

4 PORTAL 5

405 INDUSTRIAL ROAD • SAN CARLOS • CALIFORNIA

240,000 SF LIFE SCIENCE
GROUND-UP DEVELOPMENT

Q4 2024 DELIVERY

WWW.405INDUSTRIAL.COM



MENLO EQUITIES

BEACON

CBRE

JLL

Located in the heart of the burgeoning life science market of San Carlos, Portal 405 is a new 240,000 square foot life science building that offers exceptional visibility, Highway 101 and Caltrain access, and carefully curated floor plates for today's innovative and growing biotech user. Portal 405 is surrounded by the best science and engineering talent, research universities, and corporations in the world and sits at the gateway to the City of San Carlos and its Innovation District, an area experiencing rapid growth and expansion in the life science sector. The building is a short walk or bike ride from the retail and dining amenities of Downtown San Carlos, the San Carlos Caltrain station, numerous hotels, and other well-established biotech companies. Portal 405 proves the perfect home for the forward-thinking life science user who will build the future of the San Carlos life science industry with other top-tier innovators and have a far-reaching, global impact.





PROJECT HIGHLIGHTS

GENERAL

- 240,000 SF life science development
- Q4 2024 estimated completion
- 6-story building consisting of 4 occupiable floors above 4 parking levels (2 above - grade, 2 subterranean)
- LEED certified
- Premier access & unobstructed visibility from Hwy. 101
- Walking distance to Caltrain & Downtown San Carlos (0.4 Miles or 7-10 Minutes)

CORE & SHELL DESIGN

- Expansive floorplates
- Building systems optimized to support 60% lab / 40% office
- 474 parking spaces (± 2 stalls per 1,000 SF)
46 EV spaces plus potential to add another 46
- 15-16' deck-to-deck heights
- 100 lbs. per SF of building live load capacity
- Power: 25 watts/SF for lab, 12 watts/SF for office
- Exhaust Air Ventilation: 10-12 ACH depending on lab density
- Dedicated shipping & receiving
- Freight elevator with a weight capacity of 5,000 lbs.
- Private outdoor space, hospitality-inspired lobby, café and fitness center, bike storage, and showers & lockers



COMPANY

VISIBILITY & ACCESS

SAN CARLOS
LIFE SCIENCE
INNOVATION DISTRICT

DOWNTOWN
SAN CARLOS

MARRIOTT
RESIDENCE INN

FUTURE
HOTEL INDIGO

HOLLY ST

HWY 101
OFF RAMP

PALO ALTO MEDICAL FOUNDATION
SUTTER HEALTH

INDUSTRIAL RD



SAN CARLOS STATION



240K CARS
PER DAY

SAN CARLOS HAS QUICKLY BECOME A LEADING LIFE SCIENCE CLUSTER IN THE UNITED STATES

Innovation

Situated between San Francisco and San Jose, San Carlos is located at the heart of the Bay Area's innovation economy and benefits from being close to the world's leading life science research institutions (Berkeley, UCSF, Stanford and UC Davis) and the heartbeat of venture funding.

Key Life Science Tenants on the Mid-Peninsula



PEDESTRIAN & BICYCLE ACCESS TO CALTRAIN & DOWNTOWN SAN CARLOS



DOWNTOWN SAN CARLOS AMENITY MAP

WALKING/BIKING/PUBLIC TRANSIT

WITHIN WALKING DISTANCE:

120
RESTAURANTS

7
HOTELS

90
SHOPS

16
GYMS/TRAINERS

4
PORTAL

SAN CARLOS
AIRPORT

IZAY'S

Residence INN
BY MARRIOTT

Fairfield
BY MARRIOTT

WHEEL
AVIATION
MUSEUM

BLUE OAK
BREWING CO.

