



Circle Star Way
San Carlos, CA 94070



ONE

BRANDING
OPPORTUNITY



222,174 AADT

±106,424 SF

Available for Lease



Prominent Class "A"
Identity with Signage
Facing Highway 101



Convenient Mid-Peninsula
Location



Two Building Campus
– Option to lease up
to ±212,000 SF



Nearby Shops, Restaurants
and Amenities Located in
Downtown San Carlos

IDEAL LOCATION



Circle Star Way

San Carlos, California 94070

CIRCLE STAR WAY

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TRAVEL

Proximity To Highways **92, 101** and the **Caltrain** – an essential transport link for area professionals traversing the San Francisco Peninsula and Santa Clara Valley.

PARKING

Approximately 3.4/1,000 parking, access to a **secured, covered garage** with bike racks.



Shipping + Loading Area

HIGHLIGHTS



Two-building Campus



EV Charging



Fitness Center With
Showers + Lockers



Dock Loading



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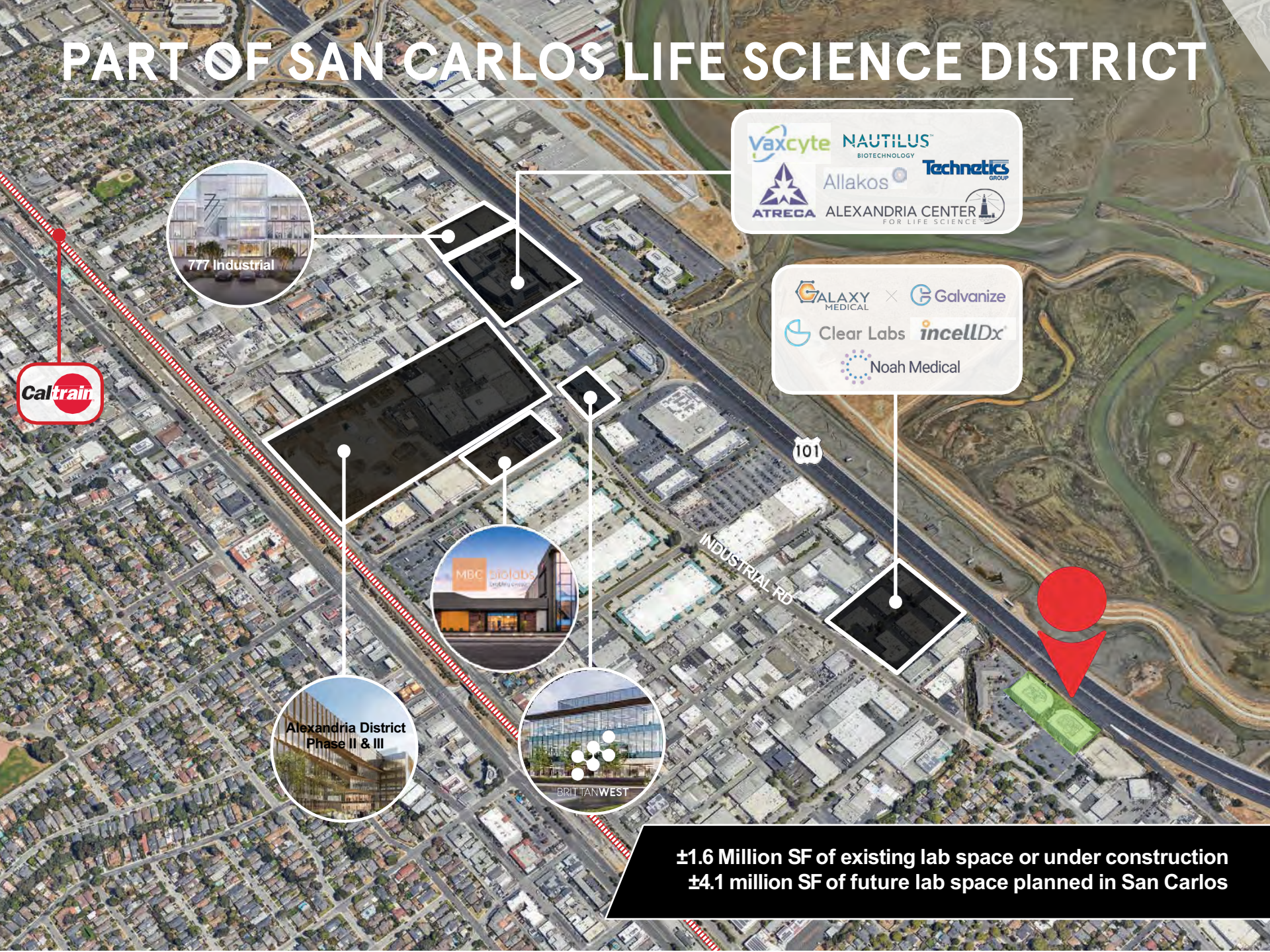
OPEN
FLOOR PLANS

