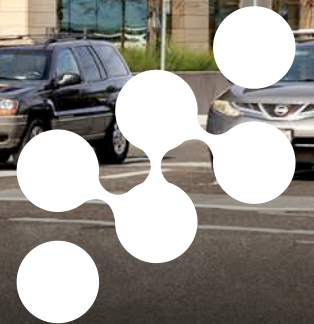


BRITTANWEST

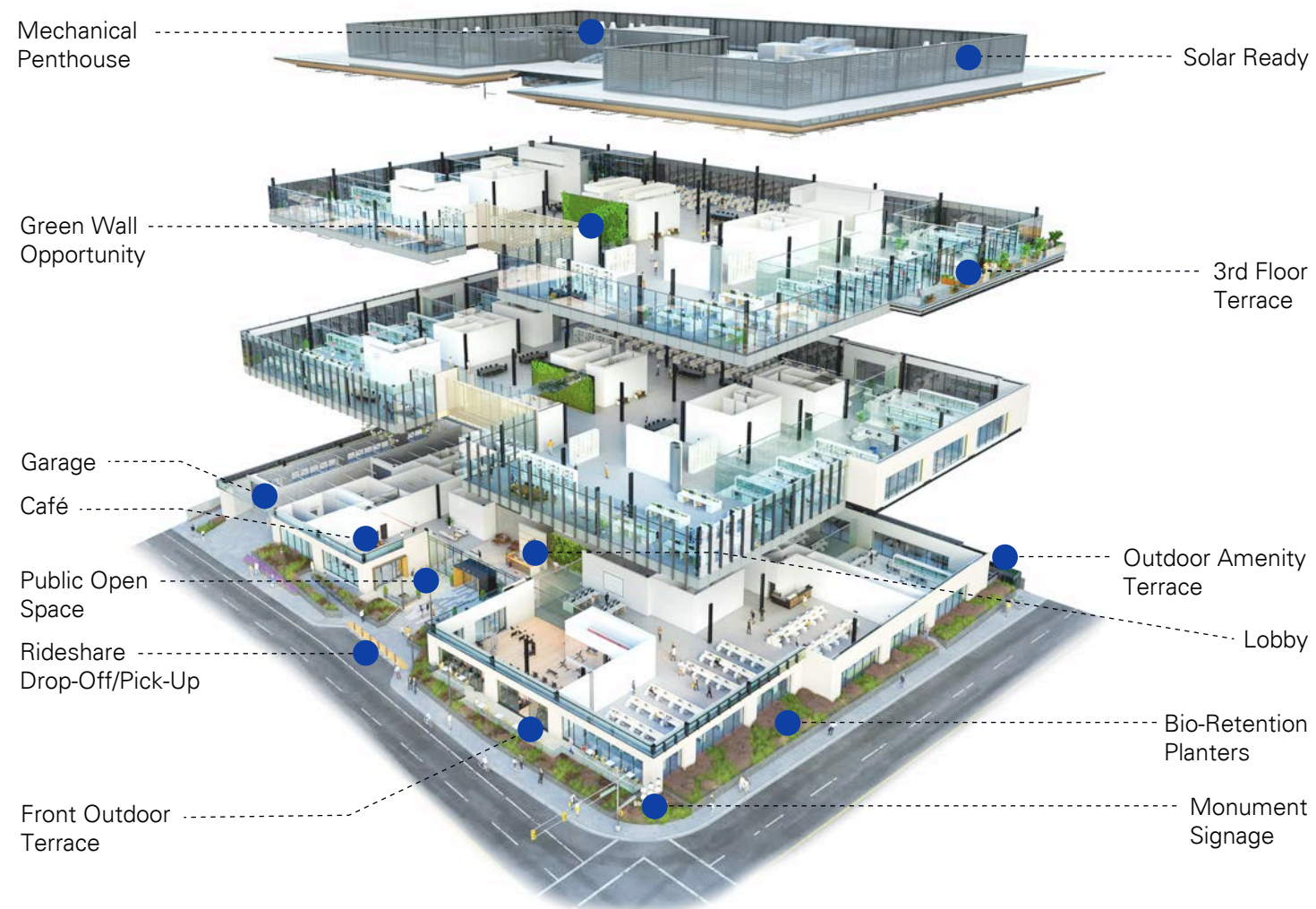
San Carlos • California

The future is west



BRITTANWEST

Design Specifications



ADDRESS 1091 Industrial Road, San Carlos

ARCHITECT brick.

