



**AN AMENITY  
BUILDING  
DEDICATED  
TO YOU.**



**REDWOOD**  
Lab and  
Innovation  
Focused  
Environment  
**LIFE**  
[WWW.REDWOOD-LIFE.COM](http://WWW.REDWOOD-LIFE.COM)

**TWENTY  
BUILDINGS  
AND MORE  
THAN  
1 MILLION S.F.**



**LIFE WORKS  
HERE.**



VIEW SITE SPECIFIC  
**COVID-19**  
PREVENTION PLAN

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## LIFE WORKS HERE.

The energy of a breakthrough.  
The buzz of collaboration.  
Enviably comforts  
that benefit work and life,  
inspiring days  
alive with activity.



**±1,000,000 SF**

Class A  
Life Science Park  
with a World Class  
Amenity Center



**RANGE  
OF LAB SPACE**

Flexible  
Layout



**BAY TRAIL**

Direct access to  
Bay Areas Premier  
Walking and  
Cycling Path



**ACCESS**

Direct Onsite Shuttle  
to Baby Bullet  
& Caltrain



# REDWOOD LIFE

# PROJECT AERIAL

TWENTY BUILDINGS AND MORE THAN 1 MILLION S.F.



of lab and innovation space at the center of San Francisco's central Bay Area. The location is prolific. The footprint is giant. Redwood LIFE totally works.



## 900 ISLAND DRIVE

AVAILABLE	SIZE	NOTES
SUITE 204	±5,143 SF	Build to Occupy, Ready for Improvements

## 1100 ISLAND DRIVE

AVAILABLE	SIZE	NOTES
SUITE 103	±8,297 SF	<b>NEW SPEC LAB SUITE - DELIVERING Q4 2022</b> Rare Opportunity. 50% Lab and 50% Office. 
SUITE 203	±6,485 SF	<b>SPEC LAB SUITE - AVAILABLE Q1 2023</b> Rare Opportunity. 50% Lab and 50% Office. 

## 1300 ISLAND DRIVE

AVAILABLE	SIZE	NOTES
SUITE 105	±4,575 SF	100% Office Suite Opportunity Located in the Amenities Building

## 1400 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 102	±12,169 SF	<b>NEW SPEC LAB SUITE - DELIVERING Q3 2022</b> Rare Opportunity. 50% Lab and 50% Office. 

## 2800 BRIDGE PARKWAY **FULL BUILDING OPPORTUNITY**

AVAILABLE	SIZE	NOTES
1ST FLOOR	±27,322 SF	Floor Vacant and Ready for Customized Tenant Improvements
2ND FLOOR	±25,982 SF	Floor Vacant and Ready for Customized Tenant Improvements

## 3200 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 201	±12,029 SF	Build to Occupy, Ready for Improvements

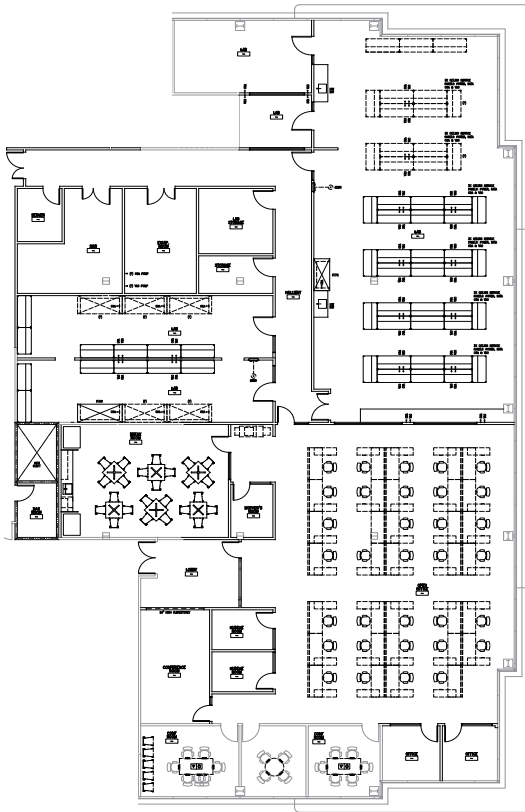
## 3400 BRIDGE PARKWAY

AVAILABLE	SIZE	NOTES
SUITE 102	±13,242 SF	Build to Occupy, Ready for Improvements