101

IN-N-OUT
BURGER

Woodside
Vineyards

Aya Sushi

Emelina's
PERSONAL BOUTIQUE

PYLOS

San Carlos Bar & Grill

Siamese
Kitchen

Susie's
Cakes

Rita's

MOUNTAIN BIKES
REPAIR

SPASSO
RESTAURANT AND WINE BAR

PRANZI

Yan's Garden
Restaurant

RUSTIC HOUSE
BOUTIQUE

REFUGE

Noelani's

BRITTAIN AVE

SAN CARLOS

DOWNTOWN
SAN CARLOS

Plantation
Coffee Roastery

WEST BARK BISTRO

Crepe
Stop

BOBA GUYS

WHEEL
AVIATION
MUSEUM

TOWN

Peet's Coffee & Tea

PATZ'S PIZZA

Gelabao

WHEEL
AVIATION
MUSEUM

Cuisinett
Bistro & Market

DELIZIE

RED HOT
CHILI'S PEPPER

STARBUCKS

Tamari Authentic
Georgian Cuisine

KING CHUAN

El Charrito
Taqueria

SAN CARLOS
STATION

Caltrain

SAN CARLOS AVE

LAUREL ST

EL CAMINO REAL

OLD COUNTY RD

COMMERCIAL ST

82

82

PROMINENT ARRIVAL EXPERIENCE





MODERN CAFÉ



FITNESS CENTER



TENANT LOUNGE CONCEPT



CONFERENCE CENTER CONCEPT



BUILDING INTERIORS

The layout of the core & shell of the building was designed to achieve the greatest level of flexibility for a myriad of tenant office and lab configurations. Base building systems can accommodate loads up to a 60% lab / 40% office configuration.

The occupiable floors are strategically located on the four uppermost levels of the building, providing elevated views and sightlines. Floor-to-ceiling glass on the east elevation of the building maximizes glass line and provides panoramic views towards the San Francisco Bay across Highway 101.







BUILDING-TOP TERRACE

The landscaped building-top terrace provides a tenant with a private outdoor area with views of San Carlos, Redwood City, and the hills to the west. Located on the building elevation opposite Highway 101, the terrace is protected from freeway noise and westward winds, providing a viable outdoor work and meeting space for a future tenant.



