

**611 middlefield**  
downtown redwood city

**FOR SALE OR LEASE**  
creative tech or professional office space  
in the heart of downtown redwood city



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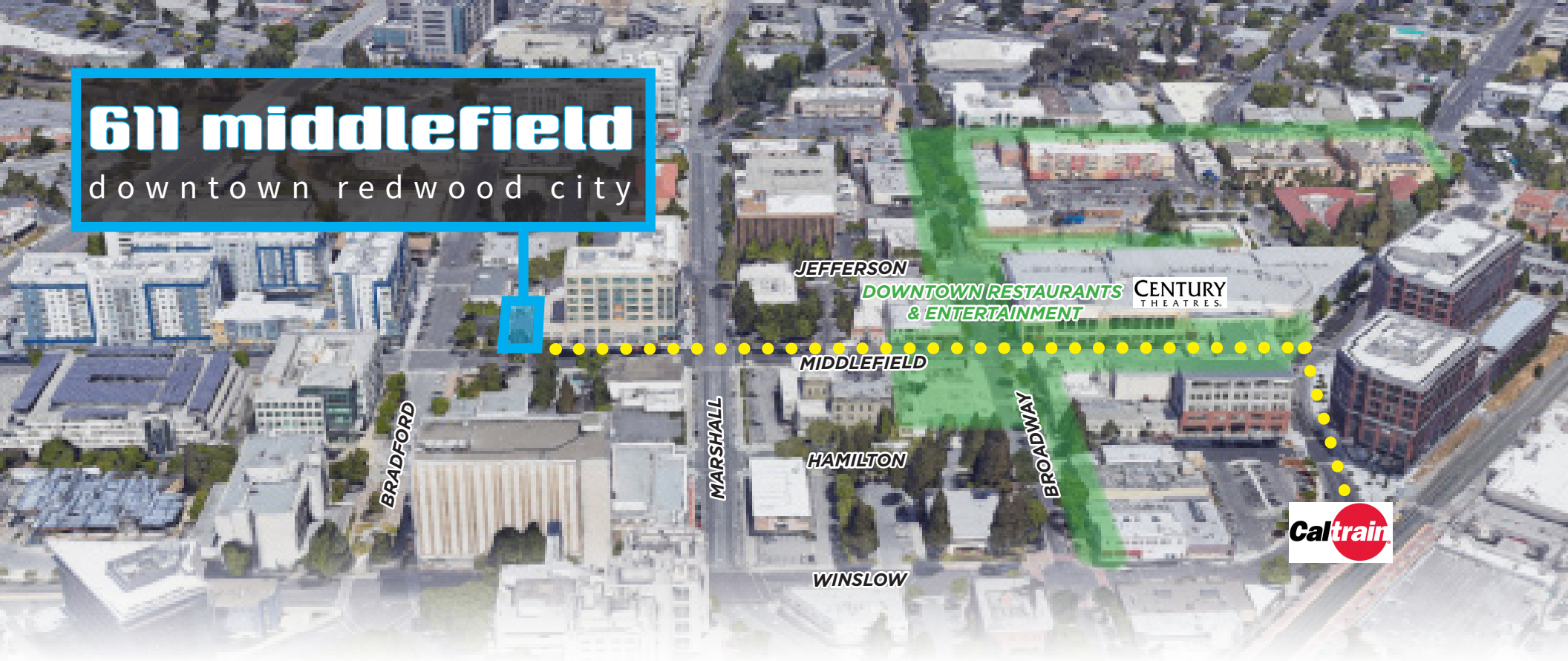
**CUSHMAN &  
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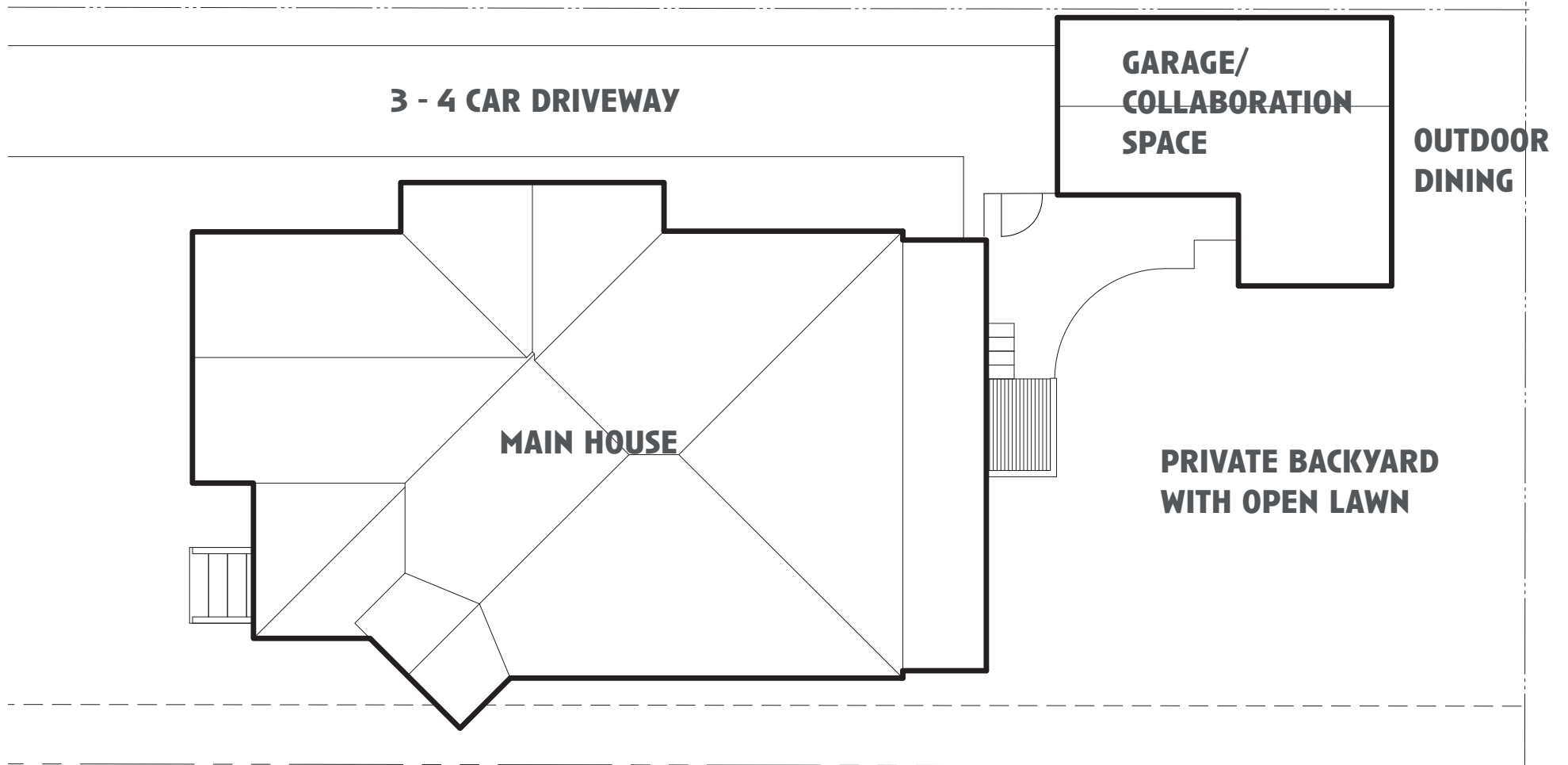
## In the heart of downtown redwood city

