

EXCLUSIVELY LEASED BY

km Kidder
Mathews

OWNED BY

rubicon
point
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INCUBATOR @ BAKER

Small private lab & office spec suites to full floor spec suites with accessible outside deck ranging from ±100-19,626 SF for lease

999 BAKER WAY, 4TH & 5TH FLOOR, SAN MATEO, CA 94404



PROPERTY OVERVIEW

Short-term leases available

Full service rates

Flexible terms for growing R&D teams

27 watts PSF (40 watts PSF for lab space)

Floor load of 100 lbs PSF

Central CDA, vac lines, and fume hoods

250kw backup generator

Environmental health and safety support

Furnished lab and office with specific equipment

Building signage available

Amenity rich area with ample parking

\$2K/MO

LAB BENCH
STARTING PRICE (FS)

\$25K/MO

PRIVATE LAB SUITE
STARTING PRICE (FS)

999 BAKER WAY

BUILDING SUPPORT SERVICES AT THE INCUBATOR @ BAKER

A variety of building support services are offered at the Incubator @ Baker fostering a creative culture for all tenants.

SERVICES INCLUDE

Milli-Q water purification system

Shipping/receiving

Storage area for bulk gases (CO2, LN2)

Glass wash/autoclave

Gas, electric, and utilities

Janitorial and maintenance services

IT support

Secure internet

Key cards

SERVICES AVAILABLE FOR ADDITIONAL COST

Hazardous waste (chemical & liquid)*

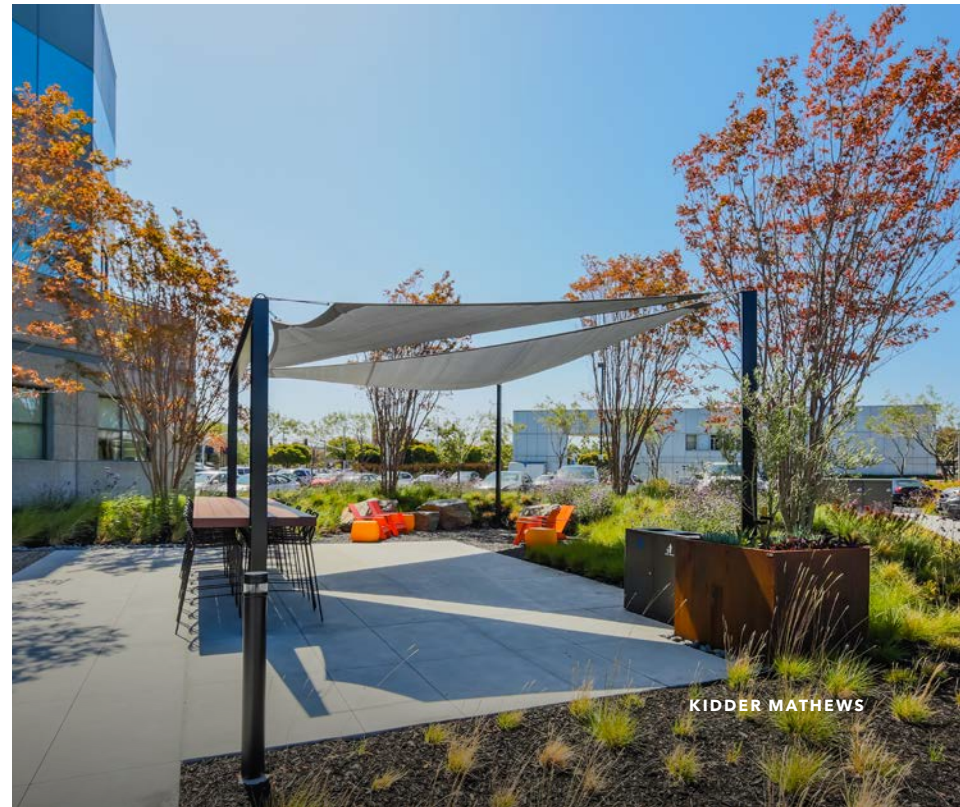
Biohazardous waste management
(disposal recharge back to tenant)

Gas monitoring/handling

Extra storage space

*Depending on the types and quantities of hazardous waste generated, the tenant will need to obtain an EPA ID number for any hazardous waste disposal. Tenant must provide the Incubator @ Baker with copies of all hazardous waste manifests as soon as tenant receives them.

