



A SEVEN BUILDING OFFICE/R&D CAMPUS

www.sancarlosbusinesspark.com



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Cushman & Wakefield | 1350 Old Bayshore Highway | Burlingame, California | 94010



TENANT IMPROVEMENTS AVAILABLE



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PROPERTY HIGHLIGHTS

Ground Floor Office/R&D Spaces

Rare Industrial/R&D Opportunities

Potential On Site Expansion

Great Mid-Peninsula Location

Easy Access to Highway 101

Nearby Downtown San Carlos Amenities

Just over 1 Mile to San Carlos Caltrain Station

Potential Wet Lab Conversion Possible



SAN CARLOS BUSINESS PARK

951-985 INDUSTRIAL ROAD

AVAILABLE R&D SUITES

CLICK ON SUITE # TO VIEW FLOORPLAN

BUILDING	SUITE #	SF	COMMENTS
951 Industrial Rd	951-C	±1,639 SF	Three (3) Conference Rooms, Server Room
957 Industrial Rd	957-A	±18,454	Fourteen (14) Private Offices, Five (5) Conference Room, Four (4) Restrooms, Two (2) Showers, Three (3) Break Areas, Storage Room, Server Room, Open Office Areas
963 Industrial Rd	963-D	±3,204	Warehouse, Two (2) Restrooms, Grade Level Door Open Office Area
963 Industrial Rd	963-I	±3,399	Six (6) Private Offices, Conference Room, Two (2) Restrooms, Break Area, Open Office Area
969 Industrial Rd	969-G	±3,219	Four (4) Private Offices, Two (2) Restrooms, Two (2) Grade Level Doors, Warehouse, Storage
969 Industrial Rd	969-I	±1,615	Two (2) Private Offices, Two (2) Restrooms, Warehouse
975 Industrial Rd	975-F	±2,134 SF	Open Warehouse with 20+ Ft Ceiling Hieghts, Roll-up Door, Restroom Storage

AVAILABLE OFFICE SUITES

CLICK ON SUITE # TO VIEW FLOORPLAN

BUILDING	SUITE #	SF	COMMENTS
985 Industrial Rd	202	±3,313	Four (4) Private Offices, Conference Room, Break Room, Open Office Area, Fully Furnished
985 Industrial Rd	204	±2,494	Two (2) Private Offices, Reception Area, Storage Room, Laundry Room Open Office Area, Fully Furnished
985 Industrial Rd	205-207	±5,126	Eight (8) Private Offices, Two (2) Conference Rooms, Break Room, Fully Furnished



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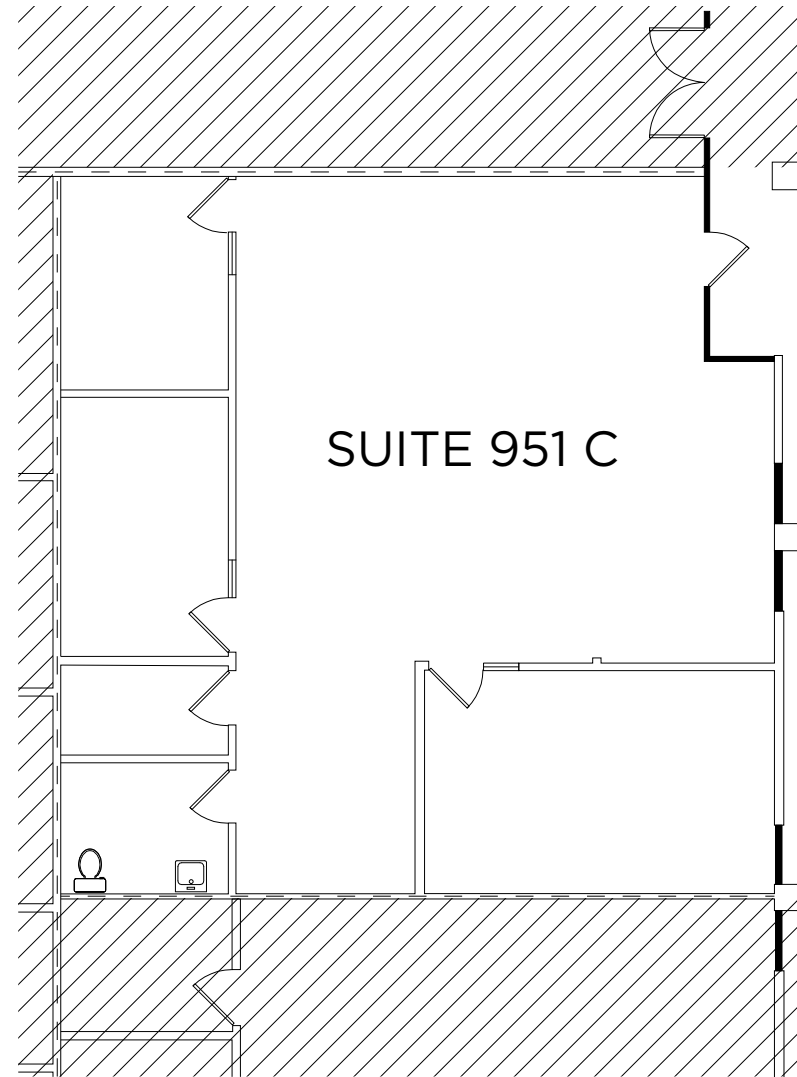
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R&D SUITE 951-C INDUSTRIAL ROAD

