

Class A Lab and Office Space
±2,955 – ±32,912 SF Spaces Available





Facade Upgrades & Landscape Beautification



Collaborative Community

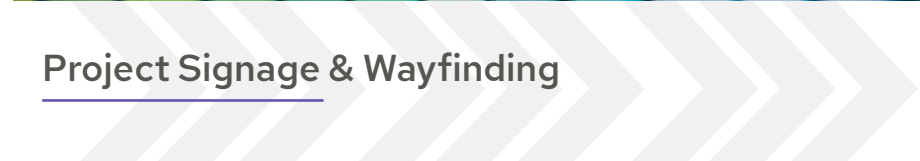
**We are transforming
the way you work.**



New Identity / Branding



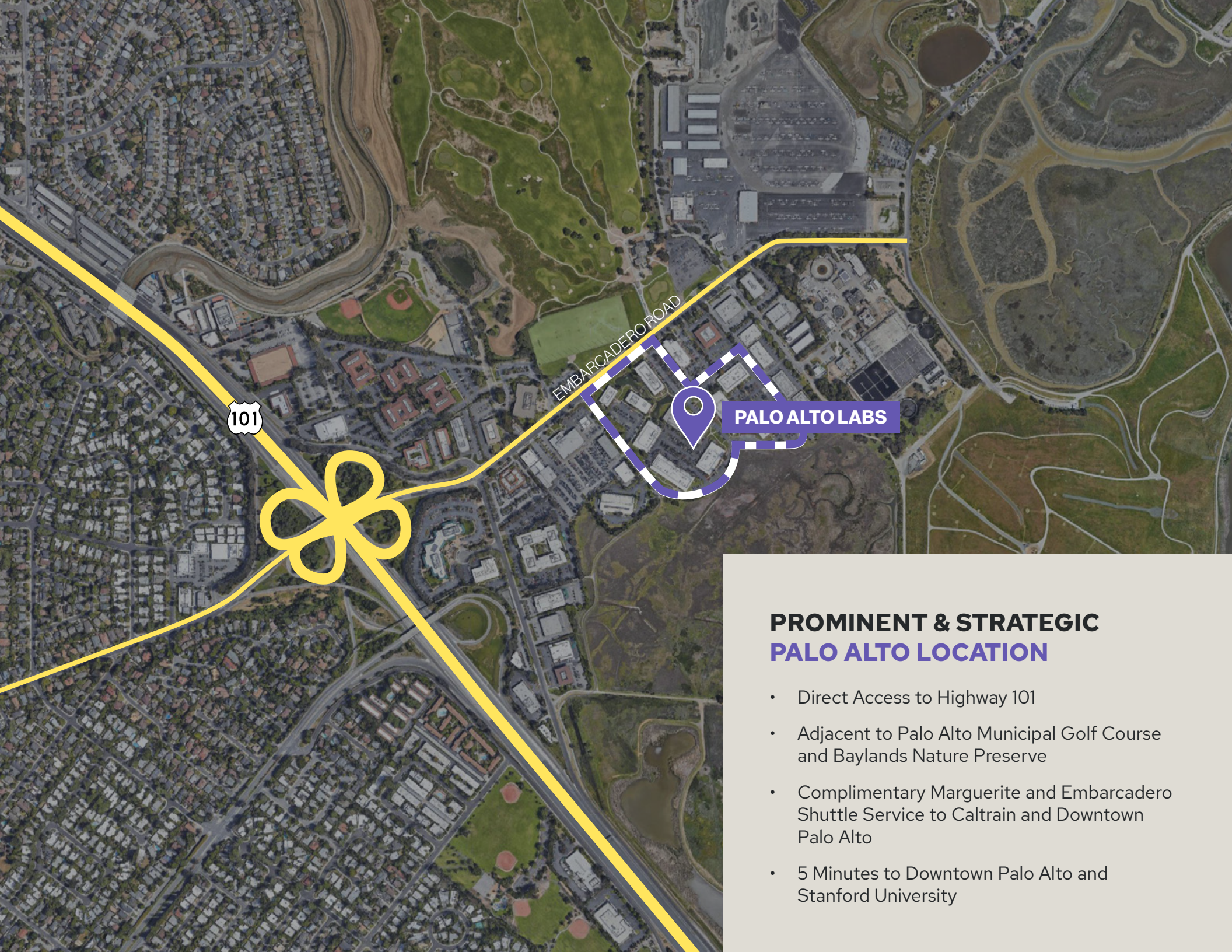
Lab Conversion



Project Signage & Wayfinding



Amenity Building



101

