

REDWOOD CITY, CALIFORNIA

UP TO ±556,000 SF AVAILABLE

PACIFIC SHORES



Where Work Meets
the Waterfront



A Landmark Waterfront Campus

Set on 135 waterfront acres in the heart of the Peninsula, Pacific Shores offers up to ±556,000 square feet of Class A office, R&D, and life science space. The campus delivers a rare combination of scale, setting, and hospitality between San Francisco and Silicon Valley.

Formerly occupied by Google, Pacific Shores pairs expansive, thoughtfully designed workspaces with panoramic bay views and a hospitality-inspired amenity experience, giving the region's most ambitious companies an environment shaped to attract talent, host clients and lead from the water's edge.

**UP TO ±556,000 SF
ACROSS MULTIPLE BUILDINGS**

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

**ROBUST INFRASTRUCTURE
& HOSPITALITY-DRIVEN CAMPUS
IMPROVEMENTS UNDERWAY**



FULL & MULTI-BUILDING CONFIGURATIONS FROM 99K-±556K 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 (2028)



FUTURE FERRY
SERVICE

1400 SEAPORT
LEASED

1500 SEAPORT
±177,000 SF

Hurrica
H2Go Cafe

1300 SEAPORT
±167,000 SF

1200 SEAPORT
±99,000 SF

1600 SEAPORT
LEASED

1100 SEAPORT
AMENITY CENTER

1700 SEAPORT
LEASED

1800 SEAPORT
LEASED

1900 SEAPORT
LEASED

A CAMPUS Built to Scale

1200 SEAPORT	Office and R&D Space 6,000 Amps, 277V, 3-Phase	±99,000 SF	Specs & Floorplans 
1300 SEAPORT	Office and R&D Space 4,000 Amps, 277V, 3-Phase	±167,000 SF	Specs & Floorplans 
1500 SEAPORT	Life Science, Office, and R&D 4,000 Amps, 277V, 3-Phase	±177,000 SF	Specs & Floorplans 

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Purpose Built FOR HIGH PERFORMANCE

Pacific Shores is engineered to perform at the highest level. From flexible floor plates and generous ceiling heights to planned power upgrades and high-capacity infrastructure, the Class A campus is built for the companies shaping tomorrow.



