

Brittan West

Foundations of a
collaborative culture

1091
INDUSTRIAL ROAD
SAN CARLOS, CA

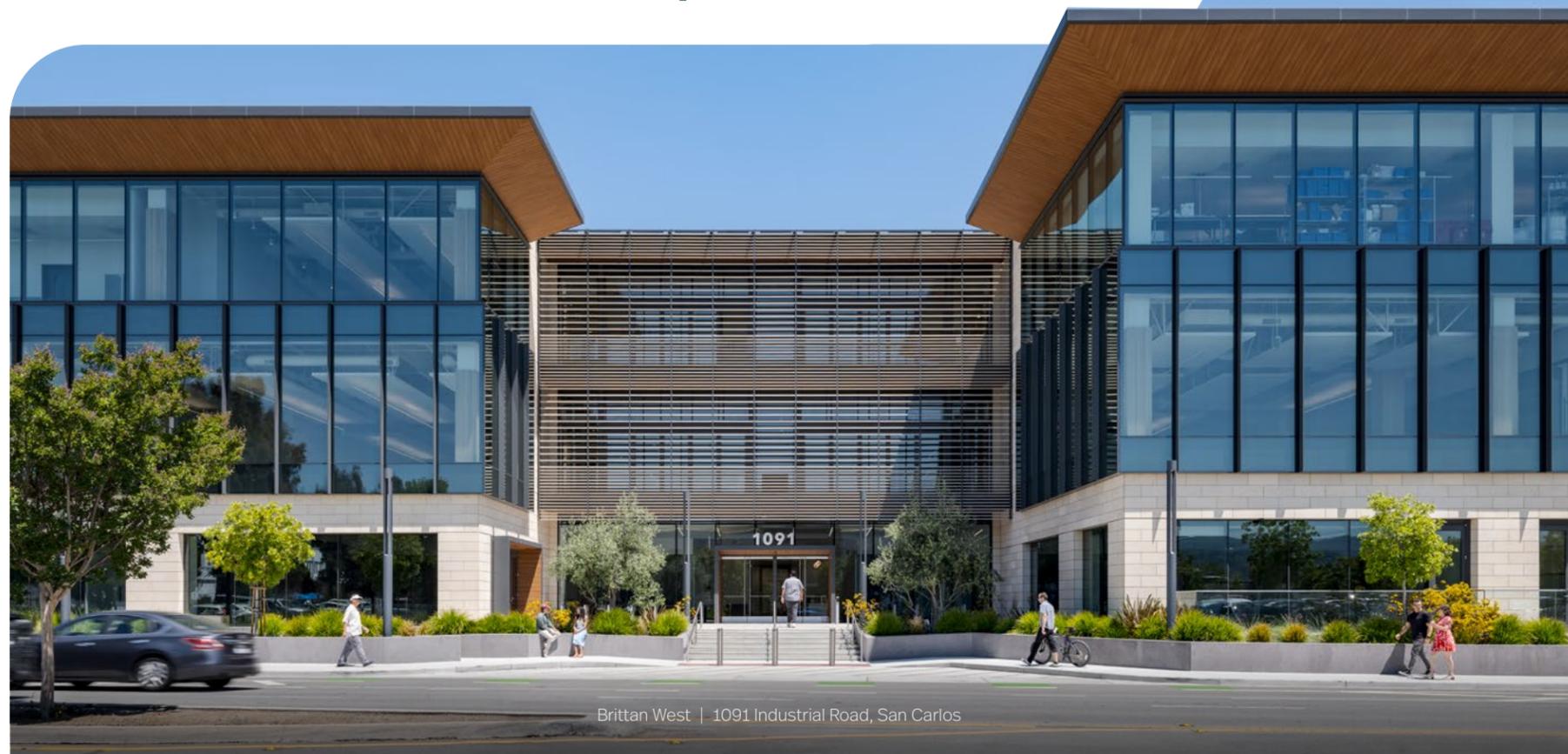


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Positioned for **progress**

Brittan West is the Bay Area's newest life science project, purpose-built for scaling, innovative biotech companies.



LOCATION

San Carlos is quickly becoming a life science powerhouse—giving trailblazing companies the edge to scale and shape what's next for this innovation hub.

BUILD QUALITY

Purpose-built for research, this project delivers flexible lab spaces and tailored infrastructure.

LONG-TERM PARTNERSHIP

Brittan West offers flexible leases as well as support for firms moving from incubators to dedicated lab space.

