

FULL BUILDING & FULL FLOOR
OPPORTUNITIES AT



1 CIRCLE STAR WAY • SAN CARLOS, CALIFORNIA

NEWMARK

workspace
property trust

Full Building Available Now Totaling ±106,424 SF
Unmatched Identity on Highway 101
Divisible by Floor to ±26,000 SF
Two Building Campus with Growth Potential

PROPERTY HIGHLIGHTS

CIRCLE
STAR



1 CIRCLE STAR WAY
±106,424 SF Available - Divisible By Floor to ±26,000 SF



Prominent Class "A" Identity
with Signage Facing Highway 101



Unique Panoramic Views of the
San Carlos Foothills & Wetlands



Approximately 3.4/1,000 Parking



Convenient Mid-Peninsula Location



Nearby Shops, Restaurants and
Amenities Located in Downtown
San Carlos and Downtown
Redwood City



Two Building Campus
Opportunity Up to
±212,000 SF

1 CIRCLE STAR WAY • SAN CARLOS, CALIFORNIA

IDENTITY

CIRCLE
STAR



PROMINENT CLASS "A" IDENTITY
WITH SIGNAGE FACING HIGHWAY 101



1 CIRCLE STAR WAY • SAN CARLOS, CALIFORNIA

PART OF SAN CARLOS LIFE SCIENCE DISTRICT



777 Industrial

Vaxcyte NAUTILUS
BIOTECHNOLOGY Technetics
GROUP
Allakos
ATRECA ALEXANDRIA CENTER
FOR LIFE SCIENCE

GALAXY MEDICAL × Galvanize
Clear Labs incellDx
Noah Medical



MBC biolabs
Enabling awesomeness



Alexandria District
Phase II & III



BRITTANWEST



CIRCLE
STAR

±1.6 Million SF of existing lab space or under construction
±4.1 million SF of future lab space planned in San Carlos

AMENITIES MAP



BEST BUY **ROSS** **tj-max**
DEALS FOR LESS

PET SMART **MATTRESS FIRM**

Office DEPOT **jamba**
What you need. What you need to know.



FIVE GUYS **Sakura** **BLACKSMITH**
BURGERS and FRIES Teppanyaki and Sushi

PIZZA HEART **CRU** **Milagros**

MARUFUKU RAMEN **FOX THEATRE** **Coffeebar** **CURRY PIZZA HOUSE**

TIMBER & SALT **STARBUCKS COFFEE** **zareen's**

Spinzi Coffee **Vino Santo** **THE PATTY SHACK**
POKE BAR **QUINTO SOL** **VESTA**

