

# 990

INDUSTRIAL ROAD

SAN CARLOS, CA

FOR LEASE | ±8,617 TOTAL SF  
OFFICE/SHOWROOM SUITES AVAILABLE



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## PROJECT HIGHLIGHTS

### Project Highlights

- Rare Industrial/R&D Opportunities
- Short Term options available
- Market Ready Office Space
- Immediate Highway 101 Access
- 1 Mile to San Carlos Caltrain Station

### First Floor

Suite 105: ±1,949 SF

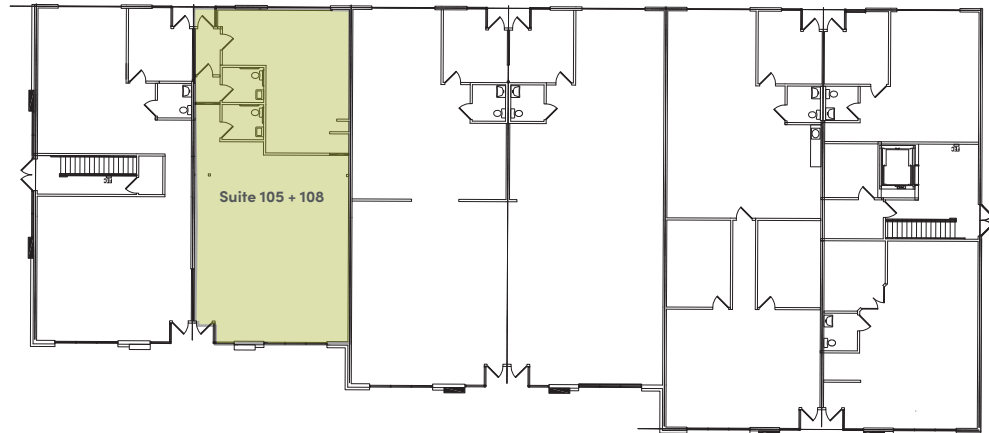
### Second Floor

Suite 202: ±1,265 SF

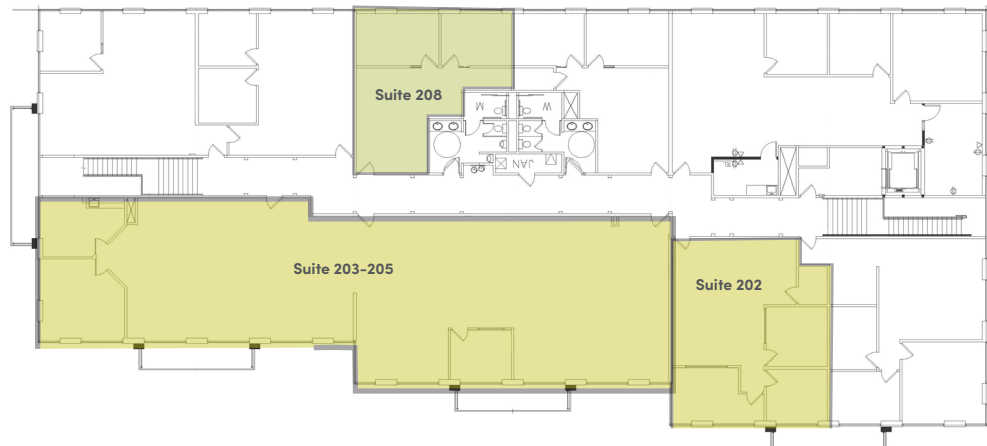
Suite 203-205: ±4,563 SF

Suite 208: ±840 SF

First Floor



Second Floor



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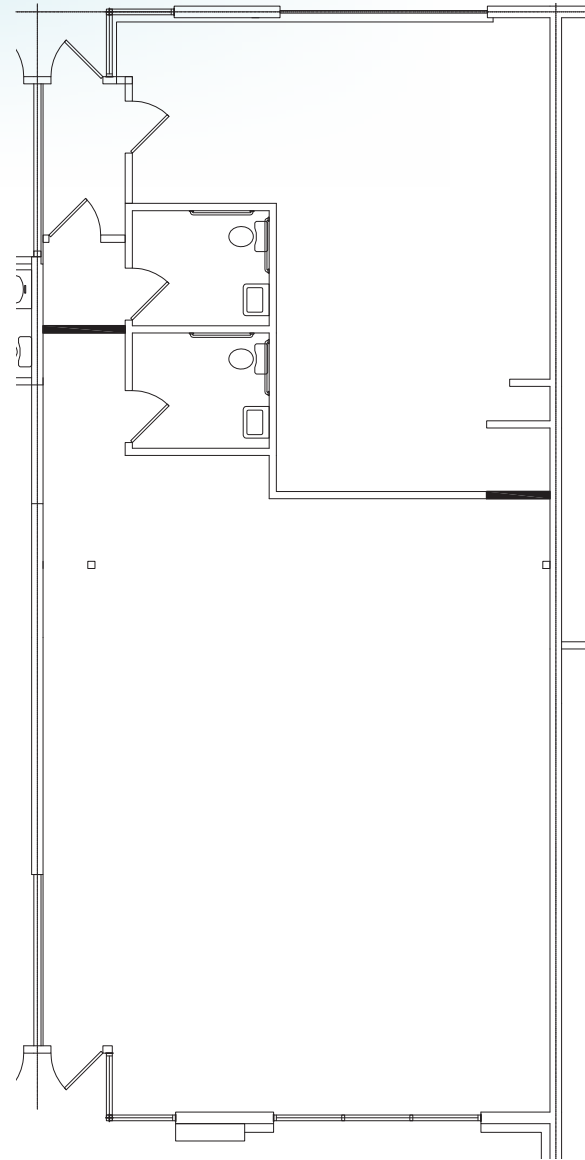
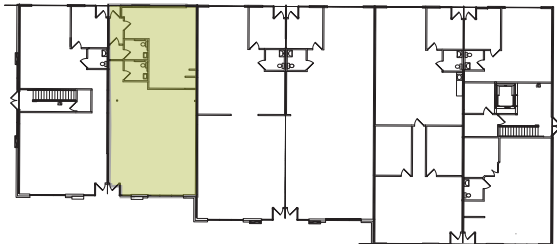
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## Suite 105+108