SUITE 951-C**1,639 SF**

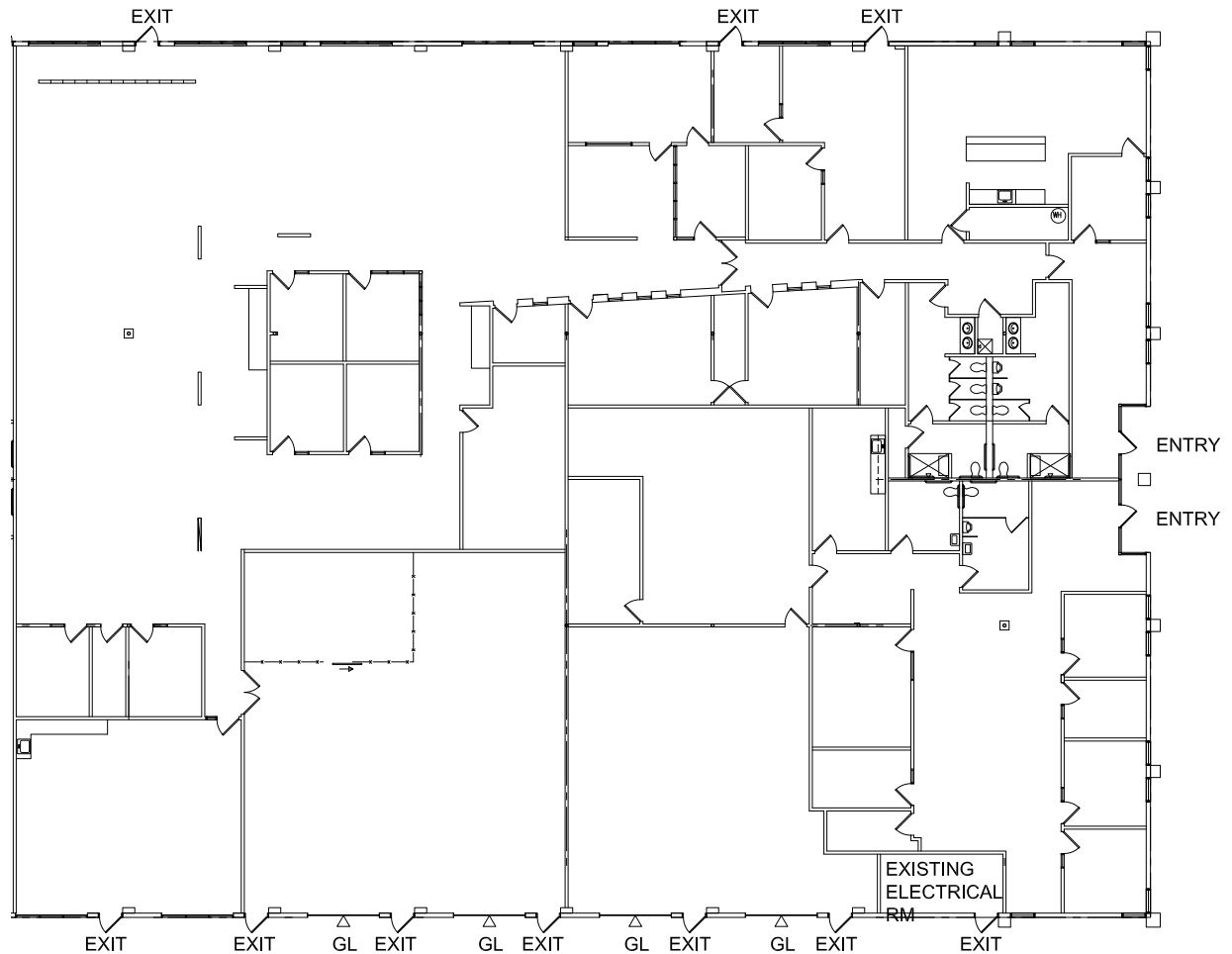
- Three (3) Conference Rooms
- Server Room

