



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

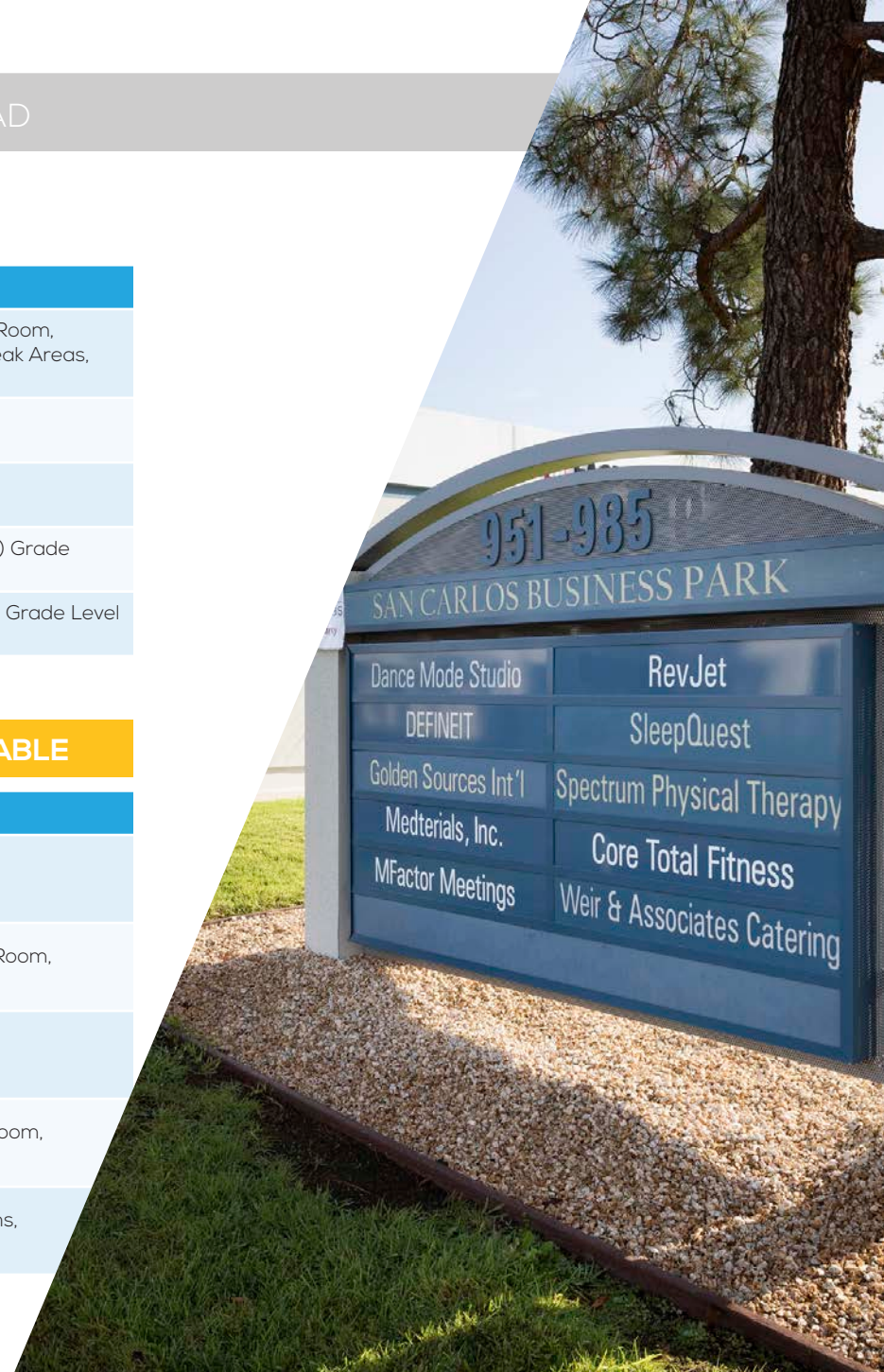
BUILDING	SUITE #	SF	COMMENTS
957 Industrial Rd	957-A	±18,454	Fourteen (14) Private Offices, Five (5) Conference Room, Four (4) Restrooms, Two (2) Showers, Three (3) Break Areas, Storage Room, Server Room, Open Office Areas
963 Industrial Rd	963-D	±3,204	Warehouse, Two (2) Restrooms, Grade Level Door Open Office Area
963 Industrial Rd	963-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-J	±3,205	Four (4) Private Offices, Two (2) Restrooms, One (1) Grade Level Door, Break Area, Warehouse, Storage

