



A SEVEN BUILDING OFFICE/R&D CAMPUS

www.sancarlosbusinesspark.com



ERIC SORENSEN | Senior Director | +1 650 320 0234 | eric.c.sorensen@cushwake.com | LIC #01709528

GARY BOITANO | Executive Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

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



TENANT IMPROVEMENTS AVAILABLE



www.sancarlosbusinesspark.com

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, Fully Furnished
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, Fully Furnished
963 Industrial Rd	963-D	±3,204	Warehouse, Two (2) Restrooms, Grade Level Door Open Office Area, Fully Furnished
963 Industrial Rd	963-I	±3,399	Six (6) Private Offices, Conference Room, Two (2) Restrooms, Break Area, Open Office Area, Fully Furnished
969 Industrial Rd	969-G	±3,219	Four (4) Private Offices, Two (2) Restrooms, Two (2) Grade Level Doors, Warehouse, Storage, Fully Furnished
969 Industrial Rd	969-I	±1,615	Two (2) Private Offices, Two (2) Restrooms, Warehouse, Fully Furnished
975 Industrial Rd	975-F	±2,134 SF	Open Warehouse with 20+ Ft Ceiling Hieghts, Roll-up Door, Restroom Storage, Fully Furnished

AVAILABLE OFFICE SUITES

CLICK ON SUITE # TO VIEW FLOORPLAN

ENTIRE 2ND FLOOR AVAILABLE

BUILDING	SUITE #	SF	COMMENTS
985 Industrial Rd	201	±1,792	Four (4) Private Offices, Conference Room, Storage/Break Room, Reception Area
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



ERIC SORENSEN | Senior Director | +1 650 320 0234 | eric.c.sorensen@cushwake.com | LIC #01709528

GARY BOITANO | Executive Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

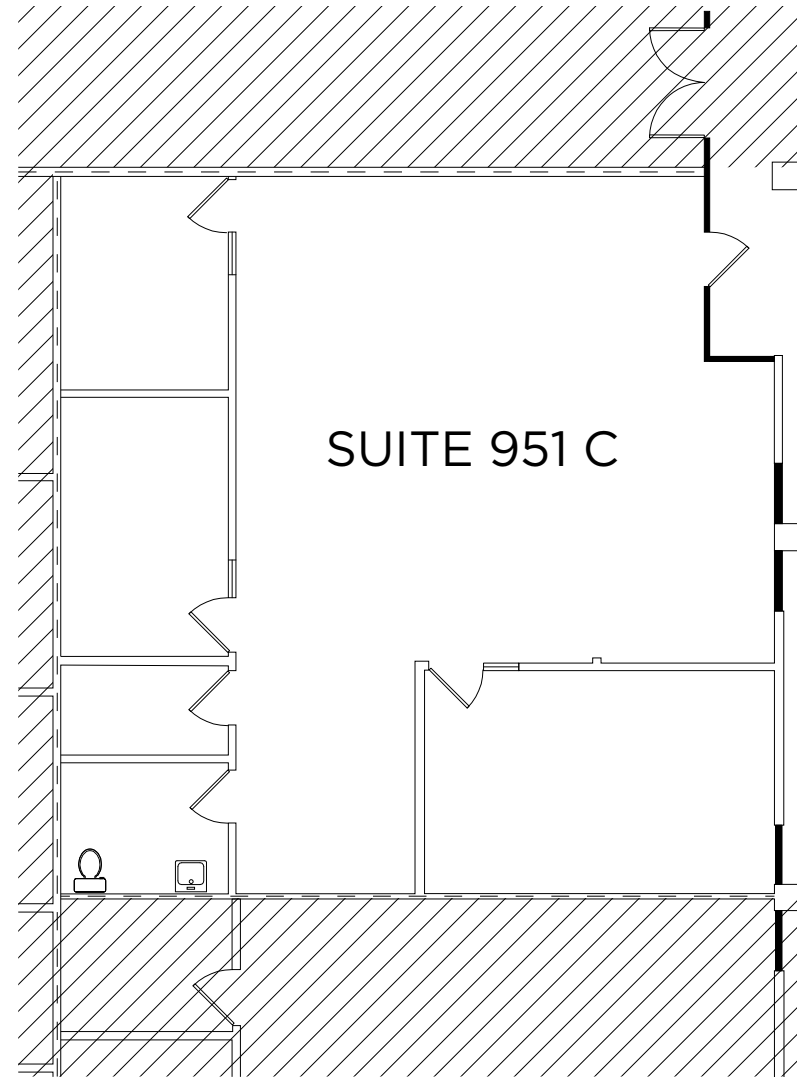
Cushman & Wakefield | 1350 Old Bayshore Highway | Burlingame, California | 94010



