



# Circle Star Way

San Carlos, California 94070



Full Building Available Now Totaling ±106,424 SF

BRANDING OPPORTUNITY



# About | One Circle Star Way

San Carlos, California 94070

For enterprises looking to establish a presence within the Bay Area's Life Science Corridor, the Circle Star campus offers traditional offices, lab space, server rooms, on-site cafeteria, showers with locker rooms, EV charging and bike racks to accommodate all modes of transportation.

Circle Star Center stands as a distinguished Class-A property strategically positioned with proximity to highways 92, 101, and the CalTrain—an essential transport link for area professionals traversing the San Francisco Peninsula and Santa Clara Valley.



Lobby



Open Office Seating

## *Talent Lives Here*

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

**±106,424 SF Available for Lease**

Office Space

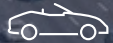
# CONVENIENT + CONNECTED



CLICK HERE FOR  
THE VIRTUAL TOUR



Prominent Class “A” Identity  
with Signage Facing Highway 101



Approximately 3.4/1,000 parking,  
including access to covered garage.



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

# PART OF SAN CARLOS LIFE SCIENCE DISTRICT



777 Industrial



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

GALAXY MEDICAL Galvanize  
Clear Labs incellDx  
Noah Medical



MBC biolabs



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

# AMENITIES MAP



SAN CARLOS STATION



101

**BEST BUY** **ROSS** **TJ-maxx**  
SAVES FOR LESS  
**PET SMART** **MATTRESS FIRM**  
**Office DEPOT** **Jamba**



82



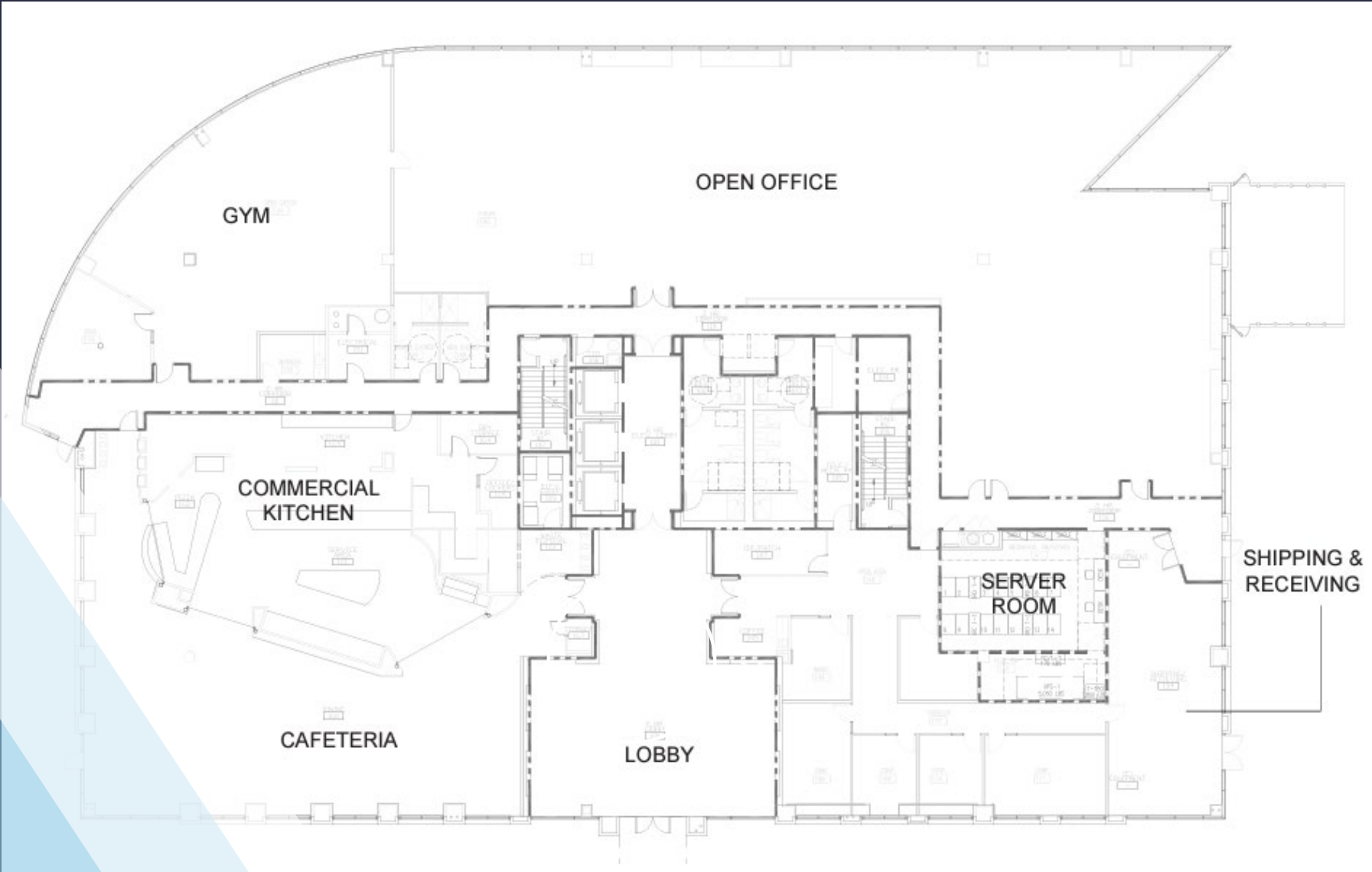
REDWOOD CITY STATION

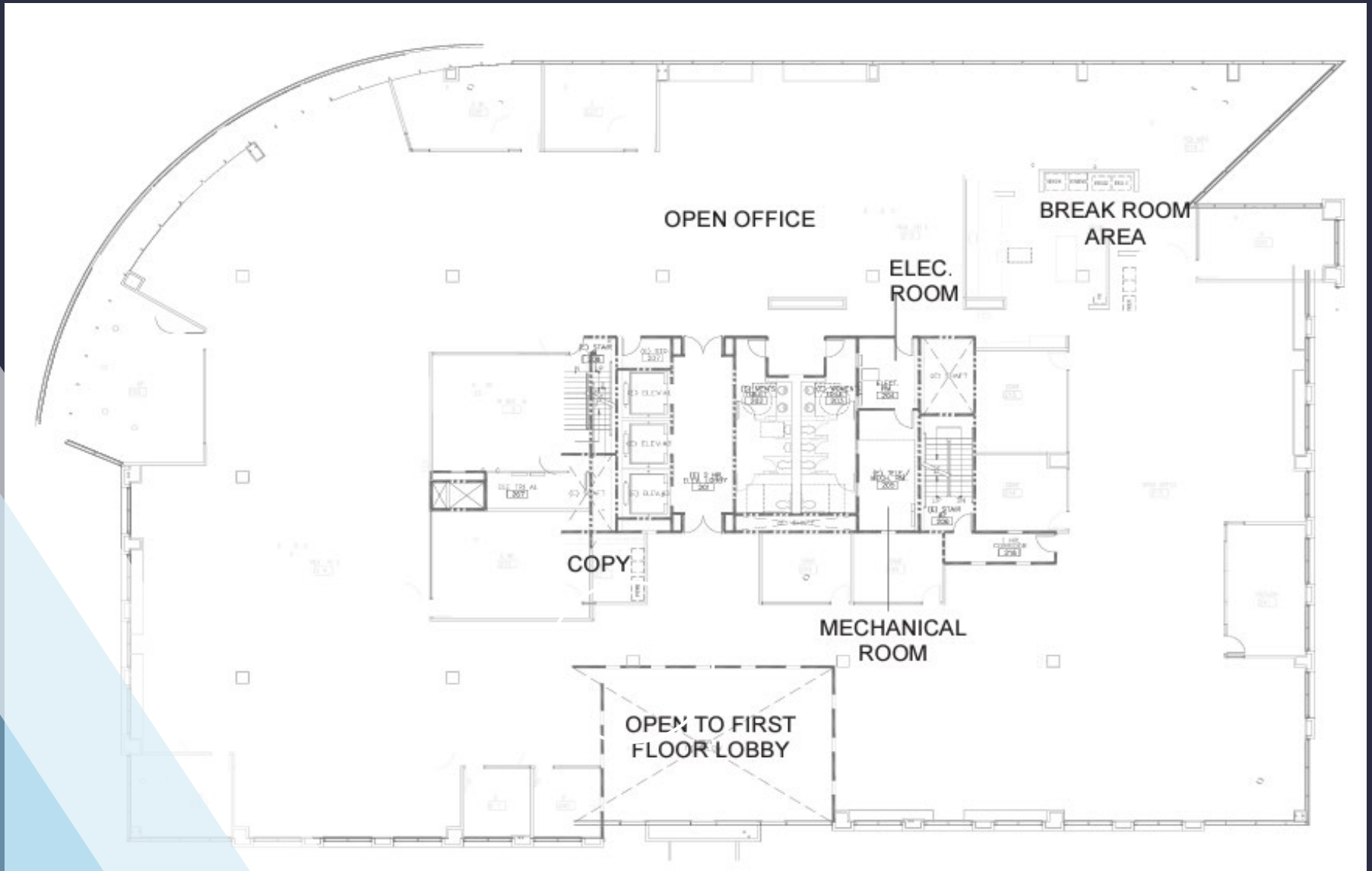
**DOWNTOWN  
REDWOOD CITY**

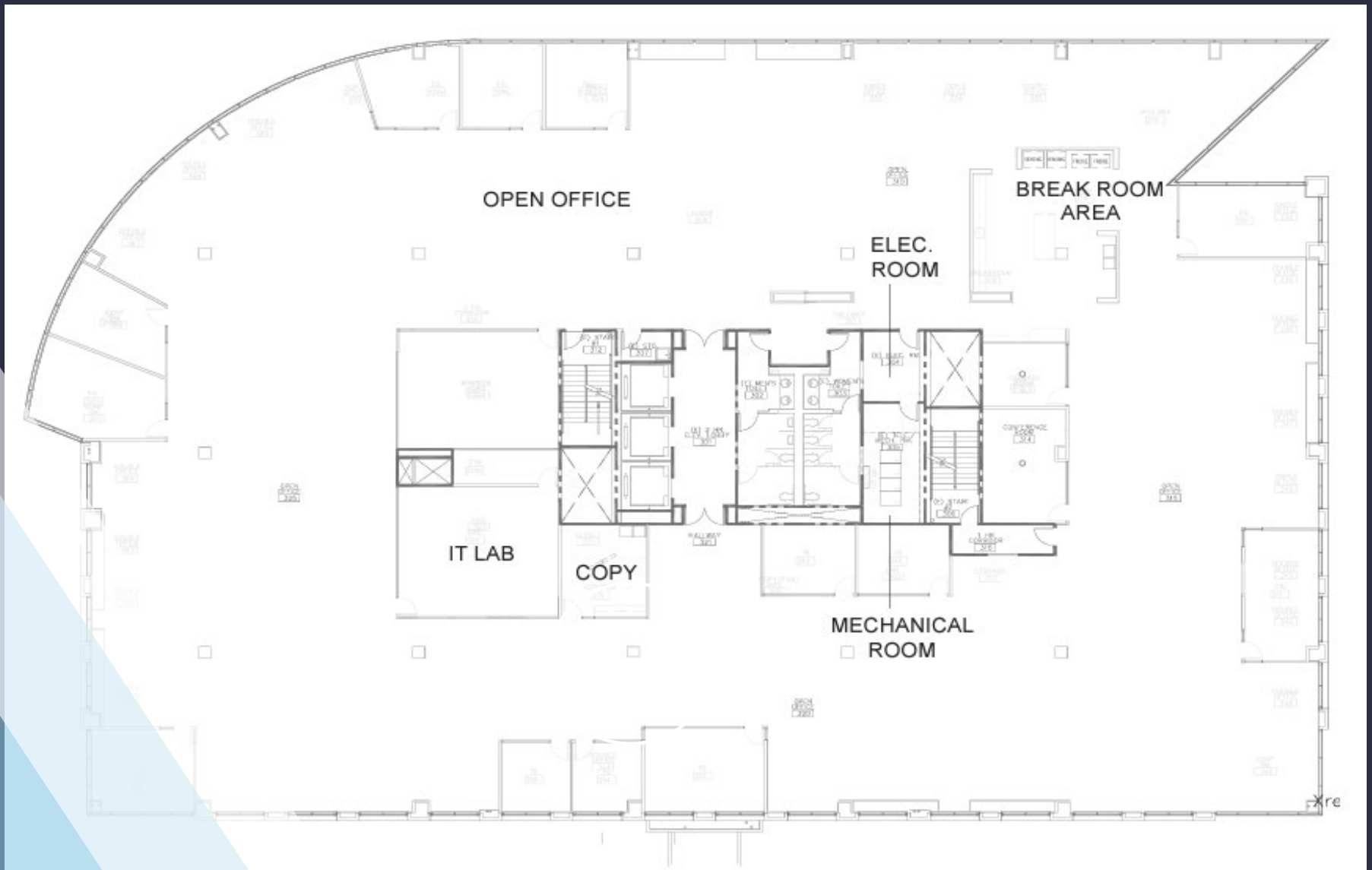
**SAFeway** **FOOD & DRUG**  
**CVS pharmacy**  
**Jamba**  
**OLD NAVY** **Habit**  
**BARNES & NOBLE**



