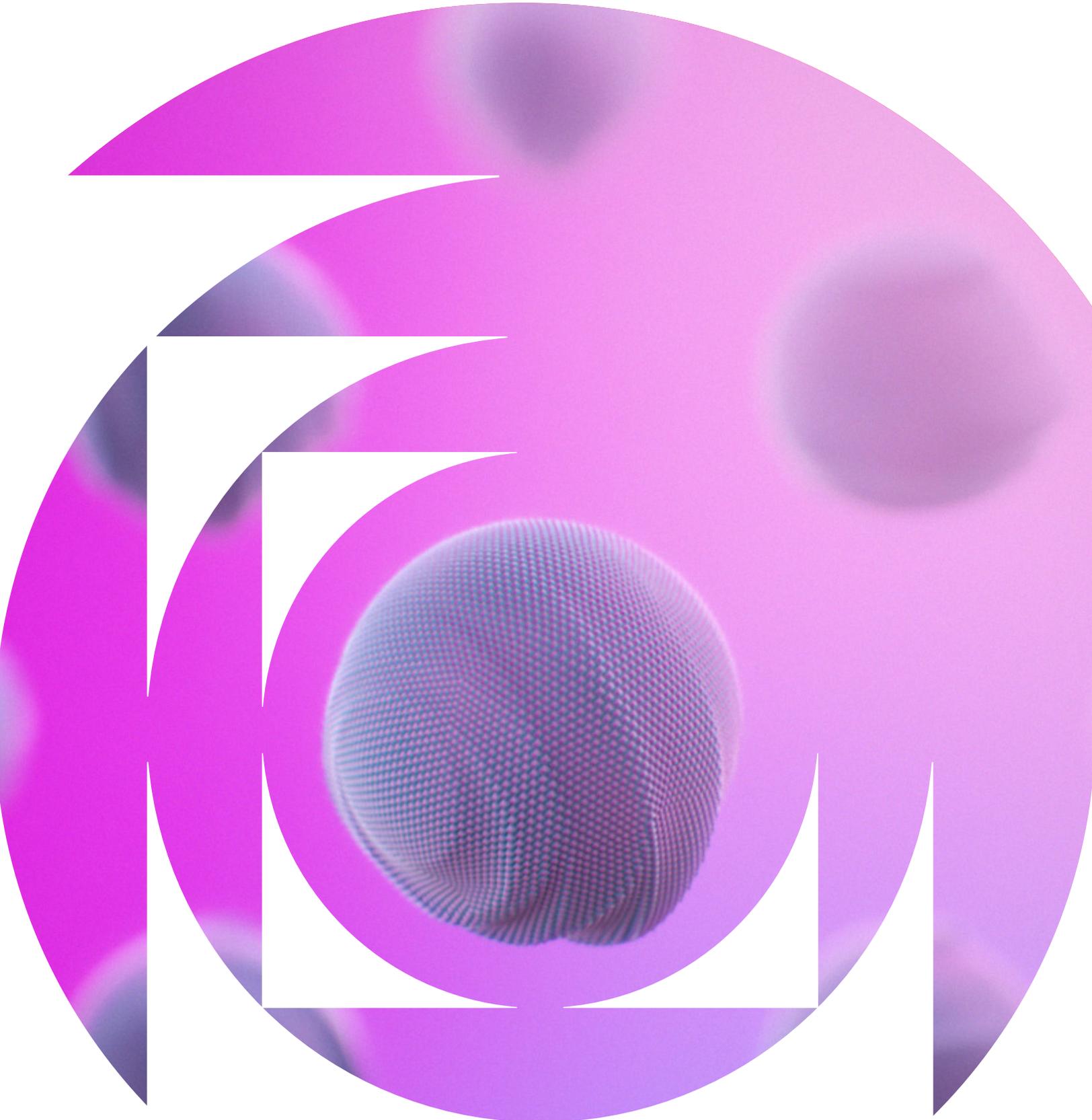


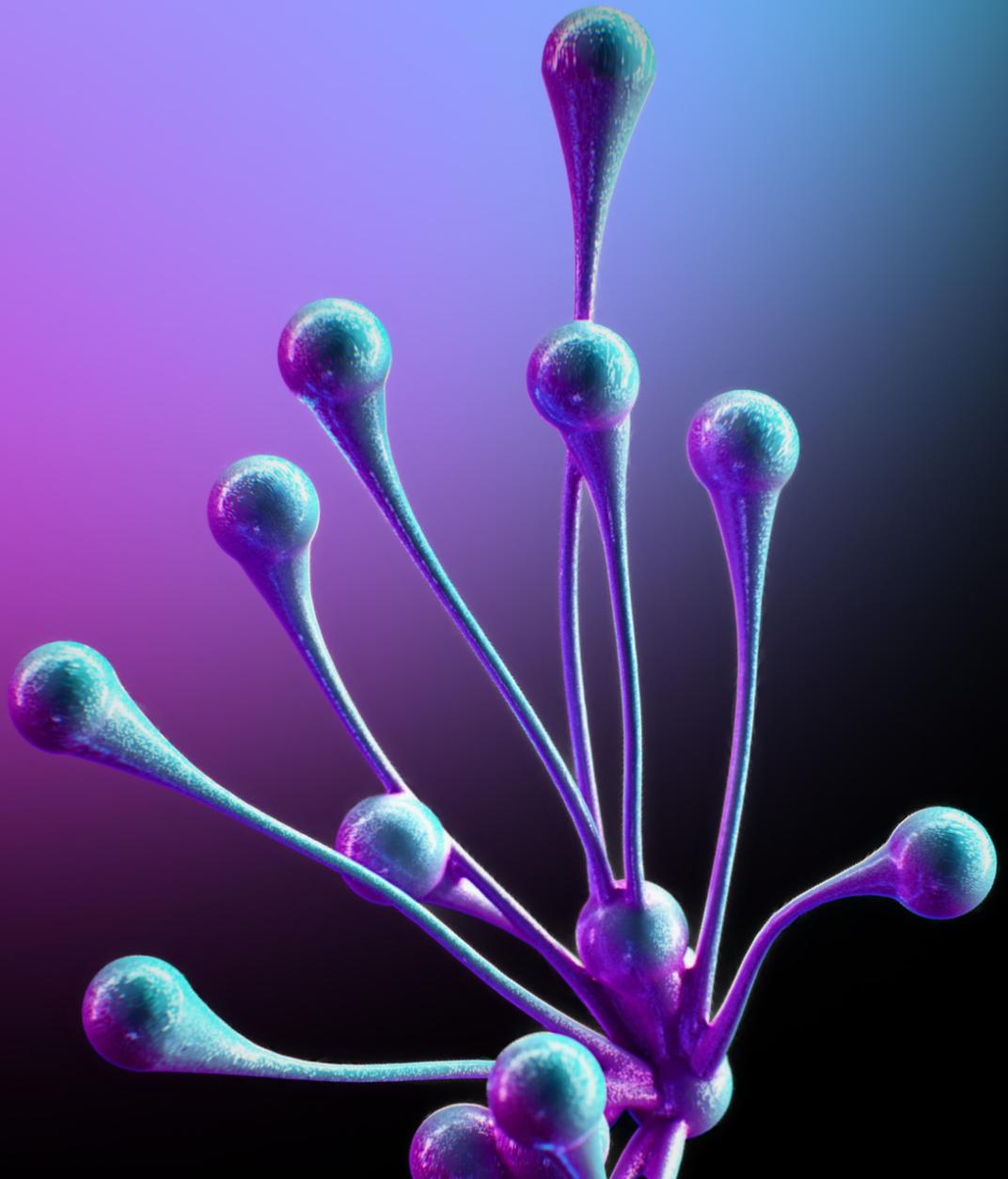


theLAB Foster City
Where innovation flourishes



Where discovery thrives.

Discover the epitome of innovation and exploration at theLAB Foster City, which sits ready to accommodate all your office and laboratory requirements for your next groundbreaking venture. With easy accessibility to renowned research institutions, theLAB Foster City creates an environment that nurtures creativity, fosters collaboration, and empowers scientists to make unprecedented discoveries that drive the advancement of the life science field.





