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San Carlos  
Research Center

150 Industrial Road  
San Carlos, CA 94070



CBRE



# 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  
& Yoga Studio



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

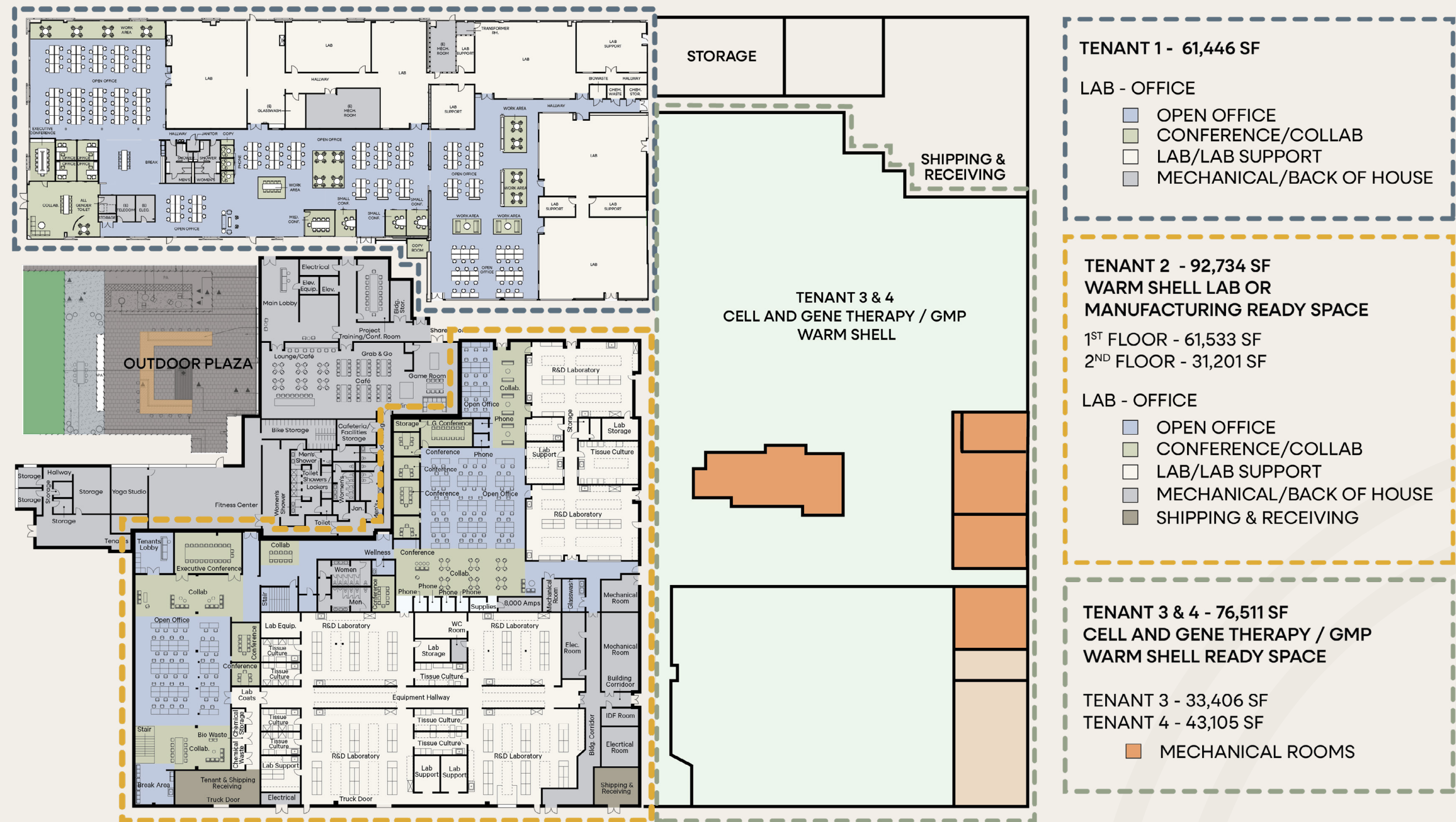