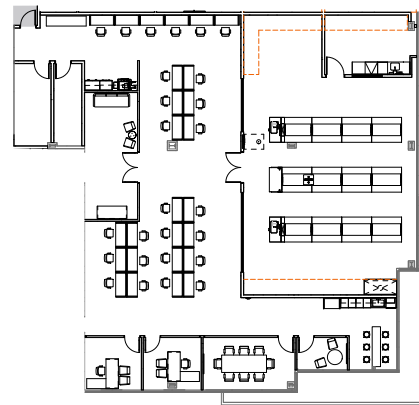
## 3600 BRIDGE PARKWAY **FULL BUILDING OPPORTUNITY**

AVAILABLE	SIZE	NOTES
1ST FLOOR	±25,839 SF	Floor Vacant and Ready for Customized Tenant Improvements
2ND FLOOR	±25,839 SF	Floor Vacant and Ready for Customized Tenant Improvements

This is an environment focused on lab and innovation space where world-changing interactions and favorable reactions are part of every day. This is where work comes to life. This is Redwood LIFE.



HYPOTHETICAL SPEC LAB BUILD OUT - ±13,000 SF



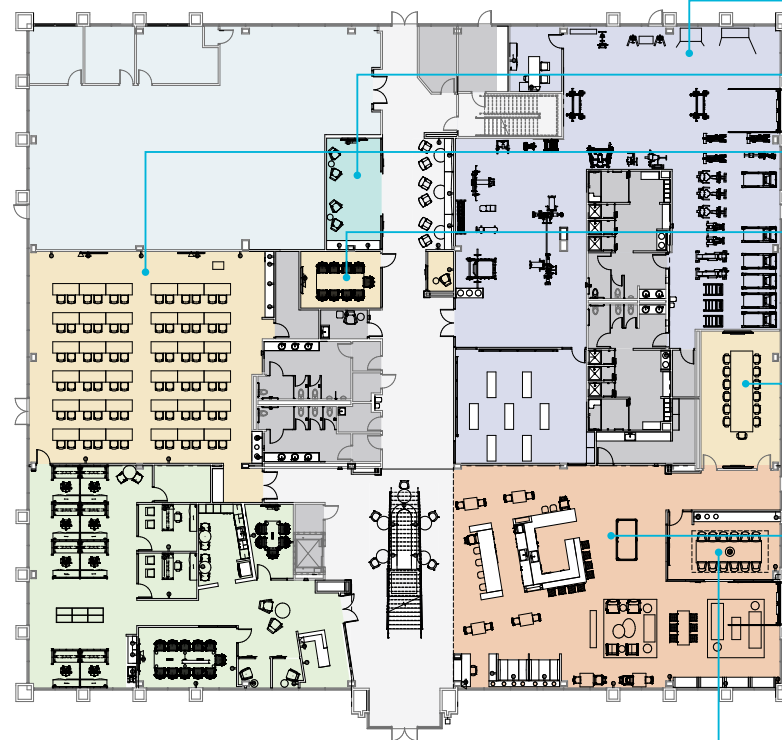
HYPOTHETICAL SPEC LAB BUILD OUT - ±6,500 SF



## AN AMENITY BUILDING DEDICATED TO YOU.

Redwood LIFE supports growing companies by providing the lifestyle amenities that attract and retain top talent, in a highly-accessible Mid-Peninsula location.

