



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

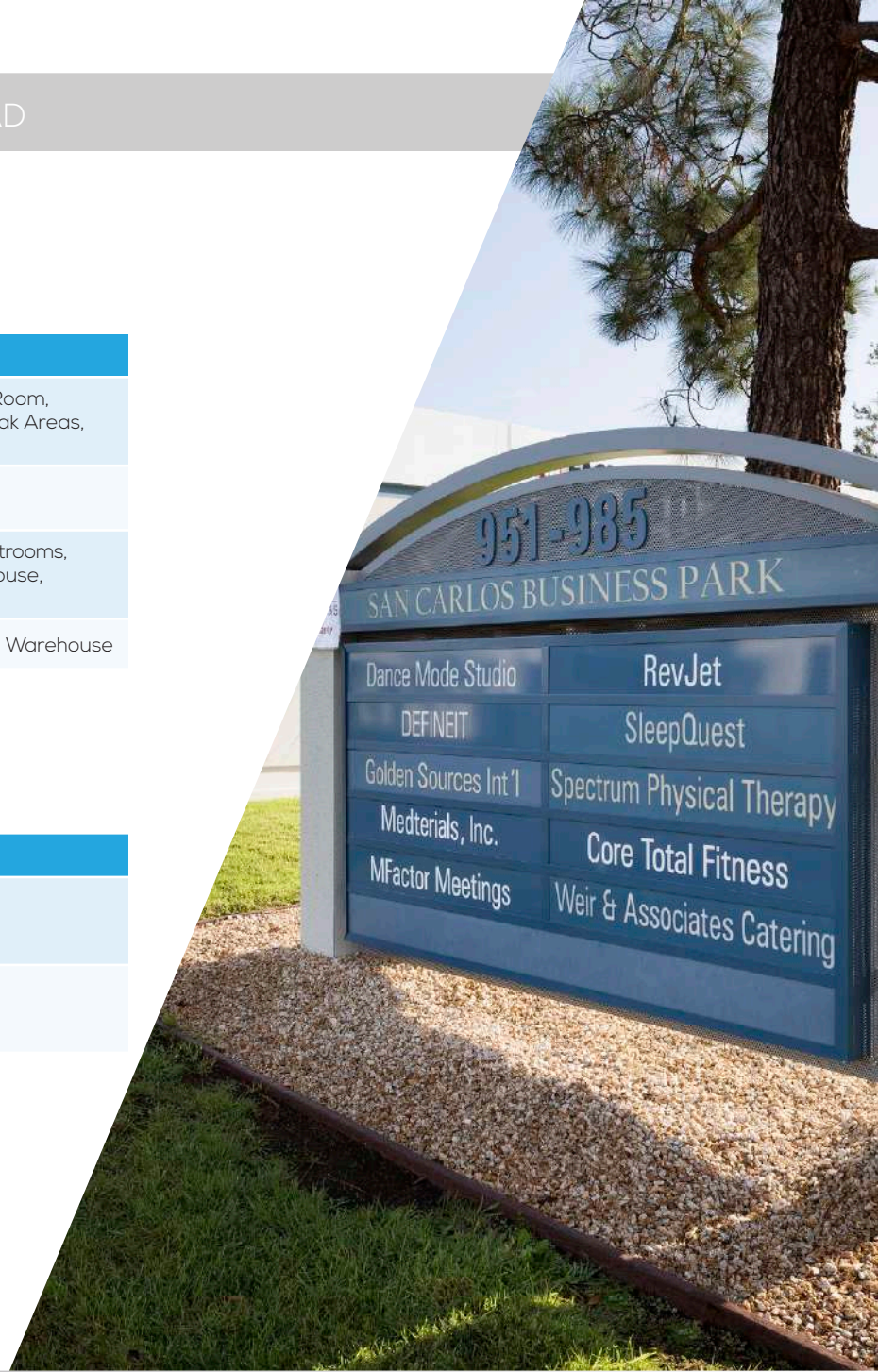
CLICK ON SUITE # TO VIEW FLOORPLAN

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
969 Industrial Rd	969-F	±1,604	Private Office, Two (2) Restrooms, Grade Level Door, Warehouse