Chilled Water



# San Carlos Research Center

## Overall Plan | 230,691 SF





# Proposed Floor Plan

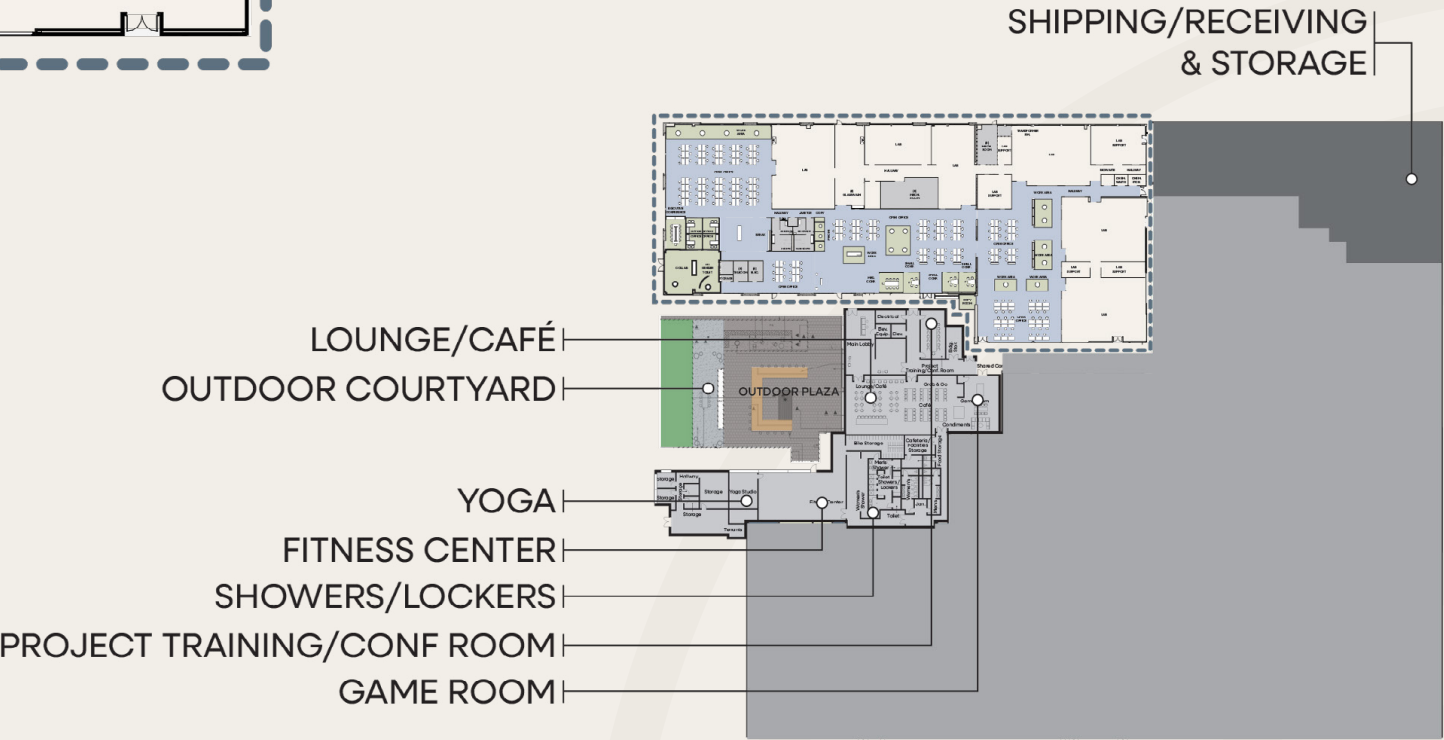
## Tenant 1 | 61,446 SF



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

FURNITURE IN LABS IS EXISTING

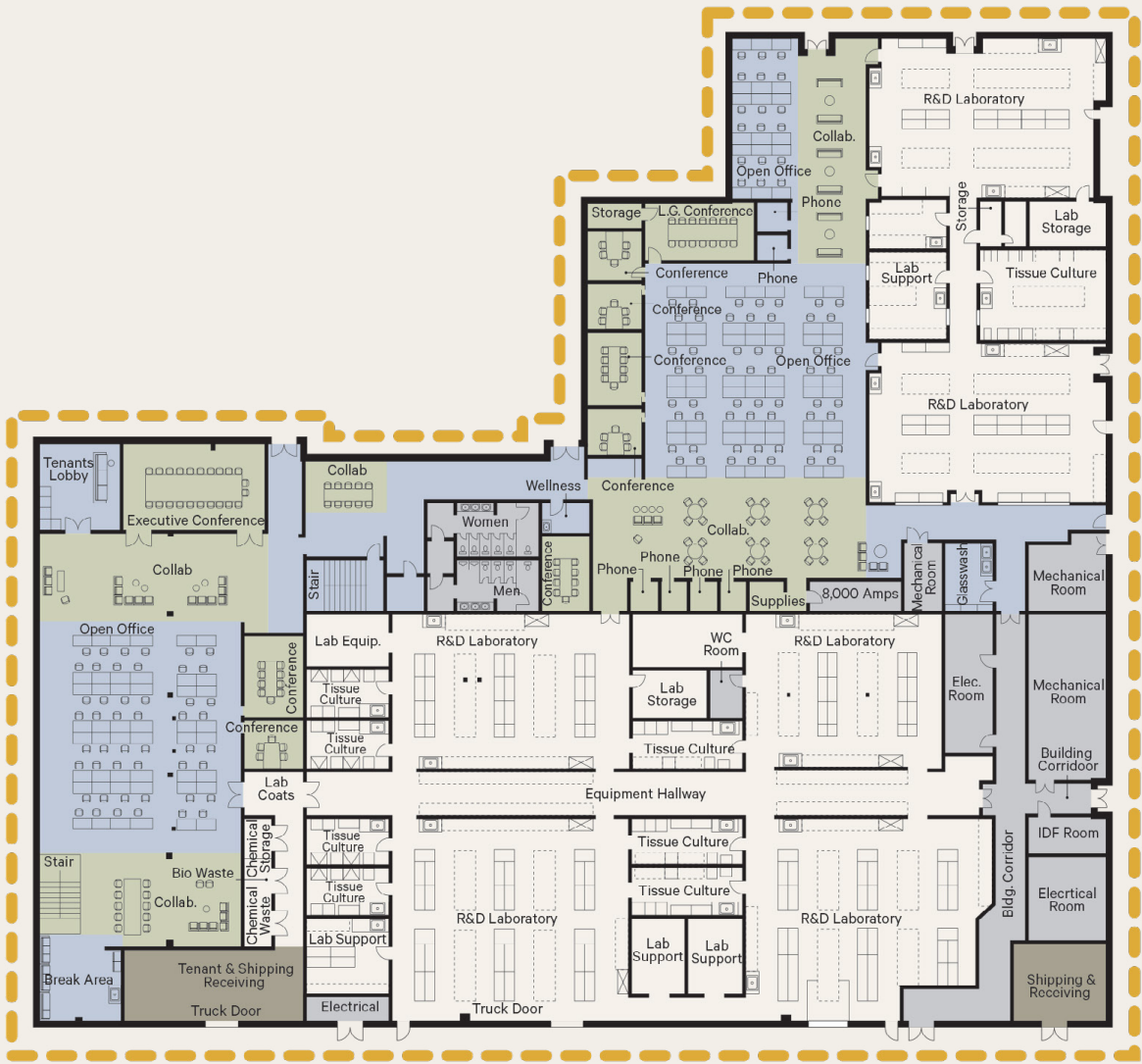