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
985 Industrial Rd	203	±1,041	Two (2) Private Offices, Open Office Area
985 Industrial Rd	204	±2,494	Two (2) Private Offices, Reception Area, Storage Room, Laundry Room Open Office Area
985 Industrial Rd	205-207	±5,126	Eight (8) Private Offices, Two (2) Conference Rooms, Break Room



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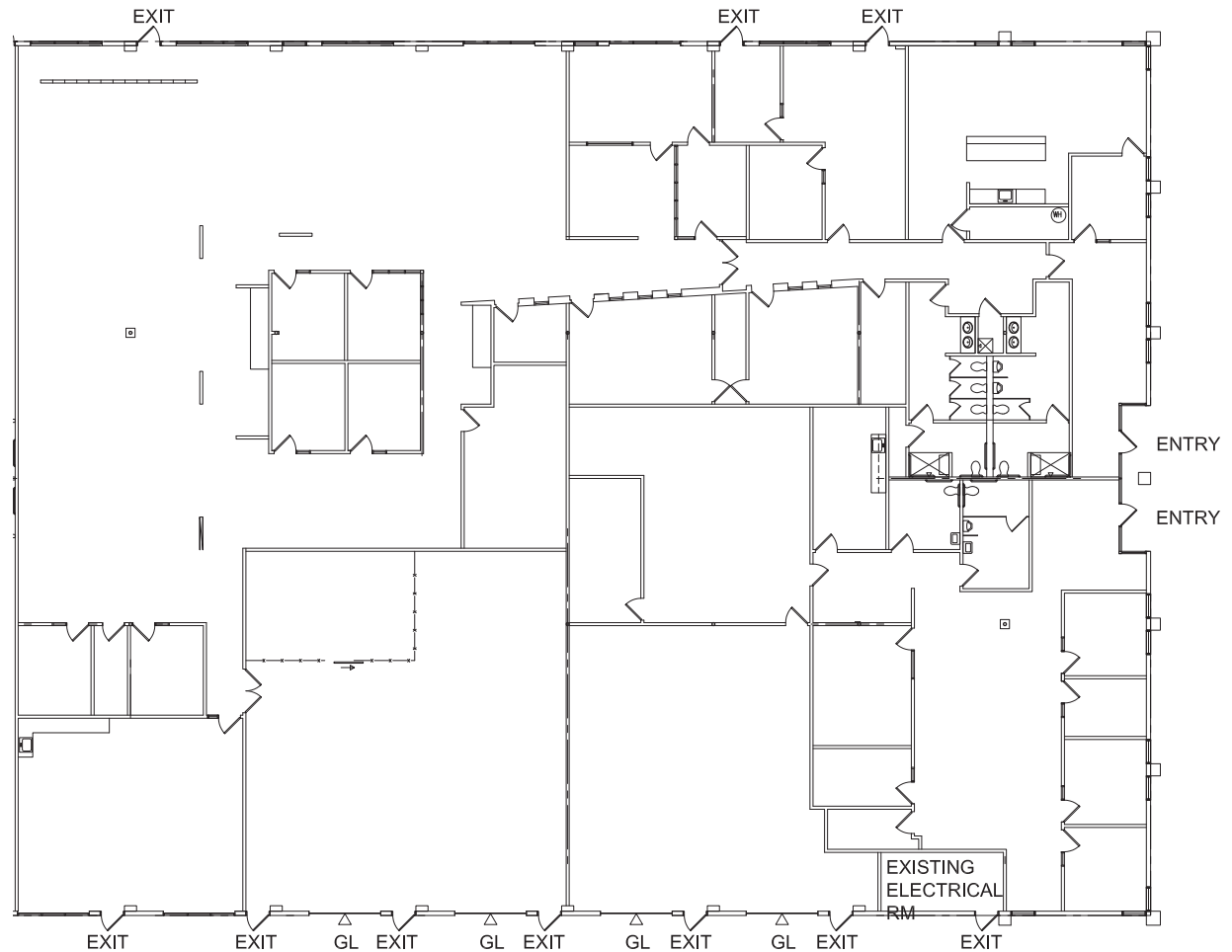
R&D SUITE

