



FOR LEASE

411 BOREL^{AVE}

San Mateo, California

WWW.411BORELSANMATEO.COM

View Site Specific
COVID-19 Prevention Plan

HOME

HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS



Property Highlights

- 6-Story Class A Office Building in San Mateo
- ±140,865 SF of Total Office Space
- Steel Framed Building Designed by Art Gensler
- Expansive Window Lines
- Abundant Natural Light
- Panoramic Views of the San Francisco Bay and San Mateo Foothills
- Functional and Flexible Floor Plates
- Ample Parking Lot



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

Space Available

Click Suite to View Floorplan

Suite Number	SF	Notes
100	±19,528 SF	18,116 SF Office: 14 Private Offices/Break Out Rooms, 1 Large Assembly/Storage Room, 2 Conference Rooms, Large Open Break Room/All Hands Area, Open Office, Private Restrooms 1,412 SF Loading Dock Space: Two Dock Doors with Levelers, Storage Area, Staging Shipping Receiving Areas
205	±5,285 SF	3 Private Offices, Conference Room, Kitchen/Break Area, Server/Storage Closet
410	±1,191 SF	2 Private Offices, Conference Room, Kitchen, Assembly/Storage Room
425	±4,690 SF	5 Small Private Offices, 3 Private Offices, Board Room, Kitchen, Assembly Area, Storage Room, Open Office
504	±1,622 SF	2 Private Office, Conference Room, Break Room Available 6/30/2026
602	±3,218 SF	2 Private Offices, 1 Large Conference Room, 1 Small Conference Room, Assembly and Storage, Open Office, Top Floor with Views
616	±3,844 SF	4 Private Offices, Conference Room, Break Area, Open Office Area <i>*Suites 616 & 620 can be combined for 8,484 SF</i>
620	±4,640 SF	12 Private Offices, 1 Conference Room, 1 Storage, Kitchen, Reception, <i>*Suites 616 & 620 can be combined for 8,484 SF</i>