R&D SUITE 951-C INDUSTRIAL ROAD

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

- Three (3) Conference Rooms
- Server Room
- Fully Furnished

[RETURN TO AVAILABLE SUITES](#)

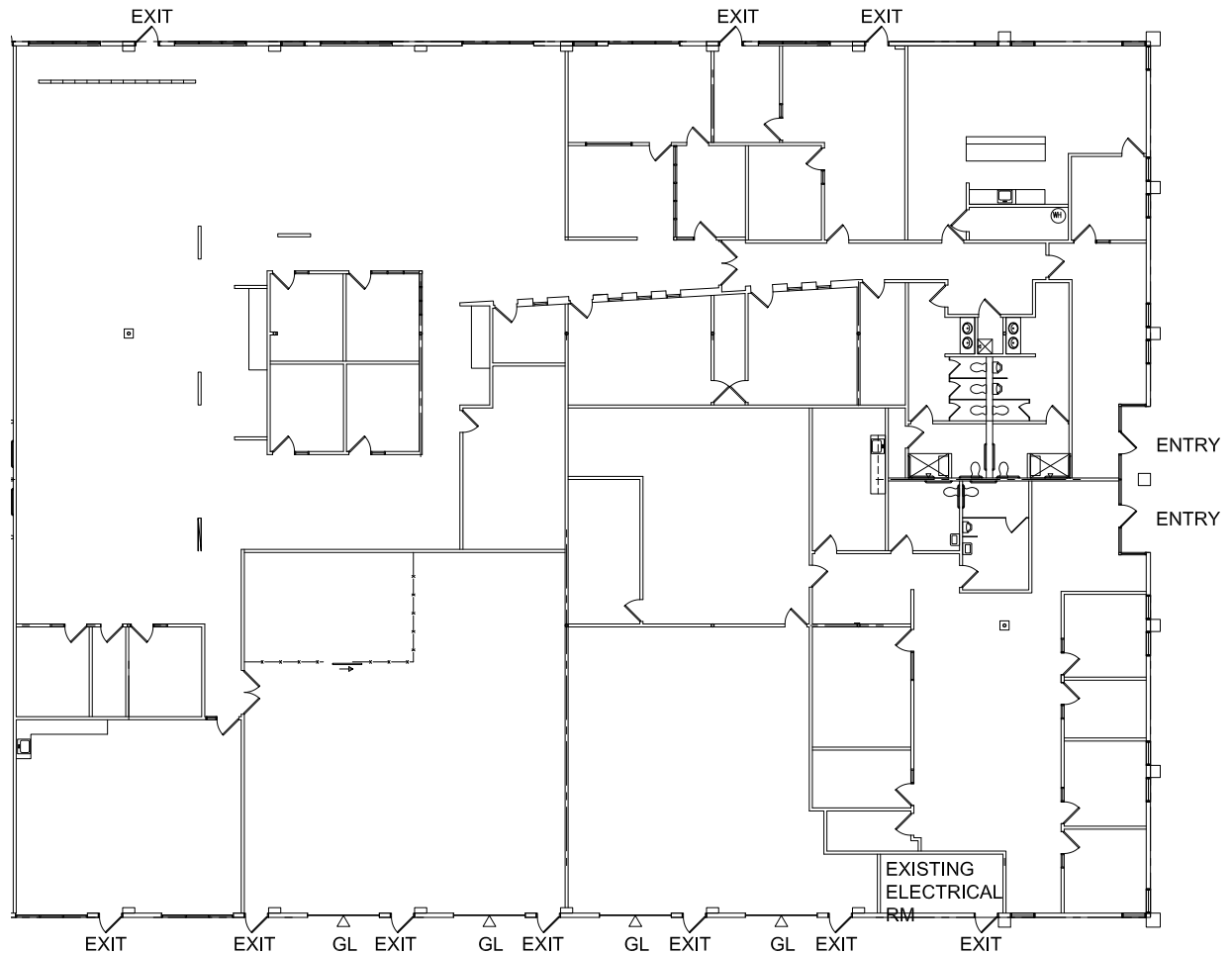
R&D SUITE

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
