REDWOOD CITY, CALIFORNIA

UP TO ±443,000 SF AVAILABLE

PACIFIC SHORES



JLL · CUSHMAN & WAKEFIELD · HARVEST PROPERTIES · FARALLON ESTABLISHED 1986

Where Work Meets the Waterfront

A Landmark Waterfront Campus



Set on 135 bayfront acres in Redwood City, Pacific Shores offers up to ±443,000 square feet of Class A office, R&D, and life science space. A former Google campus, the property pairs rare scale with panoramic bay views and a resort-caliber amenity experience.

With expansive, thoughtfully designed workspaces situated between San Francisco and Silicon Valley, Pacific Shores gives the region's most ambitious companies an environment built to attract talent, host clients, and lead from the water's edge.

UP TO ±443,000 SF ACROSS MULTIPLE BUILDINGS

2 OFFICE/R&D BUILDINGS
1 LIFE SCIENCE/OFFICE/R&D BUILDING

ROBUST INFRASTRUCTURE & HOSPITALITY-DRIVEN CAMPUS IMPROVEMENTS UNDERWAY

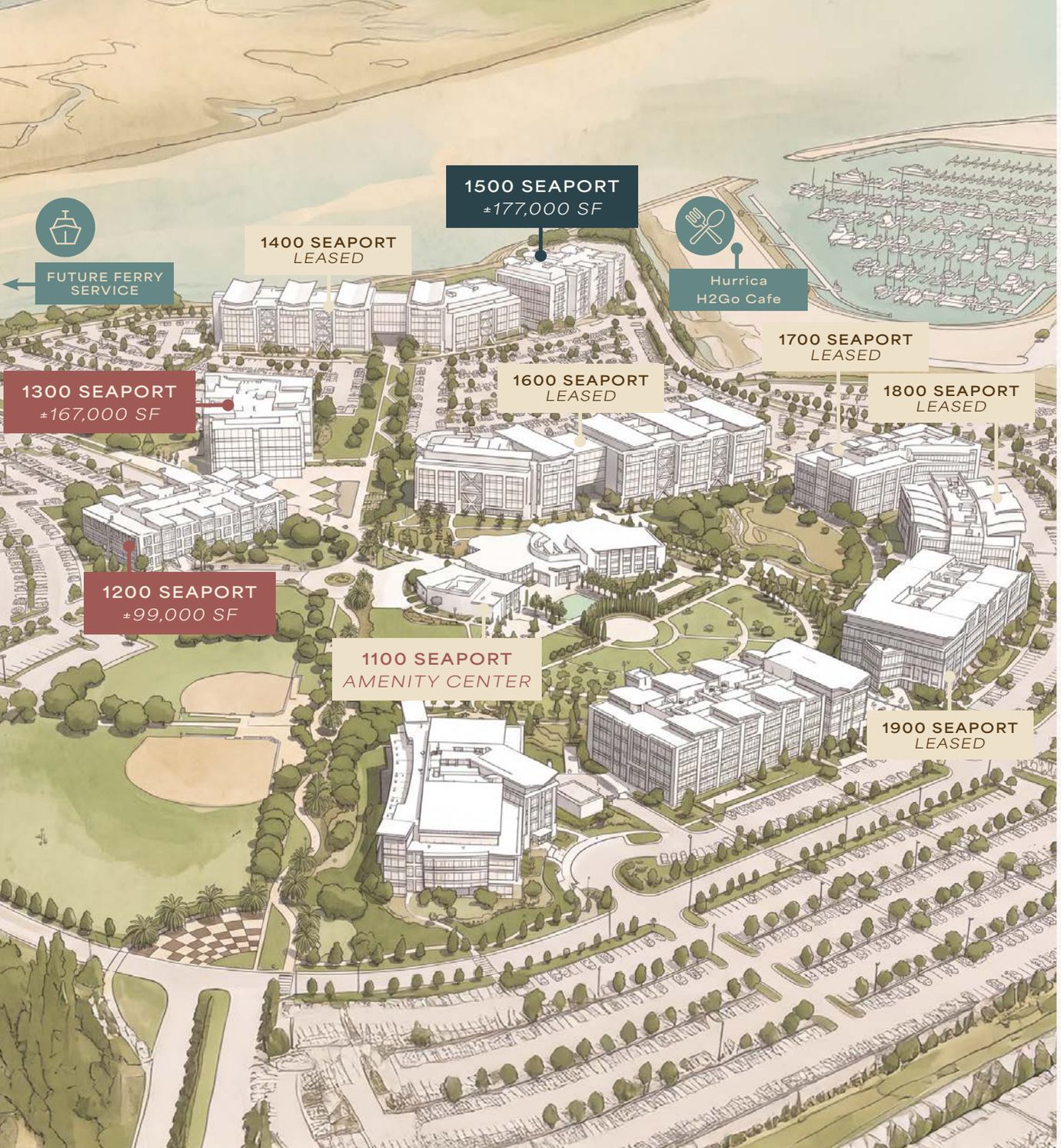
SINGLE & MULTI-BUILDING CONFIGURATIONS FROM 99K-±443K SF

AMENITY CENTER WITH OLYMPIC-SIZED POOL, FITNESS & SPORTS FACILITIES

IMMEDIATE HIGHWAY 101 ACCESS

DIRECT BAY TRAIL, MARINA & WATERFRONT DINING ACCESS

DEDICATED CALTRAIN SHUTTLE & FUTURE FERRY SERVICE (ANTICIPATED 2028)



A CAMPUS

Built to Scale