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

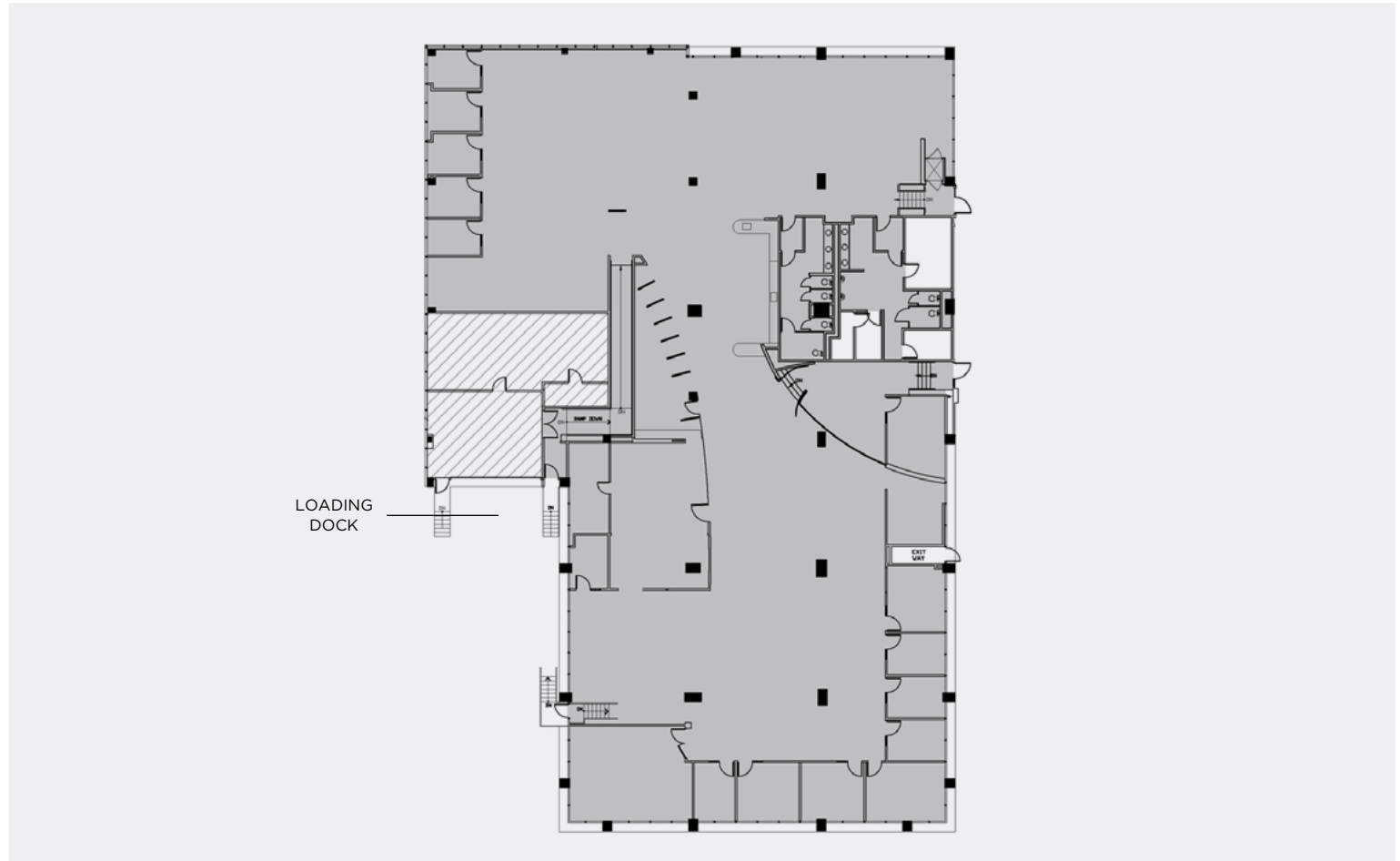
Suite 100 / ±19,528 SF

18,116 SF Office

- 14 Private Offices/
Break Out Rooms
- 1 Large Assembly/
Storage Room
- 2 Conference Rooms
- Large Open Break
Room/All Hands Area
- Open Office
- Private Restrooms

