

±147,000 SF
OF PURPOSE-BUILT LAB



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INDUSTRIAL RD
SAN CARLOS



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LOCATION HIGHLIGHTS



INDUSTRIAL RD
SAN CARLOS

A LIFE SCIENCES CAMPUS WITH A TWIST.

LOCATED AT THE AXIS
OF THE SOUTH BAY,
SILICON VALLEY, AND SAN
FRANCISCO - SAN CARLOS
HAS IT ALL.

Ideally situated at the heart of the Bay Area's innovation economy, San Carlos is located midway between San Francisco and San Jose, surrounded by three of the world's leading life science research institutions that regularly rank in the top 10 National Institutes of Health (NIH) funding recipients in the country: UCSF to the north, UC Berkeley to the northeast, and Stanford University to the south.







PROPERTY HIGHLIGHTS



INDUSTRIAL RD
SAN CARLOS



PROJECT IDENTITY

±147,000 SF | ±49,000 Floorplates
10' Finished ceiling heights
Unique and branded building identity



PURPOSE-BUILT LAB

Robust core and shell
designed to meet the needs of
discerning life science tenants



HEALTH & WELLNESS

Cutting edge design specifications
to address the increased need for safety,
well-being, and air quality



UNPARALLELED VISIBILITY

Huge freeway identity along Hwy 101
Located in the heart of the new
San Carlos Life Science cluster



ACCESS/TRANSIT

2 Minutes to HWY 101
3 Minutes to the San Carlos Caltrain stop
EV Charging
Onsite E-Bikes / Bikeshare Program



BEST IN CLASS AMENITIES

Roof deck with outdoor kitchen
Athlete-designed Fitness Center
Indoor & Outdoor Wifi



ON-SITE AMENITIES



INDUSTRIAL RD
SAN CARLOS

THE PRESIDIO BAY CURATED AMENITY OFFERING

LOADING DOCK
WITH LEVELER

STATE-OF-THE-ART
FITNESS CENTER

TOUCHLESS EXPERIENCE
THROUGHOUT

SIGNATURE ART INSTALLATION
(BIORIAL7)

15 E-BIKES &
4 CHARGING STATIONS

FULLY SECURED BUILDING

ROOF DECK AND OUTDOOR
GATHERING AREAS

EV CHARGING STATIONS
COVERING 28 SINGLE SPACES

SENSOR DRIVEN
BUILDING OPERATIONS

OUTDOOR KITCHEN
AND BBQ

SMART LOBBY DIRECTORY
& CUSTOM BUILDING APP

INDOOR/OUTDOOR WIFI

A ROBUST & UNEQUALLED LIFE SCIENCE SHELL

BACKUP GENERATOR
1500 KW - DIESEL GENERATOR

SHIPPING AND RECEIVING AREA

CERTIFICATIONS
LEED, FITWEL, USRC, AND GBAC

HVAC WITH ADVANCED
AIR FILTRATION
MERV-16 FILTERS, BIOWALL UVC AIR
DISINFECTION AND GPS-IMOD NPBI SYSTEM

ABOVE MARKET FLOOR LOAD
1 PERSON/150 RSF

TYPE I-B STEEL FRAME
STRUCTURE

4,000 AMP BUILDING
POWER SUPPLY

FREIGHT ELEVATOR
ROOF ACCESS - 5,000 LB CAPACITY

LAB VIBRATION LEVELS



INDUSTRIAL RD
SAN CARLOS

HYPOTHETICAL FLOOR PLANS

GROUND FLOOR

COMMON AREAS

Main Lobby | Bioreal 7 Art Installation
Fitness Center
Men's Lockers and Showers
Women's Lockers and Showers
Passenger Elevators

LOADING DOCK

Loading Dock Bay
Receiving
Freight Elevator
Elevator Room

ROOMS

Lab Storage
MPOE/Tele/Data Room
Mechanical Room
Trash Room
Fire Pump
Standby Power Room
Switchgear Room