- ›  $\pm 1,468$  sf of unique creative office with  $\pm 1,211$  sf house and  $\pm 257$  sf of collaboration space in converted garage.
- › Charming historic building with abundant natural light and high ceilings.
- › Large private backyard with open lawn and outdoor dining area.
- › Steps from downtown amenities and caltrain “baby bullet” station.
- › 3 - 4 tandem parking stalls on site and abundant public parking available nearby.

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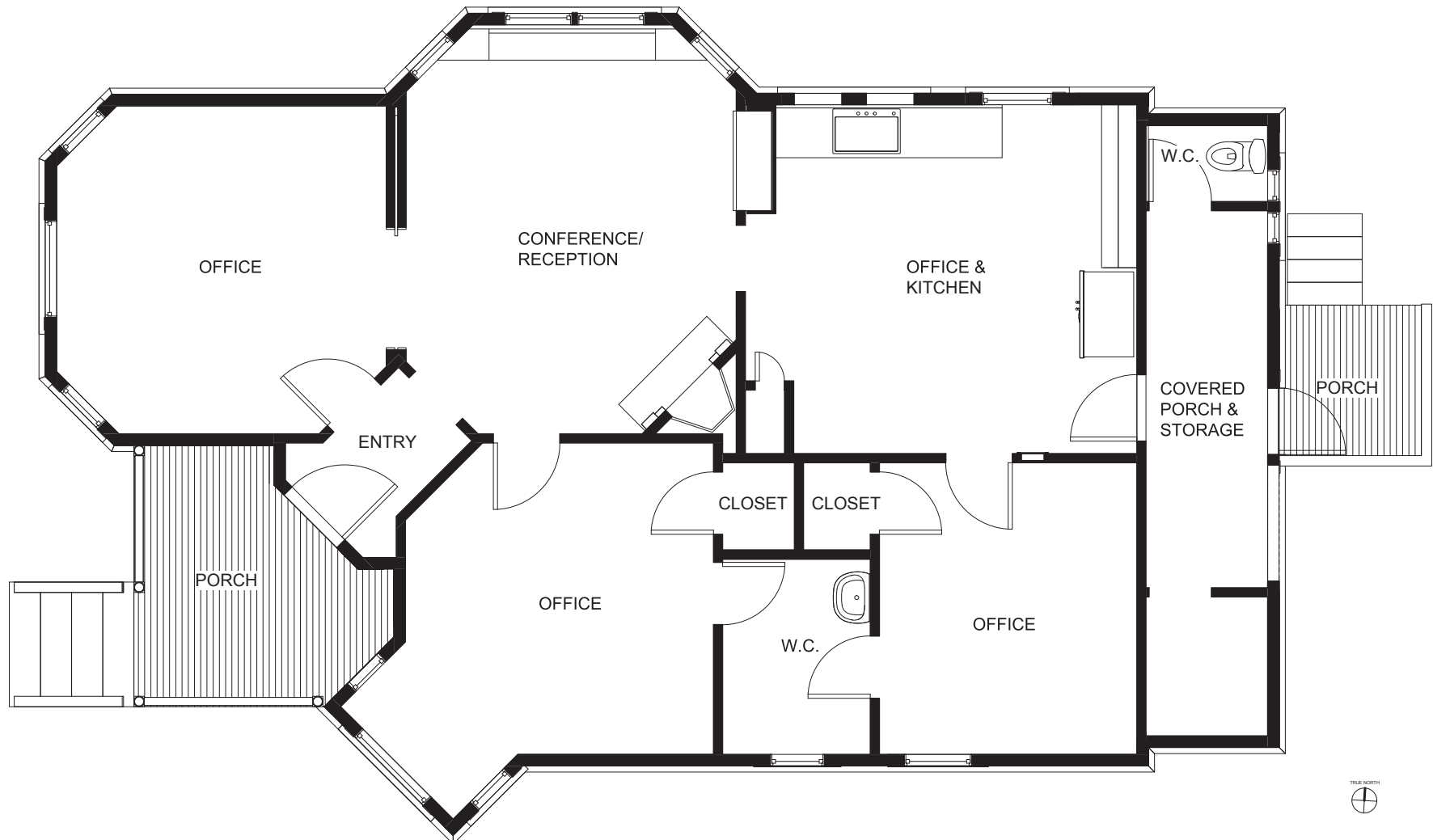
# SITE PLAN