FLEXIBLE FLOOR PLATES
26K TO 35K SF

14-TO-16-FOOT SLAB TO SLAB
CEILING HEIGHTS

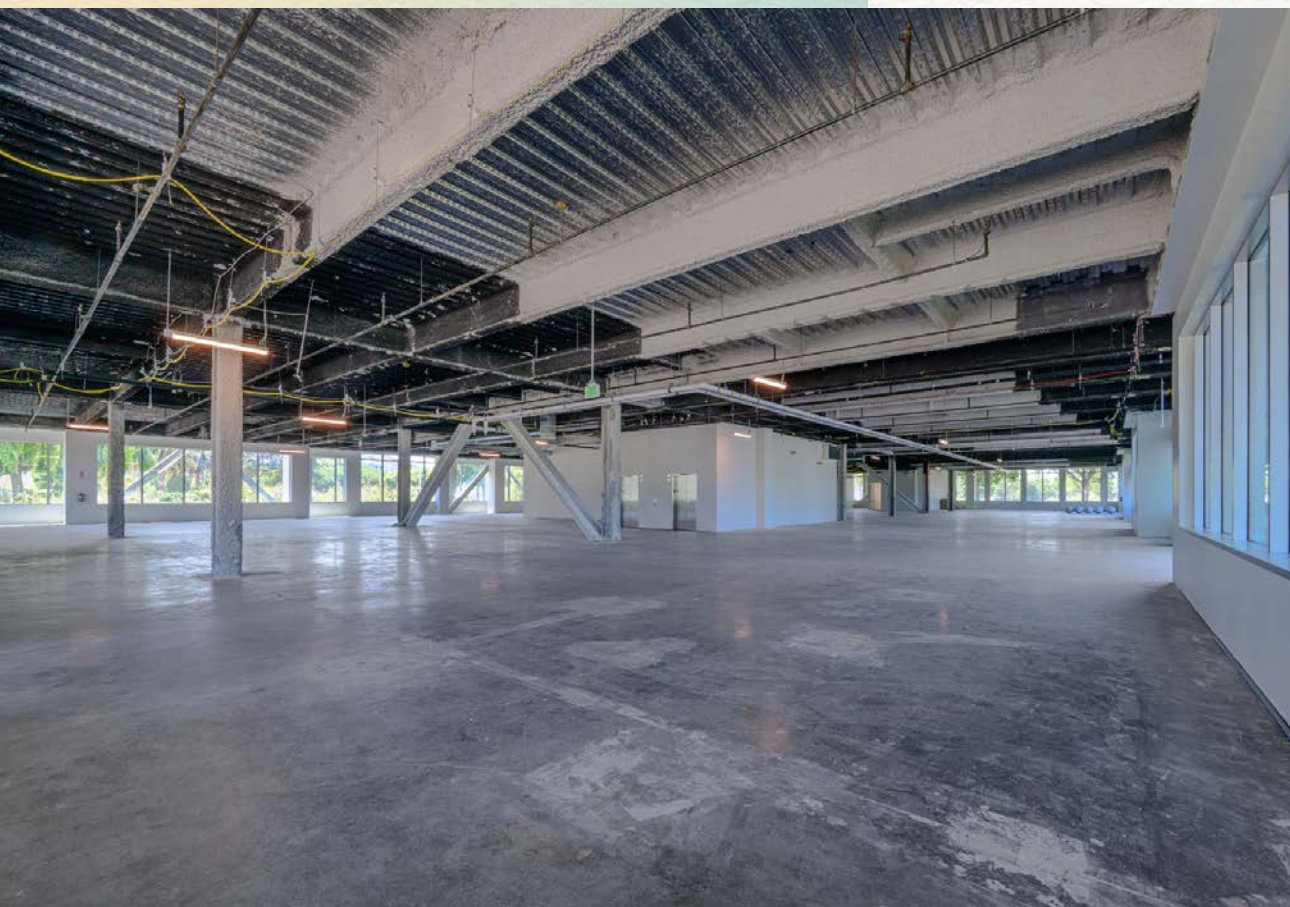
APPROXIMATE 3.0 PER 1,000
PARKING RATIO

POWER UPGRADES IN PROGRESS

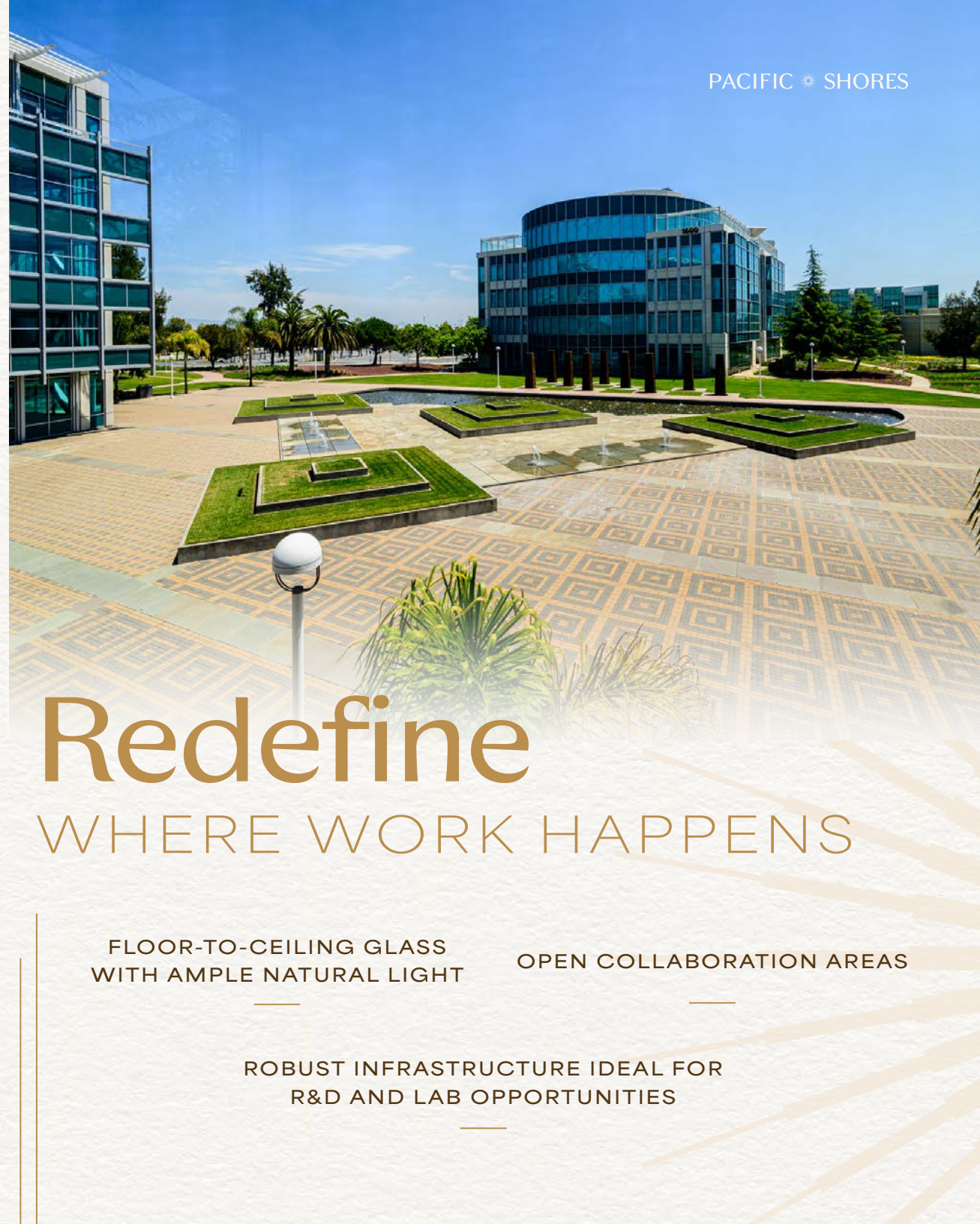
EXISTING OR POTENTIAL FOR
GROUND FLOOR LOADING AT
EACH BUILDING

R&D AND OFFICE OPPORTUNITIES
WITH SCALABLE INFRASTRUCTURE