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R&D SUITE 957 INDUSTRIAL ROAD

SUITE 957-A**±18,454 SF**

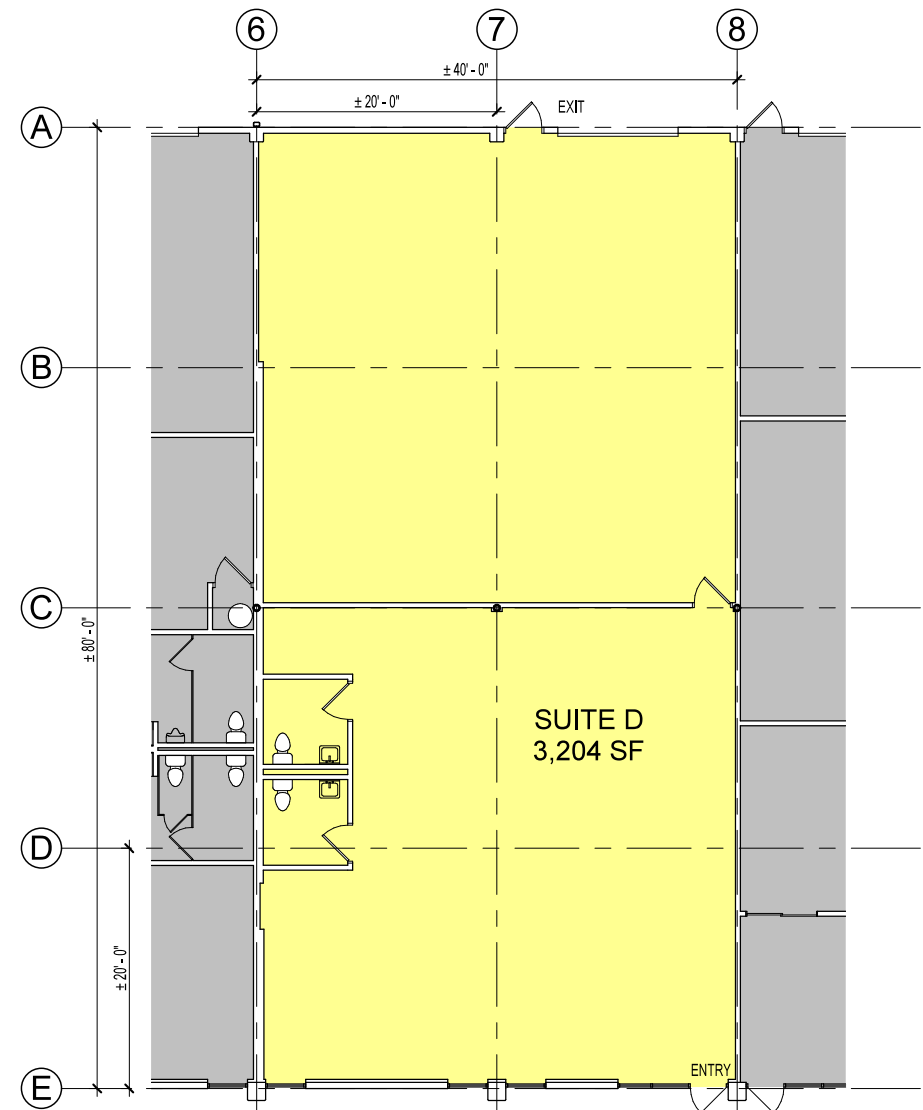
- Fourteen (14) Private Offices
- Five (5) Conference Room
- Four (4) Restrooms
- Two (2) Showers
- Three (3) Break Areas
- Storage Room
- Server Room
- Open Office Areas

