

Naturally Connected



200 Twin

Developed by:

Trammell Crow Company

Leasing inquiries:

CBRE

200 Twin Dolphin Dr,
Redwood City,
CA 94065

200Twin.com



200Twin

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UCSF

South SF Life Science Cluster

SF International Airport

200Twin

San Mateo

Caltrain Belmont

Caltrain San Carlos

San Carlos

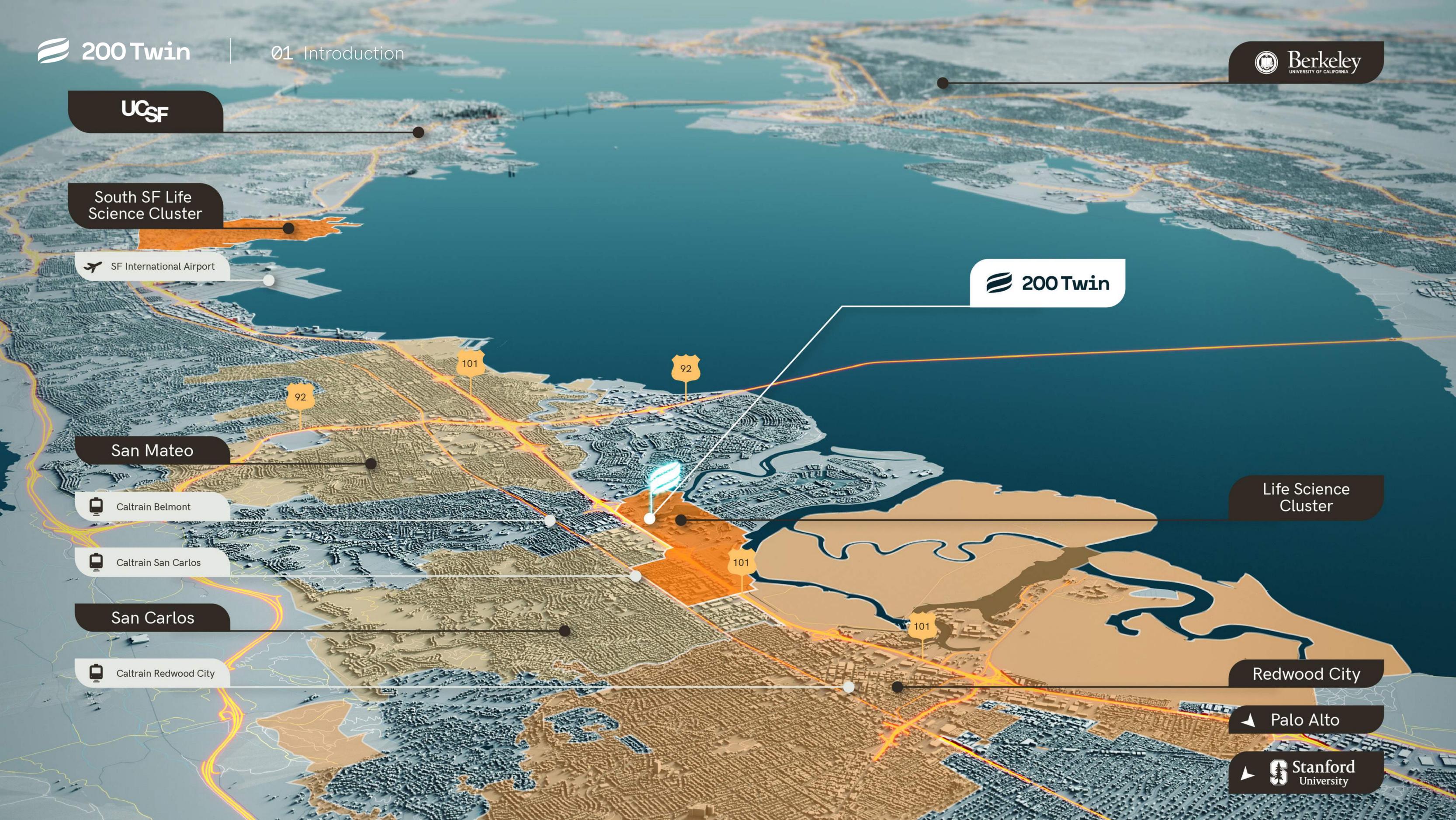
Caltrain Redwood City

Life Science Cluster

