

SAN MATEO / **SCIENCE CENTER**

MARINERS ISLAND BLVD

901 / Floor 1

Single Tenant Floor Plan

± 10,700 Square Feet

SUITE 150

Lab Benches: 26*

Workstations: 20

Office/Huddle: 2

Conference Rooms: 1

Wellness Room: 1

*Casework provided



±5,350 SF LAB

±5,350 SF OFFICE

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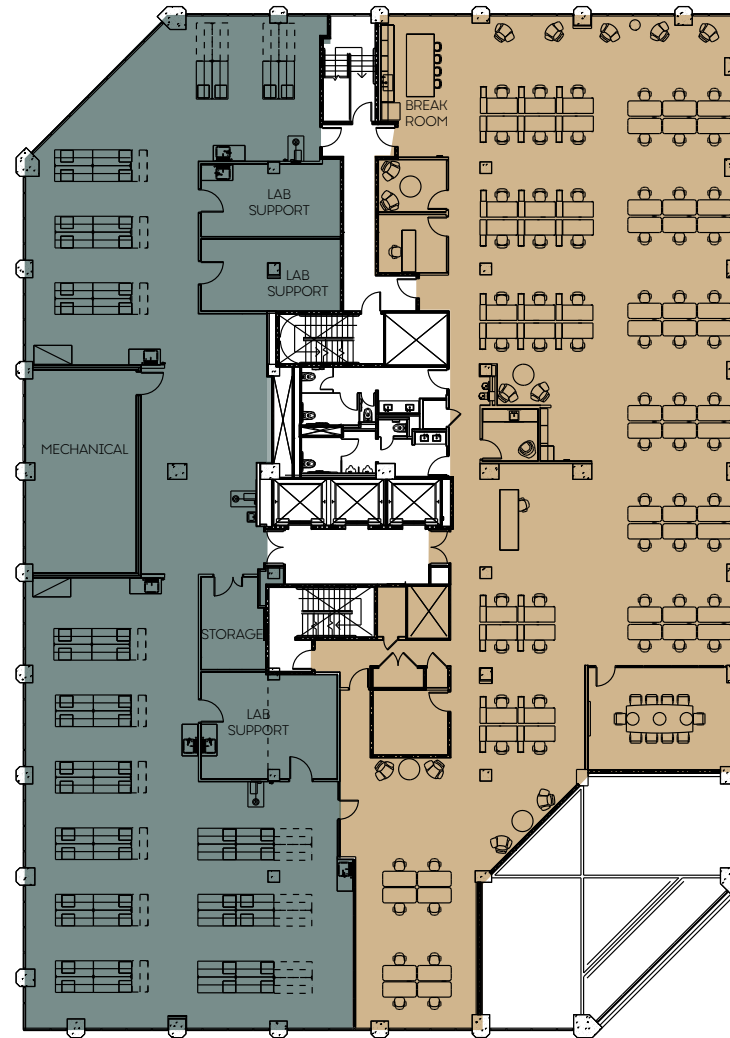
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MARINERS ISLAND BLVD
901 / Floor 2

Single Tenant Floor Plan
± 19,300 Square Feet



±9,650 SF LAB

±9,650 SF OFFICE

- Lab Benches: 52*
- Workstations: 70
- Office/Huddle: 2
- Conference Rooms: 1
- Wellness Room: 1

