



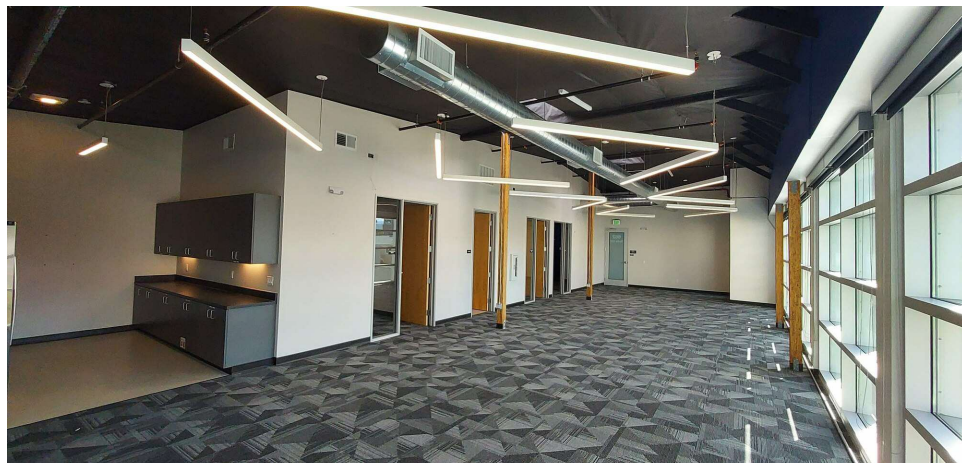
OFFICE BUILDING FOR LEASE

DOWNTOWN CREATIVE OFFICE SPACE

662 LAUREL STREET SAN CARLOS, CA 94070

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	+/-2,417 SF
Lease Rate:	\$3.50 SF/month NNN (\$1.80/sf)
Lot Size:	8,025 SF
Year Built:	1945
Building Size:	+/-12,655 SF
Zoning:	MU-DC

PROPERTY OVERVIEW

Recently renovated, high image office space ready to be configured to your workspace needs with one large conference room and two additional private offices/meeting rooms, open space for cubes/desks, small balcony and breakroom. Great natural light with lots of amenities in an energetic downtown location.

PROPERTY HIGHLIGHTS

- Prime Downtown Office Location
- Renovated High Image Space
- Available December 2025
- Flexible Layout for a Variety of Uses
- Class A Common Areas/Restrooms
- Adjacent to Employee Parking Garage (Wheeler Plaza)
- Great Downtown Amenities for Employees
- Close Proximity to CalTrain Station
- Middle Market Location Between San Francisco and San Jose

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LEASE SPACES

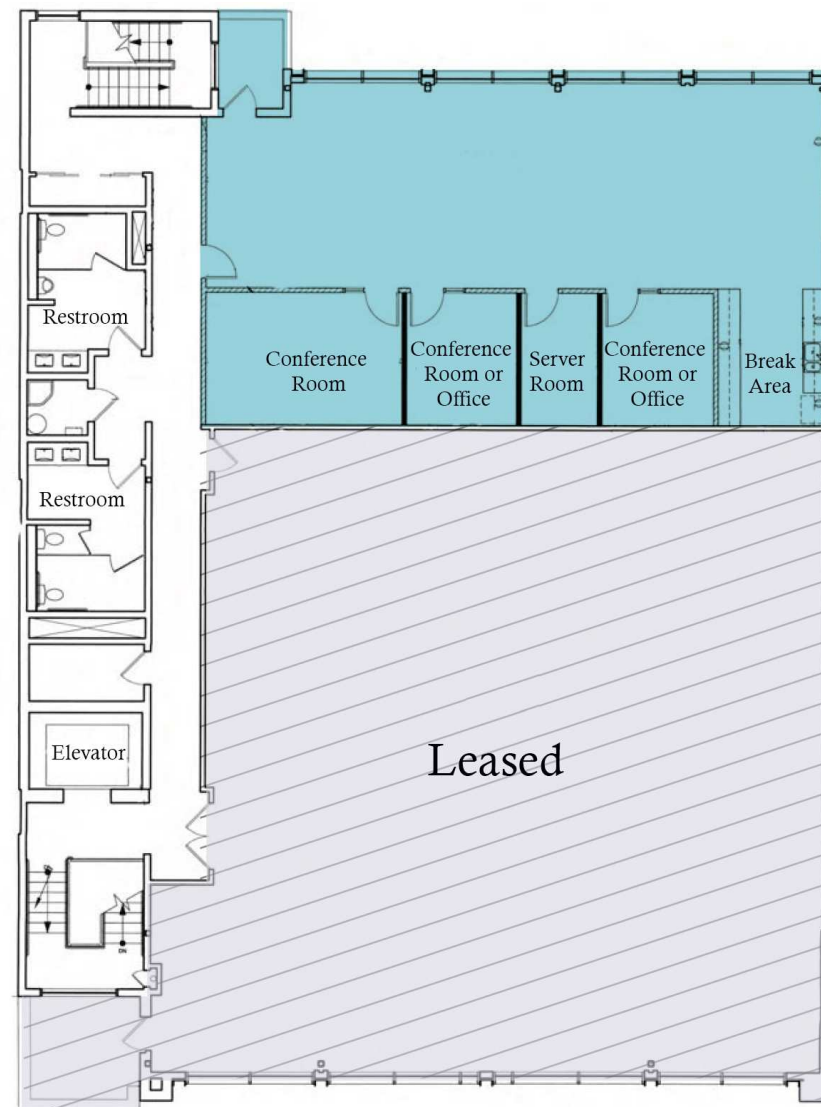
LEASE INFORMATION

Lease Type:	NNN (\$1.36/sf)	Lease Term:	Negotiable
Total Space:	2,417 SF	Lease Rate:	\$3.50 SF/month