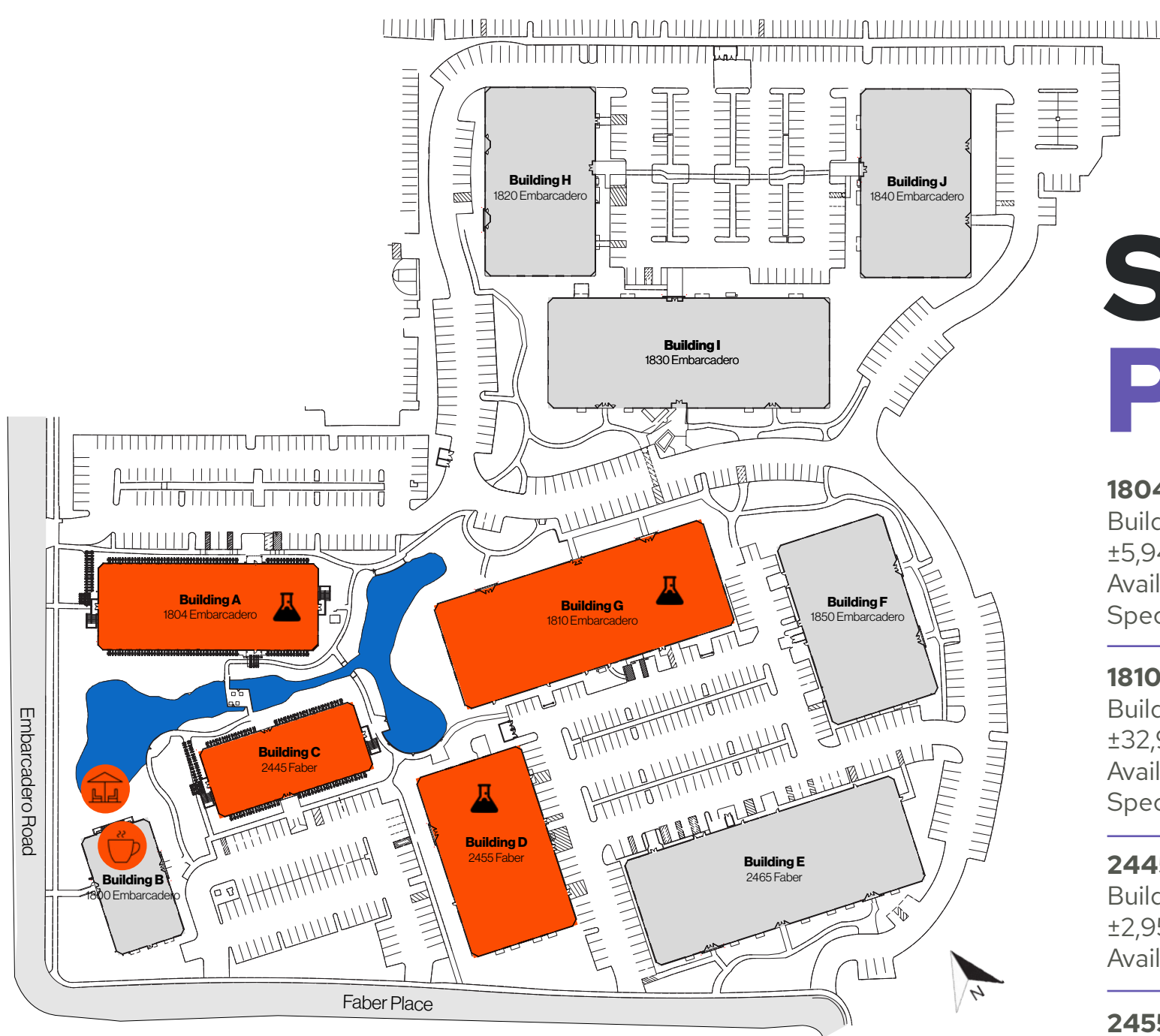
EMBARCADERO ROAD

PALO ALTO LABS

PROMINENT & STRATEGIC PALO ALTO LOCATION

- Direct Access to Highway 101
- Adjacent to Palo Alto Municipal Golf Course and Baylands Nature Preserve
- Complimentary Marguerite and Embarcadero Shuttle Service to Caltrain and Downtown Palo Alto
- 5 Minutes to Downtown Palo Alto and Stanford University