AVAILABLE OFFICE SUITES

CLICK ON SUITE # TO VIEW FLOORPLAN

BUILDING	SUITE #	SF	COMMENTS
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



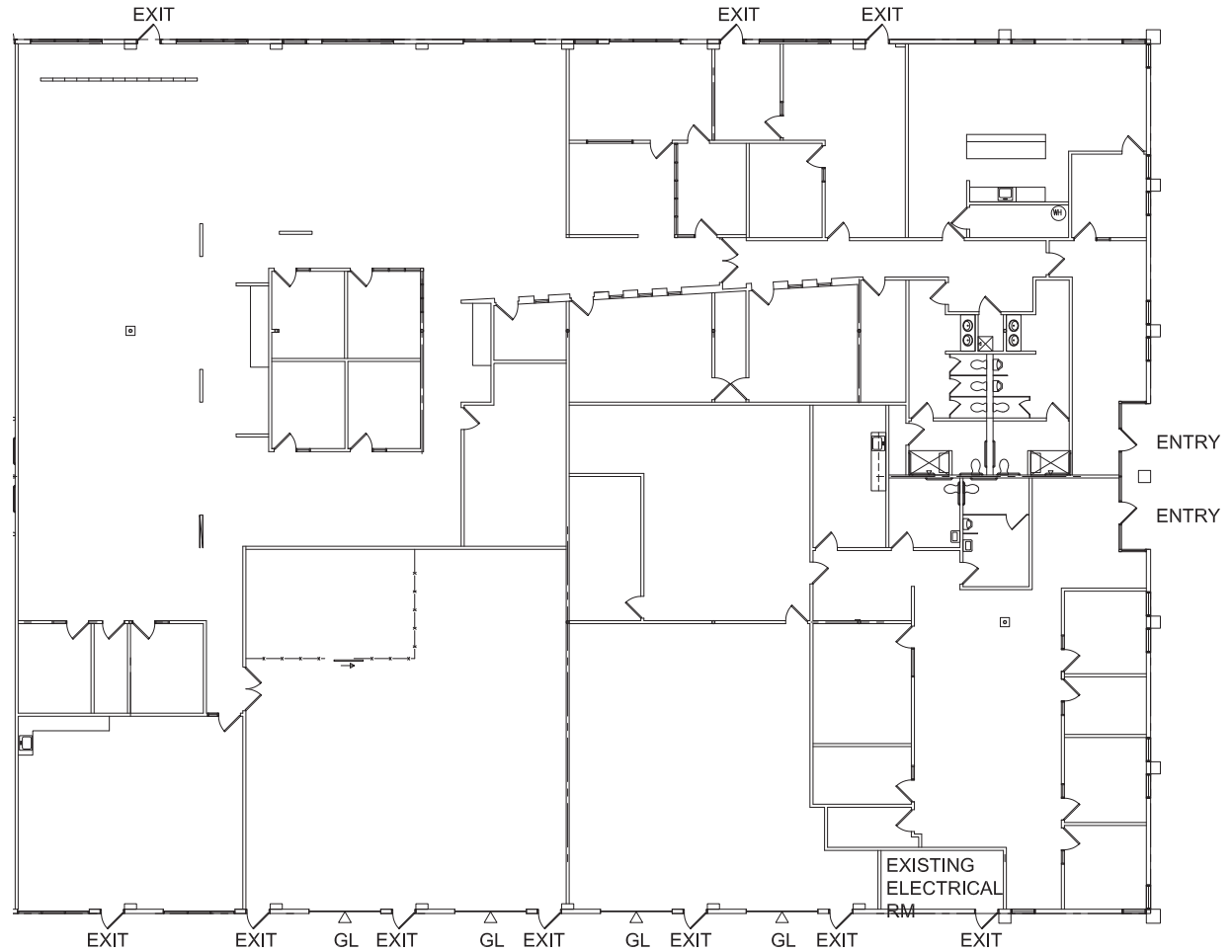
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R&D SUITE 957 INDUSTRIAL ROAD