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

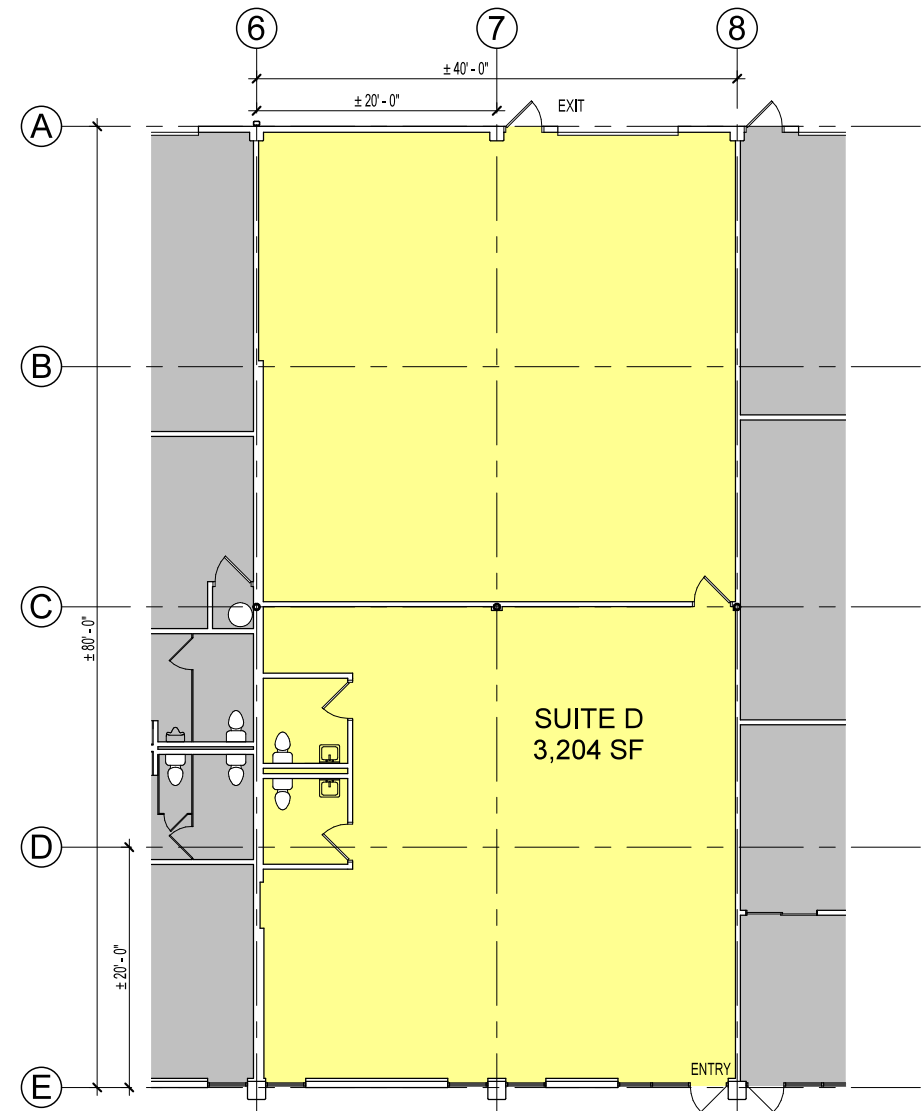


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R&D SUITE

963 INDUSTRIAL ROAD

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

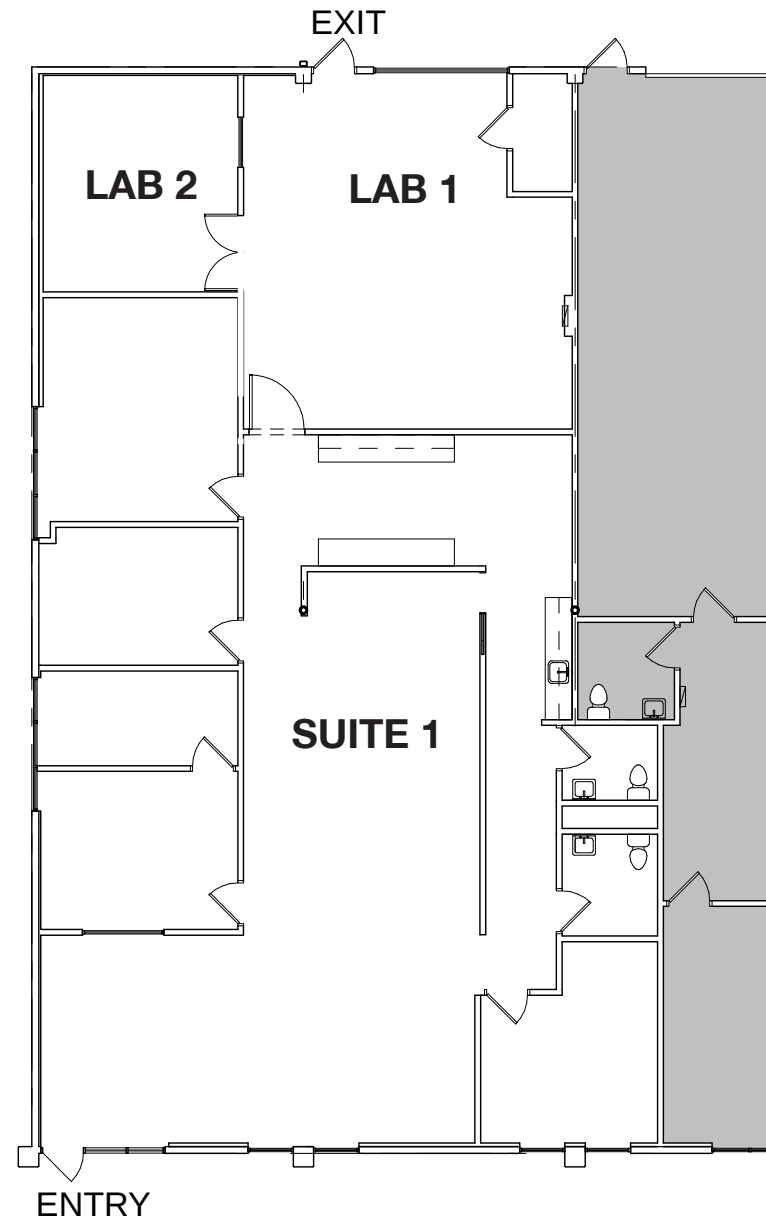