SITE PLAN



1804 EMBARCADERO
Building A, Suite 201
±5,948 RSF
Available Now
Spec Lab Delivery August 2021

1810 EMBARCADERO
Building G, Full Building
±32,912 RSF
Available Now
Spec Lab Delivery March 2021

2445 FABER
Building C, Suite 103
±2,955 RSF
Available Immediately

2455 FABER
Building D, Suite 100
±13,193 RSF
Available January 2021



AVAILABLE SPACE

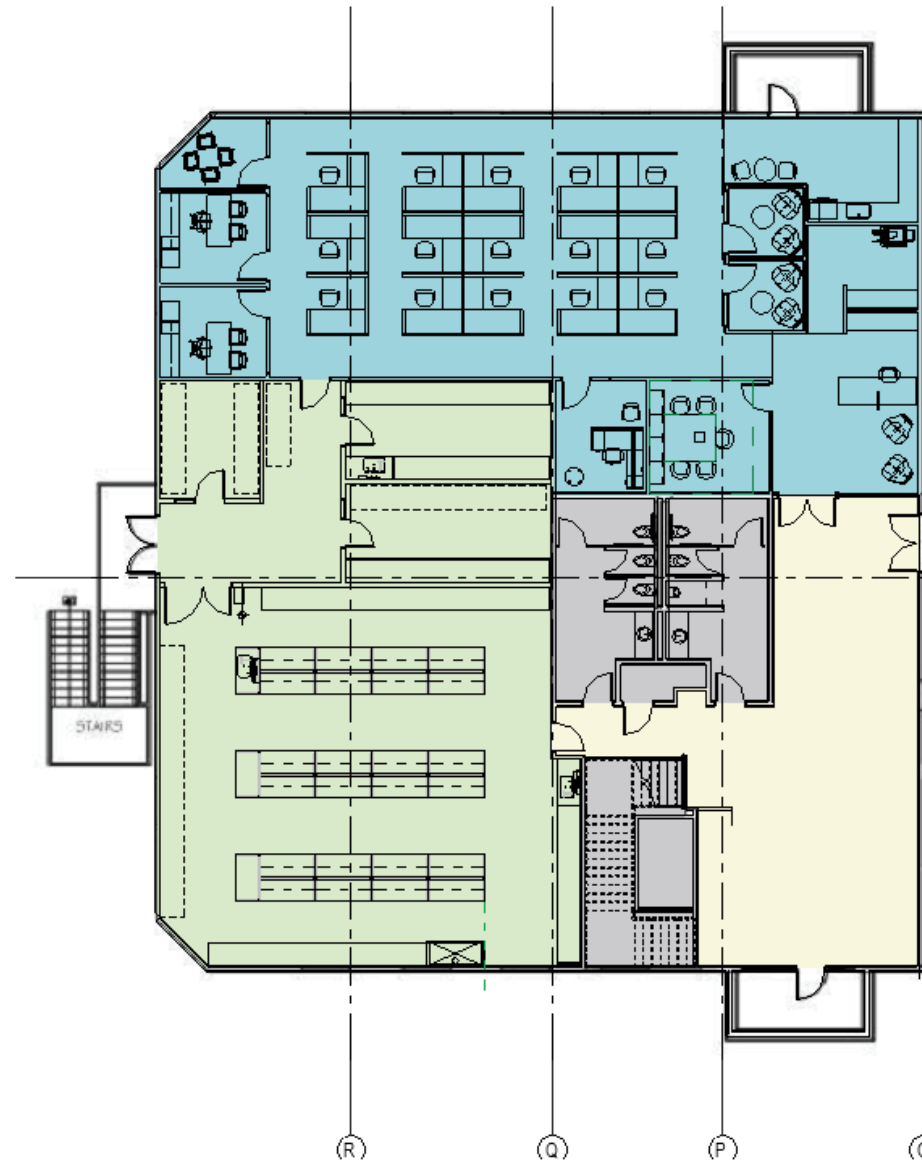
1804 EMBARCADERO ROAD

Suite 201

