

THE ALEXANDRIA DISTRICT

For Science
& Technology

556,000 SF | 2 building flagship campus
Available late 2020

825 - 835 INDUSTRIAL ROAD, SAN CARLOS CA



ALEXANDRIA®

Building the future of life-changing innovation™

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Sustainable design | Targeting LEED® Gold
Walking distance to vibrant amenities and Caltrain Station



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Customizable amenities seamlessly blend indoors and outdoors



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3.5 acres of collaborative outdoor space



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Expansive open floor plates averaging $\pm 46,300$ SF



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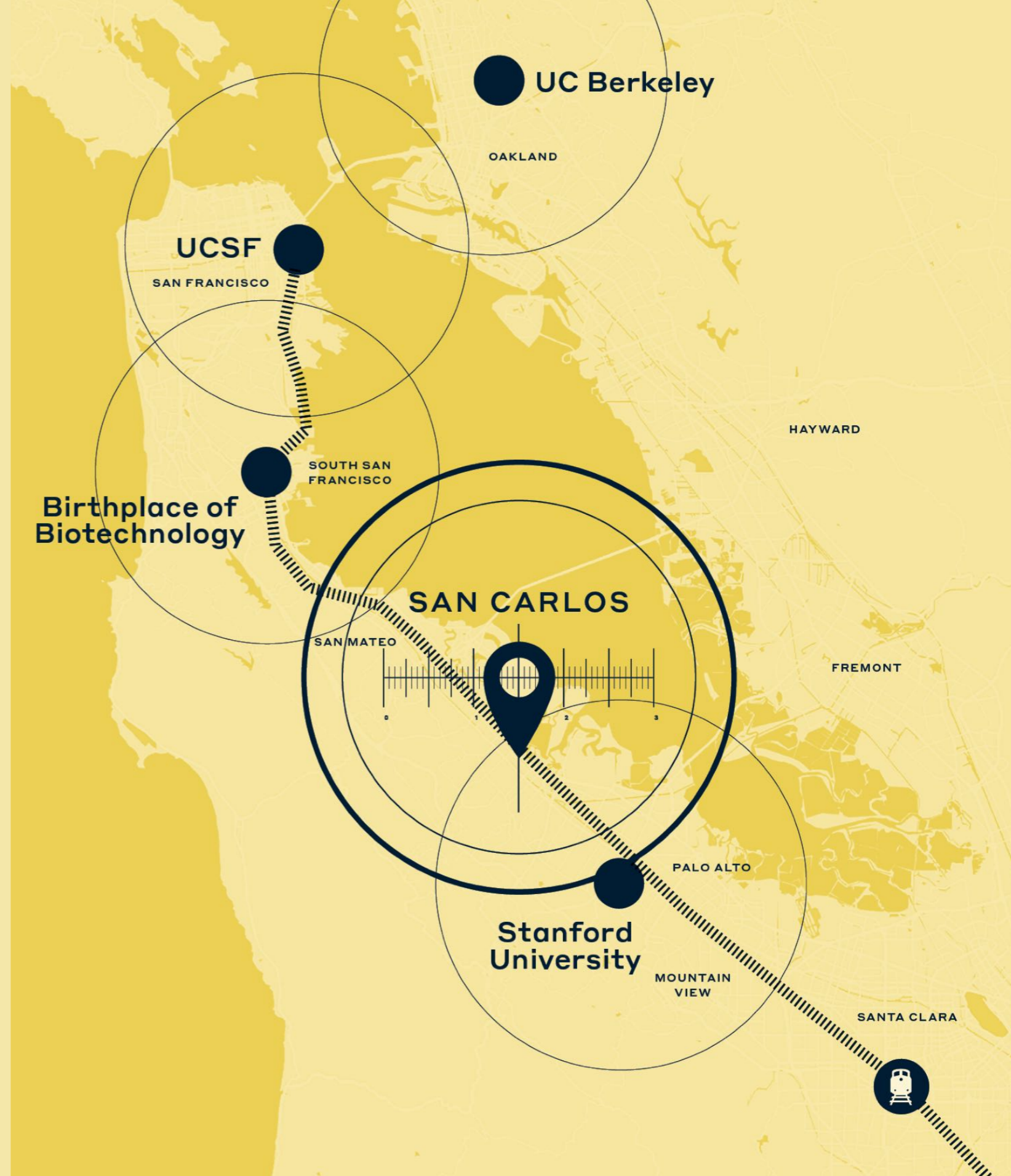
Base building infrastructure accommodates best-in-class lab use



