FOR LEASE

OFFICE/R&D WITH CLEAN ROOMS & EXCELLENT HWY 101 FRONTAGE

1399 SHOREWAY RD, BELMONT, CA 94002

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Kidder Mathews

RARE OFFERING IN A HIGHLY SOUGHT-AFTER LOCALE

Kidder Mathews is pleased to present 1399 Shoreway Rd, Belmont, CA ("Property"), an office/R&D building with clean room for lease, and conveniently located in the middle of San Francisco's Peninsula at the north end of Silicon Valley.

The Property is 10 miles from San Francisco International Airport and 24 miles from San Jose International Airport making easy access to high tech markets and talent no matter where they are located.

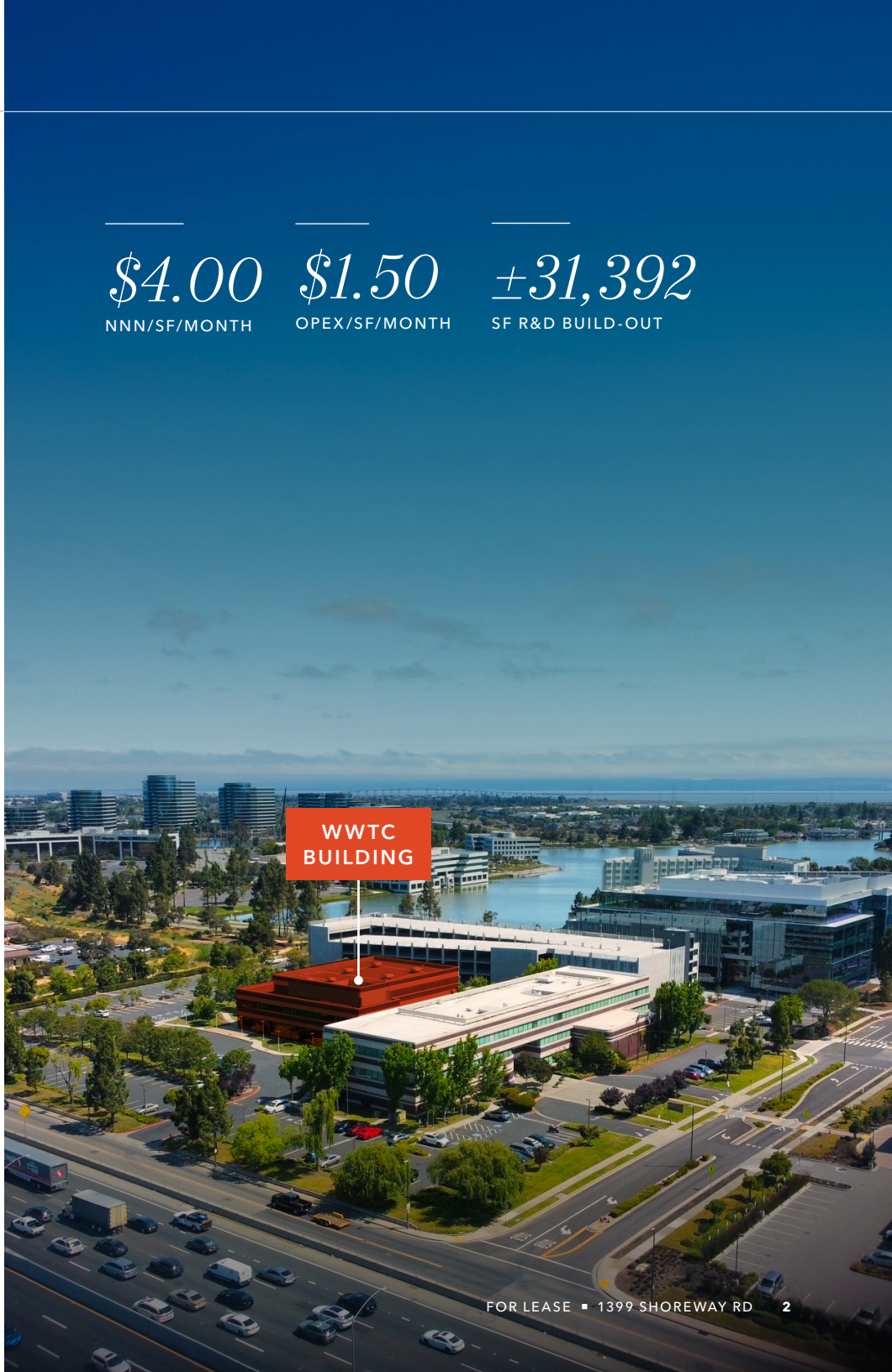
A two-story training, cleanroom, and laboratory building of ±31,392 SF, featuring ±3,400 SF of ISO 6 (FS209E Class 1,000) cleanroom space ("WWTC"). The WWTC's ISO 6 cleanroom can be upgraded to ISO 4 (FS209E Class 100) by enhancing the air filtration system. This is ideal for semiconductor, nanotechnology, medical device, pharmaceutical, or R&D applications.

Commercial development generally surrounds the Property in all directions including hospitality, R&D, and office uses.