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R&D SUITE

963 INDUSTRIAL ROAD

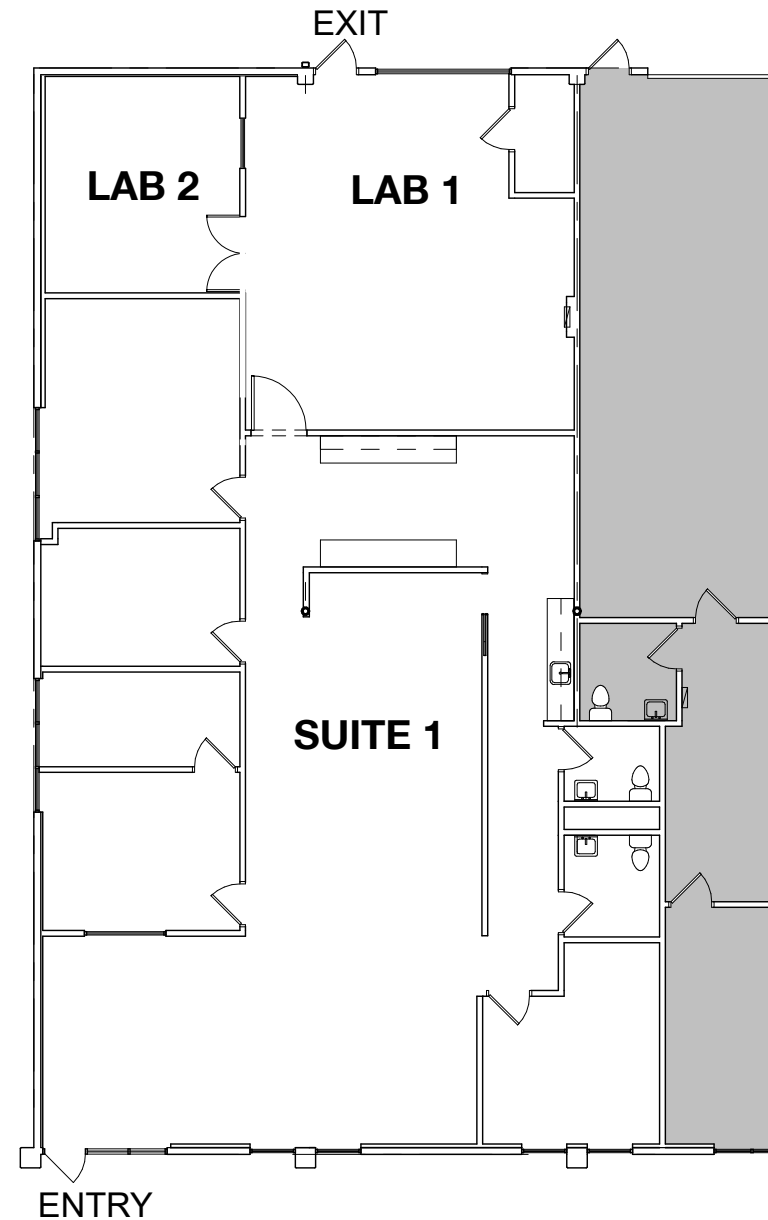
SUITE 963-D	±3,204 SF
• Grade Level Door	
• Warehouse	
• Two (2) Restrooms	
• Open Office Area	



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R&D SUITE 963 INDUSTRIAL ROAD

SUITE 963-I	±3,399 SF
• Five (5) Private Offices	
• Conference Room	
• Storage Room	
• Two (2) Restrooms	
• Break Area	
• Open Office Area	



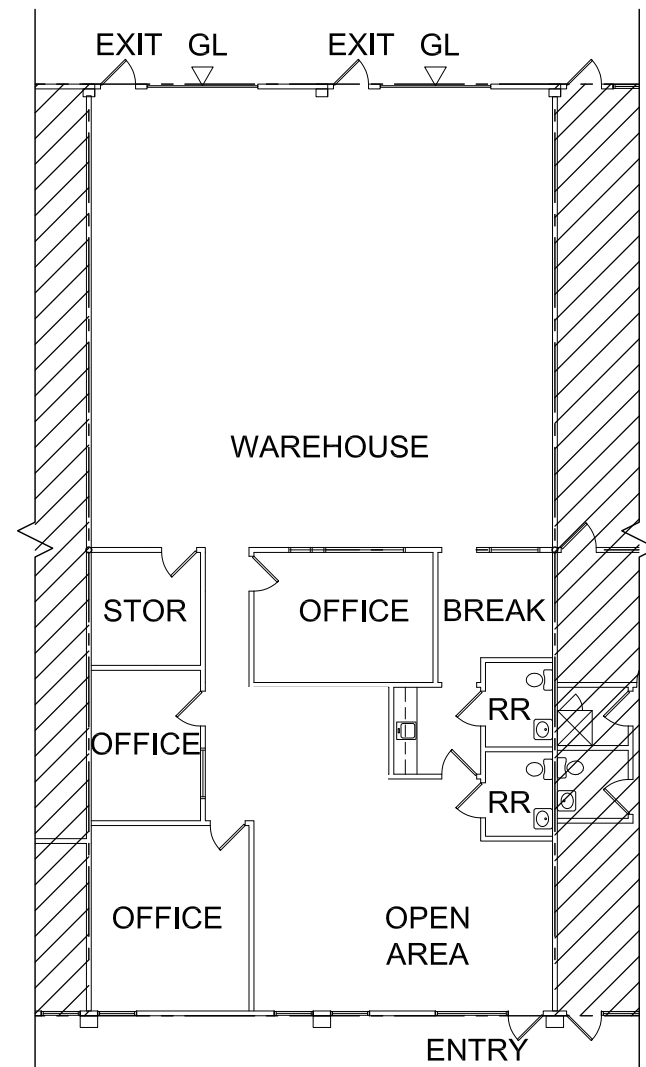
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R&D SUITE

