

405 INDUSTRIAL ROAD • SAN CARLOS • CALIFORNIA

# 4 PORTAL 5

240,000 SF  
TI READY

[WWW.405INDUSTRIAL.COM](http://WWW.405INDUSTRIAL.COM)



MENLO EQUITIES

BEACON

CBRE

 JLL



Located in the heart of the San Francisco Peninsula, Portal 405 is a new 240,000 square foot building that offers exceptional visibility and premium signage opportunities on Highway 101, proximity to Caltrain, and flexible floor plates for today's innovative and growing companies. Possessing heavy power capabilities with two 4,000 amp services (20 watts PSF) and potential to double this capacity, plus a 1500kW emergency generator, the building is well-aligned for companies with power-intensive operations. Portal 405 is surrounded by top science and engineering talent, research universities, and corporations, and sits at the gateway to San Carlos and its Innovation District, an area experiencing rapid growth. The building is a short walk or bike ride from the popular retail and dining amenities of Laurel Street in Downtown San Carlos, and numerous hotels.

Portal 405 is the perfect environment for the forward-thinking company who will build the future of their industry and have a far-reaching, global impact.









# PROJECT HIGHLIGHTS

## GENERAL

- 240,000 SF development
- Core and shell construction complete - TI ready
- 6-story building consisting of 4 occupiable floors above 4 parking levels (2 above - grade, 2 subterranean)
- LEED-certified
- Premier access & unobstructed visibility from Hwy. 101
- Tenant signage opportunities at entrance and on rooftop
- Walking distance to Caltrain & Downtown San Carlos (0.4 Miles or 7-10 Minutes)

## CORE & SHELL DESIGN

- Expansive floorplates
- Building systems optimized to support 60% lab / 40% office
- ±3/1,000 parking; 46 EV spaces plus potential to add another 46
- 15-16' deck-to-deck heights
- 100 lbs. per SF of building live load capacity
- Exhaust air ventilation: 10-12 ACH
- Dedicated shipping & receiving with secure, back-of-the-building access
- Freight elevator with a weight capacity of 5,000 lbs.
- Private outdoor space, hospitality-inspired lobby, café and fitness center, bike storage, and showers & lockers

