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San Carlos
Research Center

150 Industrial Road
San Carlos, CA 94070



Elevate Your Innovations

San Carlos Research Center offers 230,691 square feet of newly renovated, purpose-built R&D lab and cGMP space designed to support a variety of biomanufacturing needs.

With robust infrastructure and clean room utilities already in place, the facility provides significant time and cost savings, reducing risk and increasing speed to market.

The ownership team has conducted in-depth analysis on cell therapy, gene therapy, single-use biologics, GLP-1 drug substance, and GLP-1 drug product modalities and associated capacities to ensure the facility meets the necessary requirements, and ownership is well-equipped to assist with commissioning and scaling operations efficiently.

San Carlos Research Center is designed to offer a ready-to-use solution for biomanufacturing companies looking to move forward quickly and efficiently.



PROPERTY FEATURES



Total Project
±230,691 SF



4-Minute Bike Ride to Caltrain
Station and Popular Downtown
San Carlos Retail on Laurel Street



Total Power 8,000 Amps
@ 277/480



Spacious Outdoor Courtyard



Two Standby Generators
Totaling 850 Kw Capacity



Planned Fitness Center



Designated Shipping and
Receiving (Grade Level and
Enclosed Dock Doors)



28 EV Parking Spaces



Purpose-Built for Scientific Excellence

San Carlos Research Center features two redundant cGMP plants (tenant 3 & 4) in warm shell condition, complete with a central utility plant and extensive in-place infrastructure.

The robust utilities would **save an estimated \$16.7M (\$180 PSF) in buildout costs, and reduce procurement timelines by 4-6 months, accelerating your path to occupancy and innovation.**