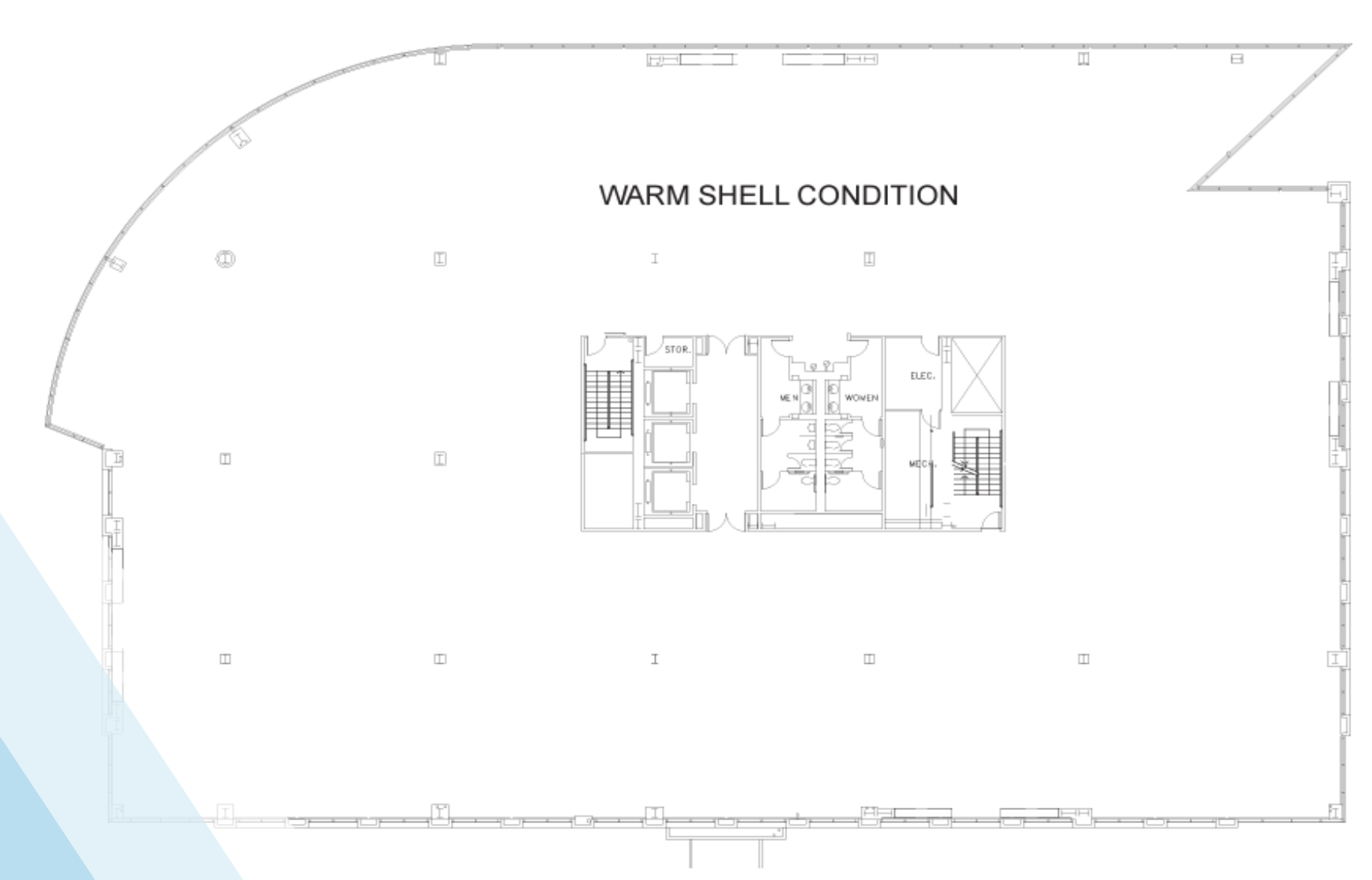
**FIVE GUYS** **Sakura** **BLACKSMITH**  
BURGERS and FRIES **Teppanyaki** **old sushi**  
**PIZZA HEART** **MARUFUKU RAMEN** **FOX** **CRU** **MILAGROS**  
**STARBUCKS** **Coffeebar** **SURFY PIZZA**  
**Timber & Salt** **Vino Santo** **zareen's**  
**Spitz-Cops** **QUINTO SOL** **VESTA**  
**GO FISH** **ANGELICAS** **THE PATTY SHACK**  
**PUNK BAR** **KU**