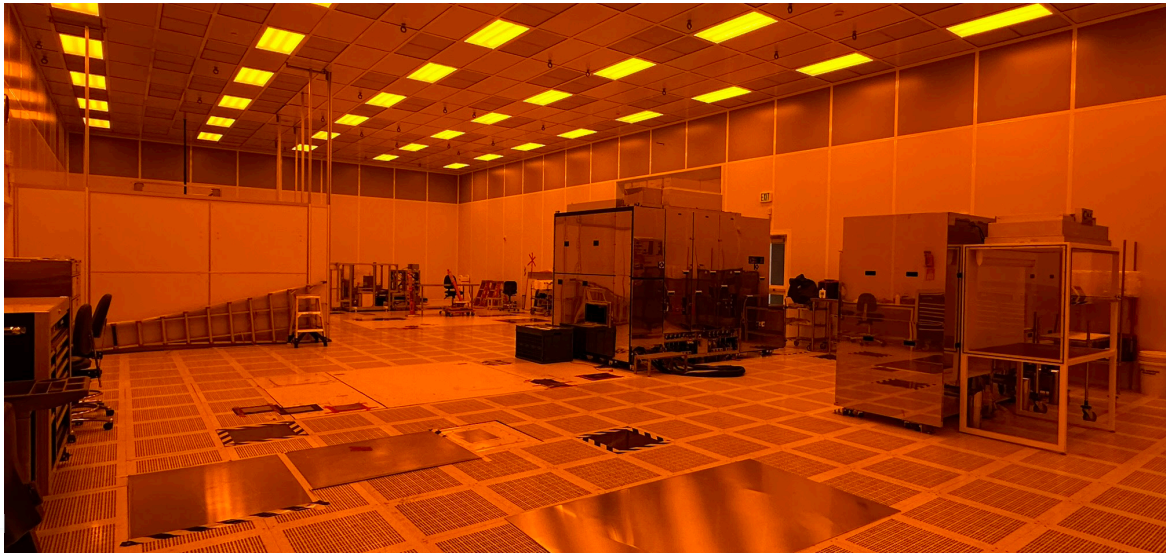
$4.00
NNN/SF/MONTH

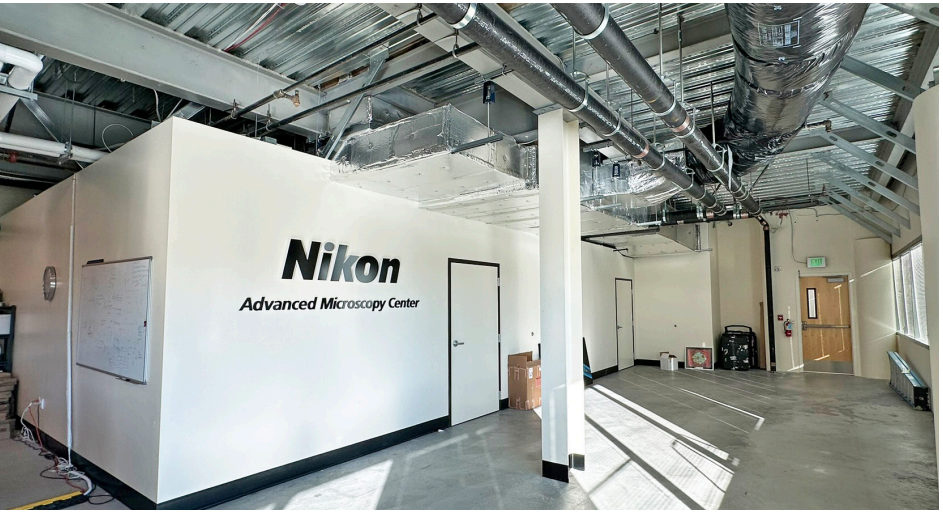
$1.50
OPEX/SF/MONTH

±31,392
SF R&D BUILD-OUT



WWTC Building Photos





BUILDING SYSTEMS

POWER

Property receives 12KV electric service from PG&E. Main building: 480V 3-phase, 1200A switchboard; WWTC: 480V 3-phase, 1600A switchboard.

BACKUP POWER

None, but there is room on the campus to build a back-up power capacity.

BUILDING SYSTEMS & UTILITIES

Laboratory, research, and training spaces in both buildings feature a variable speed drive clean dry air (CDA) plant supplying instrument air certified for cleanrooms, industrial water for heating, chilled/process cooling, and deionized water, plus a 6,000-gallon leased liquid nitrogen tank and gas cabinets for helium, krypton neon, and fluorine mix. One hot water boiler, and one rooftop AC unit serve the WWTC. The dedicated HVAC system serves the cleanroom and labs with an energy-efficient Turbocor chiller, with WWTC building automation provided by Rockwell automation.

FIRE & LIFE SAFETY SYSTEMS

Fire and life safety systems comply with all local, state, and federal regulations.

PARKING

215 regular & 7 handicap shared parking spaces with programmable LED lighting serve the full campus. WWTC's parking share is up to 83 non-assigned spaces.

SIGNAGE

Prominent identity and brand presence on site is available.

EQUIPMENT LIST

WWTC BUILDING

* Serves Both Buildings

Symbol	Equipment Type	Description	Model	Location	Notes
T-Stat	Climate Control	Thermostat	Honeywell	1st Flr	17 thermostat zones with associated VAV and hot water coils.
AC1	A/C	Carrier DX A/C Unit	50AK-060AHF611HP	Roof	WWTC roof, Access through WWTC boiler room.
HUM-01-1,2	Steam Water Heater	Dristeem Humidifiers	GTS-04	Fan Deck	WWTC fandeck, mounted parallel to cleanroom make up air handler.
FAN-16-1	Fan	Cleanroom Exhaust Fan		Fan Deck Enclosure	WWTC Fan deck in temperature controlled fan deck enclosure .
Enclosure AC	Fan	Greencheck Fan Coil	LFC-65-FC-20	Fan Deck Enclosure	Air conditioning unit for WWTC fan deck enclosure.
Fan-05-2,3,4,5	Fan	Greencheck Rooftop Fans	RBE-1L36-15-X	WWTC Roof	These fans provide heat exhaust in WWTC Fan Deck on hot days (Temperature activated).
Fan-05-10,11	Fan	Greencheck Rooftop Fans	RBE-2L24-7-X	WWTC Roof	These fans provide heat exhaust in WWTC boiler room on hot days (Temperature activated).
Restroom Fan	Fan	Greencheck Fan	LB-10-4-X	WWTC Roof	Located on WWTC rooftop North side of bldg.
MAH-01	Fan	York Make-up Air Handler		WWTC Fan Deck	Located in WWTC fan deck.

CLEANROOM/PROCESS ANCILLIARY EQUIPMENT

Symbol	Equipment Type	Description	Model	Location	Notes
WWTC Lab Chiller	Water Chiller	140T Air Cooled Chiller	SMARDT	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.
PMP20-1	Water Pump	WWTC Primary CHW Loop Pump	B&G 80	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.
PMP22-1	Water Pump	WWTC Secondary CHW Loop Pump	B&G 80	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.
TCHW PMP23-1	Water Pump	Tertiary Chill Water Pump	Paco	WWTC Fan Deck	Located in fan deck enclosure room in WWTC fan deck
PMP 42-1	Water Pump	Process Cooling Water Pump	Grundfos	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.