- Industrial road facing building signage
- ±1,949 SF
- Showroom
- Roll up door
- Open office behind showroom
- Available through 2026
- \$2.25 IG

1ST FLOOR KEY PLAN



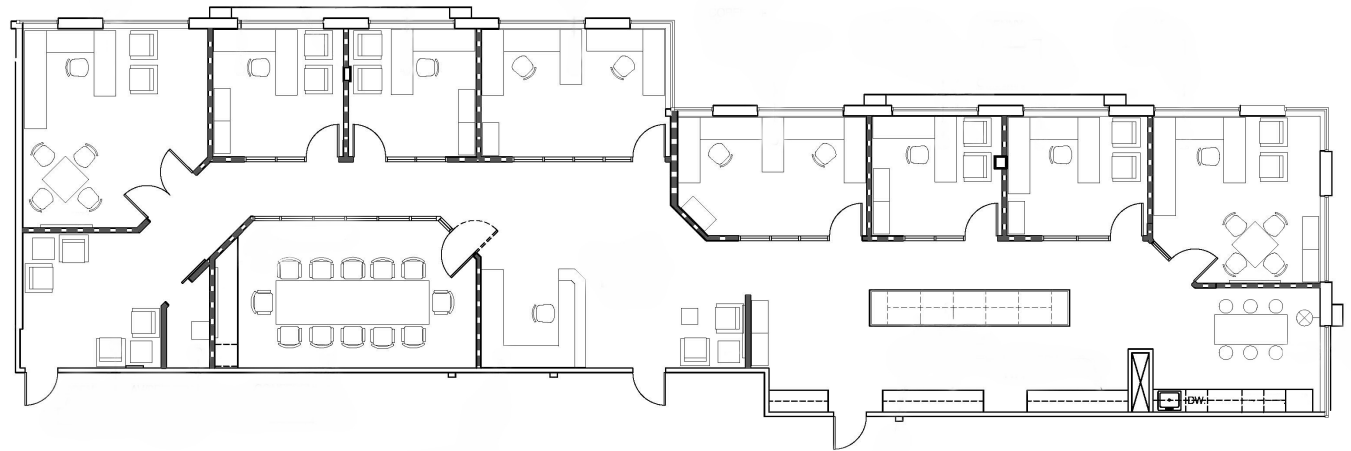
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INDUSTRIAL ROAD

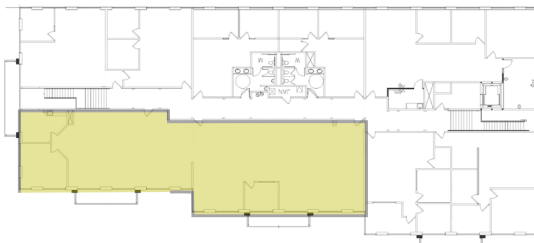
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## Suite 203-205

- ±4,563 SF
- 8 private offices
- Breakroom
- Conference room
- \$3.50 PSF Per Month/Full Service



