

workspace
property trust



Circle Star Way
San Carlos, CA 94070

workspace
property trust

±106,424 SF
Available for Lease



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

San Carlos, California 94070

±106,424 SF
Available for Lease

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



MBC biolabs



Alexandria District Phase II & III



BRITAN WEST

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



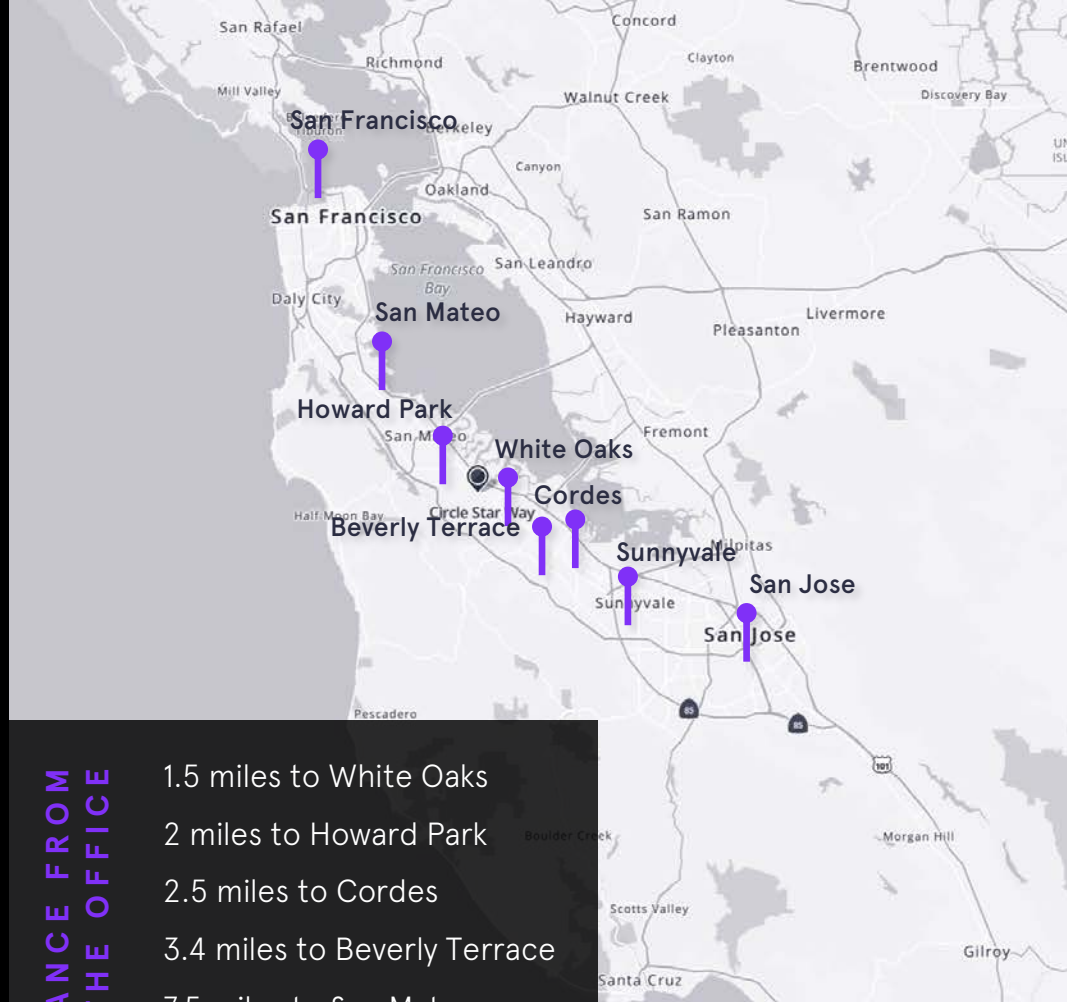
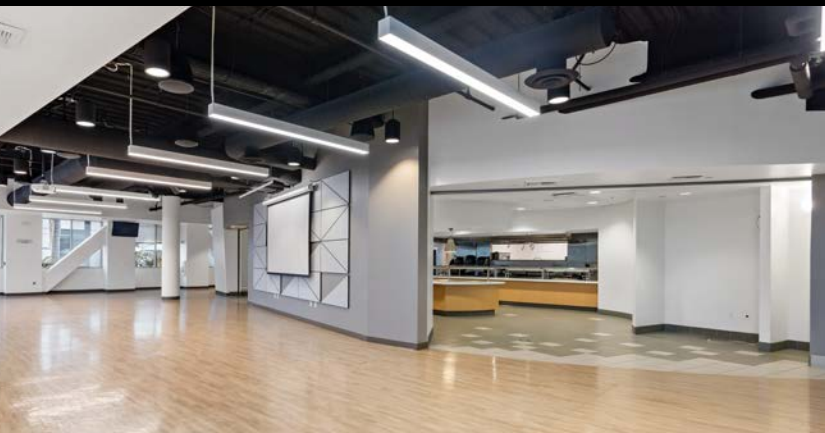
**DOWNTOWN
REDWOOD CITY**

