

PACIFIC RESEARCH CENTER



WWW.PACIFICRESEARCHCENTER.COM



7333-7999 GATEWAY BOULEVARD, NEWARK, CA 94560

OUR MARKETS • OUR PROPERTIES • OUR TEAM • OUR MODEL

Pacific Research Center is the ideal turn-key solution, a cost efficient option offering the fastest time to occupancy. This latest multi-tenant research park in the Bay Area can accommodate users from 15,000 SF to 1.4 million SF.



BIO MED REALTY TRUST, INC.
Real Estate for the Life Science Industry®

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Property Information

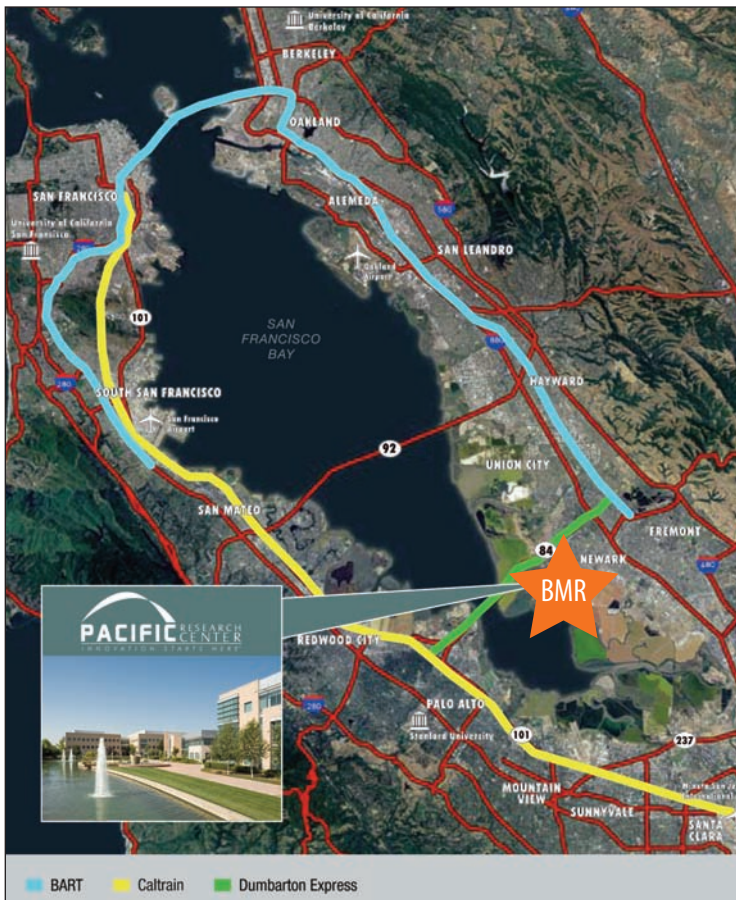
The Pacific Research Center offers a unique corporate campus opportunity that includes ten buildings and boasts over 1.4 million square feet of space that is ideal for life sciences, office, high tech and data center users. The facility can accommodate all size needs from single building users to larger corporate headquarter requirements. The property is located immediately off Highway 84 and the Dumbarton Bridge, and a short distance from Palo Alto, Stanford University and the greater Silicon Valley region to the west. The project offers excellent freeway visibility and presents to tenants both a secure and prominent corporate presence. The campus also includes land that has the capacity to support the development of an additional 400,000 square feet of laboratory and office space. Exciting companies including Revance Therapeutics, Risk Management Solutions, SYNARC, and Envia Systems are conducting important research at the Pacific Research Center. For more information on spaces to lease at Pacific Research Center, please contact us at (510) 505-6046, and visit the Pacific Research Center website at www.pacificresearchcenter.com.

Features

- **TURN KEY SOLUTION**
Pacific Research Center's management team is a fully integrated ownership group with seasoned development, construction, operations and leasing professionals capable of bringing projects from concept through completion.
- **COST EFFICIENT**
Combined with a generous tenant improvement allowance, Pacific Research Center's competitive leasing rates make the campus a compelling economic consideration for any tenant in the Bay Area.
- **FASTEST TIME TO OCCUPANCY**
Each of the existing ten buildings on campus is individually metered and supported through dedicated infrastructure allowing for tenant improvements to begin immediately following lease execution.
- **FLEXIBLE, MULTI-BUILDING DESIGN**
The Pacific Research Center's flexible design is capable of accommodating users from 15,000 to 1.4 million square feet. Beautiful multi-building features and landscape elements create a well-conceived, secure corporate campus setting.
- **Parking Ratio: 3.2/1,000 SF**

Amenities

- Centrally located 55,000 SF Amenities Building. Features include:
 - Fitness center operated by Fitness 101
 - Full service cafeteria provided by Guckenheimer
 - 6 conference rooms capable of accommodating 10 - 200 people
 - Purple Tie laundry service
 - Game room



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