Power: 25 watts/SF for lab,  
12 watts/SF for office

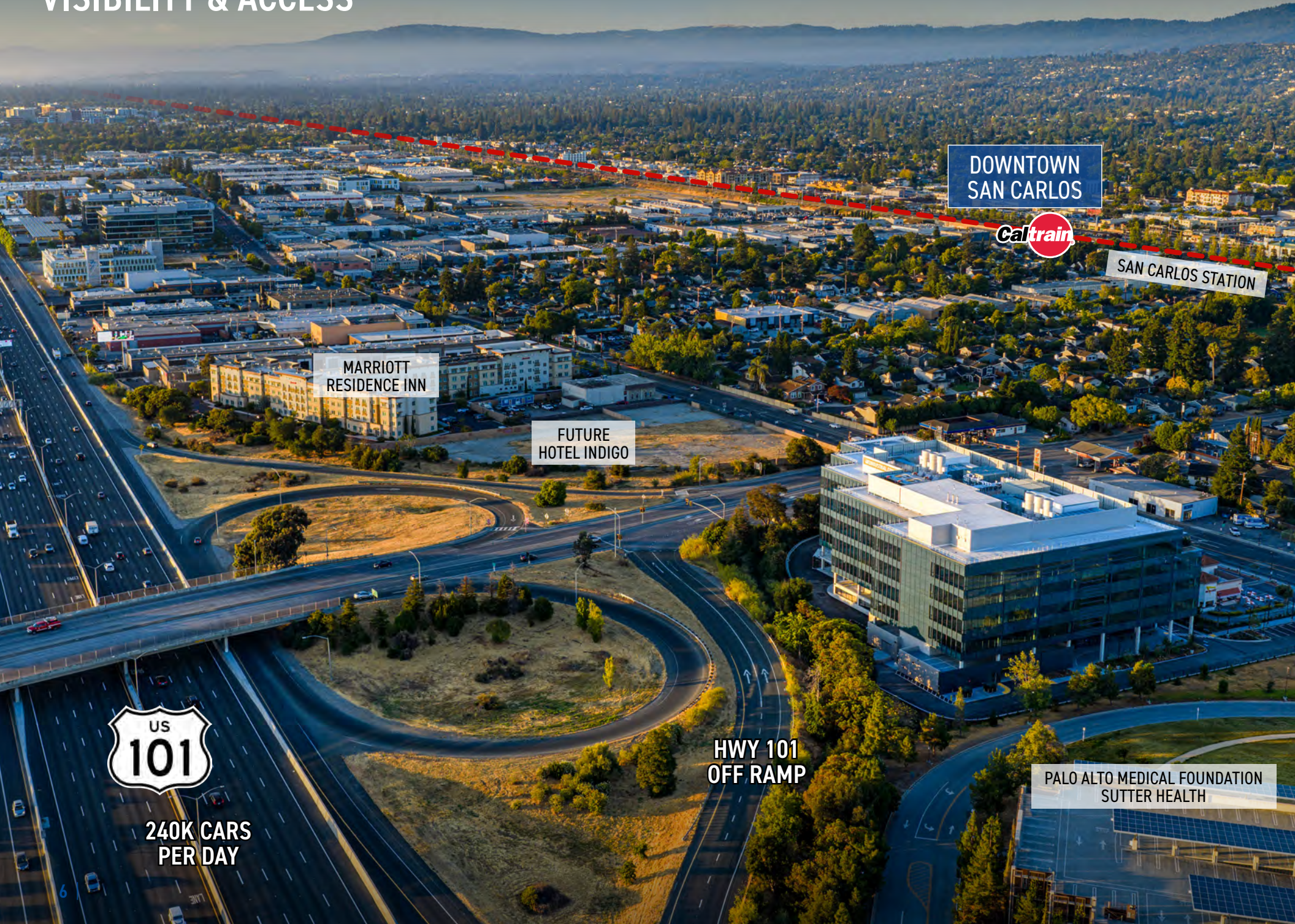


**Exceptional identity signage  
opportunity along Highway 101**





# VISIBILITY & ACCESS



DOWNTOWN  
SAN CARLOS



SAN CARLOS STATION

MARRIOTT  
RESIDENCE INN

FUTURE  
HOTEL INDIGO



240K CARS  
PER DAY

HWY 101  
OFF RAMP

PALO ALTO MEDICAL FOUNDATION  
SUTTER HEALTH



# SAN CARLOS HAS QUICKLY BECOME A LEADING SCIENCE & INNOVATION CLUSTER

Situated between San Francisco and San Jose, San Carlos is located at the heart of the Bay Area's innovation economy and benefits from being close to the world's leading research institutions (Berkeley, UCSF, Stanford and UC Davis) and the heartbeat of venture funding.

## Pioneering Companies on the Mid-Peninsula



# PEDESTRIAN & BICYCLE ACCESS TO CALTRAIN & DOWNTOWN SAN CARLOS





# DOWNTOWN SAN CARLOS AMENITIES

## WALKING/BIKING/PUBLIC TRANSIT

### WITHIN WALKING DISTANCE:

120  
RESTAURANTS

7  
HOTELS

90  
SHOPS

16  
GYMS/TRAINERS





# PROMINENT ARRIVAL EXPERIENCE









# MODERN CAFÉ





# FITNESS CENTER





# TENANT LOUNGE CONCEPT





# CONFERENCE CENTER CONCEPT





# BUILDING INTERIORS

The layout of the core & shell of the building was designed to achieve the greatest level of flexibility for a myriad of tenant layouts.

The occupiable floors are strategically located on the four uppermost levels of the building, providing elevated views and sightlines. Floor-to-ceiling glass on the east elevation of the building maximizes glass line and provides panoramic views towards the San Francisco Bay across Highway 101.













# BUILDING-TOP TERRACE



The landscaped building-top terrace provides a tenant with a private outdoor area with views of San Carlos, Redwood City, and the hills to the west. Located on the building elevation opposite Highway 101, the terrace is protected from freeway noise and westward winds, providing a viable outdoor work and meeting space for a future tenant.



