



1M+ square foot flagship
LIFE SCIENCE CAMPUS





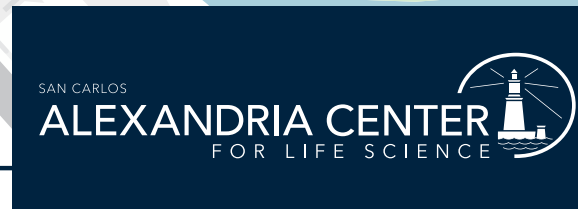
WELCOME TO *ACLS San Carlos*

The Alexandria Center for Life Science in San Carlos offers a campus built for groundbreaking discoveries. Providing the ultimate scalability, ACLS San Carlos will include multiple buildings totaling over 1M+ square feet. The project's best-in-class amenities seamlessly blend the indoors and outdoors within nearly 9 acres of landscaped plazas, courtyards, and walking trails. Phase 2 will include 640,000 SF of lab and office space and offer:

- Expansive, open floorplates
- Modern architecture and design
- Robust MEP systems to support laboratory buildout
- Fully amenitized campus with generous outdoor collaborative areas, café, conferencing center, and fitness center
- All-electric, LEED certified campus with eco-friendly improvements including solar and EV stations
- Convenient access to SFO, Hwy 101, and Caltrain



Abundant amenities within
WALKING DISTANCE



Downtown San Carlos
Over 100 restaurants
& shops nearby

2 minutes
to Caltrain & Downtown San Carlos

 60+ restaurants	 10+ cafés	 7+ fitness centers
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Accessible, convenient **LOCATION**

- Walking distance to vibrant amenities and Caltrain station
- Ideally positioned in the heart of the Bay Area's innovation economy, at the crossroads of the Bay Area's best talent and ideas
- Halfway between San Francisco and San Jose, and halfway between Stanford and the birthplace of biotechnology, South San Francisco
- Convenient Caltrain access, with travel to San Francisco or San Jose in about 30 minutes
- Easy vehicular access, with adjacency to Hwy 101 and proximity to both the San Mateo and Dumbarton Bridges





ACLS Phase 1

1. 825 Industrial Road
±275,000 RSF
2. 835 Industrial Road
±248,000 RSF

ACLS Phase 2 | 640K SF

1. 1075 Commercial Road
±280,000 RSF
2. 1095 Commercial Road
±250,000 RSF
3. 888 Bransten
±110,000 RSF

ACLS Future Phases totaling over 1M SF

1. 905 Commercial Road
2. 960 Industrial Road
3. 1025 Commercial Road
4. 1065 Commercial Road

At the convergence of work and play,
OF SCIENCE AND ART

The Alexandria Center for Life Science in San Carlos is a best-in-class, purpose-built campus created for the brightest minds to connect, innovate, and advance. Grow your roots in a community built for trailblazers.





888 BRANSTEN



±110,000 SF
3-Story Lab/Office Building



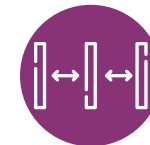
36k SF
Efficient Floorplates



2.5/1,000
Parking Ratio



100-150 lbs/SF
Live Load Capacity



33' x 33'
Typical Column Spacing



15'
Typical Floor-to-Floor Height





1075 COMMERCIAL



±280,000 SF
7-Story Lab/Office Building



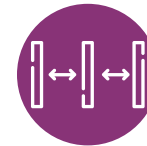
42k–44k SF
Large, Open Floorplates



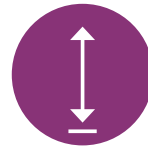
2.25/1,000
Parking Ratio



100 lbs/SF
Live Load Capacity



33' x 33'
Typical Column Spacing



16'
Typical Floor-to-Floor Height



1095 COMMERCIAL



±250,000 SF
5-Story Lab/Office Building



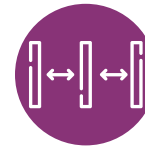
45k–53k SF
Large, Open Floorplates



2.25/1,000
Parking Ratio



100 lbs/SF
Live Load Capacity



33' x 33'
Typical Column Spacing



16'
Typical Floor-to-Floor Height





Robust amenities at **ACLS PHASE 1**

Located at ACLS Phase 1, The Alexandria is a members-only club that provides all ACLS San Carlos tenants access to a variety of amenities and perks. Thoughtfully designed to create a vibrant and enjoyable employee experience, these curated amenities include a state-of-the-art fitness center, Salt & Brine restaurant and bar, conferencing facilities, and exclusive access to Alexandria events.



Salt & Brine

*an all-occasion restaurant,
bar, and lounge*



Conference

and event spaces



Get Fit

*training, group classes, and
open gym*





Environmental
RESPONSIBILITY

Alexandria strives to make a positive impact on society by developing and operating efficient and healthy buildings, mitigating greenhouse gas emissions and climate risk, and advancing human health and nutrition.



ALL ELECTRIC
commercial lab buildings



WALKABLE
to public transportation



Targeting
LEED GOLD
certification for new ground-up development projects



CarbonCure
SUSTAINABLE
concrete technology



Estimated

50-60% FEWER
carbon emissions per year than comparable lab/office buildings



HEALTHY BUILDING
Certification



EV CHARGING STATIONS



HEALTH-SAFETY RATING



ALEXANDRIA CENTER
FOR LIFE SCIENCE
Building the Future of Life-Changing Innovation

1065 Commercial future availability



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1065 Commercial future availability



ALEXANDRIA
Building the Future of Life-Changing Innovation

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