

BRITTANWEST

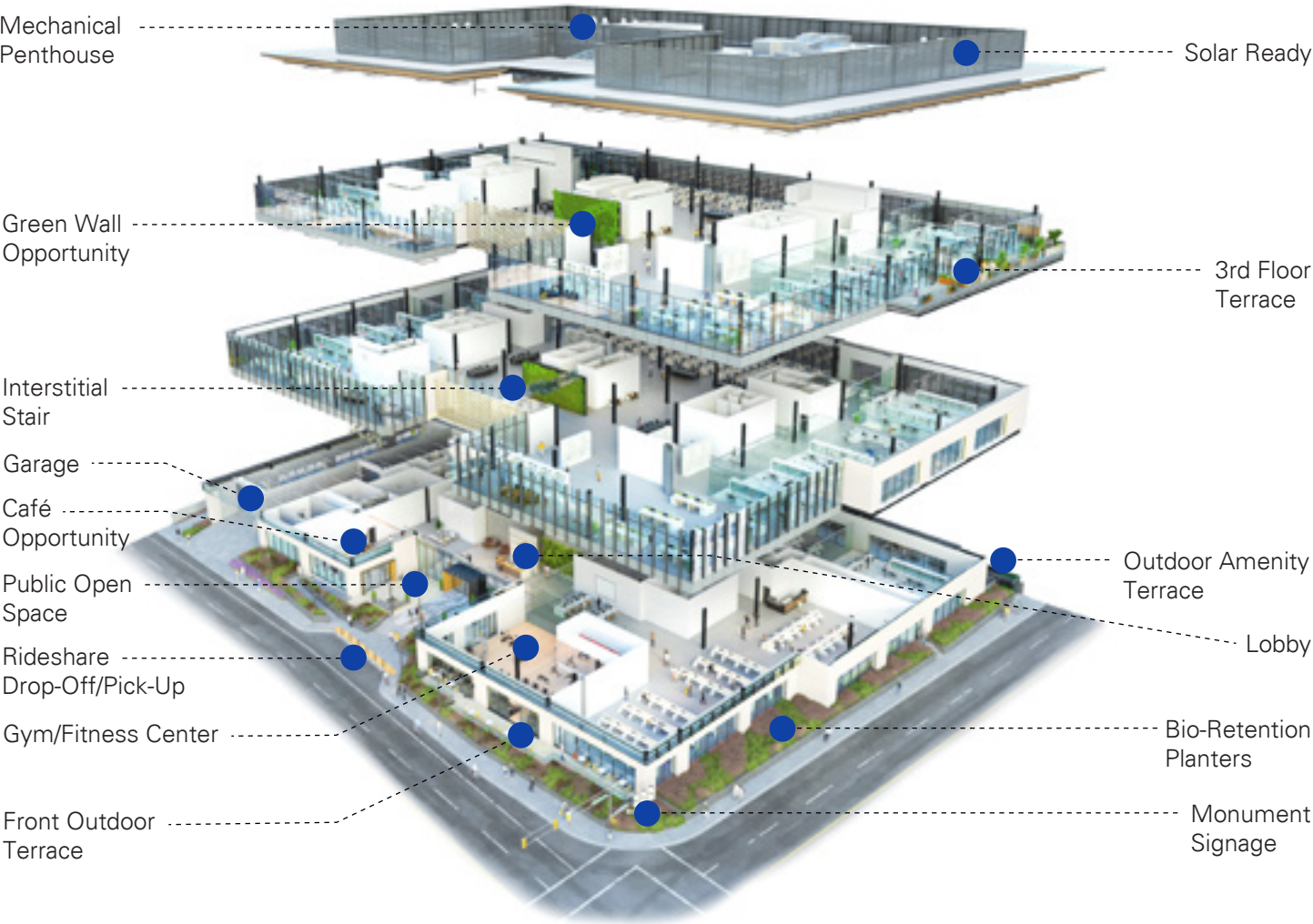
San Carlos • California

The future is west



BRITTANWEST

Design Specifications



± 173,757 TOTAL SF

Design

NUMBER OF FLOORS

- 3 Floors
- 2 Floors below grade parking

HEIGHT 66'

