

The Landing[®] Spec Suites

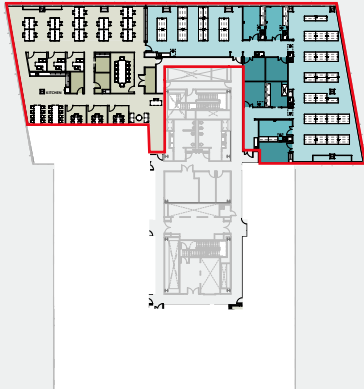


1701 Bayshore Highway

Second Floor:
Suite 1 - 17,700 SF
Suite 2 - 8,500 SF
Suite 3 - 12,300 SF



The Landing



Suite 1 Ready Q3 2025

17,700 rsf

Lab 54% | Office 46%

Lab

- (61) Benches
- (1) Lab support room
- (3) TC rooms
- (1) Glasswash/autoclave room
- (1) Freezer room
- (1) Lab waste/mechanical room

Office

- (6) Private offices/huddle rooms
- (1) Conference room
- Dedicated IT/electrical/storage rooms
- Reception/open collab area
- Open office (seating up to 24)
- Dedicated kitchen/ break area



Mark Bodie

Senior Managing Director
Lic. # 01941415
+1 650 480 2212
mark.bodie@jll.com

Grant Yeatman

Managing Director
Lic. # 01972905
+1 510 465 9406
grant.yeatman@jll.com

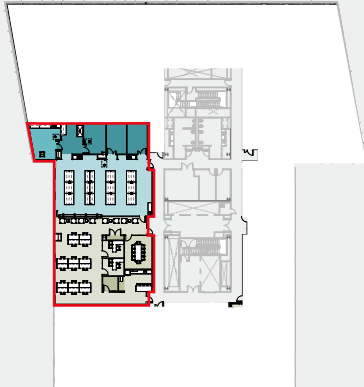
Cole Smith

Managing Director
Lic. # 01848128
+1 650 480 2230
cole.smith@jll.com

Toss Vallentine

Senior Managing Director
Lic. # 01742629
+1 650 213 2172
toss.vallentine@jll.com

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Suite 2 Ready Q3 2025

8,500 rsf

Lab 54% | Office 46%

Lab

- (24) Benches
- (1) TC room
- (1) Glasswash/autoclave room
- (1) Freezer/lab support room
- (1) Lab waste/mechanical room

Office

- (1) Conference room (10 people)
- (2) Private office/huddle rooms
- (1) IDF room
- (1) Storage closet
- Reception/open collab area
- Open office (seating up to 16)
- Dedicated kitchen/break area



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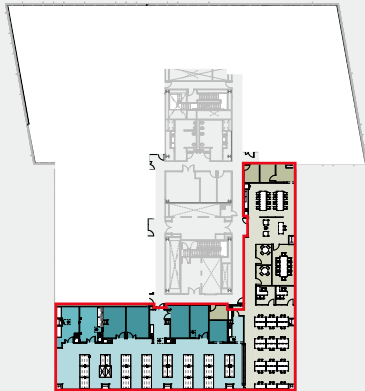
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Suite 3 Ready Q3 2025

12,300 rsf

Lab 58% | Office 42%

Lab

- (40) Benches
- (1) Lab support
- (2) TC room
- (1) Glasswash/autoclave room
- (1) Freezer room
- (1) Lab waste/mechanical room
- (2) Fume hoods

Office

- (4) Private offices/huddle rooms
- (1) Conference room
- (1) Storage closet
- Reception/open collab area
- Open office (seating up to 21)
- Dedicated kitchen/break area



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