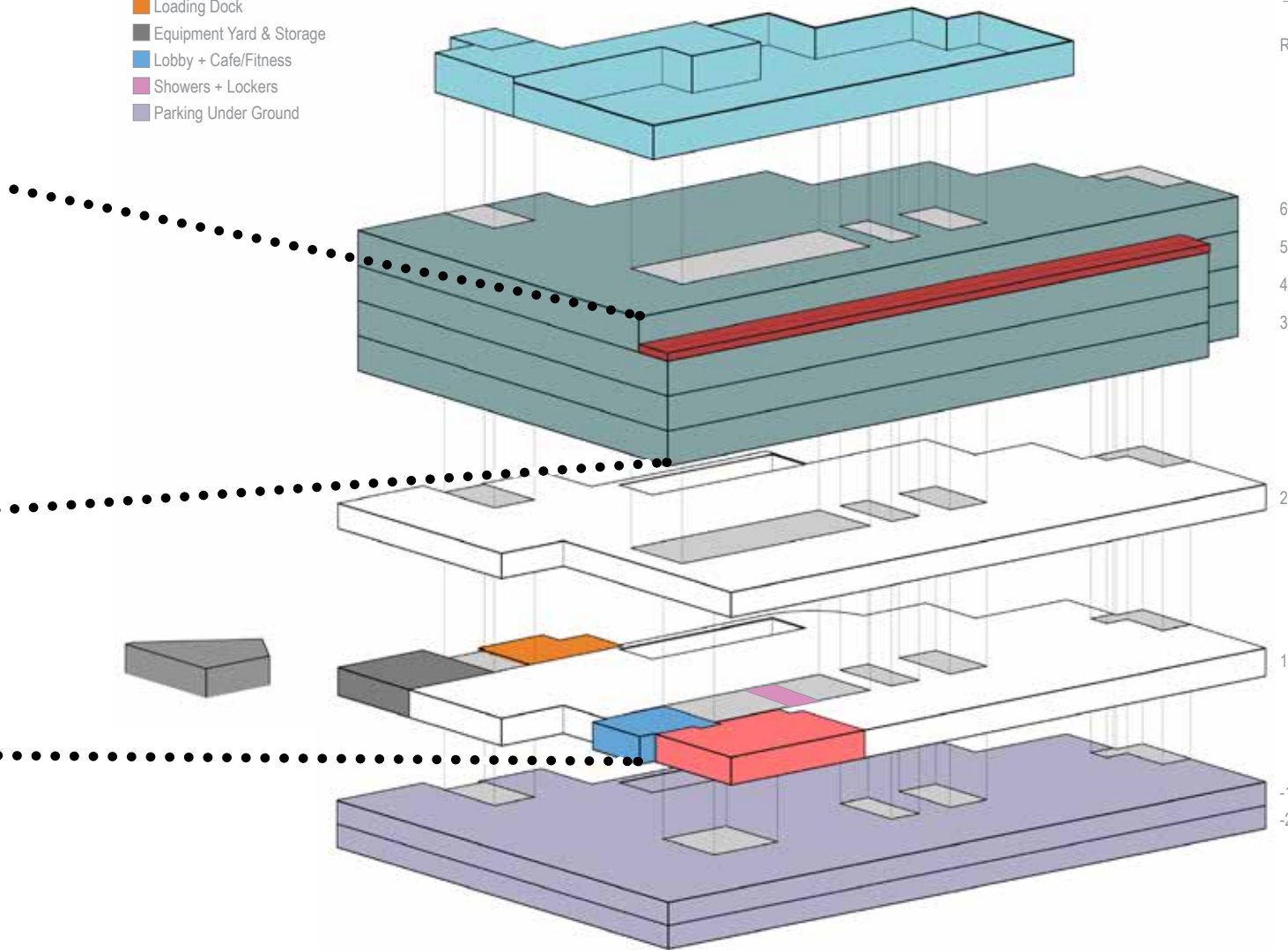
CORE & SHELL DECONSTRUCTED



The building is comprised of four levels of parking (two below-grade, two above-grade), a building lobby and future amenity space at grade level, loading and back-of-house equipment/storage at grade level, four levels of occupiable office and lab (floors 3-6), a building top terrace, and an enclosed mechanical penthouse on the roof.