969 INDUSTRIAL ROAD

SUITE 969-G**±3,200 SF**

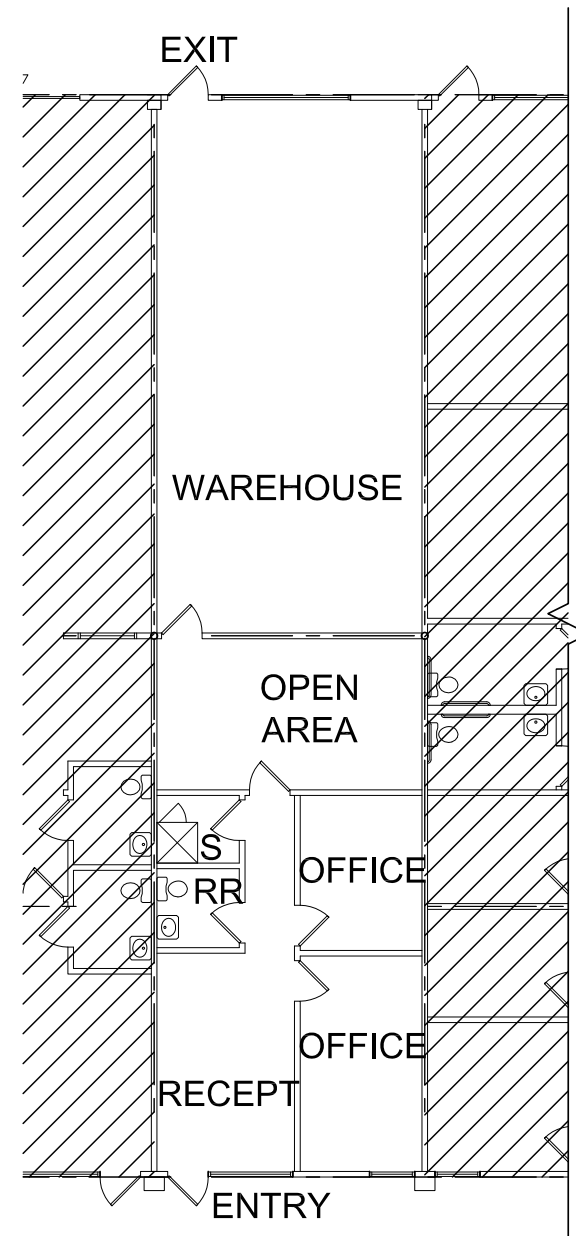
- Three (3) Private Offices
- Two (2) Restrooms
- Two (2) Grade Level Door
- Warehouse
- Storage

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R&D SUITE 969 INDUSTRIAL ROAD

SUITE 969-I**±1,615 SF**

- Two (2) Private Offices
- Two (2) Restrooms
- Warehouse

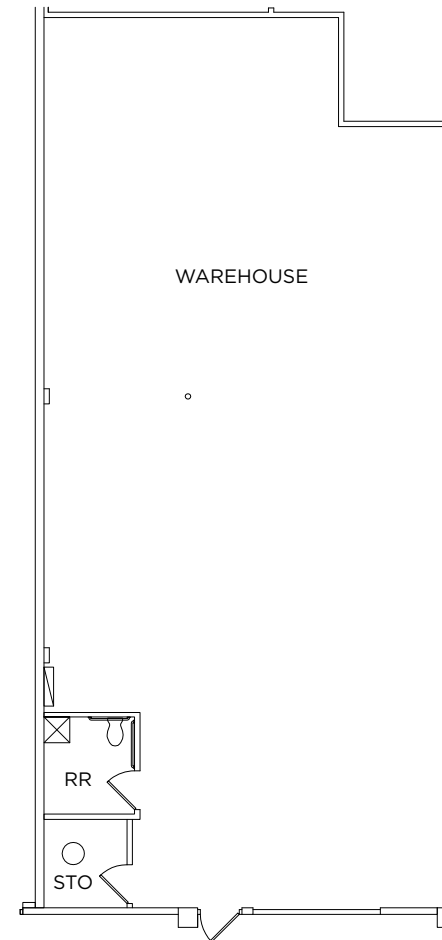
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R&D SUITE