1,412 SF Loading Dock Space

- Two Dock Doors
with Levelers
- Storage Area
- Staging/Shipping
Receiving Areas



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

HOME

HIGHLIGHTS

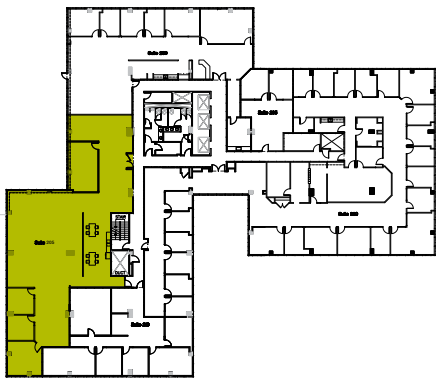
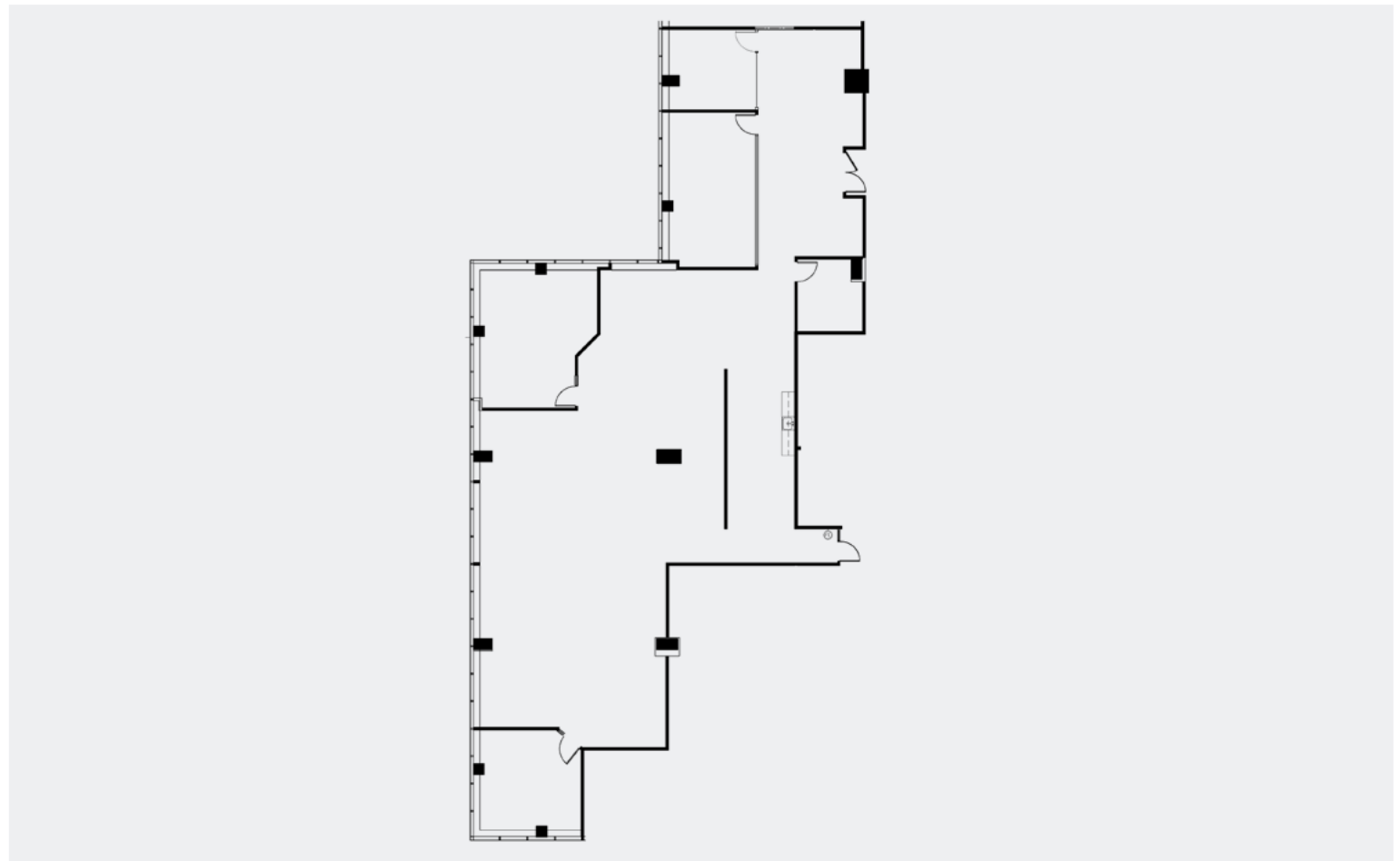
AVAILABLE