*Casework provided

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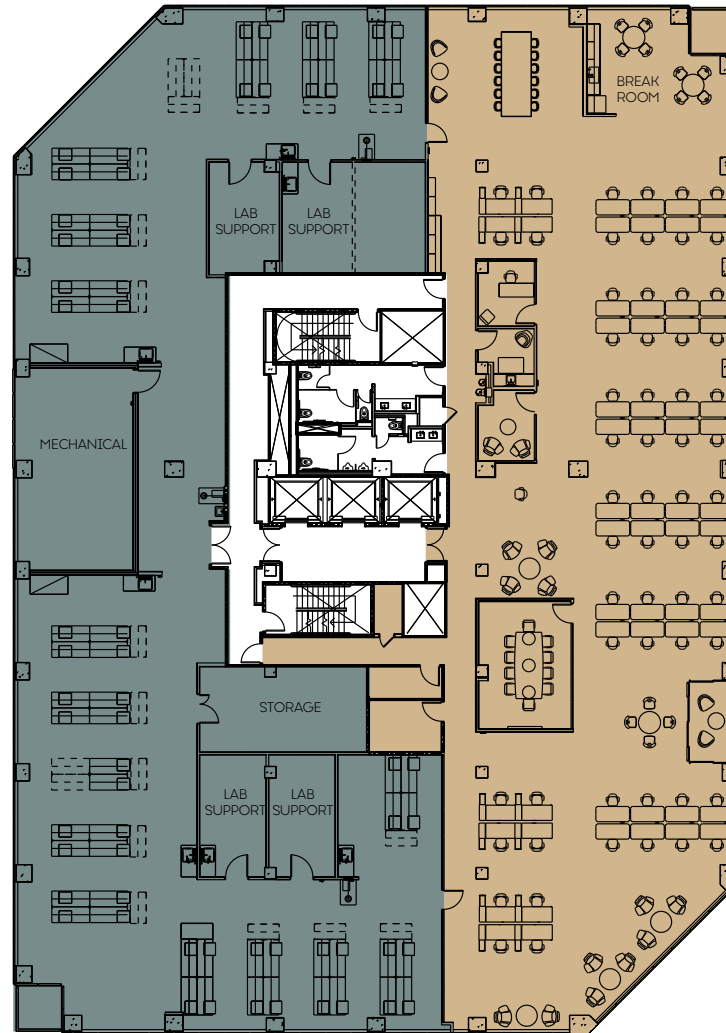


MARINERS ISLAND BLVD

901 / Floor 3

Single Tenant Floor Plan

± 21,100 Square Feet



Lab Benches: 62*

Workstations: 60

Office/Huddle: 2

Conference Rooms: 1

Wellness Room: 1

*Casework provided

±10,550 SF LAB

±10,550 SF OFFICE

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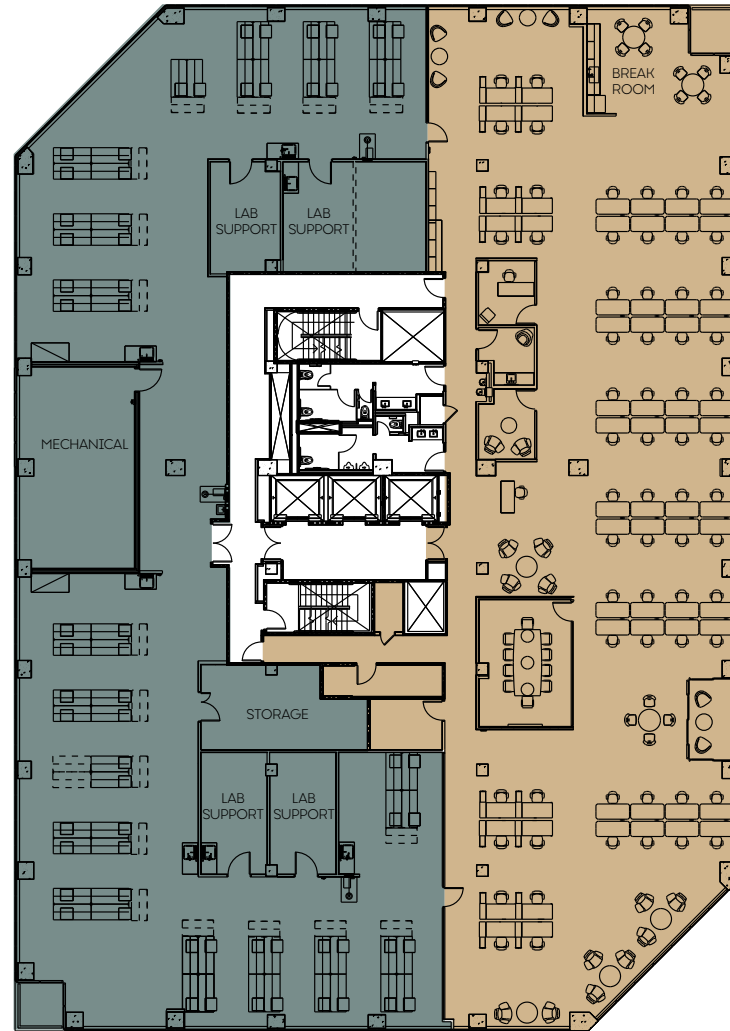
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MARINERS ISLAND BLVD
901 / Floor 4