### AMENITY BUILDING - 1300 ISLAND DRIVE

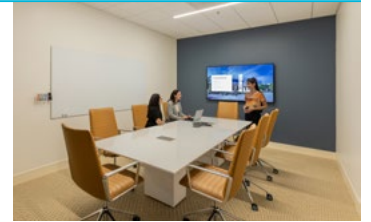


FITNESS CENTER

MARKETING SUITE

TRAINING HALL

CONFERENCE ROOMS



TENANT LOUNGE / MEETING AREAS



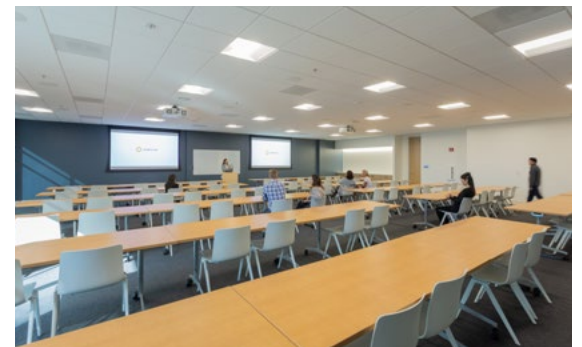
EXECUTIVE DINING ROOM



LOBBY

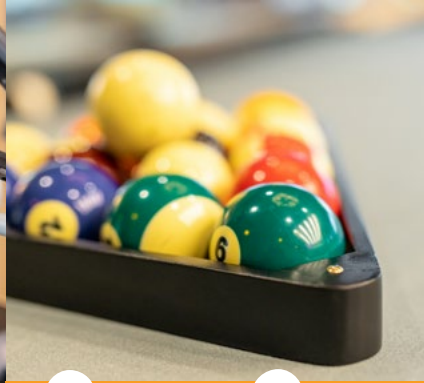


FITNESS CENTER



TRAINING HALL

*it's*  
*not what we do*



*it's*  
*not how we do it*



*it's*  
*who we are*

# ELEVATE

No two Longfellow properties are the same, and that's just the way we like it. ELEVATE by Longfellow is not one-size-fits-all — it's one-size-fits-you. With collaborative spaces and bold interiors, ELEVATE brings you the amenities designed to spark camaraderie and enjoyment for your team.

Your ELEVATE on-site curated amenities include:

**ELEVATE BALANCE**

- Fitness Center
- Programmed Exercise Classes
- Locker Rooms
- Wellness Events
- Wellness Challenges
- Outdoor Fitness Area

**ELEVATE CONNECTIONS**

- Tenant Engagement Events
- Networking Events
- Happy Hours
- Tenant Contests & Giveaways

**ELEVATE TASTE**

- Food Trucks
- Pop-up Markets
- Beer, Wine, & Food Tastings

**ELEVATE PLAY**

- Outdoor Amenity Space

**ELEVATE GENEROSITY**

- Philanthropic Drives & Donations
- Volunteer Opportunities
- E-Waste & Zero Waste Recycling

**ELEVATE BRAINPOWER**

- Indoor & Outdoor Meeting Space
- Lunch & Learns
- TED Talks

# REDWOOD LIFE

# LOCATION

With a central Bay Area location that's simultaneously in the middle of everything and miles from mundane, convenient amenities blend with natural serenity to create a campus where ideas flourish and companies have room to grow.



8 minute dedicated baby bullet shuttle from Hillsdale Station to Redwood LIFE

SAN FRANCISCO STATION	34 MINUTES*	○
SOUTH SAN FRANCISCO STATION	18 MINUTES*	○
MILLBRAE STATION	14 MINUTES*	○
HILLSDALE STATION	<b>REDWOOD LIFE</b>	●
REDWOOD CITY STATION	6 MINUTES*	○
PALO ALTO STATION	16 MINUTES*	○
SAN JOSE STATION	45 MINUTES*	○

\*To Hillsdale Station



## 14.5 MILLION SF NATIONAL PORTFOLIO

- Boston, MA
- Durham, NC
- New York, NY
- RTP, NC
- San Diego, CA
- United Kingdom
- Emeryville, CA
- Millbrae, CA
- Palo Alto, CA
- Redwood City, CA
- San Francisco, CA
- San Mateo, CA

Redwood LIFE is brought to you by Longfellow, deliverer of world-class real estate spaces with an emphasis on the sciences. We believe in the power of the work environment to nurture and grow both companies and people. Redwood LIFE is an epic development and the opportunity of a work/lifetime. Let us build to suit you.



### DEVELOPMENT

- Strategy & Partnerships
- Advisory & Entitlements
- Acquisitions

### MANAGEMENT

- Leasing
- Project Management
- Property Management

### INVESTMENTS

- Asset Management
- Investment Management

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**LIFE**

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