Existing Utilities

CLEAN ROOM UTILITIES



WFI-H and WFI-C:
Ambient and Hot, 195 GPM,
5,000 Gal Storage



HP Clean Air



Clean Steam



Clean-In-Place



RODI: Ambient, 11.5 GPM,
2,800 Gal Storage



Process Waste

BUILDING INFRASTRUCTURE ENHANCEMENTS



Plant Steam



ReHeat Hot Water



Two Standby Generators
Totaling 850 Kw Capacity



Nitrogen



(1)- 8" Fire Water Supply,
(2) 3" Domestic



CDA: 1925 CFM @ 125 psi



Two 4,000 Amp Feeds
at 480/277v



Water Supply: (1) 3"
Industrial Water Supply
ID Water: 8' Water Supply



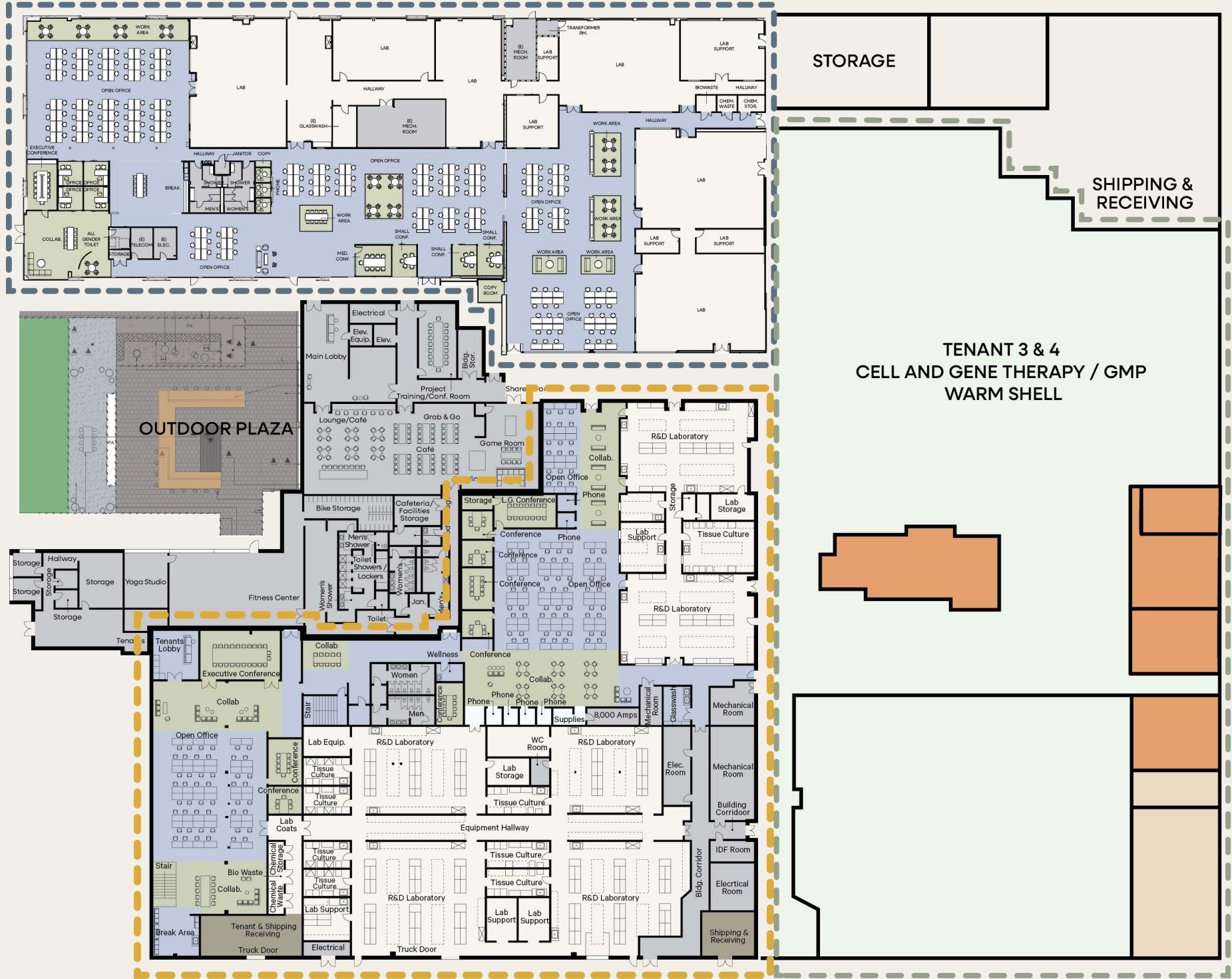
Glycol: 48 Tons



Chilled Water

San Carlos Research Center

Overall Plan | 230,691 SF



TENANT 1 - 61,446 SF

LAB - OFFICE

- OPEN OFFICE