FURNITURE IN OFFICE AREAS IS HYPOTHETICAL





# Proposed Floor Plan - Levels 1 & 2

## Tenant 2 | 92,743 SF



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

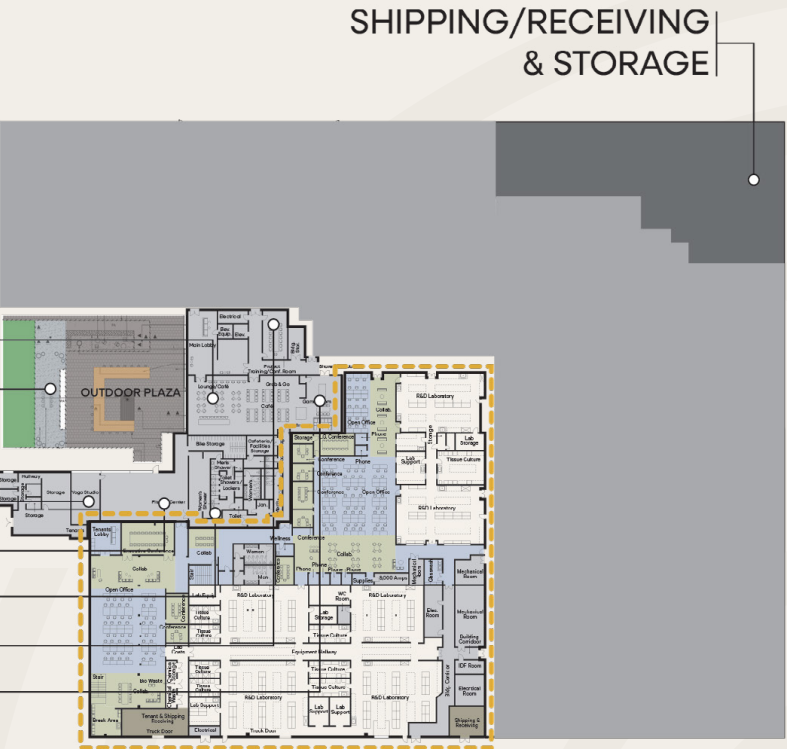
**TENANT 2**  
FLOOR 1: 61,533 SF  
FLOOR 2: 31,201 SF  
TOTAL: 92,743