- Fully Furnished



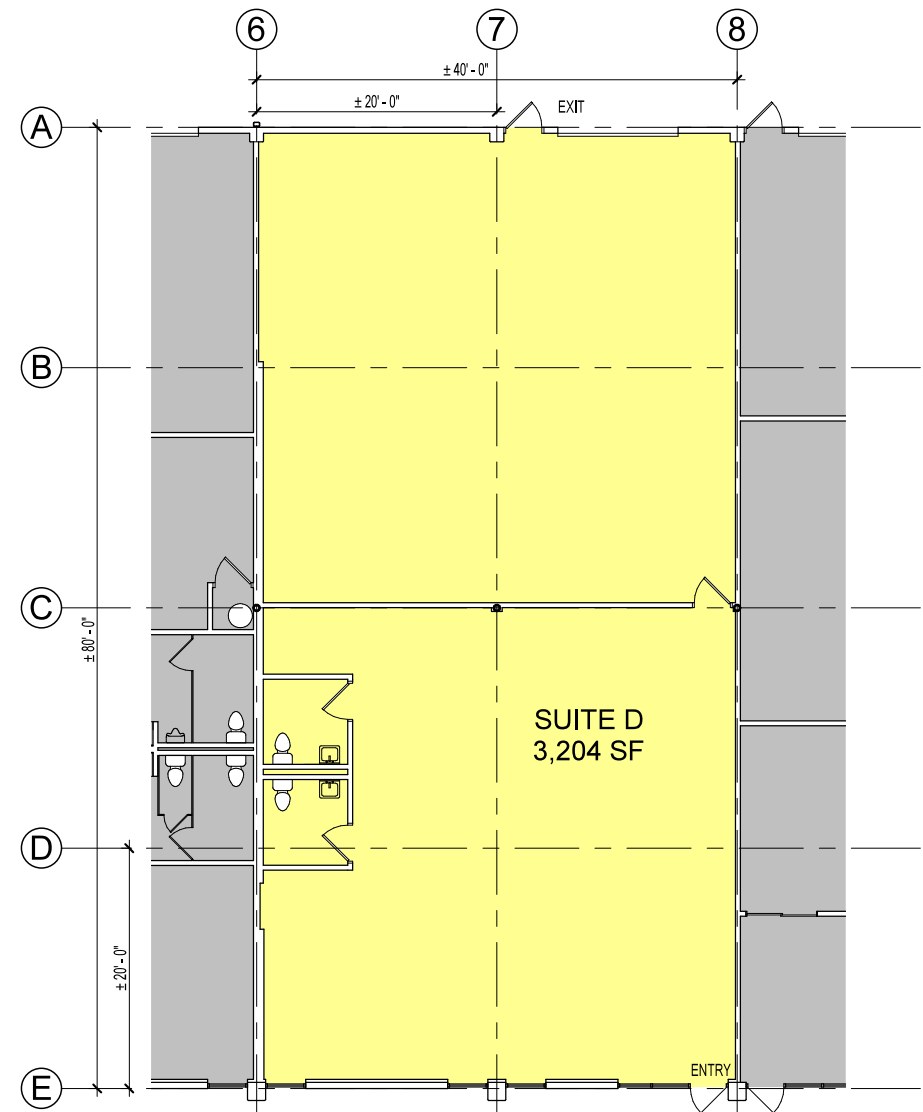
[RETURN TO AVAILABLE SUITES](#)

R&D SUITE

963 INDUSTRIAL ROAD

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

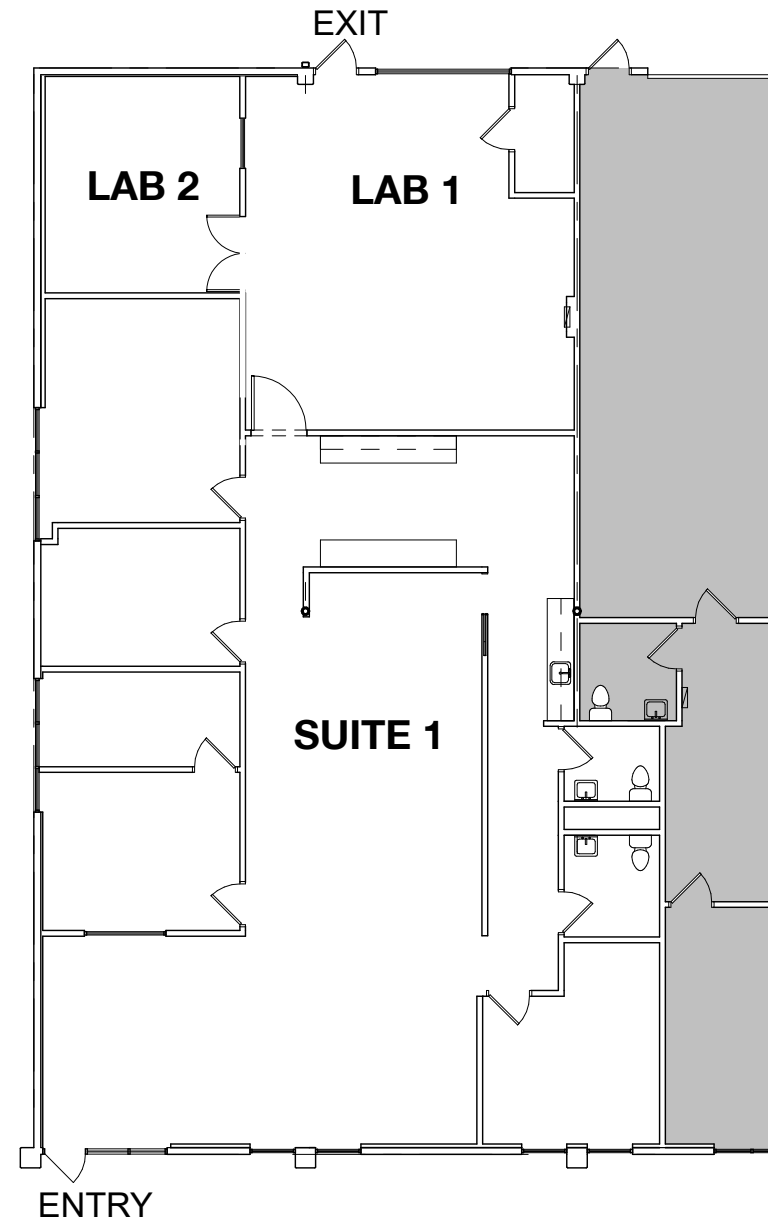
[RETURN TO AVAILABLE SUITES](#)