Single Tenant Floor Plan
± 21,000 Square Feet



- Lab Benches: 66*
- Workstations: 64
- Office/Huddle: 2
- Conference Rooms: 1
- Wellness Room: 1

*Casework provided

±10,500 SF LAB

±10,500 SF OFFICE

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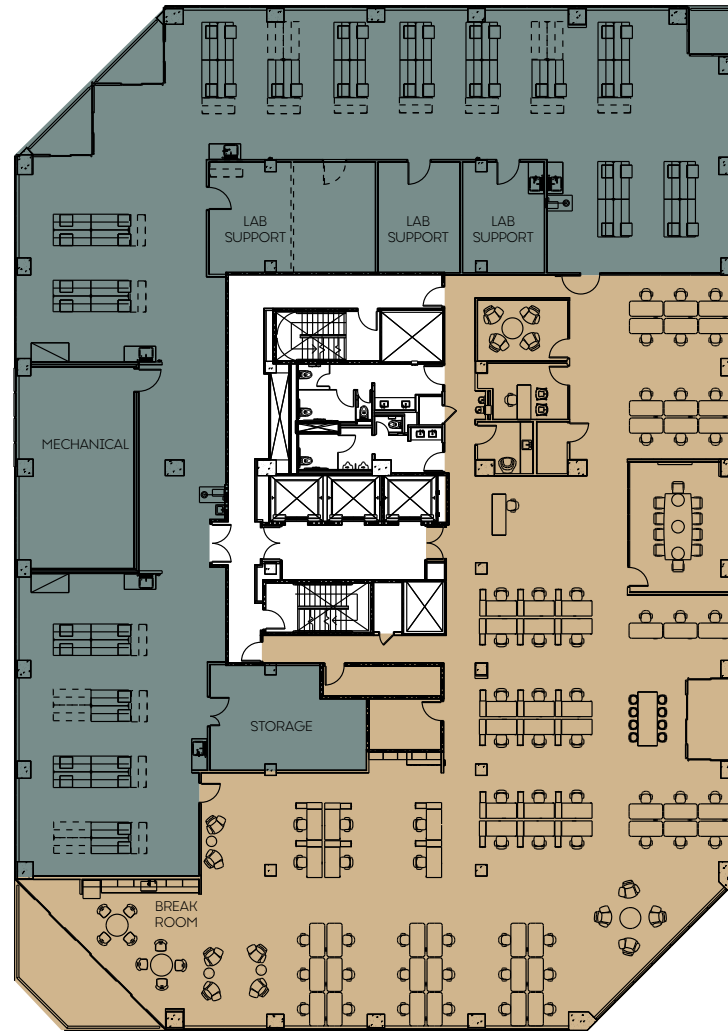