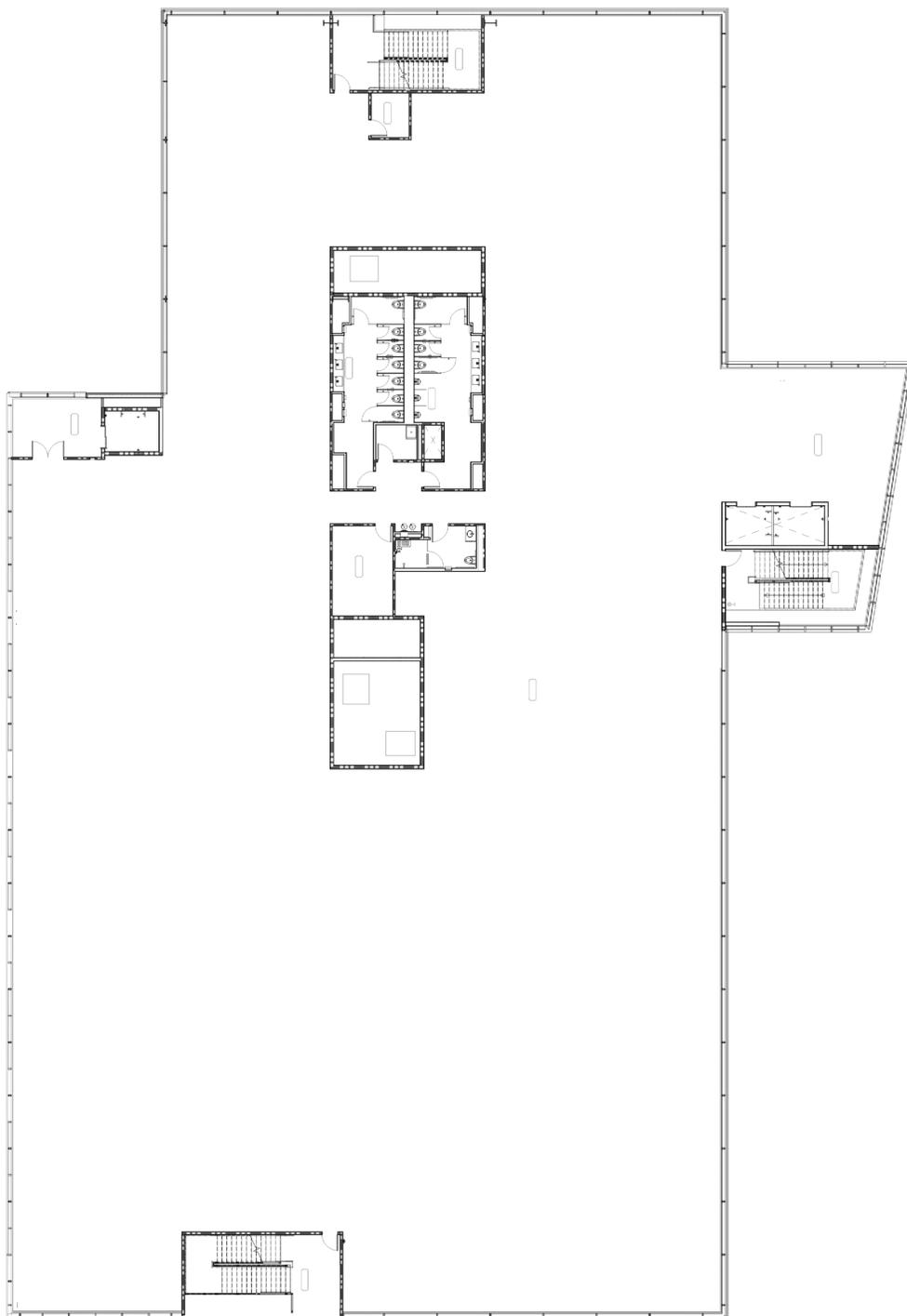
Spacious.
Modern.
Creative.

Our space is your blank canvas. Situated on a prime 2.2-acre lot, theLAB Foster City sits ready for the construction of a Class “A” life science warm shell building, spanning roughly 115,000 square feet across three stories. The building will also feature a breathtaking third-floor rooftop terrace with sweeping panoramic views, in addition to convenient covered podium and surface parking options, ensuring ease of access and ample parking for tenants and visitors.