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 • Fully Furnished	

[RETURN TO AVAILABLE SUITES](#)

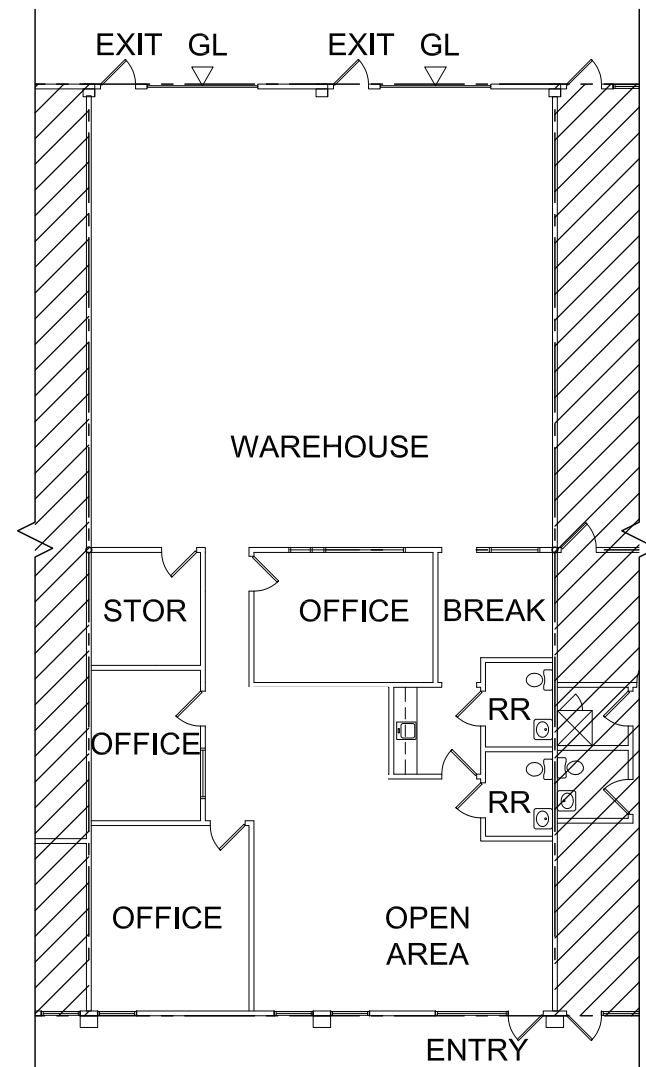


R&D SUITE

969 INDUSTRIAL ROAD

SUITE 969-G**±3,200 SF**

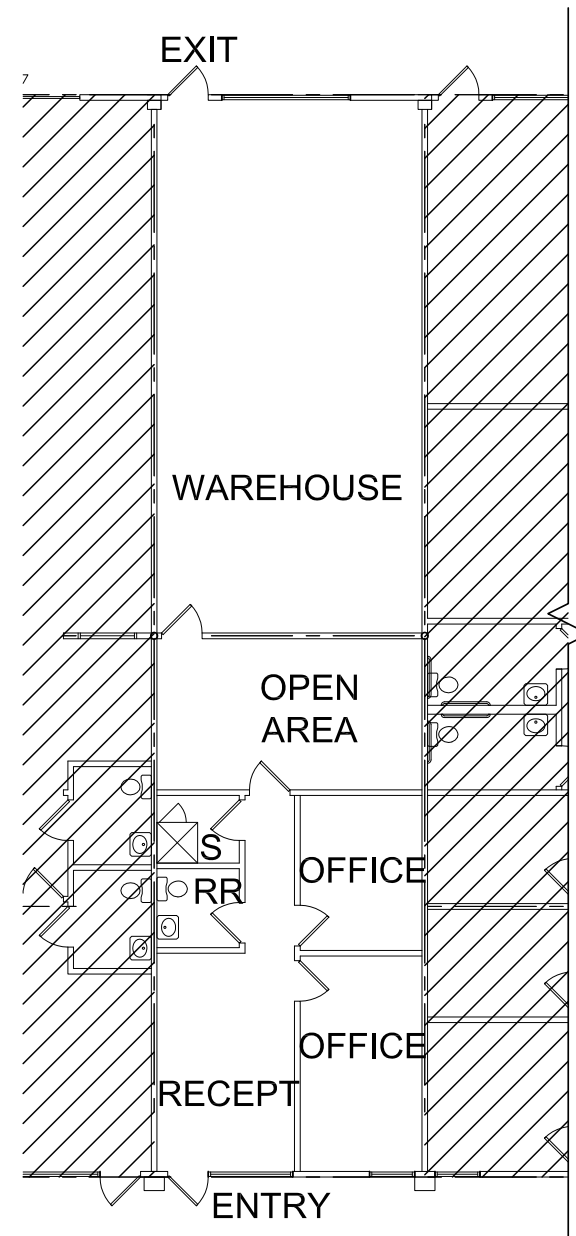
- Three (3) Private Offices
- Two (2) Restrooms
