



Premier Turnkey & Spec Suites
Life Science Campus

±268,000 RSF

959 & 999 Skyway Road
San Carlos, California

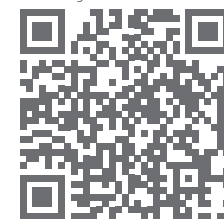
Phase 3 Real Estate Partners, Inc.

GENESIS

GENESIS Skyway is a $\pm 268,000$ SF Class A life science campus in San Carlos, purposefully designed to support the growth of emerging biotech companies. The two-building campus offers flexible single- and multi-tenant lab and office suites, with move-in ready options from $\pm 5,000$ to 25,000 RSF through the GENESIS Turn-Key & Spec Program—providing a faster path from lease to lab bench.

Located in the heart of San Carlos' expanding life science cluster and adjacent to the Industrial Road innovation corridor, GENESIS Skyway places tenants at the center of a thriving ecosystem. With nearby incubators, access to venture capital, and Stanford University just minutes away, companies at Skyway are uniquely positioned to scale with speed and confidence.

Project Video



{ The root of innovation }

POSITIONED FOR SUCCESS INSIDE & OUT

Premier Turnkey & Spec Life Science Suites

CAMPUS HIGHLIGHTS

- GENESIS Turnkey + Spec Program
- $\pm 5,000$ - 25,000 RSF Suites
- Robust Infrastructure Upgrades
- NEW Service Elevator - $\pm 5,000$ lbs
- NEW Emergency Generators
- Newly Renovated Central Courtyard w/ Seating
- Proper Food - Onsite Food Offering
- 2 Miles From Downtown San Carlos
- Direct Bay Trail Access
- 999 Skyway: Full Building Shell Opportunity