MARINERS ISLAND BLVD

901 / Floor 5

Single Tenant Floor Plan

± 21,000 Square Feet



Lab Benches: 52*

Workstations: 63

Office/Huddle: 2

Conference Rooms: 1

Wellness Room: 1

*Casework provided

±10,500 SF LAB

±10,500 SF OFFICE

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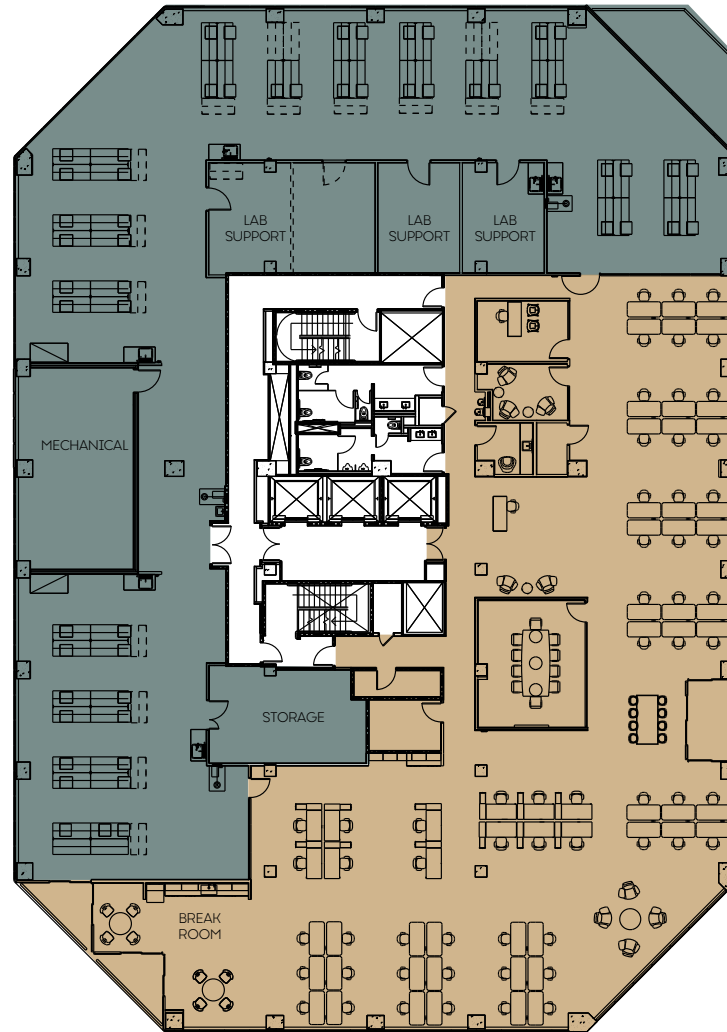
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MARINERS ISLAND BLVD
901 / Floor 6

Single Tenant Floor Plan
± 20,600 Square Feet



- Lab Benches: 56*
- Workstations: 60
- Office/Huddle: 2
- Conference Rooms: 1
- Wellness Room: 1

