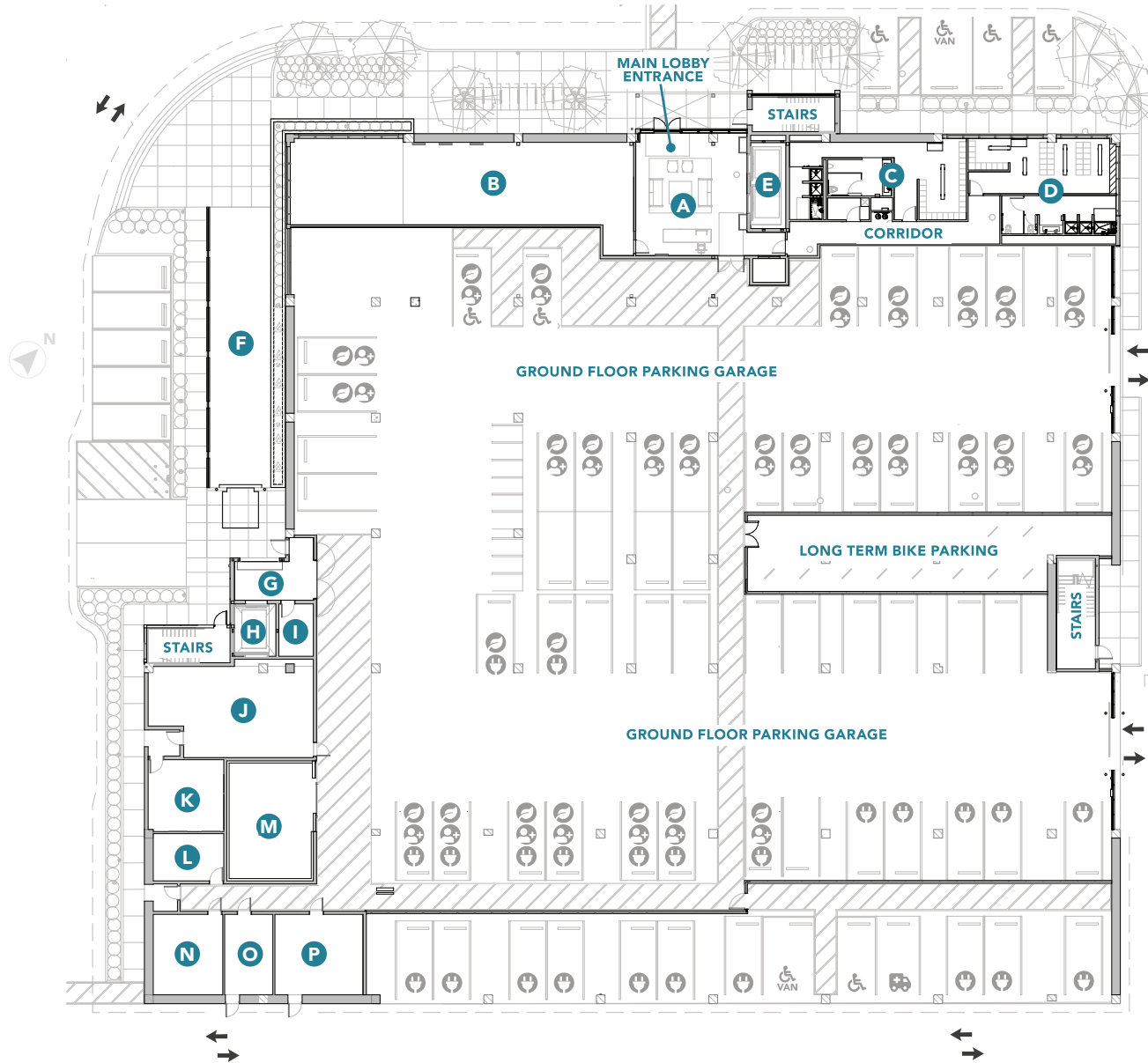


GROUND FLOOR

PARKING GARAGE AND COMMON AREAS



INDUSTRIAL RD
SAN CARLOS



COMMON AREAS

- Main Lobby | Bioreal 7 Art Installation **A**
- Fitness Center **B**
- Men's Lockers and Showers **C**
- Women's Lockers and Showers **D**
- Passenger Elevators **E**