Brittan West **specs**

building features

Fully Built Out Class A+ Laboratory Space

Divisible to: 12,530 SF

Floors: 3 floors of laboratory and office space and below-grade parking

Parking Ratio: 2.5 per 1,000 SF

EV Charging: 28 - powered by Atom Power

Floor Height: 16' - 8" slab-to-slab

10 ft. ceilings and floor-to-ceiling glass line in labs providing for abundant natural light

Power: 8,000 amps

Dedicated Tenant Storage: Hazmat and dry

Backup Generator

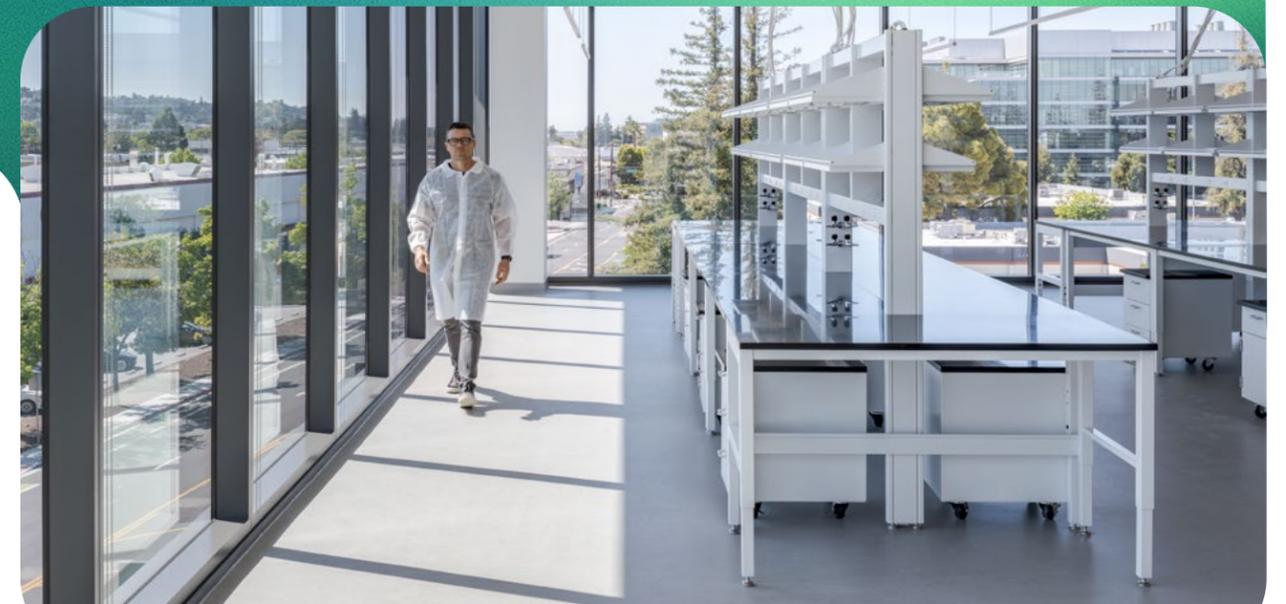
Mechanical Infrastructure With Excess Capacity

Prominent Signage Available



spec+ initiative

- Highly improved wet lab space
- Plug and Play office with cubicles and audio visual set up
- Extensive glass line throughout
- Occupancy within 30 Days



