



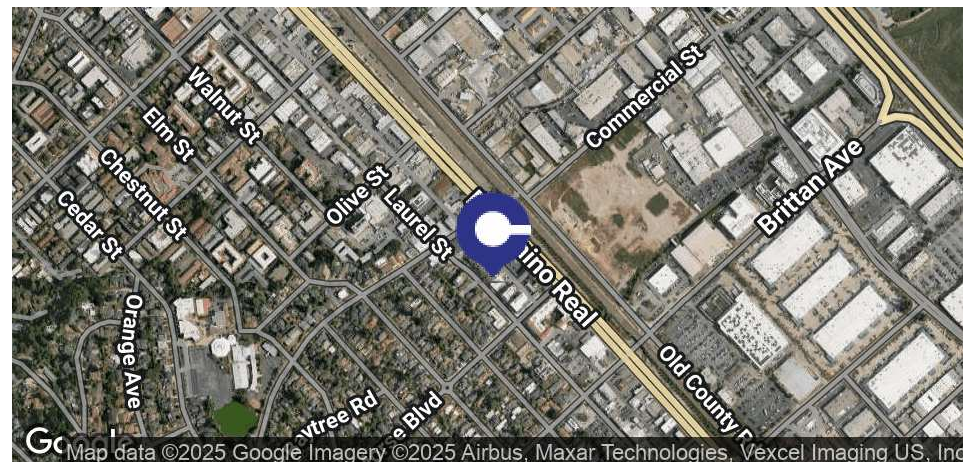
MEDICAL/OFFICE FOR LEASE

**PRIME DOWNTOWN OFFICE SPACE**

961 LAUREL STREET #100 SAN CARLOS, CA 94070

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:	1,734 SF
Lease Rate:	\$3.25 SF/month (NNN)
Lot Size:	0.14 Acres
Year Built:	1949
Building Size:	8,000
Space Available:	3/1/2026
Zoning:	MU-D

## PROPERTY HIGHLIGHTS

- Prime Downtown Medical/Office Location
- Two Private Treatment Rooms and One Private Doctor's Office
- Plumbed with Sinks and Kitchenette
- Finished Reception/Waiting Room/File Storage
- High Visibility, Ground Floor Location
- Two Off Street Parking Spaces
- Five Minute Walk to Cal-train Station
- One Short Block to Broad Offering of Downtown Amenities

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### PROPERTY DESCRIPTION



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Rare, downtown office space ready with the infrastructure and improvements in place for a thriving medical practice: exam rooms, sinks, reception/waiting area, kitchenette, file storage and a private office space for the doctors. Space available 3/1/2026.

### LOCATION DESCRIPTION

Nestled in Downtown San Carlos on Laurel Street, one block off of El Camino Real. Walking distance to a grocery store, coffee shops, restaurants, retail, professional and medical services. With a convenient CalTrain station nearby, commuting and connectivity are effortless. This prime location offers the perfect balance of urban amenities and a welcoming community atmosphere, making it an ideal setting for professionals seeking a dynamic and engaging office environment where collaboration can occur inside and outside of the office.

San Carlos is located between two major economic hubs San Francisco and San Jose as well as within a short drive from high paying companies in the fields of technology, finance, law, life/bio sciences and health care. The city of San Carlos describes itself as, "ideally situated between San Francisco and San Jose, San Carlos is easily accessed by highways, railways and airways. The ultimate in geography and livability, it strikes a rare balance between small-town charm and big-city access. It's the best of both worlds, in an extremely convenient and pleasant location."

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SPACE AVAILABLE



#### LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,734 SF

Lease Term:	Negotiable
Lease Rate:	\$3.25 SF/month

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INTERIOR PHOTOS



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RETAILER MAP