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



DISTANCE FROM
THE OFFICE

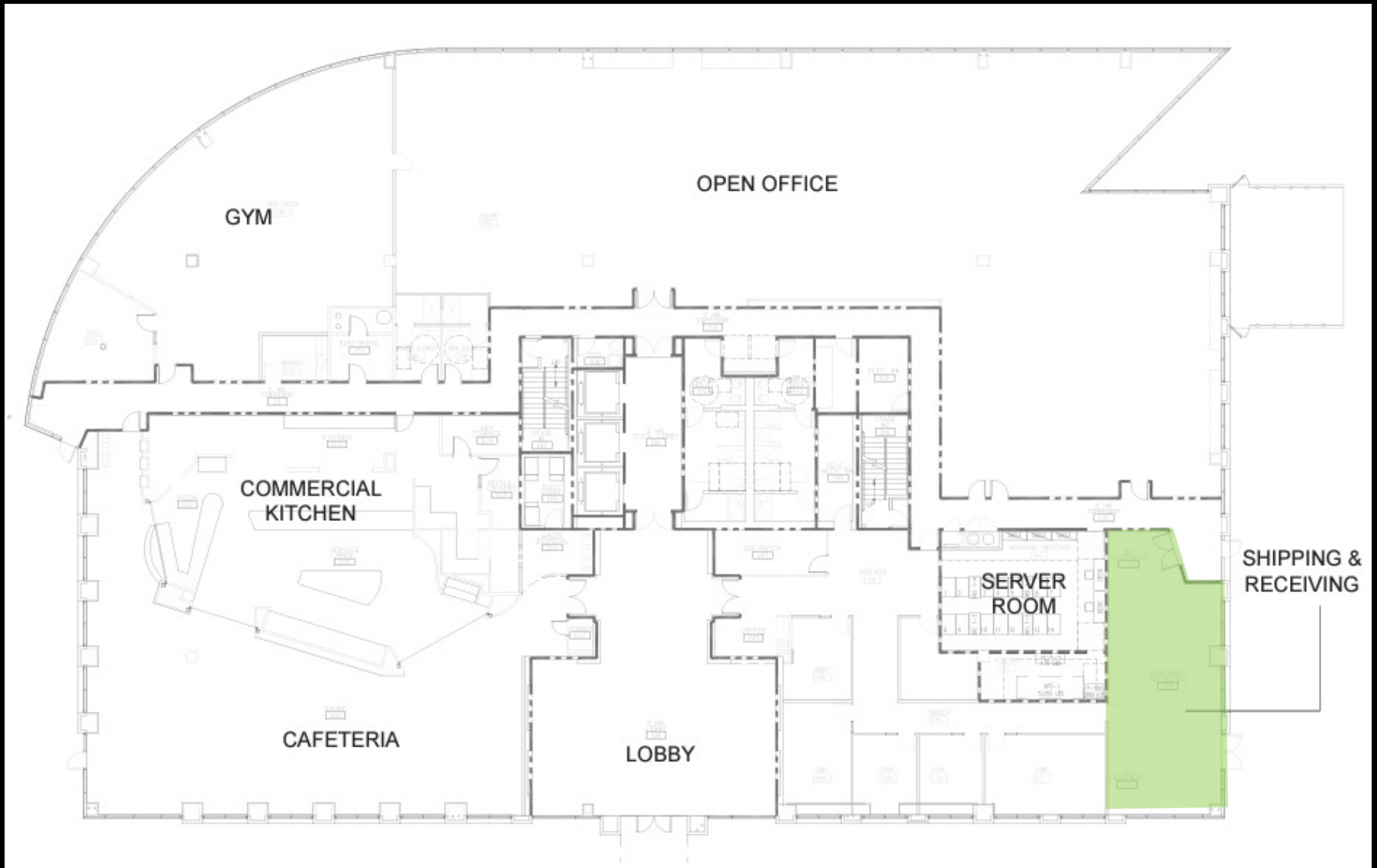
- 1.5 miles to White Oaks
- 2 miles to Howard Park
- 2.5 miles to Cordes
- 3.4 miles to Beverly Terrace
- 7.5 miles to San Mateo
- 16 miles to Sunnyvale
- 25 miles to San Francisco
- 24 miles to San Jose

