

OFFICE/LAB SPACE

FOR SUBLEASE— ±13,718-37,767 SF

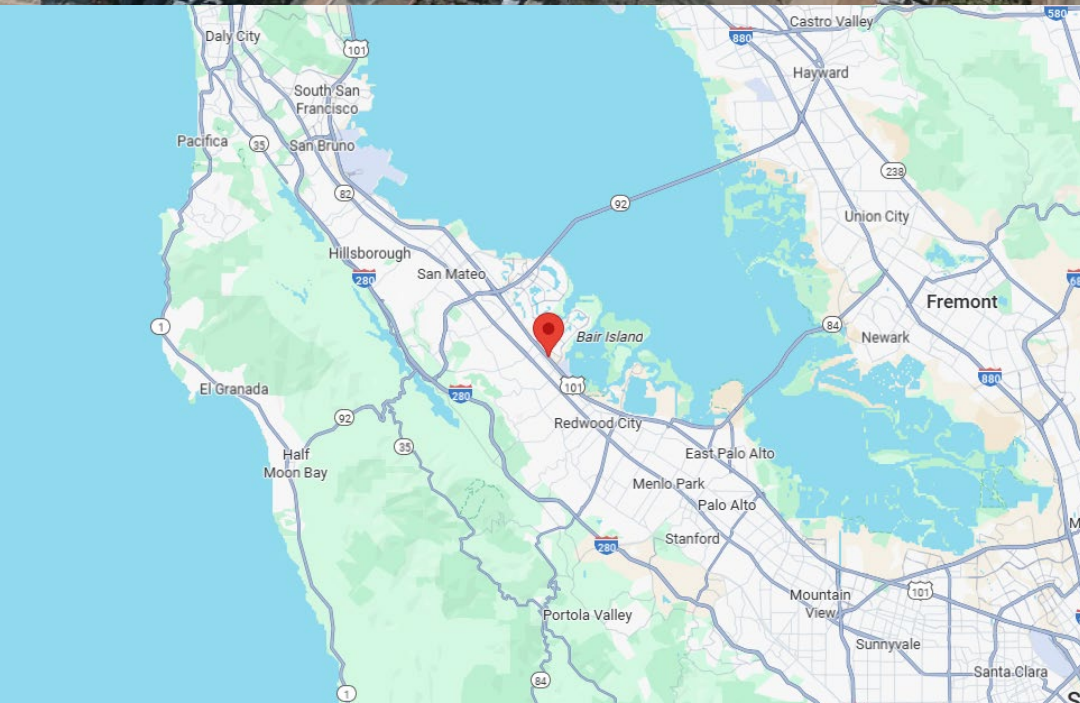
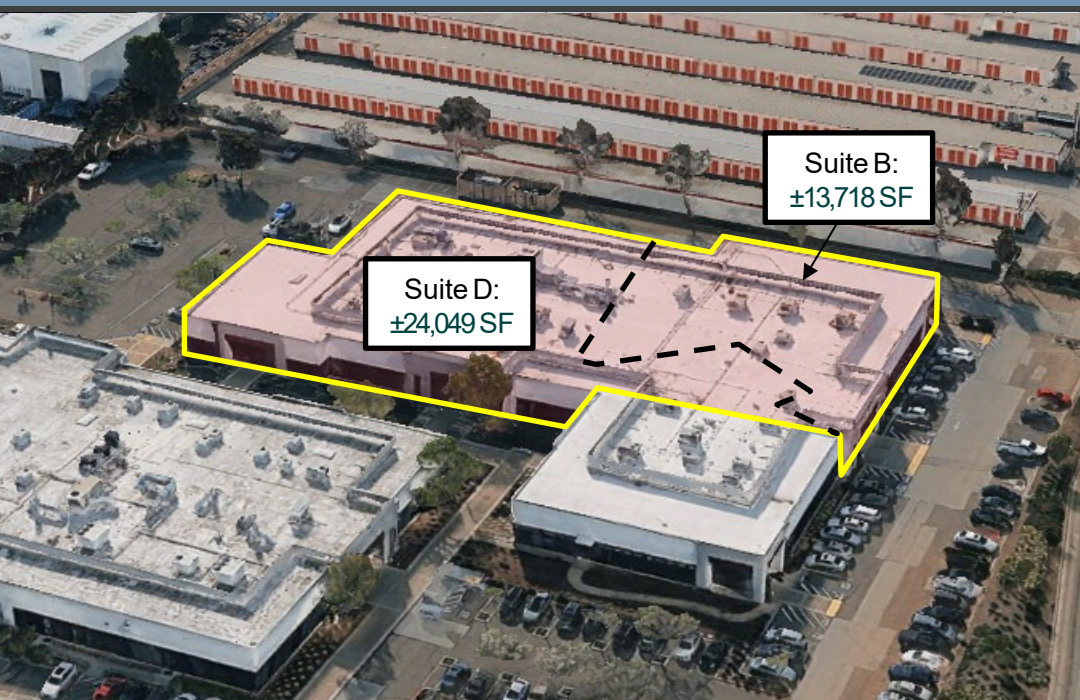
125 SHOREWAY RD.,
SAN CARLOS, CA 94070



CONFIDENTIALITY & DISCLAIMER

Confidentiality & Disclaimer All materials and information received or derived from Deodate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Deodate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Deodate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. All materials and information received or derived from Deodate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Deodate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Deodate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Deodate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Deodate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Deodate in compliance with all applicable fair housing and equal opportunity laws.