LOADING DOCK

- Loading Dock Bay **F**
- Receiving **G**
- Freight Elevator **H**
- Elevator Room **I**

ROOMS

- Lab Storage **J**
- MPOE/Tele/Data Room **K**
- Mechanical Room **L**
- Trash Room **M**
- Fire Pump **N**
- Standby Power Room **O**
- Switchgear Room **P**

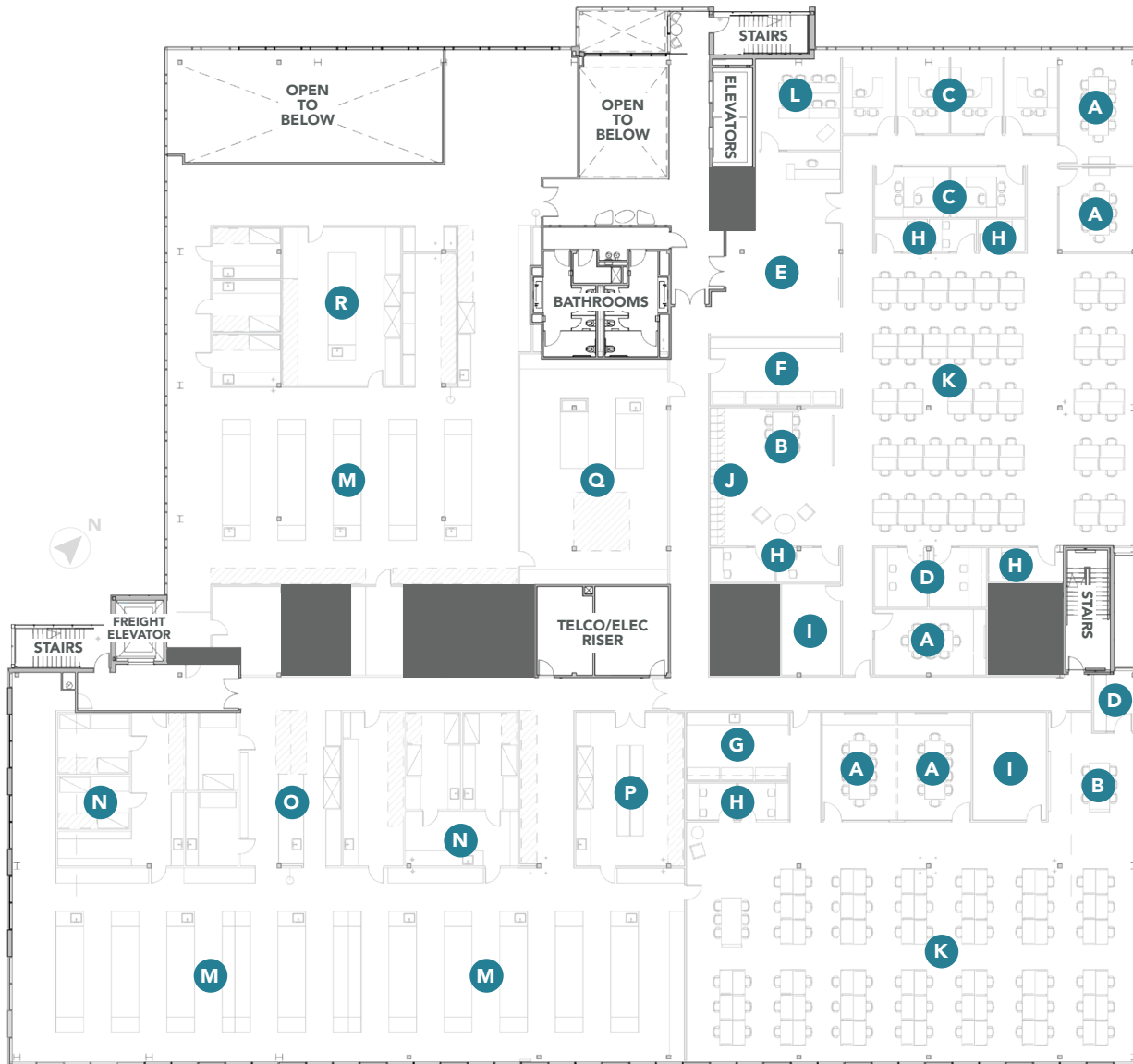
PARKING GARAGE

- ADA 
- Electric Vehicle 
- Clean Air Vehicle 
- Carpool/Vanpool 
- Ambulatory 

FLOOR 2 ~49,000 RSF | Single Tenant Test Fit (Full Floor)