- Two (2) Grade Level Door
- Warehouse
- Storage
- Fully Furnished

[RETURN TO AVAILABLE SUITES](#)

R&D SUITE 969 INDUSTRIAL ROAD

SUITE 969-I**±1,615 SF**

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

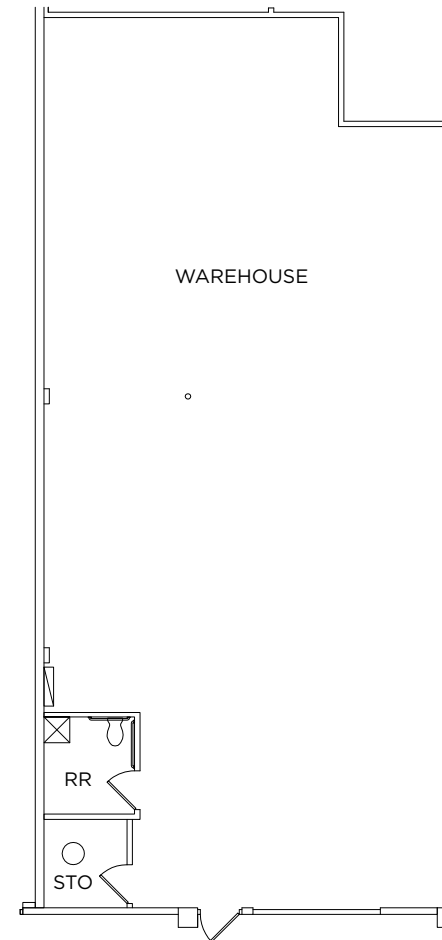
[RETURN TO AVAILABLE SUITES](#)