LOCATION

This prime location offers the perfect balance of urban amenities and a welcoming community atmosphere, making it an ideal setting for professionals seeking a dynamic and engaging office environment where collaboration can occur inside and outside of the office. With a convenient CalTrain station nearby, commuting and connectivity are effortless.

San Carlos is located between two major economic hubs San Francisco and San Jose as well as within a short drive from high paying companies in the fields of technology, finance, law, life/bio sciences and health care. The city of San Carlos describes itself as, "ideally situated between San Francisco and San Jose, San Carlos is easily accessed by highways, railways and airways. The ultimate in geography and livability, it strikes a rare balance between small-town charm and big-city access. It's the best of both worlds, in an extremely convenient and pleasant location."



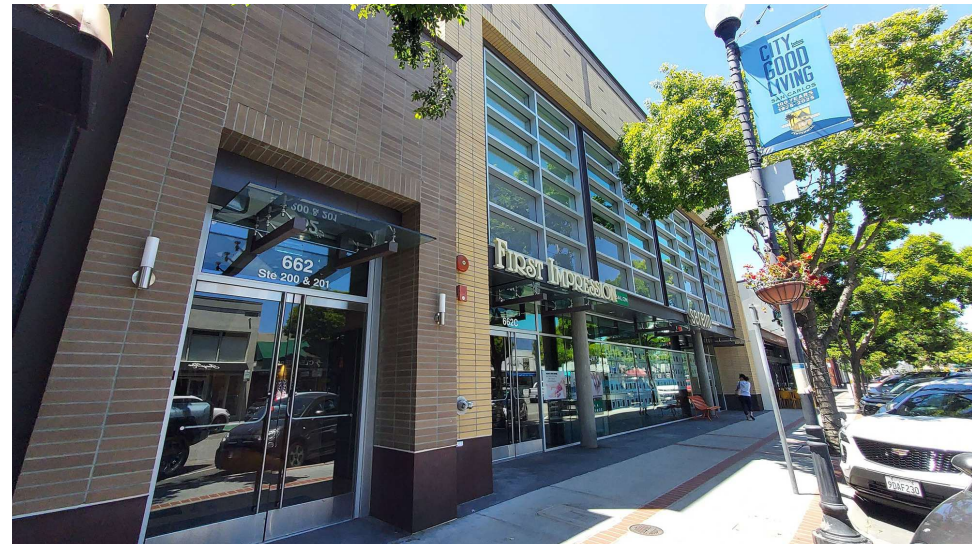
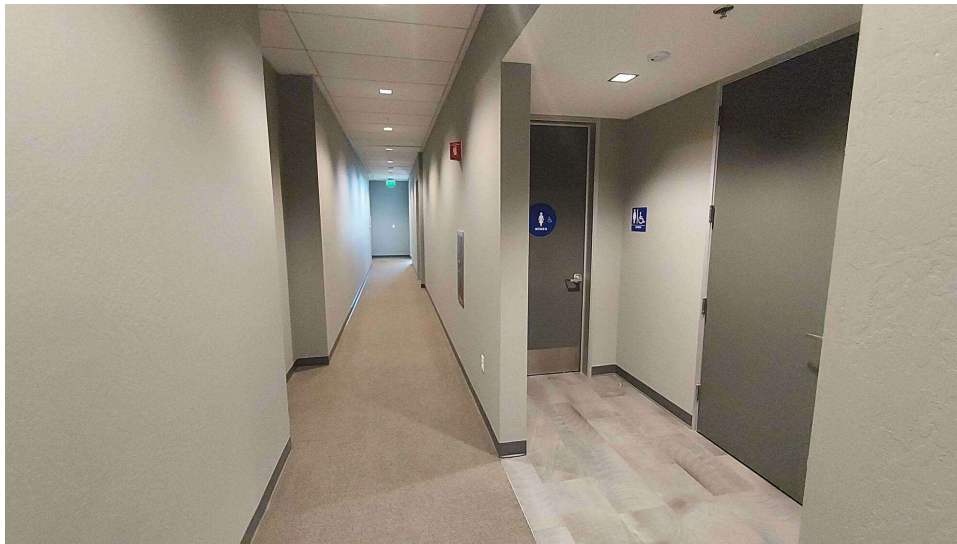
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OFFICE SPACE PHOTO



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ADDITIONAL PHOTOS



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RETAILER MAP