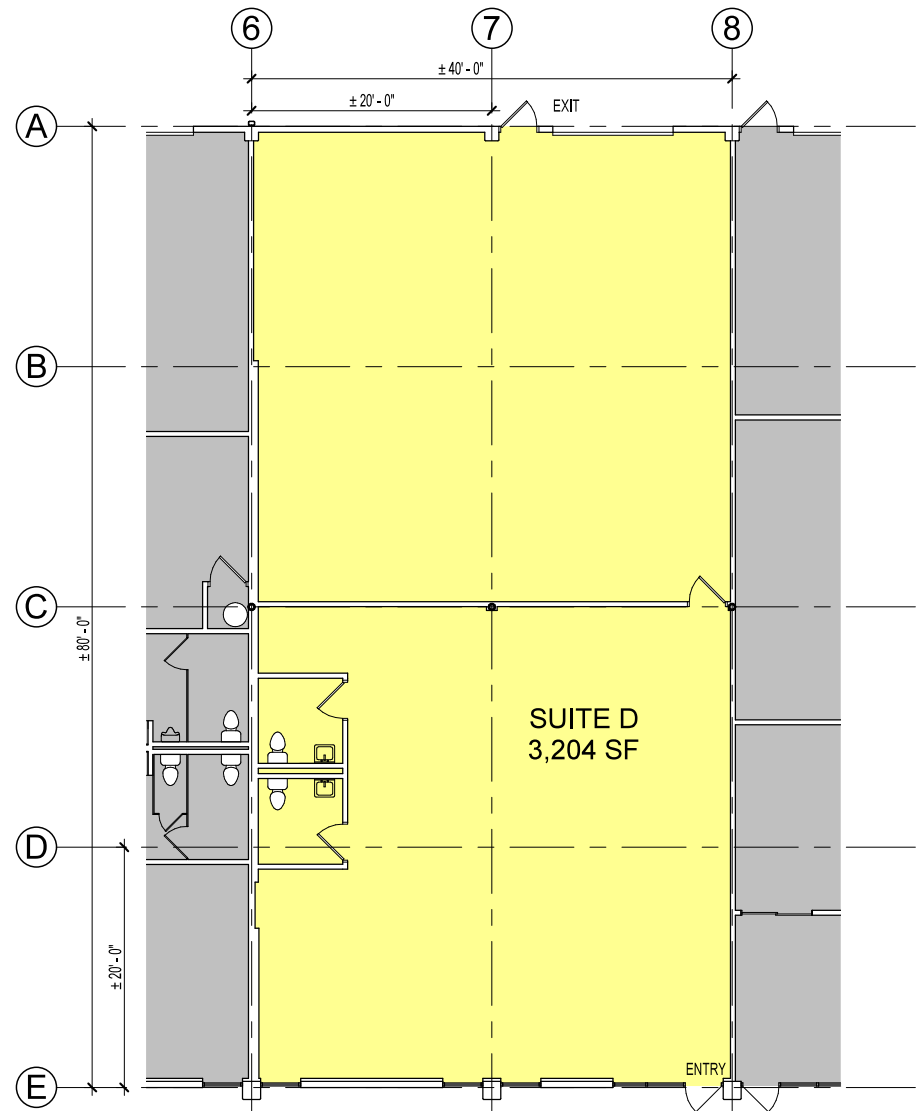
SUITE 957-A	±18,454 SF
• Fourteen (14) Private Offices	
• Five (5) Conference Room	
• Four (4) Restrooms	
• Two (2) Showers	
• Three (3) Break Areas	
• Storage Room	
• Server Room	
• Open Office Areas	



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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	