R&D SUITE

975 INDUSTRIAL ROAD

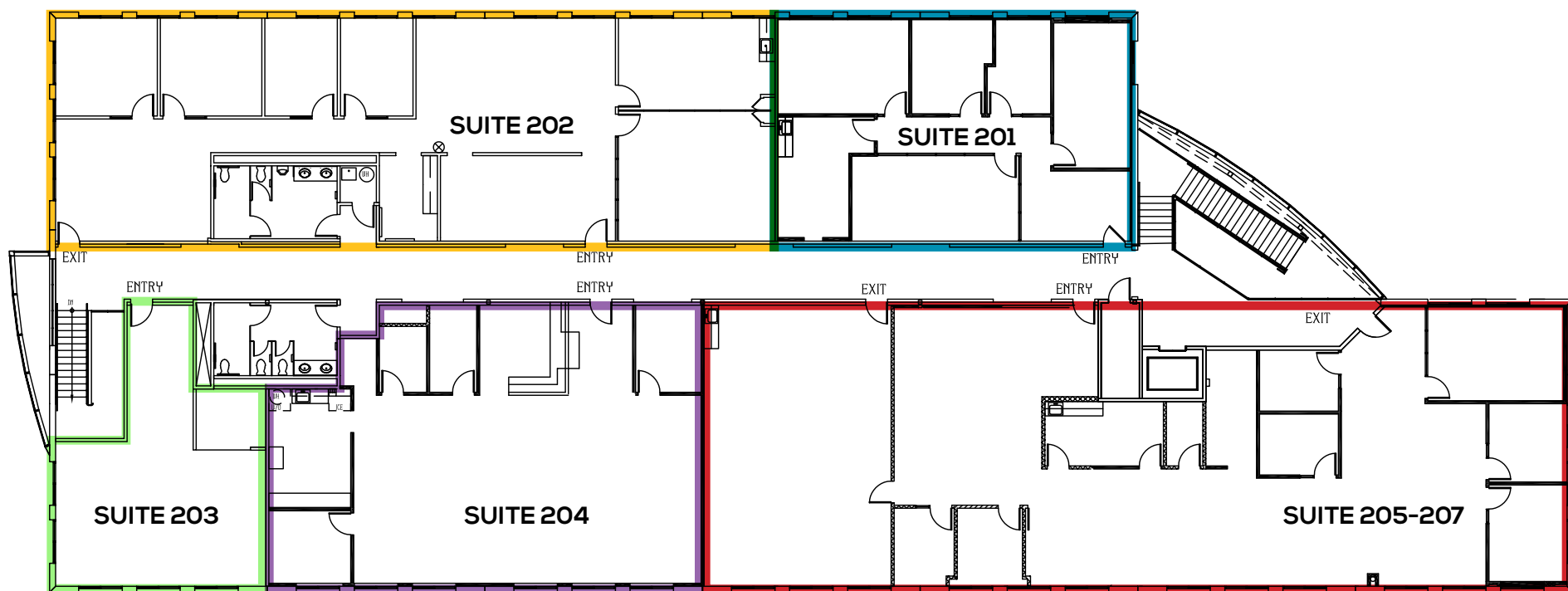
SUITE 975-F**2,134 SF**

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

[RETURN TO AVAILABLE SUITES](#)

OFFICE SUITE
985 INDUSTRIAL ROAD

ENTIRE 2ND FLOOR AVAILABLE

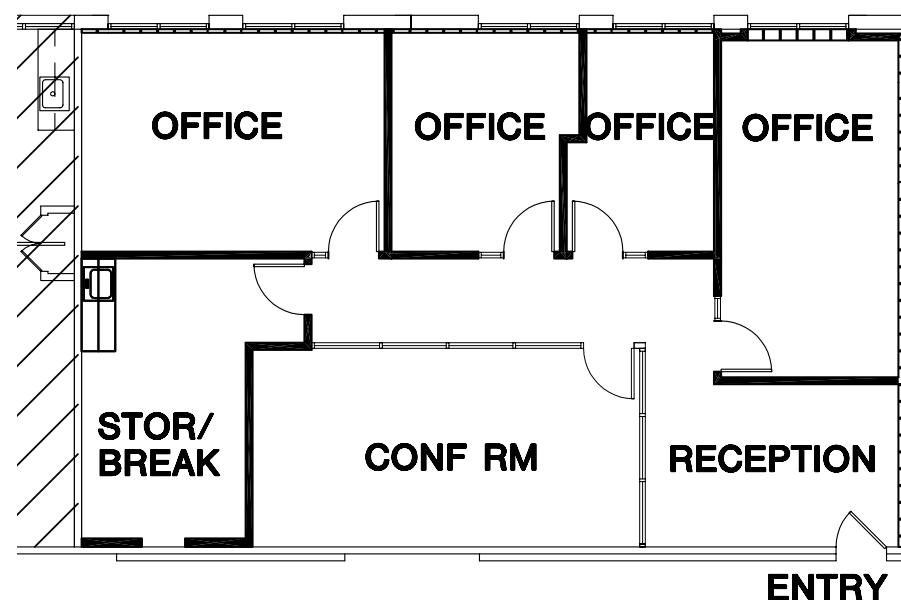
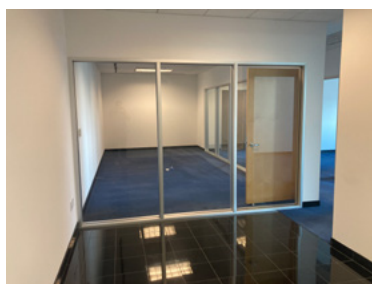


[RETURN TO AVAILABLE SUITES](#)

OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 201**±1,792 SF**

- Four (4) Private Offices
- Conference Room
- Storage/Break Room
- Reception

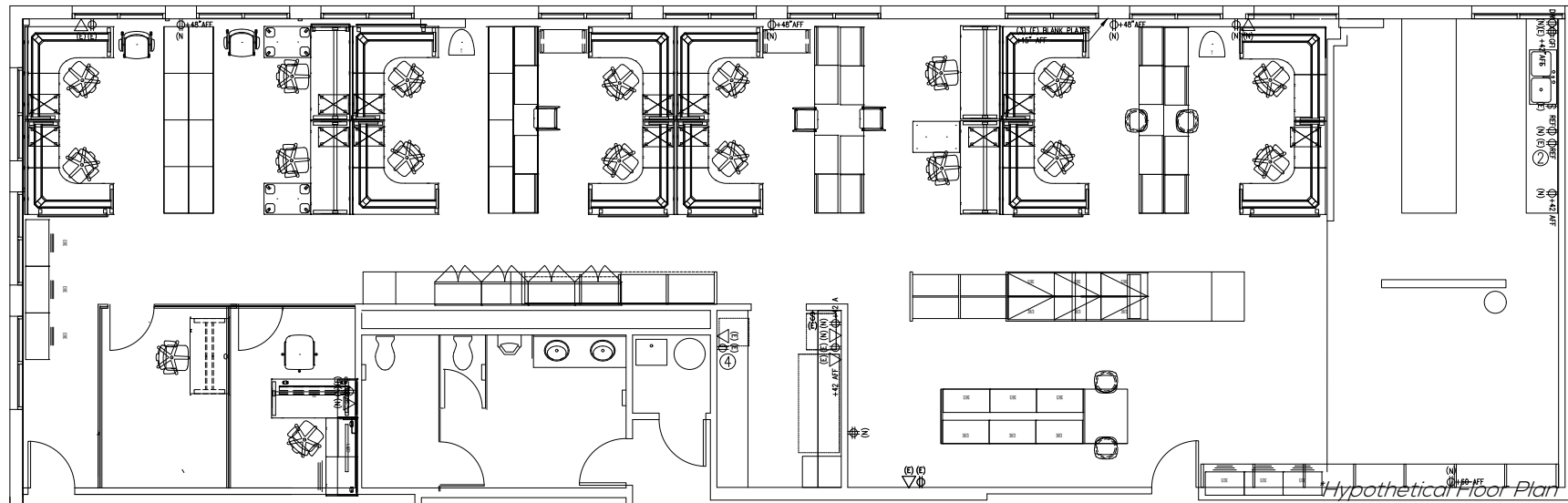
[RETURN TO AVAILABLE SUITES](#)

OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 202

±3,313 SF

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



[RETURN TO AVAILABLE SUITES](#)

ERIC SORENSEN | Senior Director | +1 650 320 0234 | eric.c.sorensen@cushwake.com | LIC #01709528

GARY BOITANO | Executive Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

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

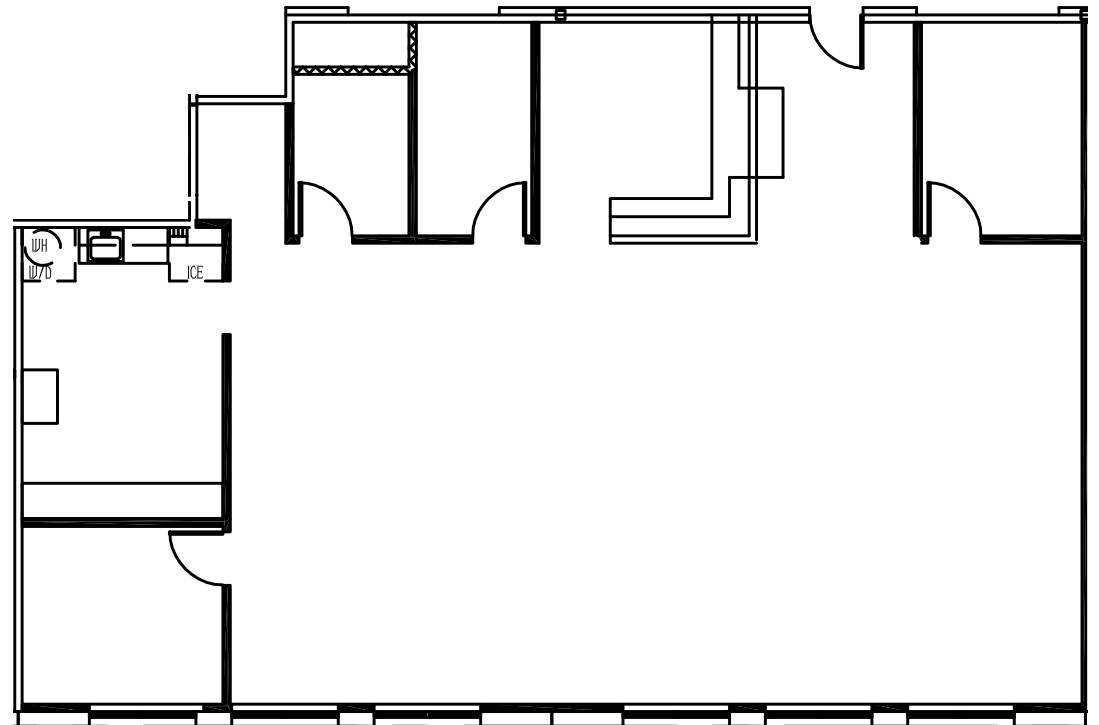
OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 204**±2,494 SF**

