

# THE ALEXANDRIA DISTRICT

835 Industrial Road, San Carlos, CA 94070

**Class A | Science and  
Technology Campus**



**Sublease Available  
96,463 SF | 5<sup>th</sup> & 6<sup>th</sup> Floor**

# Crafted by Innovators for Innovators

835 Industrial Road is more than just a workplace. The Class A life science and technology campus is a vibrant ecosystem designed to foster collaboration, mission critical scientific research, and promote health and wellness. The harmonious blend of sustainable design, vibrant on-site and walkable amenities, easy Caltrain access, and ideal Mid-Peninsula location offer an unparalleled experience.



**Class-A** Life Science and  
Technology Campus



±**96,463 SF** | 5<sup>th</sup> and 6<sup>th</sup> Floor



**LED: 2/28/2031** (Flexible Lease Term)

## Sublease Highlights

- Full infrastructure accommodates best-in-class lab use
  - **5<sup>th</sup> Floor** | 60%/40% lab to office ratio
  - **6<sup>th</sup> Floor** | 100% office
- Fully furnished plug & play office area
- Two dedicated outdoor decks on the 6<sup>th</sup> floor



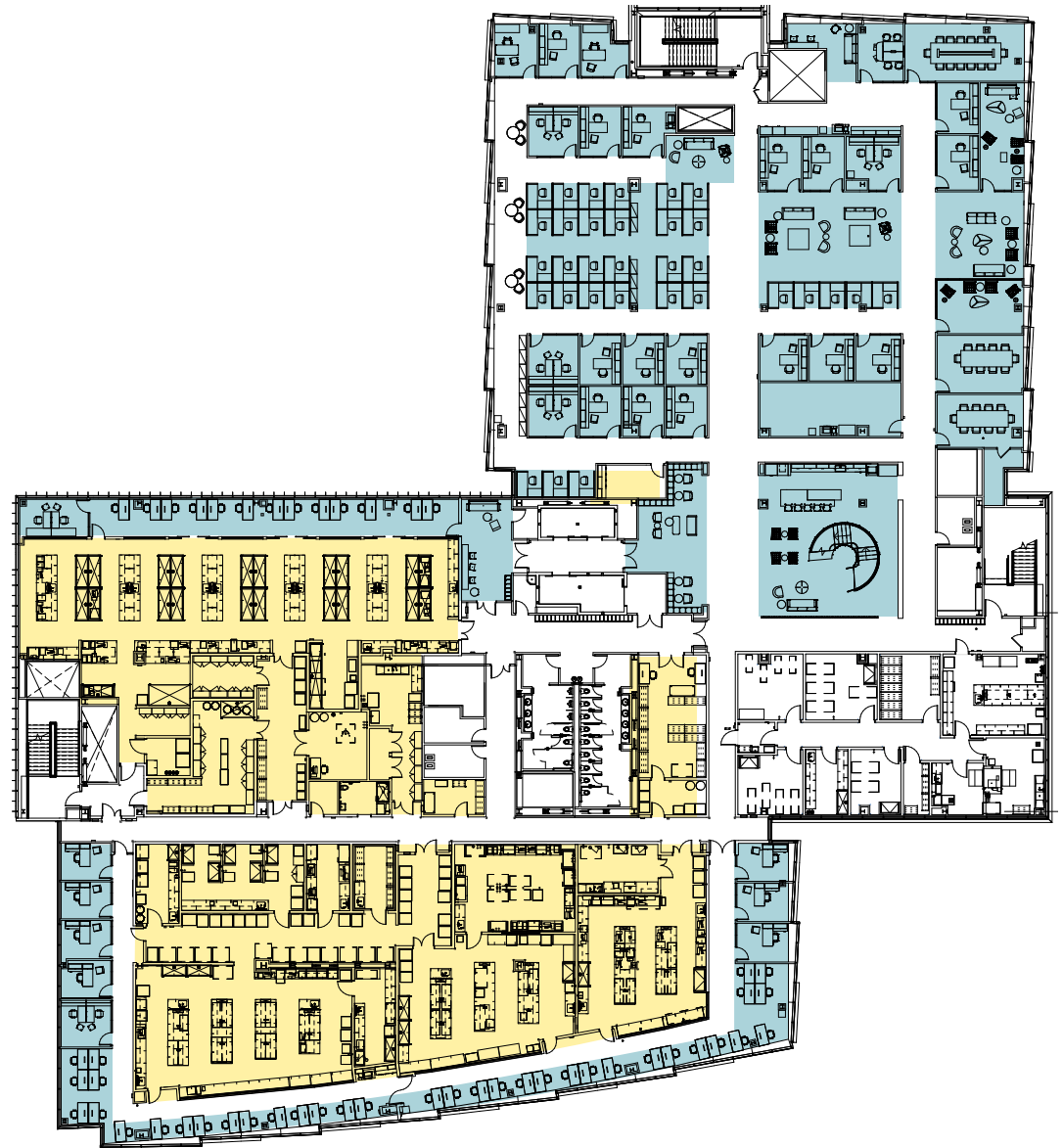
# 5<sup>th</sup> Floor Plan



60% Lab



40% Office



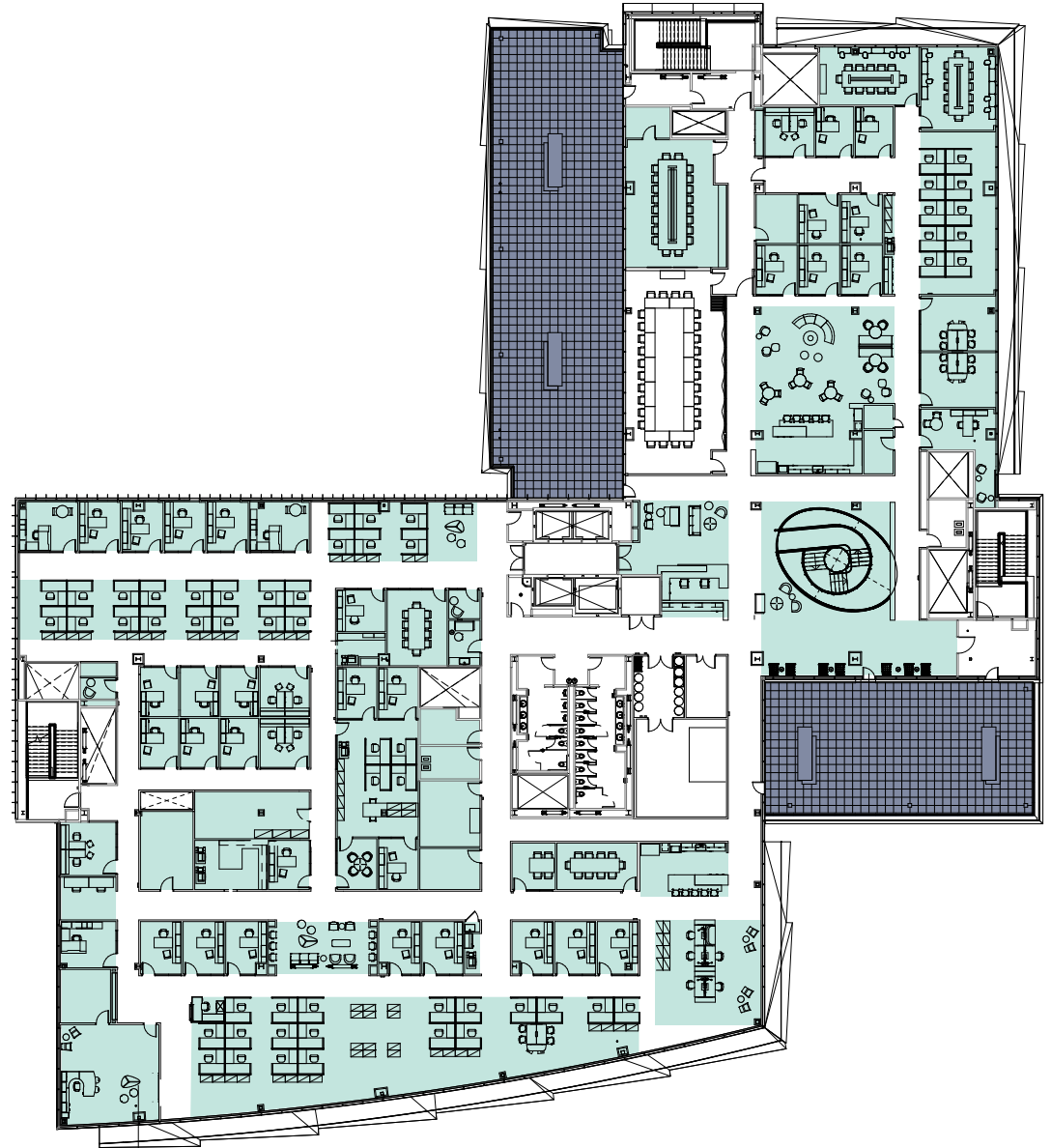
# 6<sup>th</sup> Floor Plan

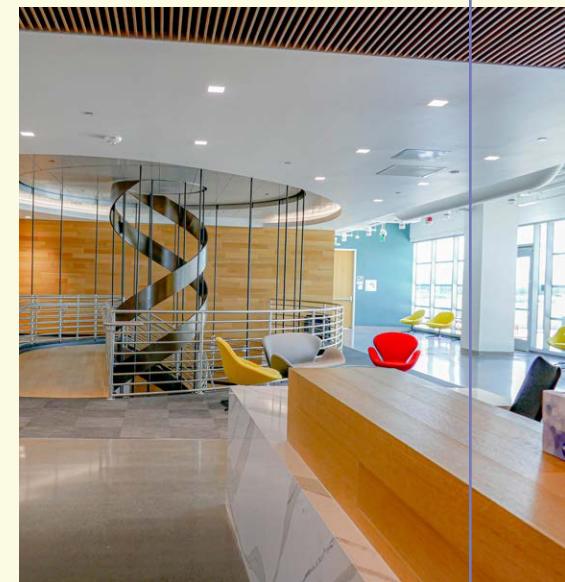
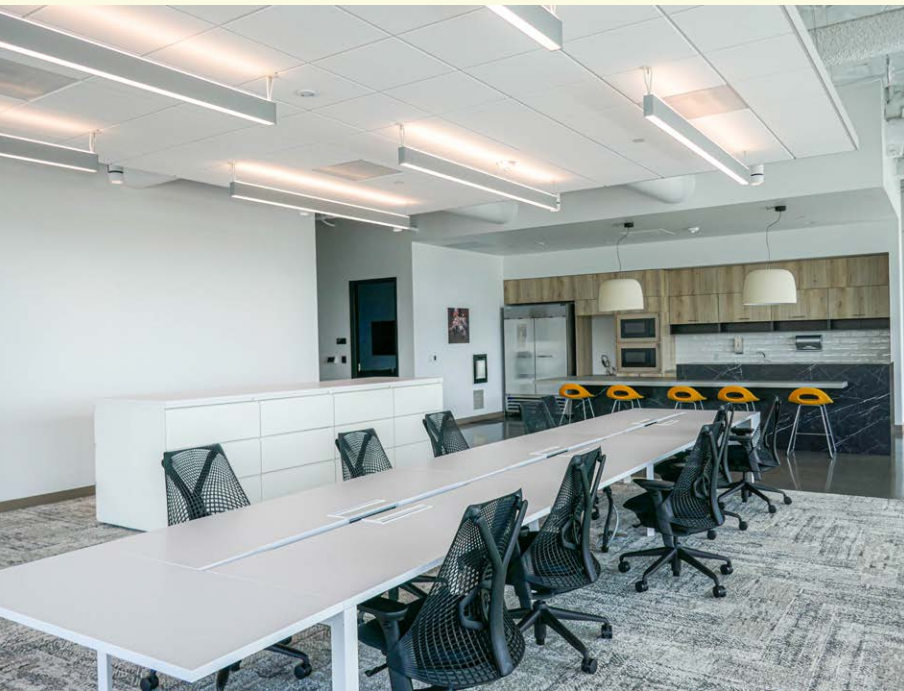
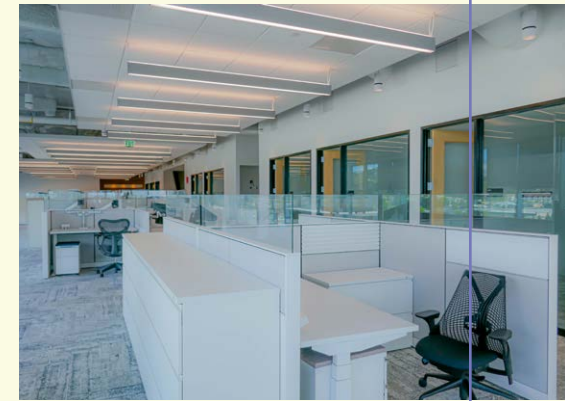
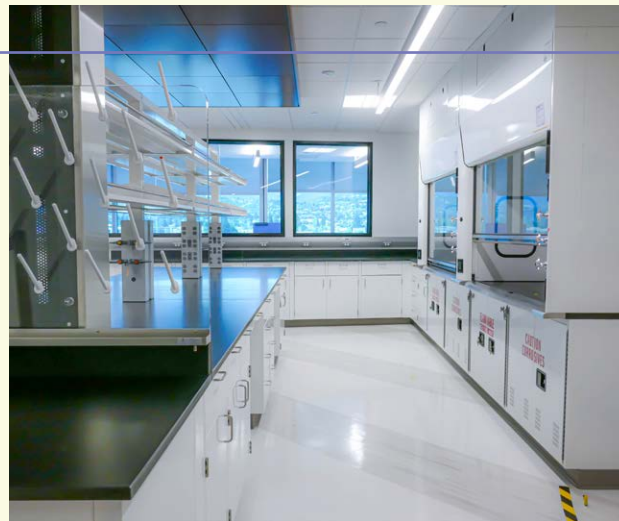