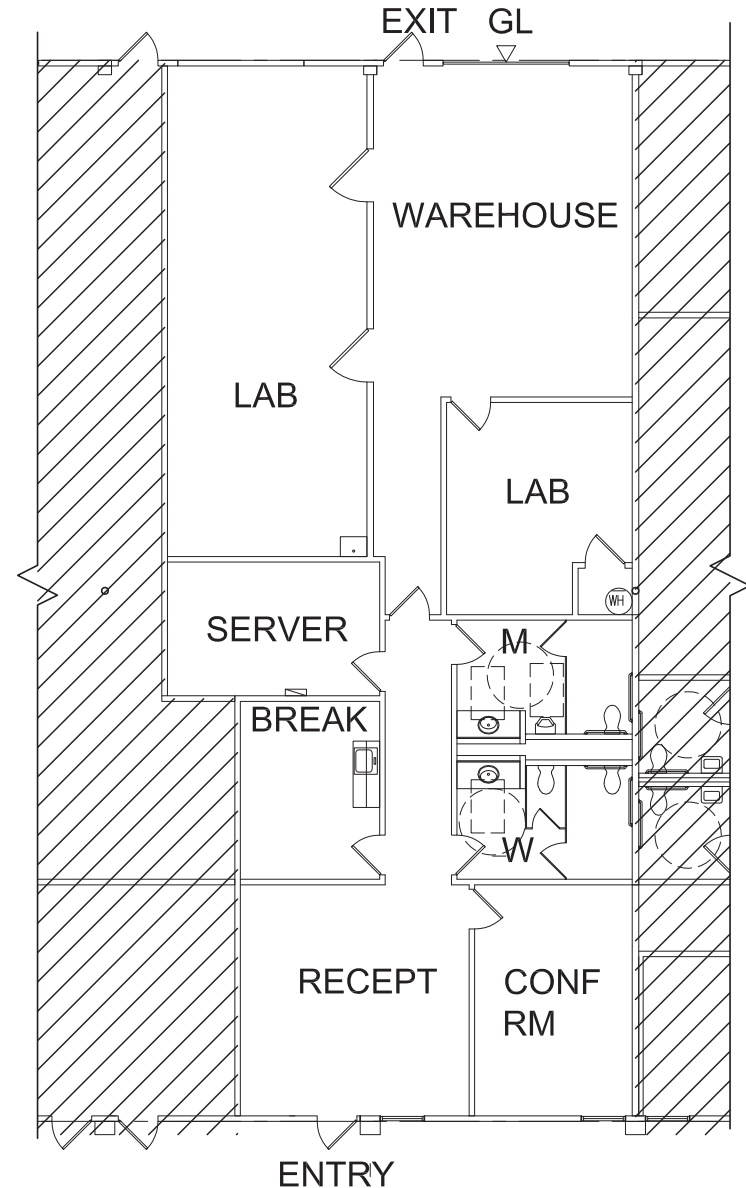


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R&D SUITE 963 INDUSTRIAL ROAD

SUITE 963-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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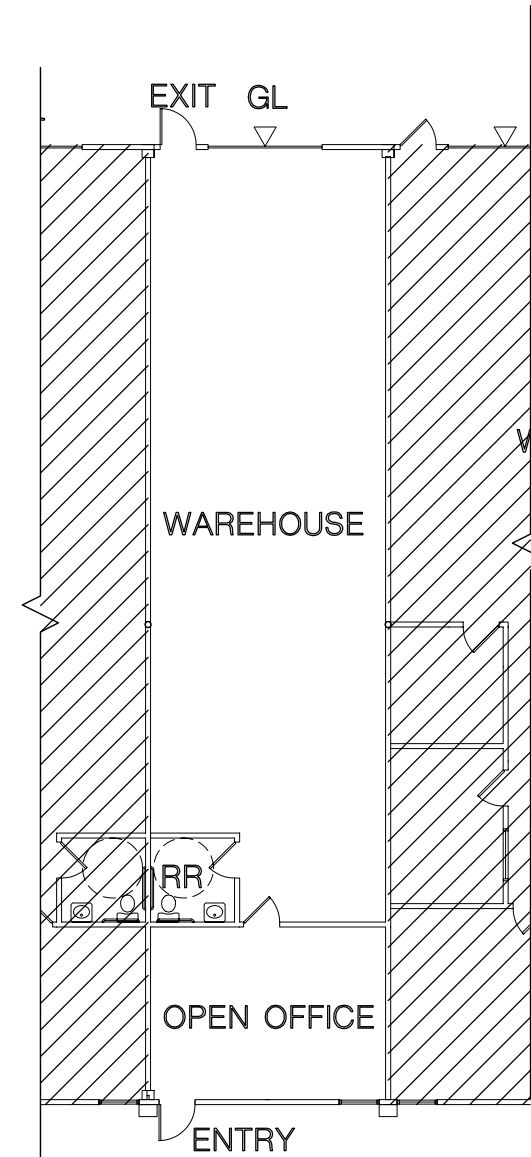
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R&D SUITE