1200 SEAPORT	*Office and R&D Space* *2,000 Amps,* *480/277V, 3-Phase*	±99,000 SF	Specs & Floorplans
1300 SEAPORT	*Office and R&D Space* *4,000 Amps,* *480/277V, 3-Phase*	±167,000 SF	Specs & Floorplans
1500 SEAPORT	*Life Science, Office, and R&D* *4,000 Amps,* *480/277V, 3-Phase*	±177,000 SF	Specs & Floorplans



Purpose Built

FOR HIGH PERFORMANCE

Pacific Shores is engineered to perform at the highest level. The Class A campus provides a strong foundation for companies at the forefront of innovation.

- FLEXIBLE 35K SF FLOOR PLATES
- 14’ - 16’ SLAB-TO-SLAB HEIGHTS
- APPROXIMATELY 3.0/1,000 PARKING RATIO
- POWER UPGRADES IN PROGRESS
- EXISTING OR POTENTIAL FOR GROUND FLOOR LOADING AT EACH BUILDING
- R&D AND OFFICE OPPORTUNITIES WITH SCALABLE INFRASTRUCTURE











Redefine

WHERE WORK HAPPENS

FLOOR-TO-CEILING GLASS
WITH AMPLE NATURAL LIGHT

OPEN COLLABORATION AREAS

HIGH-CAPACITY INFRASTRUCTURE IDEAL FOR
R&D AND LAB OPPORTUNITIES

Curated FOR Connection

At Pacific Shores, modern amenities sit within steps of every desk. A state-of-the-art amenity center anchors the campus, with an Olympic-sized pool, a full-service fitness facility and event lawns extending to the Bay Trail, giving companies an environment where recovery, connection and inspiration are woven into the day.





