



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



AVAILABLE R&D SUITES

CLICK ON SUITE # TO VIEW FLOORPLAN

BUILDING	SUITE #	SF	COMMENTS
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-F	±2,651	Two (2) Lab Rooms, Conference Room, Two (2) Restrooms, Break Room, Server Room, Reception Area, Warehouse, One (1) Grade Level Door

AVAILABLE OFFICE SUITES

CLICK ON SUITE # TO VIEW FLOORPLAN

BUILDING	SUITE #	SF	COMMENTS
963 Industrial Rd	963-I	±3,399	Six (6) Private Offices, Conference Room, Two (2) Restrooms, Break Area, Open Office Area
985 Industrial Rd	201	±1,792	Four (4) Private Offices, Conference Room, Storage/Break Room, Reception Area
985 Industrial Rd	203	±1,041	Two (2) Private Offices, Open Office Area



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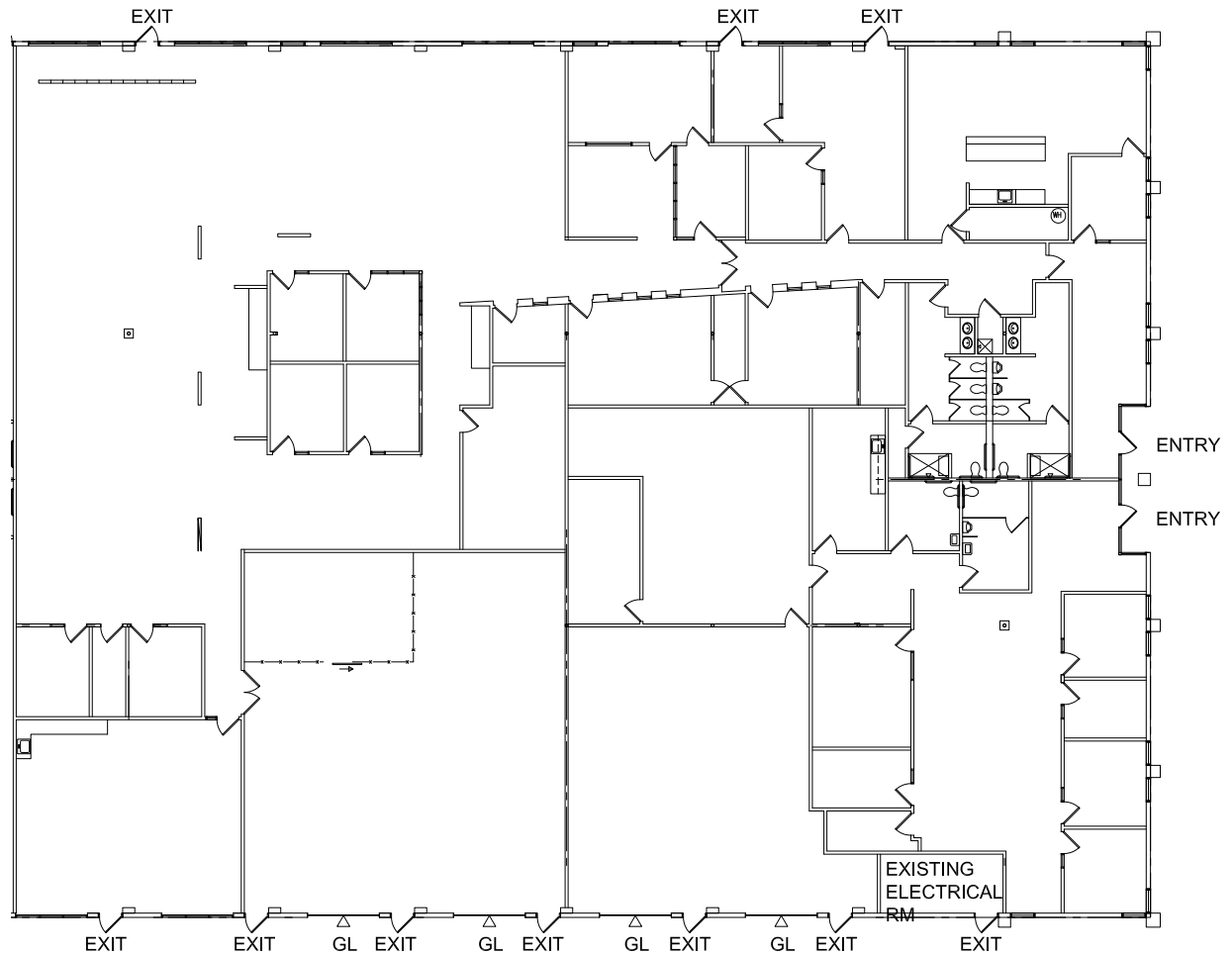
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R&D SUITE 957 INDUSTRIAL ROAD