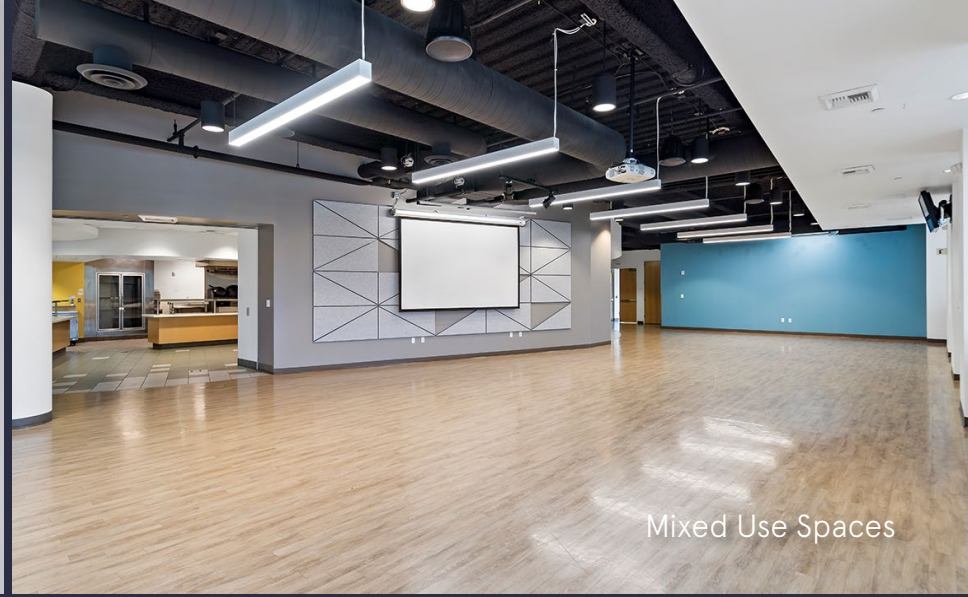








Huddle Rooms



Mixed Use Spaces



Conference Rooms



Kitchen Area

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# Spaces for the Way Work Happens Today.

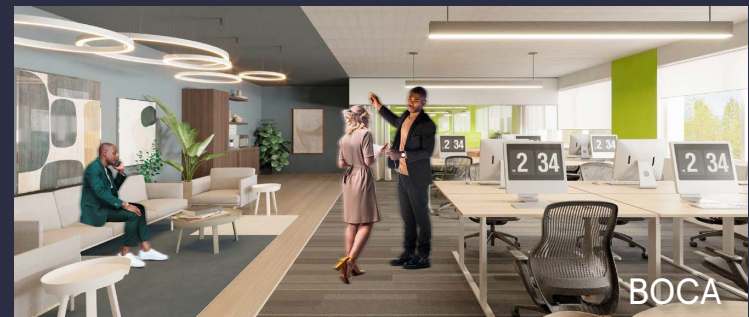
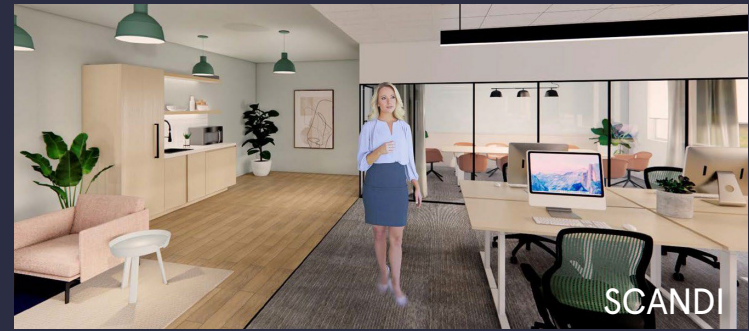
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

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



**Scan here** to learn more about our Pre-Built and Turn-Key space standards



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

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## Leasing Information

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