HYPOTHETICAL FLOORPLAN

FLOOR 1

FLOOR 2

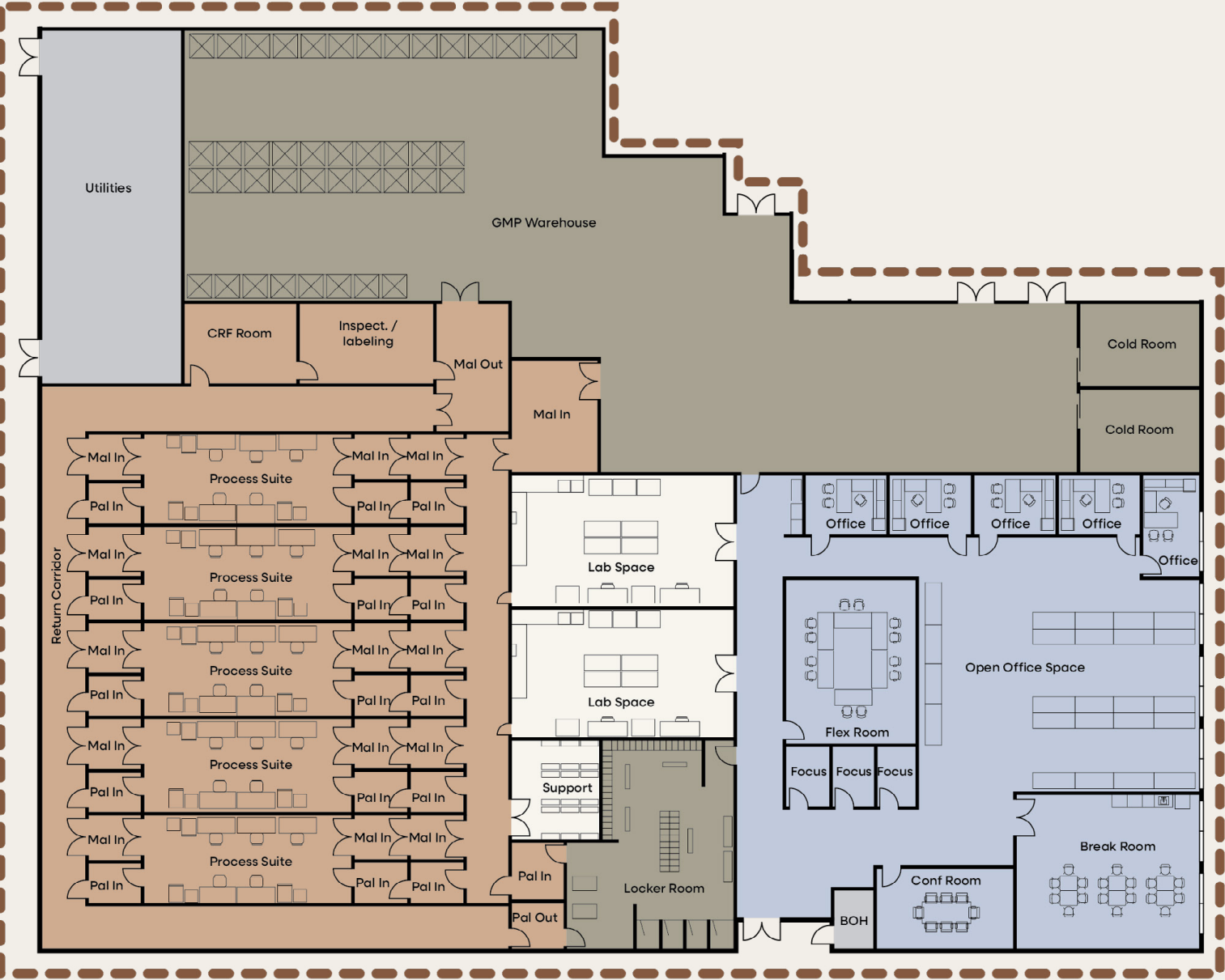
- LOUNGE/CAFÉ
- OUTDOOR COURTYARD
- YOGA
- FITNESS CENTER
- SHOWERS/LOCKERS
- PROJECT TRAINING/CONF ROOM
- GAME ROOM