NUMBER OF FLOORS

- 3 Floors
- 2 Floors below grade parking

HEIGHT 66'

FLOOR HEIGHT 16'-8" slab-to-slab

GLASS LINE

- Ground/Second Floor: 14' 2 1/2"
- Third Floor: 13' 2 1/2"

PARKING 425 spaces*

*valet parking plan available upon request

BASE BUILDING AMENITIES

- Bike Storage
- Outdoor Terraces
- Outdoor Balconies
- Rideshare Drop-Off/Pick-Up
- Valet Parking
- Café

AMENITY OPPORTUNITIES

- Locker Rooms
- Green Wall

FLOOR	RSF
3rd Floor	± 62,514
2nd Floor	± 62,921
Ground Floor	± 47,281
TOTAL	± 172,716

± 172,716 TOTAL SF



Materials

A beautifully warm, neutral palette provides the backdrop for timeless design. A textured stone clad base is topped with high performance glass curtain walls and a wood clad cornice. Every material and design affordance was carefully crafted to marry cutting edge design with timeless design principles of scale, texture, proportion and repetition.

A screen over the entrance provides privacy and visual interest. Solar fins on the second floor help to control the sun and punctuate the proportions of the design.

Brittan West is thoughtfully designed for your bright future.

1 WARM WOOD LID MATERIAL

2 ARTICULATED CONCRETE SHELL

3 PERFORATED MECHANICAL SCREEN

Contains mechanical penthouse
Opportunity to add solar panels

4 FRONT ELEVATION

5 BACK ELEVATION

6 SOLAR FINS AND GLAZING

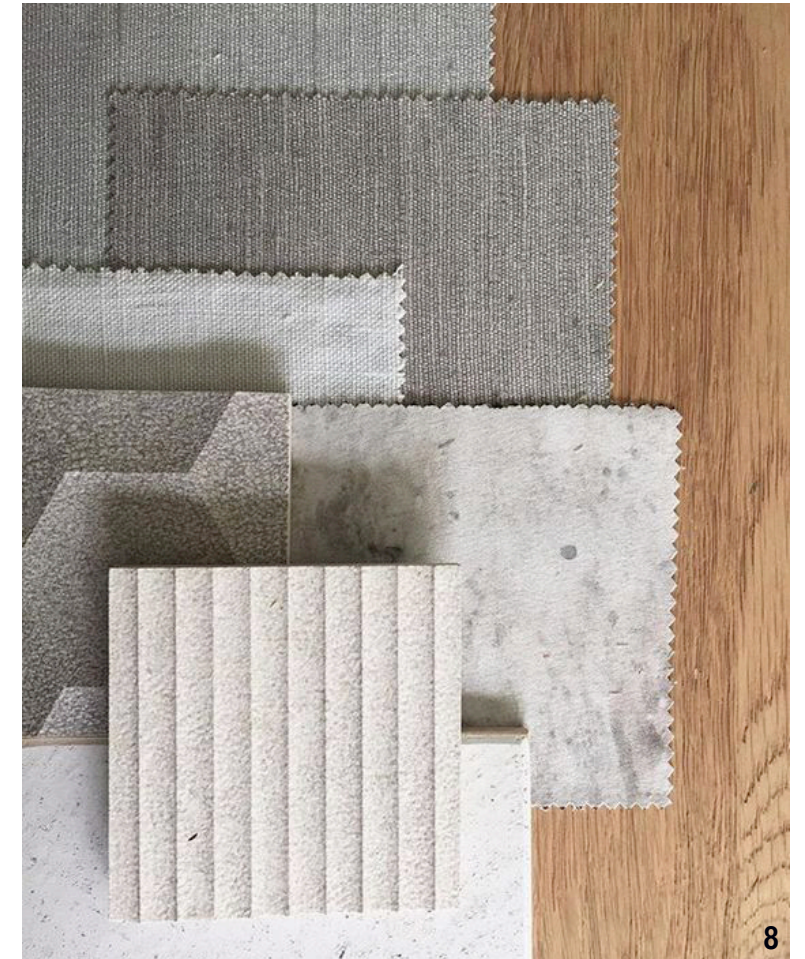
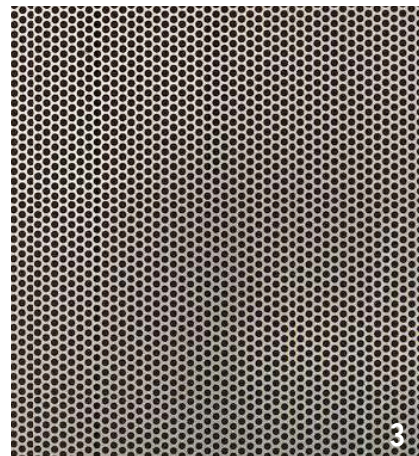
Solar fins acts as a sun control device, reducing HVAC costs. High performance glazing further reduces energy consumption