2ND FLOOR KEY PLAN





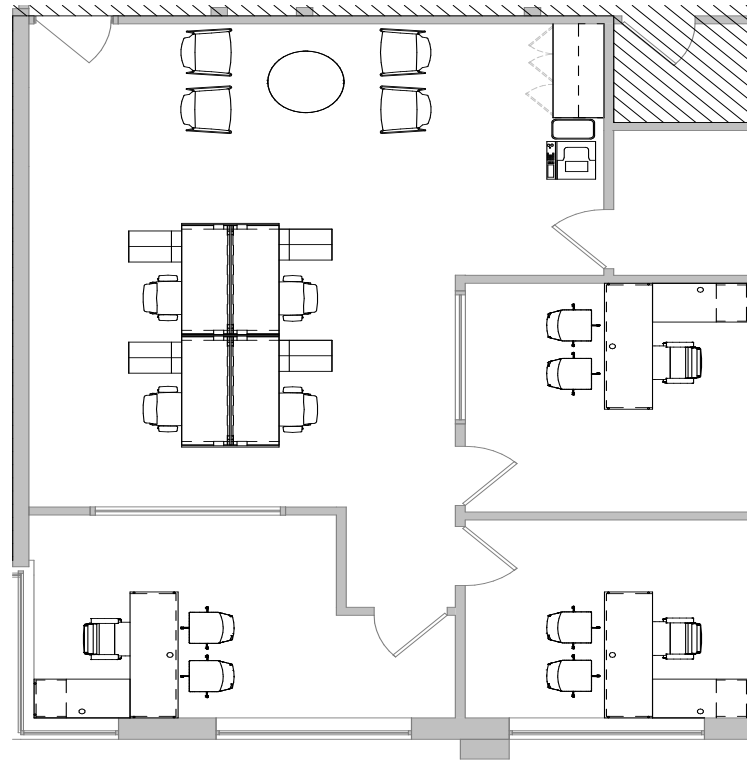
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INDUSTRIAL ROAD

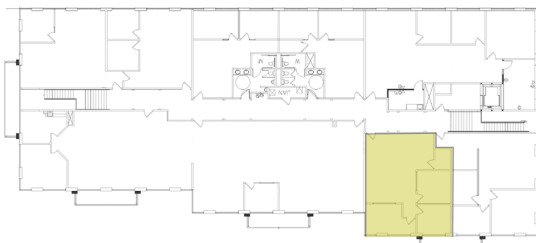
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## Suite 202

- ±1,265 SF
- 3 private offices
- Open office space
- \$3.50 PSF/Per Month/Full Service



2ND FLOOR KEY PLAN



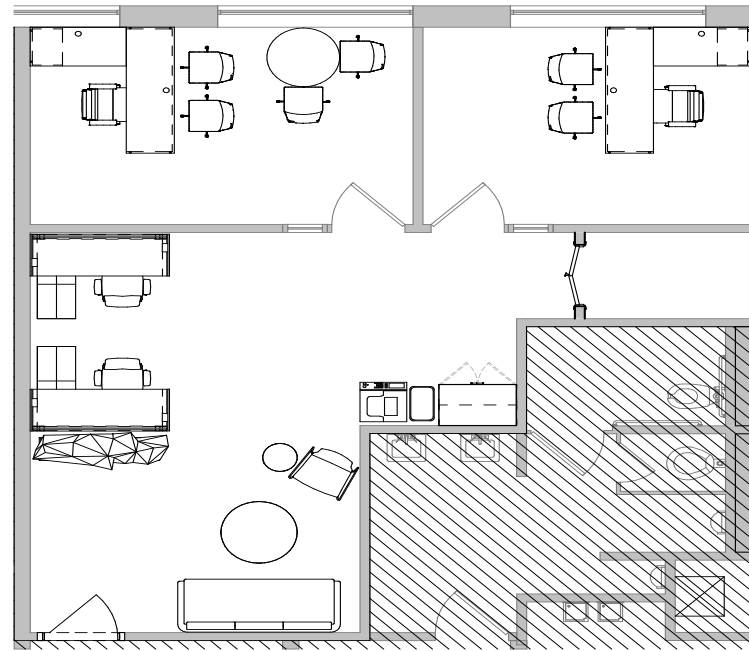
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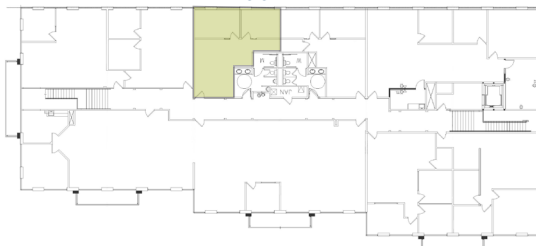
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## Suite 208

- ±840 SF
- 2 private offices
- Break Area
- \$3.50 PSF/Per Month/Full Service



2ND FLOOR KEY PLAN



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## INDUSTRIAL ROAD

SAN CARLOS, CA

- Located just off 101 in San Carlos
- Close proximity to San Mateo-Hayward and Dumbarton Bridges
- 1 mile to Caltrain San Carlos Station
- 12 miles from San Francisco International Airport
- Close proximity to nearby amenities



Target  
BIS RESTAURANT BREWHOUSE  
HOBBY LOBBY  
The Habit BUNGER GRILL  
verizon  
Panera BREAD  
COST CO  
WORLD MARKET  
The Container Store  
Total Wine & MORE

COSTCO WHOLESALE

NOB HILL FOODS  
STARBUCKS  
CHASE  
Mendocino Farms  
PROVIDENT CREDIT UNION  
FIVE GUYS  
AMIC'S  
Bank of America  
Bay Club

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Pep Boys

BEST BUY  
STARBUCKS  
PET SMART  
T.J. MAXX  
HomeGoods  
Office DEPOT  
jamba  
ROSS DRESS FOR LESS

THE CLAYTON COMPANY  
Dollar Tree





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