- Server Room
- Open Office Seating
- Multiple Meeting Rooms
- Multiple Training Rooms
- Full Kitchen + Cafeteria
- Lab Space Opportunity



LEARN MORE ABOUT
THE PREMIUM SELECTS

PART OF SAN CARLOS LIFE SCIENCE DISTRICT



777 Industrial

Caltrain

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

GALAXY MEDICAL × Galvanize
Clear Labs incellDx
Noah Medical

Alexandria District
Phase II & III

BRITANWEST

INDUSTRIAL RD
101

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

RICH IN AMENITIES + TALENT



101



82



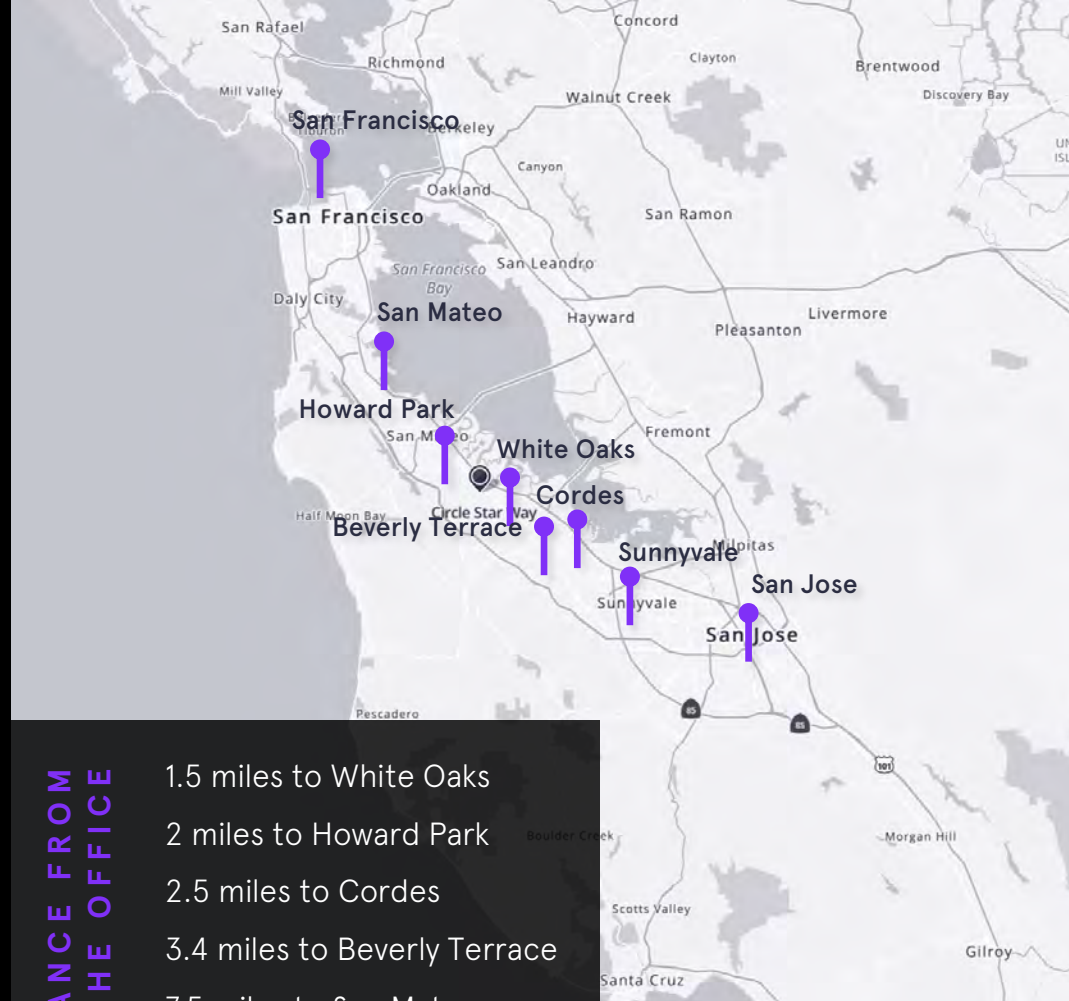
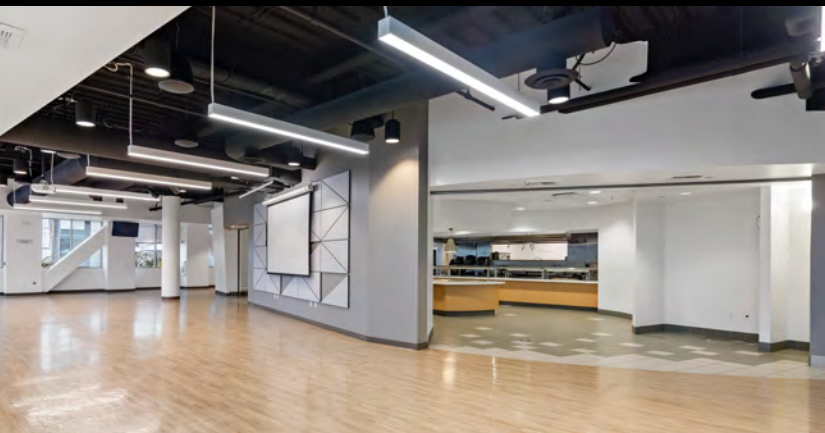
**DOWNTOWN
REDWOOD CITY**