7 TERRACOTTA LOUVERS

Act as a screen on the entrance and add visual interest

8 MATERIAL INSPIRATION

Warm neutrals provide a range of textures and opportunities to add your own brand and culture





Ground Floor Spec Plan

Activated programming supports amenities, outdoor space access, as well as office and lab needs.

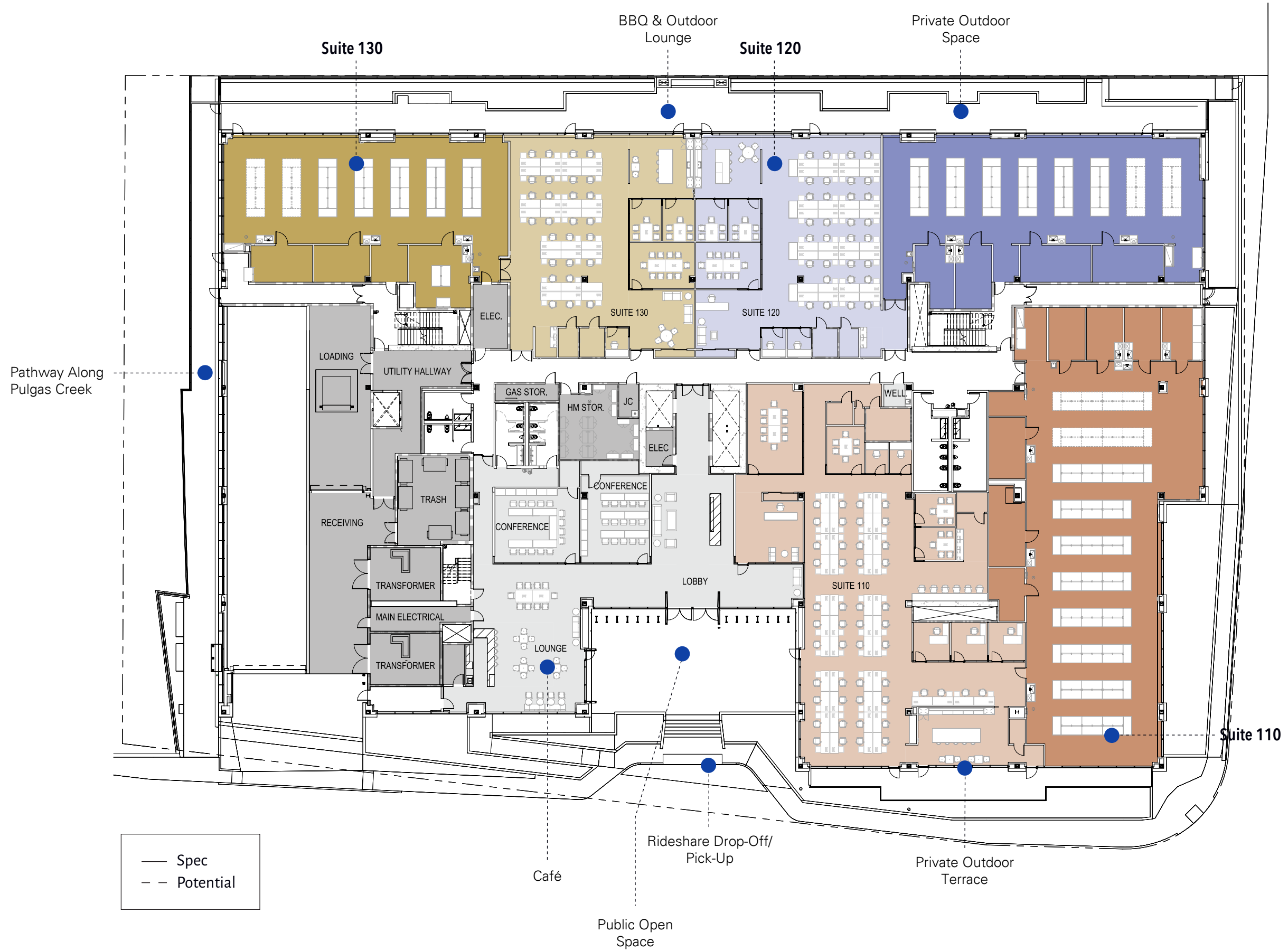
Designed to connect with the community, an outdoor plaza creates an inviting place to gather.