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Redefine

WHERE WORK HAPPENS

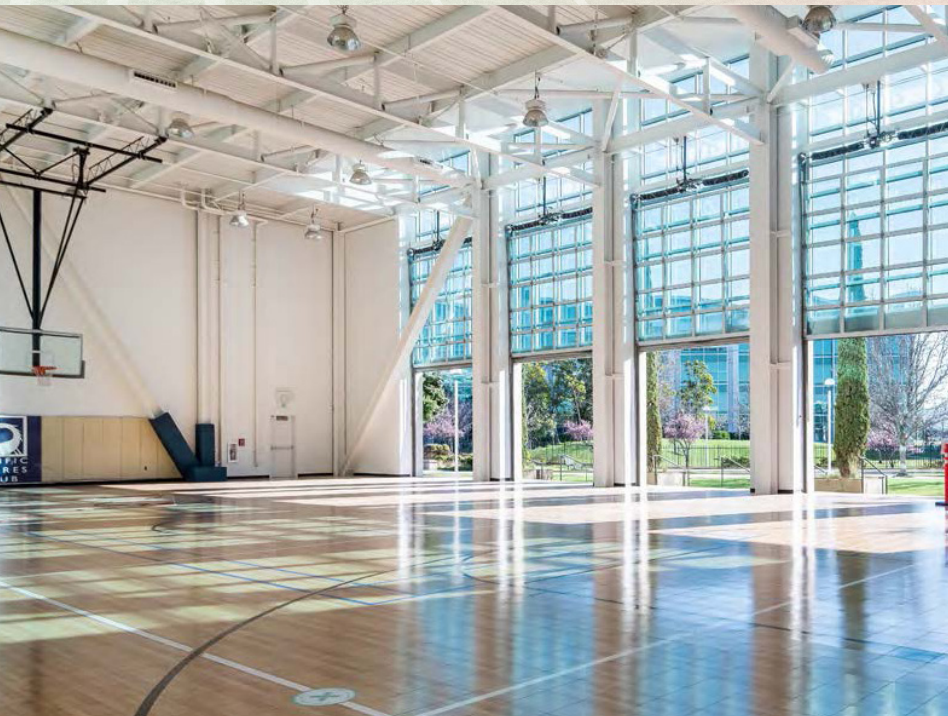
FLOOR-TO-CEILING GLASS
WITH AMPLE NATURAL LIGHT

OPEN COLLABORATION AREAS

ROBUST INFRASTRUCTURE IDEAL FOR
R&D AND LAB OPPORTUNITIES

Curated FOR Connection

At Pacific Shores, resort-caliber 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 AMENITIES