# CORE & SHELL DECONSTRUCTED

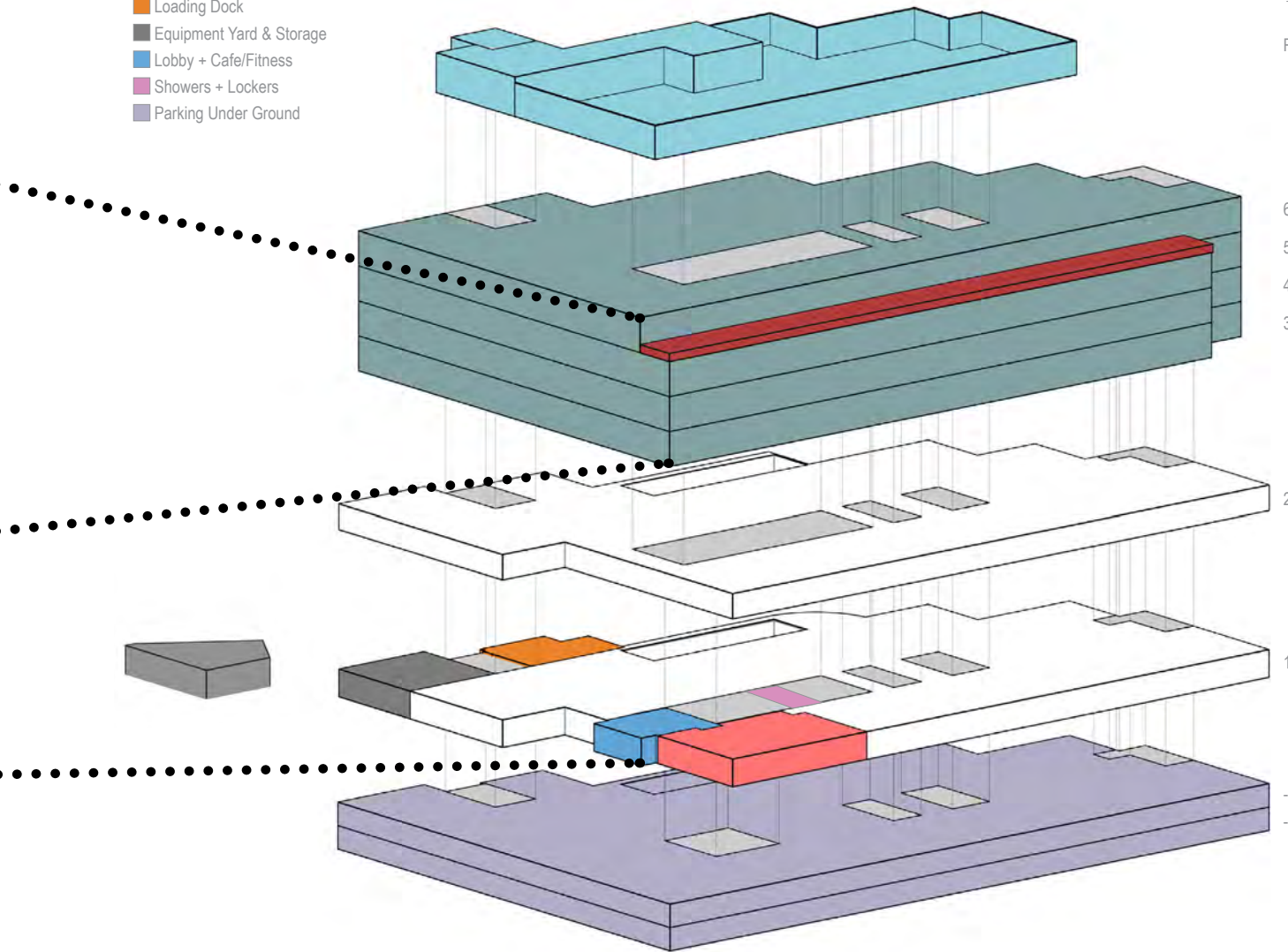




The building is comprised of four levels of parking (two below-grade, two above-grade), a building lobby and future amenity space at grade level, loading and back-of-house equipment/storage at grade level, four levels of occupiable office (floors 3-6), a building top terrace, and an enclosed mechanical penthouse on the roof.

- Roof
- Office + Lab
- Outdoor Terrace
- Parking Above Ground
- Core
- Loading Dock
- Equipment Yard & Storage
- Lobby + Cafe/Fitness
- Showers + Lockers
- Parking Under Ground

