

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 | CL 02031924

Ivan Smiljanic | Partner
510-717-5008 | Ivan@ipgsf.com
DRE 1995999

Rocky Kile | Director
401-263-4218 | Rocky@ipgsf.com
DRE 02233435

ipgsf.com

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
	Not part of sublease
	Lab
	Conference
	Common Area
	Open Office

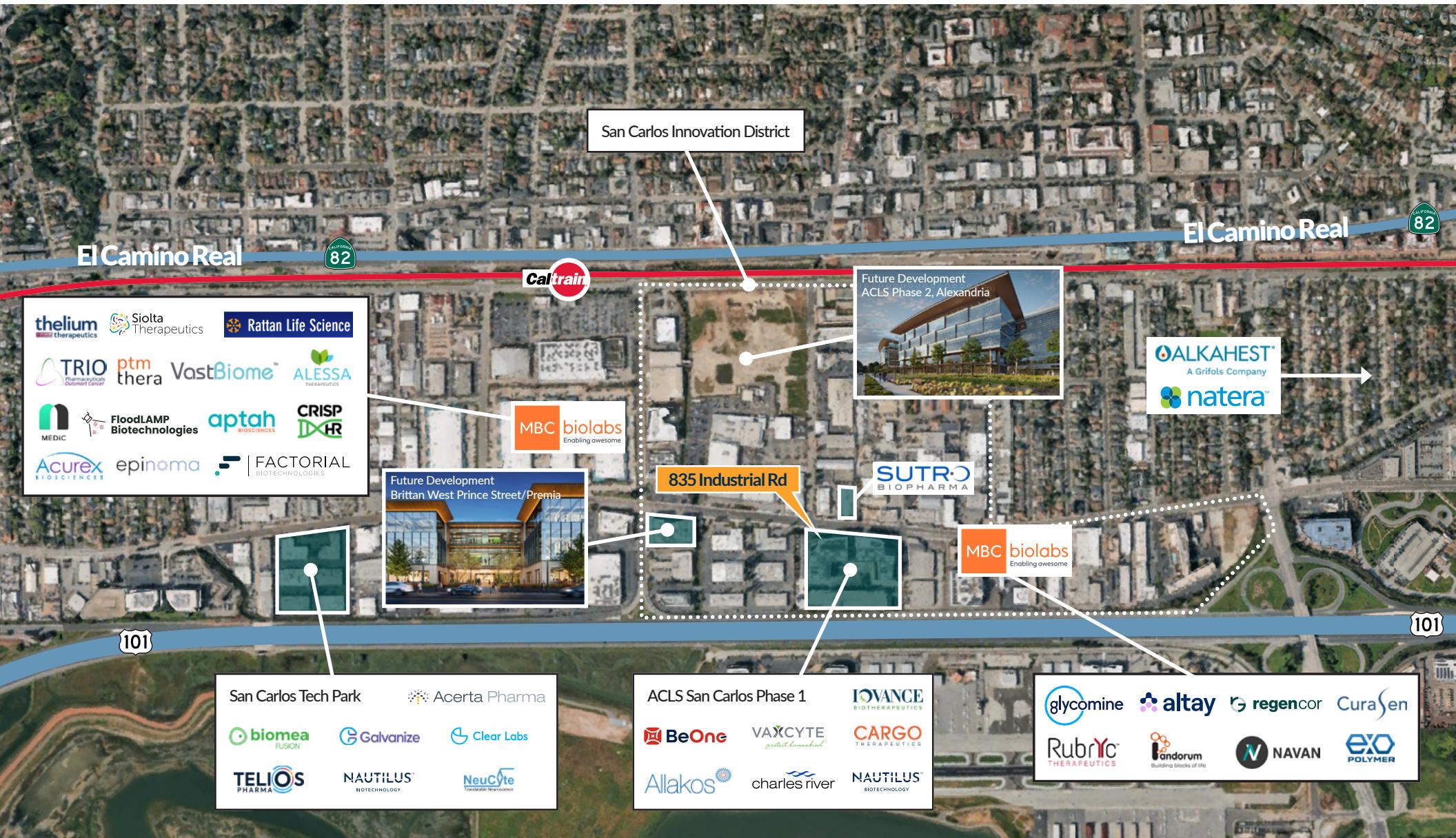




Center of Innovation

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



835 Industrial Road

I | P | G

San Carlos, CA

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

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Ivan Smiljanic | Partner
510-717-5008 | Ivan@ipgsf.com
DRE 1995999

Rocky Kile | Director
401-263-4218 | Rocky@ipgsf.com
DRE 02233435

ipgsf.com

This document has been prepared by IPG for advertising and general information only. IPG makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. IPG excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of IPG and/or its licensor(s). ©2025. All rights reserved.