

# 835 Industrial Road

San Carlos, CA

I | P | G

38,200 RSF

Class A Plug & Play Office/Lab  
For Sublease | Available June 1, 2026  
Flexible Term Length

Located at the heart of  
Alexandria's Life Science Cluster

Innovation Properties Group  
181 2nd Street, San Francisco, CA  
[www.ipgsf.com](http://www.ipgsf.com) | CL 02031924

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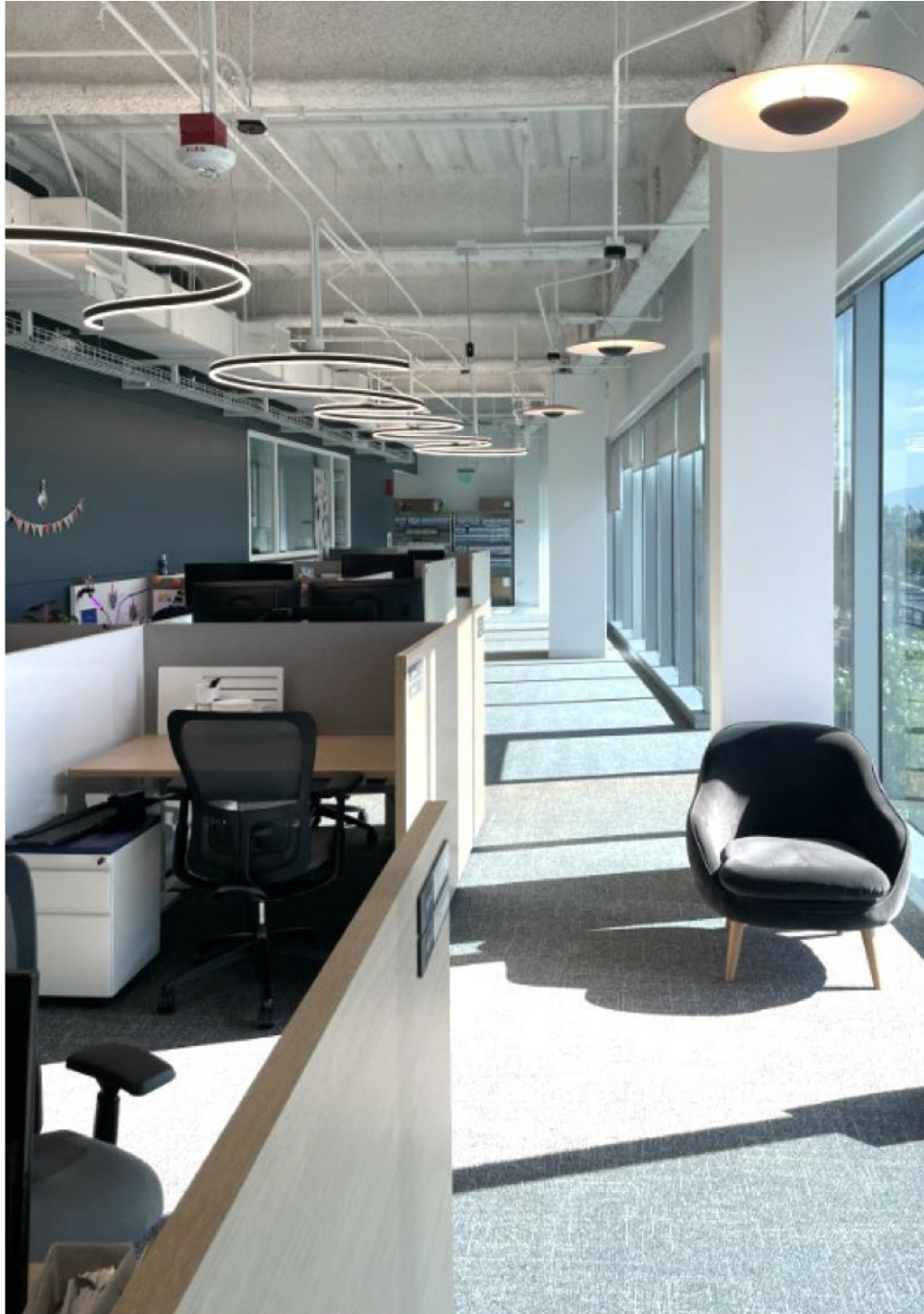


## 500,000 SF Class A R&D Campus

- Amenities seamlessly blend indoors and outdoors
- Amenities include:
  - Restaurant
  - Gym
  - Conference Center
  - Collaborative workspaces
- 3.5 acres of landscaped outdoor space
- Ample parking
  - 1,501 parking spots
  - 49 EV stations
  - 232 bicycle parking spots
- Full infrastructure in place to accommodate laboratory and/or office use









