

### PROPERTY HIGHLIGHTS

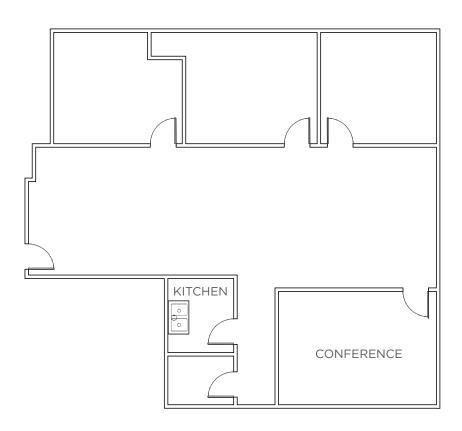
- 14-Story Premier Class A Office Building
- 6-Story Parking Structure with 256 Parking Spaces
- 360-Degree Views of the Peninsula and San Francisco Bay
- Contemporary Hallways, Lobbies, and Restrooms
- 6 New Electric Car Charging Stations
- On-Site Management

- Outdoor Amenity Space with WIFI
- On-Site Food & Beverage Available from Canteen
- In Downtown San Mateo (220 Shops, Restaurants,
- Bars and Health & Fitness Centers)
- 10 Minute Walk (.5 miles) to San Mateo Caltrain
- Less than 5 Minutes to HWY 101 and
- 10 Minutes to HWY 280

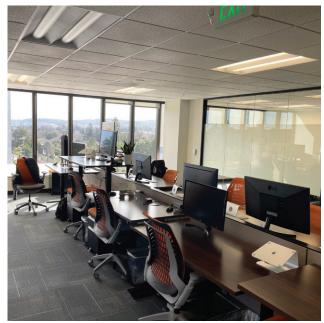
### **FLOOR PLAN**

#### SUITE 710

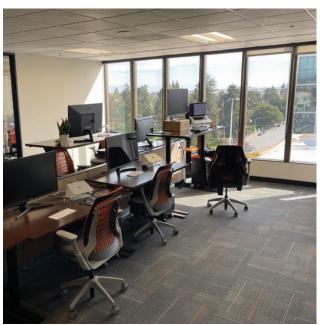
- ±2,513 SF
- For Sublease
- Fully Furnished
- LED 2/2027

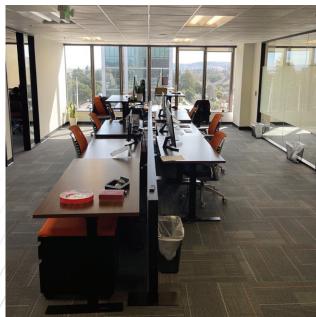


## INTERIOR PHOTOS













# **AMENITIES**

- 150+ Food and Beverage Establishments
- Caltrain Station (10 Minutes)
- Fitness Centers (Equinox, Orangetheory)
- Century 12 Movie Theater
- Multiple Public Parking Garages
- Draeger's Supermarket
- Central Park
- Walk Score 96 "Walker's Paradise"



#### **RESTAURANTS**

- 1 B Street & Vine
- 2 Sushi Sam's Edomata
- 3 Takahashi Market
- 4 Sushi Yoshizumi
- 5 Himawari
- 6 Taishoken
- 7 Happy Lamb Hot Pot
- 8 Pausa Bar & Cookery
- 9 The Ravioli House
- 10 Pokeatery
- 11 Pancho Villa Taqueria
- 12 Yakitori Kokko
- 13 Philz Coffee
- 14 Curry Up Now

- 15 Backhaus
- 16 Vespucci Ristorante Italiano
- 17 Izakaya Mai
- 18 M Sandwiches
- 19 Gyu-Kaku Japanese BBQ
- 20 Gao Viet Kitchen & Bar
- 21 Izakaya Ginji
- 22 C Food Crush
- 23 Pacific Catch
- 24 Hummus Mediterranean Kitchen
- 25 Joy Sushi
- 26 DASH Japanese Tapas & Sushi

- 27 Amour Amour Wine Bar - Tapas
- 28 BAMBU
- 29 Fuji Sukiyaki
- 30 Foreigner

#### **SERVICES**

- 1 Draeger's Market
- 2 Draper University
- 3 Walgreen's
- 4 Century 12 San Mateo
- 5 Hero City
- 6 U.S. Post Office
- 7 Shell

#### **FITNESS**

- 1 OPEX KURA
- 2 Fit SF Personal Training
- 3 Orangetheory Fitness San Mateo
- 4 Equinox San Mateo

#### **BANKS**

- 1 Chase Bank
- 2 Wells Fargo Bank
- Bank of America
- 4 Bank of the West
- 5 Citibank
- 6 Union Bank
- 7 U.S. Bank

#### **PARKING**

- P 2ND & ECR Garage
- P Main St Garage
- P Tennis Court Garage
- P Central Garage
- P 5th/B Lot

- P 4th/B Lot
- P Transit Center Garage
- P 5th/Claremont Lot
- P 4th/Claremont Lot

### **CONTACT:**

#### JED SPRINGER

Director +1 650 814 3252 jed.springer@cushwake.com LIC #02012629

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