INDUSTRIAL RD
SAN CARLOS



OFFICE	●	
Conference Rooms	5	A
Open Collab	2	B
Private Offices	6	C
Day Office	3	D
Reception	1	E
Breakroom	1	F
Kitchen	1	G
Phone	8	H
IT	2	I
Laptop Lockers	1	J
Workstations	156	K
Demo Room	1	L
LAB		
Lab Benches	16	M
Cell Culture	2	N
Prep Lab	1	O
Instrument Lab	1	P
Core Lab	1	Q
Lab Support	1	R
EMPLOYEES		
Total	163	

The information contained herein is believed to be reliable; however, Presidio Bay Ventures and 777 Industrial Owner, LLC make no guarantees, warranties or representations as to the completeness, accuracy, or reliability thereof, or that the information and content contained herein is current or free from error. Certain depictions are based on anticipated or proposed improvements, and Building specifications are subject to change as construction continues. The presentation of this property is submitted subject to errors, omissions and changes of conditions prior to lease, as well as withdrawal without notice.

FLOOR 2 ~49,000 RSF | Multi-Tenant Test Fit (Two Tenants)



INDUSTRIAL RD
SAN CARLOS



	Tenant A	Tenant B	
OFFICE			
Conference Rooms	1	2	A
Demo Room	1	1	B
Office	2	3	C
Reception	1	1	D
Breakroom	1	1	E
IT	1	1	F
Copy/Print	1	1	G
Storage	2	2	H
Desks	36	70	I
LAB			
Lab Benches	7	7	J
Cell Culture	2	2	K
Prep Lab	1	1	L
EMPLOYEES			
Total	39	75	

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FLOOR 3 ~49,000 RSF | Single Tenant Test Fit (Full Floor)



INDUSTRIAL RD SAN CARLOS



OFFICE		●	
Conference Rooms	5		A
Open Collab	2		B
Private Offices	6		C
Day Office	3		D
Reception	1		E
Breakroom	1		F
Kitchen	1		G
Phone	8		H
IT	2		I
Laptop Lockers	1		J
Workstations	156		K
Demo Room	1		L
LAB			
Lab Benches	21		M
Cell Culture	2		N
Prep Lab	1		O
Instrument Lab	1		P
Core Lab	1		Q
Lab Support	1		R
EMPLOYEES			
Total	163		

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FLOOR 3 ~49,000 RSF | Multi-Tenant Test Fit (Two Tenants)



INDUSTRIAL RD SAN CARLOS



	Tenant A	Tenant B	
OFFICE			
Conference Rooms	2	2	A
Demo Room	1	1	B
Office	4	3	C
Reception	1	1	D
Breakroom	1	1	E
IT	1	1	F
Copy/Print	1	1	G
Storage	2	2	H
Desks	36	70	I
LAB			
Lab Benches	7	7	J
Cell Culture	2	2	K
Prep Lab	1	1	L
EMPLOYEES			
Total	41	75	

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FLOOR 4 ~49,000 RSF | Single Tenant Test Fit (Full Floor)



INDUSTRIAL RD SAN CARLOS



OFFICE	●	
Conference Rooms	5	A
Open Collab	2	B
Private Offices	6	C
Day Office	3	D
Reception	1	E
Breakroom	1	F
Kitchen	1	G
Phone	8	H
IT	2	I
Laptop Lockers	1	J
Workstations	156	K
Demo Room	1	L
LAB		
Lab Benches	21	M
Cell Culture	2	N
Prep Lab	1	O
Instrument Lab	1	P
Core Lab	1	Q
Lab Support	1	R
EMPLOYEES		
Total	163	

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FLOOR 4 ~49,000 RSF | Multi-Tenant Test Fit (Two Tenants)



INDUSTRIAL RD SAN CARLOS



	Tenant A	Tenant B	
OFFICE			
Conference Rooms	2	2	A
Demo Room	1	1	B
Office	4	3	C
Reception	1	1	D
Breakroom	1	1	E
IT	1	1	F
Copy/Print	1	1	G
Storage	2	2	H
Desks	36	70	I
LAB			
Lab Benches	7	7	J
Cell Culture	2	2	K
Prep Lab	1	1	L
EMPLOYEES			
Total	41	75	

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