002
Building

Floor Plans

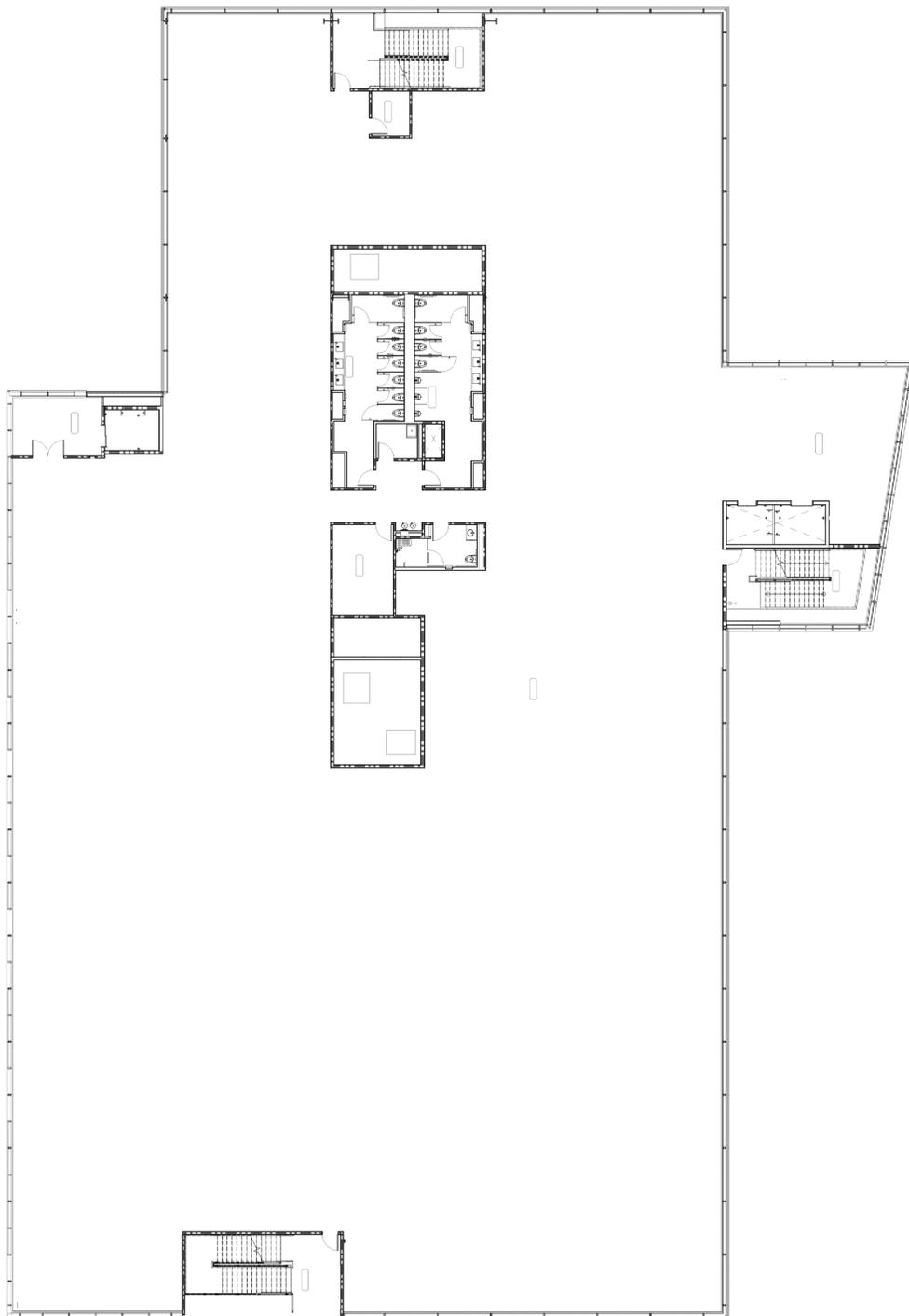
Second Floor



002
Building

Floor Plans

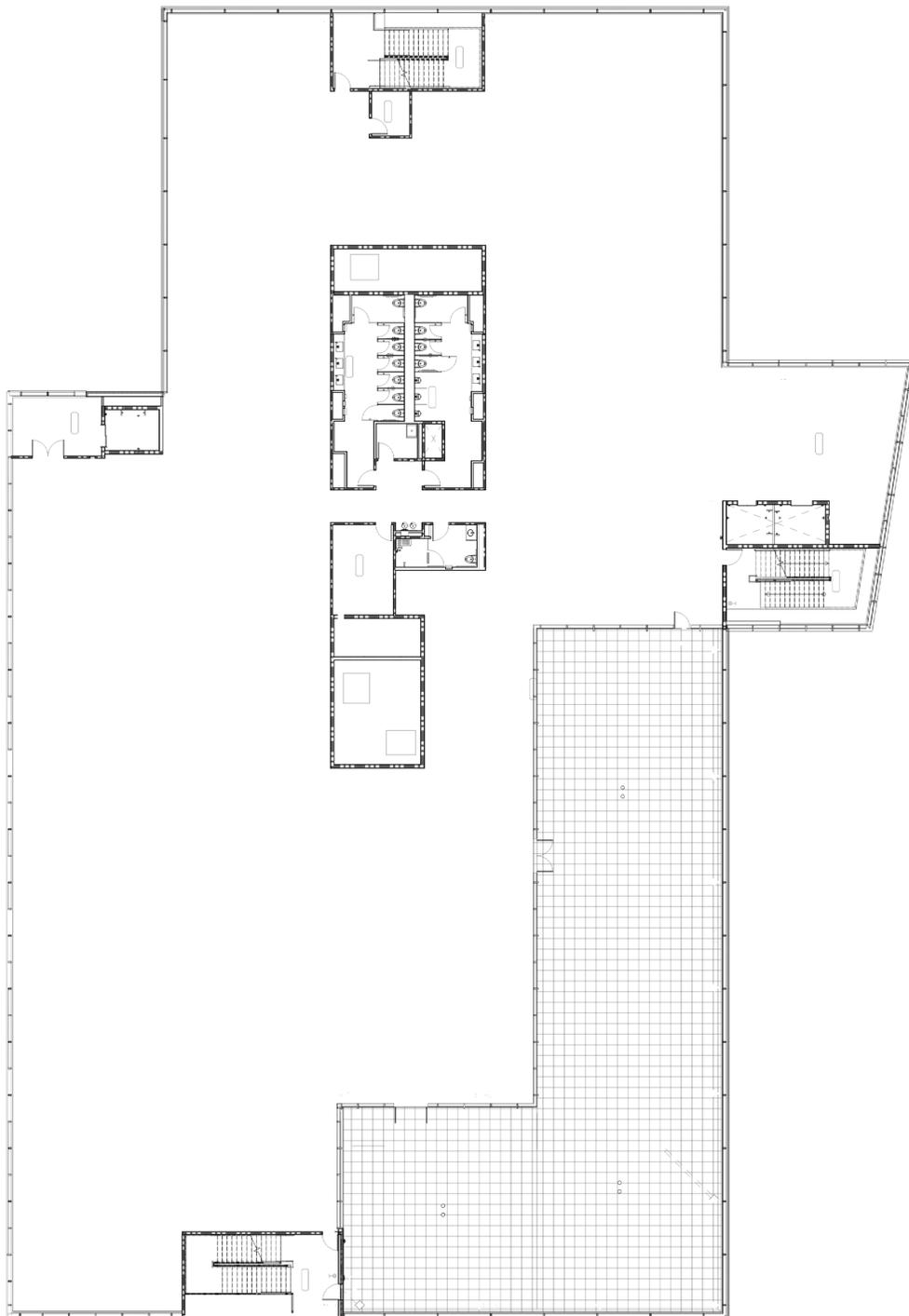
Third Floor



002
Building

Floor Plans

Fourth Floor

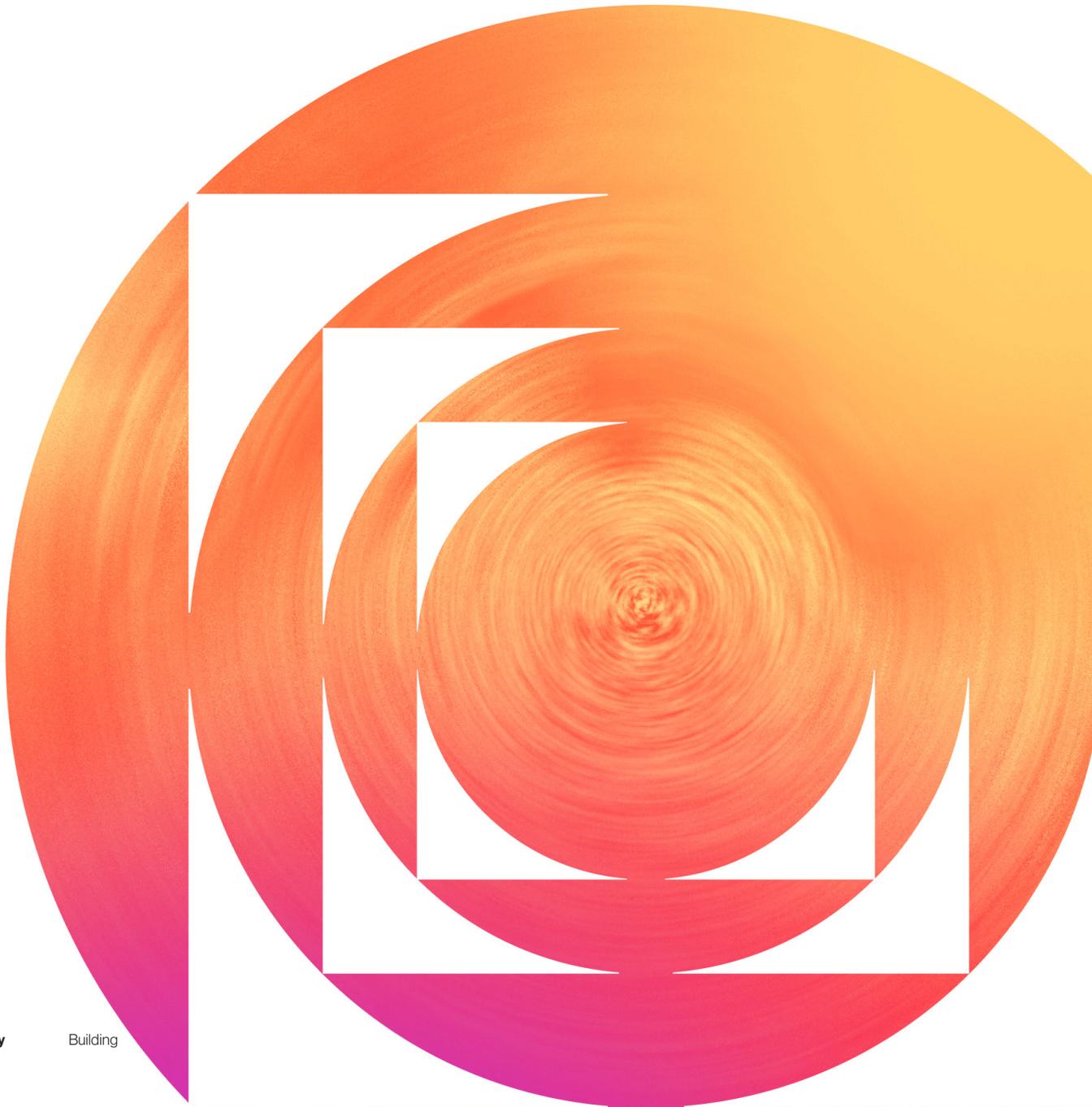


Site Plan



Innovation flourishes here

theLAB Foster City offers lab and office spaces that will ignite inspiration, alongside a breathtaking third-floor rooftop terrace with sweeping panoramic views of the nearby peninsula. Convenient covered podium and surface parking options ensuring ease of access to the facilities, and ample parking for tenants and visitors.





This brand new Class “A” life science warm shell building will boast over 115,000 square feet of completely adaptable, creative laboratory space.

