

OFFICE/LAB SPACE

FOR SUBLEASE- ±13,718-37,767 SF

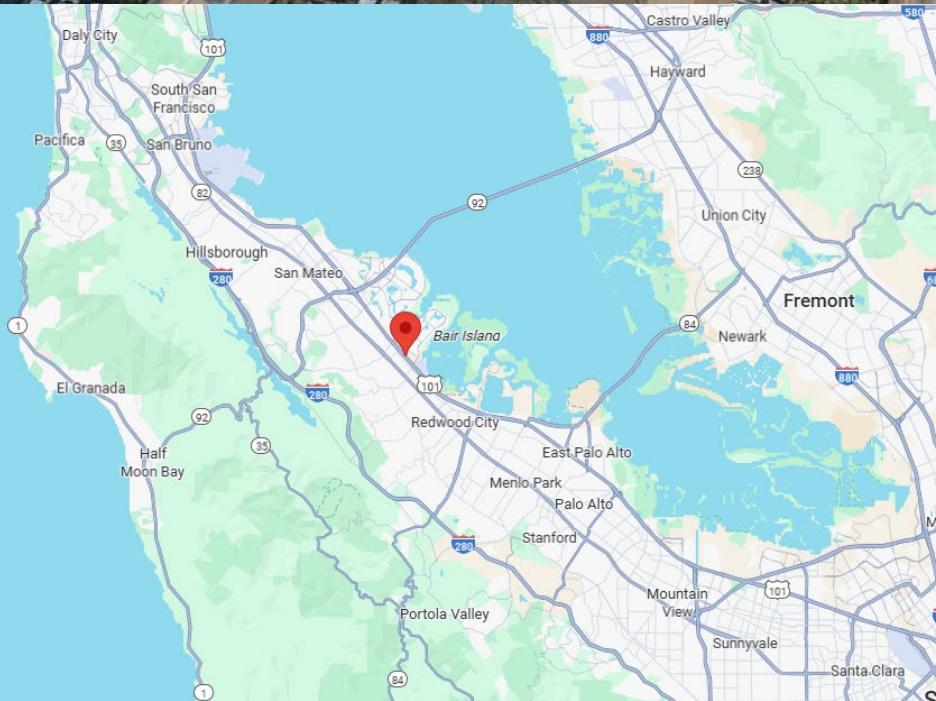
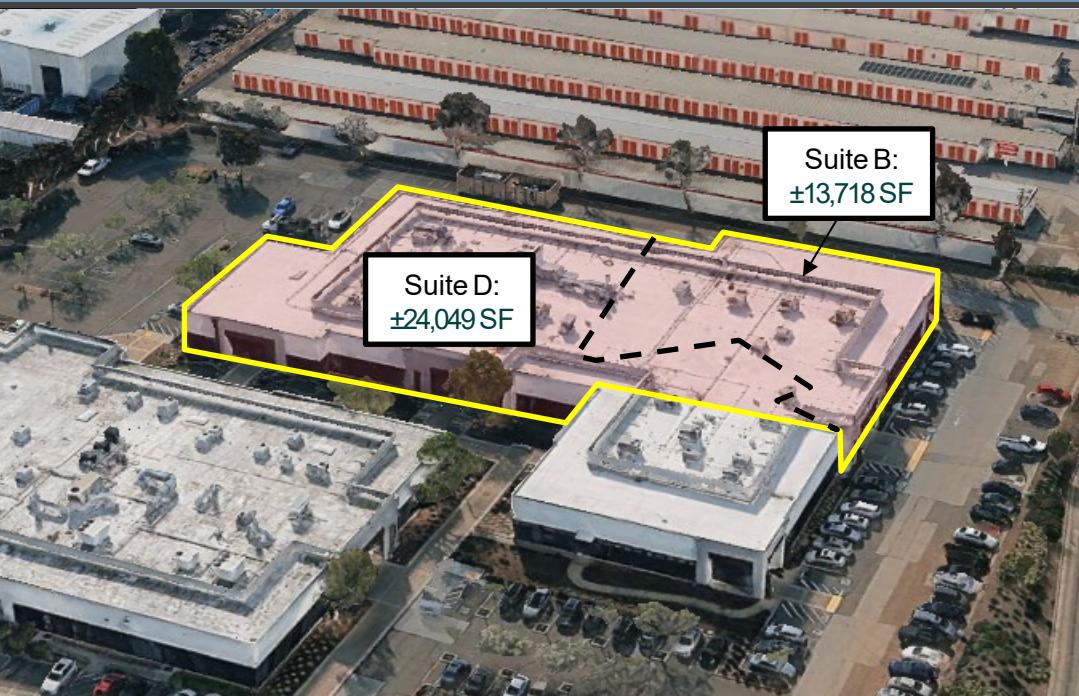
125 SHOREWAY RD.,
SAN CARLOS, CA 94070