Talent Lives Here

Population	2 mile	5 Mile	10 Mile
2010	55,781	250,887	502,246
2023	60,698	262,324	524,962



The DRIVE HOME

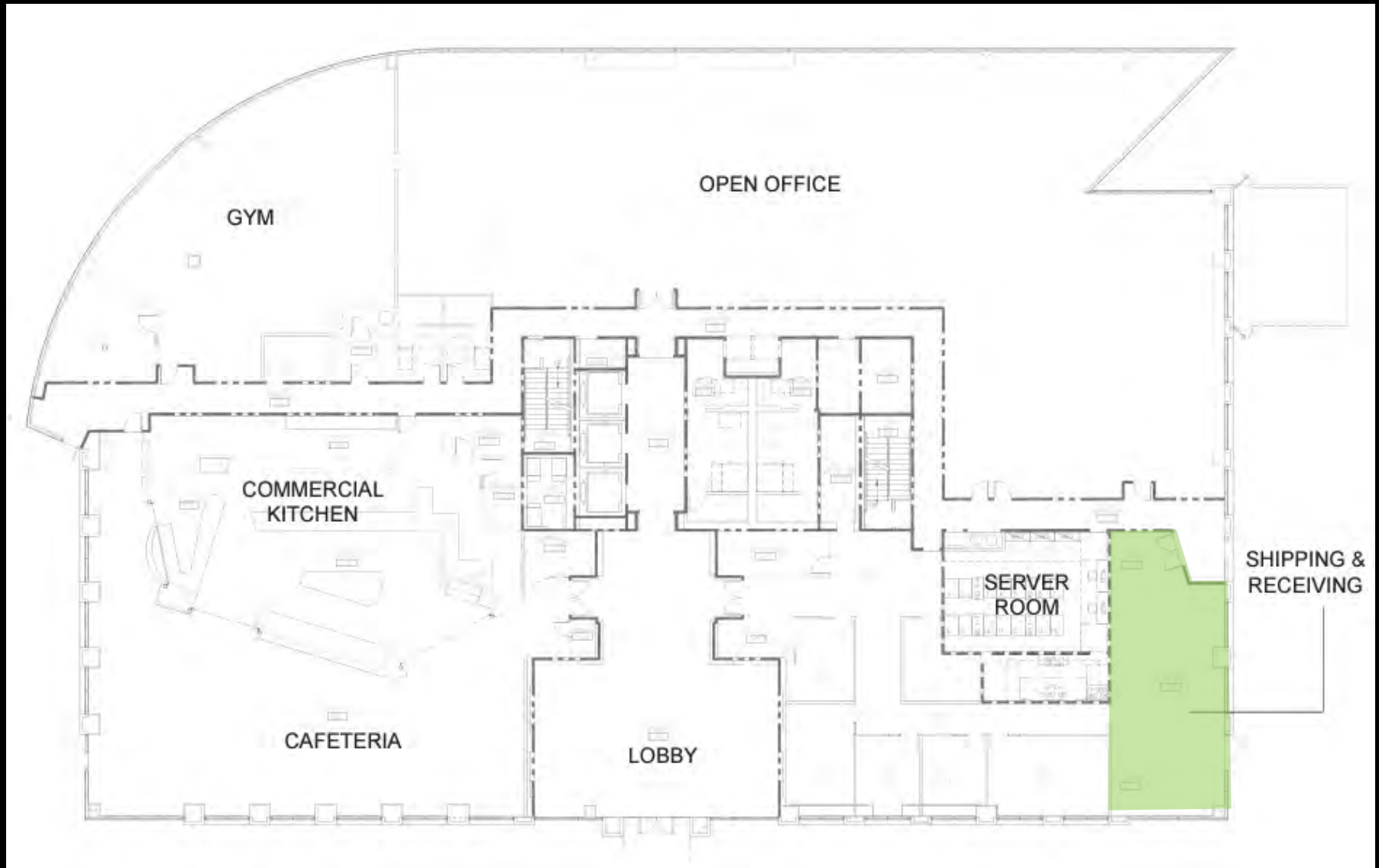


±106,424 SF
Available for Lease

First
Floor

26,606 SF

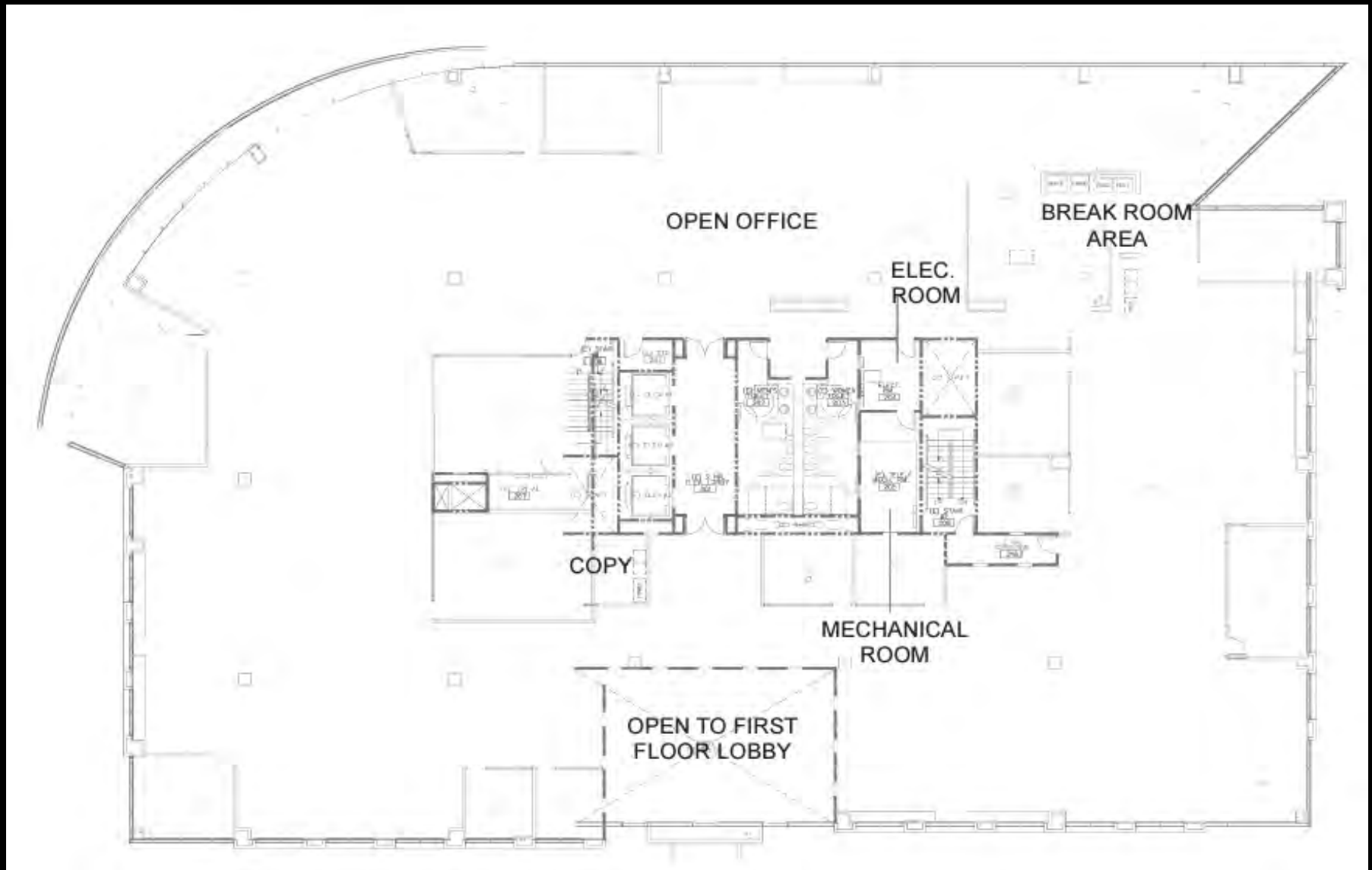
Slab to Deck: 14'-5"