975 INDUSTRIAL ROAD

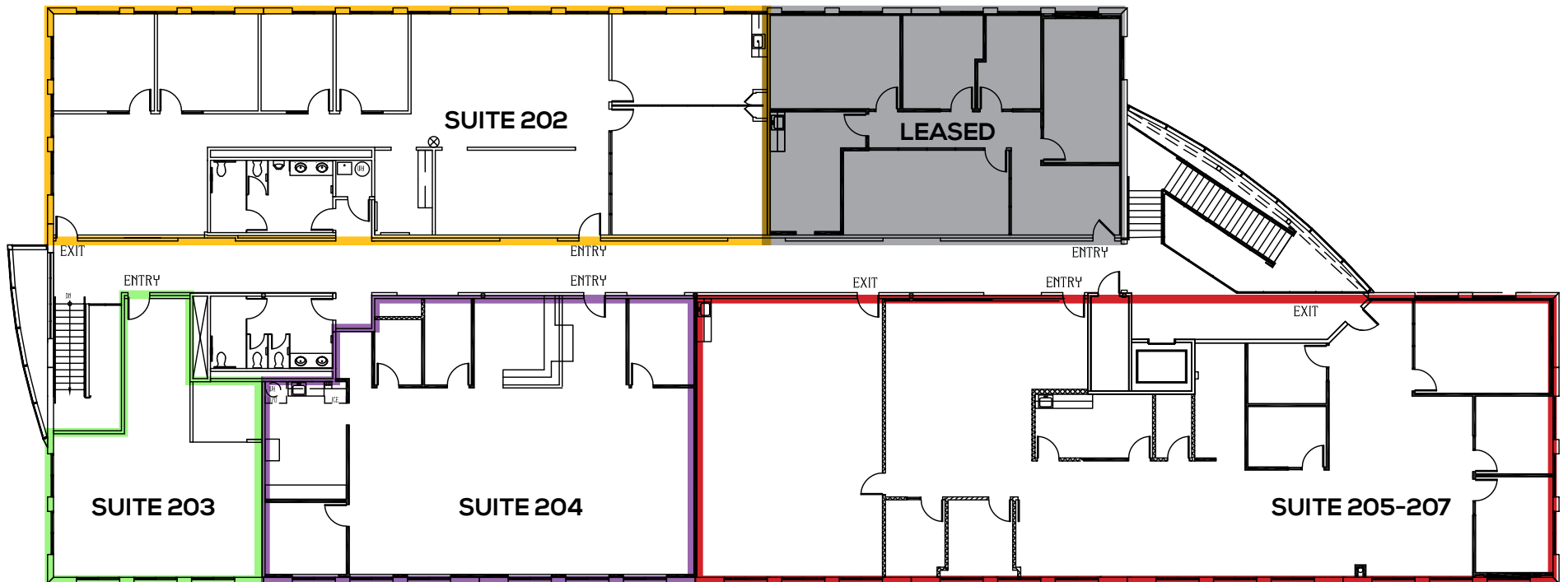
SUITE 975-F**2,134 SF**

- Open Warehouse with 20+ Ft Ceiling Hieghts
- Roll-up Door
- Restroom
- Storage



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OFFICE SUITE 985 INDUSTRIAL ROAD