SUITE 957-A**±18,454 SF**

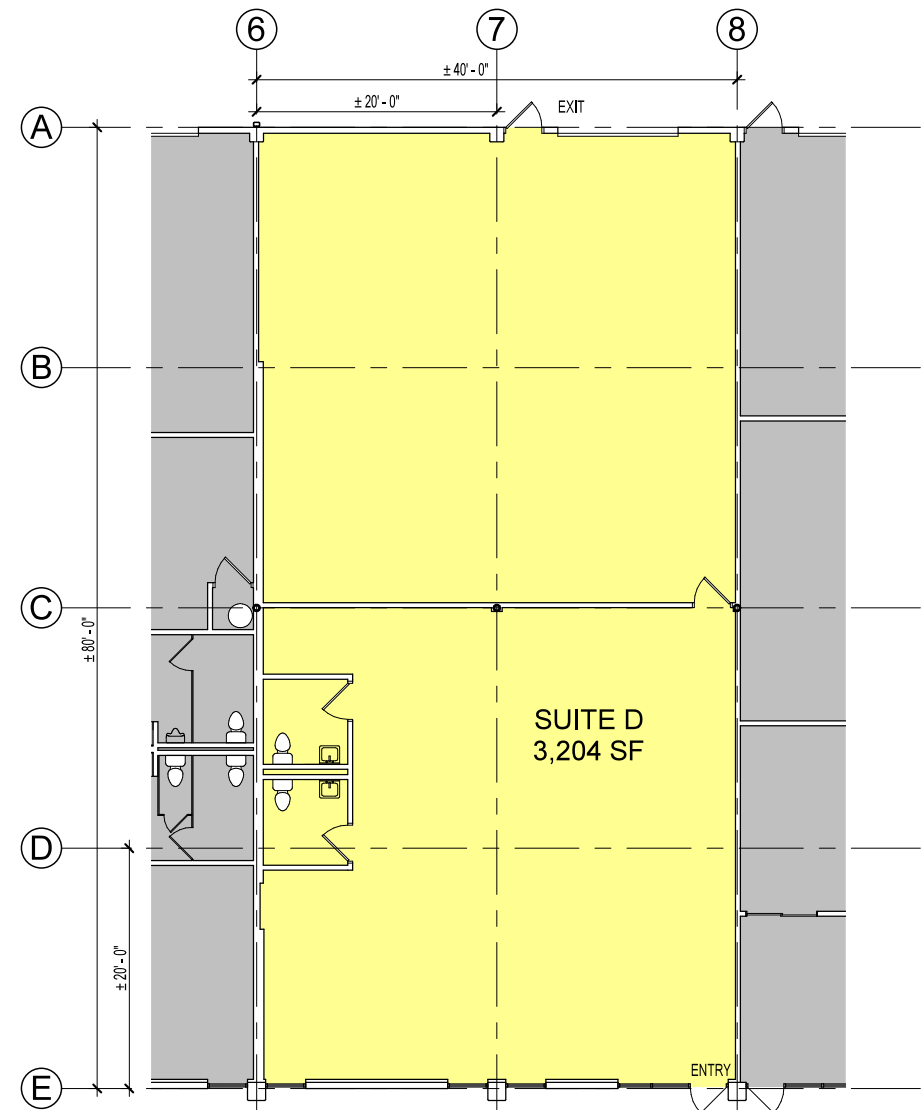
- Fourteen (14) Private Offices
- Five (5) Conference Room
- Four (4) Restrooms
- Two (2) Showers
- Three (3) Break Areas
- Storage Room
- Server Room
- Open Office Areas