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Space Overview

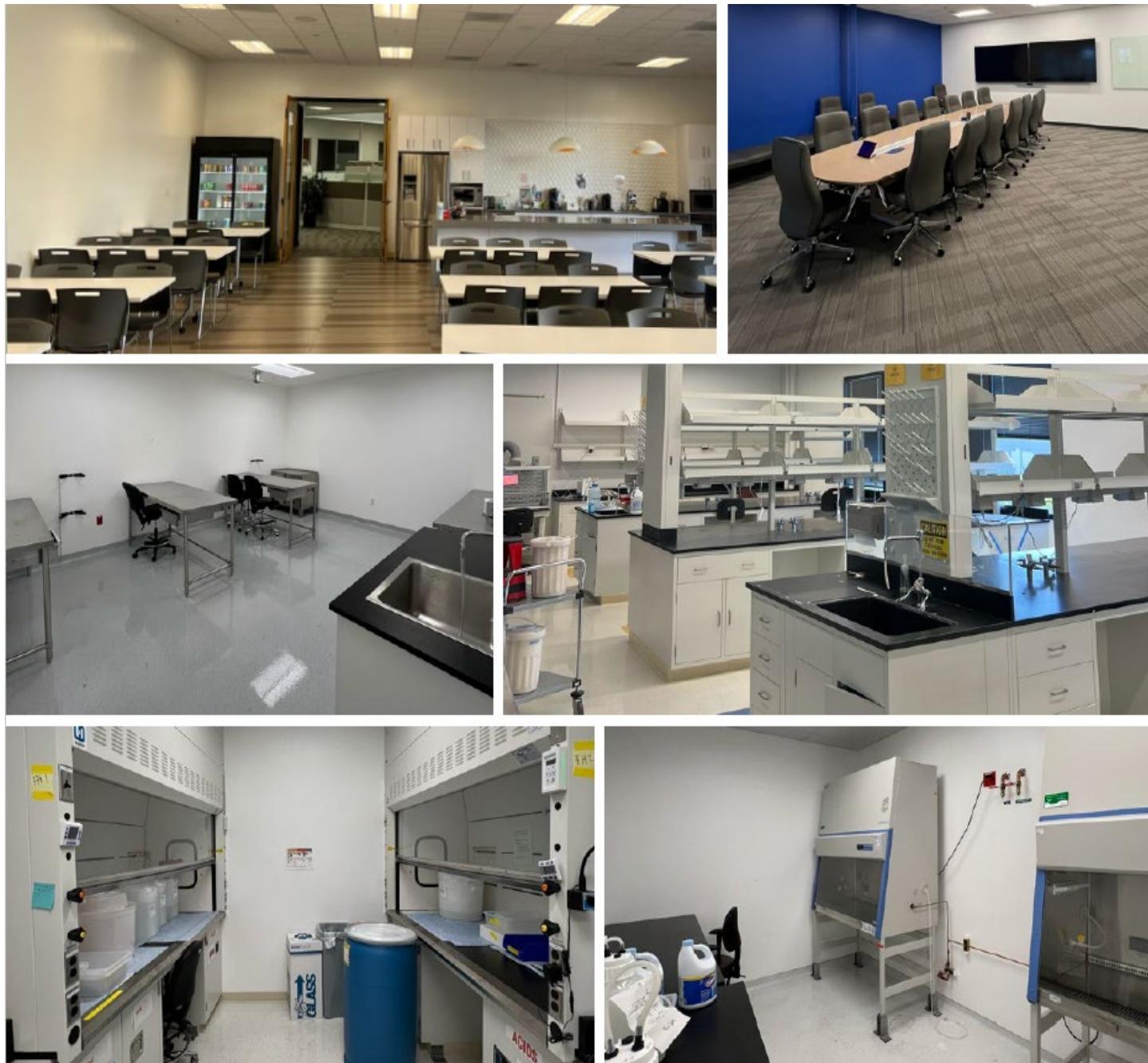
Address:	125 Shoreway Rd., San Carlos, CA 94070
RSF:	±13,718-37,767
Building Type / Class:	Office/Lab
Floor / Suite:	Floor 1/ Suite B & D available
Delivery Condition:	As-Is
Remaining Term:	42 months
Rent:	Call for Rent
Parking:	Up to 125 spaces available

Property Overview

125 Shoreway Road offers a high-quality office and life sciences sublease opportunity totaling approximately 13,718 to 37,767 square feet in a modern, fully built-out facility in San Carlos. The property features a fully integrated lab environment including biology labs, tissue culture suites, a vivarium, DI water system, fume hoods, cold room, glasswash, and shipping and receiving capabilities, making it well suited for R&D and life science users. The office component is fully furnished and includes open work areas, conference rooms, formal reception, and a large breakroom with an adjacent patio. The building also benefits from Highway 101 signage, a parking ratio of 3.3 per 1,000 square feet, and a credit sublessor, with the space available through July 31, 2029, offering a rare turnkey opportunity in a premier Peninsula location.