AMENITIES

LOCATION

Suite 205 / ±5,285 SF

- 3 Privates
- Conference Room
- Kitchen/Break Area,
- Server/Storage Closet



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

HOME

HIGHLIGHTS

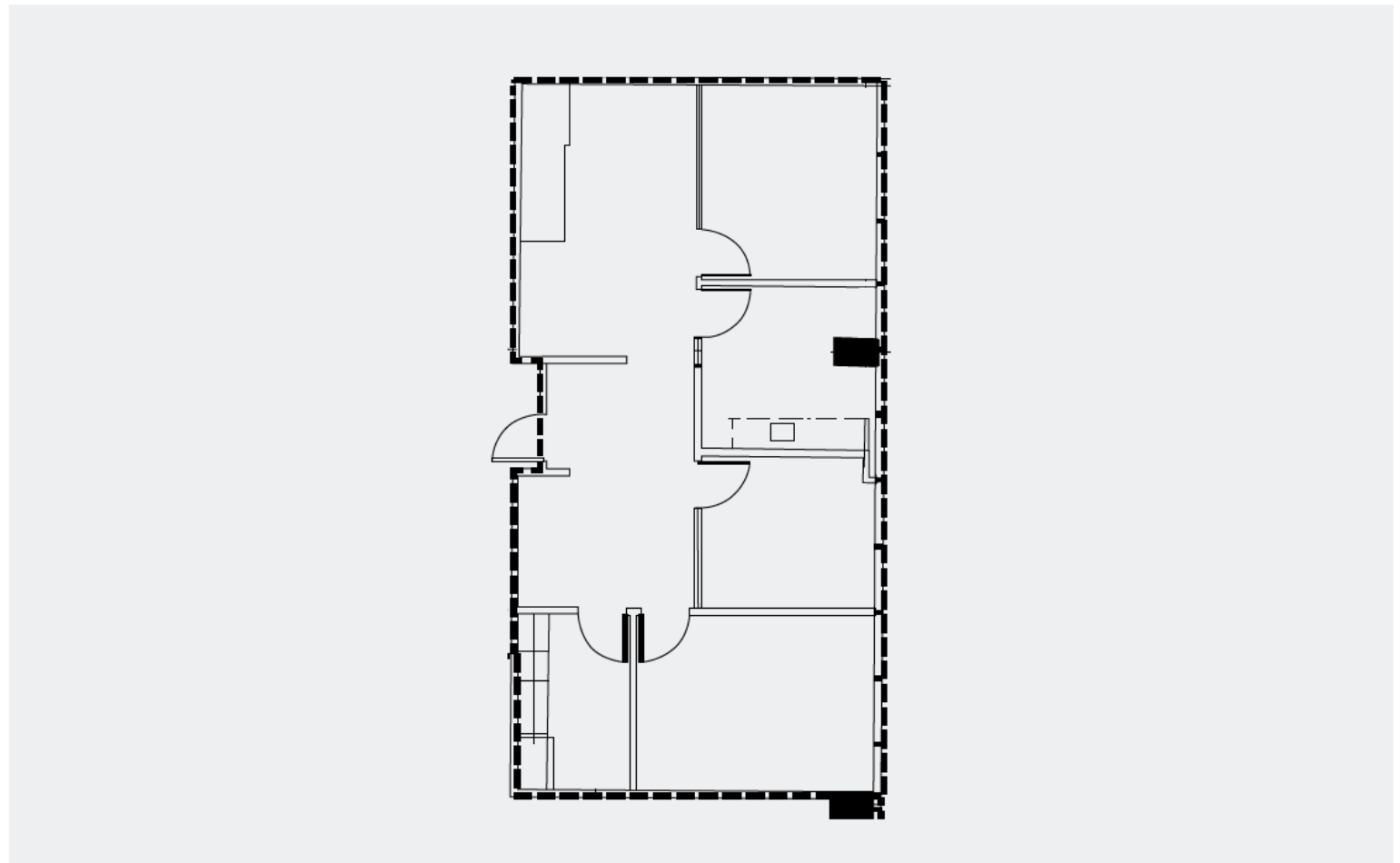
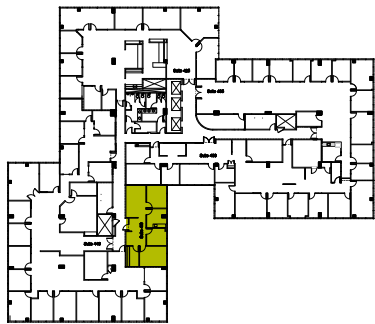
AVAILABLE