*Casework provided

± 10,300 SF LAB ± 10,300 SF OFFICE

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MARINERS ISLAND BLVD

901 / Floor 7

Multi Tenant Floor Plan

± 19,200 Square Feet



SUITE 700

Lab Benches: 22*

Workstations: 34

Office/Huddle: 1

Conference Rooms: 1

SUITE 750

Lab Benches: 24*

Workstations: 19

Office/Huddle: 1

Conference Rooms: 1

Shared Wellness Room

*Casework provided

± 9,500 SF SUITE 700

± 9,700 SF SUITE 750

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MARINERS ISLAND BLVD

951 / Floor 2

Multi Tenant Floor Plan
± 17,900 Square Feet



SUITE 200

Lab Benches: 18*
Workstations: 30
Office/Huddle: 2
Conference Rooms: 1

SUITE 250

Lab Benches: 28*
Workstations: 24
Office/Huddle: 2
Conference Rooms: 1

Shared Wellness Room

*Casework provided

± 8,800 SF SUITE 200 ± 9,100 SF SUITE 250

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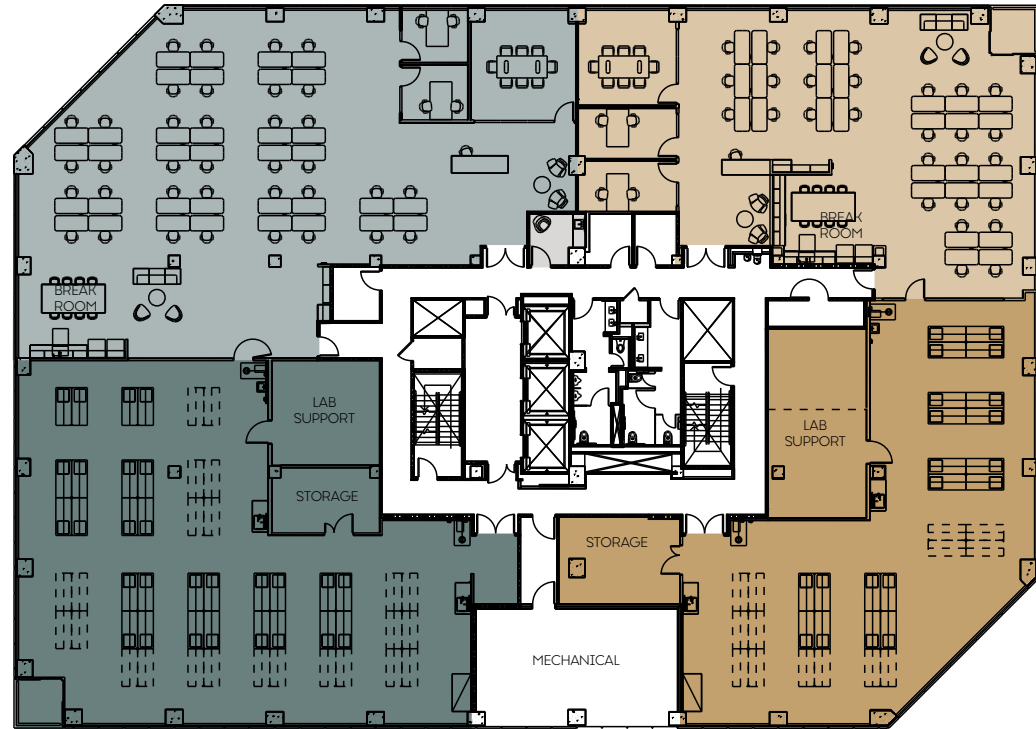
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MARINERS ISLAND BLVD
951 / Floor 3

Multi Tenant Floor Plan
± 20,000 Square Feet



SUITE 300

Lab Benches: 28*
Workstations: 36
Office/Huddle: 2
Conference Rooms: 1

SUITE 350

Lab Benches: 20*
Workstations: 28
Office/Huddle: 2
Conference Rooms: 1

Shared Wellness Room

*Casework provided

±11,200 SF SUITE 300 ±8,800 SF SUITE 350

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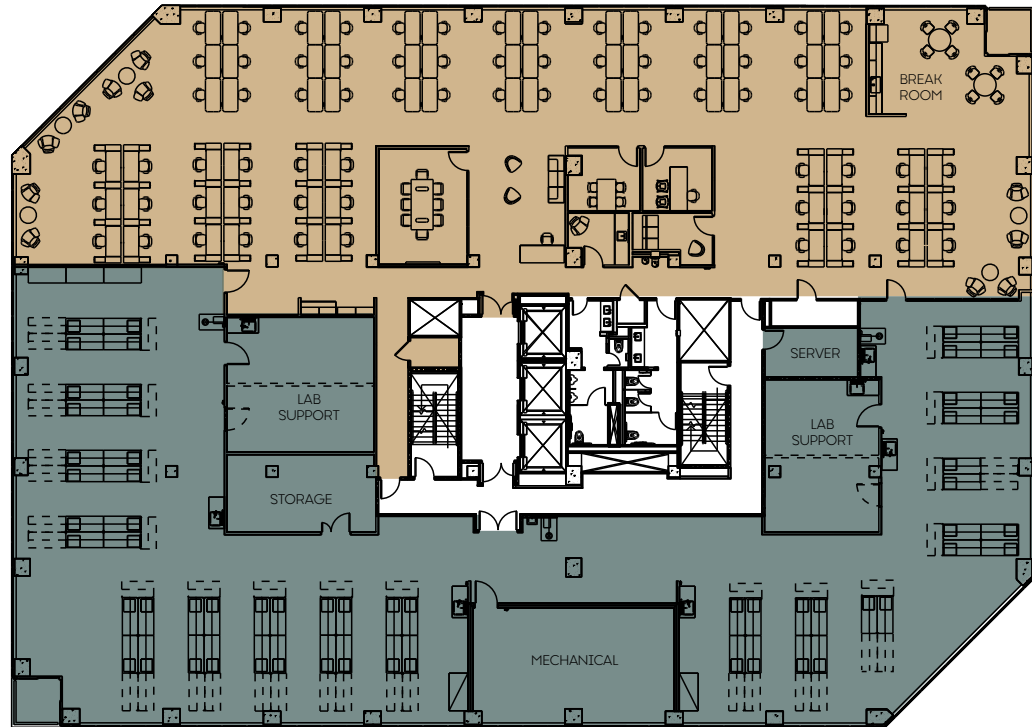