- CONFERENCE/COLLAB
- LAB/LAB SUPPORT
- MECHANICAL/BACK OF HOUSE

TENANT 2 - 92,734 SF
WARM SHELL LAB OR
MANUFACTURING READY SPACE

1ST FLOOR - 61,533 SF
 2ND FLOOR - 31,201 SF

LAB - OFFICE

- OPEN OFFICE
- CONFERENCE/COLLAB
- LAB/LAB SUPPORT
- MECHANICAL/BACK OF HOUSE
- SHIPPING & RECEIVING

TENANT 3 & 4 - 76,511 SF
CELL AND GENE THERAPY / GMP
WARM SHELL READY SPACE

TENANT 3 - 33,406 SF
 TENANT 4 - 43,105 SF

- MECHANICAL ROOMS

Proposed Floor Plan

Tenant 1 | 61,446 SF



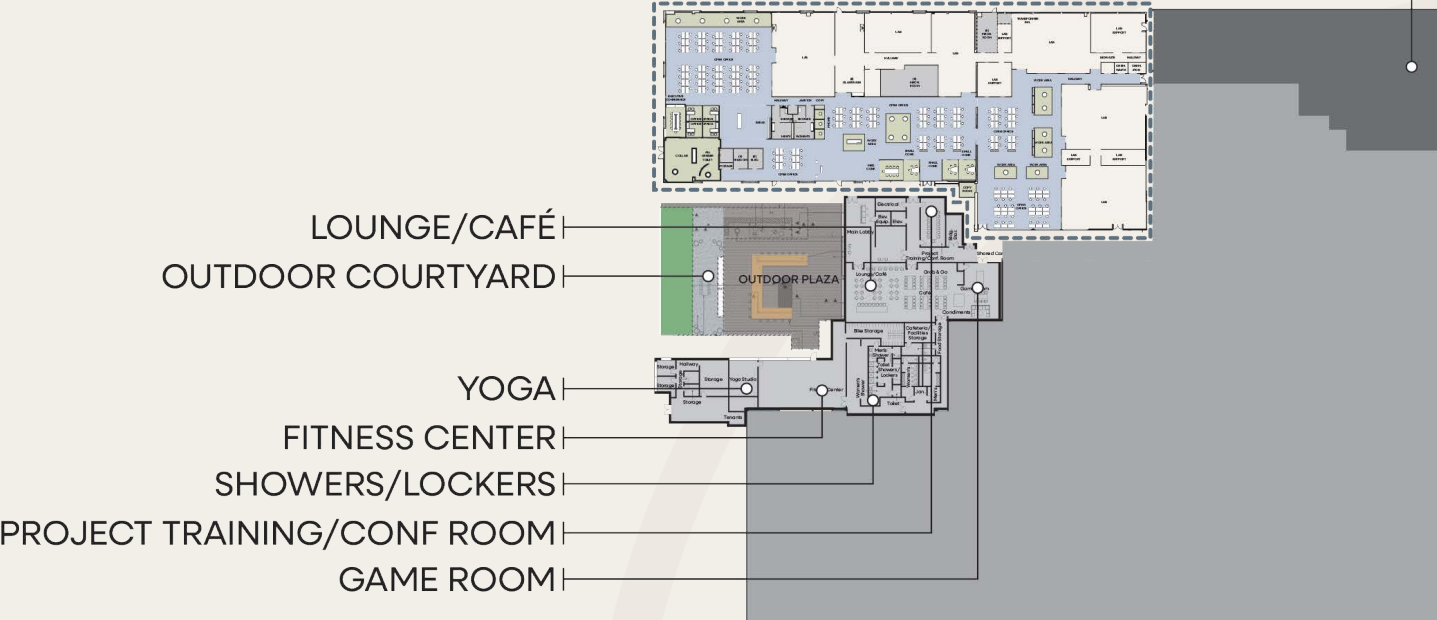
LAB - OFFICE

- OPEN OFFICE
- CONFERENCE/COLLAB
- LAB/LAB SUPPORT
- MECHANICAL/BACK OF HOUSE

FURNITURE IN LABS IS EXISTING

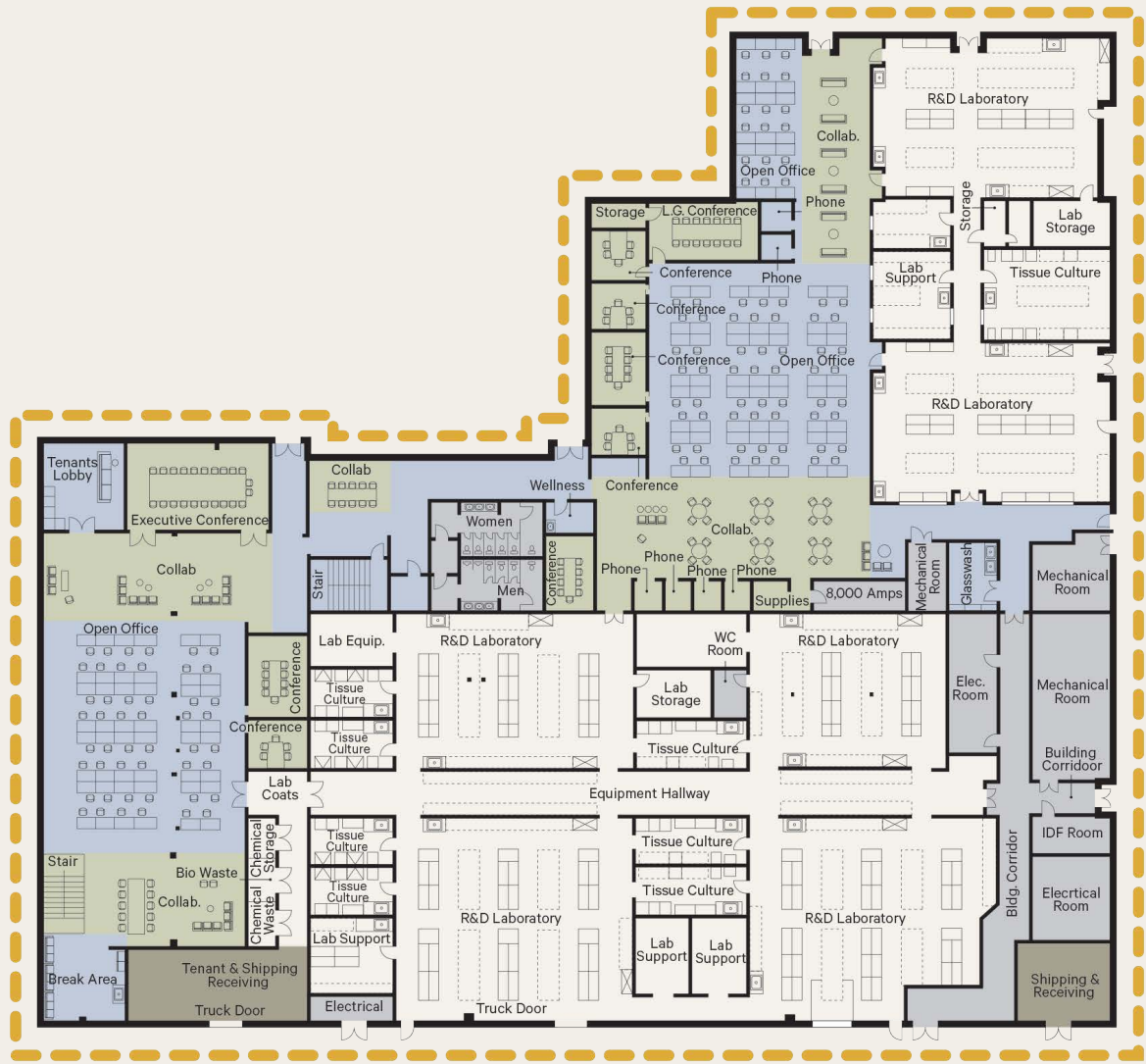
FURNITURE IN OFFICE AREAS IS HYPOTHETICAL