AVAILABLE FOR LEASE



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LAB EQUIPMENT

Incubator @ Baker offers a variety of lab equipment for their tenants.

Biosafety cabinets

CO2 incubators

Freezers and refrigerators

Autoclave & glass wash

Milli-Q water purification system

*Additional equipment available upon request



4TH FLOOR OVERVIEW

Each suite will have access to a private office, cubicles, & shared conference rooms and kitchen

±100-5,000

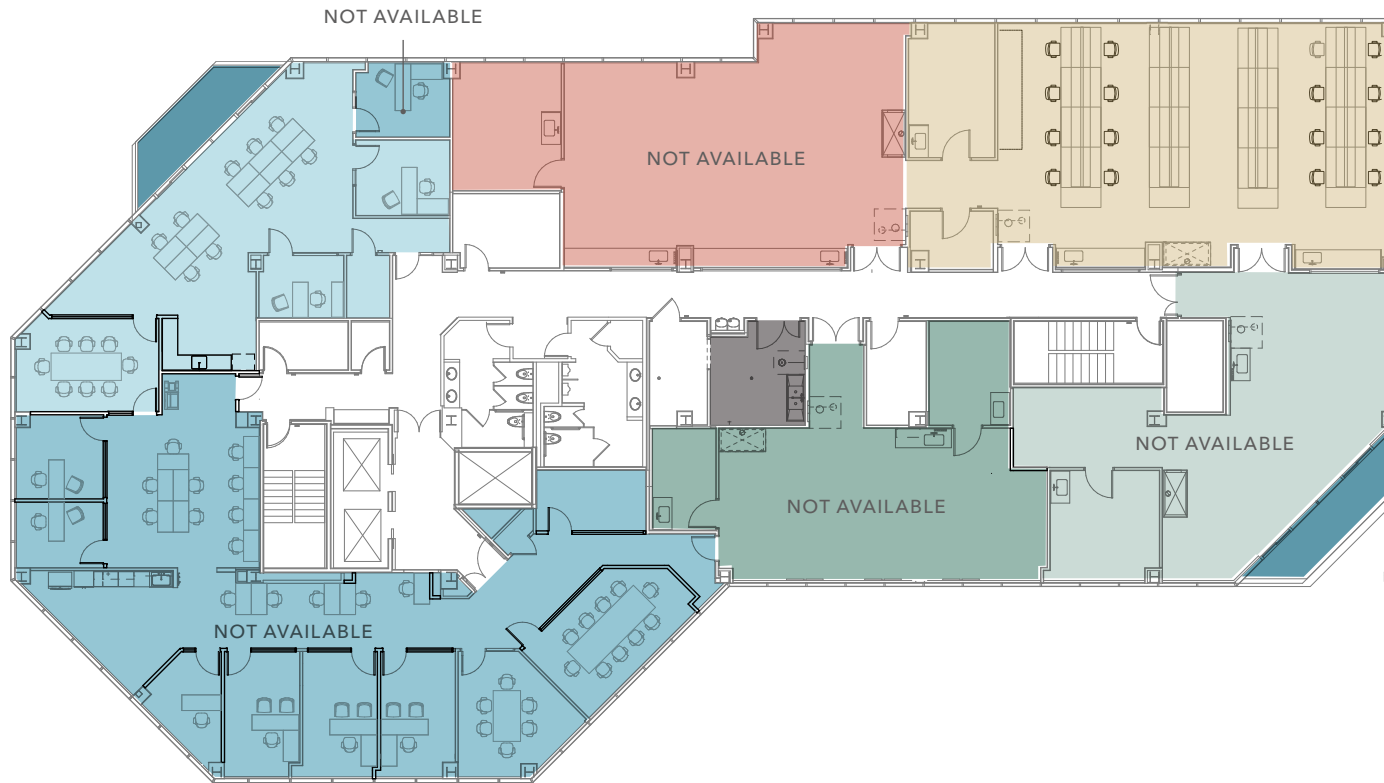
RSF AVAILABLE

\$2,000/MO

PER LAB BENCH STARTING PRICE (FS)