±106,424 SF
Available for Lease

First
Floor

26,606 SF

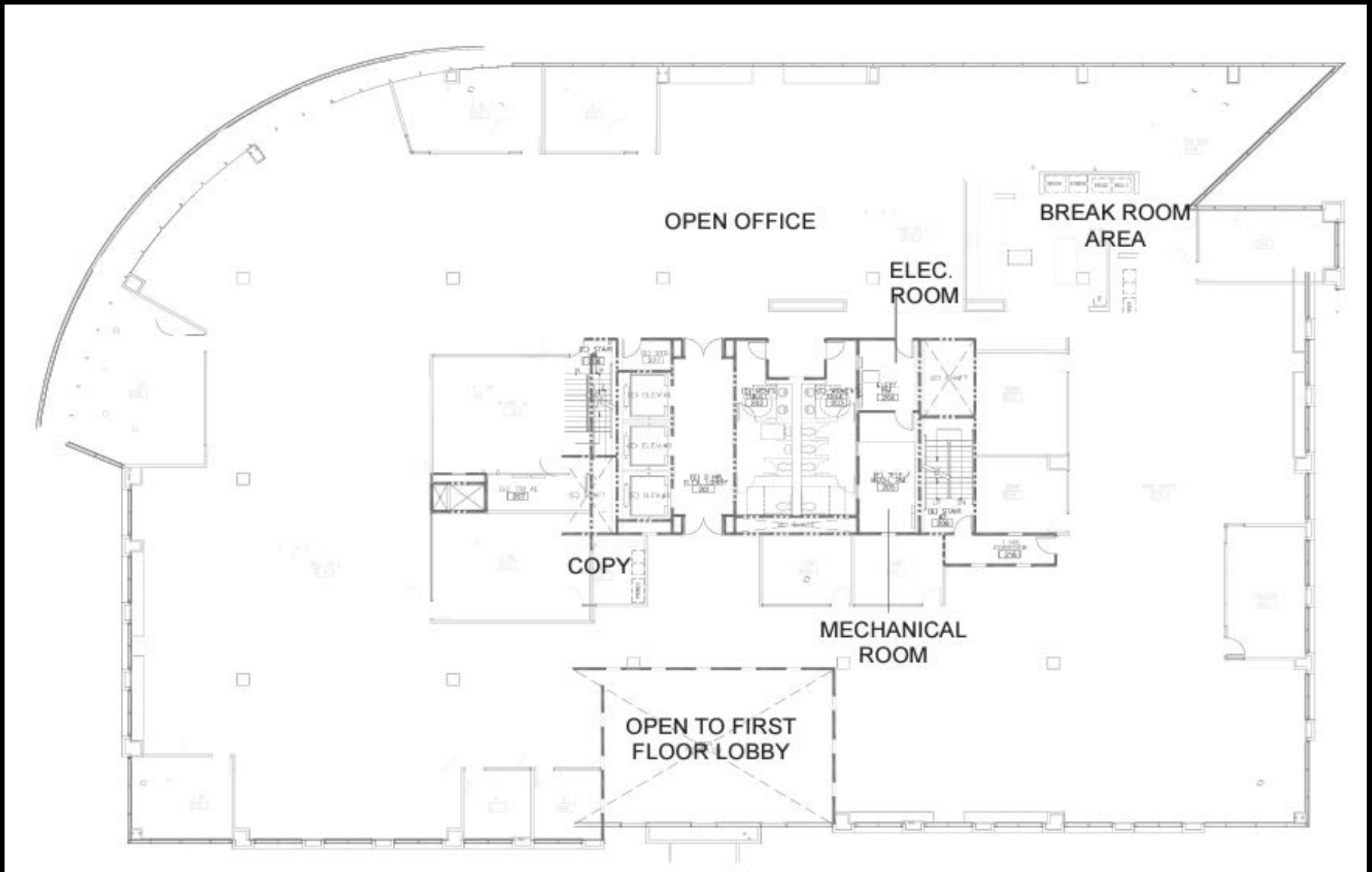
Slab to Deck: 14'-5"