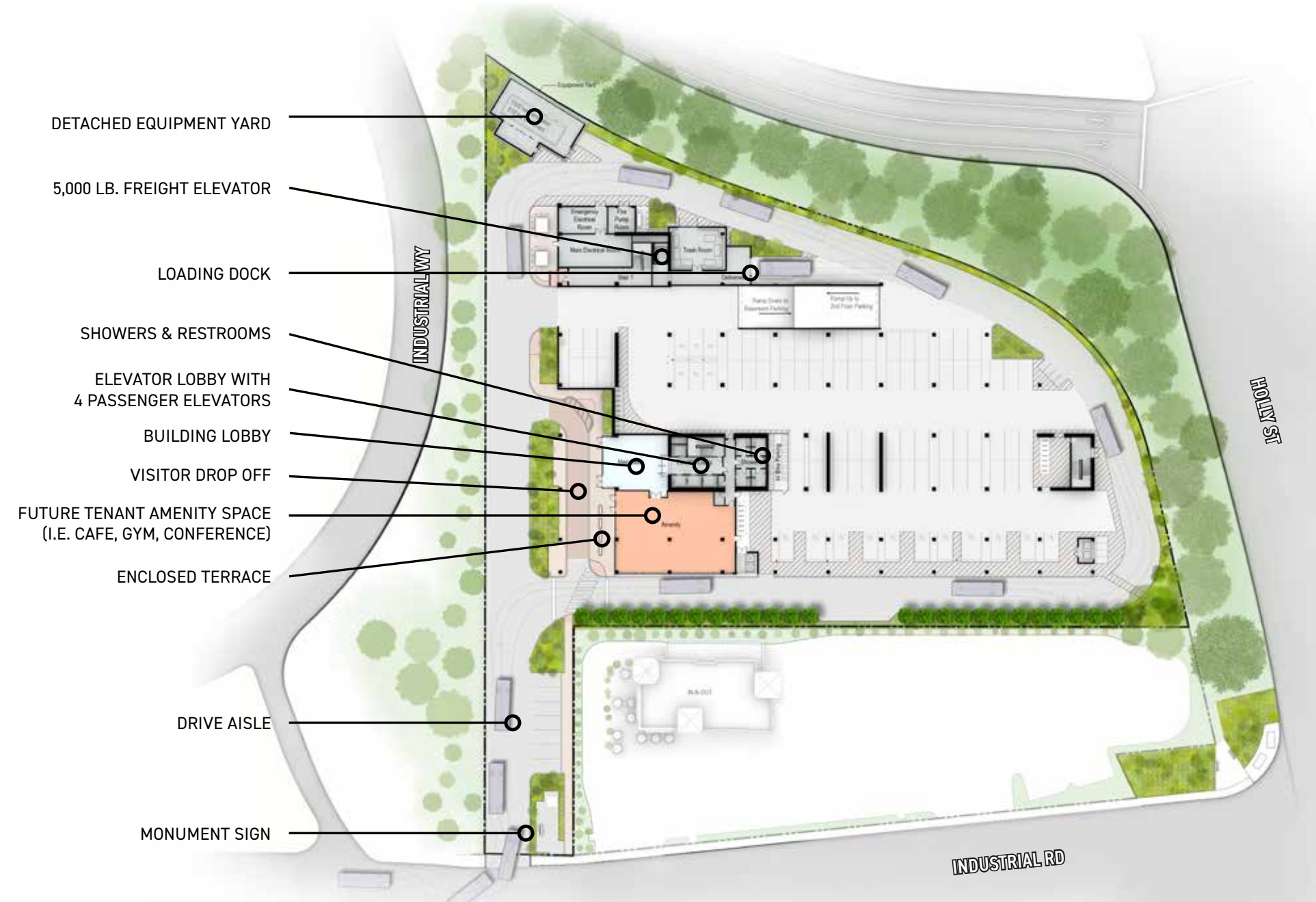
- Roof
- Office + Lab
- Outdoor Terrace
- Parking Above Ground
- Core
- Loading Dock
- Equipment Yard & Storage
- Lobby + Cafe/Fitness
- Showers + Lockers
- Parking Under Ground

Floor	Use	Floor to Floor Height
R		Roof
6		Office + Lab
5		
4		
3		
2		Above-Grade Parking
1	Lobby + Cafe/Fitness + BOH Operations Including Loading Dock	
-1		Below-Grade Parking
-2		