$\pm 268,000$ RSF

LIFE SCIENCE AND OFFICE CAMPUS

AVAILABLE NOW

IMMEDIATE OCCUPANCY



$\pm 400,000$ Daily Cars
Hwy 101 Top Signage
Visibility



Ample Parking
3.0/1,000
20 EV Chargers



Programmed Amenities
and On-Site Services



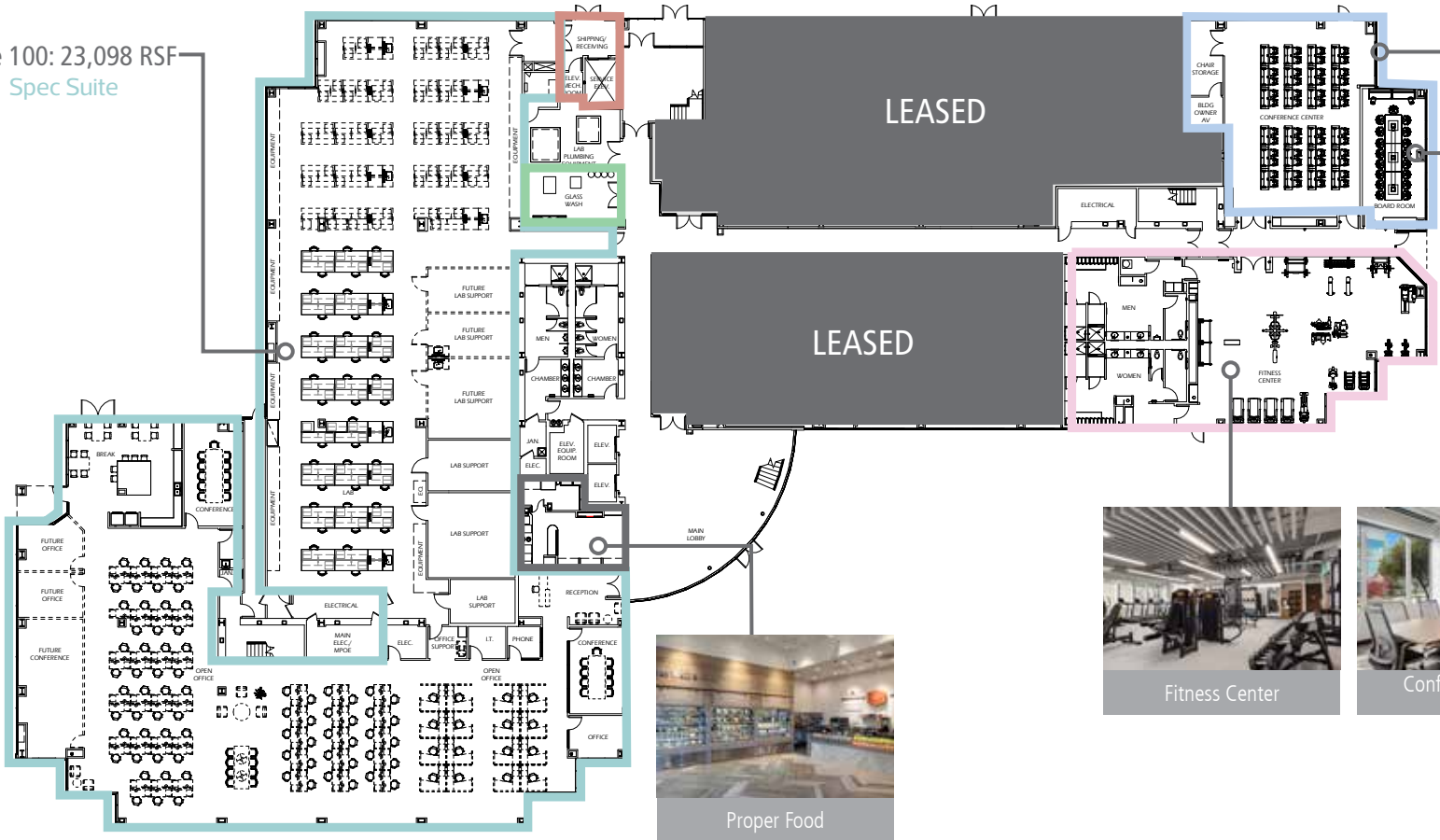
Advanced On-Site Tenant