Redwood City

Palo Alto

Stanford University





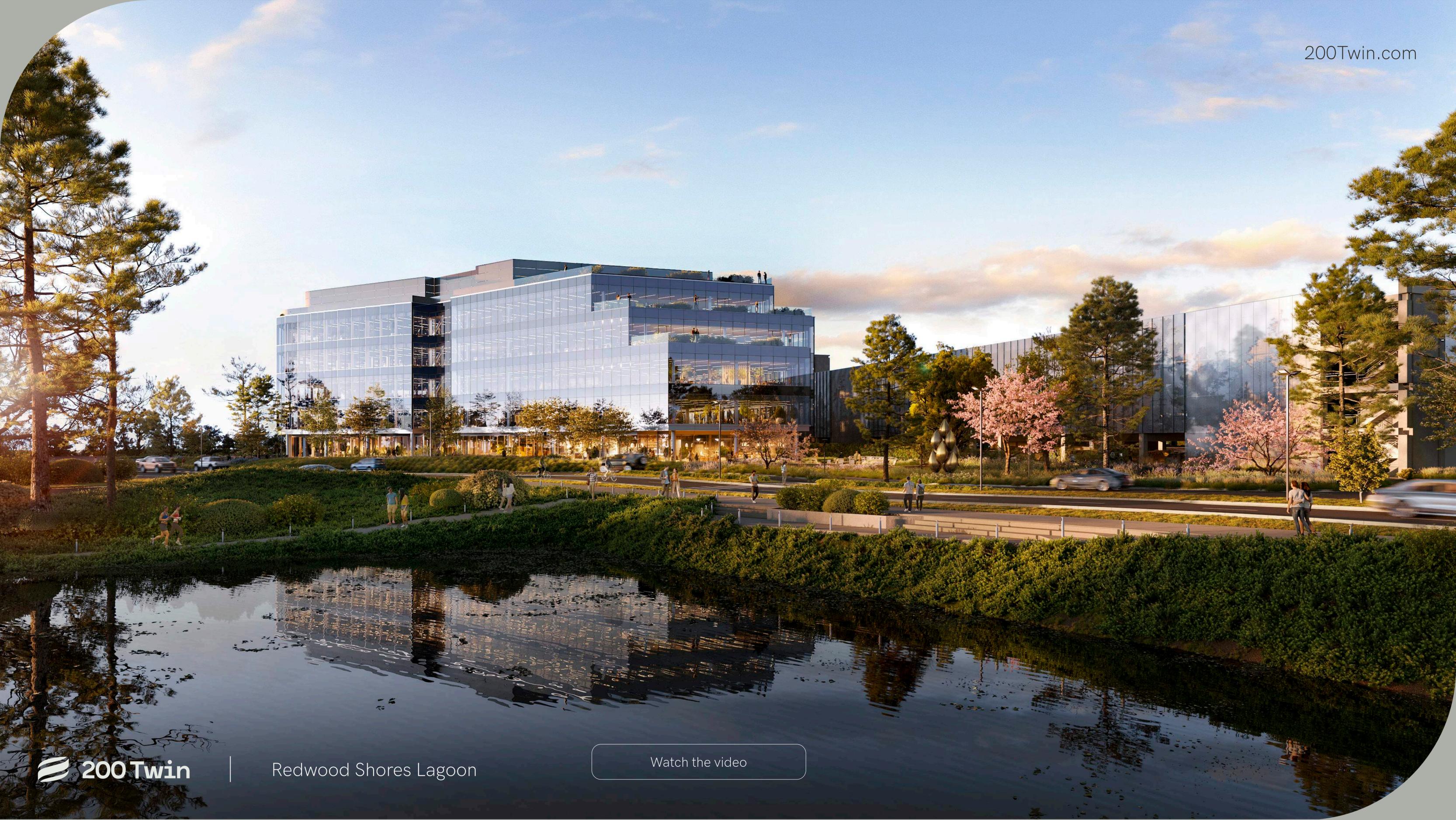
Shoreline Drive

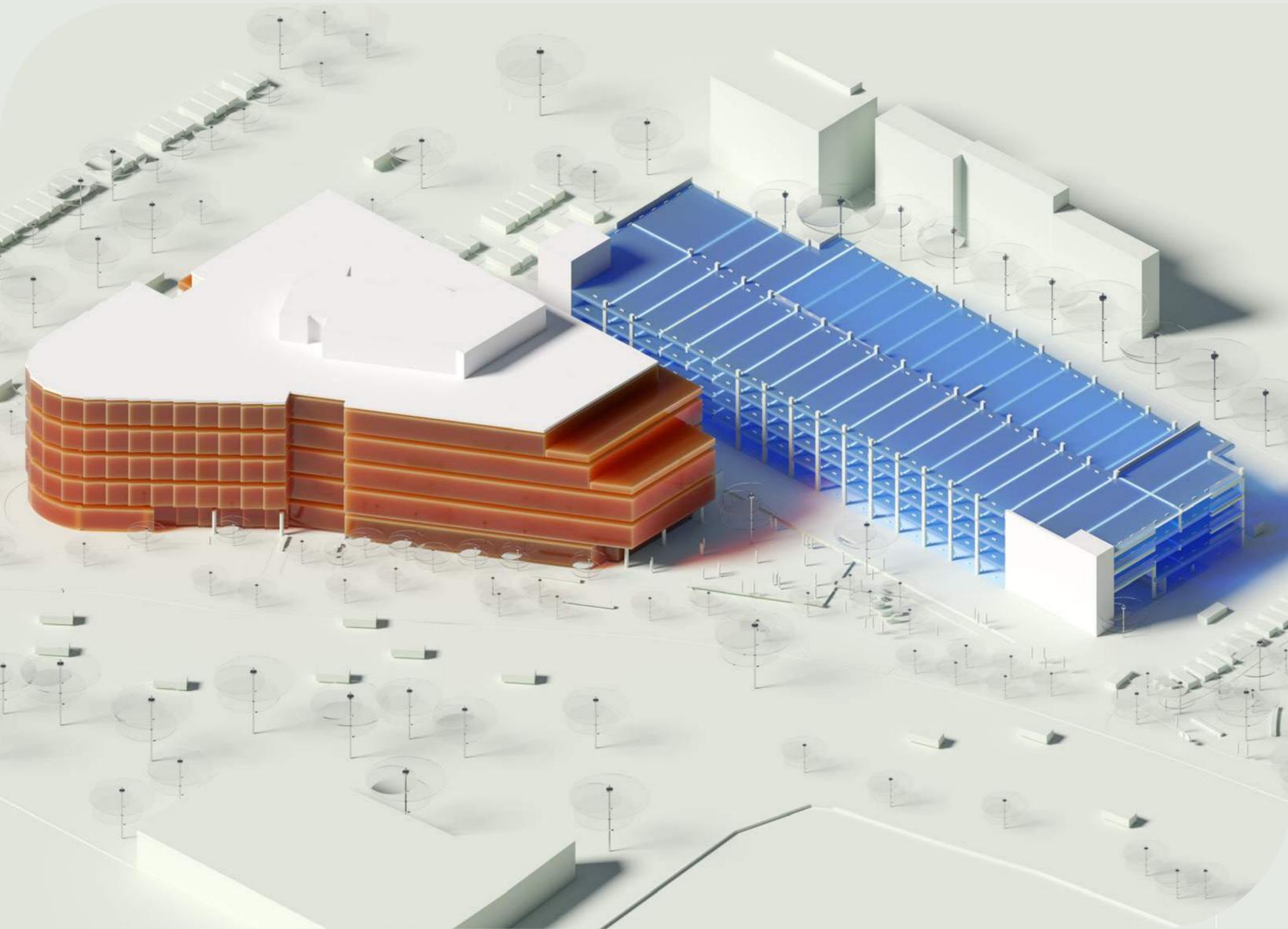
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Twin Dolphin Drive

Belmont Creek and Bay Trail

101





Best in Class Building Features

234,000

Total RSF

5

Levels

50,000

Typical Floorplan RSF

Q3 2024

TI Ready

703 (3.0/1,000 Ratio)

Parking Spaces
(67 EV Stalls)

16'

Floor-to-Floor
Lab Heights

33' x 33'

Structural Grid

100 PSF

Floor Live Load



Nurtured by Nature

Unwind on the shoreline trails,
or just take in the view

Surrounded on all sides by vibrant green space and beautiful waterways, 200 Twin Dolphin is designed to complement its natural surroundings, placed within meandering nature trails and rich ecosystems, yet only a short trip to Redwood City's bustling downtown.