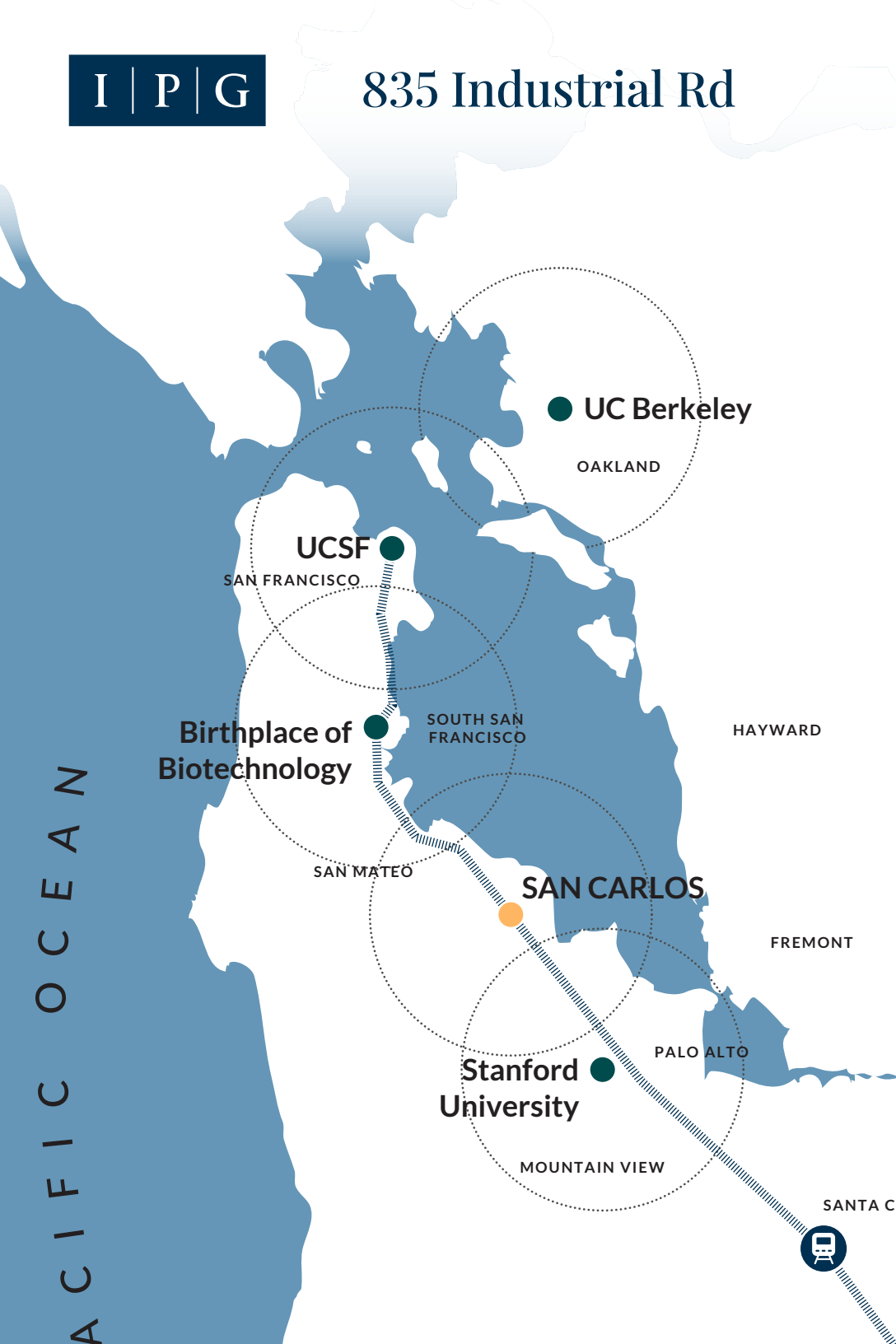


## Legend

	Private Office		Lab		Common Area
	Not part of sublease		Conference		Open Office



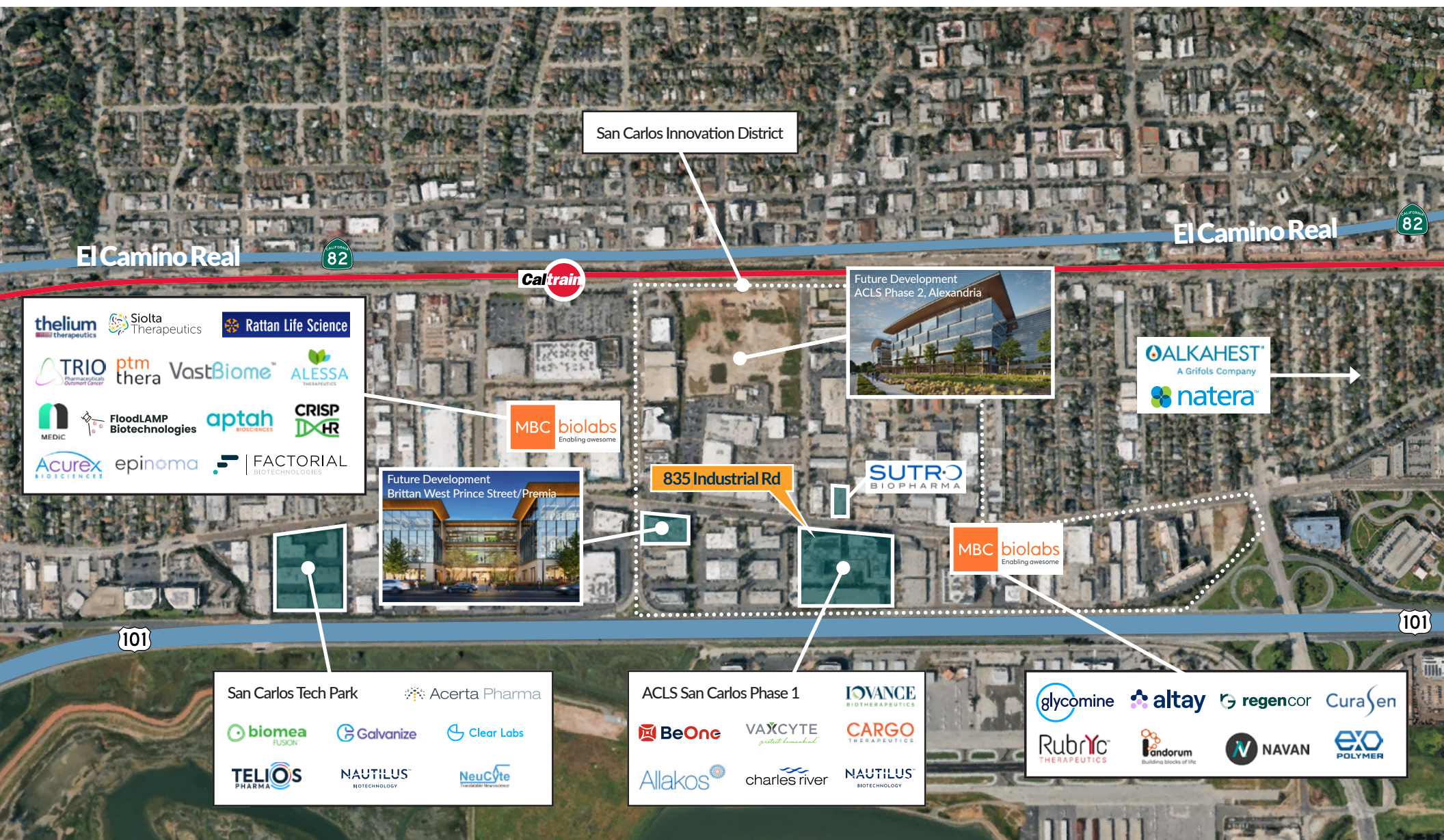




## Center of Innovation

Ideally positioned in the heart of the Bay Area's innovation economy, at the crossroads of the Bay Area's best talent and ideas

- Strategically situated between San Francisco, San Jose, Stanford and South San Francisco
- Convenient Caltrain access, with travel to San Francisco or San Jose within 30 minutes
- Easy vehicular access, adjacent to Highway 101 and both the San Mateo and Dumbarton Bridges





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Situated in the heart of Silicon Valley's Peninsula corridor, 835 Industrial Road offers a highly strategic location within the dynamic business environment of San Carlos, widely known as the "City of Good Living."

- **Innovation & Business Hub:** San Carlos is home to a diverse mix of technology, life science, light industrial, and advanced manufacturing companies. Businesses at 835 Industrial Road benefit from proximity to major innovation centers and a strong network of established and emerging enterprises.
- **Exceptional Transportation Access:** The property provides outstanding connectivity with immediate access to U.S. Highway 101, Interstate 280, and nearby Caltrain service. Its central Peninsula location enables efficient commutes for employees and seamless access to San Francisco, Silicon Valley, and the greater Bay Area.
- **Amenities and Services:** The surrounding area features a wide range of amenities, including restaurants, cafes, fitness centers, hotels, and retail services. Nearby downtown San Carlos offers a vibrant mix of dining and lifestyle options, supporting employee satisfaction and work-life balance.

Experience the advantages of a premier Peninsula location combined with strong regional access at 835 Industrial Road, positioning your business for growth, visibility, and long-term success.



## For leasing information

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