CLEANROOM/PROCESS ANCILLIARY EQUIPMENT CONTINUED

* Serves Both Buildings

Symbol	Equipment Type	Description	Model	Location	Notes
HX-42-1	Water Heat Exch.	PCW Heat Exch.	-	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.
Boiler	Water Heater	WWTC Boiler	Cleaver Brooks CBE-700-60	WWTC Boiler Rm	Located in WWTC boiler room adjacent to WWTC fan deck (3rd flr)
PMP-24-1	Water Pump	Heating water (secondary)	Grundfos	WWTC Boiler Rm	Located in WWTC boiler room adjacent to WWTC fan deck (3rd flr)
PMP-24-2	Water Pump	Heating water (primary)	Grundfos	WWTC Boiler Rm	Located in WWTC boiler room adjacent to WWTC fan deck (3rd flr)
VAC*	Vacuum Pumps	Vacuum Pump System	Busch MedVac System	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.
Beacon 2	E-box with Satelite Sensors	Leak Detection Sys.	Beacon 24 by DiT	Above WWTC cleanroom (Interstitchial)	Controller unit is located in FMS closet inside the WWTC loading dock.

CLEAN DRY AIR PLANT

CMP1*	Air Compressor	30HP Air Compressor	Atlas Copco ZT22 VSD	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.
CMP2*	Air Compressor	30HP Air Compressor	Atlas Copco ZT22 VSD	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.
Dryer1*	Air Dryer	Air dryer	Atlas Copco CD55+	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.
Dryer2*	Air Dryer	Air dryer	Atlas Copco CD55+	WWTC Equip. Pad	Located outdoors on East side of WWTC bldg.

DEIONIZED WATER PLANT

Mixed Bed Columns*	Water Tanks	Mixed Beds: 2 carbon, 4 Makeup, 2 Polish	Puretec	Bel Equip. Pad	Bel Equipment pad is located where Belmont office and WWTC connect.
Ultrafilter Membrane*	Water Filter	3 Membranes	Puretec	Bel Equip. Pad	Bel Equipment pad is located where Belmont office and WWTC connect.
Make-Up Water Filters*	Water Filter	6 filters	Harrington	Bel Equip. Pad	Bel Equipment pad is located where Belmont office and WWTC connect.
Polish Filters*	Water Filter	11 filters	Harrington	Bel Equip. Pad	Bel Equipment pad is located where Belmont office and WWTC connect.
DI PMP*	Water Pump	DI Water Circulating Pump	Grundfos CR4	Bel Equip. Pad	Bel Equipment pad is located where Belmont office and WWTC connect.
UV*	Light Bulbs/ Water Tube	Ultravioet Sterilizer Lamp Fixture	Arrowhead	Bel Equip. Pad	Bel Equipment pad is located where Belmont office and WWTC connect.

LIFE SAFETY SYSTEMS

* Serves Both Buildings

Symbol	Equipment Type	Description	Model	Location	Notes
FMS	Computer	WWTC Facility Mgmt. System	Dell Server	WWTC loading dock FMS closet	Located inside the FMS closet which is located in WWTC loading dock.
RIO-70-1	Gas Detection Panel	Programmable Logic Controller Panel	Allen Bradley	WWTC FMS closet	Located inside the FMS closet which is located in WWTC loading dock.
PLC-70-1	Facility Control Panel	Programmable Logic Controller Panel	Allen Bradley	WWTC Equip. Pad	Located in WWTC Equipment Pad (South end)
PLC-70-2	Facility Control Panel	Programmable Logic Controller Panel	Allen Bradley	WWTC Fan Deck	Located in WWTC fan deck (South side) next to Make up air handler
SS-1*	Elec. Box	Saturn Seizmic Switch	Saturn	WWTC FMS closet located in WWTC loading dock	Shuts off laser gas supply during seismic event.
EGO 1-8	Wall Mount Push Button	Emergency Gas Off Switch	Honeywell	Various locations in WWTC	Emergency gas shut off switch.
LD 1-5	Elec. Sensor	Underfloor Leak Detection Sensors	Honeywell	WWTC cleanroom under floor.	shuts off process cooling water when activated.
GC 1-2*	Fluorine Gas Cabinet	Gas Cabinet	Spectra Gases/Praxair	WWTC equip. pad & Bel equip. pad	Laser gas delivery system, will require upgrades to recommission.
VMB 1-3*	Laser Gas Delivery Controls	Valve Manifold Box	Spectra Gases/Praxair	WWTC equip. pad & Bel equip.pad	Laser gas delivery system, will require upgrades to recommission.
MST 1-11*	Elec.Sensor	Fluorine Toxic Gas Detector	Honeywell	WWTC & Belmont bldgs.	Laser gas delivery system, will require upgrades to recommission.
FACP 1-2	Electronic Wall Panel	Fire alarm Control Panel	Simplex Grinnel	Main office lobby & WWTC FMS closet	Fire safety alarm panel monitors fire sprinkler systems, smoke detection, toxic gas monitoring, building evacuation horns & strobes.
VESDA	Smoke Detection (Dry) Pipe	WWTC Smoke Detection Sys.	Honeywell	WWTC fan deck & cleanroom interstichial	Smoke detection system. EOL equipment, may need to be upgraded due to parts availability.