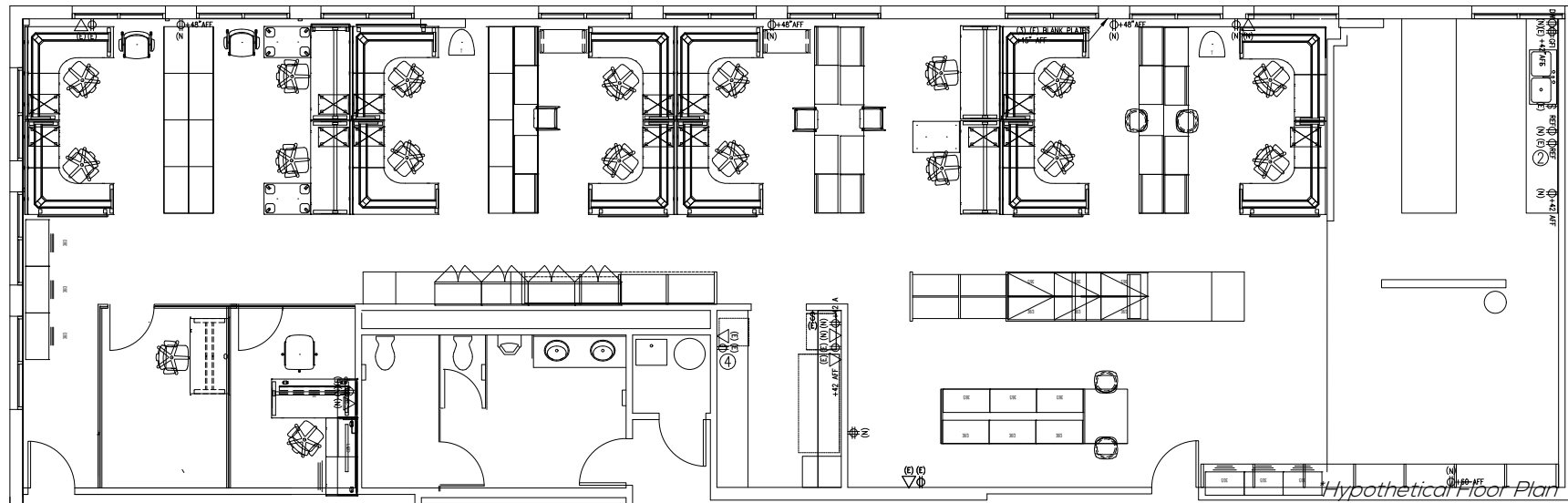
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OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 202

±3,313 SF

- Two (2) Private Offices
- Conference Room
- Break Room
- Open Office Area
- Fully Furnished



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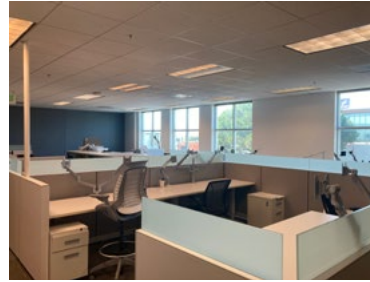
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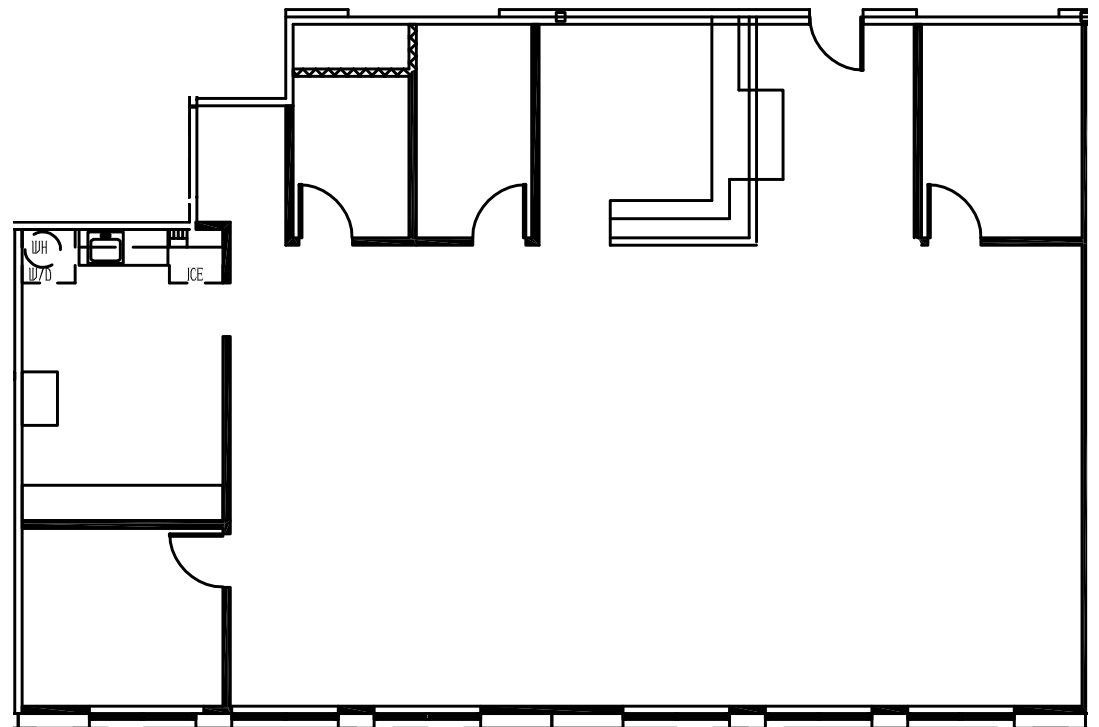
OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 204**±2,494 SF**

- Two (2) Private Offices
- Reception area
- Storage Room
- Laundry Room
- Open Office Area
- Fully Furnished