SHIPPING/RECEIVING & STORAGE



Proposed Floor Plan - Levels 1 & 2

Tenant 2 | 92,734 SF



HYPOTHETICAL FLOORPLAN



FLOOR 1



FLOOR 2

LAB - OFFICE

- OPEN OFFICE
- CONFERENCE/COLLAB
- LAB/LAB SUPPORT
- MECHANICAL/BACK OF HOUSE
- SHIPPING & RECEIVING

TENANT 2
 FLOOR 1: 61,533 SF
 FLOOR 2: 31,201 SF
 TOTAL: 92,734 SF

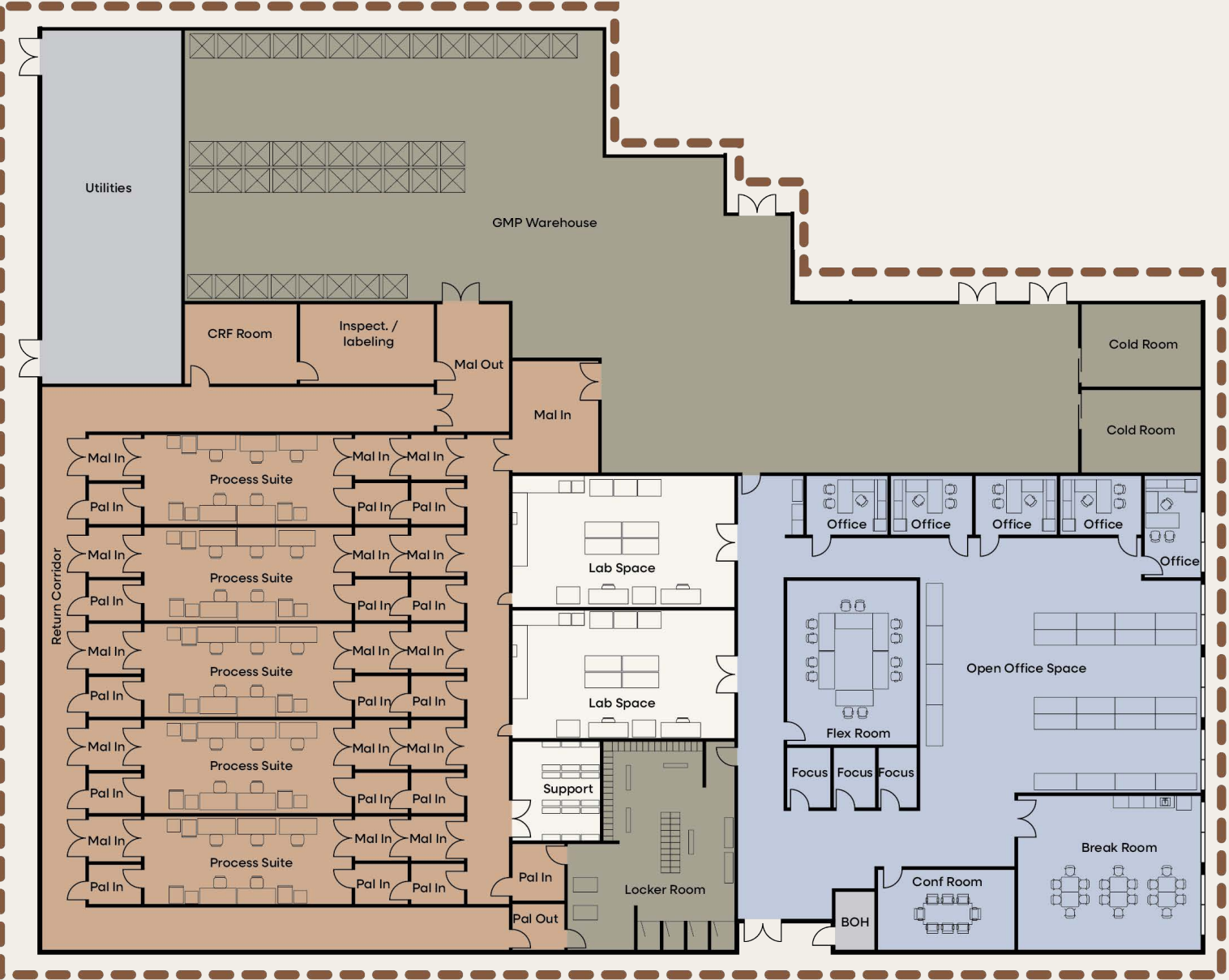
SHIPPING/RECEIVING & STORAGE

- LOUNGE/CAFÉ
- OUTDOOR COURTYARD