969 INDUSTRIAL ROAD

SUITE 969-F**±1,604 SF**

- Private Office
- Two (2) Restrooms
- Grade Level Door
- Warehouse

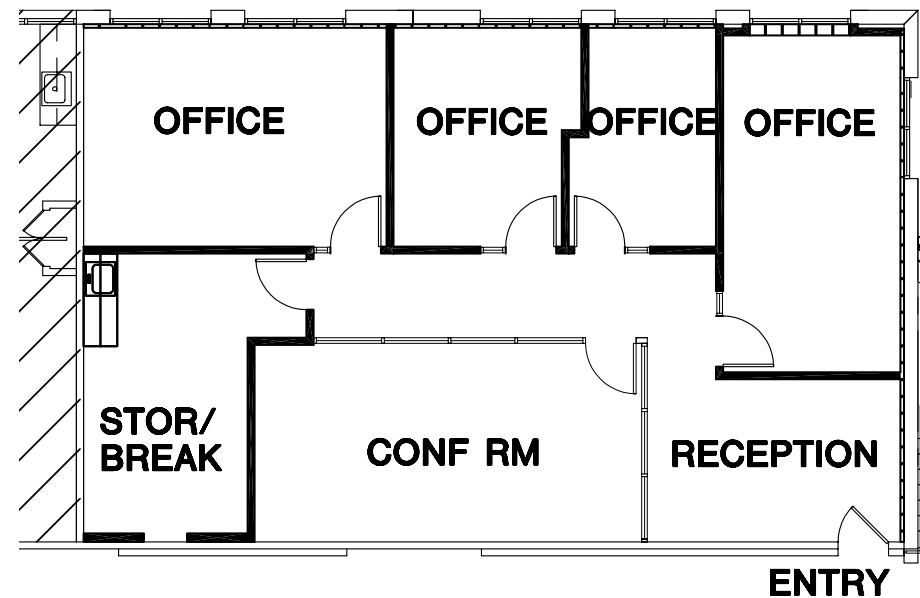


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OFFICE SUITE 985 INDUSTRIAL ROAD

SUITE 201**±1,792 SF**

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



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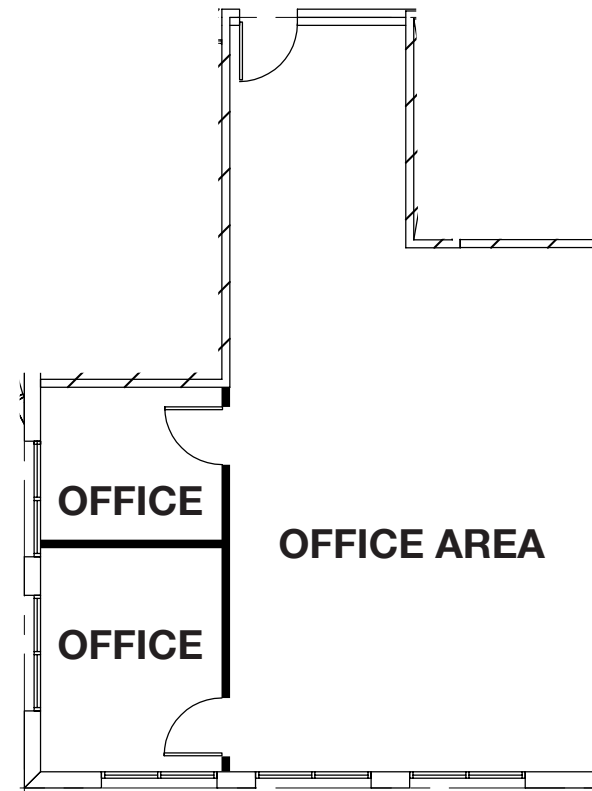
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OFFICE SUITE 985 INDUSTRIAL ROAD

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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