Second Floor
Floor

26,606 SF

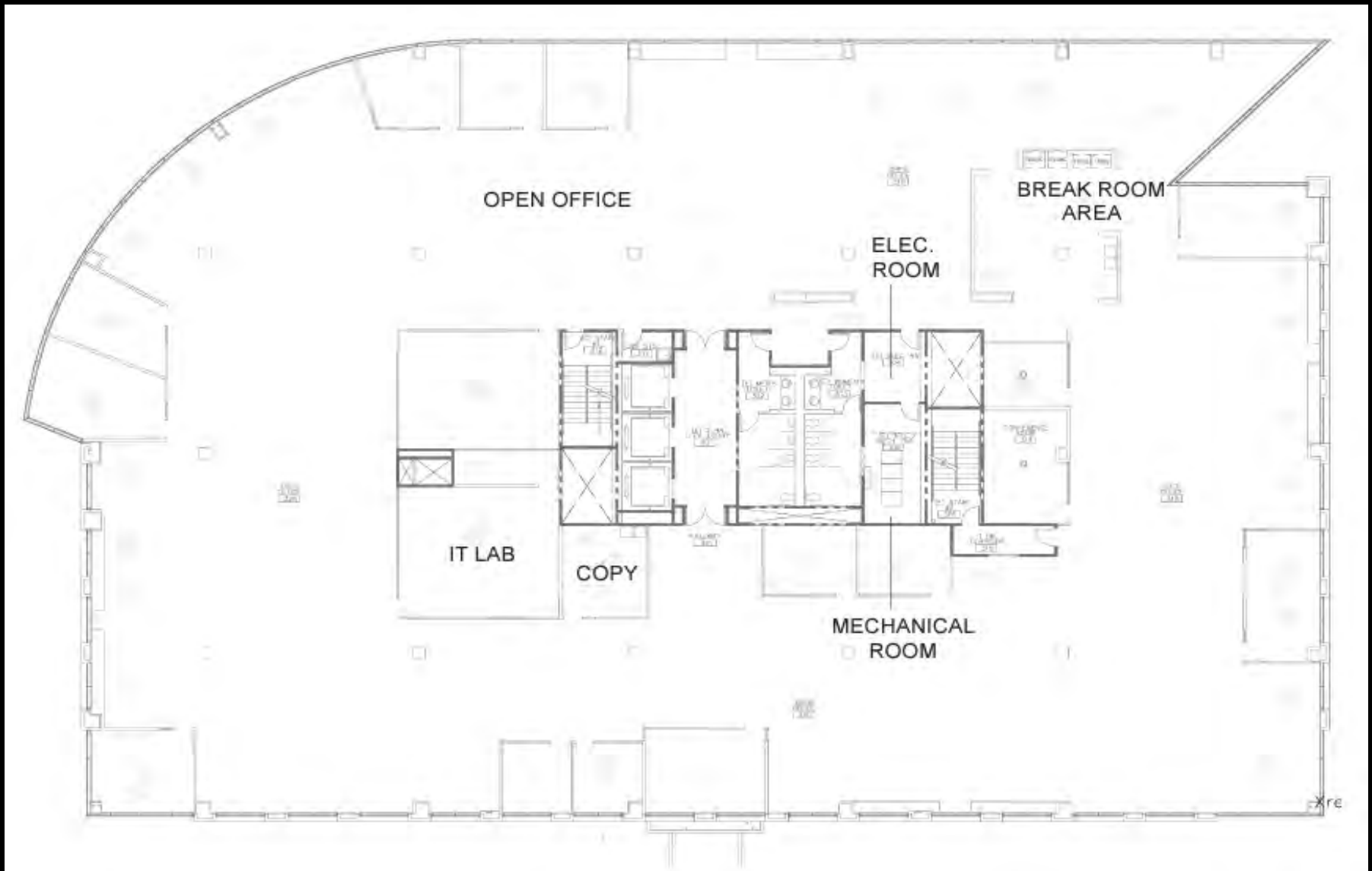
Slab to Deck: 13'-5"