AMENITIES

LOCATION

Suite 410 / ±1,191 SF

- 2 Private Offices
- Conference Room
- Kitchen
- Assembly/Storage Room



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

HOME

HIGHLIGHTS

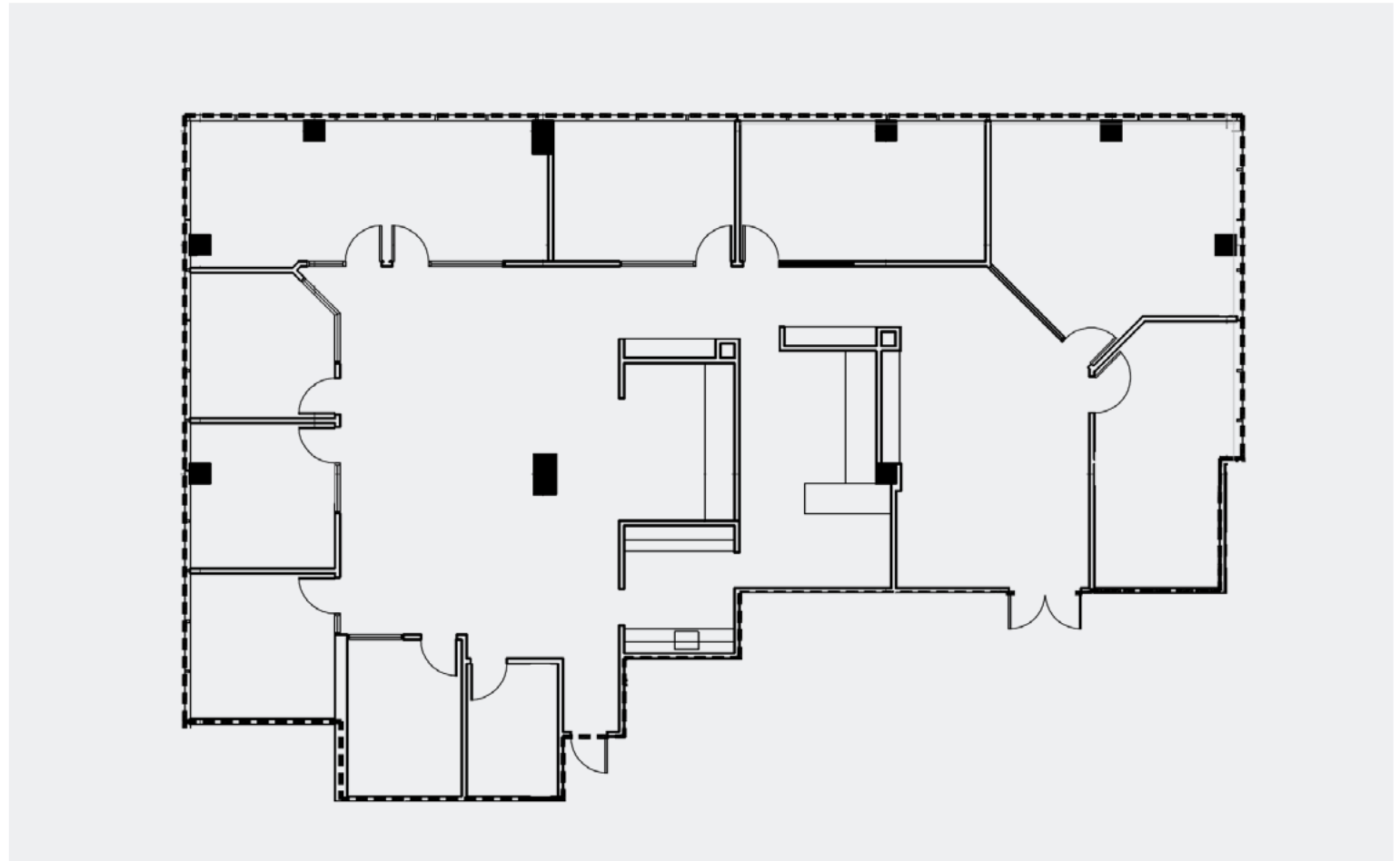
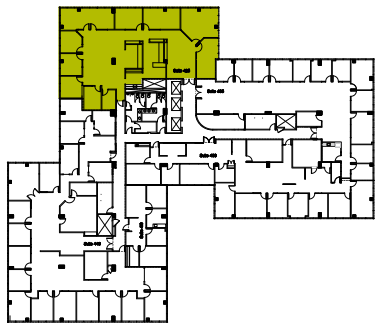
AVAILABLE

AMENITIES

LOCATION

Suite 425 / ±4,690 SF

- 5 Small Private Offices
- 3 Large Private Offices
- Board Room
- Kitchen
- Assembly Area
- Storage Room
- Open Office