# Hypothetical Cell Gene Therapy / GMP Floor Plan

## Tenant 3 | 33,406 SF

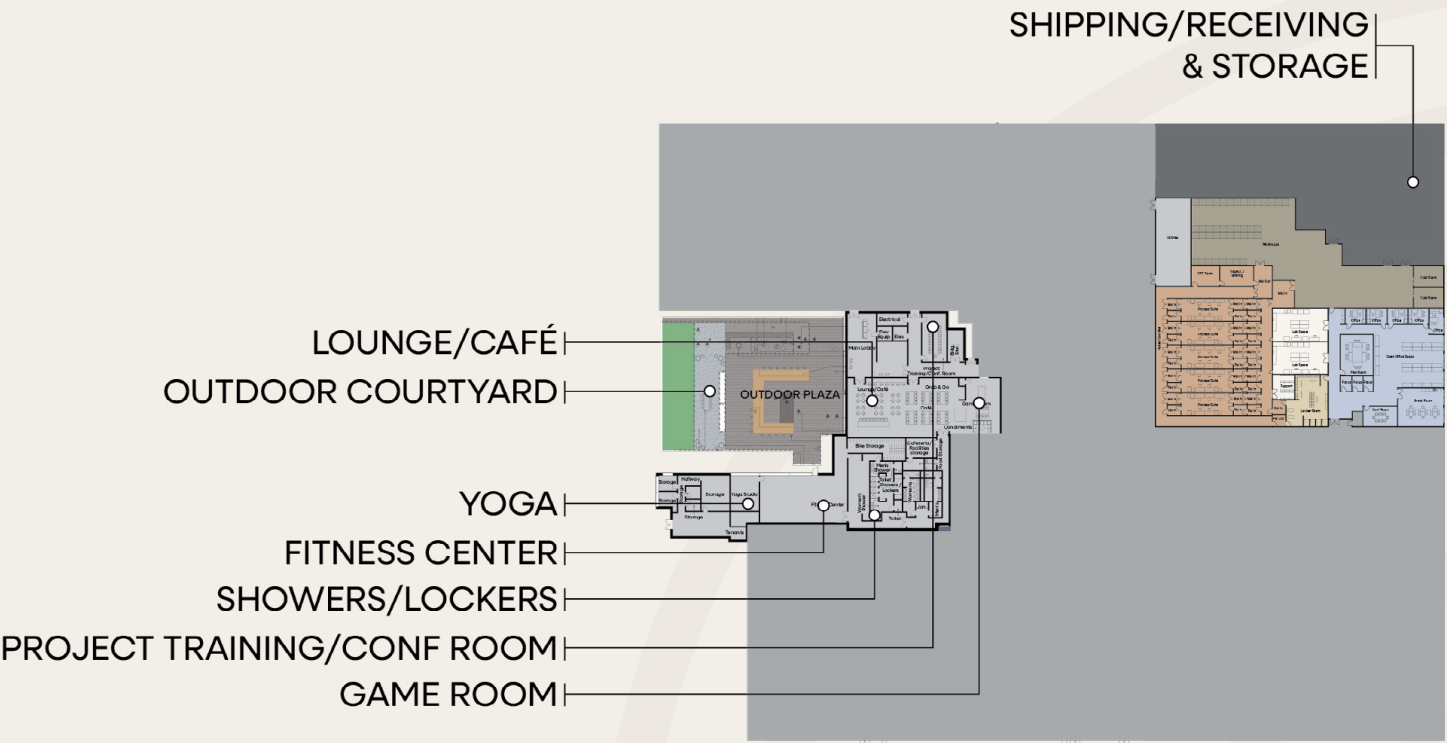


HYPOTHETICAL FLOORPLAN



LAB - OFFICE - MANUFACTURING

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





# Hypothetical Cell Gene Therapy / GMP Floor Plan

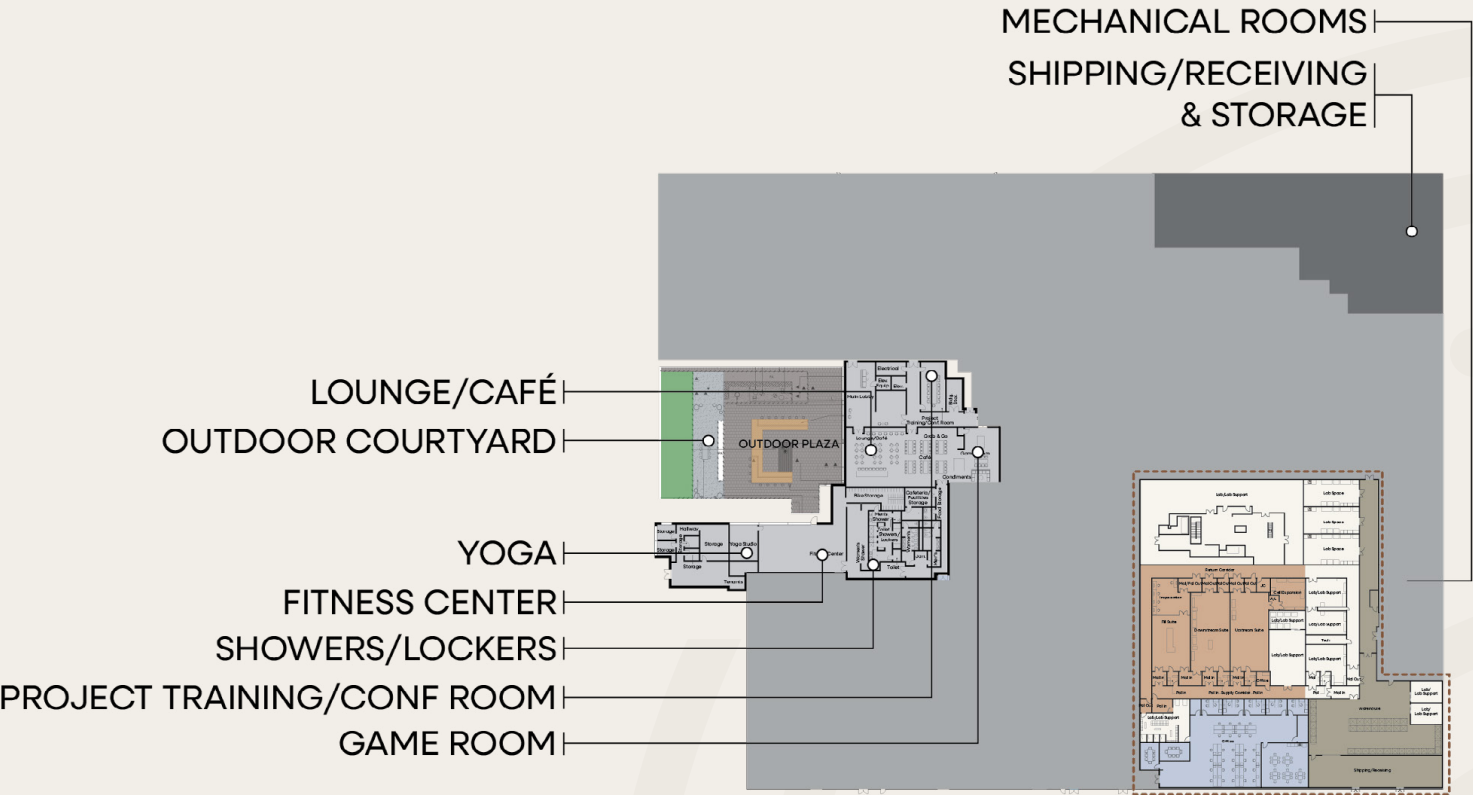
## Tenant 4 | 43,105 SF



HYPOTHETICAL FLOORPLAN

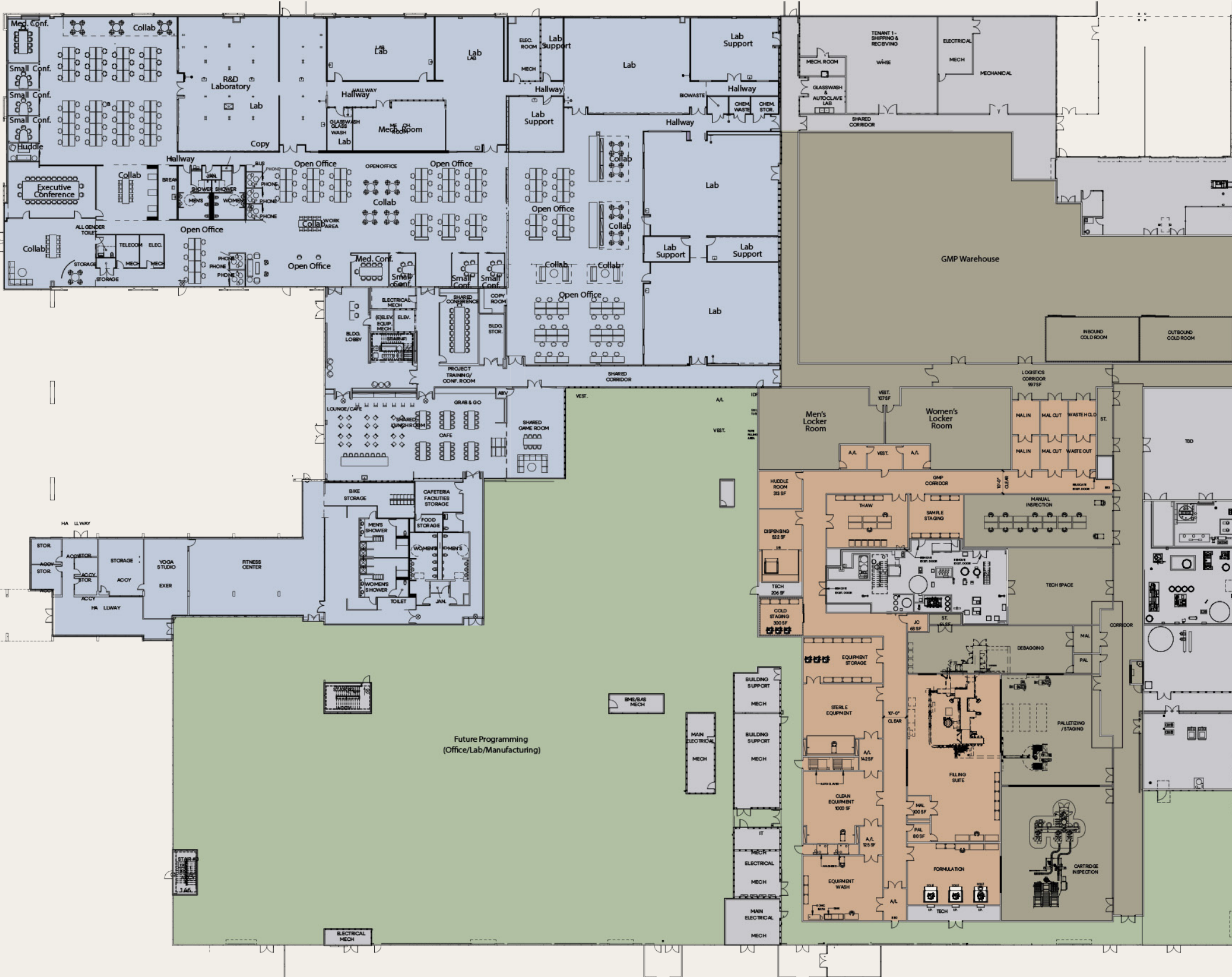
### LAB - OFFICE - MANUFACTURING







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