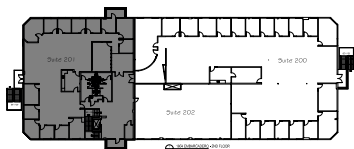
±5,948 RSF Available

LEGEND

- BUILDING SUPPORT / STAIRS / ELEV
- LOBBY / RECEPTION
- OFFICE
- LAB



KEYPLAN



AVAILABLE SPACE

1810 EMBARCADERO ROAD

Suite 1

±16,456 RSF Available

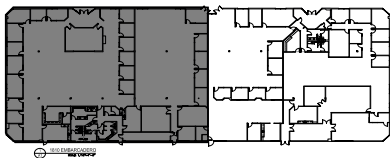
LEGEND

- BUILDING SUPPORT
- LOBBY / RECEPTION
- OFFICE
- LAB



50% mobile casework included

KEYPLAN



AVAILABLE SPACE

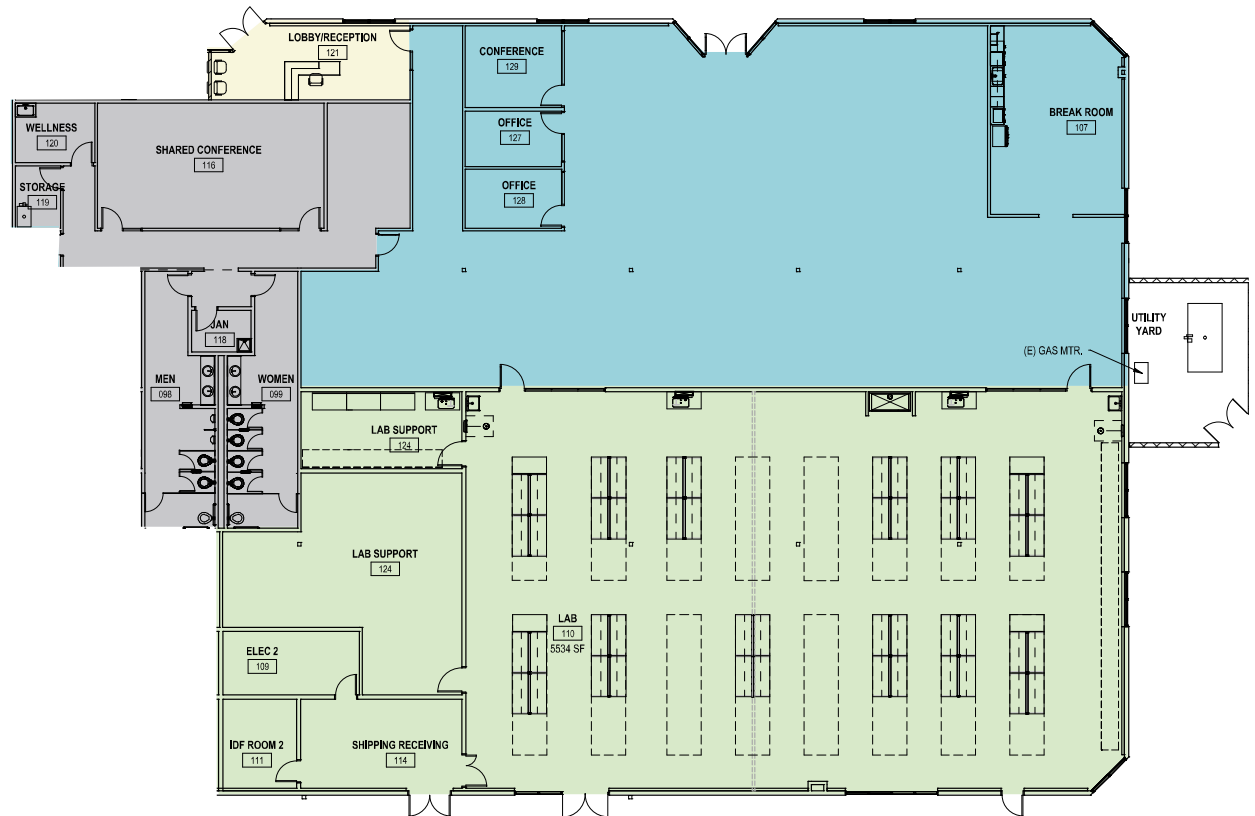
1810 EMBARCADERO ROAD

