

±4,700 SF ADVANCED TECHNOLOGY FOR LEASE
803 AMERICAN STREET
SAN CARLOS, CA



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PROPERTY HIGHLIGHTS

Suite A offers approximately $\pm 4,700$ square feet of high-quality space designed for advanced technology or research and development use. With excellent highway visibility, heavy power, and onsite parking, the suite provides the infrastructure and accessibility required for modern technical operations. This is a rare opportunity for innovation-driven companies seeking a functional and visible location.

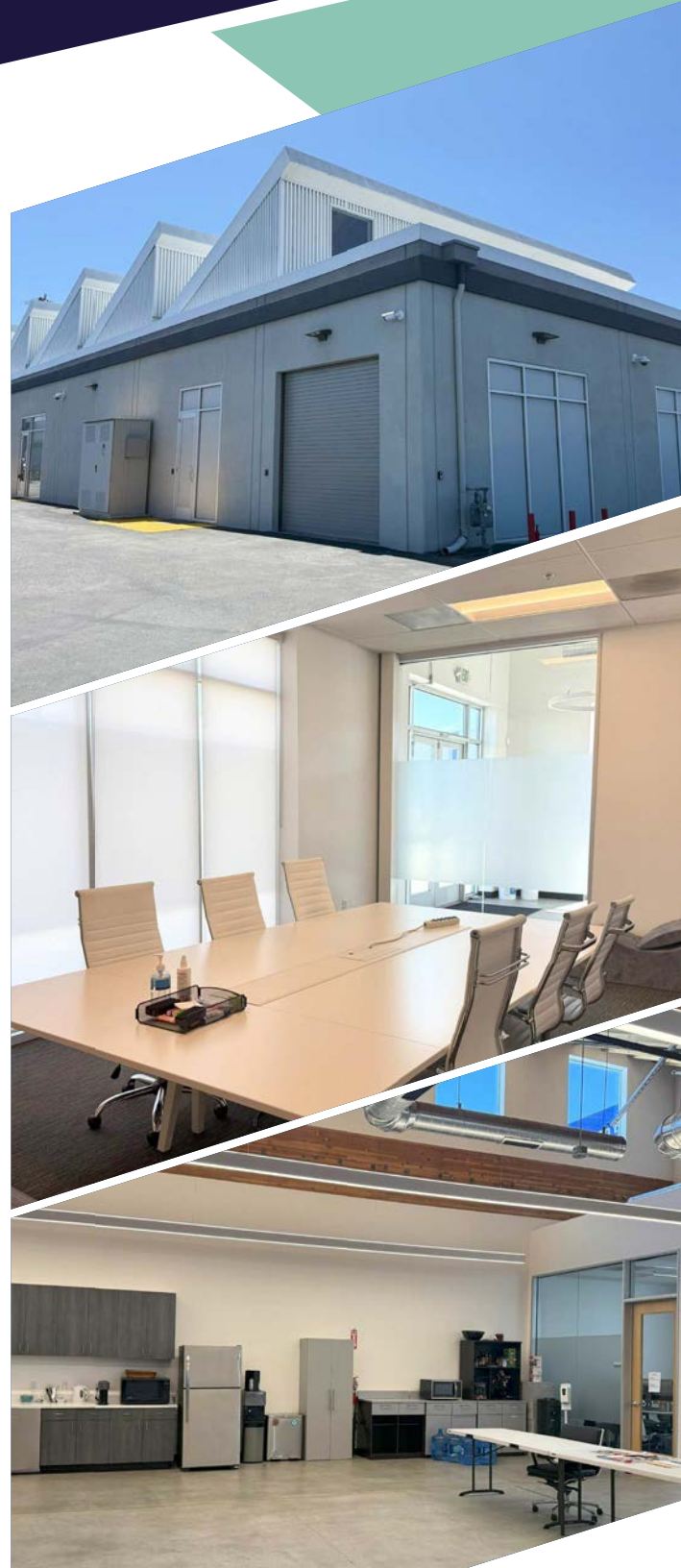
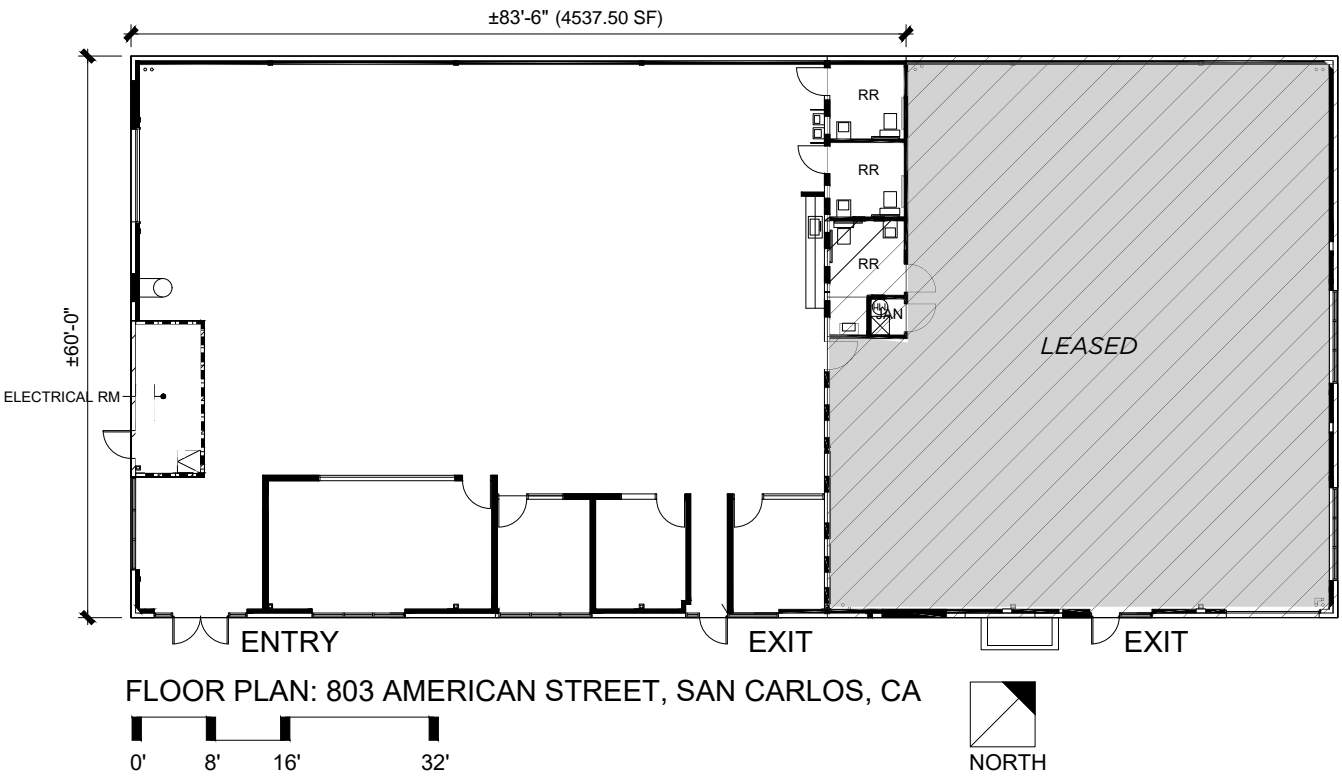
PROPERTY FEATURES

