



*2,300,000 square foot flagship*  
**LIFE SCIENCES DEVELOPMENT**







# WELCOME TO *ACLS San Carlos*

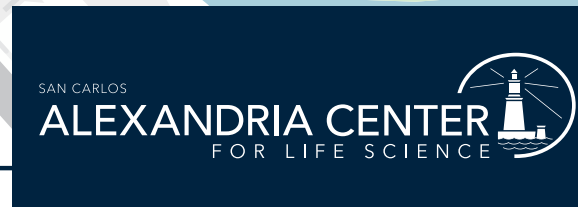
The Alexandria Center for Life Science in San Carlos offers a revolutionary campus built for groundbreaking discoveries. Providing the ultimate scalability, ACLS San Carlos will include 9 buildings totaling over 2.3M square feet. The projects' best-in-class amenities seamlessly blend the indoors and outdoors within nearly 9 acres of landscaped and usable plazas, courtyards, and walking trails. Phase 2 will include 640,000 SF of lab and office space and offer:

- Expansive, open floorplates
- Cutting-edge architecture and design
- Fully amenitized campus with generous outdoor collaborative areas, cafe, conferencing center and fitness center
- Convenient access to SFO, 101 freeway and Caltrain
- Robust MEP systems to support laboratory buildout
- All-electric, LEED certified campus with eco-friendly improvements including solar and EV stations





*Abundant amenities within*  
**WALKING DISTANCE**



**Downtown San Carlos**  
Over 100 restaurants  
& shops nearby

**2 minutes**  
to Caltrain & Downtown San Carlos



**60+**  
restaurants



**10+**  
cafes



**7+**  
fitness centers

San Carlos Airport



888

Phase 1

Phase 2

San Carlos Ave

Brittain Avenue

El Camino Real

Industrial Road

Apple Avenue

San Francisco Bay Trail



# *Accessible, Convenient* **LOCATION**

- Walking distance to vibrant amenities and Caltrain Station
- 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







#### ACLS Phase 1

1. ±543,500 RSF

#### ACLS Phase 2 | 640K SF

1. 1075 Commerical Road  
±280,000 RSF

2. 1095 Commerical Road  
±250,000 RSF

3. 888 Bransten  
±110,000 RSF

#### ACLS Future Phases totaling over 1M SF

1. 905 Commerical Road

2. 960 Industrial Road

3. 1025 Commerical Road

4. 1065 Commercial Road

*at the convergence of work and play,*  
**OF SCIENCE AND ART**

The Alexandria Center for Life Science in San Carlos is a best-in-class, purpose built campus created for the brightest minds to connect, innovate, and advance. Grow your roots in a community built for trailblazers.







# 888 BRANSTEN



**±110,000 SF**  
3-Story Lab/Office Building



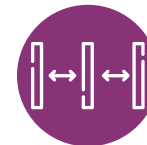
**36k SF**  
Efficient Floorplates



**2.5/1,000**  
Parking Ratio



**100-150 lbs/SF**  
Live Load Capacity



**33' x 33'**  
Typical Column Spacing



**15'**  
Typical Floor-to-Floor Height







# 1075 COMMERCIAL



**±280,000 SF**  
7-Story Lab/Office Building



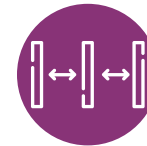
**42k–44k SF**  
Large, Open Floorplates



**2.25/1,000**  
Parking Ratio



**100 lbs/SF**  
Live Load Capacity



**33' x 33'**  
Typical Column Spacing



**16'**  
Typical Floor-to-Floor Height







# 1095 COMMERCIAL



**±250,000 SF**  
5-Story Lab/Office Building



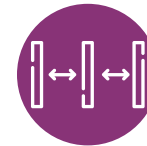
**45k–53k SF**  
Large, Open Floorplates



**2.25/1,000**  
Parking Ratio



**100 lbs/SF**  
Live Load Capacity



**33' x 33'**  
Typical Column Spacing



**16'**  
Typical Floor-to-Floor Height







## *Robust amenities at* **ACLS PHASE 1**

Located at ACLS Phase 1, The Alexandria is a members only club that provides all of the ACLS San Carlos tenants access to a variety of amenities and perks. Thoughtfully designed to create a vibrant and enjoyable employee experience, these curated amenities include a state of the art fitness center, Salt & Brine restaurant and bar, conferencing facilities and exclusive access to Alexandria events.



### **Salt & Brine**

*an all occasion restaurant,  
bar, and lounge*



### **Conference**

*and event spaces*



### **Get Fit**

*training, group classes, and  
open gym*







*Environmental*  
**RESPONSIBILITY**

Alexandria strives to make a positive impact on society by developing and operating efficient and healthy buildings, reducing carbon emissions, mitigating climate risk, and advancing human health and nutrition.



**ALL ELECTRIC**  
Commercial lab buildings



**WALKABLE**  
to public transportation



Achieve  
**LEED GOLD**  
certification for new ground-up development projects



Carbon Cure  
**SUSTAINABLE**  
Concrete technology



Estimated

**50-60% FEWER**  
Carbon emissions per year than comparable lab/office buildings



**DESIGN  
CERTIFICATION**



**XX**  
EV charging stations



**HEALTH &  
SAFETY RATED**







SAN CARLOS  
**ALEXANDRIA CENTER**  
FOR LIFE SCIENCE  
*Building the Future of Life-Changing Innovation™*

1065 Commercial future availability





ALEXANDRIA CENTER  
FOR LIFE SCIENCE

Building the Future of Life-Changing Innovation™

1065 Commercial future availability





**ALEXANDRIA**  
*Building the Future of Life-Changing Innovation*

**Andrew Zink**  
Vice President - Leasing  
415.971.5799  
azink@are.com

**Todd Miller**  
Senior Vice President - Leasing  
650.444.1295  
tmiller@are.com



**Scott W. Miller**  
650.480.2199  
scottw.miller@jll.com  
Lic. #01457617

**Cole Smith**  
510.734.1508  
cole.smith@jll.com  
Lic. #01948128

**Grant Yeatman**  
858.736.5261  
grant.yeatman@jll.com  
Lic. #01972905