FLOORPLATE SIZE

- Ground Floor: 35,829 SF
- Second Floor: 44,387 SF
- Third Floor: 42,737 SF

LOAD FACTOR 23%

FLOOR HEIGHT 16'-8" slab-to-slab

GLASS LINE

- Ground/Second Floor: 14' 2 1/2"
- Third Floor: 13' 2 1/2"

PRIVATE OUTDOOR SPACE

- Ground Floor Terraces: 3,680 SF
- 2nd Floor Terrace: 381 SF
- 3rd Floor Terrace: 2,042 SF

PARKING 425 spaces*

- B1: 11,686 SF
- *valet parking plan available upon request

ADDRESS 1091 Industrial Road, San Carlos

ARCHITECT brick.

BASE BUILDING AMENITIES

- Bike Storage
- Outdoor Terraces
- Outdoor Balconies
- Rideshare Drop-Off/Pick-Up
- Valet Parking
- Interstitial Stair

AMENITY OPPORTUNITIES

- Gym/Fitness Center
- Locker Rooms
- Café
- Green Wall



INDUSTRIAL ROAD ENTRANCE

Materials

A beautifully warm, neutral palette provides the backdrop for timeless design. A textured concrete monolithic base is topped with high performance glass curtain walls and a wood clad cornice. Every material and design affordance was carefully crafted to marry cutting edge design with timeless design principles of scale, texture, proportion and repetition.

A screen over the entrance provides privacy and visual interest. Solar fins on the second floor help to control the sun and punctuate the proportions of the design.

Brittan West is thoughtfully designed for your bright future.

1 WARM WOOD LID MATERIAL

2 ARTICULATED CONCRETE SHELL

3 PERFORATED MECHANICAL SCREEN

Contains mechanical penthouse
Opportunity to add solar panels

4 FRONT ELEVATION

5 BACK ELEVATION

6 SOLAR FINS AND GLAZING

Solar fins acts as a sun control device, reducing HVAC costs. High performance glazing further reduces energy consumption

7 TERRACOTTA LOUVERS

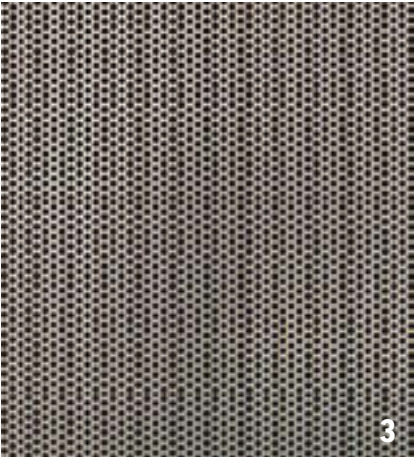
Act as a screen on the entrance and add visual interest

8 MATERIAL INSPIRATION

Warm neutrals provide a range of textures and opportunities to add your own brand and culture



2



3



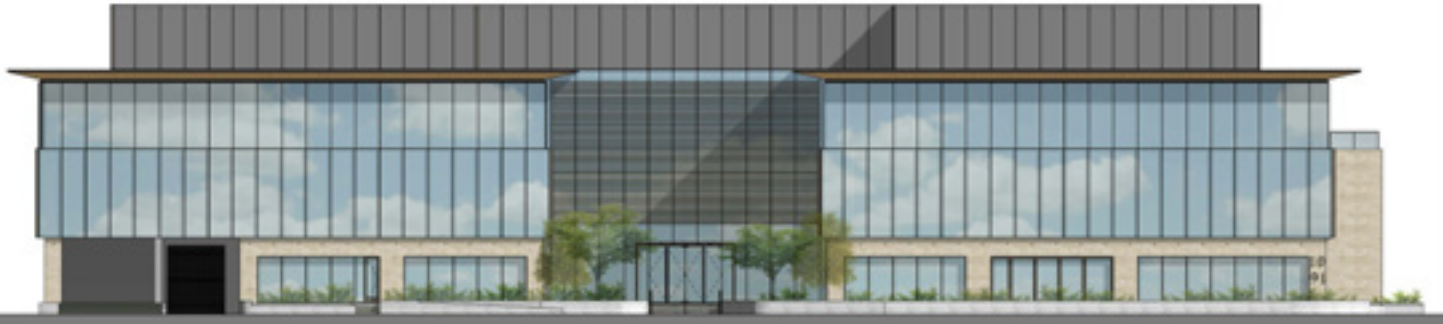
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7