Catalyst for Scientific Discovery

Conduct your company's life's work
in state-of-the-art facilities

200 Twin is designed to help researchers and companies achieve breakthroughs in their field. The unique amenities encourage collaboration, while customizable lab spaces allow researchers to tailor their work environment to their specific needs. At 200 Twin, you'll be part of a community of researchers and companies dedicated to groundbreaking discoveries.

Home in the Hub

Root yourself in the most vibrant
innovation community on Earth

200 Twin is located in the heart of the Bay Area's innovation economy, just minutes from leading research centers, hospitals, and universities. With easy access to major highways and public transportation, our development is the perfect location for biotech executives and scientists looking to connect with partners worldwide.

A place to impact the World



Property features

MEP infrastructure designed for 60% lab / 40% office with 100% outside air in all areas

Robust central air and exhaust system accommodating up to 12 air changes per hour

Above-standard structural design criteria yielding enhanced vibration control

Two Electrical Service Mains: (1) 4000A & (1) 2000A

Back-up power: Two (2) 1000W generators

Two Enclosed Truck Loading Bays

One dedicated Freight Elevator with 5,000 lbs capacity

Targeting LEED Gold



200 Twin Arrival



Lobby

Typical Floor Plan

A building designed to inspire and innovate, from floor to ceiling. The glass exterior is optimized to allow natural ambient light, calm open spaces and peaceful corners help achieve solitude, while state of the art labs enable uninterrupted focus. The result is an environment alive with energy, which still feels endlessly expansive.

- Building Support
- Stairs/ Elev
- Conference
- Break Room
- Open Office
- Lab
- Lab Support
- Flex Space
- Outdoor Terrace

Level 3
50,644 RSF
Two-Tenant Scenario



Lab	996 Linear Feet of Lab Bench	13 Lab Support Rooms (~8 seats)	
Offices	150 Work Stations (72"x30")	6 Flex Spaces (~100SF)	9 Conference Spaces (~48 seats)

Level 5
49,141 RSF
Single Tenant



Lab	1,106 Linear Feet of Lab Bench	12 Lab Support Rooms (~8 seats)	
Offices	84 Work Stations (72"x30")	6 Flex Spaces (~100SF)	9 Conference Spaces (~48 seats)

Flexible and adaptive space to collaborate and recharge, inside and outdoors



Amenities

This is the place for every kind of work.

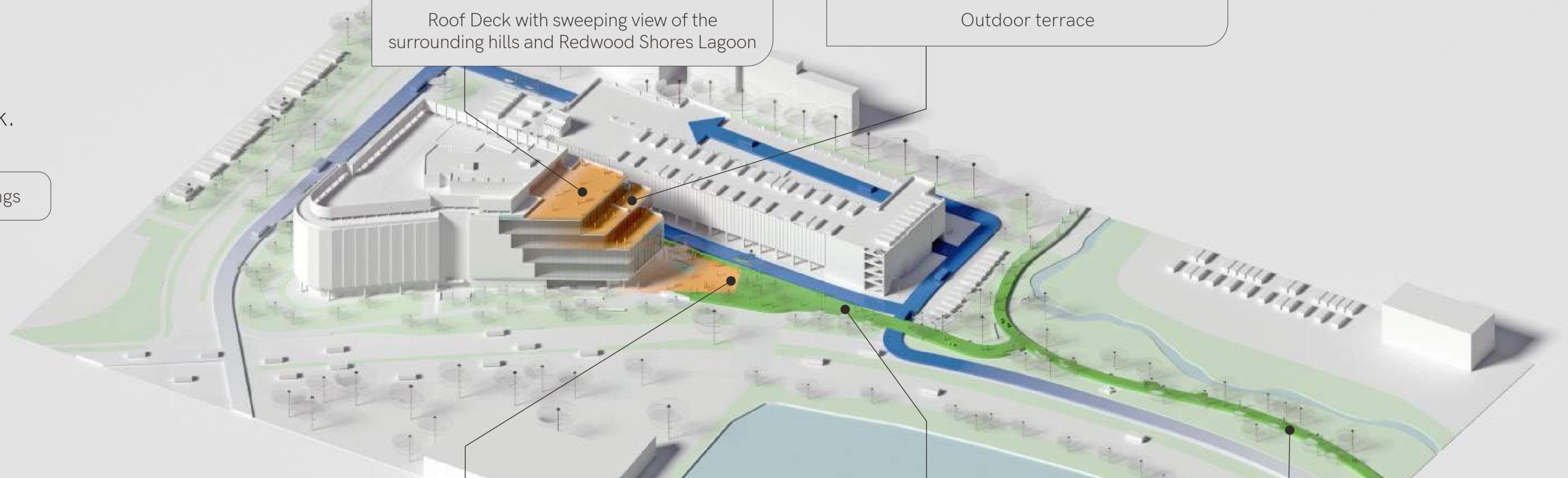
[View All Amenity Renderings](#)