Suite 2

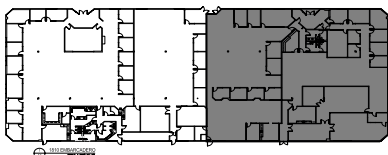
±16,456 RSF Available

LEGEND

- BUILDING SUPPORT
- LOBBY / RECEPTION
- OFFICE
- LAB



KEYPLAN



50% mobile casework included

AVAILABLE SPACE

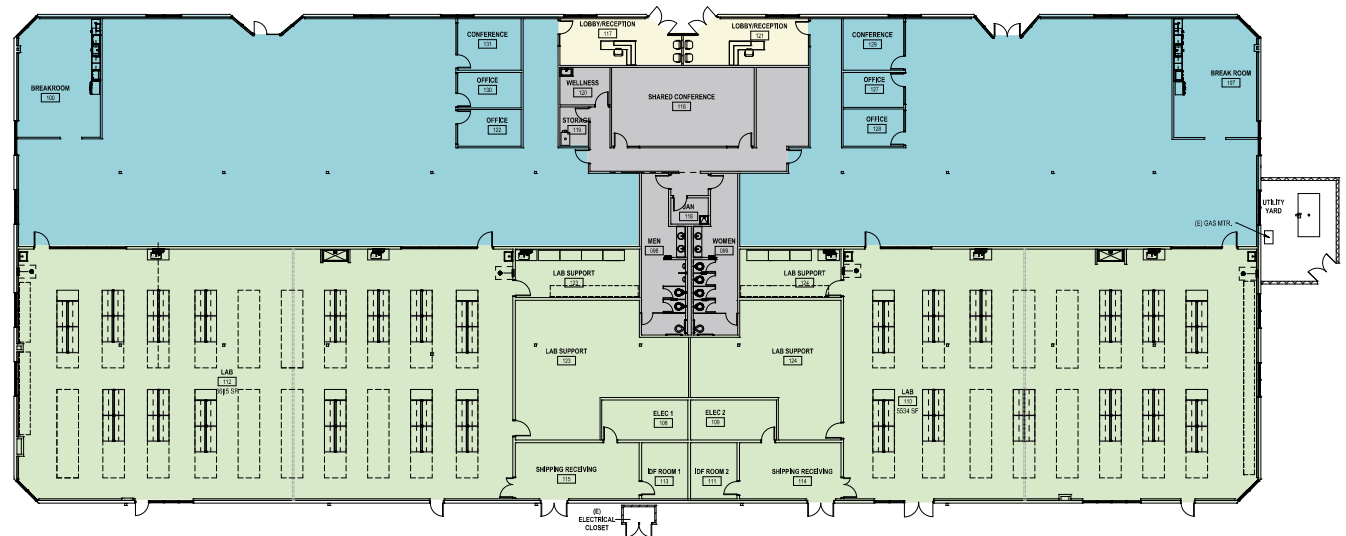
1810 EMBARCADERO ROAD

Full Floor

±32,912 RSF Available

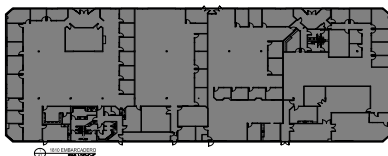
LEGEND

- BUILDING SUPPORT
- LOBBY / RECEPTION
- OFFICE
- LAB



50% mobile casework included

KEYPLAN