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R&D SUITE 963 INDUSTRIAL ROAD

SUITE 963-I**±3,399 SF**

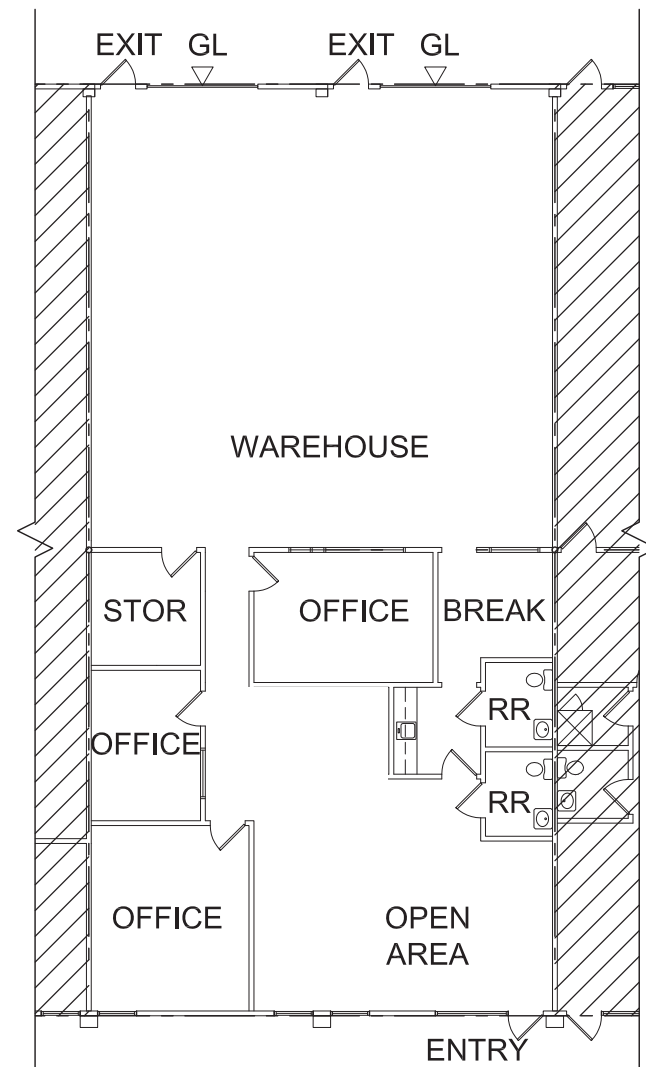
- Five (5) Private Offices
- Conference Room
- Storage Room
- Two (2) Restrooms
- Break Area
- Open Office Area

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R&D SUITE 969 INDUSTRIAL ROAD

