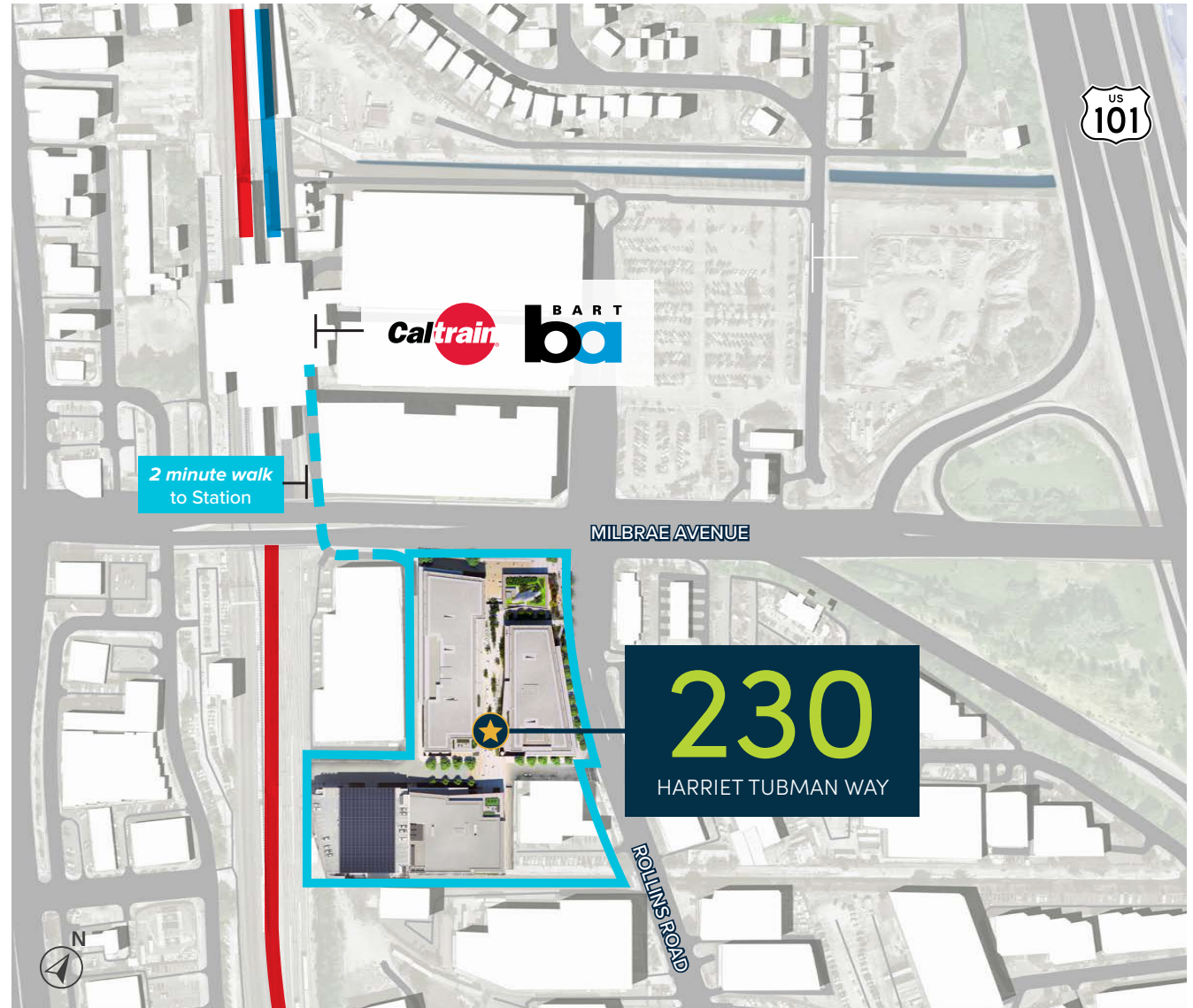
## BART

### Millbrae Station To

Downtown San Francisco  
30 Minutes

Downtown Oakland  
40 Minutes

5 Minutes to SFO



# Amenities Map



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