- YOGA
- FITNESS CENTER
- SHOWERS/LOCKERS
- PROJECT TRAINING/CONF ROOM
- GAME ROOM



Hypothetical Cell Gene Therapy / GMP Floor Plan

Tenant 3 | 33,406 SF

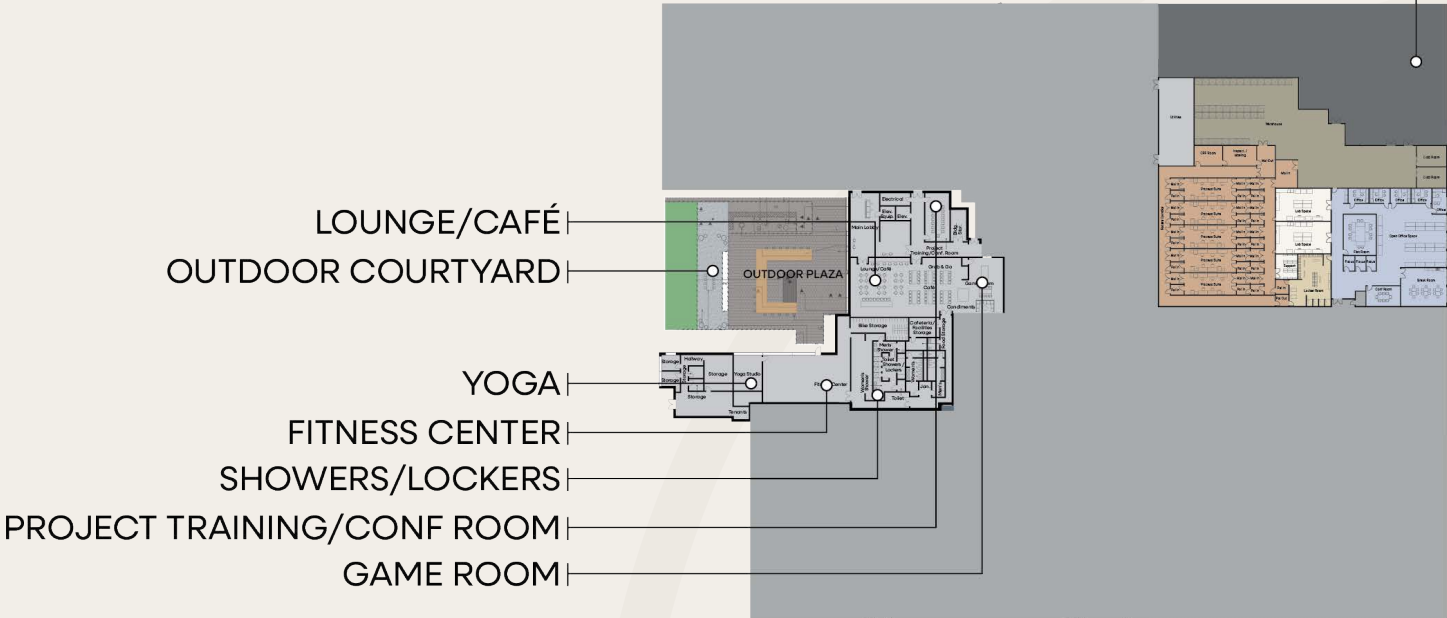


LAB - OFFICE - MANUFACTURING

- OFFICE
- SUPPORT
- CLASSIFIED CLEAN ROOM
- NON-CLASSIFIED LAB
- MECHANICAL/BOH

HYPOTHETICAL FLOORPLAN

SHIPPING/RECEIVING & STORAGE

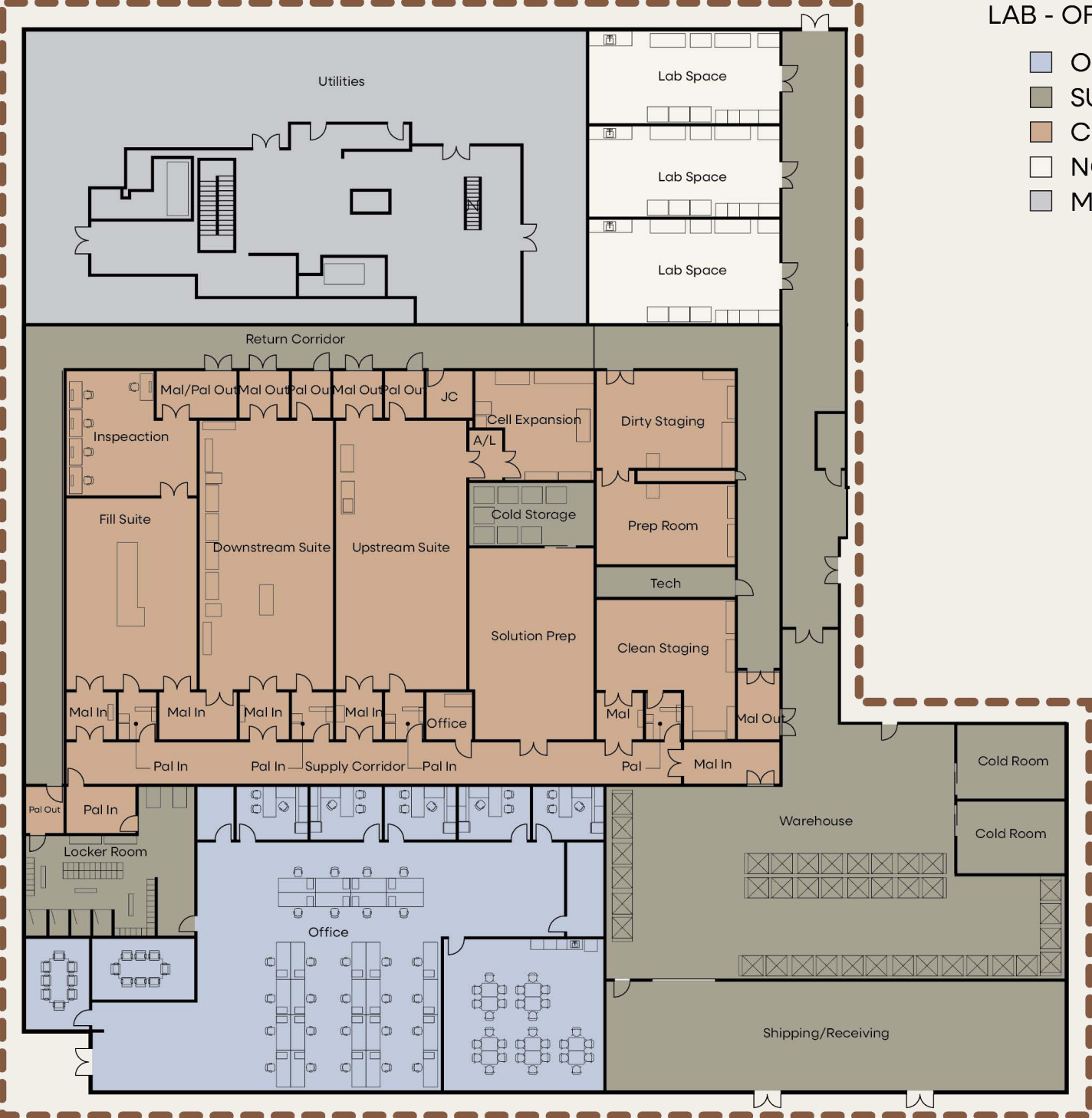