LIFE SAFETY SYSTEMS CONTINUED

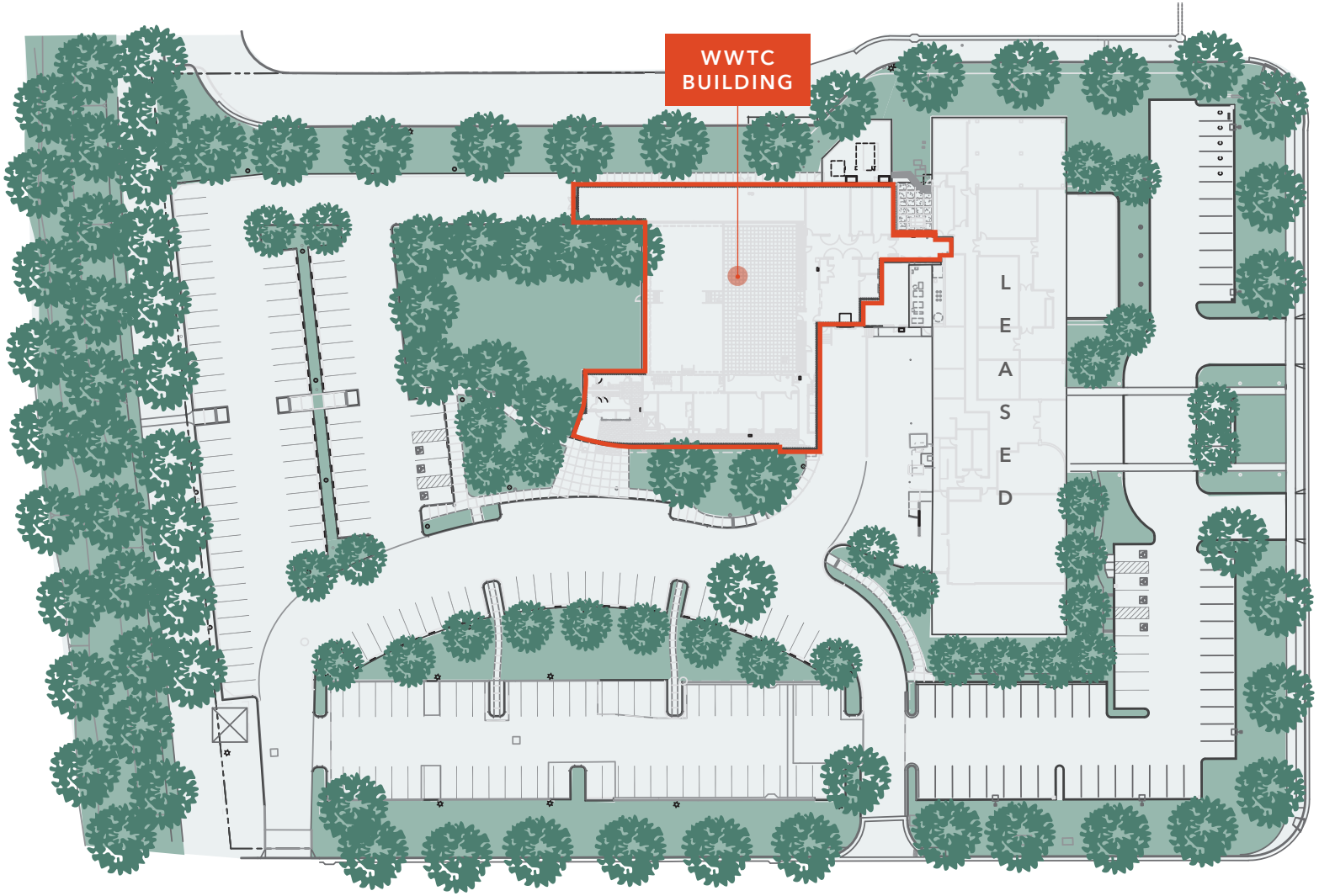
* Serves Both Buildings

Symbol	Equipment Type	Description	Model	Location	Notes
Wet Pipe Fire Sprinkler Sys.	Water Piping w/ Sprinkler Heads	Fire Sprinkler Systems	Johnson Controls	Main office & WWTC	Building fire protection.
Dry Pipe Pre-Action Fire Sprinkler Sys.	Water Piping w/ Sprinkler Heads	Fire Sprinkler Systems	Battalion One	WWTC cleanroom & interstitial	Building fire protection.
Sonitrol Security Sys.	Elec.Sensor	Security Equip.	Sonitrol	Main office & WWTC	Building monitoring and security infrastructure.
Outdoor Site Lighting	Outdoor Light Fixtures	LED Light Fixtures	CREE	Main office & WWTC	Parking lot fixtures.

DOMESTIC SERVICES

EWH-2	Hot Water Tank	WWTC Electric Hot Water Heater	A.O Smith DSE50	WWTC mens room janitorial closet	Provides domestic hot water
HW Recirc 2	Pump	WWTC Hot Water Recirc Pump	B&G	WWTC mens room jan. closet	Recirculates hot water.
Water Closet 1-24	RR Plumb.Fixtures	Commode/Urinals	Sloan	Main office & WWTC	Located in BEL & WWTC RR. Requires frequent battery changes, flushometer valve and flush handle replacements.
Touchless Faucets 1-20	Faucet	Battery Operated Faucets	Sloan	Main office & WWTC	Located in BEL and WWTC facilities. Require frequent battery changes and occasional repair from failed valves.
Touchless Soap Disp. 1-16	Soap Disp.	Battery Operated Hand Soap Dispensers	Sloan	Main office & WWTC	Located at all BEL/WWTC restroom doors. Require battery & soap cartridge changes.
Touchless Door Sensor 1-16	Elec. Dev.	Touchless Infrared Door Sensors	Camden	Main office & WWTC	Located at all Bel/WWTC restroom doors.
Nitrogen Tank*		6000 Gallon Liquid Nitrogen	Air Products	Main office & WWTC	Leased equipment.