# Overall Plan | 230,691 SF



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

■ SUPPORT

■ CLASSIFIED CLEAN ROOM

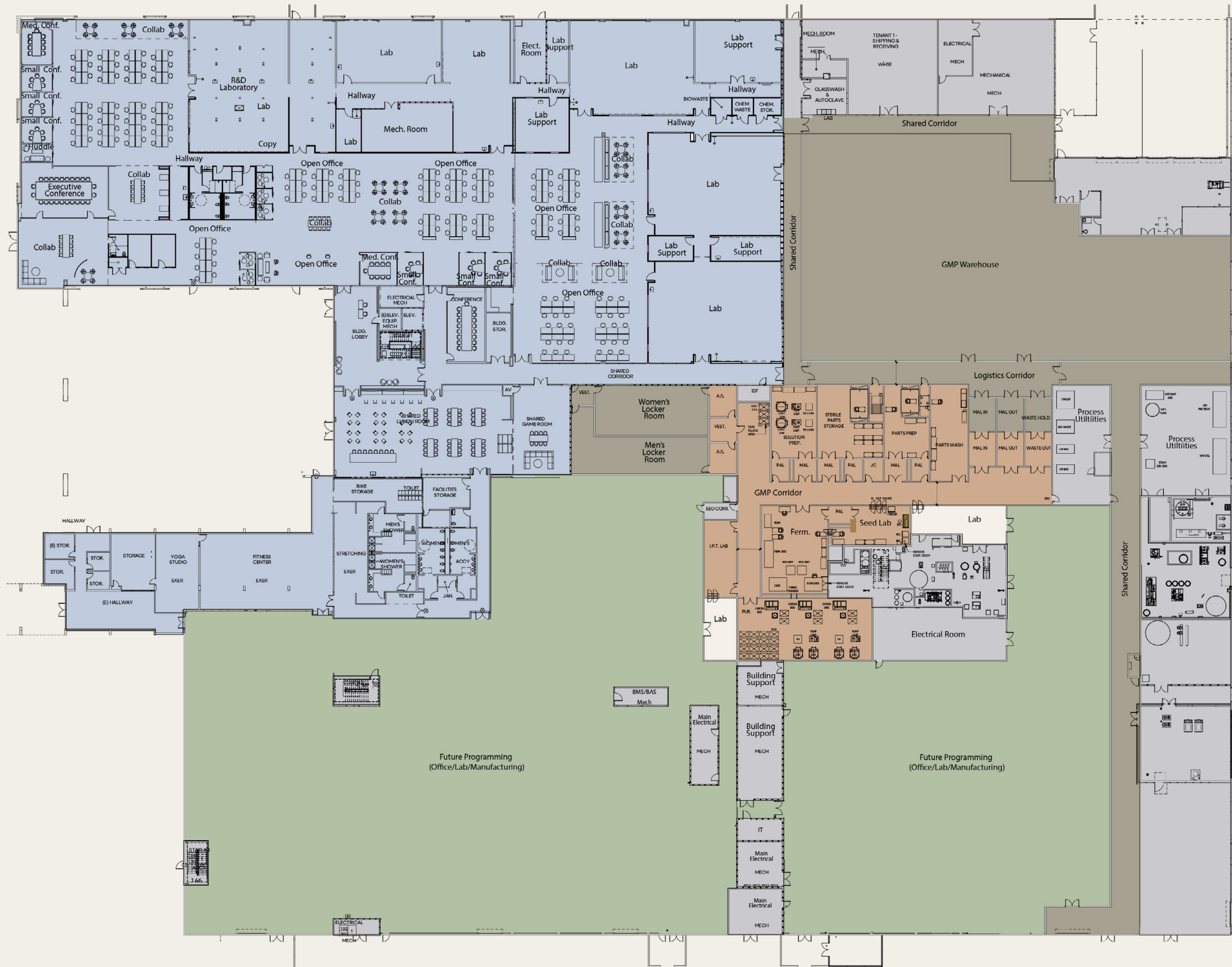
☐ NON-CLASSIFIED LAB

■ FUTURE PROGRAMMING







MECHANICAL/BOH



# Drug Substance Facility Overall Plan | 230,691 SF



LAB - OFFICE - MANUFACTURING

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



# Top-Tier Amenities Designed for Collaboration & Wellness



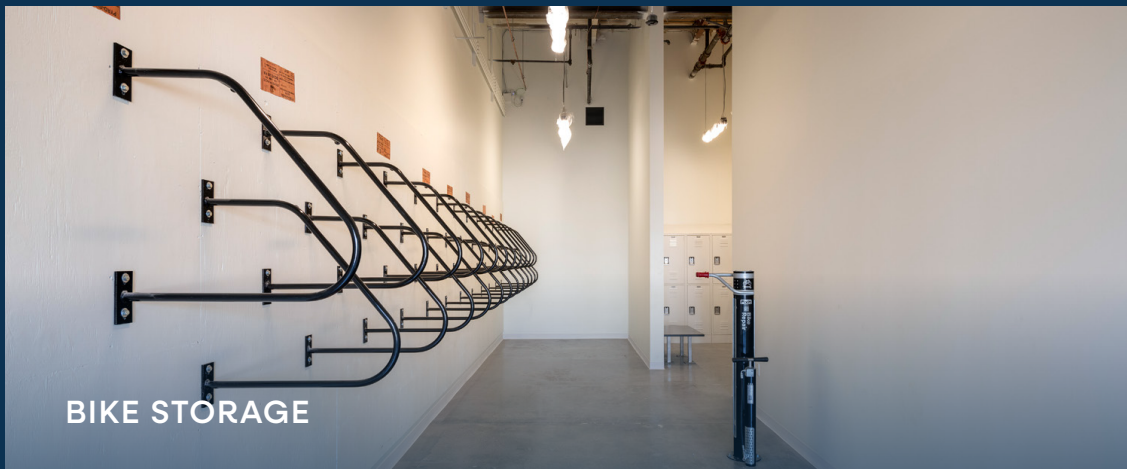
SPACIOUS COURTYARD WITH NEW BRAZILIAN IPE BENCHING & FURNITURE