SUITE 969-G**±3,200 SF**

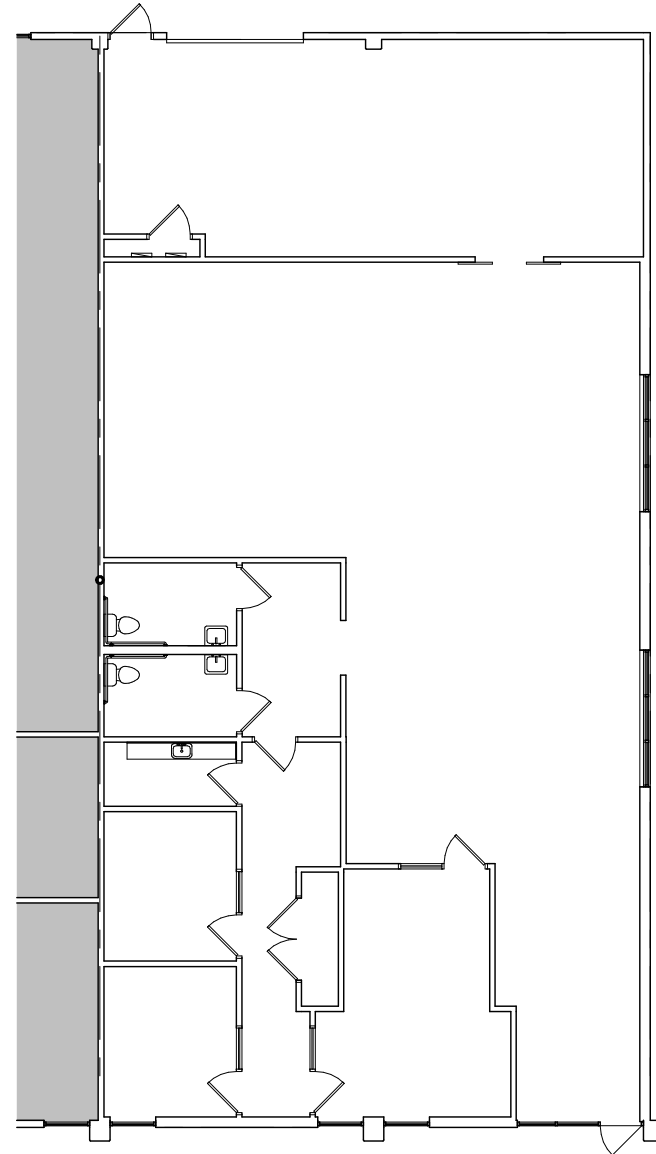
- Three (3) Private Offices
- Two (2) Restrooms
- Two (2) Grade Level Door
- Warehouse
- Storage

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R&D SUITE 969 INDUSTRIAL ROAD