Hypothetical Cell Gene Therapy / GMP Floor Plan

Tenant 4 | 43,105 SF

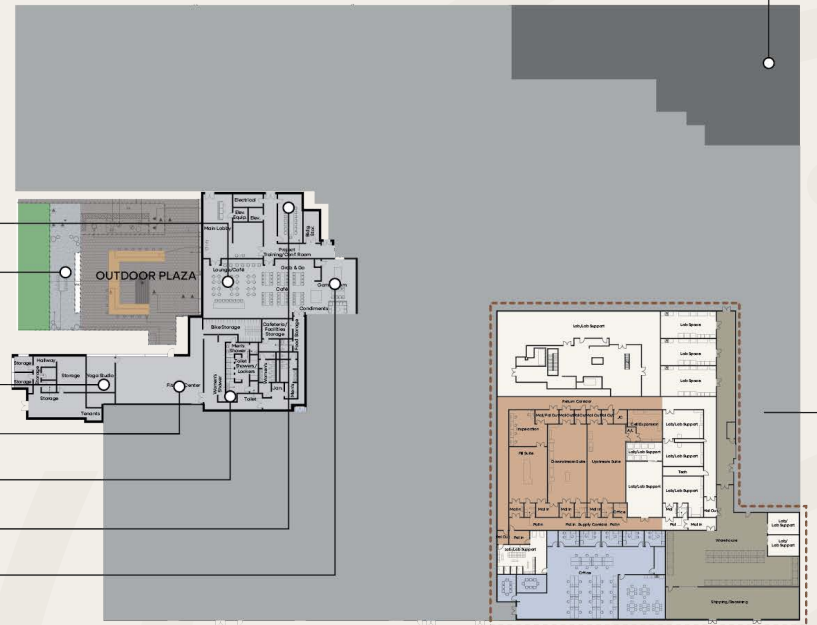
LAB - OFFICE - MANUFACTURING

- OFFICE
- SUPPORT
- CLASSIFIED CLEAN ROOM
- NON-CLASSIFIED LAB
- MECHANICAL/BOH



MECHANICAL ROOMS
SHIPPING/RECEIVING
& STORAGE

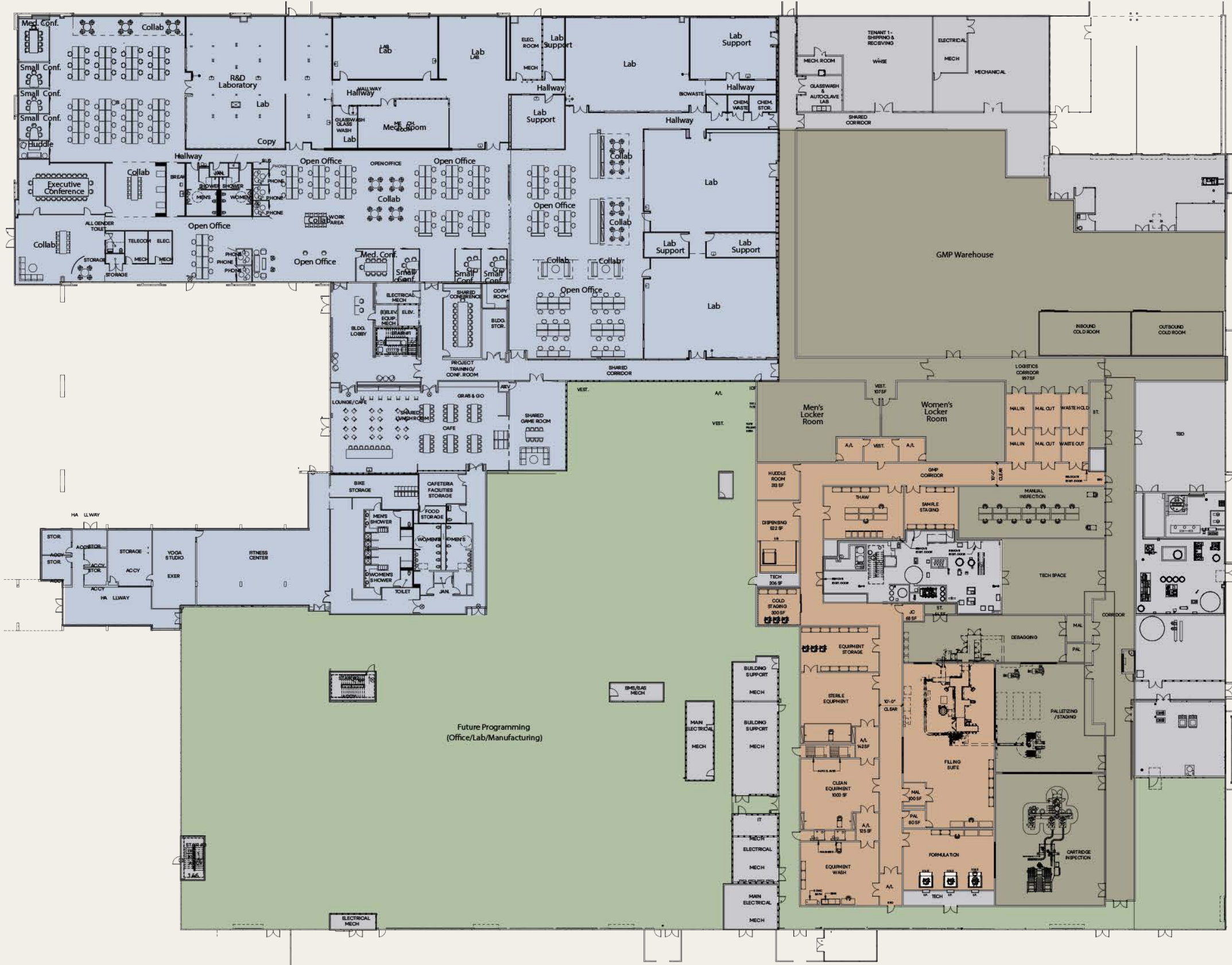
- LOUNGE/CAFÉ
- OUTDOOR COURTYARD
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HYPOTHETICAL FLOORPLAN