Expansive 34,000 sq ft floorplates, the space is perfectly suited for laboratory planning

Up to 70% Lab or Office Capacity available on any floor

Accessible from CA-92, fronting Vintage Park Drive located less than 1/4 mile off the freeway

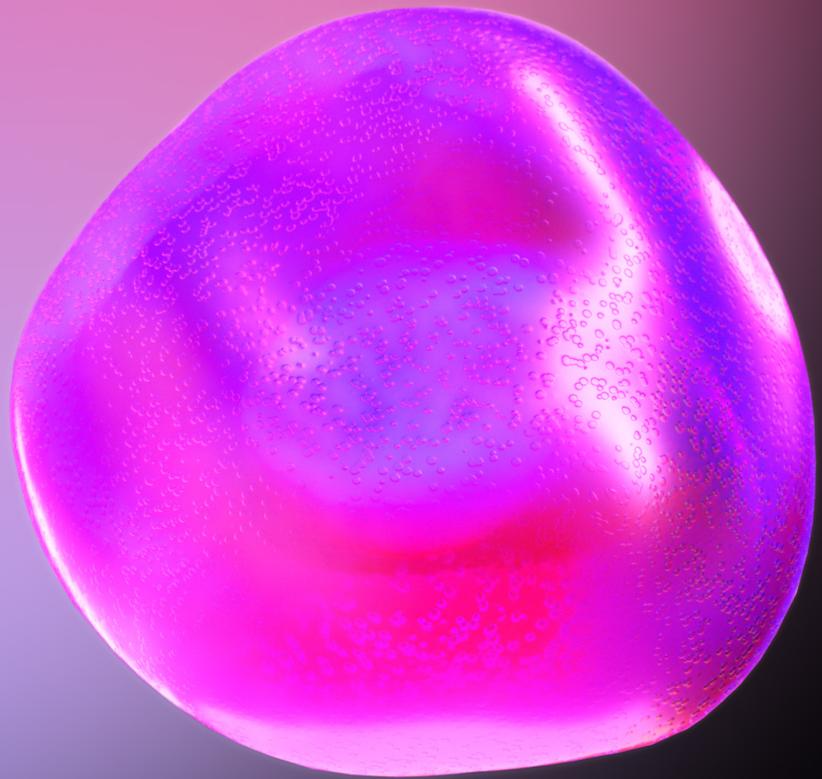
Building Signage available

SFO airport is within a short, 10-mile drive



Explore Foster City

Discover the thriving life science market at the heart of Foster City, surrounded by a diverse range of dining, shopping, parks, and entertainment options.





Life Science Hub

Located at the heart of Foster City, California, theLAB Foster City is at the forefront of the rapidly expanding life science and biotechnology industry.

Foster City is a highly attractive destination for industry leaders in life science, biotechnology, technology, and other fields, offering the ideal work-life-play balance.

Meet the Neighbors

Surrounded by an abundance of amenities such as restaurants, shopping, and entertainment options, Foster City boasts easy access to a range of activities including trail running, windsurfing, stand up paddle boarding, bicycling, kayaking, and more along the picturesque San Francisco Bay.



- Food & Retail
- Local Tenants
- Hotels
- Landmarks



Retail & Food

- | | | |
|-------------------------------|----------------------------|--|
| 1 Great American Grill | 11 Cafe Florian | 19 Round Table Pizza |
| 2 Armadillo Willy's | 12 Noah's Bagels | 20 IHOP |
| 3 Panera Bread | 13 McDonald's | 21 Starbird Chicken |
| 4 Habit Burger Grill | 14 Starbucks | 22 BJ's Restaurants & Brewhouse |
| 5 Love With Food | 15 Soons Tofu & Korean BBQ | 23 Red Robin Gourmet Burgers and Brews |
| 6 Clubhouse Bistro | 16 Warehouse Buffett | |
| 7 PremierGarage | 17 Tai Wu Restaurant | |
| 8 Shiki Group Inc Bento House | 18 Kenta Ramen | |
| 9 New Saigon | 10 Sweet Basil | |

Hotels

- | | | |
|--------------------------|--------------------------------------|-----------------|
| 24 Extended Stay America | 26 Courtyard by Marriott Foster City | 28 Crowne Plaza |
| 25 Hilton Garden Inn | 27 United Pacific Hotel Group LP | |

Local Tenants

- | | |
|-----------------|--------------------|
| 29 TruBinding | 31 Illumina Inc. |
| 30 Notable Labs | 32 Gilead Sciences |

Landmarks

- | | |
|----------------------------|-----------------------------|
| 33 The Werder Fishing Pier | 34 San Mateo-Hayward Bridge |
|----------------------------|-----------------------------|

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