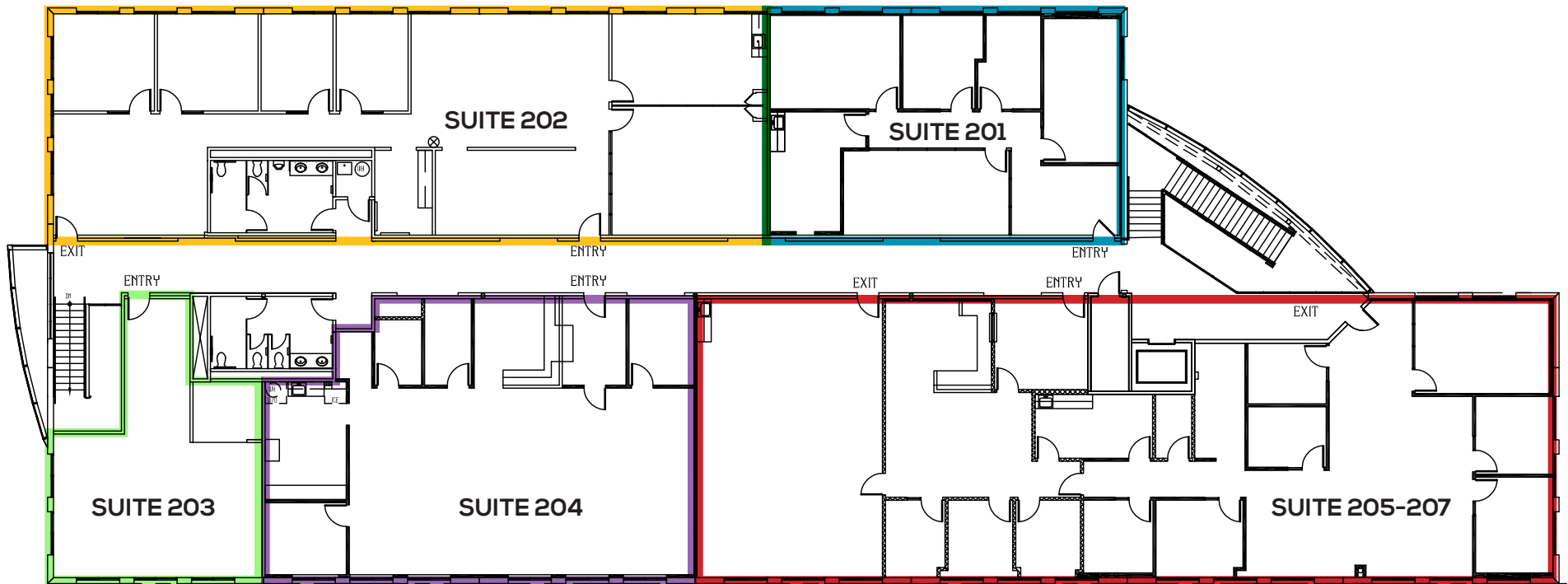
SUITE 969-J**±3,205 SF**

- Four (4) Private Offices
- Two (2) Restrooms
- One (1) Grade Level Door
- Break Area
- Warehouse
- Storage

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OFFICE SUITE
985 INDUSTRIAL ROAD

ENTIRE 2ND FLOOR AVAILABLE

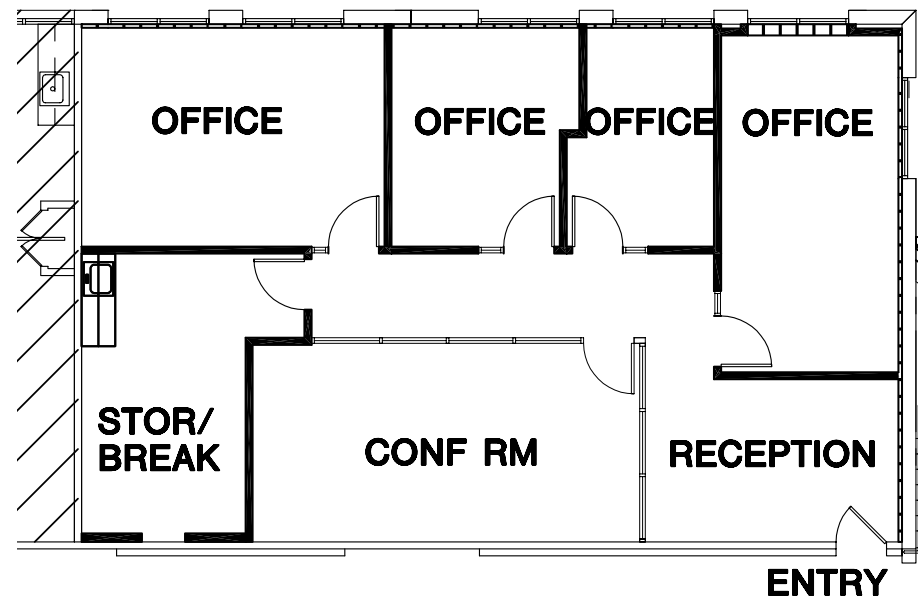


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OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 201**±1,792 SF**

