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Brand New Lab/Office Space for Sublease

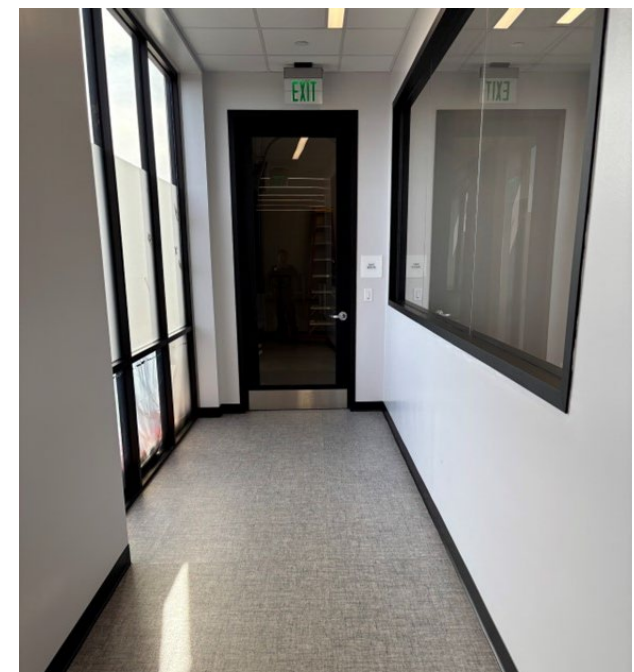
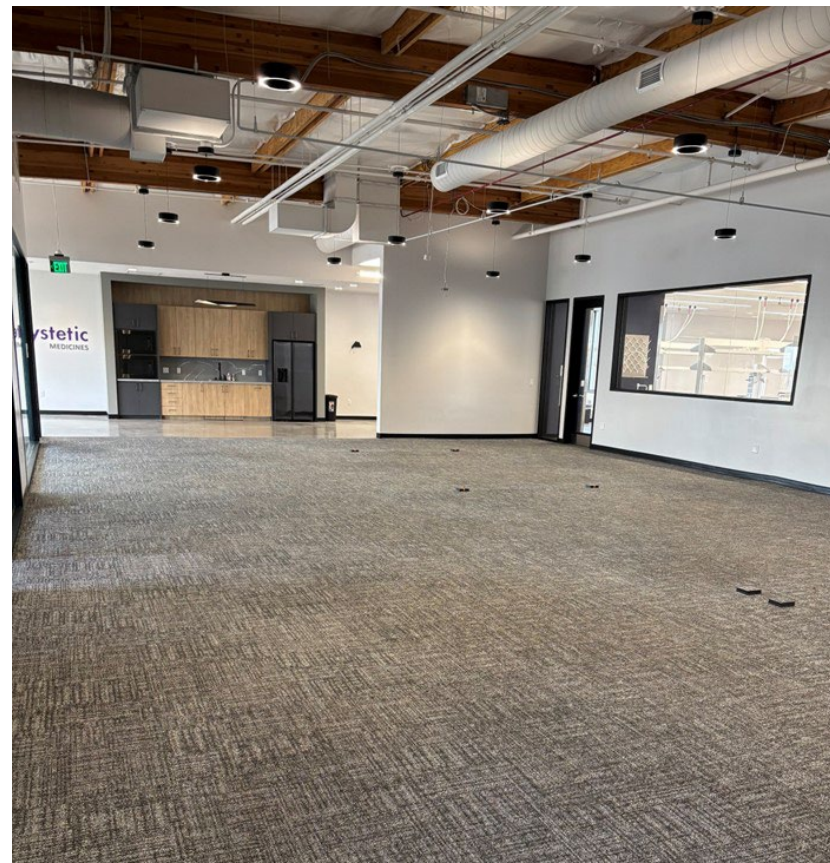
1549 Industrial Rd.,
San Carlos, CA 94070