Experiences

959 Skyway Road

Multi-Tenant Floor Plan - Level 1

Immediate Occupancy

Suite 100: 23,098 RSF
Spec Suite



959 Skyway Road

Multi-Tenant Floor Plan - Level 2

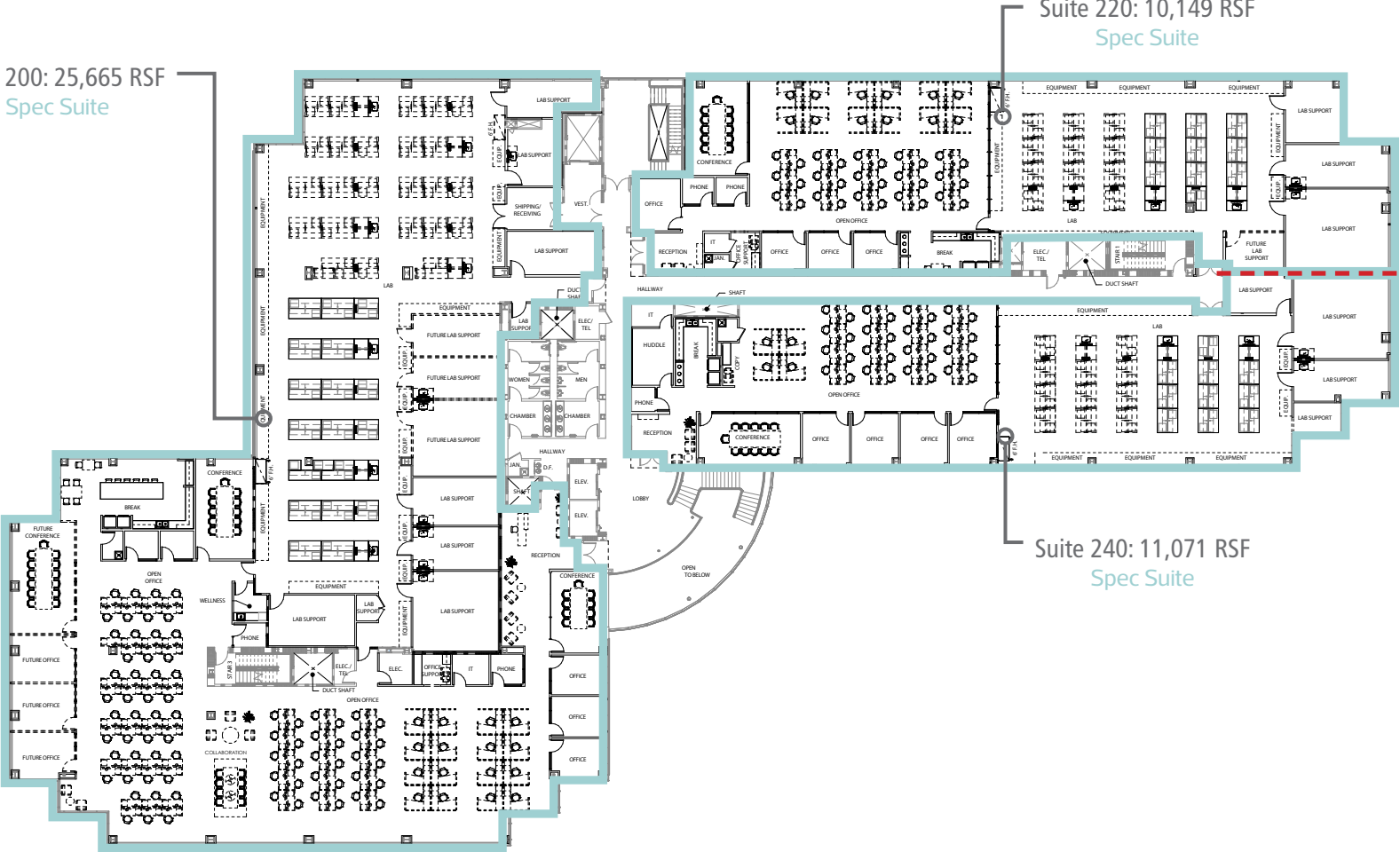
Immediate Occupancy

Suite 200: 25,665 RSF
Spec Suite

Suite 220: 10,149 RSF