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

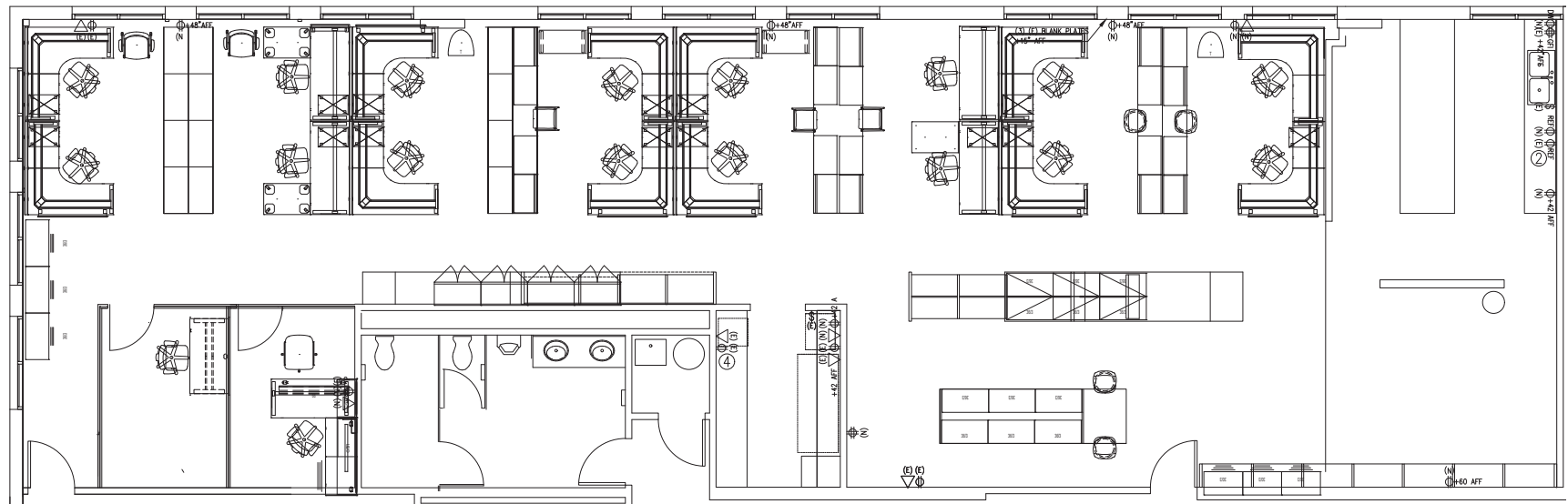


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OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 202**±3,313 SF**

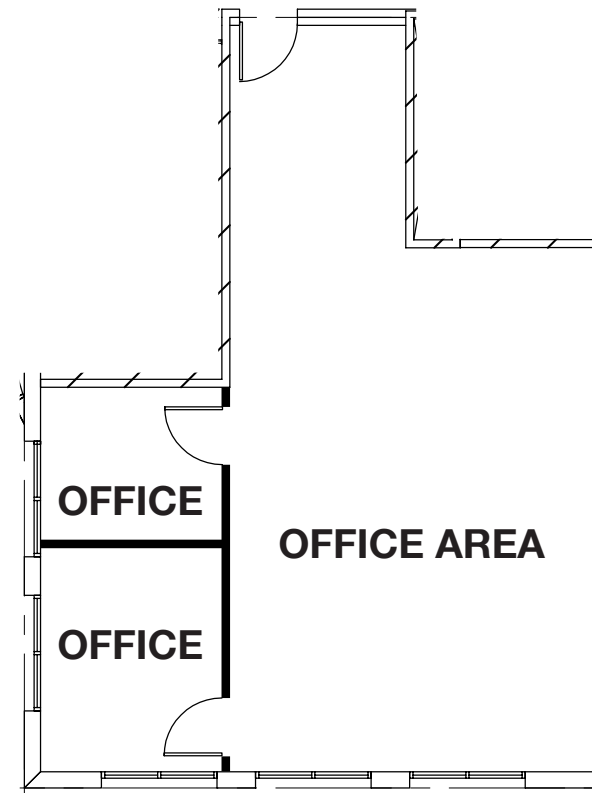
- Two (2) Private Offices
- Conference Room
- Break Room
- Open Office Area

[RETURN TO AVAILABLE SUITES](#)**Hypothetical Floor Plan*

OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 203**±1,041 SF**

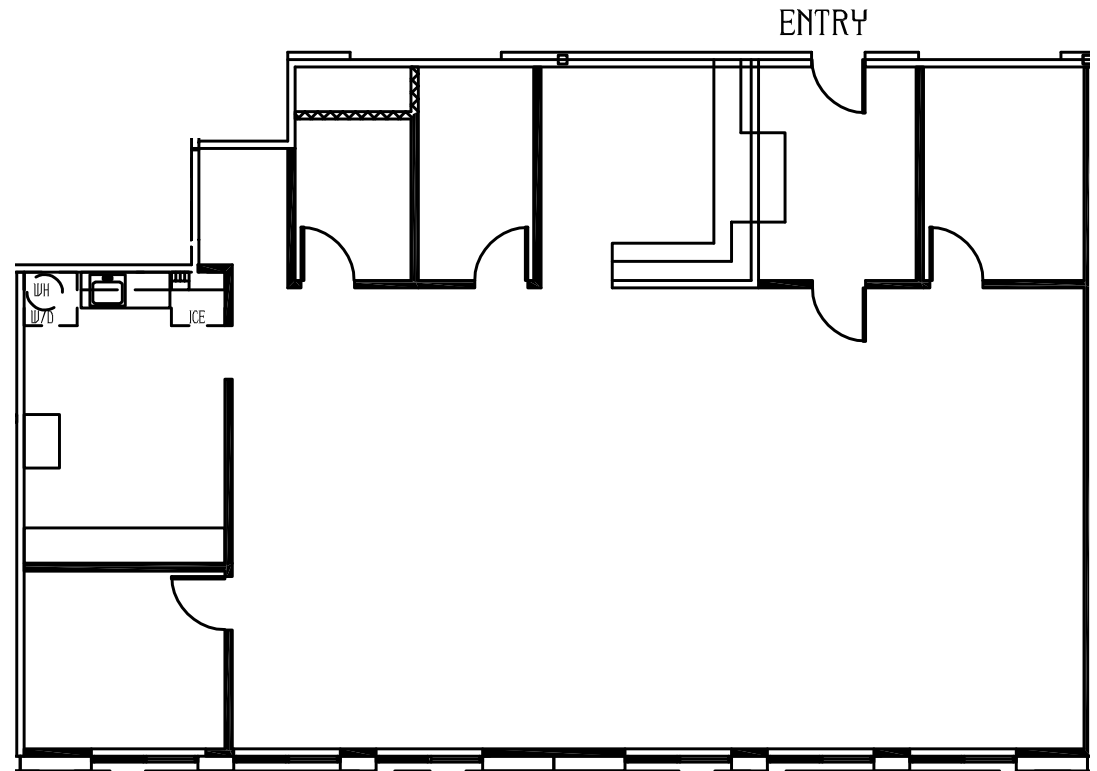
- Two (2) Private Offices
- Open Office Area