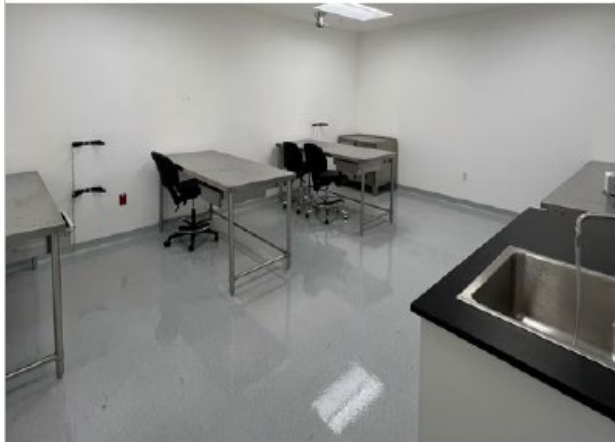
Space Overview	
Address:	125 Shoreway Rd., San Carlos, CA 94070
RSF:	±13,718-37,767
Building Type / Class:	Office/Lab
Floor / Suite:	Floor 1/ Suite B & D available
Delivery Condition:	As-Is
Remaining Term:	42 months
Rent:	Call for Rent
Parking:	Up to 125 spaces available

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.

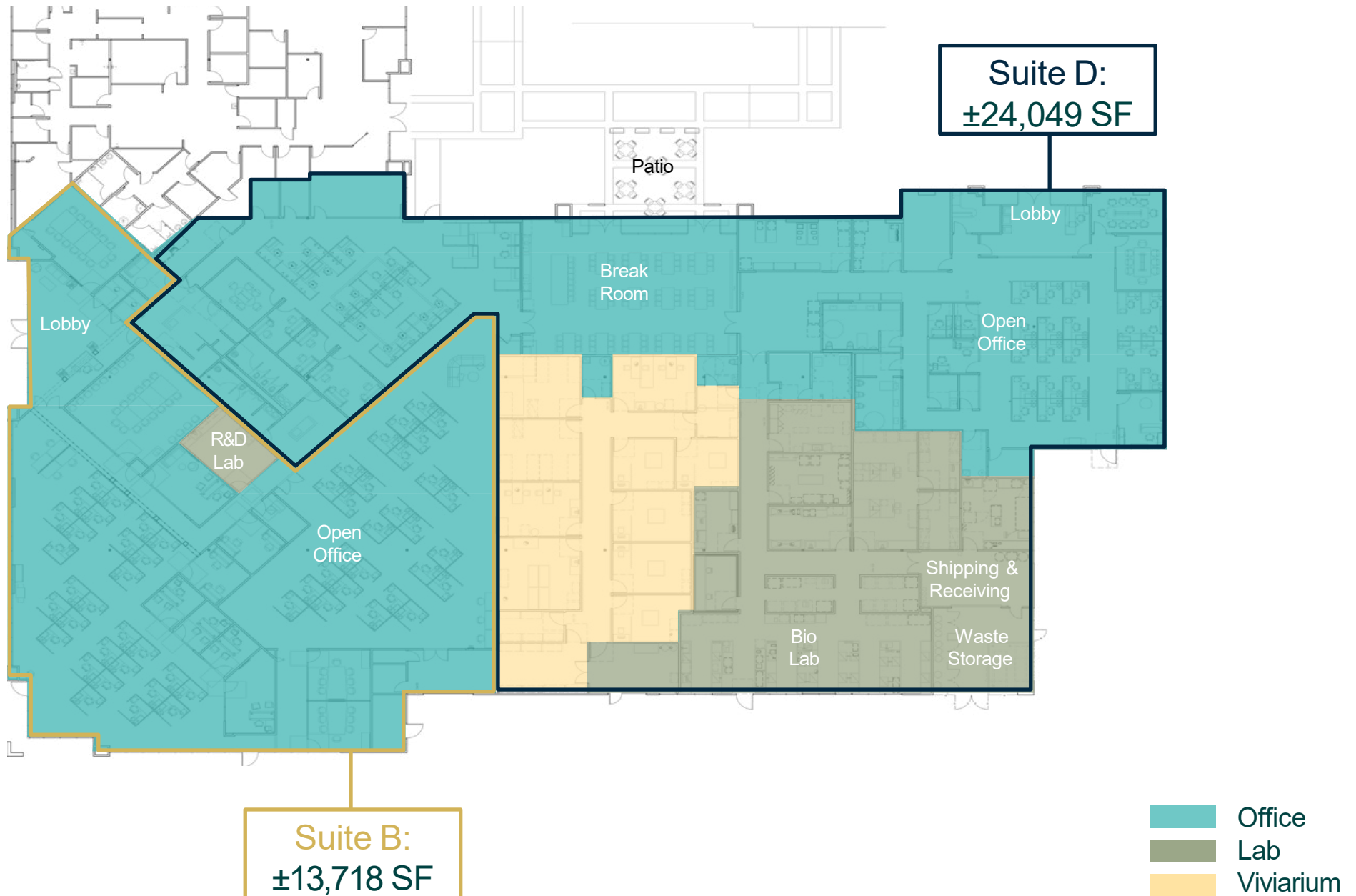


LAB:

- $\pm 3,600$ 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

Max Esquivel

Senior Associate, DEODATE Corporation