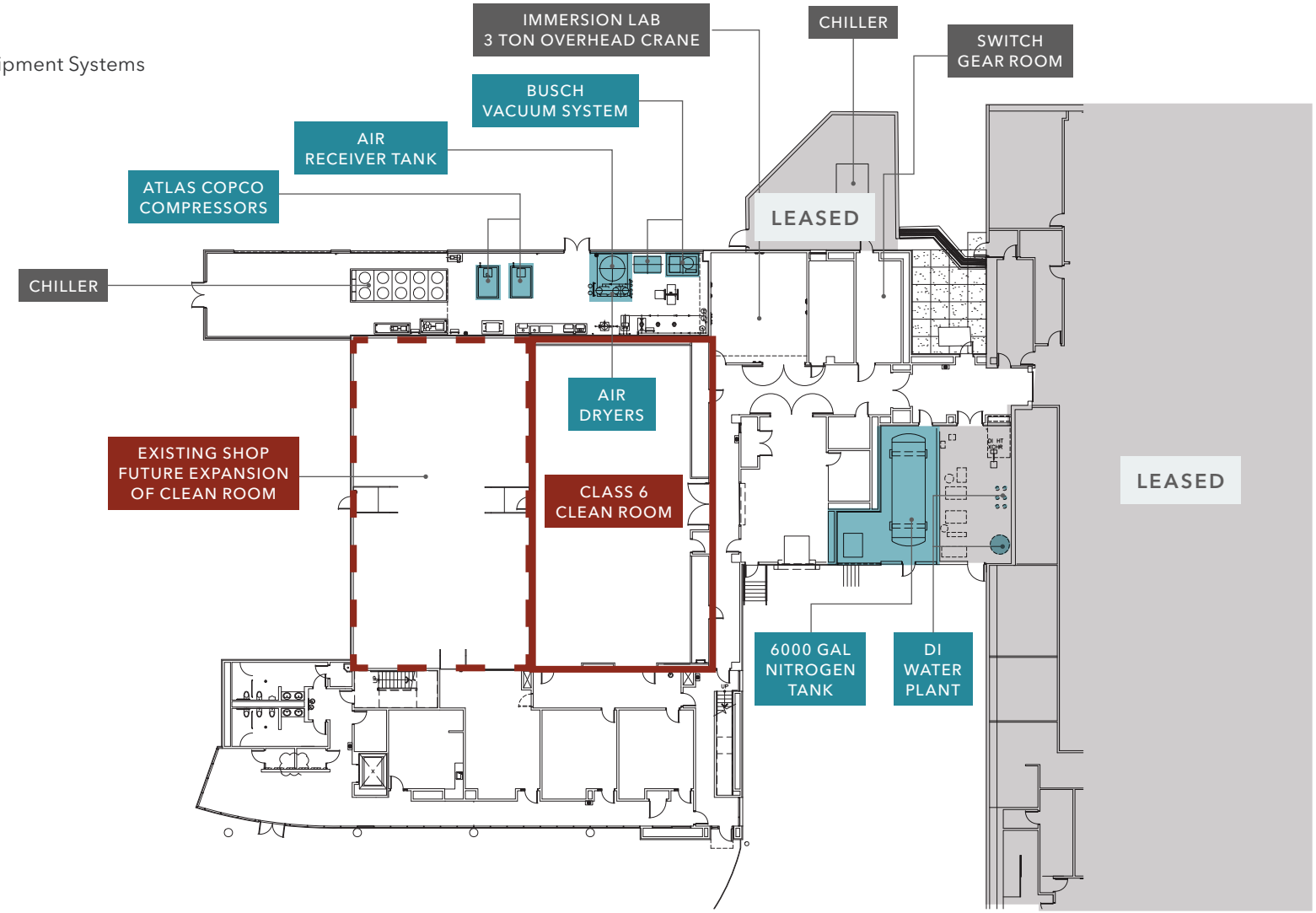
SITE PLAN



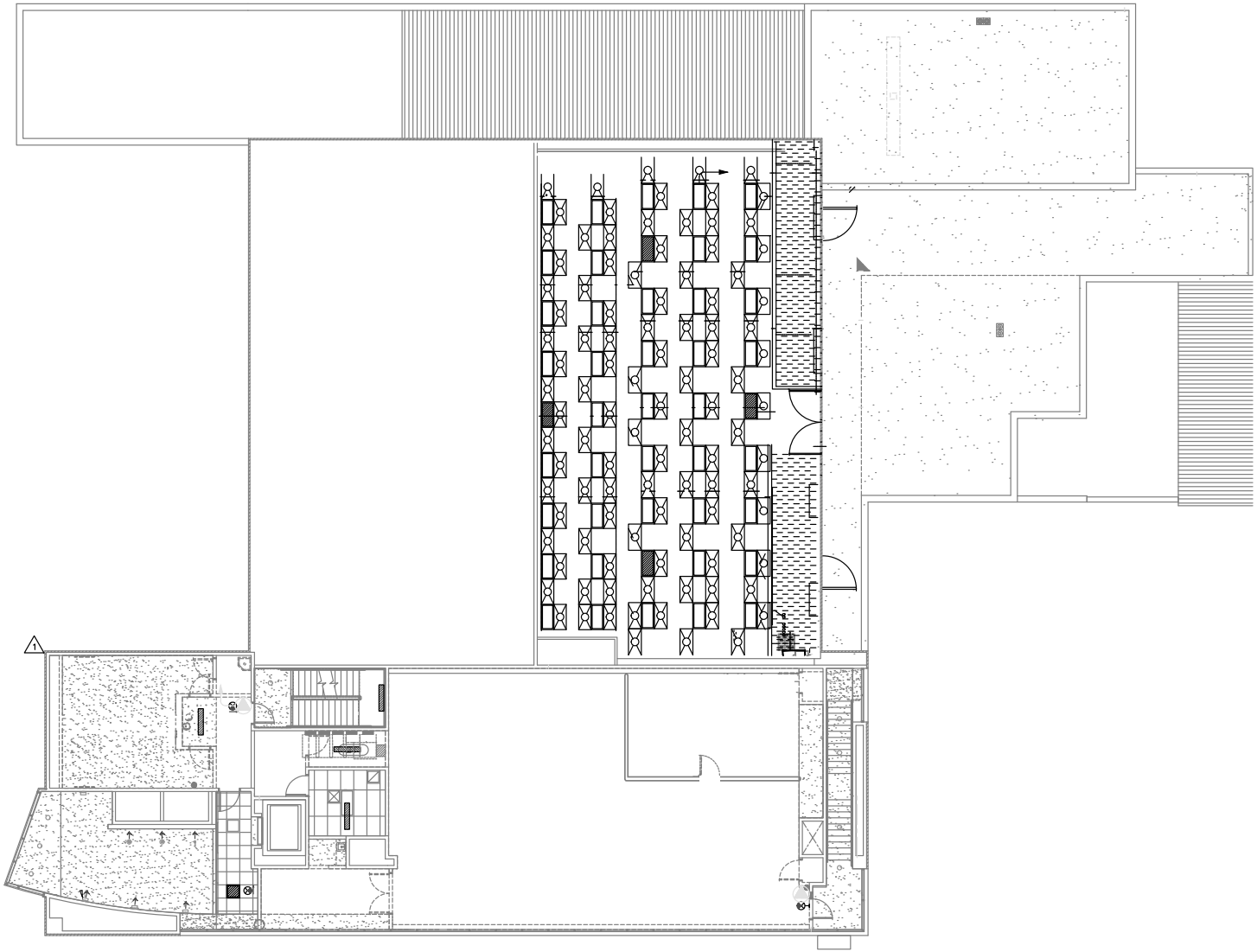
FIRST FLOOR PLAN | WWTC BUILDING

LEGEND

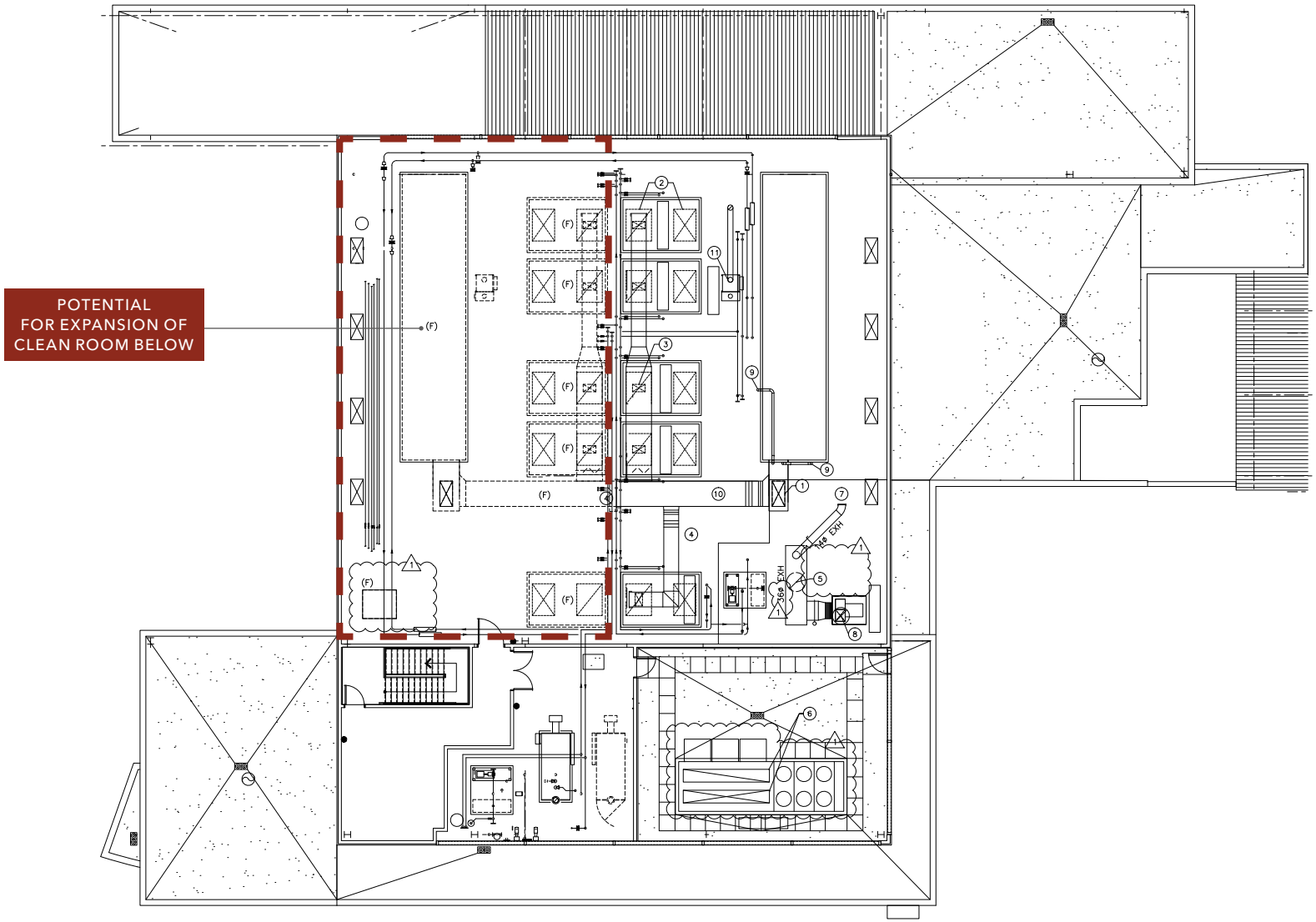
- Shared Equipment Systems



SECOND FLOOR PLAN | WWTC BUILDING



THIRD FLOOR PLAN | WWTC BUILDING



WHERE SUBURBAN COMFORT MEETS SMALL-TOWN CHARM

Belmont, California, is a small city in San Mateo County, nestled between San Francisco and Silicon Valley, about halfway down the San Francisco Peninsula. It has a population of around 28,600 (based on recent estimates) and covers roughly 4.6 square miles. Its location along El Camino Real and near major highways like US 101 and I-280 makes it a convenient spot for commuters.

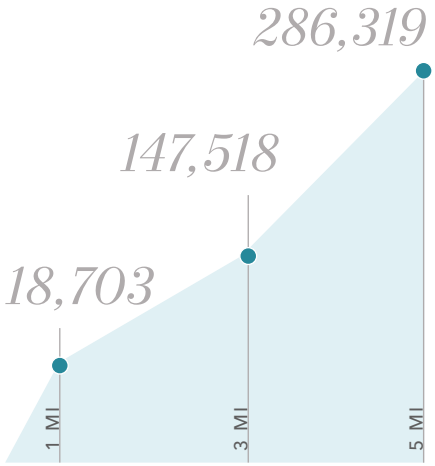
The vibe is suburban with a touch of small-town charm. Belmont's downtown, centered around El Camino Real, has a mix of local shops, restaurants, and cafes, with a community feel that's less