ENTRY

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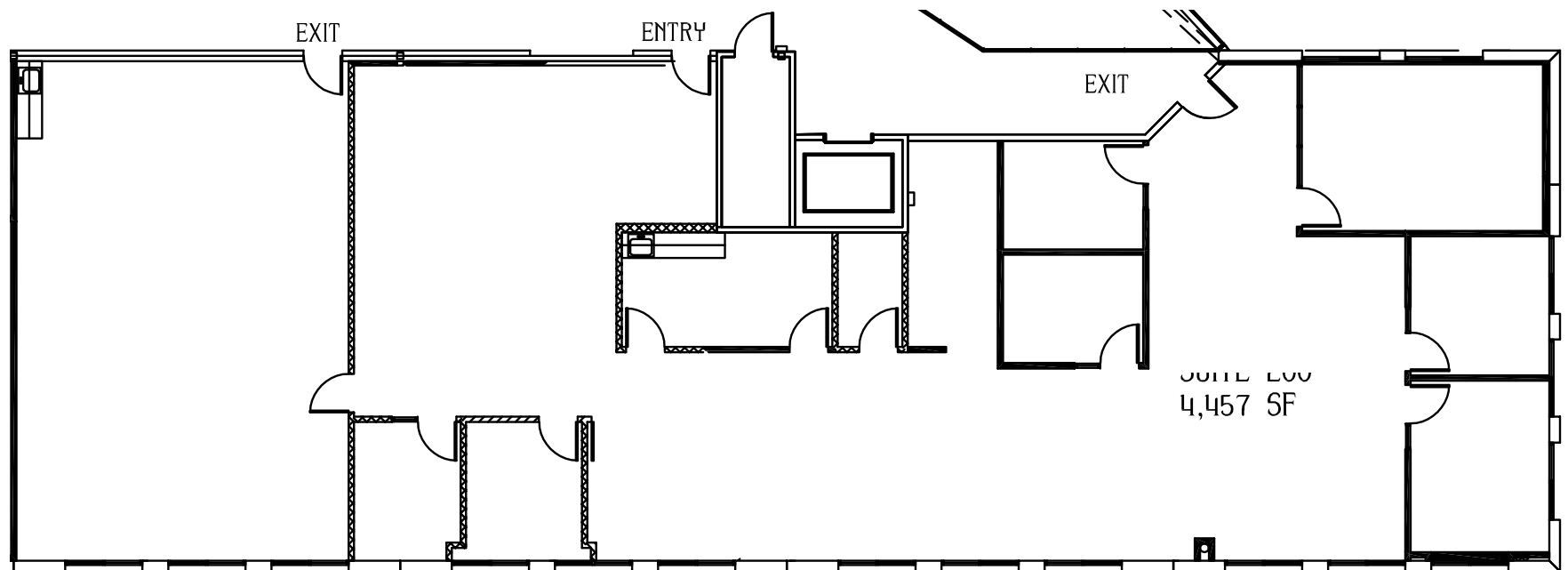
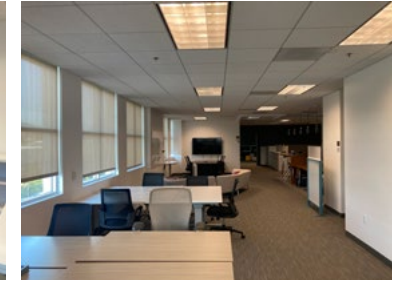
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OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 205-207**±5,126 SF**

- Eight (8) Private Offices
- Two (2) Conference Rooms
- Break Room
- Fully Furnished

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RETAIL

1	REI	8	HomeGoods
2	West Marine	9	The Home Depot
3	Ross	10	Lucky's Supermarket
4	Office Depot	11	Dollar Tree
5	Road Runner Sports	12	Pet Food Express
6	Best Buy	13	Sleep Train
7	PetSmart		

RESTAURANTS

1	Starbucks	5	Jack in the Box
2	Wing Stop	6	Ingleside Cafe
3	Chipotle	7	Subway
4	Jamba Juice	8	Depot Cafe

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The logo for Inspyrus, featuring a circular icon with a stylized globe or network pattern to the left of the word "INSPIRUS" in a bold, sans-serif font. The "US" part of the word is in red, while the rest is in black.The logo for InsideSource, with the word "INSIDE" in a smaller font above "SOURCE", both in a bold, sans-serif font.A blue square containing the white letters "SC" in a large, bold, sans-serif font.

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957

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The logo for Cushman & Wakefield, featuring a stylized red graphic of vertical bars of varying heights to the left of the company name in a bold, sans-serif font.