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

HOME

HIGHLIGHTS

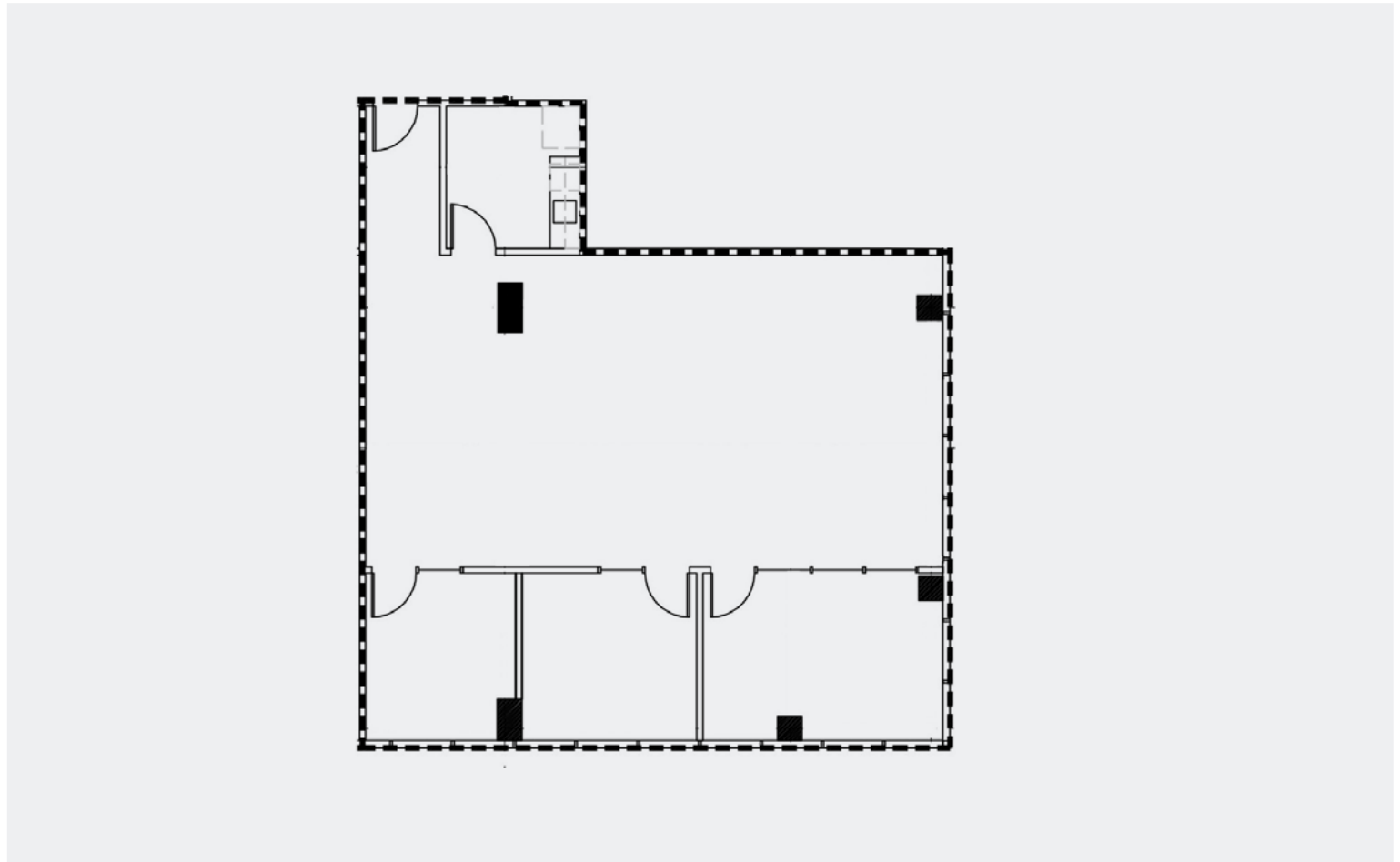
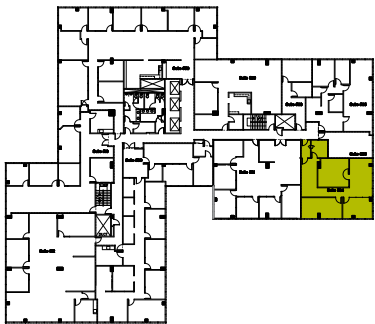
AVAILABLE