6



4



5



8

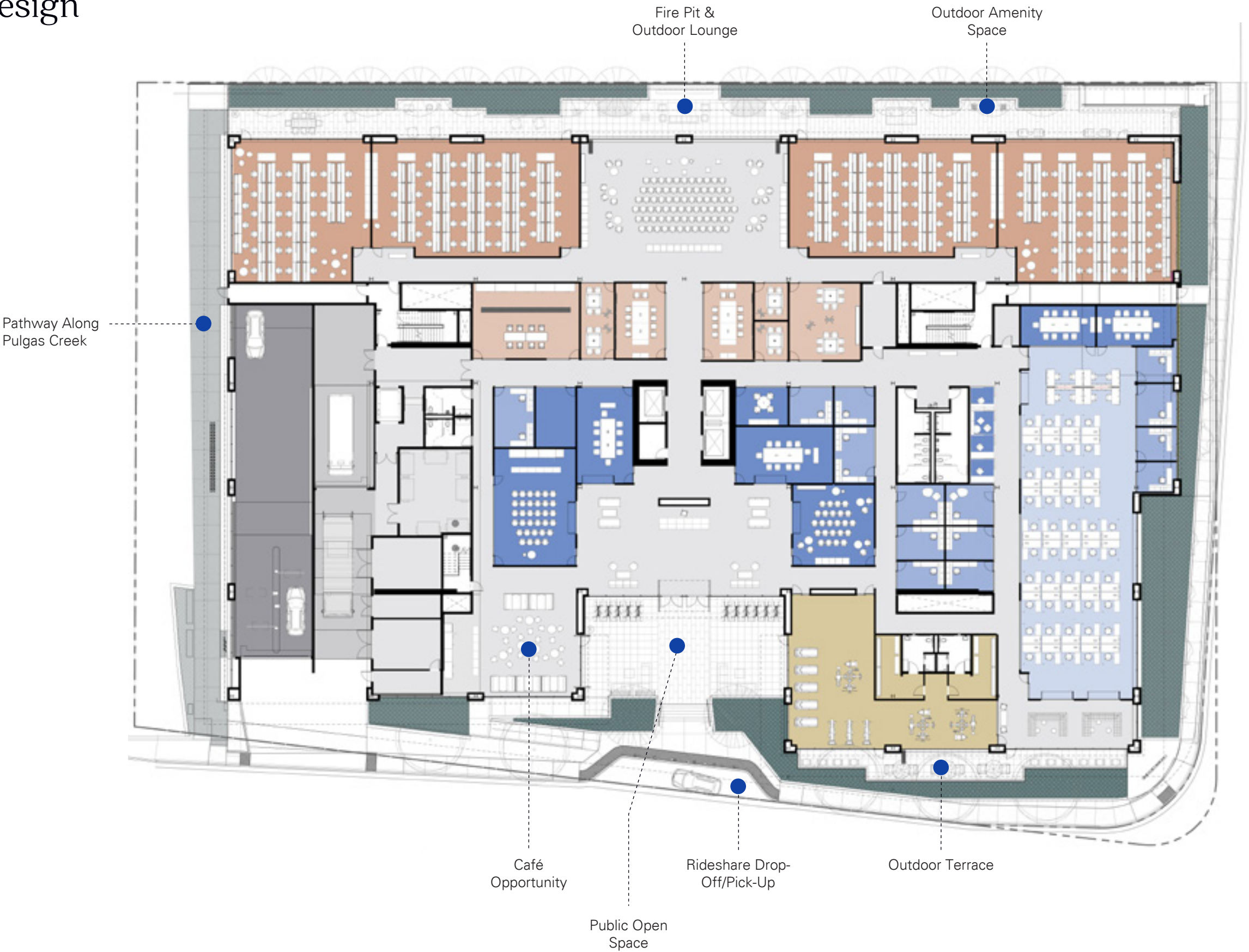


Conceptual Ground Floor Design

Activated programming supports amenities, outdoor space access, as well as office and lab needs.

Designed to connect with the community, and outdoor plaza creates an inviting place to gather.

- LAB SUITE**
174 lab stations
- LAB SUPPORT**
1 presentation room
2 conference rooms (10 people)
4 huddle rooms
- OPEN OFFICE**
46 workstations
- OFFICE**
14 private offices (16 people)
- MULTI-USE/CONFERENCE**
2 training rooms
4 conference rooms (10 people)
1 huddle room
4 phone rooms
- FITNESS/LOCKER ROOMS**
- MULTI-USE/CIRCULATION**
- LOADING**
- RAMP TO GARAGE**



35,829 SF





3rd Floor – Office & Lab Hypothetical

A diverse program supports collaborative and heads down work for your full team. Outdoor balconies and a larger terrace provide access to fresh air without going too far.

An abundance of mixed use and conferencing spaces is gathered around the interstitial stair, providing a natural conferencing hub and opportunities for large format meetings with pre and post-function multi-use space.

- LAB SUITE**
204 lab stations
- LAB SUPPORT**
1 presentation room
2 conference rooms (10 people)
5 huddle rooms
5 phone rooms
- OPEN OFFICE**
133 workstations
- OFFICE**
14 private offices (16 people)
- MULTI-USE/CONFERENCE**
1 training room
2 conference rooms (10 people)
2 small conference rooms (6 people)
1 flexible collaboration room
6 huddle rooms
- MULTI-USE/CIRCULATION**



4 2 , 7 3 7 SF