Second Floor
Floor

26,606 SF

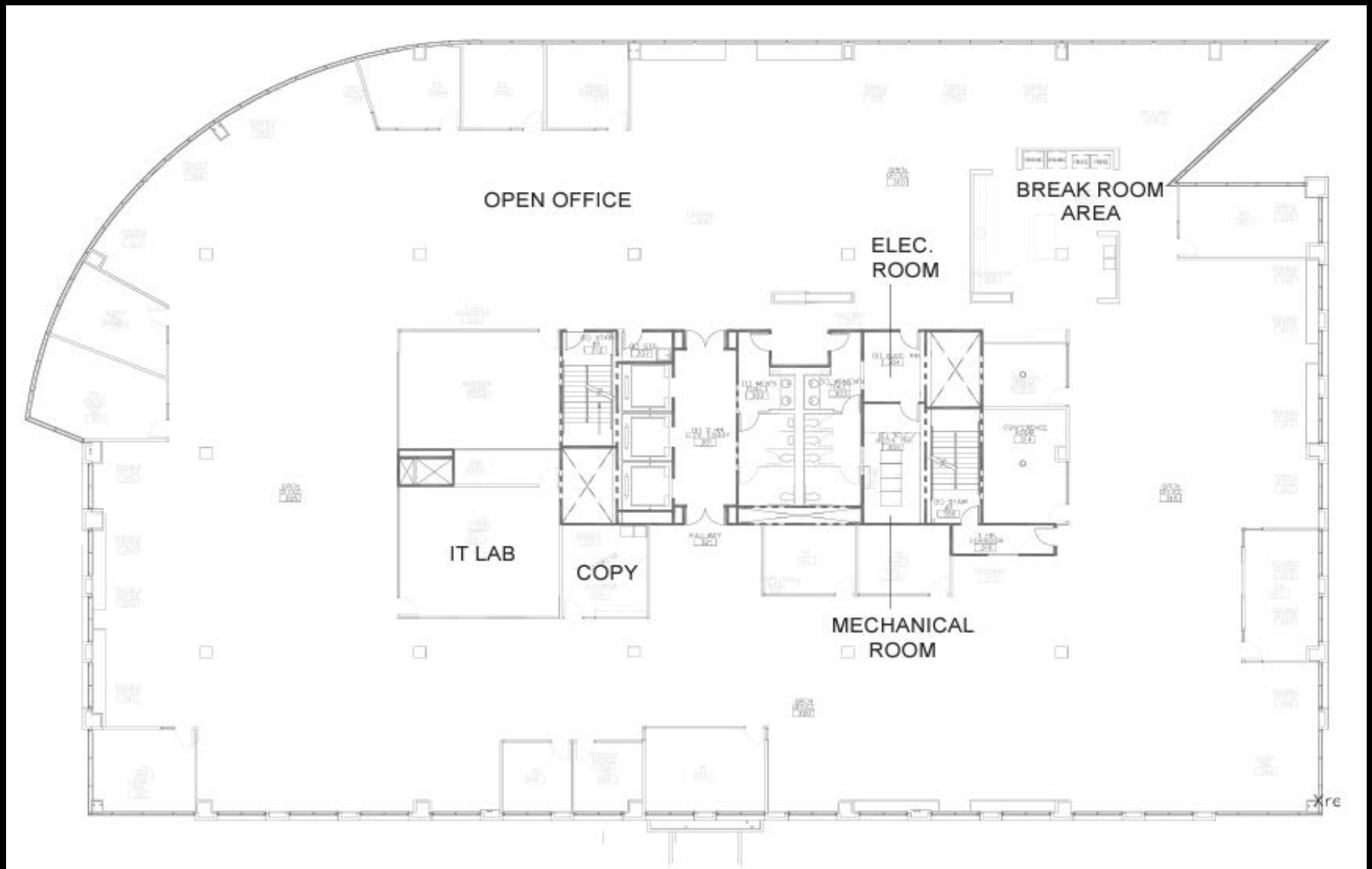
Slab to Deck: 13'-5"