Brittan West

notable features

±81,747 SF **Available**



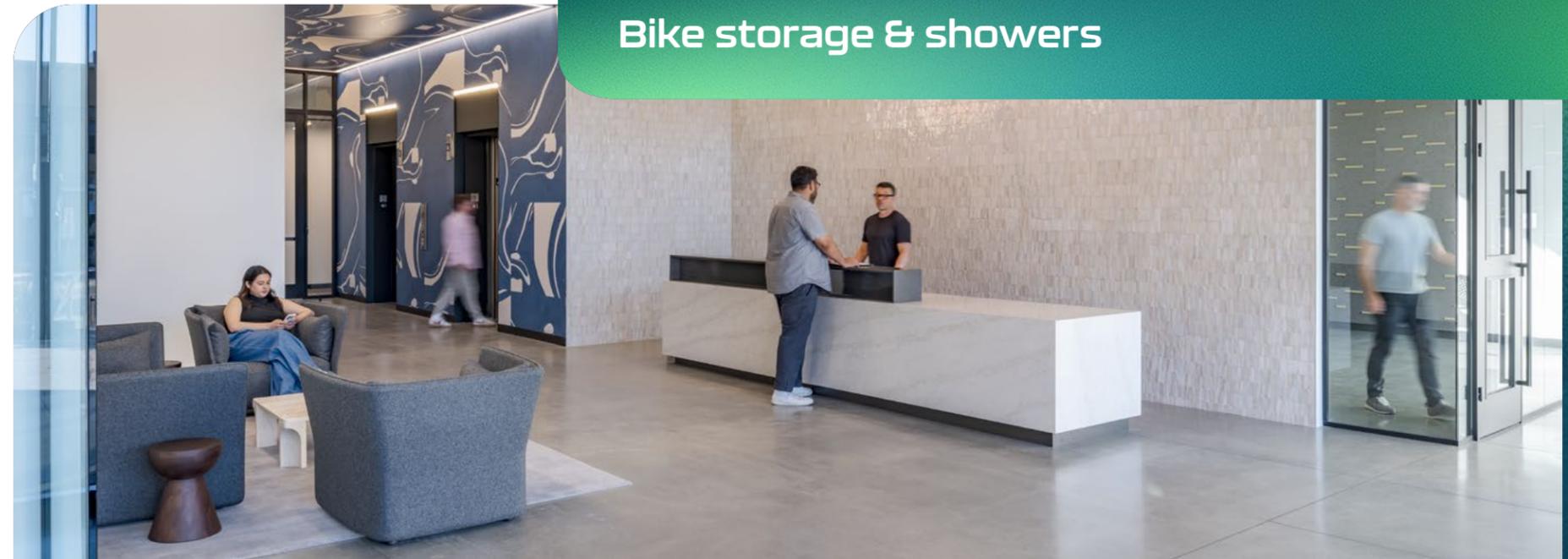
On-site amenities



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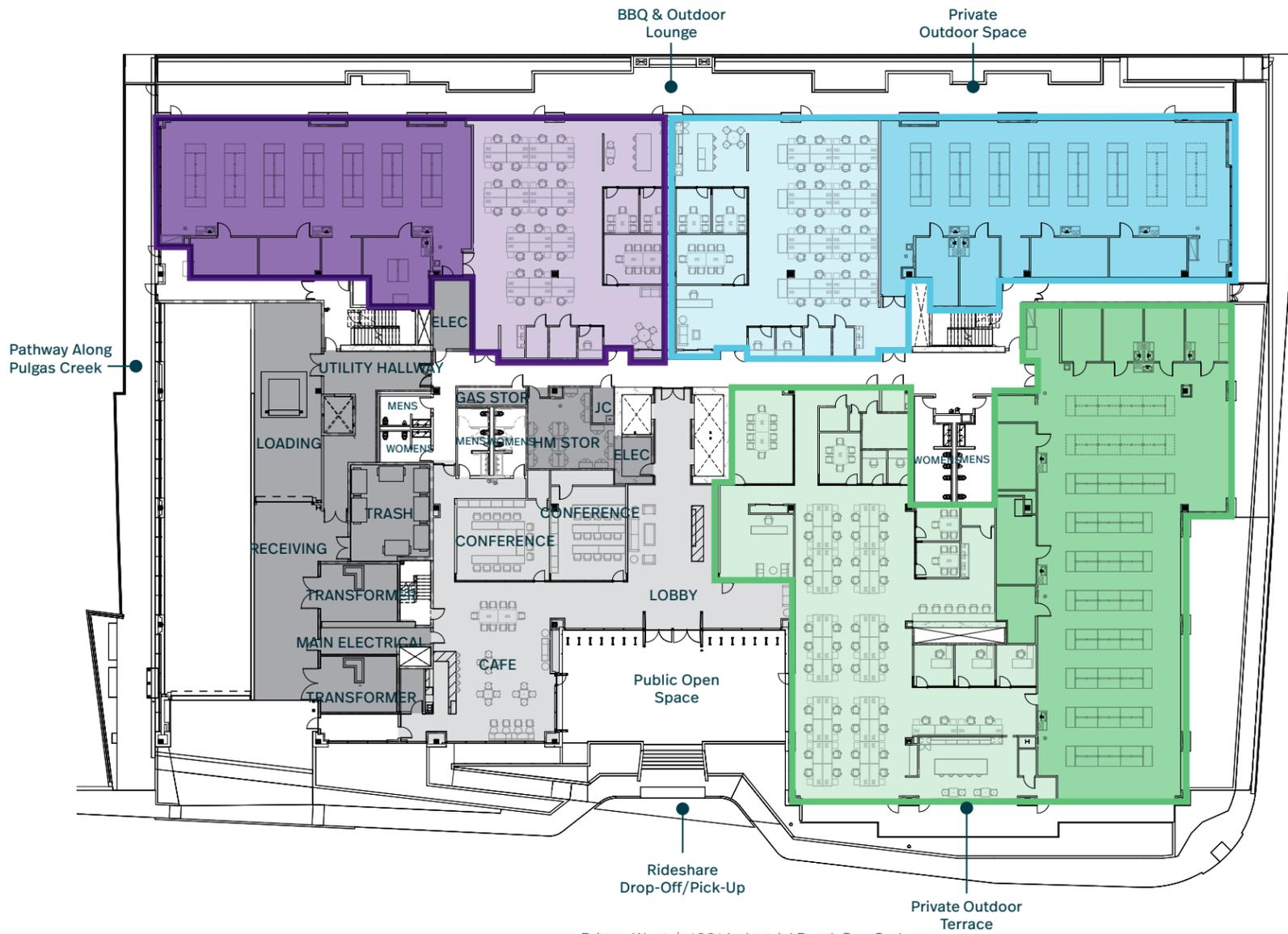