Drug Product Facility

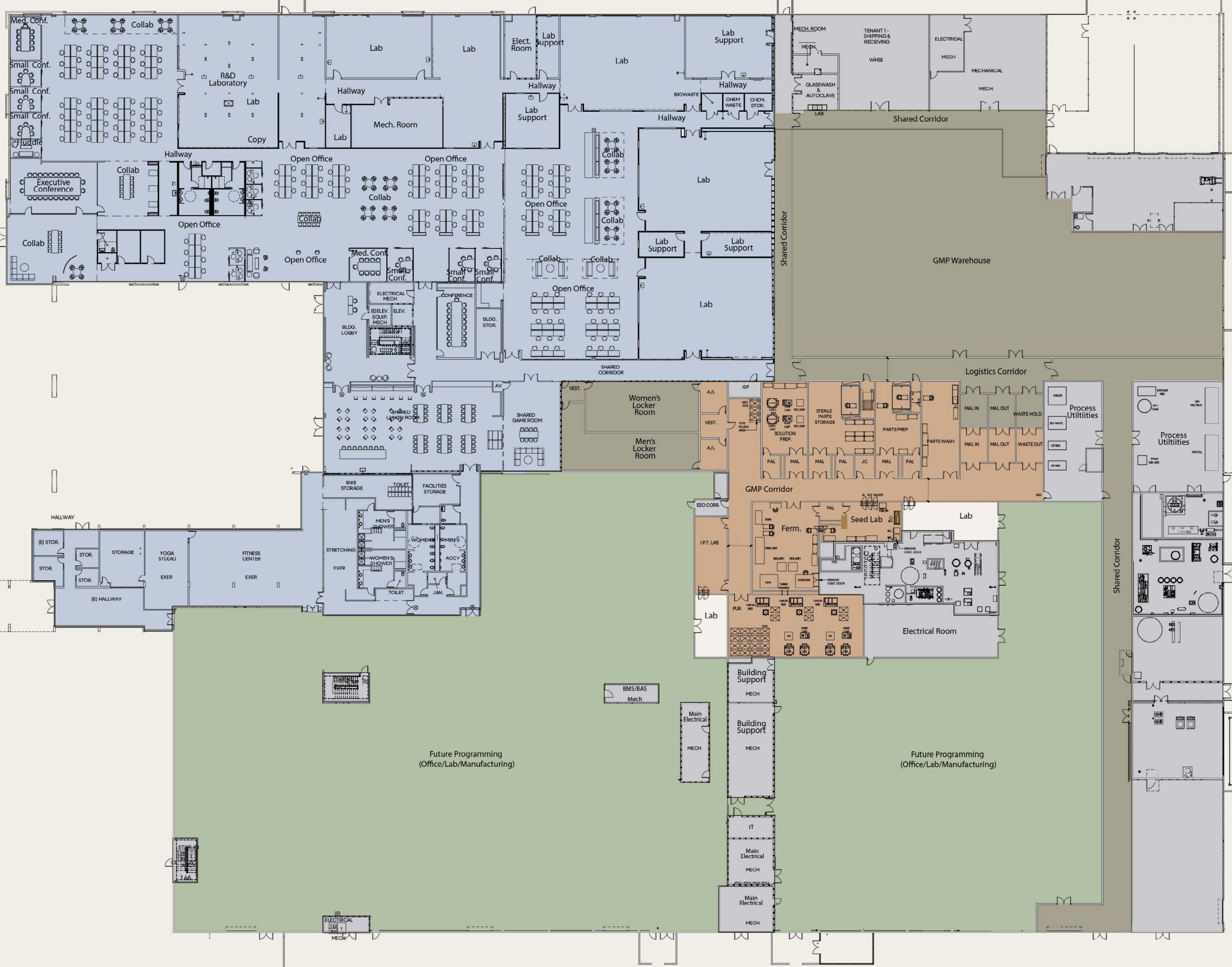
Overall Plan | 230,691 SF



- LAB - OFFICE - MANUFACTURING
- OFFICE / LAB / AMENITIES
 - SUPPORT
 - CLASSIFIED CLEAN ROOM
 - NON-CLASSIFIED LAB
 - FUTURE PROGRAMMING
 - MECHANICAL/BOH

Drug Substance Facility

Overall Plan | 230,691 SF



- LAB - OFFICE - MANUFACTURING
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 - MECHANICAL/BOH