GO FISH **ANGELICAS**



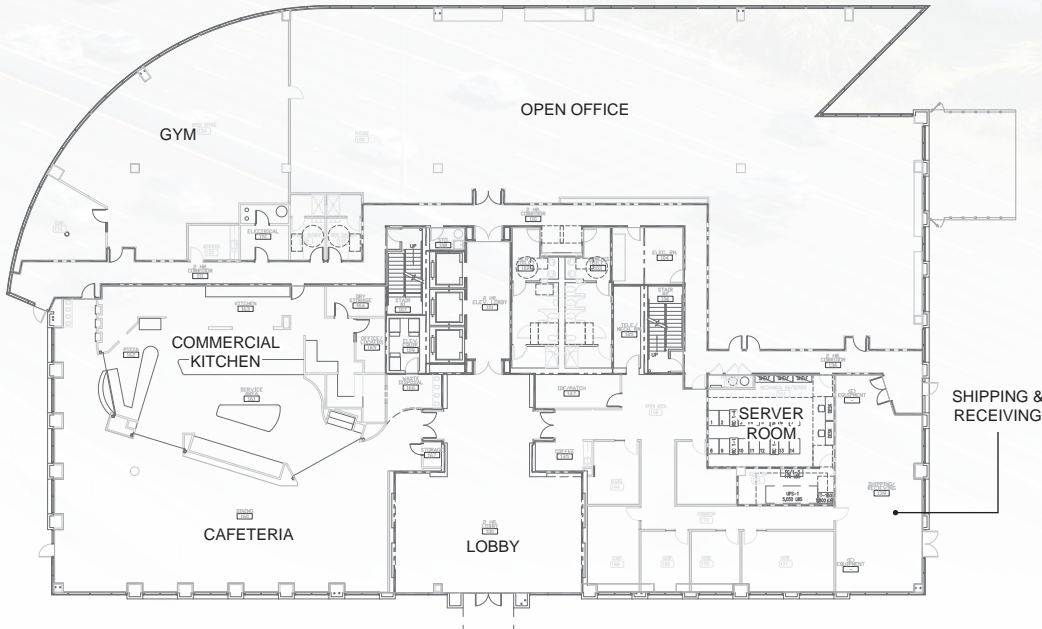
DOWNTOWN REDWOOD CITY

SAFeway **CVS pharmacy** **OLD NAVY** **BARNES & NOBLE**
FOOD & DRUG PHARMACY EXPRESS THREE KITCHENS

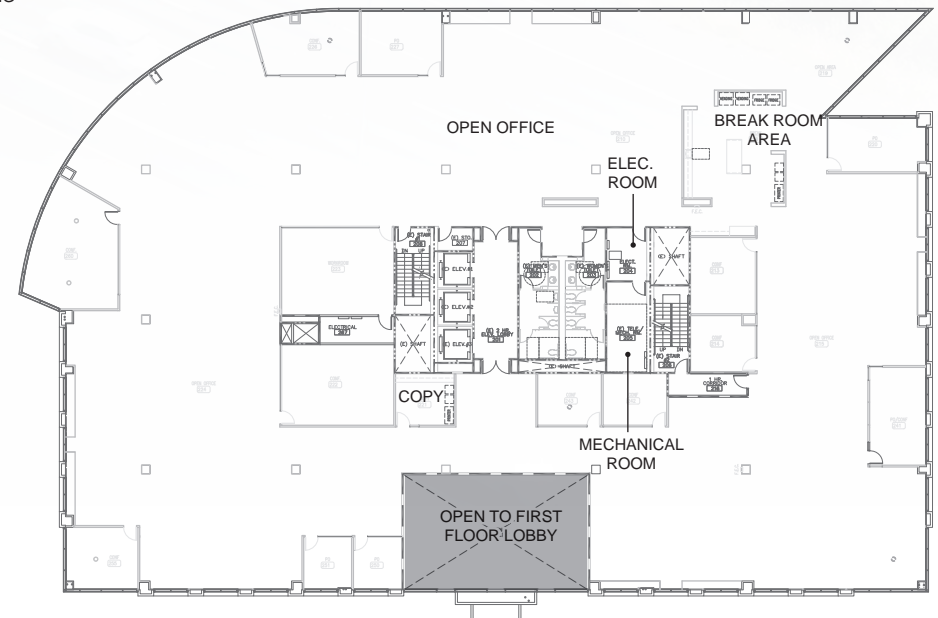
jamba **Habit**



FLOOR PLANS

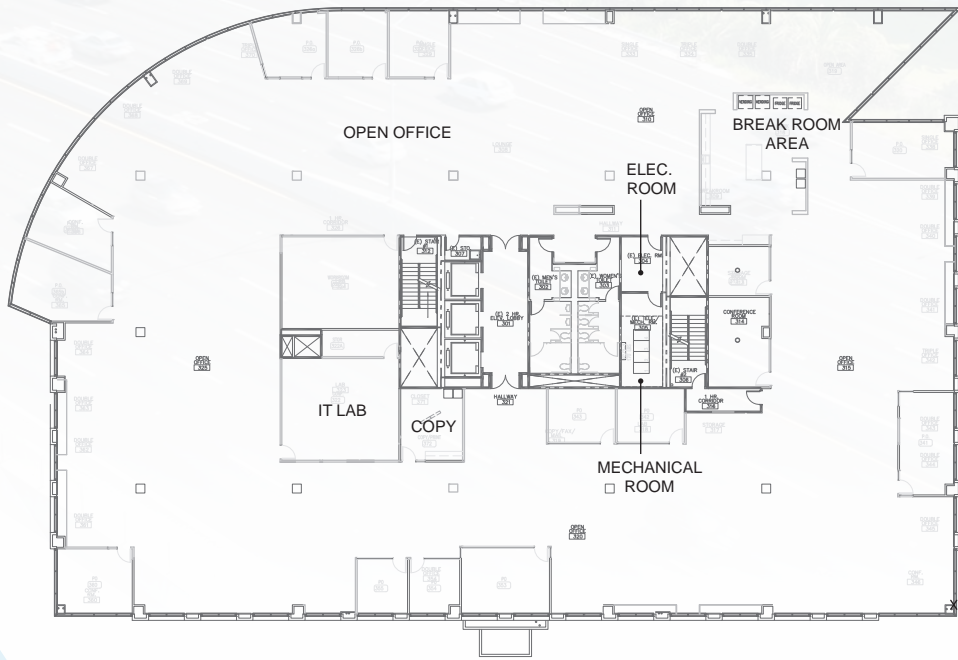


FIRST FLOOR

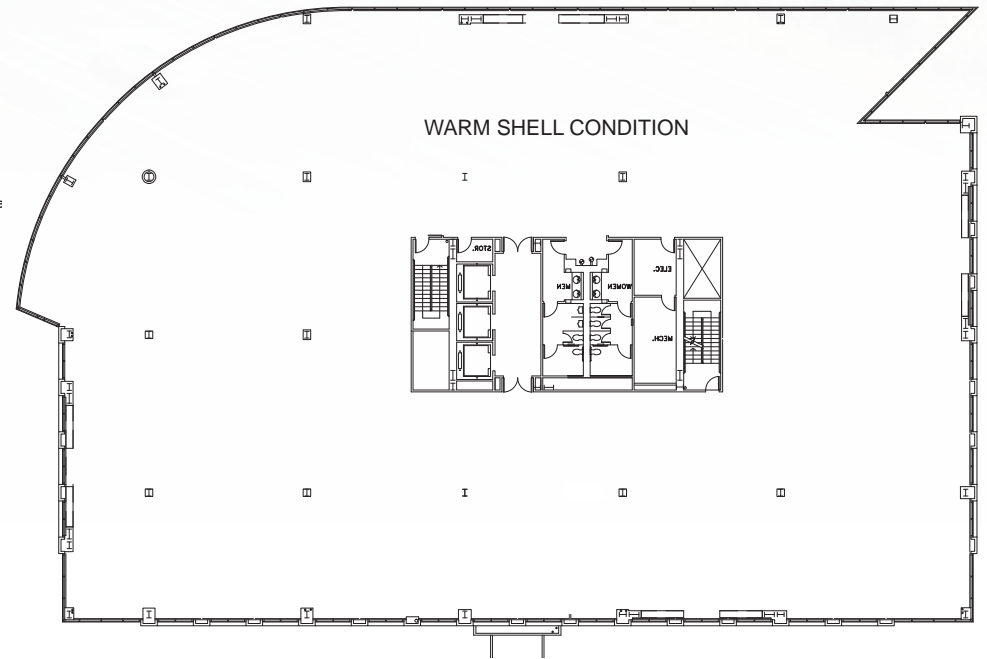


SECOND FLOOR

FLOOR PLANS



THIRD FLOOR



FOURTH FLOOR

GALLERY



1 CIRCLE STAR WAY • SAN CARLOS, CALIFORNIA





JACK TROEDSON

Vice Chairman

650.688.8520

jack.troedson@nmrk.com

CA RE License #00833129

BOB GARNER

Exec. Managing Director

650.358.5266

bob.garner@nmrk.com

CA RE License #00936790

SHAWN TROEDSON

Managing Director

650.521.4600

shawn.troedson@nmrk.com

CA RE License #02023948

JOHN KRAFT

Managing Director

650.358.5277

john.kraft@nmrk.com

CA RE License #01787658

1 CIRCLE STAR WAY • SAN CARLOS, CALIFORNIA

NEWMARK

workspace
property trust

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 15-0377.02/22