- SUITE 110 | 20,809 SF**
- LAB**
 - 10 lab benches
 - 7 lab support rooms
- OFFICE**
 - 50 workstations
 - 4 conference rooms
 - 2 phone rooms
 - 3 private offices

- SUITE 120 | 13,834 SF**
can be combined with Suite 130 for 26,472 SF
- LAB**
 - 8 lab benches
 - 4 lab support rooms
- OFFICE**
 - 31 workstations
 - 3 conference rooms
 - 4 phone rooms

- SUITE 130 | 12,638 SF**
can be combined with Suite 120 for 26,472 SF
- LAB**
 - 7 lab benches
 - 3 lab support rooms
- OFFICE**
 - 27 workstations
 - 3 conference rooms
 - 3 phone rooms

- MULTI-USE/CIRCULATION**
- LOADING**





BRITTANWEST



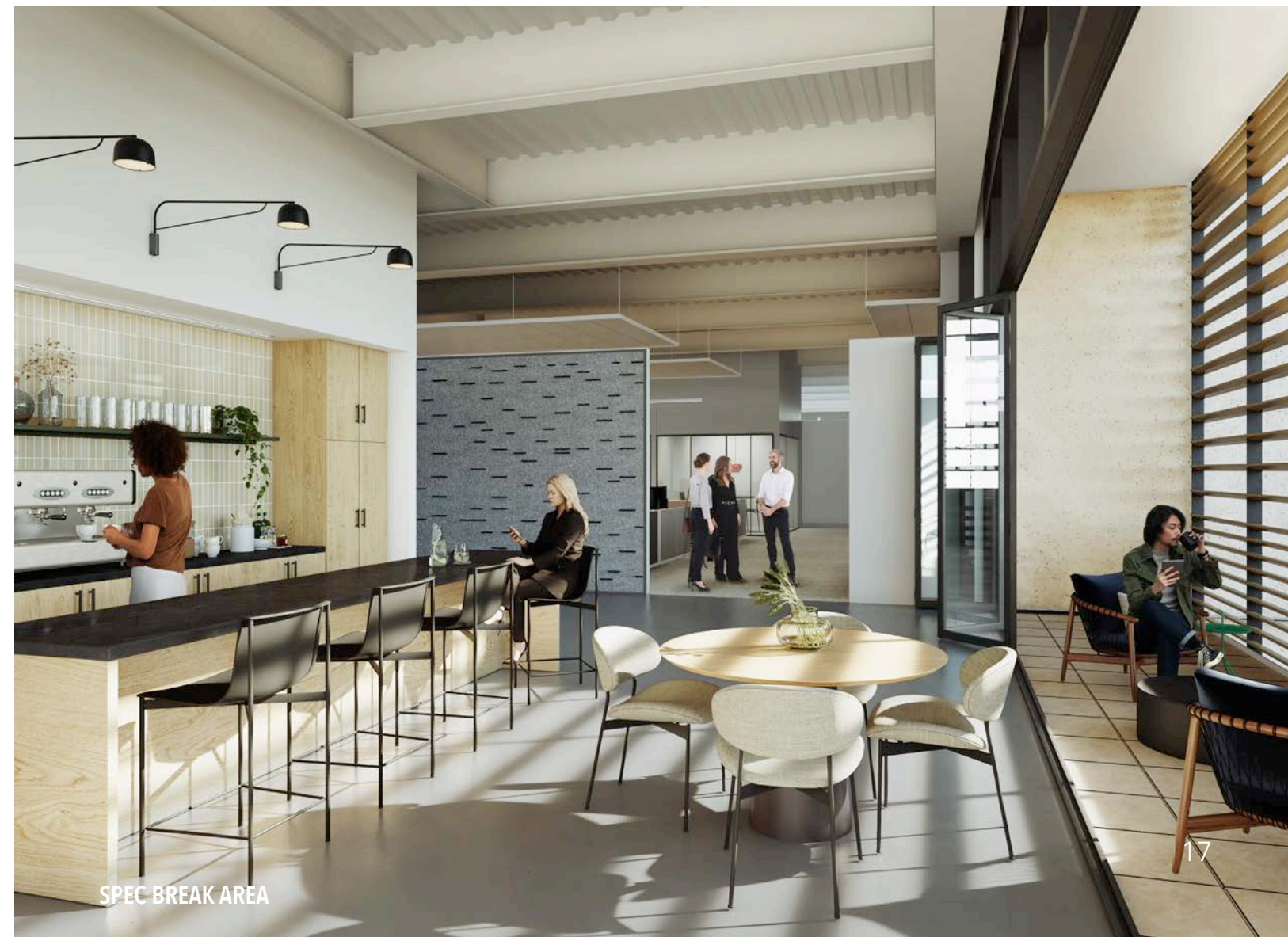
SPEC OFFICE



GROUND FLOOR SHARED CONFERENCING



SPEC LAB



SPEC BREAK AREA



COFFEE

2nd Floor Spec Plan

- SUITE 210 | 21,025 SF**
can be combined with Suite 220 for 33,950 SF
- LAB**
 - 10 lab benches
 - 9 lab support rooms
- OFFICE**
 - 50 workstations
 - 5 conference rooms
 - 2 phone rooms
 - 3 private offices

- SUITE 220 | 12,925 SF**
can be combined with Suite 210 for 33,950 SF
- LAB**
 - 7 lab benches
 - 6 lab support rooms
- OFFICE**
 - 40 workstations
 - 3 conference rooms
 - 3 phone rooms

- SUITE 230 | 12,534 SF**
can be combined with Suite 240 for 28,971 SF
- LAB**
 - 4 lab benches
 - 4 lab support rooms
- OFFICE**
 - 40 workstations
 - 3 conference rooms
 - 2 phone rooms

- SUITE 240 | 16,437 SF**
can be combined with Suite 230 for 28,971 SF
- LAB**
 - 8 lab benches
 - 3 lab support rooms
- OFFICE**
 - 50 workstations
 - 5 conference rooms
 - 2 phone rooms







3rd Floor Spec Plan

A diverse program supports collaborative and heads down work for your full team. Outdoor balconies and a larger terrace provide access to fresh air without going too far.

- SUITE 310 | LEASED**