NANAWALL CREATES INDOOR OUTDOOR FEEL FOR AMENITY CENTER



28 EV PARKING SPACES



BIKE STORAGE



PLANNED FITNESS CENTER & YOGA STUDIO



GAME ROOM



# San Carlos: The Nexus of Bioscience Excellence & Talent





# The Best of San Carlos

● RESTAURANTS

**FIVE GUYS**

**PYLOS**

  
RANGOON RUBY  
BURMESE CUISINE

  
FARM HOUSE

  
STAMP  
BAR & GRILL

  
IRON GATE  
CONTINENTAL CUISINE



  
Little Belmont Cafe  
COME EAT & STAY A WHILE

  
scroll bar  
WATERSIDE KITCHEN

  
AMICI'S  
EAST COAST PIZZERIA  
EST. 1982

  
ST. JAMES GATE  
BAR & RESTAURANT

  
Cuisinett  
bistro & market



  
Falafelle  
VEGETARIAN STREET FOOD

  
SPASSO  
RESTAURANT AND WINE BAR

  
GODFATHER'S  
BURGER LOUNGE

  
WEST PARK BISTRO

● HOTELS

  
Holiday Inn Express  
AN IHG HOTEL

  
HYATT  
house™

  
SPRINGHILL  
SUITES®  
BY MARRIOTT

  
HOMEWOOD  
SUITES by Hilton™

  
B  
GRAND  
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Residence INN.  
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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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