THE CENTER OF INNOVATION

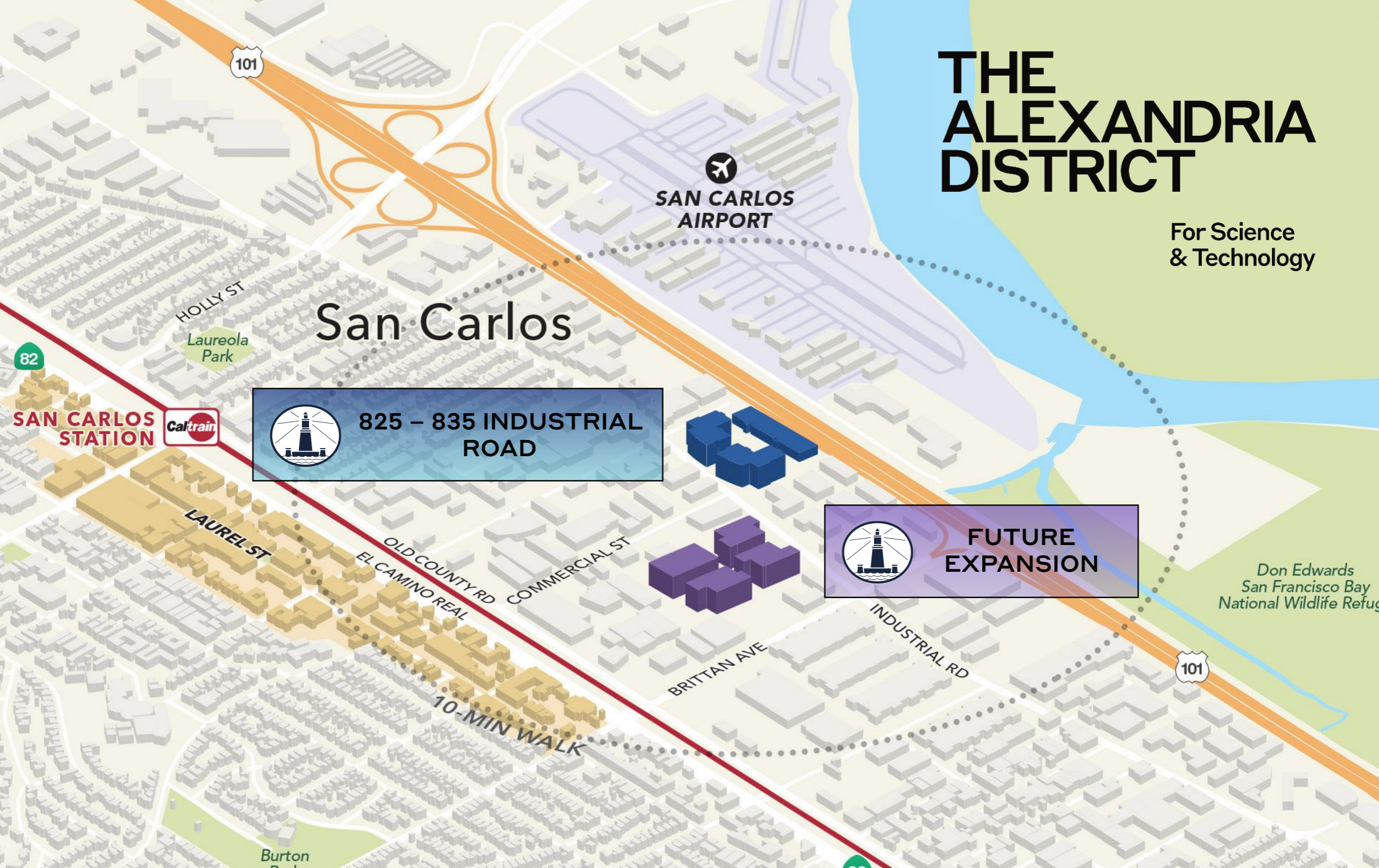
Ideally positioned in the heart of the Bay Area's innovation economy, at the crossroads of the Bay Area's best talent and ideas

- Halfway between San Francisco and San Jose, and halfway between Stanford and the Birthplace of Biotechnology, South San Francisco
- Convenient Caltrain access, with travel to San Francisco or San Jose in about 30 minutes
- Easy vehicular access, with adjacency to Highway 101 and proximity to both the San Mateo and Dumbarton Bridges



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 **825 - 835 INDUSTRIAL ROAD**

 **FUTURE EXPANSION**

1 Million+ SF Destination flagship campus opportunity



BEST-IN-CLASS FLAGSHIP CAMPUS COLLABORATIVE ENVIRONMENT

- Customizable ground floors & amenities seamlessly blend indoors and outdoors
- Amenities to include:
 - Restaurant
 - Gym
 - Conference Center
 - Collaborative work spaces
- 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



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

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Typical Office Layout

- Floors average 46,300 RSF
- Large, efficient floor plates provide tenants with maximum flexibility

Key

-  Kitchen
-  Open work
-  Conference
-  Office
-  Building support



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