tech-frenzied than nearby cities like Palo Alto or Mountain View. Housing is mostly single-family homes, with some apartments and condos; architecture ranges from mid-century ranch-style to modern builds. Median home prices hover around $2 million, reflecting the Bay Area's high real estate market. Rent for a one-bedroom apartment typically runs $2,500-$3,500.

Weather is classic coastal California: mild, Mediterranean-like, with average highs in the 70s°F and lows in the 50s. Summers are dry, winters are wet, and fog can roll in from the Pacific. The city's got plenty of green space—parks like Twin Pines and Waterdog Lake offer trails and views, while Ralston Hall, a historic mansion, adds a bit of old-world character.

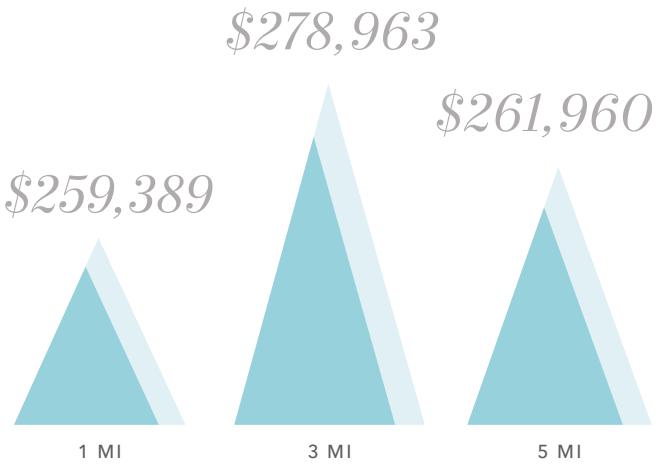
Economically, Belmont benefits from its proximity to Silicon Valley. Many residents work in tech, biotech, or finance, commuting to nearby hubs like Redwood City or San Mateo.