Neighborhood

- 2 min walk**

 - The Alexandria District Amenities
 - REI
 - West Marin
 - Road Runner Sports
- 5 min walk**

 - Chipotle Mexican Grill
 - Starbucks
- 12 min walk/2 min drive**

 - Domenico Winery
 - Devil's Canyon Brewing Company
 - Cuvée Wine Cellars
- 13 min walk/4 min drive**

 - Savanna Jazz
 - Noelani's Island Grill
 - The Refuge
 - Boba Guys San Carlos
 - Bianchini's Market

- Seiya

Spasso

Town
- 15 min walk/5 min drive**

 - Mints & Honey
 - Trader Joe's
 - Johnston's Saltbox
 - The Toss, San Carlos
 - 3 Pigs BBQ

Transit

FROM	DRIVE	CALTRAIN
San Francisco	27 minutes	46 min
South San Francisco	18 minutes	29 min
San Mateo	10 minutes	14 minutes
Redwood City	5 minutes	6 minutes
Palo Alto	12 minutes	16 minutes
Mountain View	18 minutes	27 minutes
San Jose	26 minutes	50 minutes



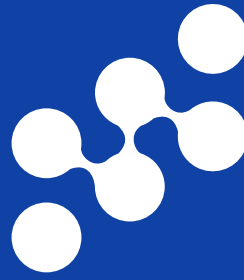
Visionary is west

Meet the Bay Area’s newest bioscience hub: The San Carlos Corridor.

These are the innovators. A community of scientific problem solvers dedicated to discovering life-changing technologies to address the world’s most pressing problems. Born of persistence, passion and integrity, they’ve made their mark on San Carlos.

Located in the center of the Bay Area’s premier talent, top universities, and VC funding, San Carlos is positioned to catapult your company to greatness. Surrounded by a growing community and vibrant amenities, there’s more to San Carlos than ever before.





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