- SUITE 320 | 15,838 SF**
- LAB**
 - 5 lab benches
 - 5 lab support rooms
- OFFICE**
 - 36 workstations
 - 2 conference rooms
 - 2 private offices

- SUITE 330 | 18,701 SF**
- LAB**
 - 10 lab benches
 - 7 lab support rooms
- OFFICE**
 - 40 workstations
 - 3 conference rooms
 - 2 phone rooms





Neighborhood

2 min walk

The Alexandria District Amenities
REI
West Marin
Road Runner Sports

5 min walk

Chipotle Mexican Grill
Starbucks

12 min walk/2 min drive

Domenico Winery
Devil's Canyon Brewing Company
Cuvée Wine Cellars

13 min walk/4 min drive

Savanna Jazz
Noelani's Island Grill
The Refuge
Boba Guys San Carlos
Bianchini's Market

Seiya

Spasso

Town

15 min walk/5 min drive

Mints & Honey
Trader Joe's
Johnston's Saltbox
The Toss, San Carlos
3 Pigs BBQ

Transit

FROM

DRIVE

CALTRAIN

San Francisco

27 minutes

46 min

South San Francisco

18 minutes

29 min

San Mateo

10 minutes

14 minutes

Redwood City

5 minutes

6 minutes

Palo Alto

12 minutes

16 minutes

Mountain View

18 minutes

27 minutes

San Jose

26 minutes

50 minutes



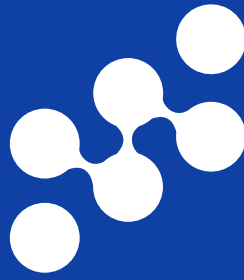
Visionary is west

Meet the Bay Area's newest bioscience hub: The San Carlos Corridor.

These are the innovators. A community of scientific problem solvers dedicated to discovering life-changing technologies to address the world's most pressing problems. Born of persistence, passion and integrity, they've made their mark on San Carlos.

Located in the center of the Bay Area's premier talent, top universities, and VC funding, San Carlos is positioned to catapult your company to greatness. Surrounded by a growing community and vibrant amenities, there's more to San Carlos than ever before.





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