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OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 204**±2,494 SF**

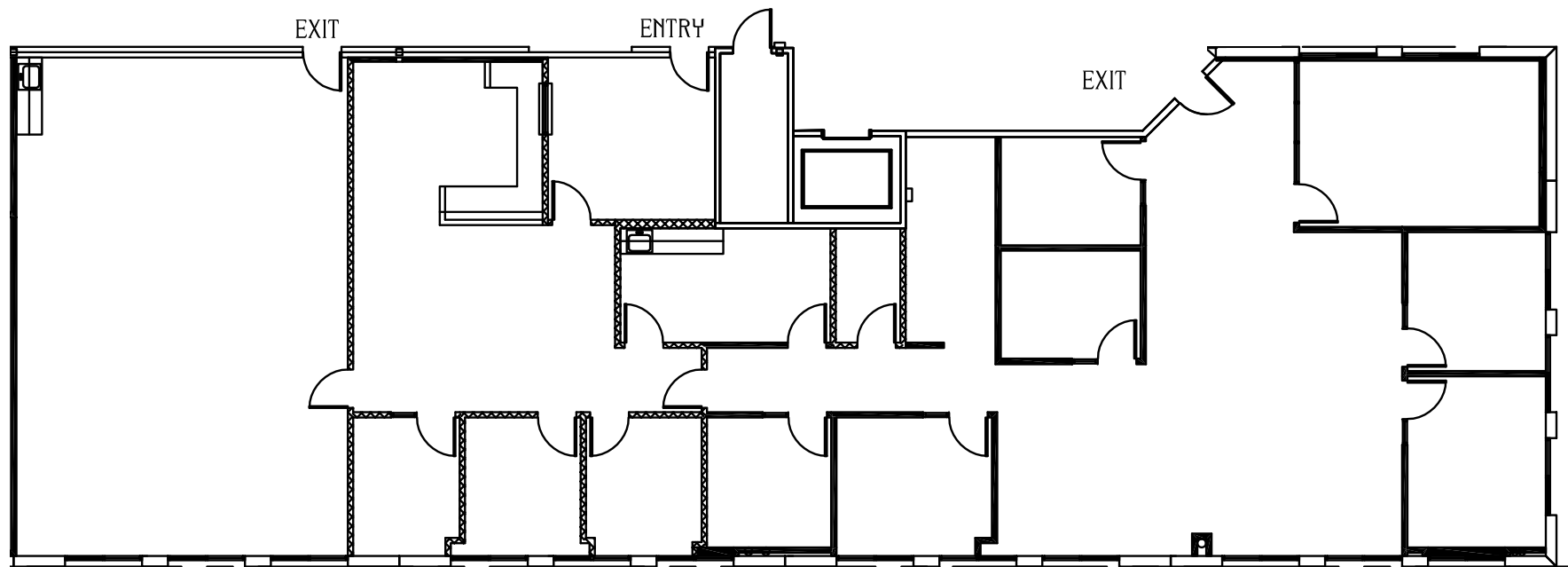
- Two (2) Private Offices
- Reception area
- Storage Room
- Laundry Room
- Open Office Area

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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



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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 'i' and the word 'INSPIRUS' in a bold, sans-serif font.The logo for InsideSource, featuring the word 'INSIDE-SOURCE' in a bold, sans-serif font.A blue square containing the white letters 'SC' in a bold, sans-serif font.

**SAN CARLOS
BUSINESS PARK**

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The logo for Cushman & Wakefield, featuring a stylized red and white graphic of a building or skyline next to the company name in a bold, sans-serif font.