± 7,246 RSF Available

HIGHLIGHTS

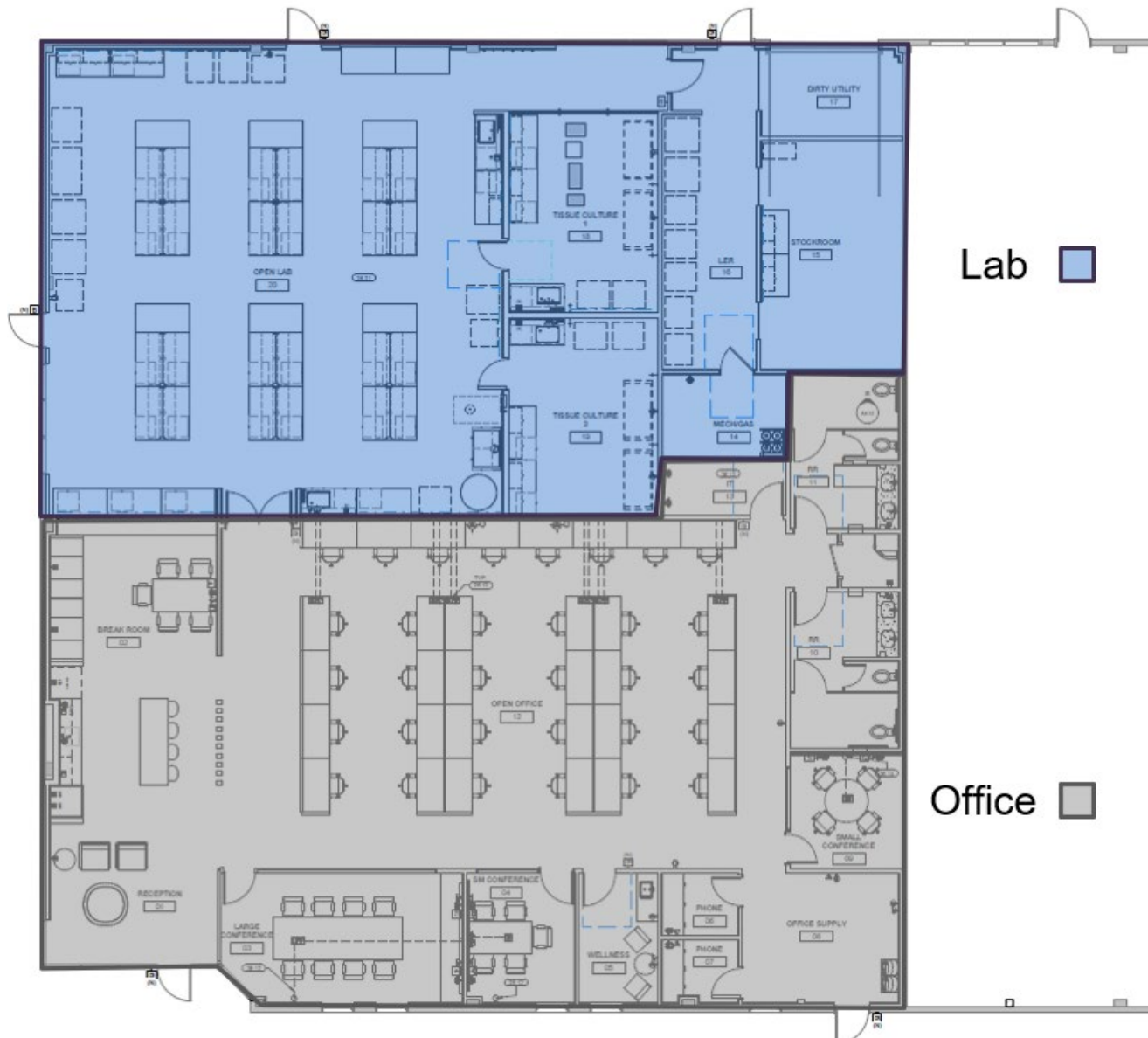
- Available Now
- Part of a 6-building lab campus containing 103,000 rentable SF
- Planned site improvements including outdoor amenity areas
- LED: February 28, 2027
- Single-story concrete-tilt
- Located Adjacent to Downtown San Carlos Amenities
- Access to the amenities at Alexandria's Center for Life Sciences – San Carlos (ACLS-SC), located just .7 miles away





Floorplan

7,246 RSF Available



Lab ■

Office ■

- Brand New Buildout
- 50/50 Lab to Office Ratio
- Great Open Biology Lab (24 knee holes)
- 3 Conference rooms
- Wellness Room
- 2 Phone Rooms
- Breakroom & Reception area
- 2 Tissue Culture Suites

ACCESS TO AMENITIES

Tenants at San Carlos Tech can enjoy access to the variety of amenities and perks at ACLS - SC including:

- Gym
- Showers and locker rooms
- Restaurant and bar
- 20% off food and alcohol at Salt + Brine
- Exclusive access to Alexandria events held at ACLS-SC

**Access to amenities subject to membership fee*





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