PARKING GARAGE

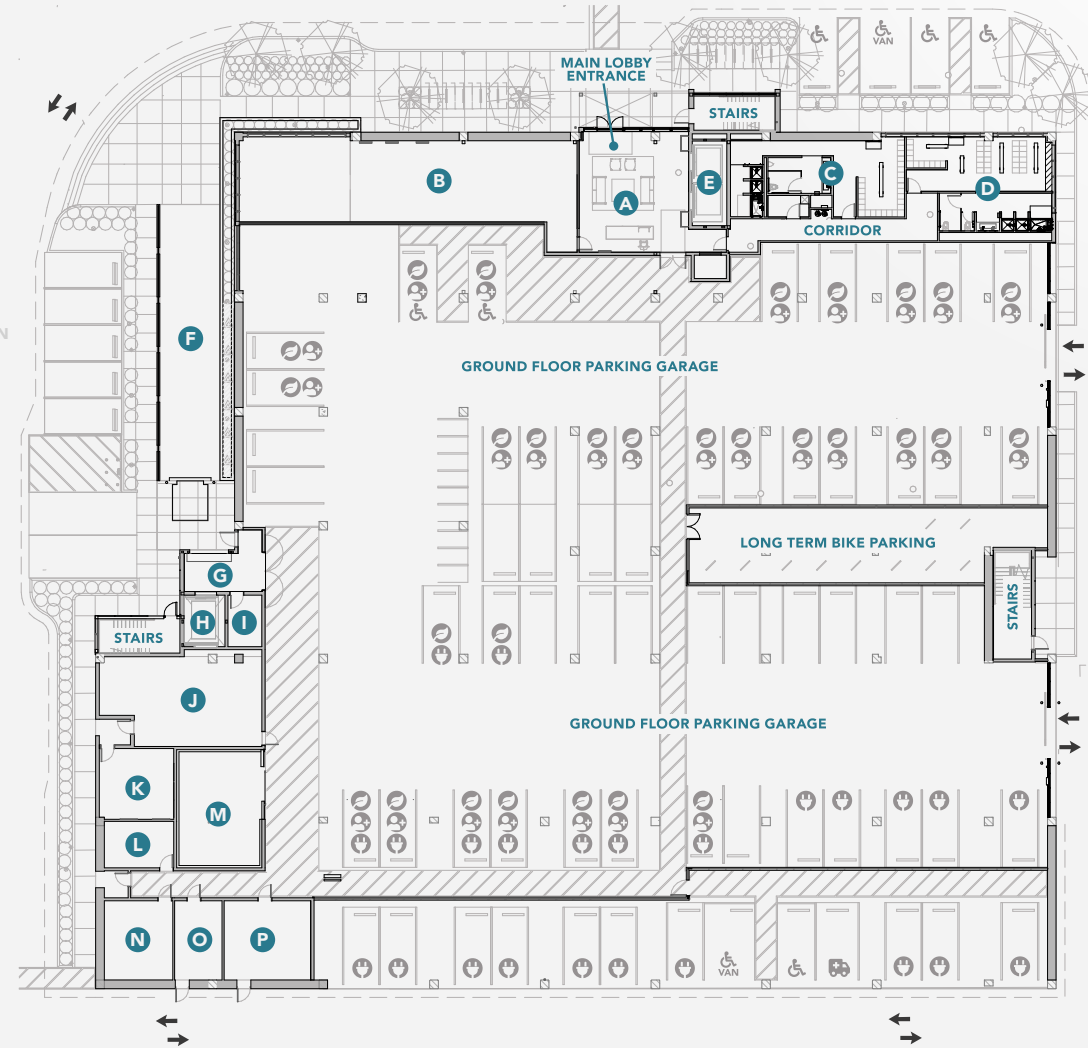
ADA
Electric Vehicle
Clean Air Vehicle
Carpool/Vanpool
Ambulatory

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CUSHMAN &
WAKEFIELD

pb PRESIDIO BAY



INDUSTRIAL RD
SAN CARLOS

HYPOTHETICAL FLOOR PLANS

FLOOR 2 | ~49,000 RSF | SINGLE TENANT

OFFICE

Conference Rooms	5	A
Open Collab	2	B
Private Offices	6	C
Day Office	3	D
Reception	1	E
Breakroom	1	F
Kitchen	1	G
Phone	8	H
IT	2	I
Laptop Lockers	1	J
Workstations	156	K
Demo Room	1	L

LAB

Lab Benches	16	M
Cell Culture	2	N
Prep Lab	1	O
Instrument Lab	1	P
Core Lab	1	Q
Lab Support	1	R

EMPLOYEES

Total	163
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WAKEFIELD

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INDUSTRIAL RD
SAN CARLOS

HYPOTHETICAL FLOOR PLANS

FLOOR 2 | ~49,000 RSF | MULTI-TENANT

OFFICE

	Tenant A	Tenant B	
Conference Rooms	1	2	A
Demo Room	1	1	B
Office	2	3	C
Reception	1	1	D
Breakroom	1	1	E
IT	1	1	F
Copy/Print	1	1	G
Storage	2	2	H
Desks	36	70	I

LAB

	Tenant A	Tenant B	
Lab Benches	7	7	J
Cell Culture	2	2	K
Prep Lab	1	1	L

EMPLOYEES

	Tenant A	Tenant B
Total	39	75



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HYPOTHETICAL FLOOR PLANS

FLOOR 3 | ~49,000 RSF | SINGLE TENANT

OFFICE

Conference Rooms	5	A
Open Collab	2	B
Private Offices	6	C
Day Office	3	D
Reception	1	E
Breakroom	1	F
Kitchen	1	G
Phone	8	H
IT	2	I
Laptop Lockers	1	J
Workstations	156	K
Demo Room	1	L

LAB

Lab Benches	21	M
Cell Culture	2	N
Prep Lab	1	O
Instrument Lab	1	P
Core Lab	1	Q
Lab Support	1	R