Spec Suite

Suite 240: 11,071 RSF
Spec Suite

Demising Line



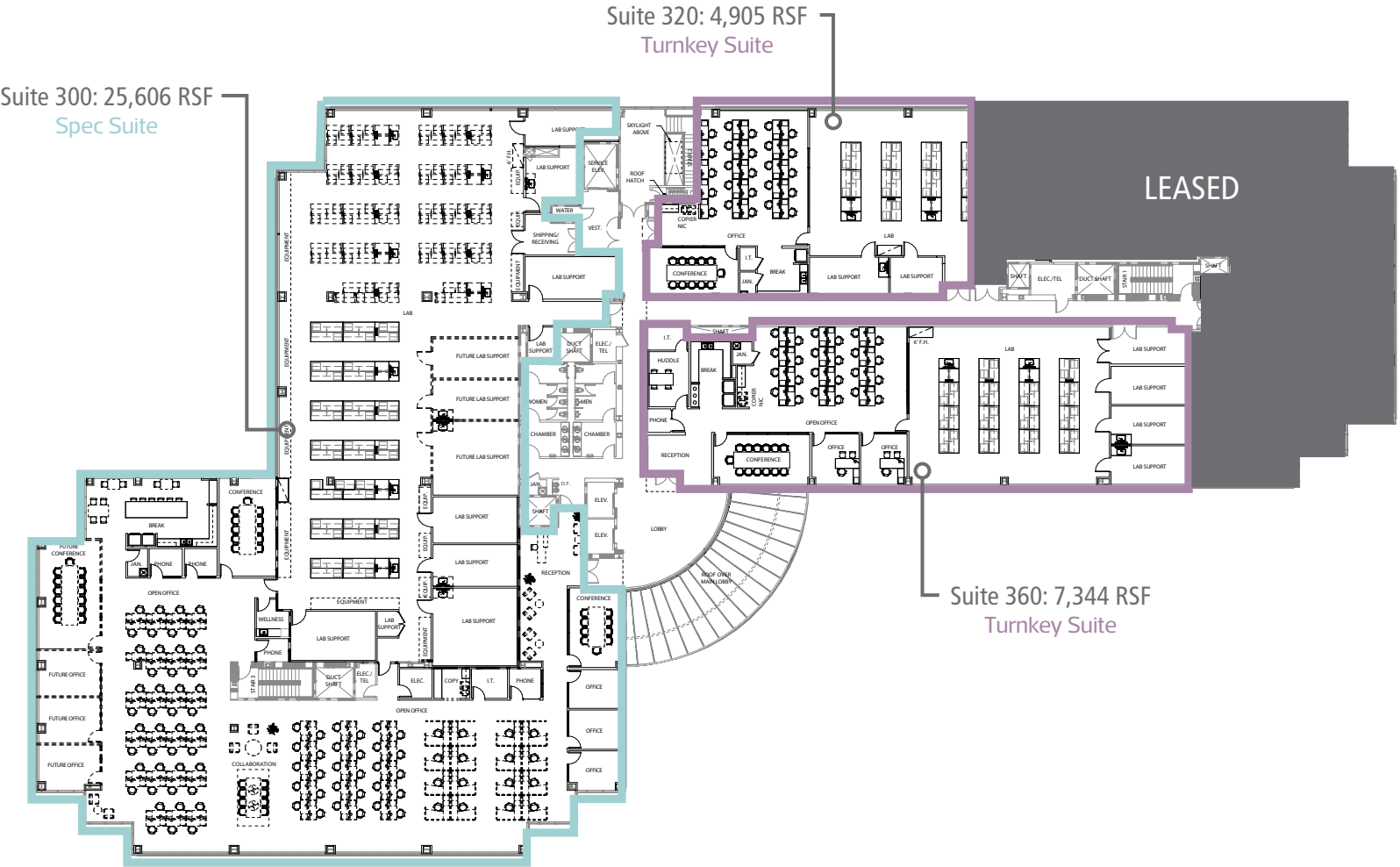
— Spec
- - - Future



959 Skyway Road

Multi-Tenant Floor Plan - Level 3

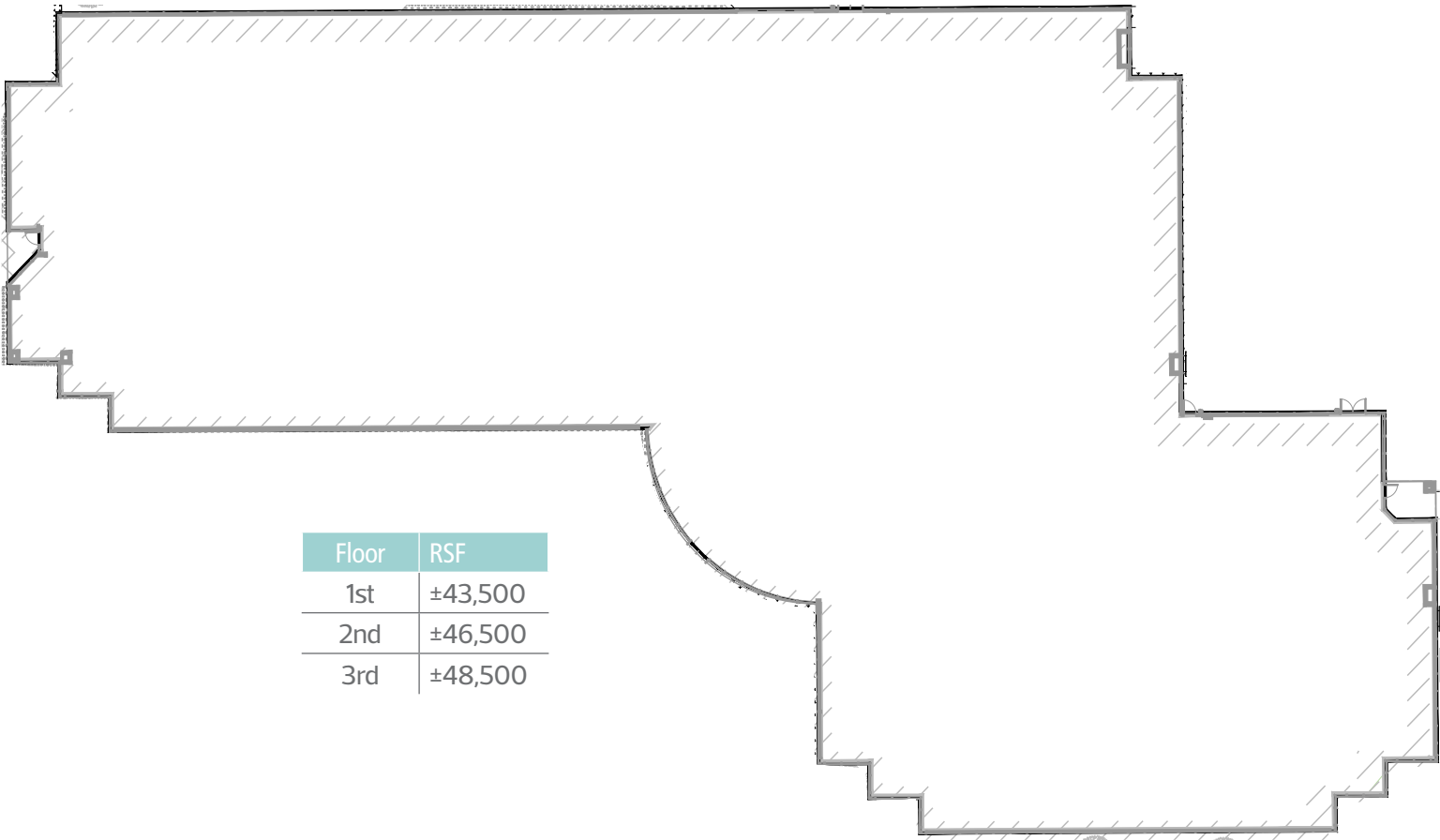
Immediate Occupancy



999 Skyway Road

Full Building Opportunity - Shell Condition

Total Building RSF: ±138,500





MODULAR CASEWORK



SHARED CONFERENCE ROOM (16 CAP.)



NEWLY REDESIGNED COURTYARD



SHARED EVENT SPACE (100 CAP.)

More Photos





HIGH QUALITY FINISHES



SHARED GLASSWASH & AUTOCLAVE



PROPER FOODS



GENESIS

[The root of innovation]