Third
Floor

26,606 SF

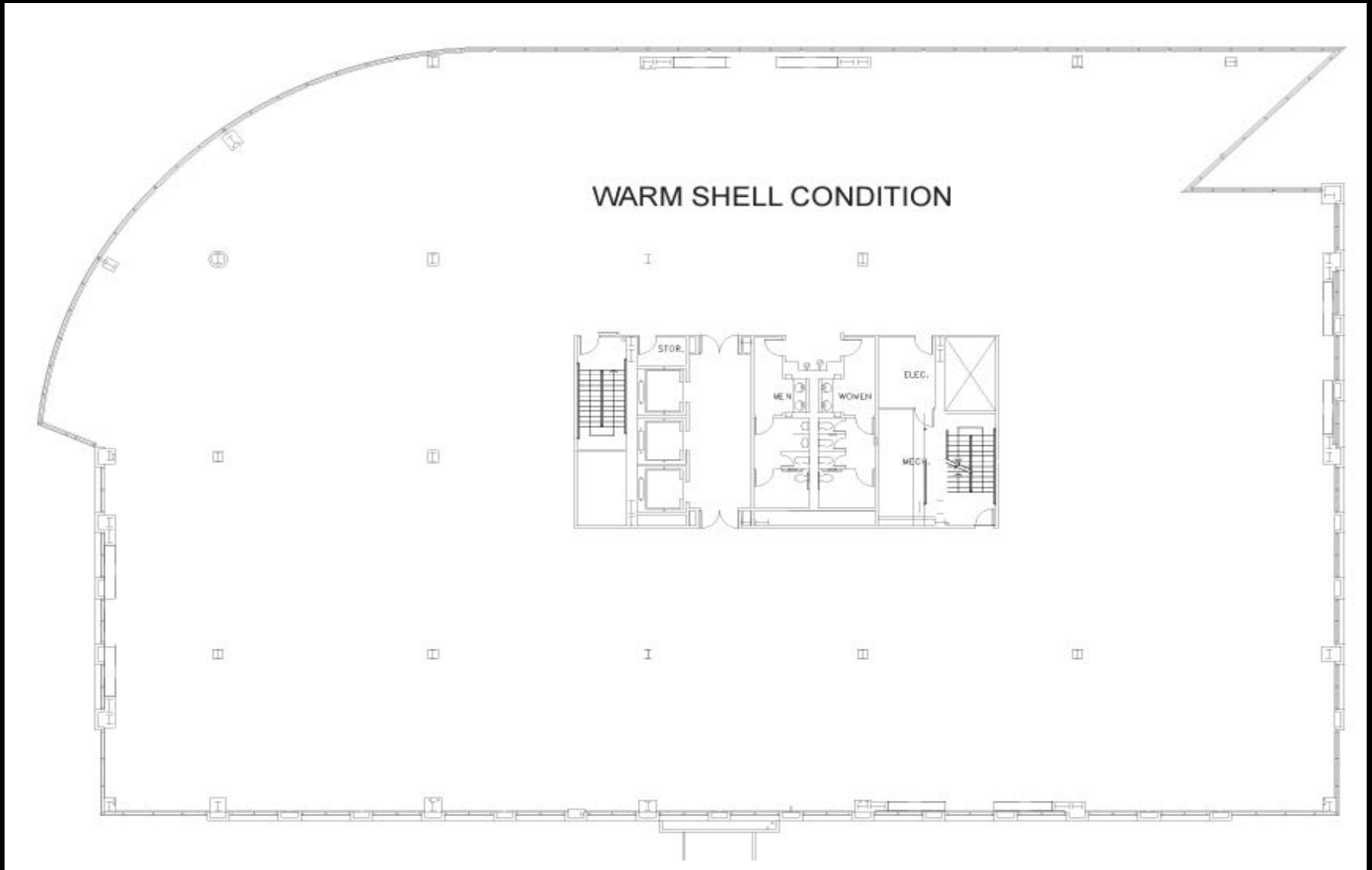
Slab to Deck: 13'-2"



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.



SCANDI



AZURE



TAHOE



BOCA

*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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