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# MAIN HOUSE LAYOUT

**LINK >>> 3D WALKING TOUR <<< LINK**



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**PRIVATE OFFICES, KITCHEN,  
AND CONFERENCE ROOM**



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**PRIVATE BACKYARD WITH  
COLLABORATIVE GARAGE**

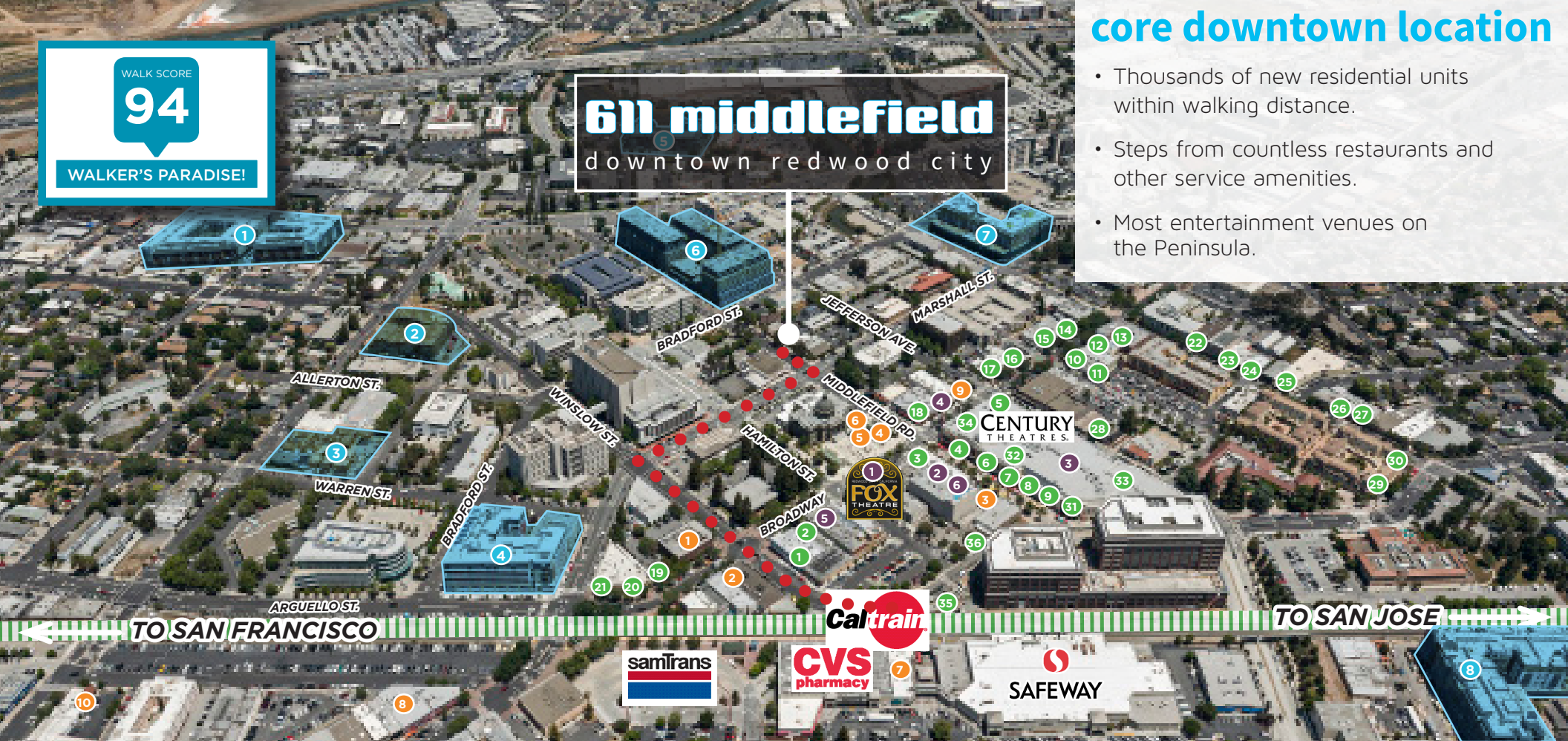


# core downtown location

- Thousands of new residential units within walking distance.
- Steps from countless restaurants and other service amenities.
- Most entertainment venues on the Peninsula.

WALK SCORE  
**94**  
WALKER'S PARADISE!

## 611 middlefield downtown redwood city



### RESIDENTIAL DEVELOPMENTS

1	64 Veterans Blvd.	264 Units	Completed 6/14
2	429 Fuller St.	133 Units	Delivery 10/15
3	735 Brewster Ave.	18 Townhomes	Delivery 10/15
4	201 Marshall St.	116 Units	Completed 6/14
5	333 Main St.	132 Units	Completed 3/14
6	525 Middlefield Rd.	471 Units	Delivery 1/16
7	601 Main St.	196 Units	Delivery 3/16
8	113 Monroe St.	305 Units	Completed 8/15

### ENTERTAINMENT/FITNESS

1	Fox Theatre	4	Dragon Theatre
2	Little Fox	5	Fox Forum
3	Cinema Theatre	6	Powerhouse Gym

### CAFE/COFFEE/YOGURT

1	Bliss Coffee
2	Pamplemousse
3	Cafe La Tartine
4	Chatime
5	Hidden Dragon
6	Froyola Yogurt
7	Starbucks
8	Peets Coffee
9	Philz Coffee
10	Back Yard Coffee

### RESTAURANTS/FOOD

1	Broadway Masala	13	MandaLoun	25	Angelicas
2	Bluefin Sushi	14	Vesta	26	The Patty Shack
3	Quinto Sol	15	Vino Santo Bistro	27	Aly's on Main
4	Pizza My Heart	16	Yokohama	28	Howie's Pizza
5	The Old Spaghetti Factory	17	Margaritas	29	Donato Enoteca
6	Fish's Wild	18	Sakura Sushi	30	Milagros
7	Green Leaf Asian	19	The Sandwich Spot	31	Timber and Salt
8	Portabello Grill	20	Curry Wrapper	32	Chipotle
9	Arya Global Cuisine	21	Nikkos Mexican Pub	33	World Market
10	Suisha House	22	Martins West Pub	34	Five Guys
11	Rockn Wraps & Kabobs	23	La Victoria Taqueria	35	CRU Wine Bar
12	Fortune	24	New Chin's	36	Joe & the Juice

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