Third
Floor

26,606 SF

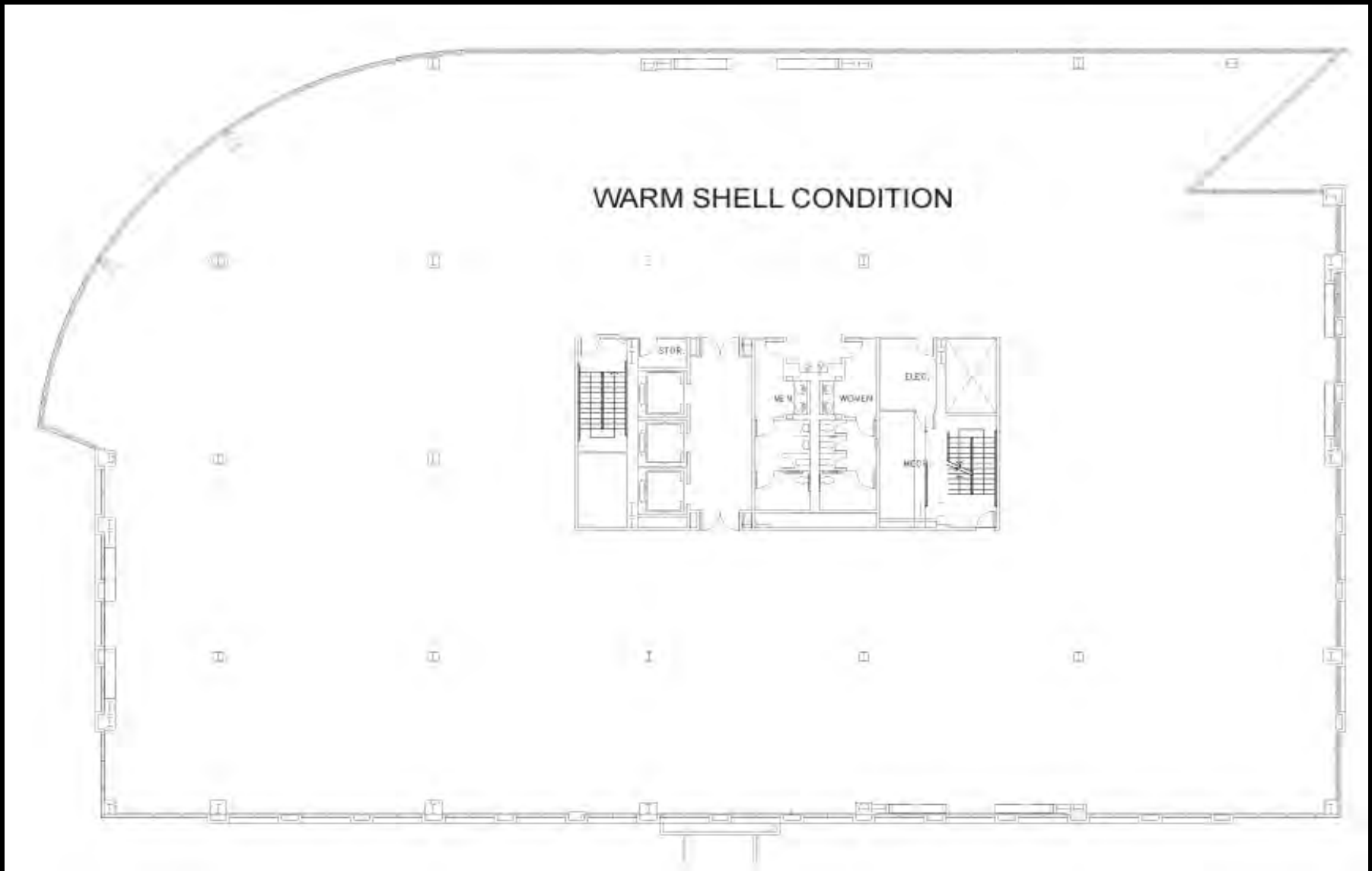
Slab to Deck: 13'-2"



Fourth
Floor

26,606 SF

Slab to Deck: 13'-2"





Spaces for the Way Work Happens Today.

These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



[Scan here](#) for 360° tours of inspirational design themes for your next office space.



*Indicative of the look and feel (not the actual suite)

The Preeminent Suburban Office Landlord

Where You Are + Where You Want To Be



Leasing Information

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