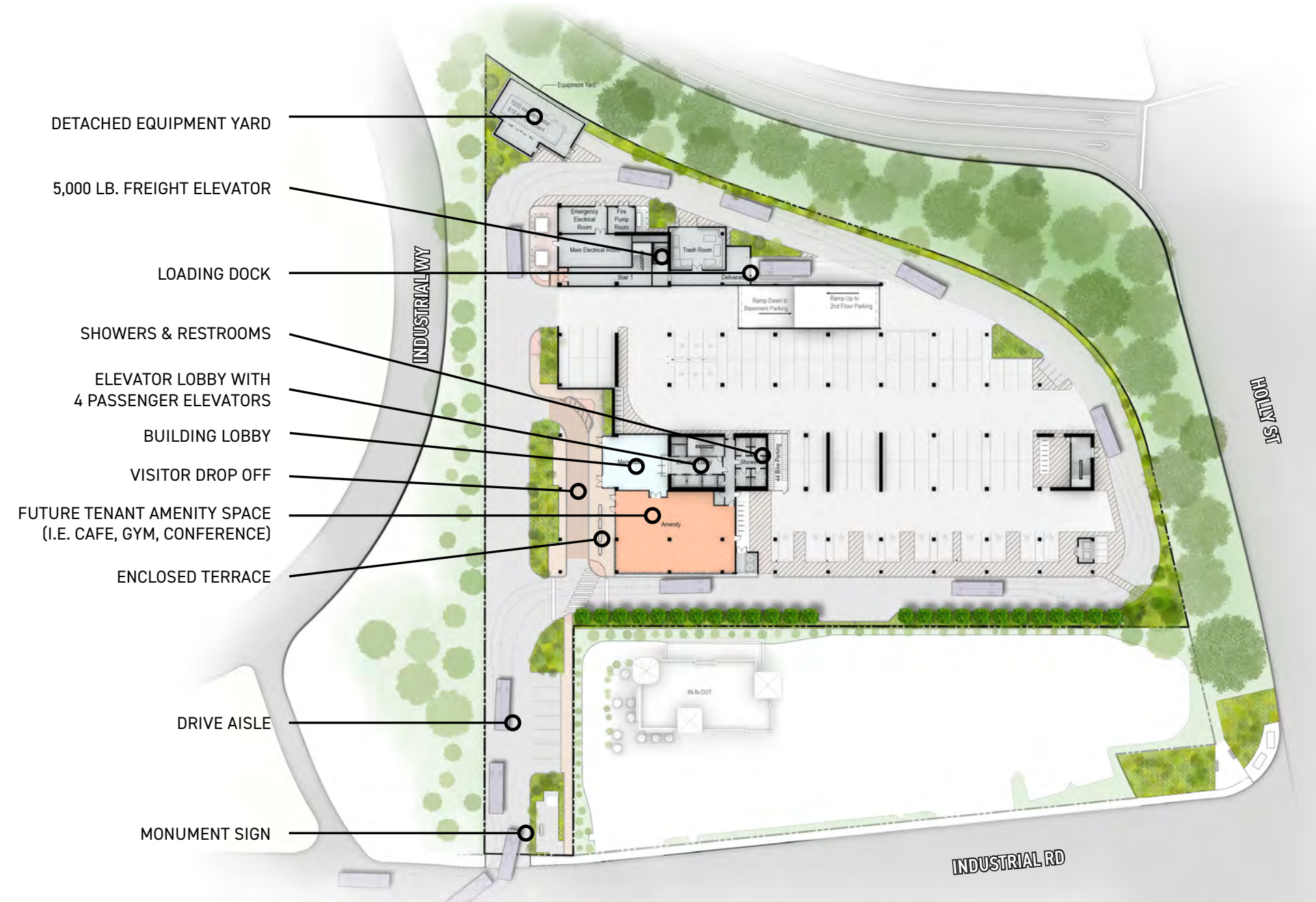
Floor	Use	Floor to Floor Height
R		Roof
6		Office + Lab
5		
4		
3		
2		Above-Grade Parking
1	Lobby + Cafe/Fitness + BOH Operations Including Loading Dock	
-1		Below-Grade Parking
-2		