0.6 Miles



Sky Kitchen
Restaurant

The Marketplace

IN-N-OUT
BURGER



Caltrain

Downtown San Carlos



Additional
Retail

El Camino Real

Downtown
Redwood City

Caltrain

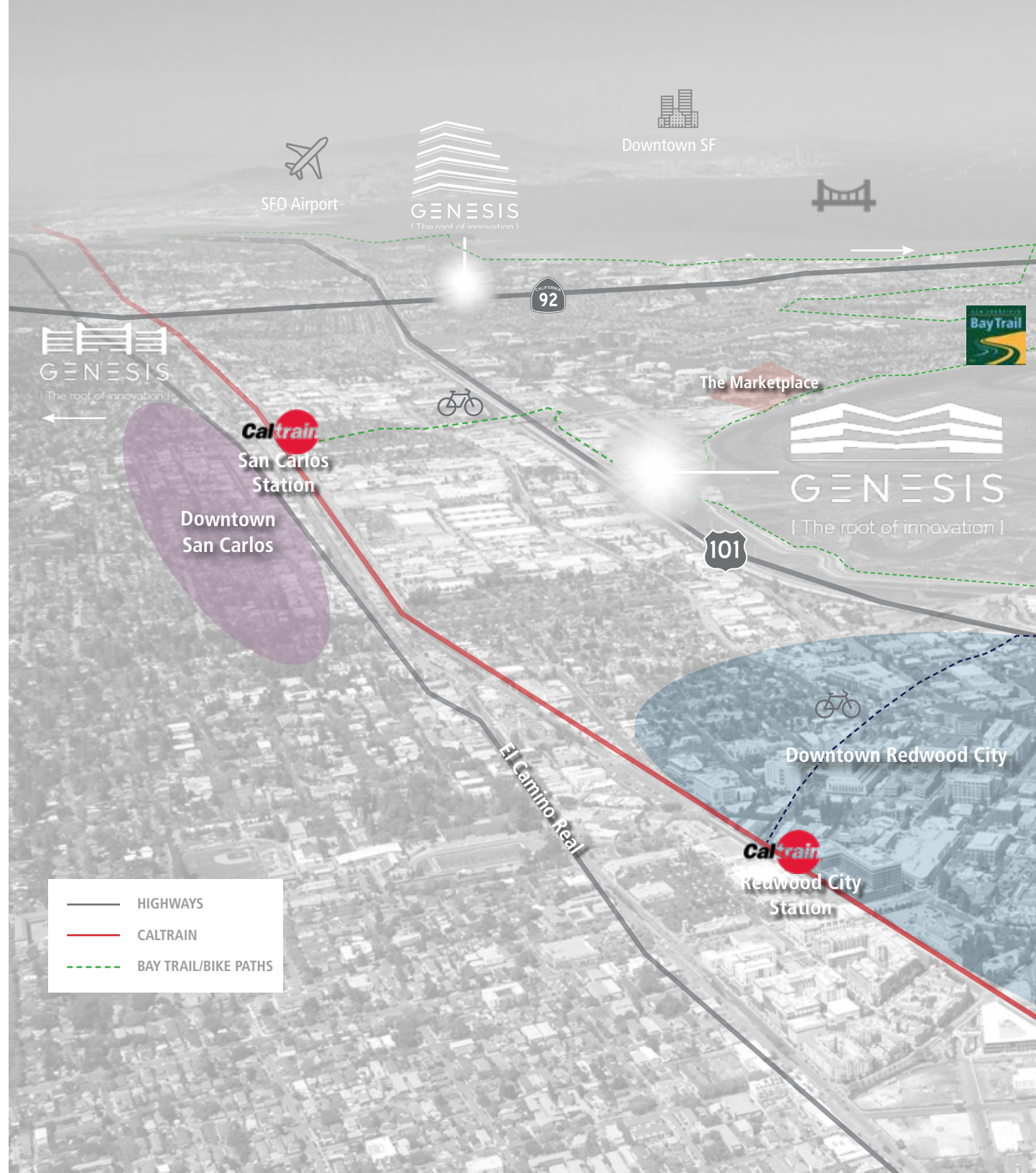
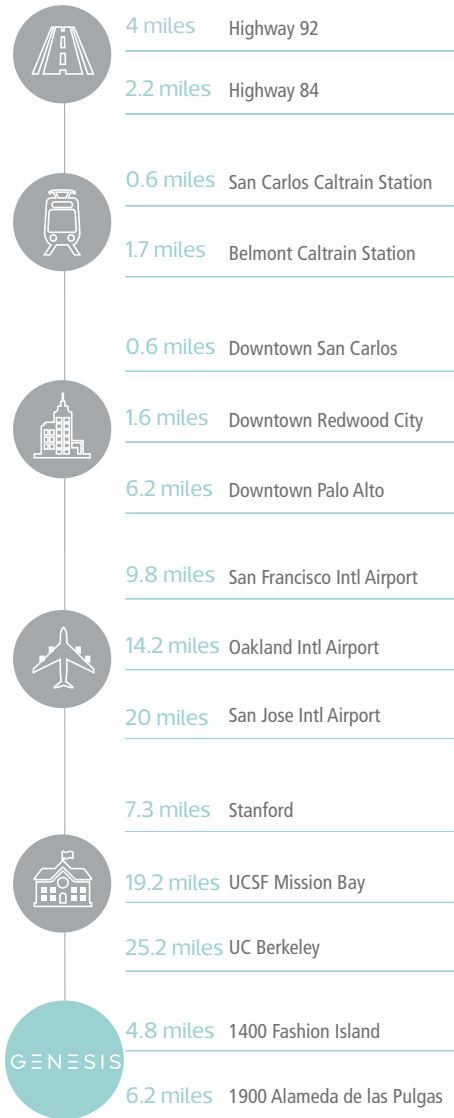