DEMOGRAPHICS

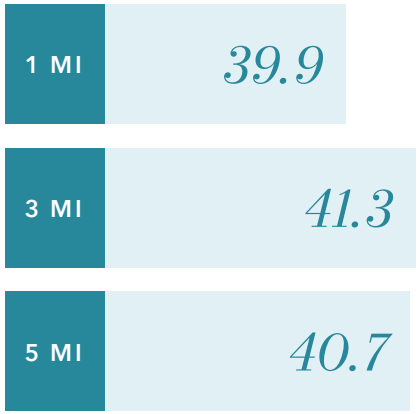
POPULATION



AVERAGE HOUSEHOLD INCOME

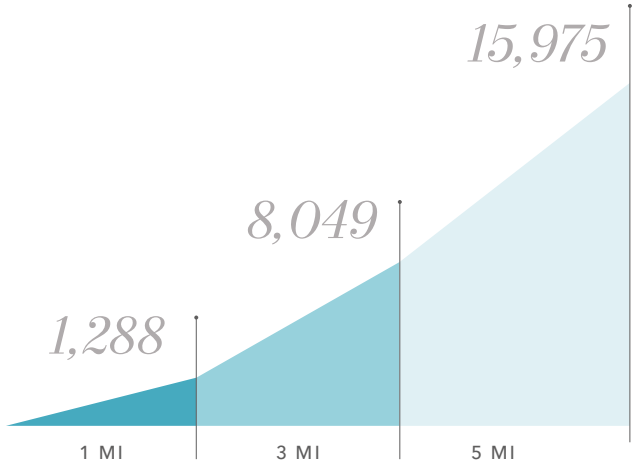


MEDIAN AGE

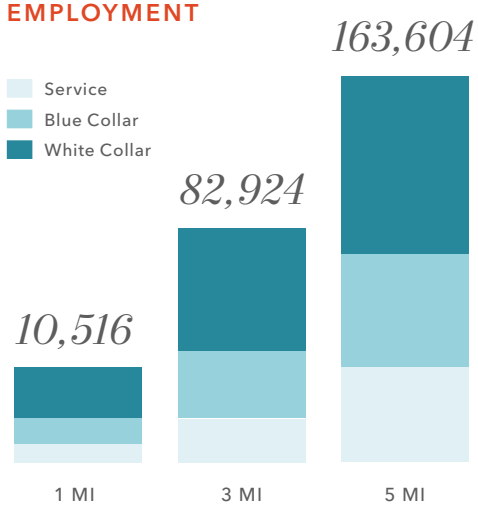


HOUSEHOLDS

BUSINESSES

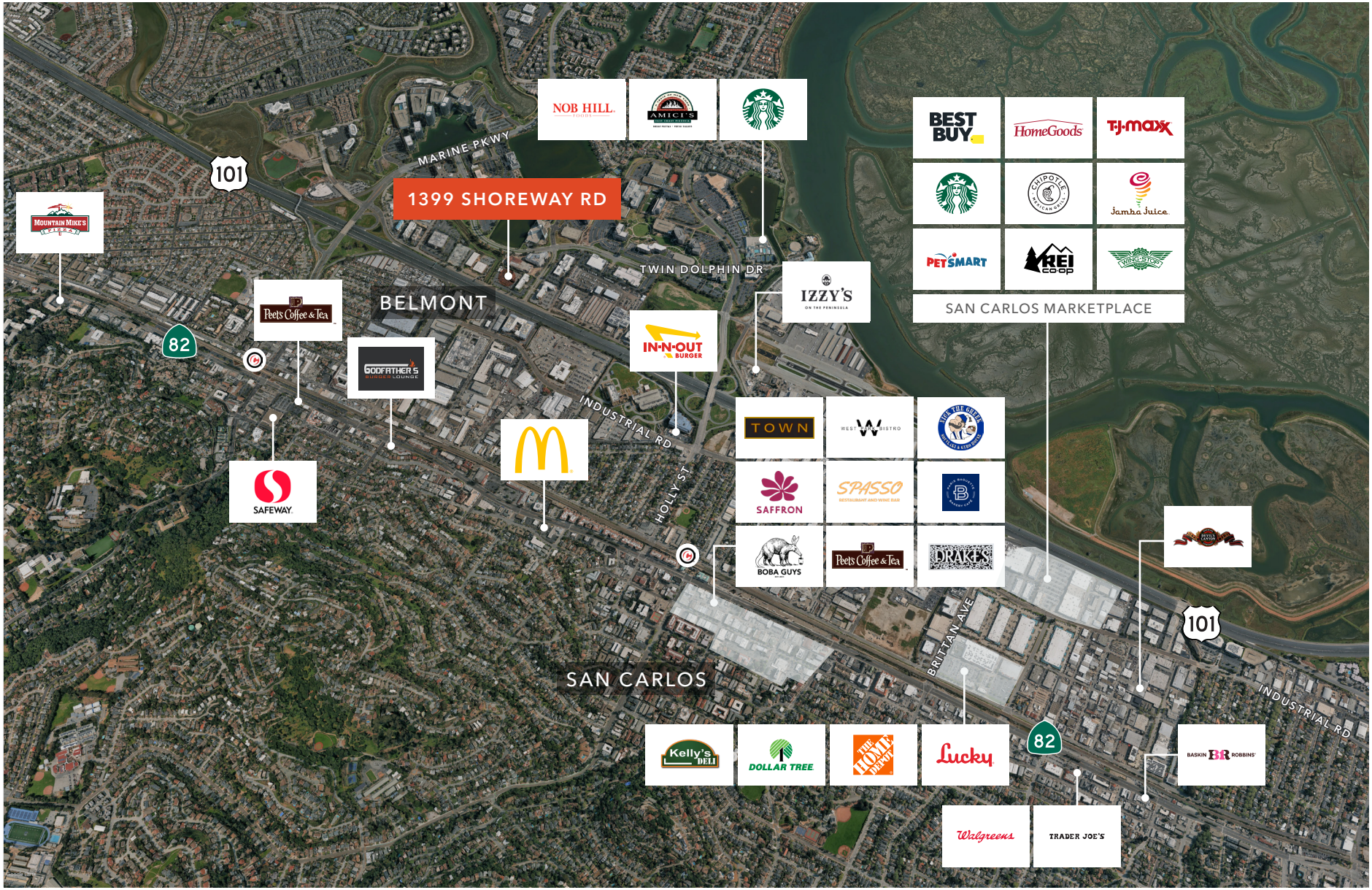


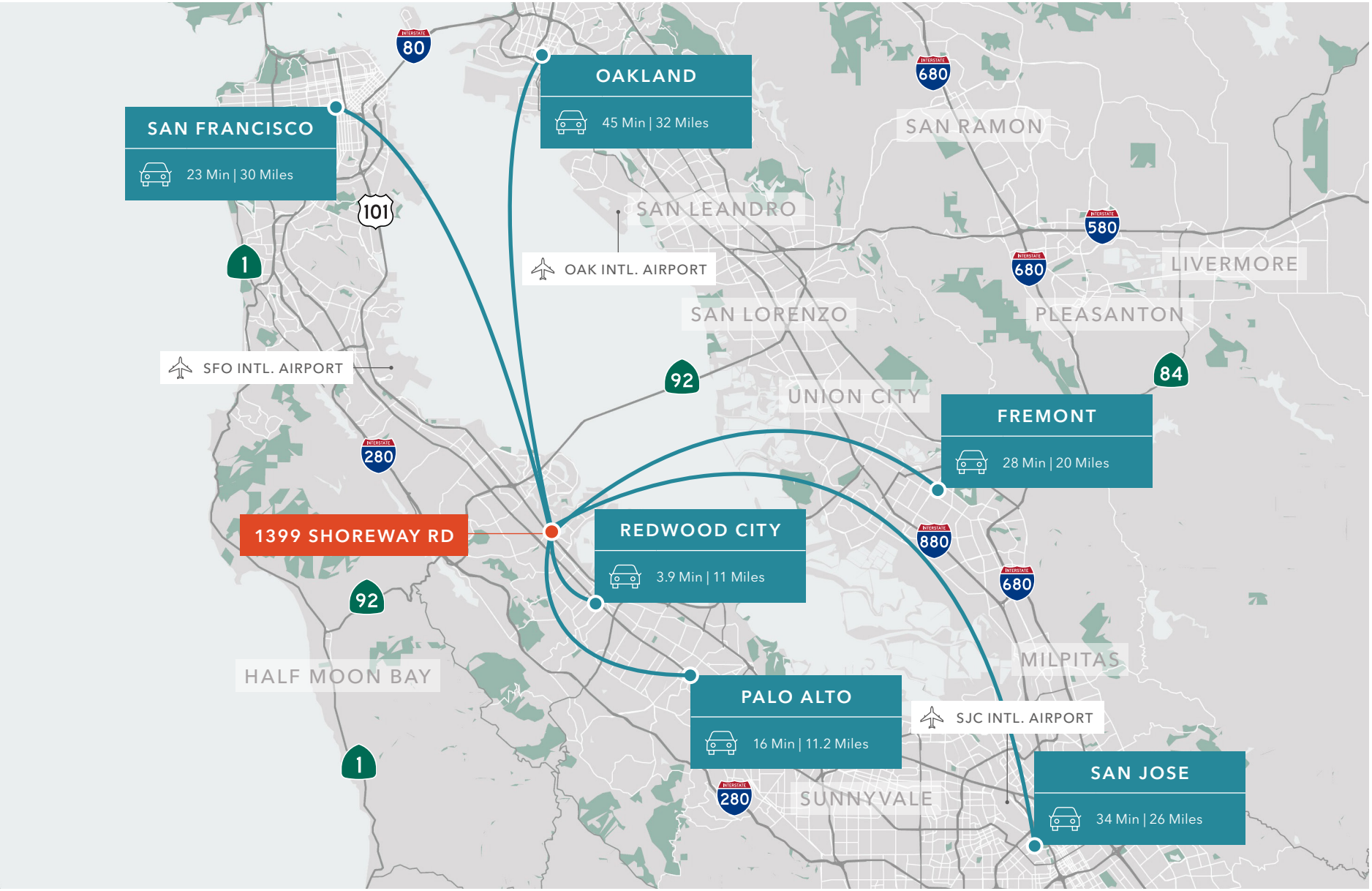
EMPLOYMENT



MAJOR BAY AREA EMPLOYERS

Google
Microsoft
Meta
ORACLE
OpenAI
hp
Genentech
intuit
EA
APPLIED MATERIALS
stripe
Adobe
salesforce
TESLA
NVIDIA
Uber
CISCO
intel
LinkedIn
GILEAD


1399 SHOREWAY RD
MARINE PKWY
101
82
BELMONT
TWIN DOLPHIN DR
INDUSTRIAL RD
HOLLY ST
BRITTAN AVE
SAN CARLOS
SAN CARLOS MARKETPLACE
NOB HILL
AMICI'S
BEST BUY
HomeGoods
TJ.maxx
Jamba Juice
PETSMART
REI co-op
IZZY'S
IN-N-OUT BURGER
MOUNTAIN MIKE'S PIZZA
Peet's Coffee & Tea
GODFATHER'S BURGER LOUNGE
SAFEWAY
TOWN
SAFFRON
SPASSO
BOBA GUYS
DRAKE'S
Kelly's DELI
DOLLAR TREE
THE HOME DEPOT
Lucky
Walgreens
TRADER JOE'S
BASKIN ROBBINS


SAN FRANCISCO
23 Min | 30 Miles
OAKLAND
45 Min | 32 Miles
SAN RAMON
SAN LEANDRO
OAK INTL. AIRPORT
LIVERMORE
SAN LORENZO
PLEASANTON
SFO INTL. AIRPORT
UNION CITY
FREMONT
28 Min | 20 Miles
1399 SHOREWAY RD
REDWOOD CITY
3.9 Min | 11 Miles
HALF MOON BAY
MILPITAS
PALO ALTO
16 Min | 11.2 Miles
SJC INTL. AIRPORT
SAN JOSE
34 Min | 26 Miles
SUNNYVALE
80
680
580
101
1
92
84
280
880

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