Transit & Accessibility

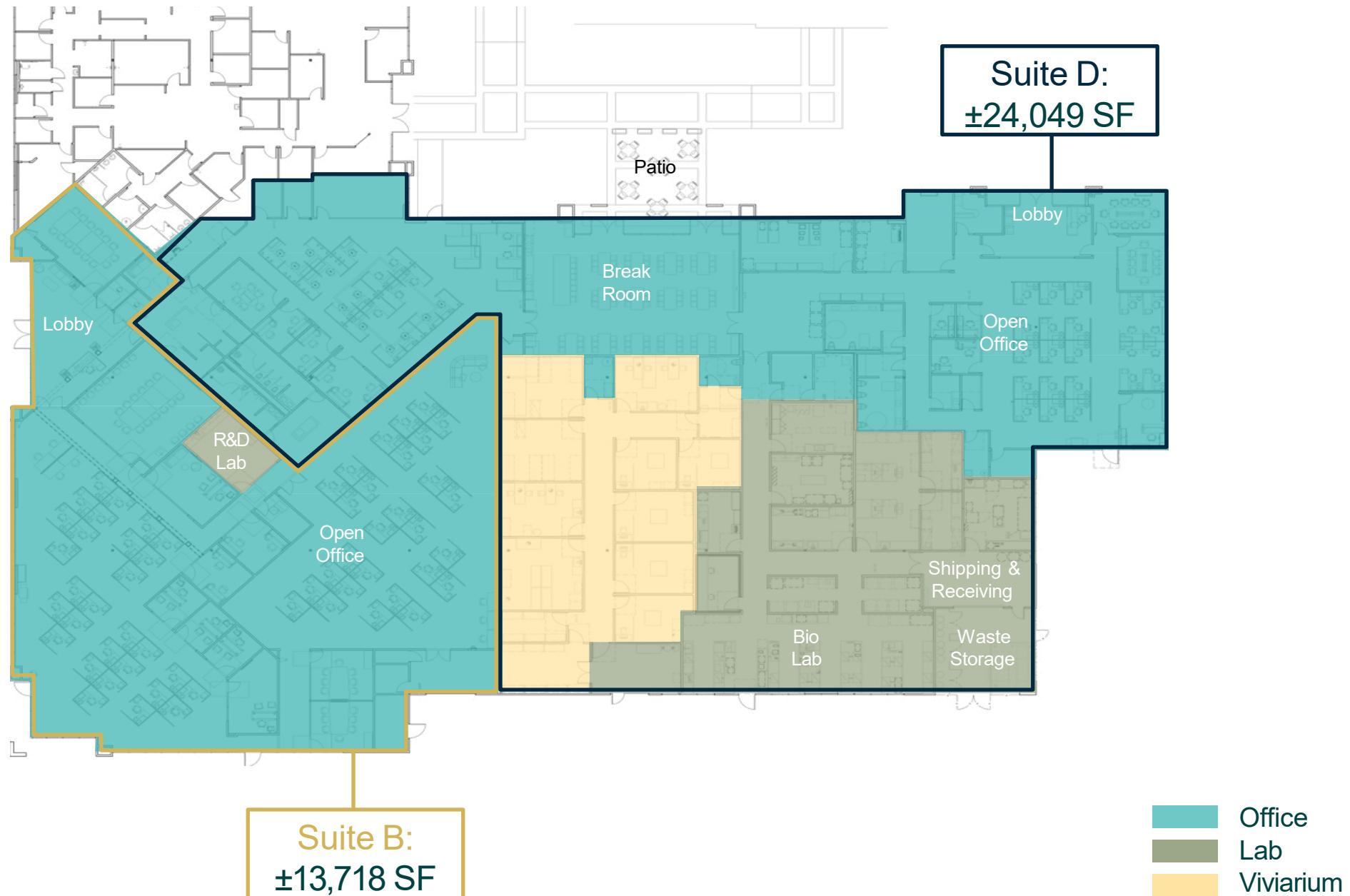
The property is approximately five minutes from Caltrain and Downtown San Carlos, providing direct access to dining, retail, and commuter rail service. Highway 101 is immediately accessible via Marine Parkway and Holly Street, with Interstate 280 and the San Mateo Bridge reachable within approximately 12 minutes. San Francisco International Airport is located roughly 18 minutes away, allowing for efficient regional and national travel, while the property's central Peninsula location provides seamless connectivity to Silicon Valley, Redwood City, and greater San Francisco.

**LAB:**

- ±3,600 SF vivarium
- Biology lab with CDA & Vac
- Two (2) tissue culture rooms with Co2, N2 & Vac
- DI water system
- Small chemistry lab with two (2) 8-ft fume hoods
- Cold room
- Glasswash/autoclave
- Freezer room
- Shipping & receiving

OFFICE:

- Fully Furnished
- Open office areas
- Conference rooms throughout
- Large breakroom with all hands space
- Formal reception areas
- Patio area



CONTACT US

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