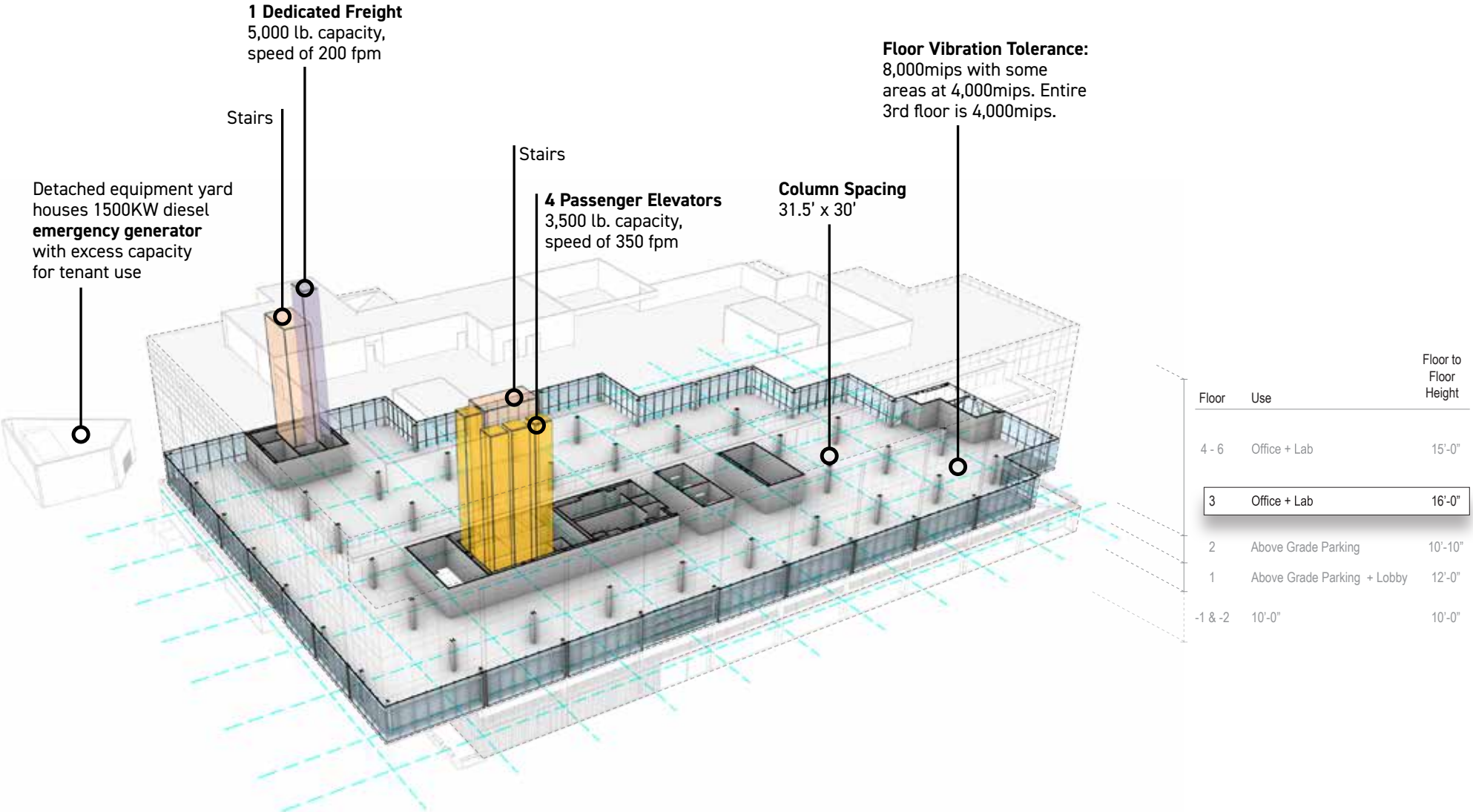


AMENITY SPACE, CAFÉ & FITNESS CENTER

FLOOR 1

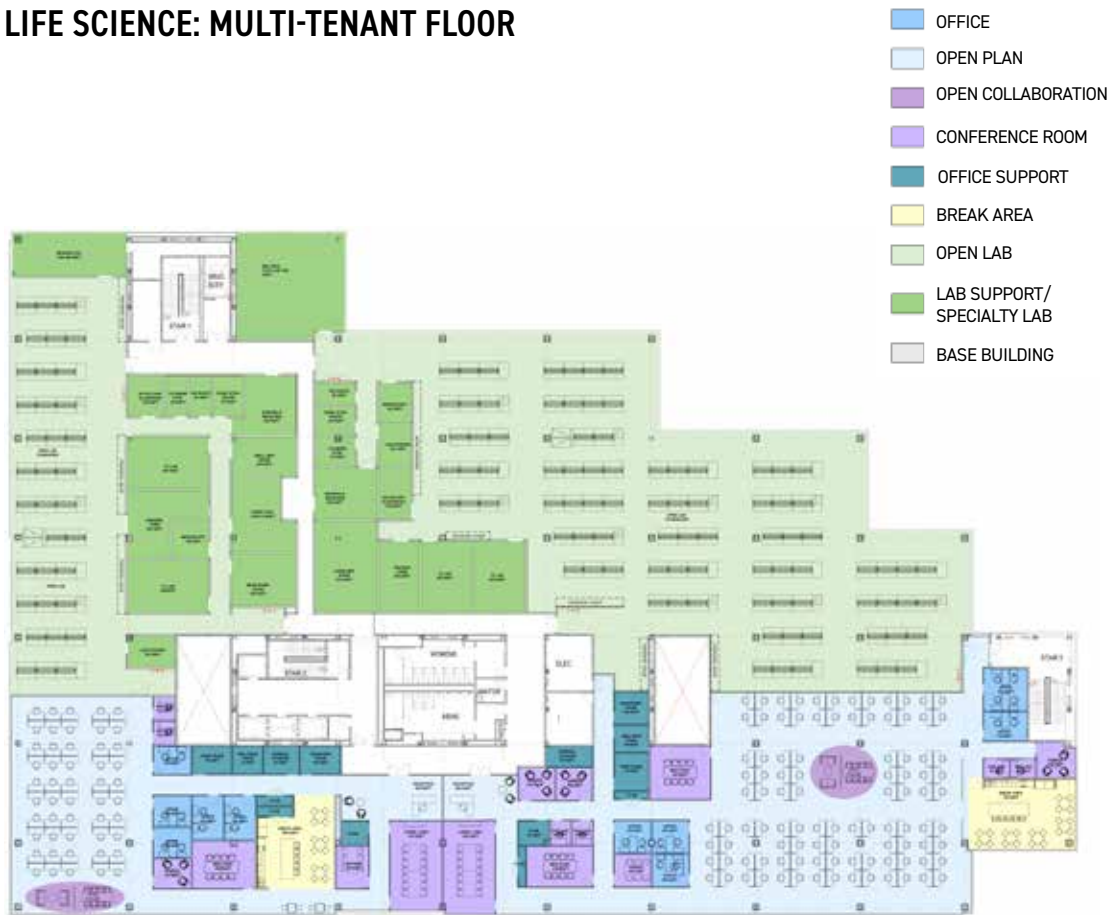


UPPER OCCUPIABLE FLOOR



HYPOTHETICAL TEST FITS

LIFE SCIENCE: MULTI-TENANT FLOOR



LIFE SCIENCE: SINGLE TENANT FLOOR



- OFFICE
- OPEN PLAN
- OPEN COLLABORATION
- CONFERENCE ROOM
- OFFICE SUPPORT
- BREAK AREA
- OPEN LAB
- LAB SUPPORT/
SPECIALTY LAB
- BASE BUILDING



OFFICE: SINGLE TENANT FLOOR

- 1-HR RATED CORRIDOR
- BUILDING CORE
- COLLAB / LOUNGE
- CONFERENCE
- FLOOR CIRCULATION
- OFFICE
- VERTICAL CIRCULATION





BEACON CAPITAL PARTNERS & MENLO EQUITES COLLECTIVELY OWN AND MANAGE 13.2 MILLION SF OF LIFE SCIENCE SPACE ACROSS 13 MARKETS INCLUDING:

SF Bay Area • Boston, MA • Seattle, WA • Houston, TX • Philadelphia, PA • D.C. Metro Area
Chicago, IL • New York, NY • Boulder, CO • San Diego, CA

THEIR JOINT LAB TENANT ROSTER INCLUDES THE FOLLOWING TOP-TIER COMPANIES:



BEACON

75-year legacy with a strong presence in the San Francisco Bay Area since 1998.

Current office and life science portfolio totals 29 million square feet across 14 markets with a development pipeline of 8 million square feet.

\$19 billion equity raised since 1998 with current AUM of \$13 billion.

For more information: **Beacon Capital Partners**

MENLO EQUITIES

25-year institutional development track record with 4.4 million square feet built across 29 buildings.

Developed corporate HQ locations for Palo Alto Networks, Juniper Networks, HPE, Yahoo!, Broadcom, and Sony.

Cumulative AUM of \$8.4 billion across 23.4 million square feet of lab, office, R&D, data center, and infill logistics buildings.

For more information: **Menlo Equities**



Berkeley Commons
(Berkeley, CA)



2 Harbor
(Boston, MA)

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