Roof Deck with sweeping view of the surrounding hills and Redwood Shores Lagoon



Outdoor terrace



Amenity Courtyard



Belmont Creek Trailhead



Direct Access to Belmont Creek and Bay Trails (+10 mile network)

Amenities

[View All Amenity Renderings](#)



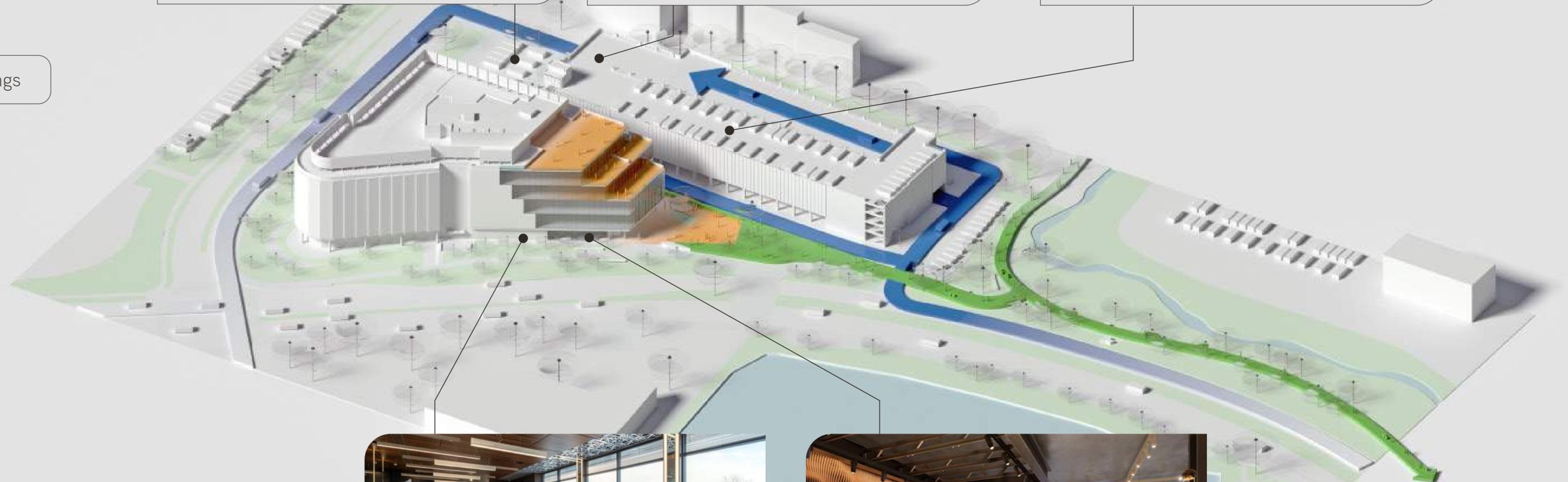
RideShare Drop Off / Pick Up



Secure bike storage



67 EV Ready Stalls



Fitness Center, Showers & Locker Room



Dining / Cafe Fit Out Opportunity



Built for the **best** by the **best**

Industry leaders in architecture, engineering and construction were brought together to create an environment for the world's leading biotech minds.

200 Twin is designed as a unrivaled modern facility for firms at the forefront of technology, scientific research and discovery.