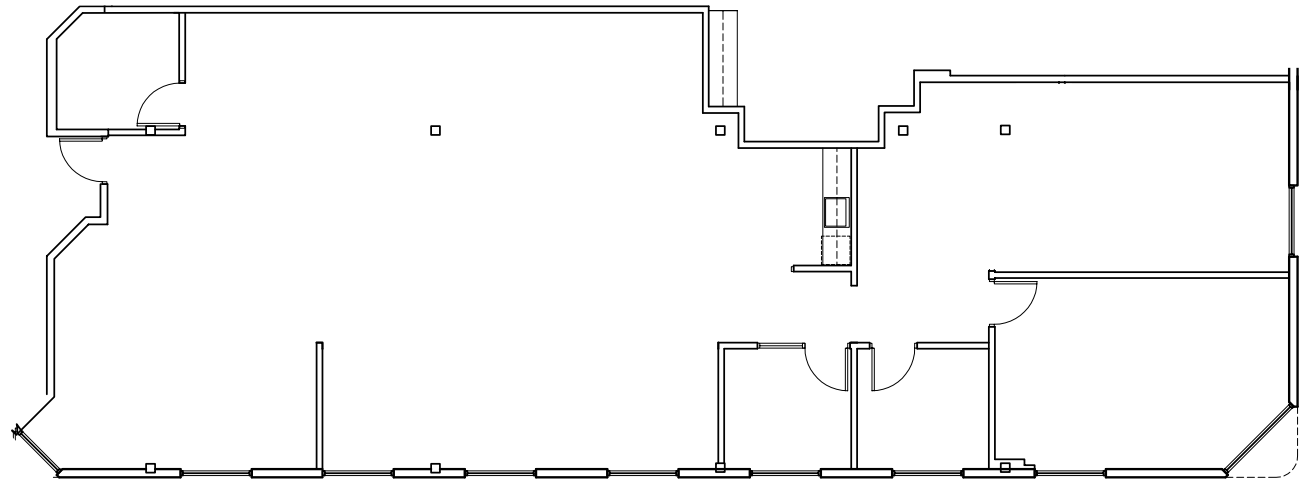
AVAILABLE SPACE

2445 FABER STREET

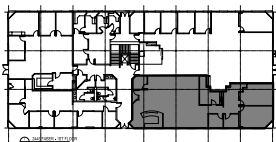
Suite C103

±2,955 RSF Available

Office Floor Plan



KEYPLAN



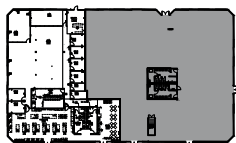
AVAILABLE SPACE

2455 FABER STREET
Suite D100
 ±13,193 RSF Available

TEST FIT

- LAB
- LAB SUPPORT (INCLUDES MEETING)
- SHIPPING / RECEIVING
- OFFICE
- MEETING OR PRIVATE OFFICE
- LOBBY / HUB

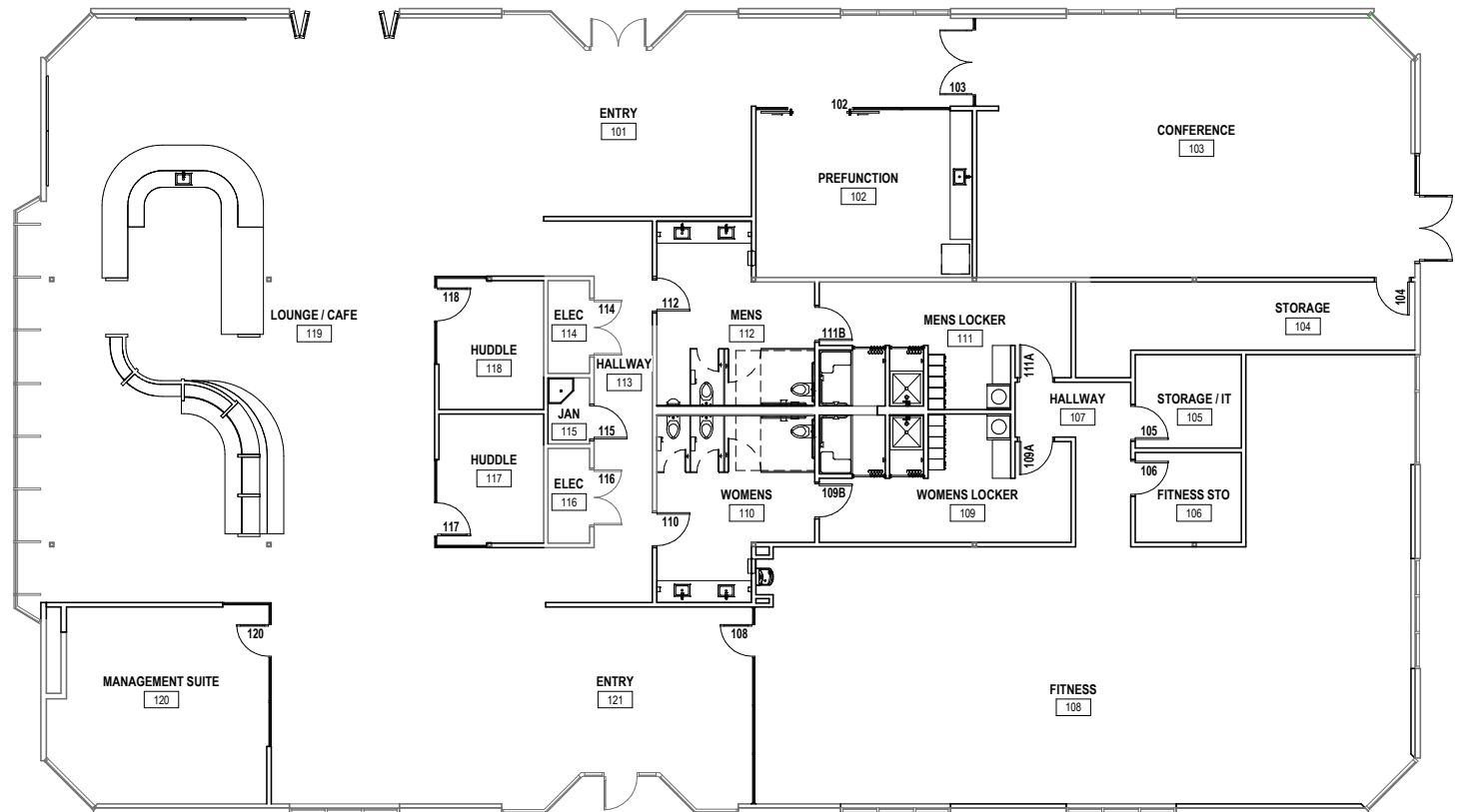
KEYPLAN



AMENITY BUILDING

1800 EMBARCADERO ROAD
Amenity Building

ELEVATE



ELEVATE Amenities Coming Soon...

Longfellow's proprietary tenant experience and hospitality program, Elevate, cultivates greatness through curated events, programming and services exclusively for our tenant partners.

Elevate Balance

- Weekly fitness classes
- Wellness events & workshops
- On-site spa services
- Walking and running trails