NOW

AVAILABLE



LAB LEGEND

- ±2,935 SF Leased
- ±3,306 SF Leased
- ±3,797 SF Leased
- ±5,000 SF \$35,000/Mo FS
- Shared autoclave, glass wash, ice machine, and Milli-Q
- Office
- Deck

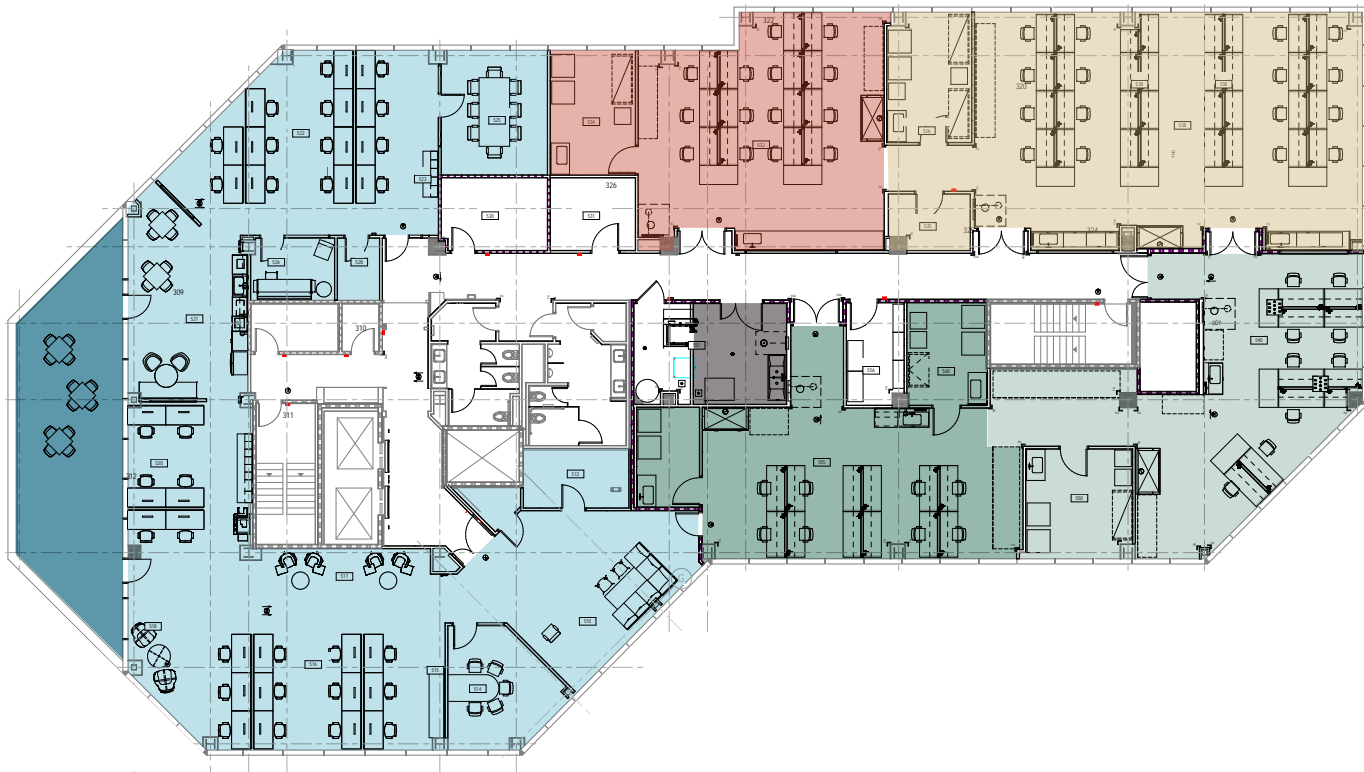
FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

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5TH FLOOR OVERVIEW

Each suite will have access to a private office, cubicles, & shared conference rooms and kitchen



±100-14,686

RSF AVAILABLE

NEGOTIABLE

ASKING RATE

NOW

AVAILABLE

LAB LEGEND

±2,395 SF	\$25,000/Mo FS
±3,484 SF	\$25,000/Mo FS
±3,797 SF	\$30,000/Mo FS
±5,010 SF	\$35,000/Mo FS
Shared autoclave, glass wash, ice machine, and Milli-Q	
Office	
Deck	

FLOOR PLAN NOT TO SCALE

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999 BAKER WAY

EXCEPTIONAL LAYOUTS

Incubator @ Baker offers thoughtfully designed spaces for all your office & lab needs.

