

835 Industrial Road

San Carlos, CA

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30,000 RSF

Class A Plug & Play Office/Lab
For Sublease | Available June 1, 2026
Flexible Term Length

Located at the heart of
Alexandria's Life Science Cluster

Innovation Properties Group
181 2nd Street, San Francisco, CA
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500,000 SF Class A R&D Campus

- Amenities seamlessly blend indoors and outdoors
- Amenities include:
 - Restaurant
 - Gym
 - Conference Center
 - Collaborative workspaces
- 3.5 acres of landscaped outdoor space
- Ample parking
 - 1,501 parking spots
 - 49 EV stations
 - 232 bicycle parking spots
- Full infrastructure in place to accommodate laboratory and/or office use



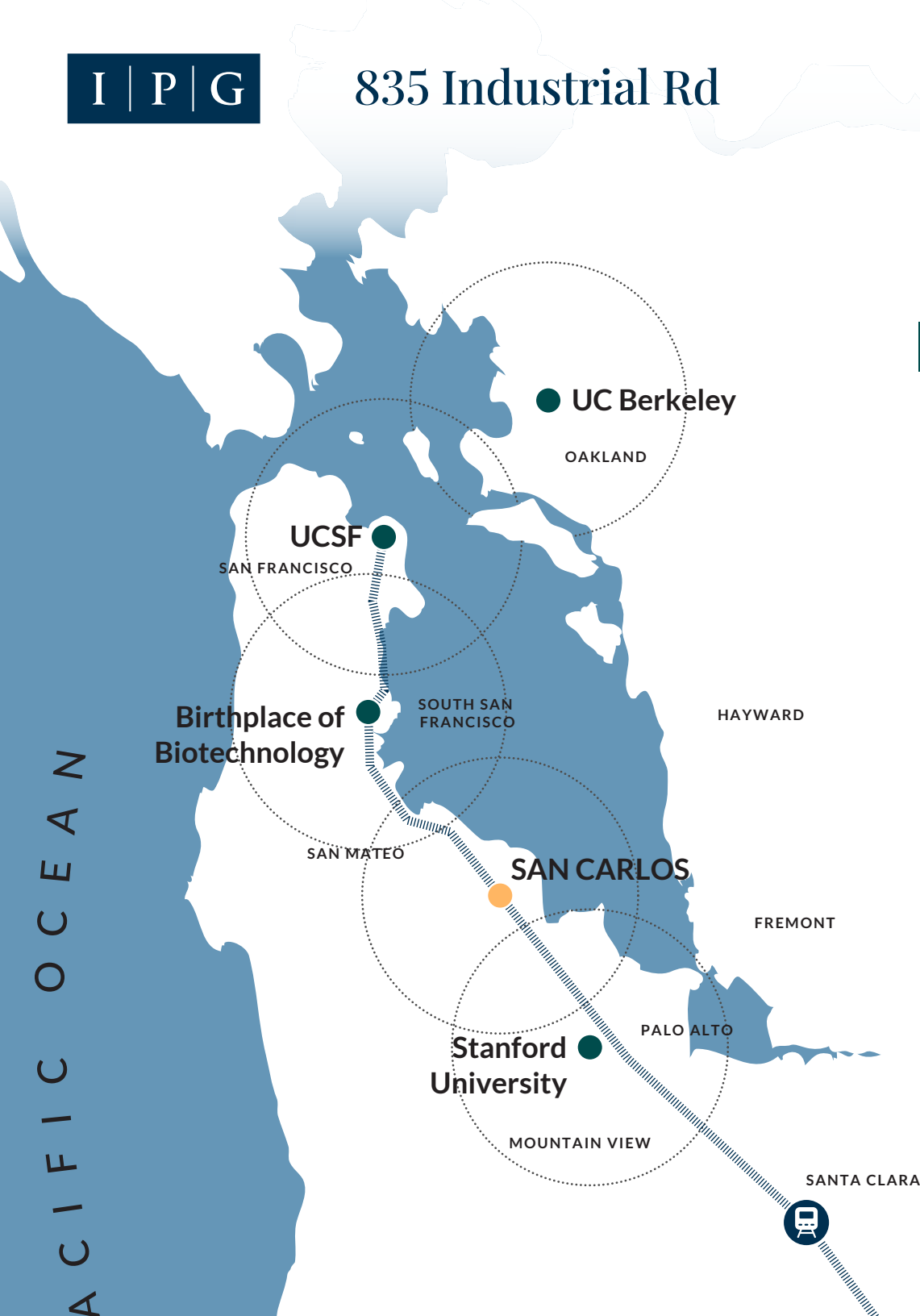




Legend

- | | | |
|----------------------|------------|-------------|
| Private Office | Lab | Common Area |
| Not part of sublease | Conference | Open Office |





Center of Innovation

Ideally positioned in the heart of the Bay Area's innovation economy, at the crossroads of the Bay Area's best talent and ideas

- Strategically situated between San Francisco, San Jose, Stanford and South San Francisco
- Convenient Caltrain access, with travel to San Francisco or San Jose within 30 minutes
- Easy vehicular access, adjacent to Highway 101 and both the San Mateo and Dumbarton Bridges

More Than a Workplace

Dining, gathering and outdoor spaces that bring the life science community together.



SALT + BRINE



LANDSCAPED CAMPUS



MEETINGS + EVENTS

1 Food & Drink

Salt + Brine is the campus hub for coffee, breakfast, lunch and happy hour. Fresh, locally focused modern American food is offered through table service, counter service and grab + go options.

OPEN 7:30 AM - 6:00 PM

2 Outdoor Areas

Landscaped courtyards seamlessly connect indoor and outdoor amenities. The Generator Bar extends the social experience outside with comfortable gathering areas, bocce ball, life-sized chess and hammocks.

SPACE TO RECHARGE + CONNECT

3 Meeting Areas

Flexible, technology-enabled venues support meetings, presentations and events. Three executive conference rooms seat 10-16 people, while the presentation center accommodates groups of 90+.

ON-SITE CATERING AVAILABLE

A vibrant meeting point for work, wellness and creative collisions.