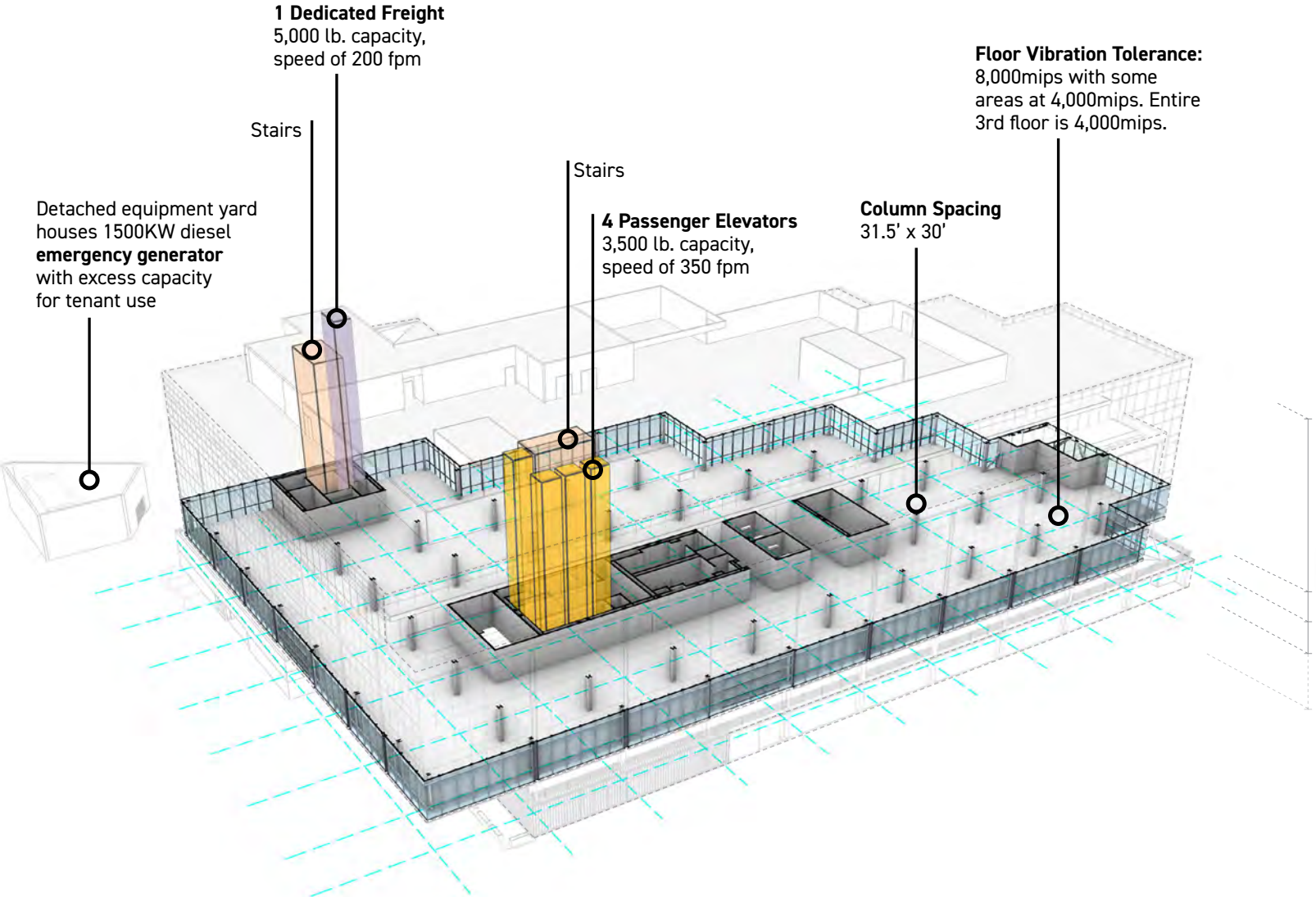
# AMENITY SPACE, CAFÉ & FITNESS CENTER

FLOOR 1





UPPER OCCUPIABLE FLOOR



**1 Dedicated Freight**  
5,000 lb. capacity,  
speed of 200 fpm

Stairs

Detached equipment yard  
houses 1500KW diesel  
**emergency generator**  
with excess capacity  
for tenant use