FULL-SERVICE FITNESS CENTER

OLYMPIC-SIZED SWIMMING POOL

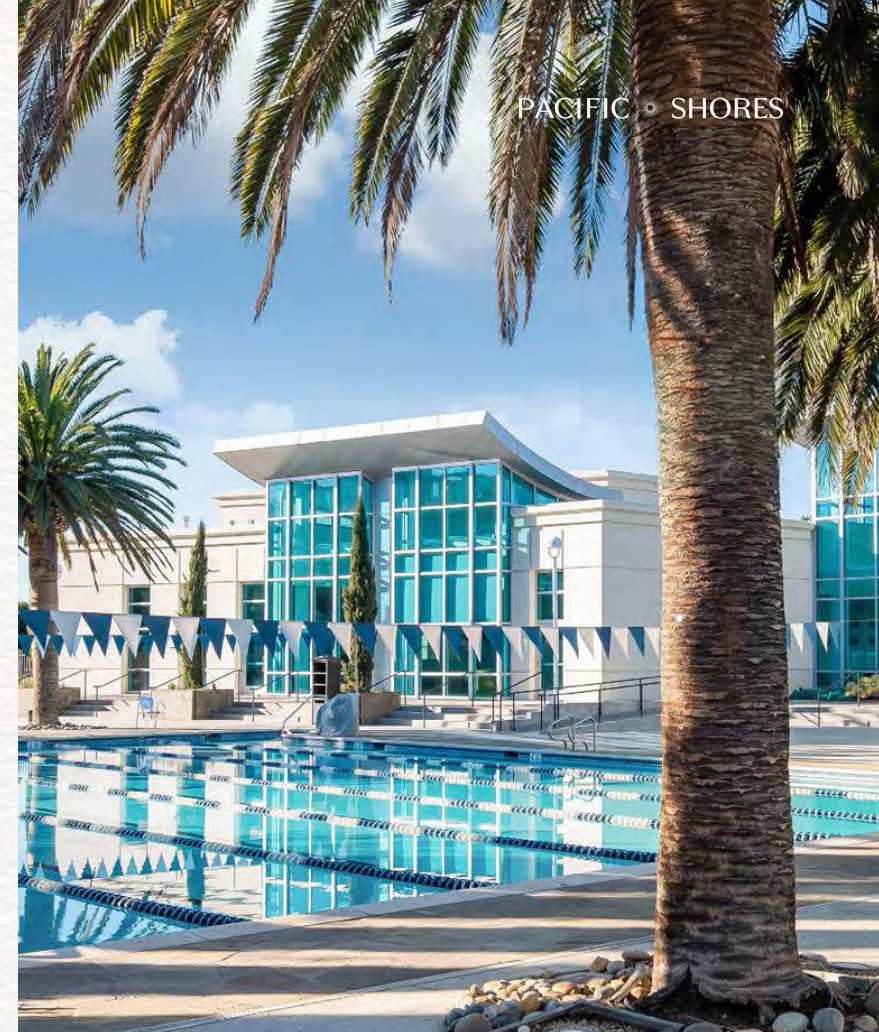
SPORTS FACILITIES: INDOOR
BASKETBALL, ROCK CLIMBING,
SAND VOLLEYBALL COURTS, AND
BASEBALL FIELDS

AMPHITHEATER AND OPEN-AIR
GATHERING SPACES

IMMEDIATE HARBOR AND
BAY TRAIL ACCESS

THE CLUB AT WESTPOINT

HURRICA RESTAURANT AND BAR



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Elevating THE Experience

A hospitality-first evolution is underway at Pacific Shores, introducing a new arrival sequence, an expanded wellness offering, and elevated food and beverage experiences across the campus.

COMING SOON TO PACIFIC SHORES

NEW FOOD AND BEVERAGE
OUTLET WITH INDOOR &
OUTDOOR SEATING

EXPANDED WELLNESS
PROGRAMMING

REFRESHED LANDSCAPING
THROUGHOUT

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 **52%**

IN BAY AREA
VENTURE CAPITAL
FUNDING IN Q2 2026

OF TOTAL U.S.
VENTURE CAPITAL
INVESTMENT

\$178B **81%**

IN BAY AREA
VENTURE CAPITAL
INVESTMENT IN 2025

OF GLOBAL AI
VENTURE CAPITAL
FUNDING IN 2026

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

Direct service to the Redwood City Caltrain station.

Ferry service arriving at the campus in 2028.

18 mins
SFO

20 mins
DUMBARTON
BRIDGE

35 mins
SAN FRANCISCO

15 mins
SAN MATEO

40 mins
SAN FRANCISCO



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