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



ENTRY

[RETURN TO AVAILABLE SUITES](#)

ERIC SORENSEN | Senior Director | +1 650 320 0234 | eric.c.sorensen@cushwake.com | LIC #01709528

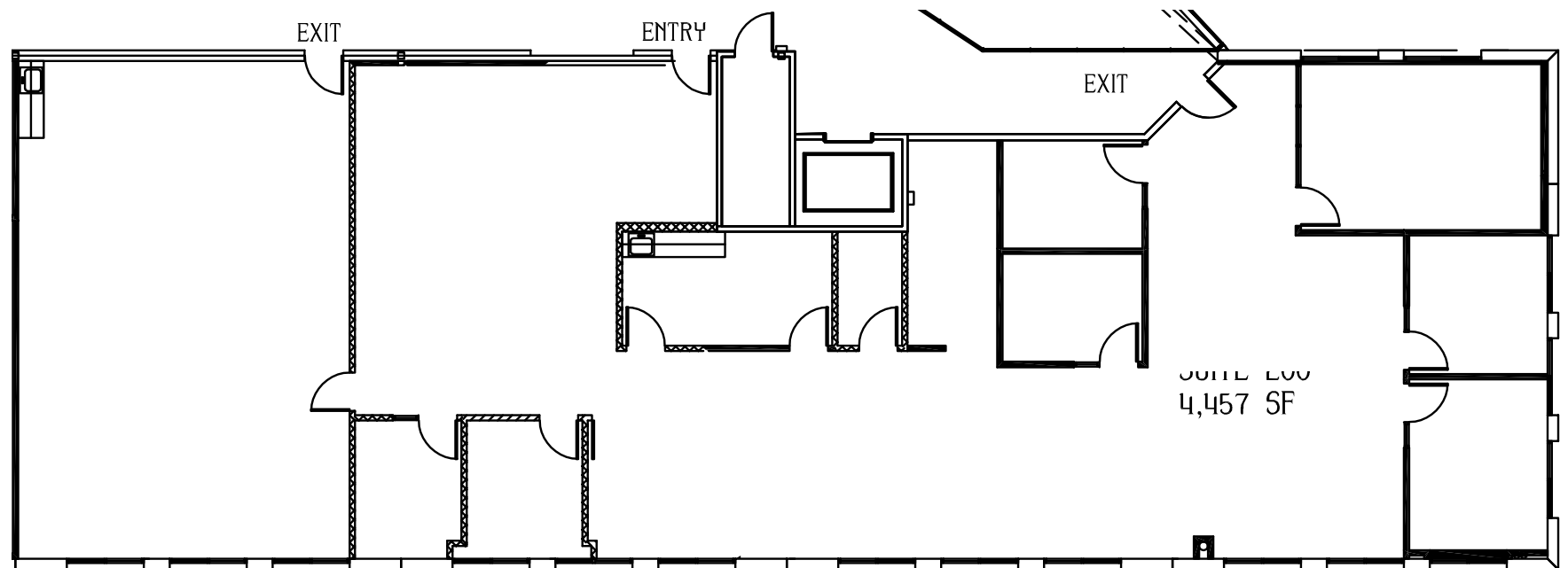
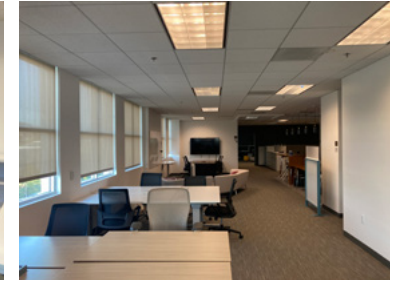
GARY BOITANO | Executive Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

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

OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 205-207**±5,126 SF**

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

[RETURN TO AVAILABLE SUITES](#)

ERIC SORENSEN | Senior Director | +1 650 320 0234 | eric.c.sorensen@cushwake.com | LIC #01709528

GARY BOITANO | Executive Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

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



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

ERIC SORENSEN | Senior Director | +1 650 320 0234 | eric.c.sorensen@cushwake.com | LIC #01709528

GARY BOITANO | Executive Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

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

The Inspyrus logo is located on the upper right portion of the building. It features 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" portion of the word is highlighted in red.

INSIDE SOURCE

A blue square containing the white letters "SC" in a large, bold, sans-serif font.

SAN CARLOS
BUSINESS PARK

www.sancarlosbusinesspark.com

957

ERIC SORENSEN | Senior Director | +1 650 320 0234 | eric.c.sorensen@cushwake.com | LIC #01709528

GARY BOITANO | Executive Director | +1 650 401 2122 | gary.boitano@cushwake.com | LIC #01902693

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

The Cushman & Wakefield logo consists of a red graphic of vertical bars of varying heights to the left of the company name.

**CUSHMAN &
WAKEFIELD**