Top-Tier Amenities Designed for Collaboration & Wellness



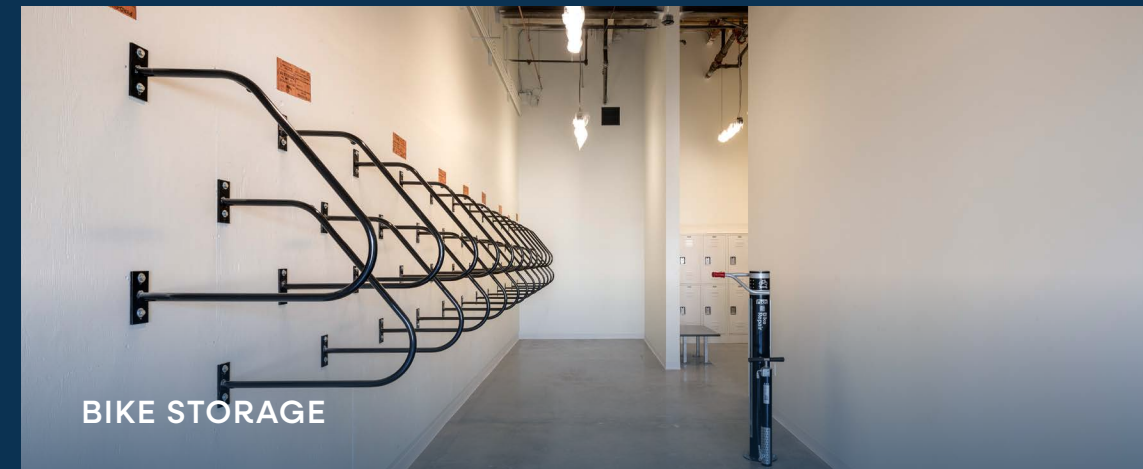
SPACIOUS COURTYARD WITH NEW BRAZILIAN IPE BENCHING & FURNITURE



NANAWALL CREATES INDOOR OUTDOOR FEEL FOR AMENITY CENTER



28 EV PARKING SPACES



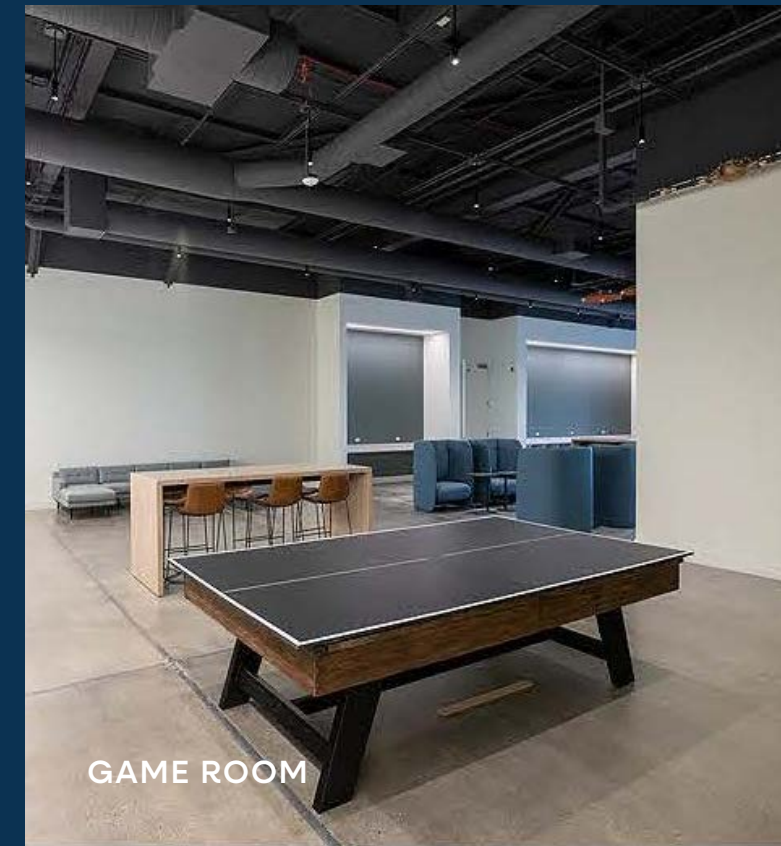
BIKE STORAGE



PLANNED FITNESS CENTER

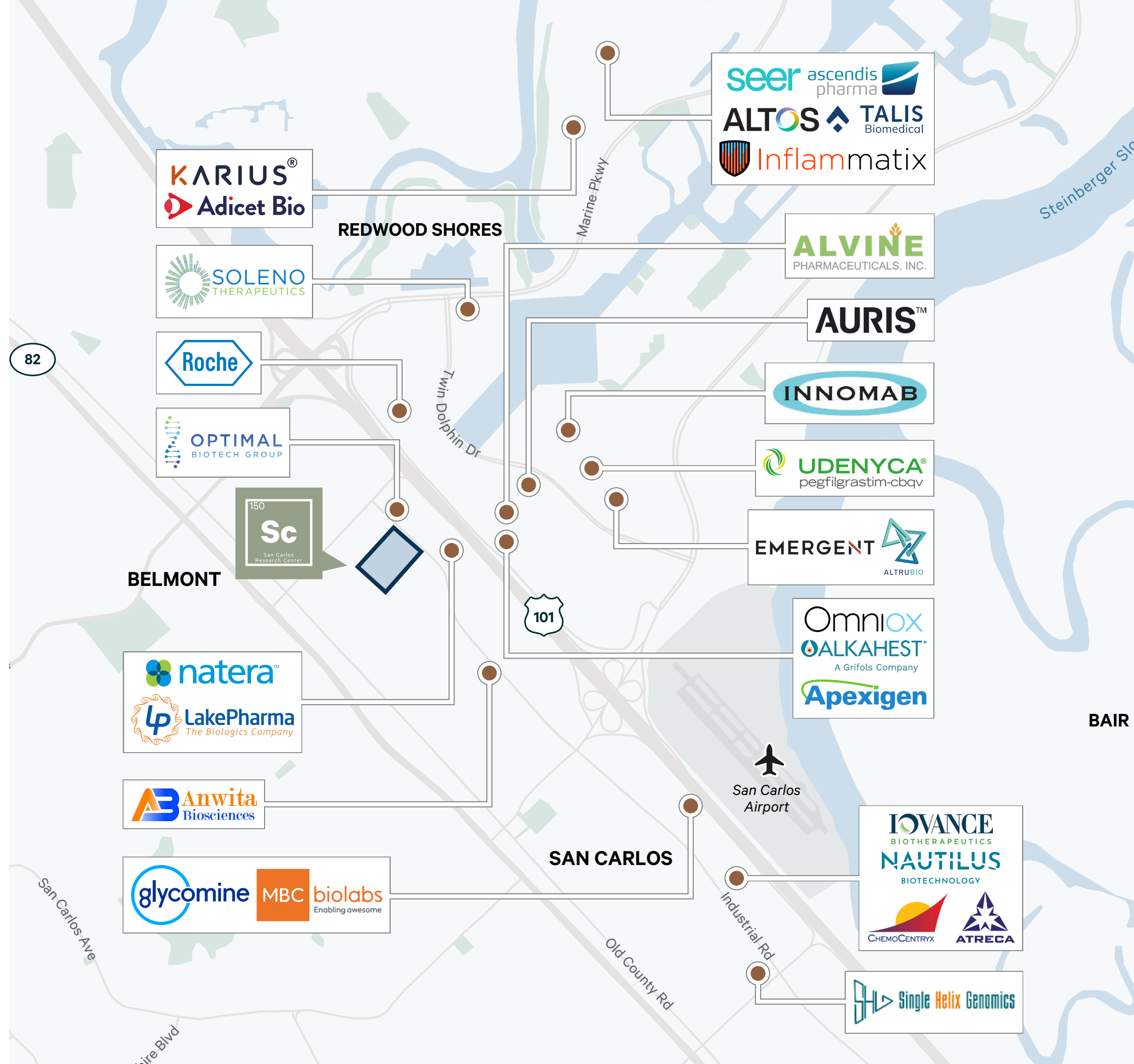


SPACIOUS CAFÉ



GAME ROOM

San Carlos: The Nexus of Bioscience Excellence & Talent



The Best of San Carlos

● RESTAURANTS

FIVE GUYS

SPASSO
RESTAURANT AND WINE BAR

Falafelle
VEGETARIAN STREET FOOD

PYLOS

GODFATHER'S
BURGER LOUNGE

WEST PARK BISTRO

R
BANGON RUBU
BURMESE CUISINE

FARM HOUSE

STAMP
BAR & GRILL

IRON & GAGE
CONTINENTAL CUISINE

Starbucks

AMICIS

Little Belmont Cafe
COME EAT & STAY AWHILE

scroll bar
WATERSIDE KITCHEN

AMICIS
EAST COAST PIZZERIA
EST. 1975

ST. JAMES GATE
BAR & RESTAURANT

Cuisinett
bistro & market

TOWN

● HOTELS

Holiday Inn Express
AN IHG HOTEL

HYATT house

SPRINGHILL SUITES
BY MARRIOTT

HOMEWOOD SUITES by Hilton

B GRAND Y

Residence INN
BY MARRIOTT



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BGO is a leading, global real estate investment management advisor, real estate lender, and a globally-recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, which is the institutional alternatives and traditional asset management business of Sun Life.

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Graymark Capital, Inc. is a real estate investment firm headquartered in San Francisco, California that invests in commercial property throughout the Western U.S. The company has acquired over 4.0 Million square feet of institutional quality buildings valued at \$2.0 Billion since 2012. Through its life science initiative, Gray Matter, Graymark has purchased 11 life science assets in the San Francisco Bay Area, San Diego, and Austin totaling over 1.7 Million square feet. The tenants in the portfolio range from Fortune 500 companies to early stage growth companies.



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