ON-CAMPUS & ADJACENT

AMENITIES

FULL-SERVICE FITNESS CENTER

OLYMPIC-SIZED SWIMMING POOL

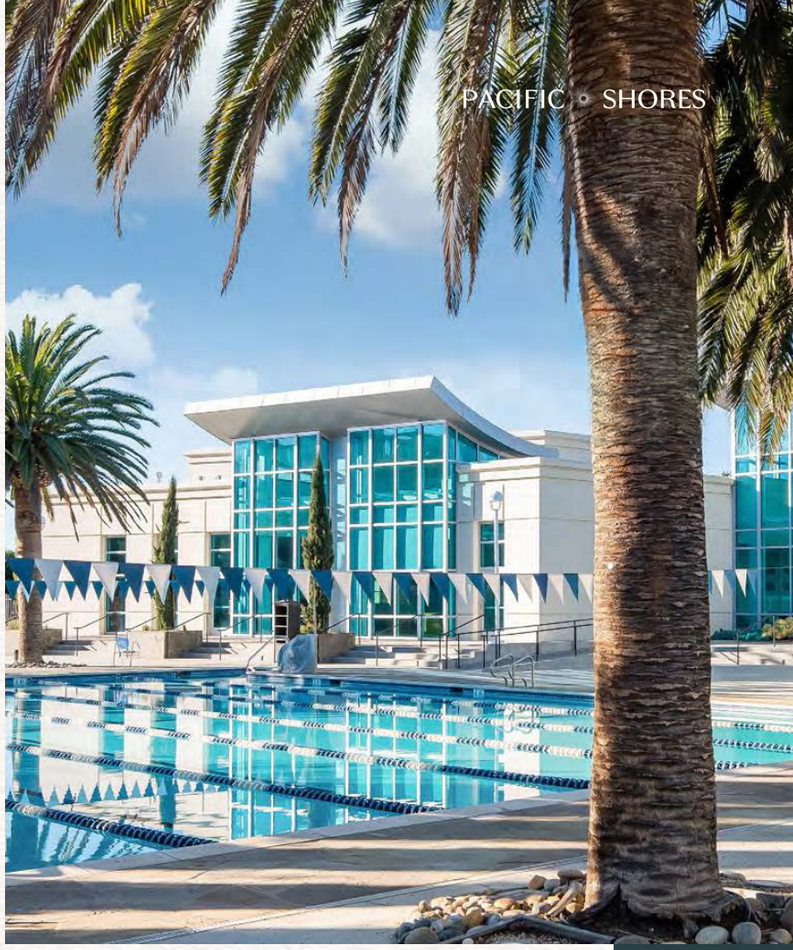
SPORTS FACILITIES: INDOOR BASKETBALL, ROCK CLIMBING, SAND VOLLEYBALL COURTS, AND BASEBALL FIELDS

AMPHITHEATER AND OPEN-AIR GATHERING SPACES

IMMEDIATE HARBOR AND BAY TRAIL ACCESS

THE CLUB AT WESTPOINT

HURRICA RESTAURANT AND BAR









Elevating THE Experience

A hospitality-first evolution is underway at Pacific Shores, setting a new standard for the modern workplace experience.

COMING SOON TO PACIFIC SHORES

NEW FOOD AND BEVERAGE OUTLET WITH INDOOR & OUTDOOR SEATING

EXPANDED WELLNESS PROGRAMMING

REFRESHED LANDSCAPING ACROSS KEY CAMPUS AREAS

NEW SIGNAGE AND WAYFINDING

ELEVATED ARRIVAL SEQUENCE AT THE AMENITY CENTER

ADDITIONAL EV CHARGING STATIONS



INSIDE THE Ecosystem

Pacific Shores anchors one of the Bay Area's most concentrated business and talent corridors, surrounded by many of the world's leading office, R&D, and life science companies. Minutes from Sand Hill Road, the epicenter of venture capital, the purpose-built campus places tenants inside the ecosystem that funds and shapes what comes next.

$88.9B
IN BAY AREA VENTURE CAPITAL FUNDING IN Q2 2026

52%
OF TOTAL U.S. VENTURE CAPITAL INVESTMENT

$178B
IN BAY AREA VENTURE CAPITAL INVESTMENT IN 2025

81%
OF GLOBAL AI VENTURE CAPITAL FUNDING IN 2026

Source: Cushman & Wakefield

PACIFIC ◦ SHORES

AT THE PENINSULA'S Crossroads

Bridging San Francisco and Silicon Valley, Pacific Shores commands a uniquely connected position on the Peninsula. Direct Highway 101 access, a dedicated Caltrain shuttle, and future ferry service, put the Bay Area's neighborhoods, business districts and destinations within easy reach.

Dedicated Caltrain Shuttle

Direct service to the Redwood City Caltrain station.

Future Ferry Service

Ferry service arriving at the campus anticipated in 2028.

Drive Times

8 mins DOWNTOWN REDWOOD CITY	14 mins DOWNTOWN PALO ALTO	15 mins SAN MATEO	
18 mins SFO	20 mins DUMBARTON BRIDGE	35 mins SAN JOSE	40 mins SAN FRANCISCO



PACIFIC SHORES

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