Amenities are located within The Alexandria at San Carlos campus and may be subject to membership, access or reservation requirements.

Built for the Full Workday

Train, collaborate and commute with best-in-class campus infrastructure.



STATE-OF-THE-ART FITNESS CENTER

4 Fitness & Wellness

The fitness center combines cardio, strength and functional training with an indoor cycling studio and live or on-demand group fitness. Members also have access to FitStart consultations, training and health coaching.

FULLY STOCKED LOCKER ROOMS

Day-use lockers | Showers | Towels | Toiletries | Hair dryers



5 Parking & Access

Ample multimodal parking supports employees and visitors across the campus, with dedicated EV charging and substantial bicycle capacity.



1,501

VEHICLE SPACES



49

EV STATIONS



232

BIKE SPACES

CONNECTED PENINSULA LOCATION

- Adjacent to Highway 101
- Near San Carlos Caltrain
- Access to San Mateo + Dumbarton bridges
- Central between San Francisco + San Jose



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Situated in the heart of Silicon Valley's Peninsula corridor, 835 Industrial Road offers a highly strategic location within the dynamic business environment of San Carlos, widely known as the "City of Good Living."

- **Innovation & Business Hub:** San Carlos is home to a diverse mix of technology, life science, light industrial, and advanced manufacturing companies. Businesses at 835 Industrial Road benefit from proximity to major innovation centers and a strong network of established and emerging enterprises.
- **Exceptional Transportation Access:** The property provides outstanding connectivity with immediate access to U.S. Highway 101, Interstate 280, and nearby Caltrain service. Its central Peninsula location enables efficient commutes for employees and seamless access to San Francisco, Silicon Valley, and the greater Bay Area.
- **Amenities and Services:** The surrounding area features a wide range of amenities, including restaurants, cafes, fitness centers, hotels, and retail services. Nearby downtown San Carlos offers a vibrant mix of dining and lifestyle options, supporting employee satisfaction and work-life balance.

Experience the advantages of a premier Peninsula location combined with strong regional access at 835 Industrial Road, positioning your business for growth, visibility, and long-term success.



For leasing information

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