- Suite A: $\pm 4,700$ SF
- Modern advanced technology / R&D, office space
- Dedicated server room
- 1 conference room
- 3 private rooms
- Open floor layout
- Kitchenette
- Excellent highway visibility
- 16 dedicated parking stalls
- Heavy power (Building: 1000A, 277/480V, 4W)
- Available December 2025

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FLOOR PLAN



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FEATURED AMENITIES



RESTAURANTS

- 1 Johnston's Saltbox
- 2 Mediterranean Delite
- 3 Mints & Honey
- 4 My Breakfast House
- 5 Noelanis's Island Grill
- 6 Isarn Garden Thai Cuisine
- 7 The Refuge
- 8 Broiler Express
- 9 Spasso
- 10 Bistro Mitte
- 11 Town
- 12 Number5Kitchen
- 13 Pylos
- 14 Drakes



FITNESS

- 23 24 Hour Fitnes
- 24 Jazzercise
- 25 Endure Fit Club
- 26 APT Fitness
- 27 Fullsterkur Barbell Club
- 28 Impact! Kickboxing Fitness
- 29 Chizeld Fitness



RETAIL/SHOPPING

- 15 San Carlos Marketplace
- 16 TJ Maxx and Homegoods
- 17 Brittan Station Shopping Center
- 18 Lucky
- 19 Trader Joe's
- 20 West Marine
- 21 Office Depot
- 22 Home Depot

HOTELS

- 30 Good Living Inn
- 31 San Carlos Inn
- 32 LiA Hotel



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FOR MORE INFORMATION, CONTACT:

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