35% of the adult population within 10 miles has a postgraduate degree

CONNECTION TO TALENT & AMENITIES

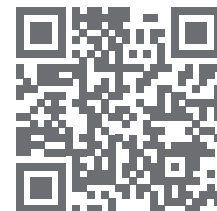
-  RETAIL & RESTAURANTS
-  CALTRAIN
-  BAY TRAIL/BIKE PATHS

UNRIVALED ACCESSIBILITY



S
I
M
N
G

Website



SCALE WITH EASE AT GENESIS SKYWAY

OWNERSHIP & SPONSOR



With over 30 years of experience in the life science industry, Phase 3 has been a leader in owning, operating, repositioning, and developing over 5 million square feet in prominent U.S. life science clusters. Their focus on delivering top-quality space efficiently enables companies to promptly pursue scientific goals. Leveraging their extensive expertise, Phase 3 designs research and development spaces that meet current tenant needs while ensuring maximum reusability for the future.

www.P3RE.com



Bain Capital Real Estate, founded in 2018, specializes in investing in sectors driven by enduring trends in real estate demand. The team, operating since 2010 under Harvard Management Company, has deployed and committed over \$10.7 billion of equity across approximately 700 assets. Leveraging Bain Capital's value-added investment approach and global platform, the strategy aims to enhance insights and sourcing capabilities across asset classes.

www.BainCapitalRealEstate.com

GENESIS

[The root of innovation]

±5 MILLION SF LIFE SCIENCE PORTFOLIO

“Our vision is to deliver premier research-ready life science environments for tomorrow’s technology.”



GENESIS - Skyway
San Carlos



GENESIS - Marina
Brisbane



GENESIS - Station
Daly City



GENESIS - 1900 Alameda
San Mateo



GENESIS - 1400 Fashion Island
San Mateo



GENESIS - 1000 Marina
Brisbane



GENESIS - Grand
South San Francisco

NATIONAL PRESENCE WITHIN THE TOP LIFE SCIENCE CLUSTERS

- SAN FRANCISCO - SAN DIEGO - BOSTON -



959 & 999 SKYWAY ROAD, SAN CARLOS, CA 94070
www.GENESIS-SKYWAY.com

SIMON CLARK

650.577.2938

simon.clark@cbre.com

CA RE License #01318652

JAMES BENNETT

650.494.5192

james.bennett@cbre.com

CA RE License #00869074

EVAN CHANG

650.577.2962

evan.chang@cbre.com

CA RE License #020010044

BECKA STUDER

951.663.2997

studer@p3re.com

CA RE License #02004534



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.