Cafe with grab/go options from Tootsies
Conference rooms with AV set up
Bike storage & showers



Level One floorplan

±47,208 SF Available



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SUITE 110: 20,825 RSF

- Lab:**
- 10 benches
- 7 support rooms
- Office:**
- 50 workstations
- 4 conference rooms
- 2 phone rooms
- 3 private offices
- Private outdoor terrace**

SUITE 120: 13,853 RSF

- can be combined with suite 130 for 26,383 SF*
- Fully Furnished**
- Lab:**
- 8 benches
- 4 support rooms
- Office:**
- 31 workstations
- 3 conference rooms
- 4 phone rooms
- Private outdoor space**

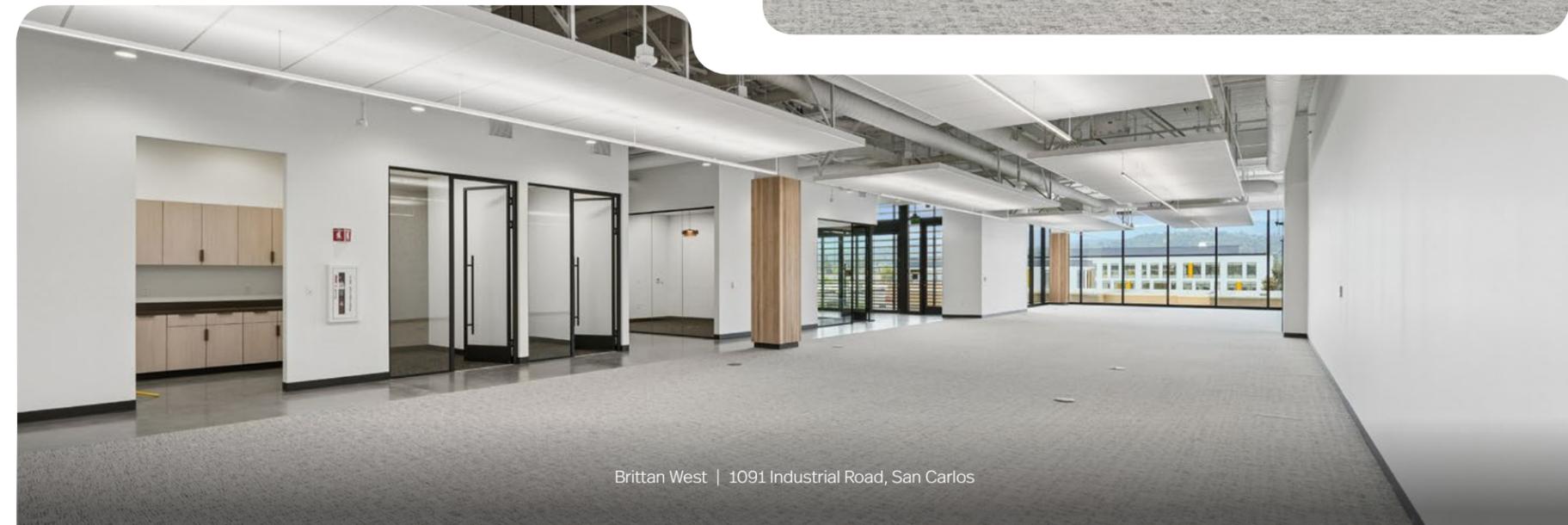
SUITE 130: 12,530 RSF

- can be combined with suite 120 for 26,383 SF*
- Lab:**
- 7 benches
- 3 support rooms
- Office:**
- 27 workstations
- 3 conference rooms
- 3 phone rooms
- BBQ & outdoor lounge**