[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	

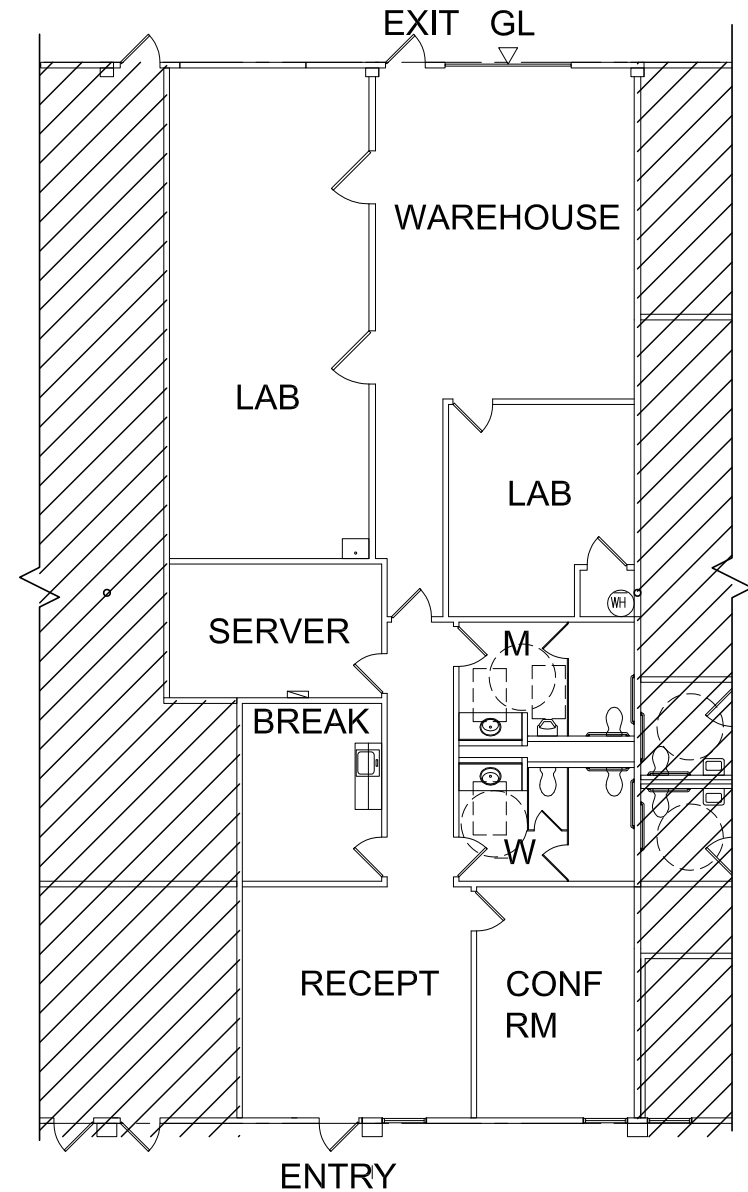


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R&D SUITE 963 INDUSTRIAL ROAD

SUITE 963-F**±2,651 SF**

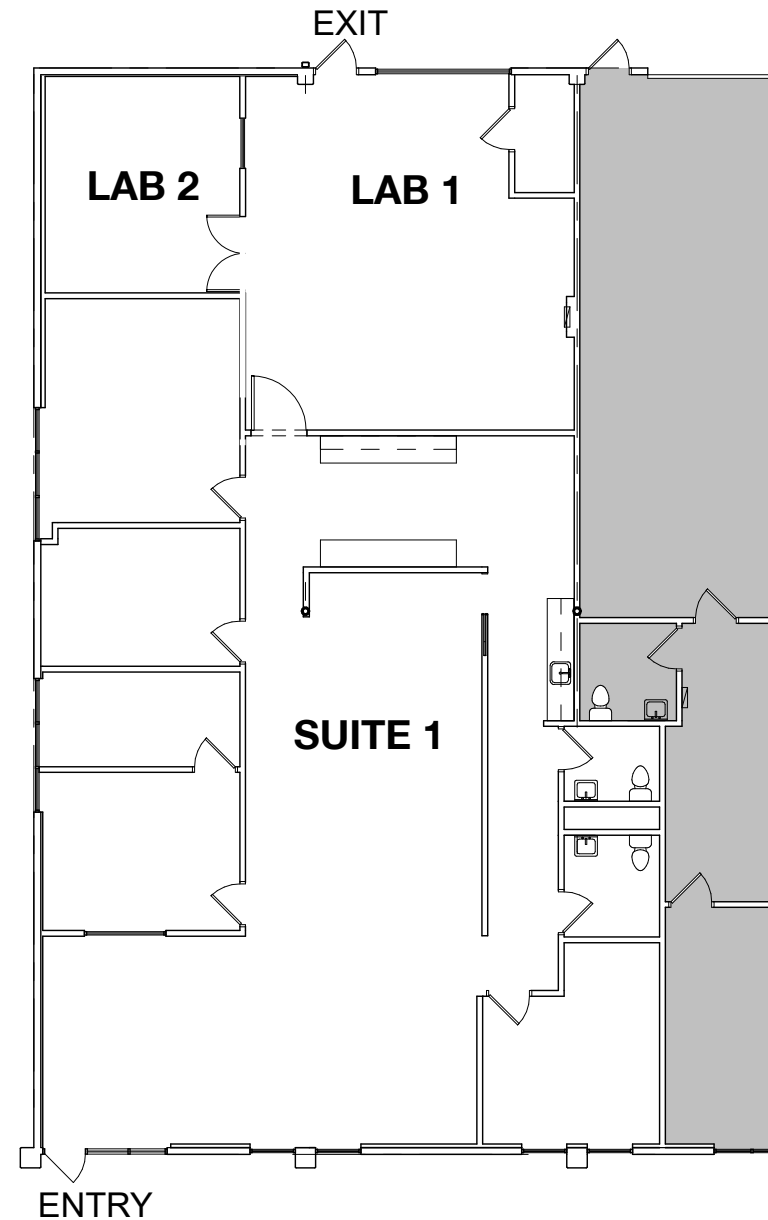
- Two (2) Lab Rooms
- Conference Room
- Two (2) Restrooms
- Break Room
- Server Room
- Reception Area
- Warehouse
- One (1) Grade Level Door