MARINERS ISLAND BLVD

951 / Floor 4

Single Tenant Floor Plan

± 21,000 Square Feet



Lab Benches: 60*

Workstations: 72

Office/Huddle: 3

Conference Rooms: 1

Wellness Room: 1

*Casework provided

±10,500 SF LAB

±10,500 SF OFFICE

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MARINERS ISLAND BLVD

951 / Floor 5

Single Tenant Floor Plan
 ± 20,000 Square Feet
 75% Office / 25% R&D



- Reception/All Hands: 1
- Boardroom: 1
- Small Conference Rooms: 1
- Office: 1
- Office/Huddle: 3
- Phone Rooms: 2
- Open Break Area: 1
- Pantry: 1
- Support Areas: 2
- Collaboration: 2
- Benching Stations: 89
- Tech/AI/R&D: 1

± 4,700 SF TECH/AI/R&D

± 15,300 SF OFFICE

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MARINERS ISLAND BLVD

951 / Floor 5

Single Tenant Floor Plan

± 20,000 Square Feet

60% Office / 40% R&D



- Reception/All Hands: 1
- Boardroom: 1
- Small Conference Rooms: 1
- Offices: 3
- Office/Huddle: 1
- Phone Rooms: 2
- Open Break Area: 1
- Pantry: 1
- Support Area: 1
- Collaboration: 2
- Benching Stations: 57
- Tech/AI/R&D: 1

± 6,450 SF TECH/AI/R&D

± 13,550 SF OFFICE

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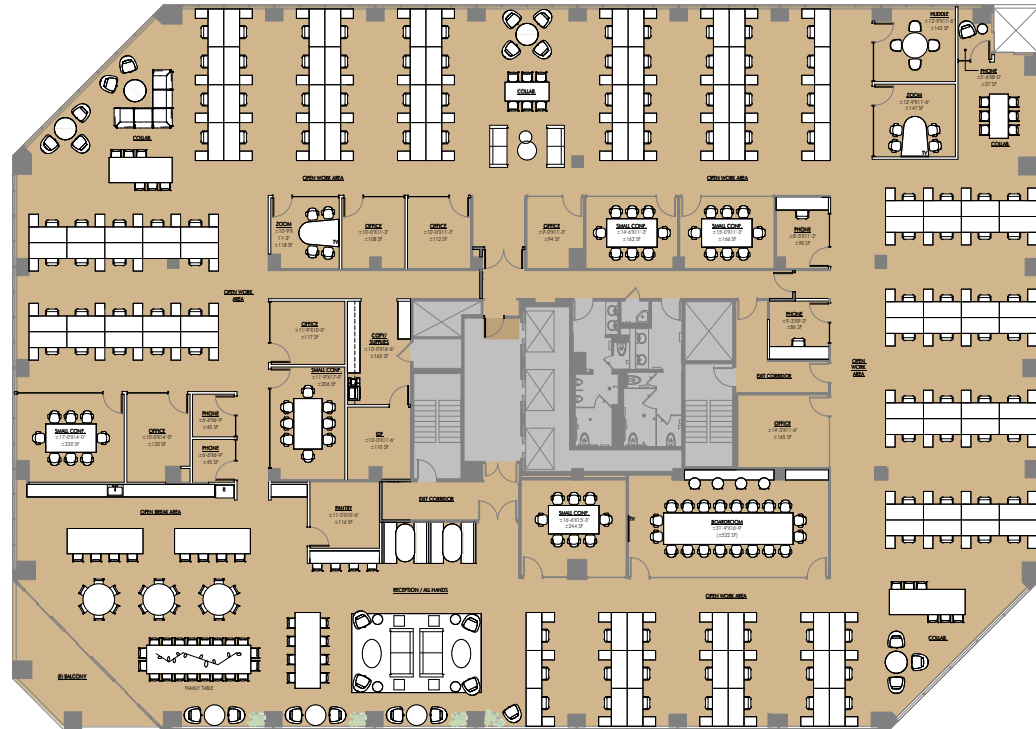
MARINERS ISLAND BLVD