Stairs

**4 Passenger Elevators**  
3,500 lb. capacity,  
speed of 350 fpm

**Column Spacing**  
31.5' x 30'

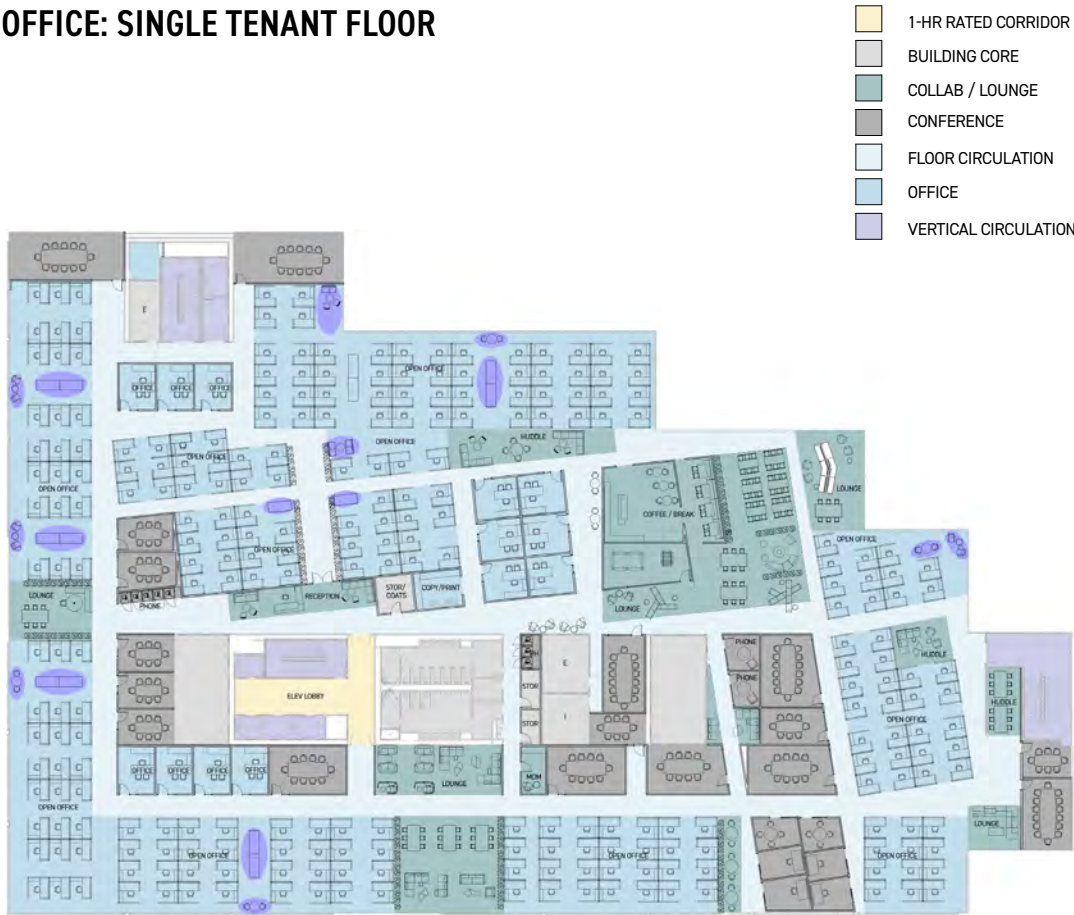
**Floor Vibration Tolerance:**  
8,000mips with some  
areas at 4,000mips. Entire  
3rd floor is 4,000mips.

Floor	Use	Floor to Floor Height
4 - 6	Office + Lab	15'-0"
3	Office + Lab	16'-0"
2	Above Grade Parking	10'-10"
1	Above Grade Parking + Lobby	12'-0"
-1 & -2	10'-0"	10'-0"



# HYPOTHETICAL TEST FITS

OFFICE: SINGLE TENANT FLOOR



LIFE SCIENCE: SINGLE TENANT FLOOR







## LIFE SCIENCE: MULTI-TENANT FLOOR









# BEACON CAPITAL PARTNERS & MENLO EQUITES COLLECTIVELY OWN AND MANAGE 13.2 MILLION SF OF SPACE ACROSS 13 MARKETS INCLUDING:

SF Bay Area • Boston, MA • Seattle, WA • Houston, TX • Philadelphia, PA • D.C. Metro Area  
Chicago, IL • New York, NY • Boulder, CO • San Diego, CA

## THEIR TENANT ROSTER INCLUDES THE FOLLOWING TOP-TIER COMPANIES:



## BEACON

75-year legacy with a strong presence in the San Francisco Bay Area since 1998.

Their current office and life science portfolio totals 29 million square feet across 14 markets with a development pipeline of 8 million square feet.

\$19 billion equity raised since 1998 with current AUM of \$13 billion.

For more information: **Beacon Capital Partners**

## MENLO EQUITIES

25-year institutional development track record with 4.4 million square feet built across 29 buildings.

Developed corporate HQ locations for Palo Alto Networks, Juniper Networks, HPE, Yahoo!, Broadcom, and Sony.

Cumulative AUM of \$8.4 billion across 23.4 million square feet of lab, office, R&D, data center, and infill logistics buildings.

For more information: **Menlo Equities**



**Berkeley Commons**  
(Berkeley, CA)



**2 Harbor**  
(Boston, MA)



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SAN CARLOS • CALIFORNIA

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MENLO EQUITIES

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