Elevate Access

- On-site dry cleaning
- Car detailing services
- Mobile hospitality services

Elevate Taste

- Rotating food trucks
- Beer & wine tastings
- Cooking classes

Elevate Brain Power

- Lunch & learn workshops
- TED talks
- Fully equipped meeting spaces

Elevate Play

- Gaming rooms and equipment
- Sporting events
- Tenant competitions & prizes

Elevate Connections

- Networking & happy hours
- Seasonal events
- New tenant welcome tours & gifts

Elevate Generosity

- Donation collections
- E-waste recycling
- Blood drives



DOWNTOWN PALO ALTO

BIRD DOG
BLUE BOTTLE COFFEE
CREPEVINE
CURRY UP NOW
IL FORNAIO
NOBU
NOLA
OREN'S HUMMUS
PHILZ COFFEE

PIZZERIA DELFINA
RANGOON RUBY
REPOSADO
SWEETGREEN
STARBUCKS
TACOLICIOUS
TAMARINE RESTAURANT
THE PATIO
YAYOI PALO ALTO

RAVENSWOOD SHOPPING CENTER

BASKIN ROBBINS
JAMBA JUICE
HOME DEPOT
NORDSTROM RACK
MCDONALD'S
STARBUCKS
TACO BELL
TARGET
TOGO'S
WINGSTOP

BAY CAFE RESTAURANT & BANQUETS

ABUNDANT AIR CAFE

 **PALO ALTO AIRPORT**



IKEA



OREGON EXPR

UNIVERSITY AVE

EL CAMINO REAL

 **STANFORD STATION**

 **CALIFORNIA AVE STATION**

STANFORD SHOPPING CENTER

ASIAN BOX
GOTT'S ROADSIDE
MAYFIELD BAKERY & CAFE
TIN POT CREAMERY
VILLAGE CHEESE HOUSE

EDGEWOOD PLAZA
CHEF ZHAO KITCHEN
HOUSE OF BAGELS
ORANGETHEORY FITNESS
STARBUCKS
THE MARKET AT EDGEWOOD

STANFORD UNIVERSITY

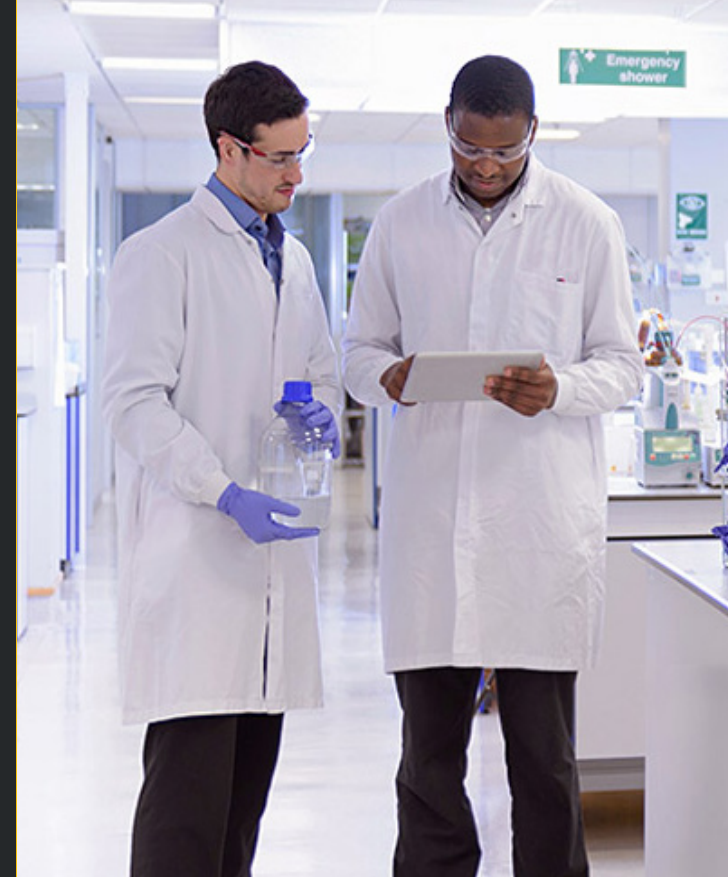
CALIFORNIA AVENUE

ANATOLIAN KITCHEN
DOMINO'S PIZZA
JACK IN THE BOX
JOANIE'S CAFE
LA BODEGUITA DEL MEDIO
LEGENDS PIZZA CO
PALO ALTO SOL

PANDA EXPRESS
PASTIS
PEKING DUCK
PIZZ'A CHICAGO
POP TEA BAR
TERUN
ZAREEN'S



5.0 Million SF National Portfolio



Boston, MA
Durham, NC
RTP, NC

San Diego, CA
Palo Alto, CA
Redwood City, CA



It's in our DNA.

Longfellow is a vertically-integrated real estate investment firm, which allows us to offer a holistic and unified suite of real estate services. Because of our deep expertise at each key step of the process, we are able to deliver a final solution that is more thoughtful and ultimately successful, while providing an overall experience for our partners that is actually collaborative and satisfying.

DEVELOPMENT

Strategy & Partnerships
Advisory & Entitlements
Acquisitions

MANAGEMENT

Leasing
Project Management
Property Management

INVESTMENTS

Asset Management
Investment Management





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