OFFICE

Fully-furnished layouts with glass conference and breakout rooms

Private offices with desks

Single-desk workstations in shared space

AV-equipped conference rooms

LAB

Modern biology and chemistry lab layouts

Private, access-controlled labs with bench options

Single-bench configuration in a shared concept lab for early-stage dev.

Private and shared BSL2 cell culture labs

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NEARBY AMENITIES & EMPLOYERS

01

BRIDGEPOINTE SHOPPING CENTER

- Armadillo Willy's BBQ
- BJ's Brewhouse
- Starbucks
- Lazy Dog
- Target
- Marshalls
- Nordstrom Rack
- Chick-fil-A
- Ulta Beauty
- California Fish Grill
- Chipotle
- Habit Burger
- Panda Express
- MOD Pizza
- Panera Bread
- Home Depot
- Nick the Greek

02

METRO CENTER BLVD

- Carl's Jr/Green Burrito
- Star Bird
- IHOP
- McDonald's
- Taco Bell
- Costco
- Jamba Juice
- Starbucks
- Crumbl

03

METRO SHOPPING CENTER

- Five Guys
- Safeway
- Orangetheory Fitness
- TPumps
- Starbucks

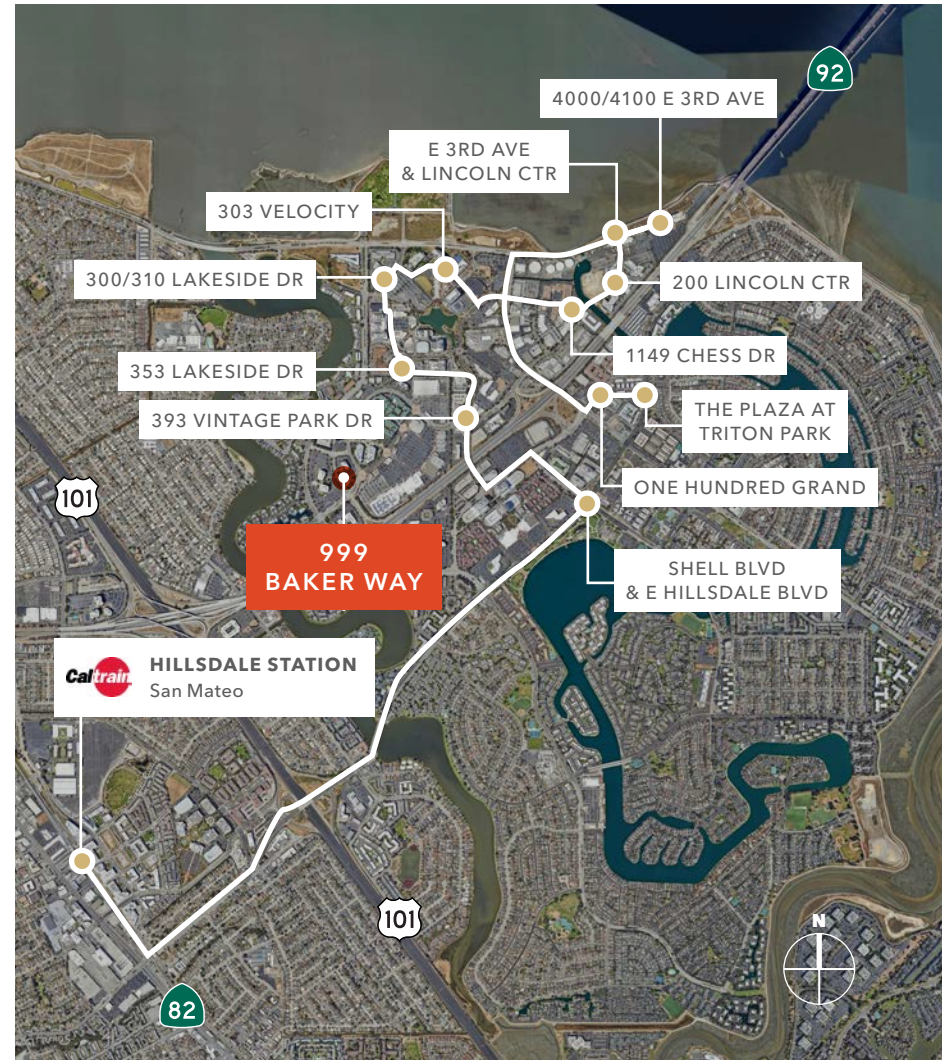
SHUTTLE SERVICE SCHEDULE

AM WEEKDAY SERVICE (MONDAY-FRIDAY)

Stop	A1	B1	A2	B2	A3	B3	A4
HILLSDALE CALTRAIN STATION	6:51	7:03	7:51	8:03	8:51	9:03	9:36
SHELL BLVD & E HILLSDALE BLVD	7:01	7:13	8:01	8:13	9:01	9:13	9:46
393 VINTAGE PARK DR (AM ONLY)	7:04	7:16	8:04	8:16	9:04	9:16	9:49
353 LAKESIDE DR	7:06	7:18	8:06	8:18	9:06	9:18	9:51