951 / Floor 5

Single Tenant Floor Plan

± 20,000 Square Feet

100% Office



Reception / All Hands: 1

Boardroom: 1

Small Conference Rooms: 5

Offices: 6

Huddle Room: 1

Zoom Rooms: 2

Phone Rooms: 5

Open Break Area: 1

Pantry: 1

Collaboration: 4

Copy/Supplies: 1

IDF: 1

Benching Stations: 116

±20,000 SF OFFICE

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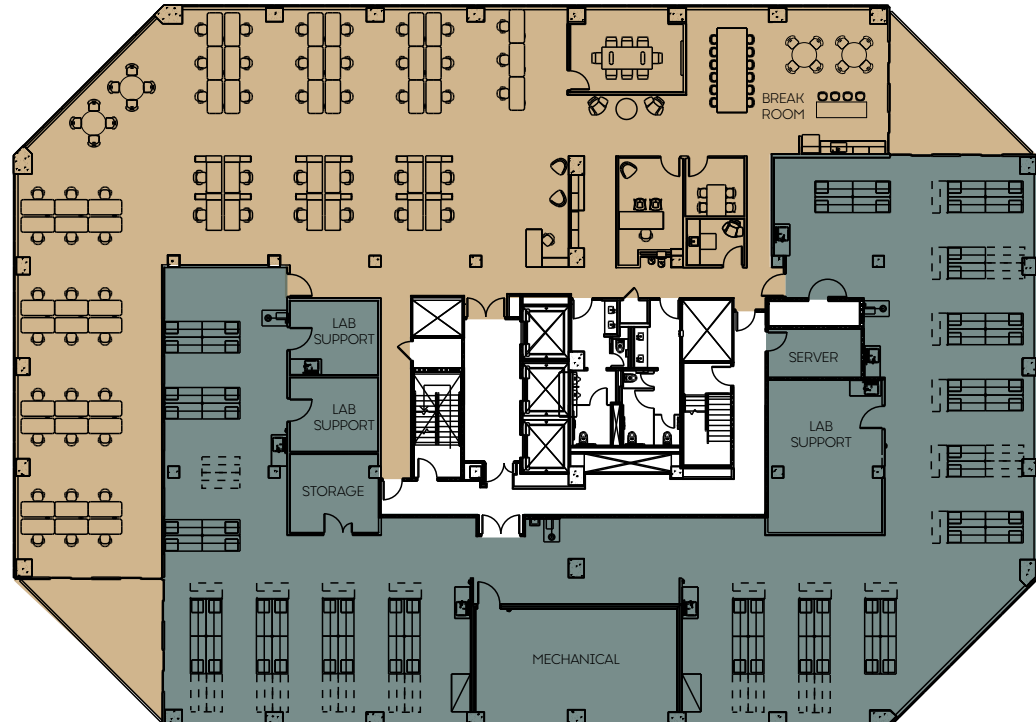
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MARINERS ISLAND BLVD

951 / Floor 7

Single Tenant Floor Plan
± 20,000 Square Feet



- Lab Benches: 64*
- Workstations: 57
- Office/Huddle: 2
- Conference Rooms: 1
- Wellness Room: 1

*Casework provided

■ ±10,000 SF LAB ■ ±10,000 SF OFFICE

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