EMPLOYEES

Total	163
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HYPOTHETICAL FLOOR PLANS

FLOOR 3 | ~49,000 RSF | MULTI-TENANT

OFFICE

	Tenant A	Tenant B	
Conference Rooms	2	2	A
Demo Room	1	1	B
Office	4	3	C
Reception	1	1	D
Breakroom	1	1	E
IT	1	1	F
Copy/Print	1	1	G
Storage	2	2	H
Desks	36	70	I

LAB

	Tenant A	Tenant B	
Lab Benches	7	7	J
Cell Culture	2	2	K
Prep Lab	1	1	L

EMPLOYEES

Total	Tenant A	Tenant B
41	75	



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HYPOTHETICAL FLOOR PLANS

FLOOR 4 | ~49,000 RSF | SINGLE TENANT

OFFICE

Conference Rooms	5	A
Open Collab	2	B
Private Offices	6	C
Day Office	3	D
Reception	1	E
Breakroom	1	F
Kitchen	1	G
Phone	8	H
IT	2	I
Laptop Lockers	1	J
Workstations	156	K
Demo Room	1	L

LAB

Lab Benches	21	M
Cell Culture	2	N
Prep Lab	1	O
Instrument Lab	1	P
Core Lab	1	Q
Lab Support	1	R

EMPLOYEES

Total	163
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HYPOTHETICAL FLOOR PLANS

FLOOR 4 | ~49,000 RSF | MULTI-TENANT

OFFICE

	Tenant A	Tenant B	
Conference Rooms	2	2	A
Demo Room	1	1	B
Office	4	3	C
Reception	1	1	D
Breakroom	1	1	E
IT	1	1	F
Copy/Print	1	1	G
Storage	2	2	H
Desks	36	70	I

LAB

	Tenant A	Tenant B	
Lab Benches	7	7	J
Cell Culture	2	2	K
Prep Lab	1	1	L

EMPLOYEES

Total	41	75	
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AMENITY HIGHLIGHTS

CONNECTED / COMMUTABLE / CULTURED



INDUSTRIAL RD
SAN CARLOS



- Restaurants
- Retail/Services
- Fitness
- Hotels

LIFE SCIENCE NEIGHBORS

CONNECTED / COMMUTABLE / CULTURED



INDUSTRIAL RD
SAN CARLOS



LOCATION/TRANSPORTATION

CONNECTED / COMMUTABLE / CULTURED

A NEW HUB
IN THE HEART OF
THE MID PENINSULA
LIFE SCIENCE
CLUSTER

DRIVE TIMES *(From 777 Industrial):*

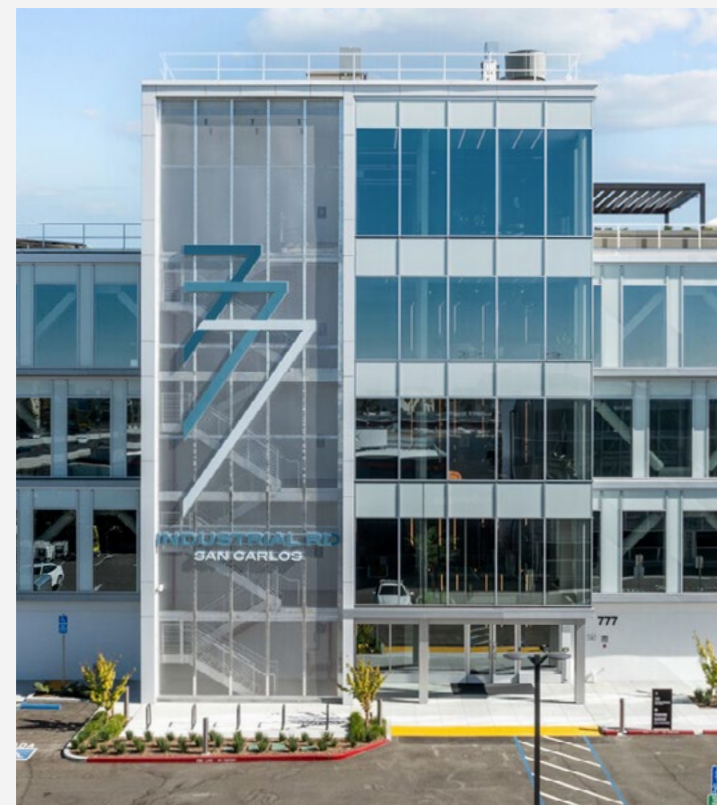
HWY 101	2 Min
HWY 280	12 Min via Edgewood
Downtown Redwood City	7 Min
SF City Hall	30 Min

TO SAN CARLOS CALTRAIN:



San Francisco	40 Min
South San Francisco	27 Min
San Mateo	14 Min
Palo Alto	12 Min
Santa Clara	40 Min







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↑
777
BUS STOP ENTRANCE
AND LOBBY
←
PARKING
GARAGE
ENTRANCE