Architect



Structural



MEP



General Contractor

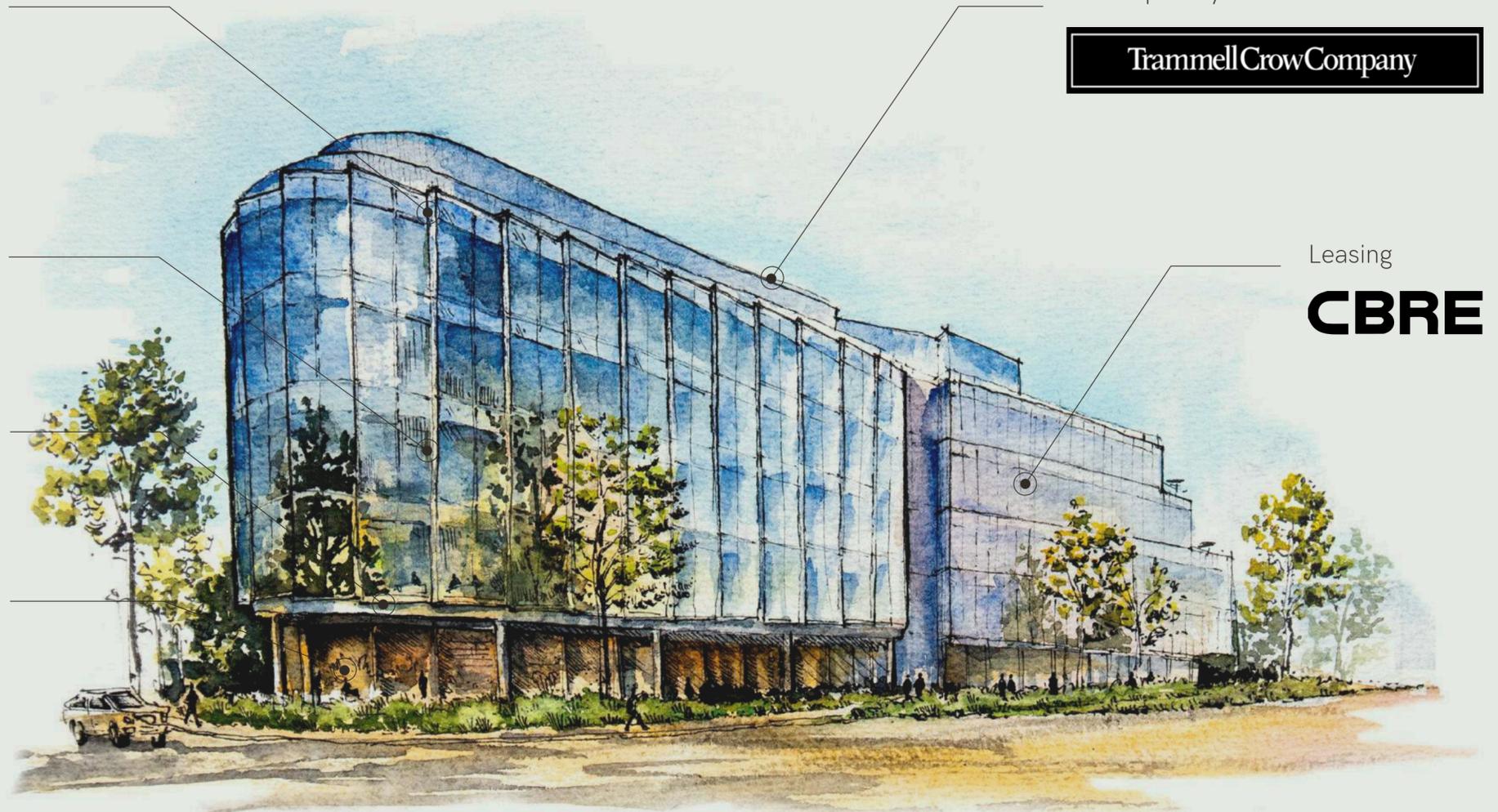


Developed by:

Trammell Crow Company

Leasing

CBRE



TrammellCrowCompany

Developing top quality commercial real estate projects since 1948

Trammell Crow Company (TCC) is one of the nation's oldest and most prolific developers of and investors in commercial real estate. The Company has developed 2,900 buildings valued at nearly \$75 billion and over 655 million square feet.

[Visit Trammell Crow's Website](#)



Local Commercial Projects



200 Twin

234,000 SF
Class A Office/Lab
Redwood, CA



East Grand

555,000 SF
Class A Office/Lab
South San Francisco, CA



490 Brannan

350,000 SF
Class A Office/Lab
San Francisco, CA

National Commercial Projects



Fulton Labs

301,260 SF
Class A Office/Lab
Chicago, IL



1916 Boren

282,716 SF
Class A Office/Lab
Seattle, WA



Block 185

793,000 SF
Austin, TX



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200Twin.com

Design and Construction Team:

