

NEWARK
SCIENCE CENTER

8100

JARVIS AVENUE

NEWARK, CALIFORNIA





LIFE SCIENCE CONVERSION HIGHLIGHTS

- Each suite will deliver with:
 - Sinks
 - Benches
 - Minimum of 1 hood
 - Separated air handling for the lab
 - Generator served backup power outlets
 - Access to freight elevator and loading area

Delivery of Lab Improvements
Scheduled for May 2022

BUILDING HIGHLIGHTS

- Class A, Steel Frame/Glass Curtain Wall Construction
- 2-Story , ±50,000 SF, Stand-Alone Building
- Divisible 25,000 SF
- 15' Floor to Floor Heights
- 2,000 Amps of Power at 480V
- Originally Constructed in 2001
- New Lobby Entrance and Finishes
- 4/1,000 Parking
- Proximity to Dumbarton Bridge and 15 Minute Drive to Palo Alto
- Adjacent to Pacific Research Biotech Campus and Aloft Hotel
- Retail Amenities Nearby
- Proximity to San Jose, San Francisco, and Oakland Airport

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EDUREXCO

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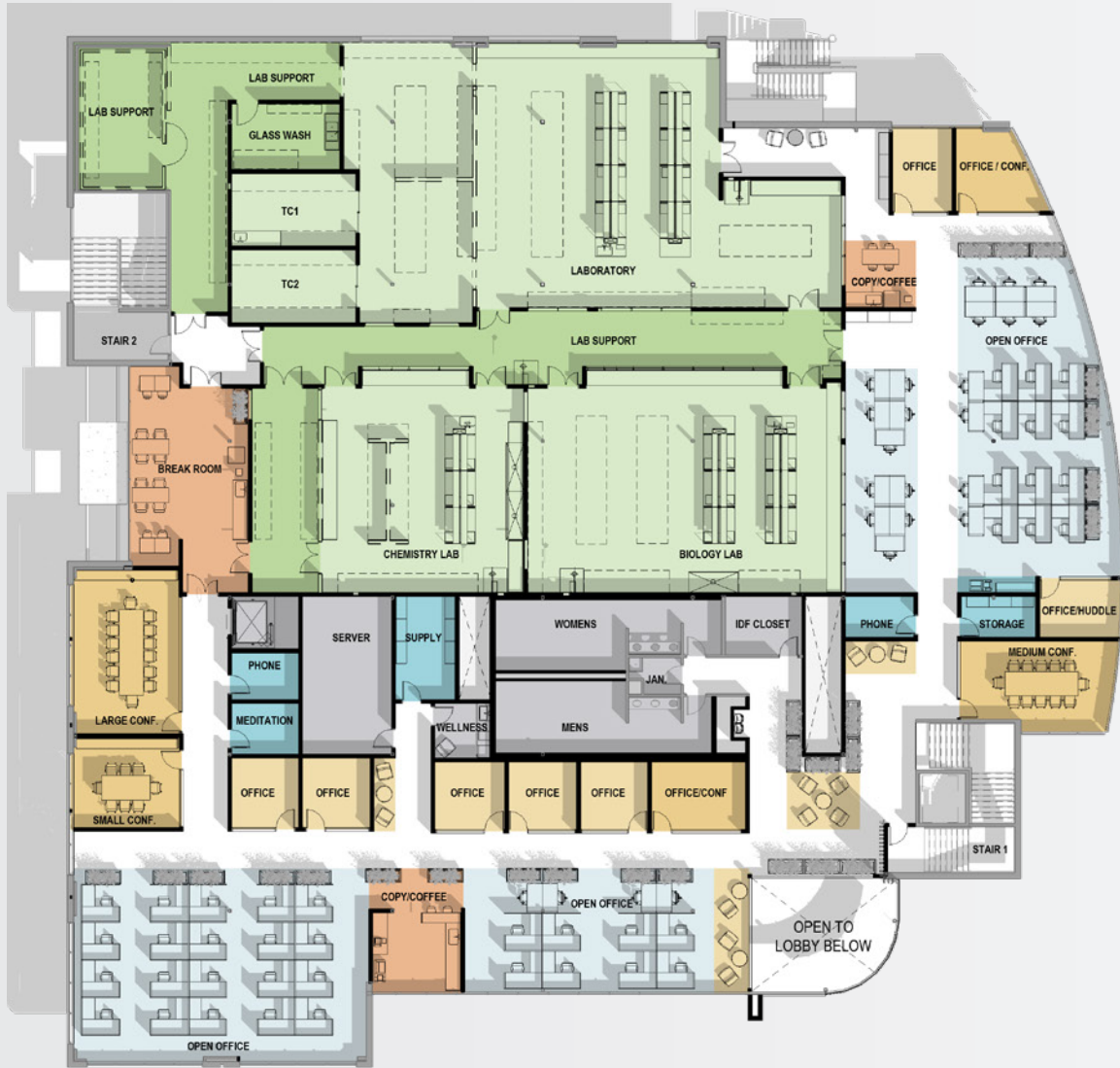
FUTURE LOGO

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FLOOR PLAN | LEVEL 2



SECOND FLOOR 25,000 S.F. FLOOR PLATE

- 39 CUBES
- 24 TOUCHDOWN
- 7 OFFICE/HUDDLE
- 2 SMALL CONFERENCE
- 1 SMALL CONFERENCE
- 1 MEDIUM CONFERENCE
- 1 LARGE CONFERENCE

- BUILDING SUPPORT
- STAIRS/ELEV.
- LOBBY/RECEPTION
- COLLABORATION
- BREAK ROOM
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT
- POTENTIAL TENANT CONFIGURATION

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TRANSIT MAP



AERIAL



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PALO ALTO

DUMBARTON BRIDGE

84

NEWARK BLVD

ARDENWOOD BLVD

DECOTO RD

ARDENWOOD HISTORIC FARM

AMENITIES MAP



NEIGHBORING COMPANIES



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