Loading

Multi-Use Circulation

Level Three office & labs

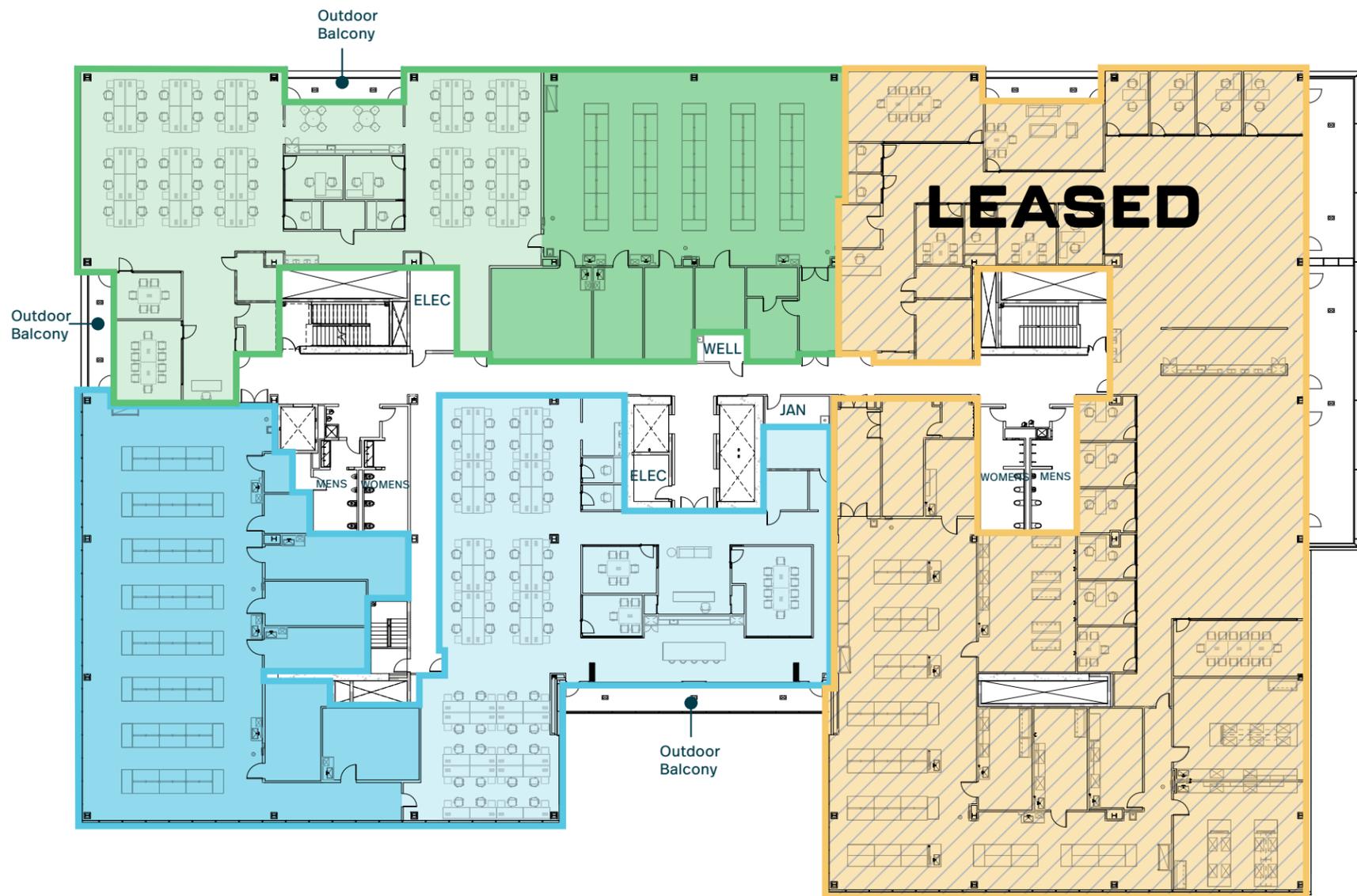


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Level Three floorplan

±34,539 SF Available



SUITE 320: 15,838 RSF

- Lab:**
 - 5 benches
 - 5 support rooms
- Office:**
 - 36 workstations
 - 2 conference rooms
 - 2 private offices
- Private outdoor balconys**

310: Leased

SUITE 330: 18,701 RSF

- Lab:**
 - 10 benches
 - 7 support rooms
- Office:**
 - 40 workstations
 - 3 conference rooms
 - 2 phone rooms
- Private outdoor balcony**

Local Amenities

& community



Proximate to downtown San Carlos (±10 minute walk): home to a farmer's market and some of the Peninsula's most popular restaurants

Adjacent to ±15,000 SF of retail on Industrial Road
±2 min walk to The Alexandria at San Carlos

Prominent visibility from Highway 101



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