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OFFICE SUITE 963 INDUSTRIAL ROAD

SUITE 963-I**±3,399 SF**

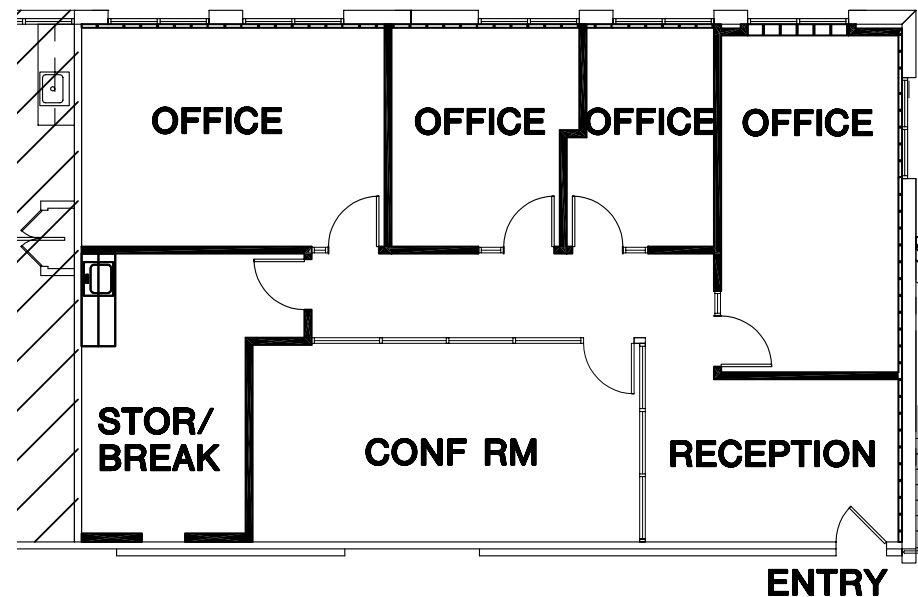
- Six (6) Private Offices
- Conference Room
- Two (2) Restrooms
- Break Area
- Open Office Area

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OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 201**±1,792 SF**

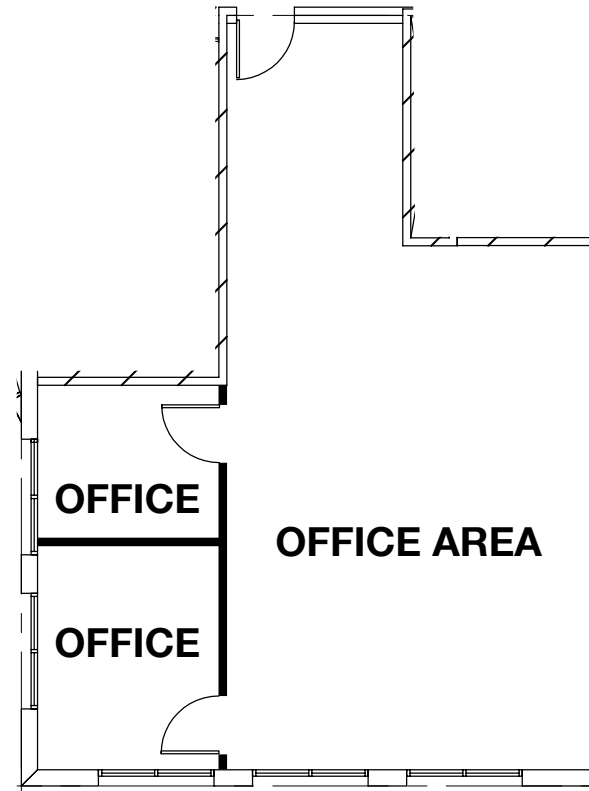
- Four (4) Private Offices
- Conference Room
- Storage/Break Room
- Reception

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OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 203**±1,041 SF**

- Two (2) Private Offices
- Open Office Area



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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 Inspyrus logo is located on the upper right portion of the building. It consists of a circular icon with a stylized globe pattern to the left of the word "INSPIRUS" in a bold, sans-serif font. The "US" part of the word is colored red, while the rest is black.The InsideSource logo is located on the upper left portion of the building. It features the word "INSIDE" in a smaller font above the word "SOURCE" in a larger, bold font, both in a sans-serif typeface.

SAN CARLOS
BUSINESS PARK

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