300-310 LAKESIDE DR	7:08	7:20	8:08	8:20	9:08	9:20	9:53
303 VELOCITY WAY	7:10	7:22	8:10	8:22	9:10	9:22	9:55
1149 CHESS DR	7:13	7:25	8:13	8:25	9:13	9:25	9:58
200 LINCOLN CTR	7:15	7:27	8:15	8:27	9:15	9:27	10:00
E 3RD AVE & LINCOLN CTR	7:15	7:27	8:15	8:27	9:15	9:27	10:00
CUL-DE-SAC (4000/4001 E 3RD ST)	7:16	7:28	8:16	8:28	9:16	9:28	10:01
THE PLAZA AT TRITON PARK	7:23	7:35	8:23	8:35	9:23	-	-
ONE HUNDRED GRAND	7:24	7:36	8:24	8:36	9:36	-	-
HILLSDALE CALTRAIN STATION	7:39	7:51	8:39	8:51	9:36	-	-

PM WEEKDAY SERVICE (MONDAY-FRIDAY)

Stop	A1	B1	A2	B2	A3	B3	A4	B4
HILLSDALE CALTRAIN STATION	-	3:48	4:01	4:48	5:01	5:48	6:01	6:36
THE PLAZA TRITON PARK	-	4:00	4:13	5:00	5:13	6:00	6:13	6:48
ONE HUNDRED GRAND	-	4:01	4:14	5:01	5:14	6:01	6:14	6:49
SHELL BLVD & E HILLSDALE BLVD	3:28	4:04	4:17	5:04	5:17	6:04	6:17	-
1149 CHESS DR	3:31	4:07	4:20	5:07	5:20	6:07	6:20	-
200 LINCOLN CTR	3:34	4:10	4:23	5:10	5:23	6:10	6:23	-
E 3RD AVE & LINCOLN CTR	3:34	4:10	4:23	5:10	5:23	6:10	6:23	-
CUL-DE-SAC (4000/4001 E 3RD)	3:35	4:11	4:24	5:11	5:24	6:11	6:24	-
353 LAKESIDE DR	3:39	4:15	4:28	5:15	5:28	6:15	6:28	-
300-310 LAKESIDE DR	3:41	4:17	4:30	5:17	5:30	6:17	6:30	-
303 VELOCITY WAY	3:43	4:19	4:32	5:19	5:32	6:19	6:32	-
378 VINTAGE PARK (PM ONLY)	3:45	4:21	4:34	5:21	5:34	6:21	6:34	-
HILLSDALE CALTRAIN STATION	4:00	4:36	4:49	5:36	5:49	6:36	6:49	-



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