2 Outdoor Patios



100% Office

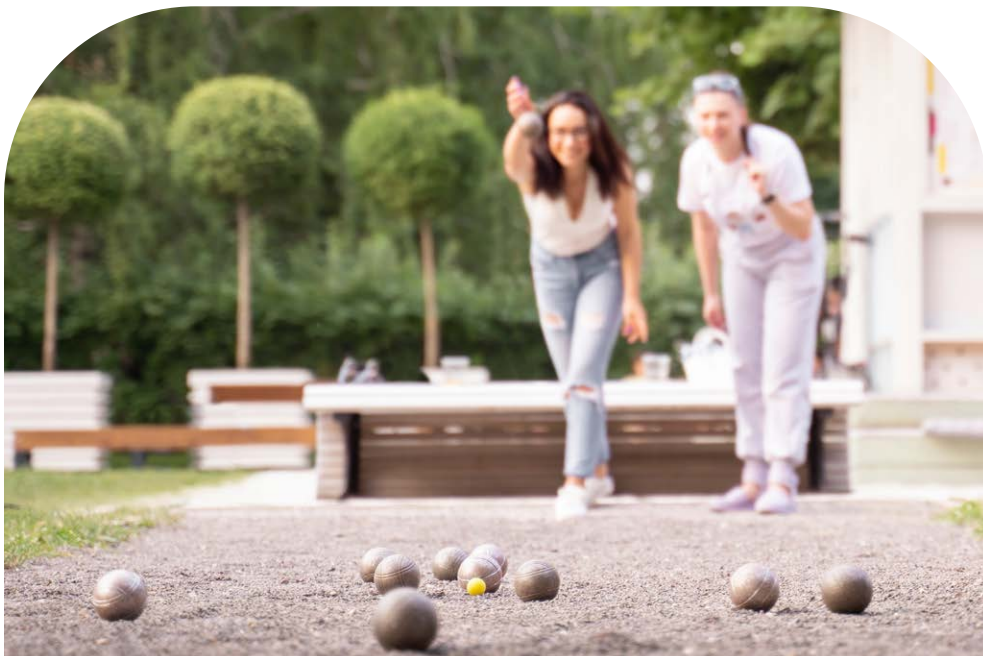




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# Where Work Meets Play, **Science Meets Art**

835 Industrial Road is buzzing with energy. From the shuffling of new ideas to the tantalizing food and chatter at happy hour socials, working here feels like home. Be sure to check out the calendar for year-round events available to tenants and the public – or even host one of your own!



## Innovate

- Gaming area and lounge
- Large training rooms (100-175 seats)
- Executive boardroom (10-16seats)

## Unwind

- Salt & Brine restaurant
- Generator bar & lounge

## Safety

- Security personnel

## Recharge

- 3.5 acres of collaborative outdoor space
- Outdoor hammock and chess garden
- Bocce ball court
- State-of-the-art fitness center

# Nearby Amenities



**Walk to Cal Train**  
15 min



**Bike to Cal Train**  
5 min



**Downtown Redwood City**  
7 min



**Downtown San Carlos**  
4 blocks



**Over 75+ Restaurants / Cafè**

# Location & Access

Ideally positioned in the heart of the Bay Area's innovation economy

## Drive Times

 HWY 101 2 min	 DT Redwood City 7 min
 HWY 280 12 min via Edgewood	 SF City Hall 30 min

## To San Carlos Caltrain

 Palo Alto 12 min	 San Mateo 14 min
 South San Francisco 27 min	 San Francisco 40 min
 Santa Clara 40 min	





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