

Joinn PARKS For Lease

Where Collaboration Sparks Innovation



WELCOME TO

Community for biotech and life science innovation. From fully equipped laboratories to private offices, we provide the infrastructure that helps your research and business grow. Join a community designed to accelerate discovery and success.

PROPERTY HIGHLIGHTS

- ✓ 100,000 Square Feet of Available Space
- ✓ Fully Furnished Private Offices
- ✓ Equipped R&D Laboratories
- ✓ GMP Manufacturing Facilities
- ✓ Preclinical Facilities
- ✓ Prime Location in the California Bay Area

Address: 2600 Hilltop Drive, Richmond, CA 94806
Email: info@joinnparks.com

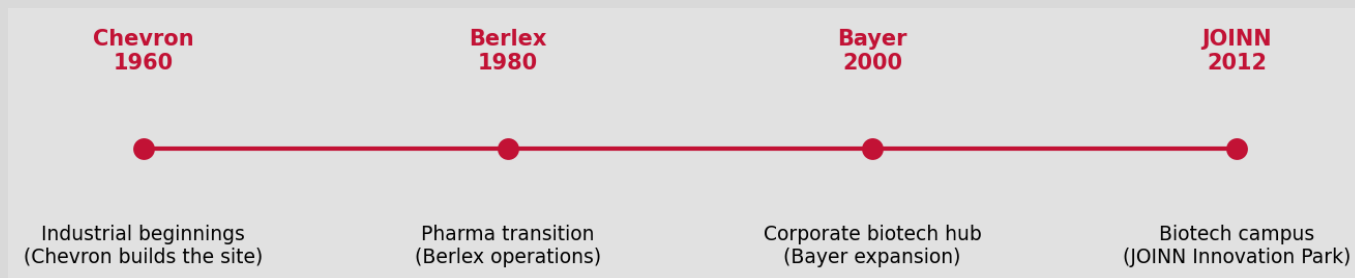


Consultation
Hotline:

510-804-4525

A Legacy of Innovation

From History to Innovation



Chevron Beginnings

Originally developed by Chevron, the Hilltop site played a key role in Richmond's industrial growth, laying the groundwork for its future transformation.

Berlex Transformation

The property shifted from industrial use to biotechnology when Berlex established pharmaceutical operations here, signaling the site's first step into life sciences.

Bayer Era

Bayer expanded the campus into a modern corporate and biotech hub, adding laboratories, clean rooms, and offices in a garden-style setting overlooking San Pablo Bay.

JOINN Innovation Park

In 2012, JOINN Group acquired the site and reimagined it as JOINN Innovation Park - a 350,000 sq. ft. biotech campus with labs, GMP manufacturing, preclinical facilities, and offices. Today, it serves as a vibrant Bay Area hub for discovery, development, and collaboration.



A Premier Bay Area Biotech Campus

Located in the San Francisco Bay Area, the nation's largest biotech cluster - JOINN Innovation Park offers unmatched connectivity. Our campus is just 8 miles from UC Berkeley, 12 miles from the Bay Bridge, and 10 miles from the San Rafael Bridge, with quick access to both Oakland and San Francisco International Airports. Within walking distance, you'll find shopping centers, restaurants, hotels, golf, and regional parks - everything your team needs for work-life balance. From Marriott and Holiday Inn accommodations to Starbucks, retail outlets, and the Hilltop Mall, convenience is at your doorstep.

This premium location combines world-class research proximity with lifestyle amenities, creating the ideal environment for startups to grow and established companies to scale, a Bay Area campus where innovation truly thrives.

Our Spaces in Action



LUXURIOUS FACILITY WITH STUNNING BAY VIEW



Conference



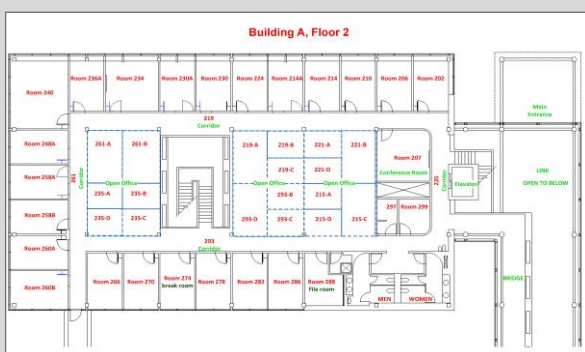
Office



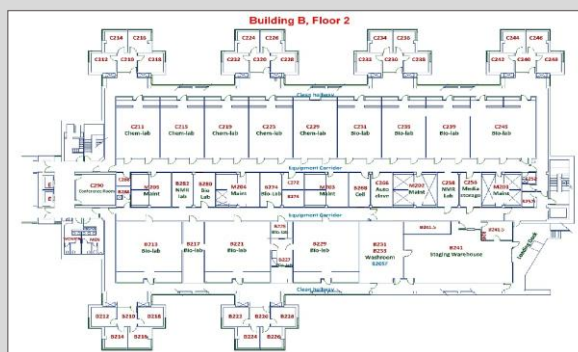
R&D BSL II



Café



Layout – Central Office



Layout – Office, R&D Lab

Space for Growth

Office

-  Secured campus with 24/7 protection.
-  Garden-style setting with San Pablo Bay panoramas.
-  Cafeteria, conference, and outdoor fountain events.
-  Skip Bay Bridge traffic with our prime East Bay.
-  Leases Terms tailored to your needs.
-  Redundant power without interruption.



Research laboratory

-  All-in-One R&D with biological & chemical labs.
-  GMP manufacturing and pre-clinical support.
-  Clean rooms, cold rooms, dark rooms, cell culture, and NMR labs for biotech.
-  Smart Facilities with autoclaves, compressed air, ice, mail & shipping, and professional lab cleaning.



GMP Solutions

-   End-to-End Development - From cell line and process development to formulation.
-   cGMP Manufacturing - Clinical and commercial biologics production with global quality standards.
-   Regulatory Support - CMC data packages and guidance for IND/BLA submissions.



CRO Services

-  Preclinical Research - Toxicology, pharmacology, PK/PD, and ADME studies.
-  Efficacy Testing - In vivo and in vitro models across disease areas.
-  Animal Models - Rodent, large animal, and primate studies (AAALAC-accredited).
-  Bioanalysis - Small & large molecule testing, biomarkers, immunogenicity.
-  Regulatory Support - GLP studies aligned with FDA, OECD, NMPA, MFDS.



Empower Your Journey from Discovery to Success

joinnparks.com