AMENITIES

LOCATION

Suite 504 / ±1,622 SF

- 2 Private Offices
- Conference Room
- Break Room
- Available 6/30/2026



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

HOME

HIGHLIGHTS

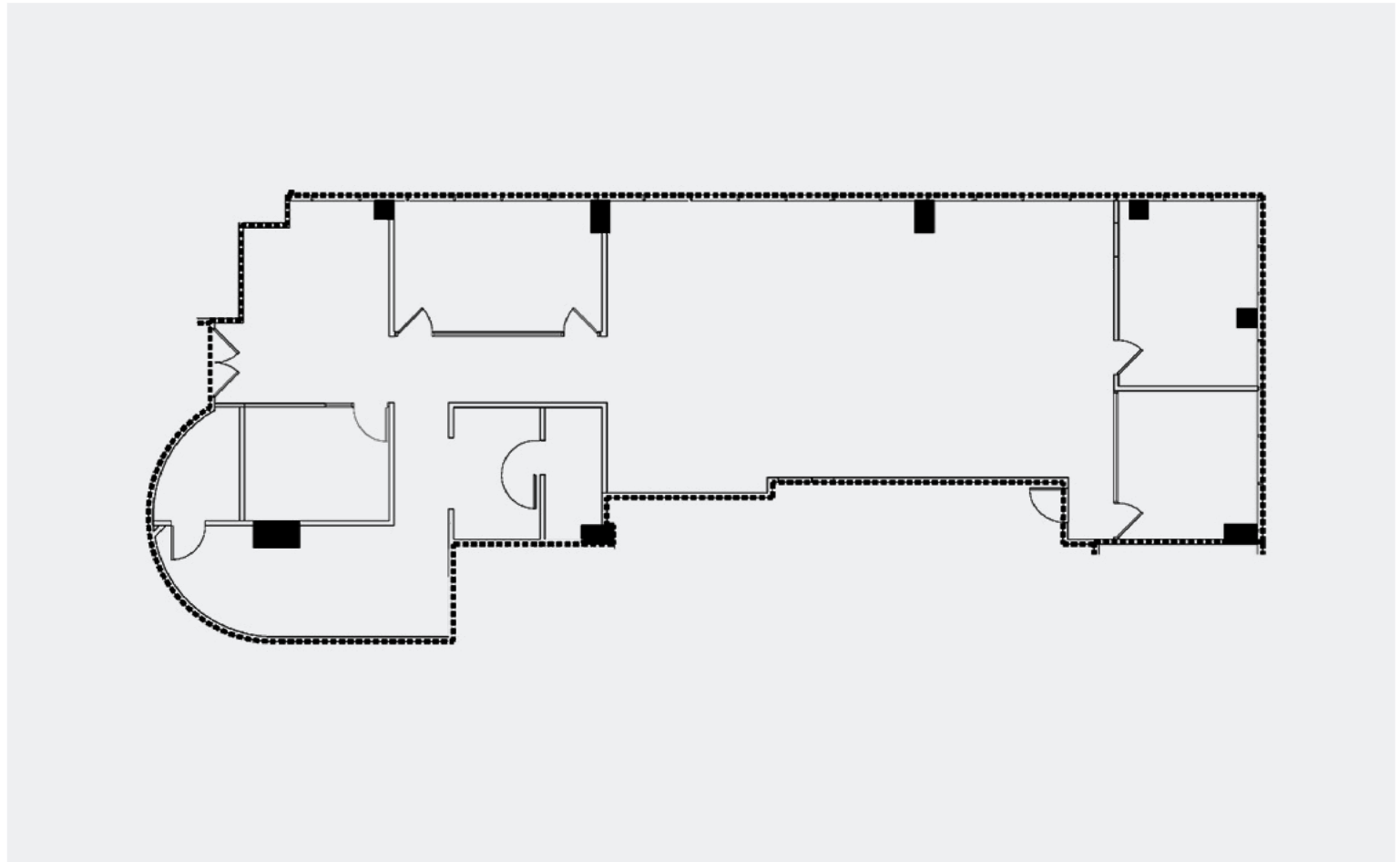
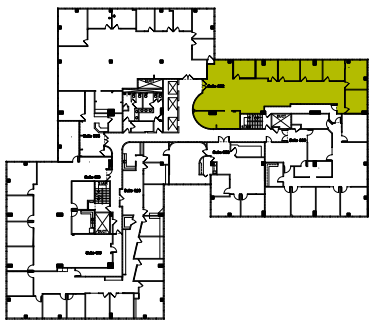
AVAILABLE

AMENITIES

LOCATION

Suite 602 / ±3,218 SF

- 2 Private Offices
- 1 Large Conference Room
- 1 Small Conference Room
- Assembly and Storage
- Open Office
- Top Floor with Views



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

HOME

HIGHLIGHTS

AVAILABLE

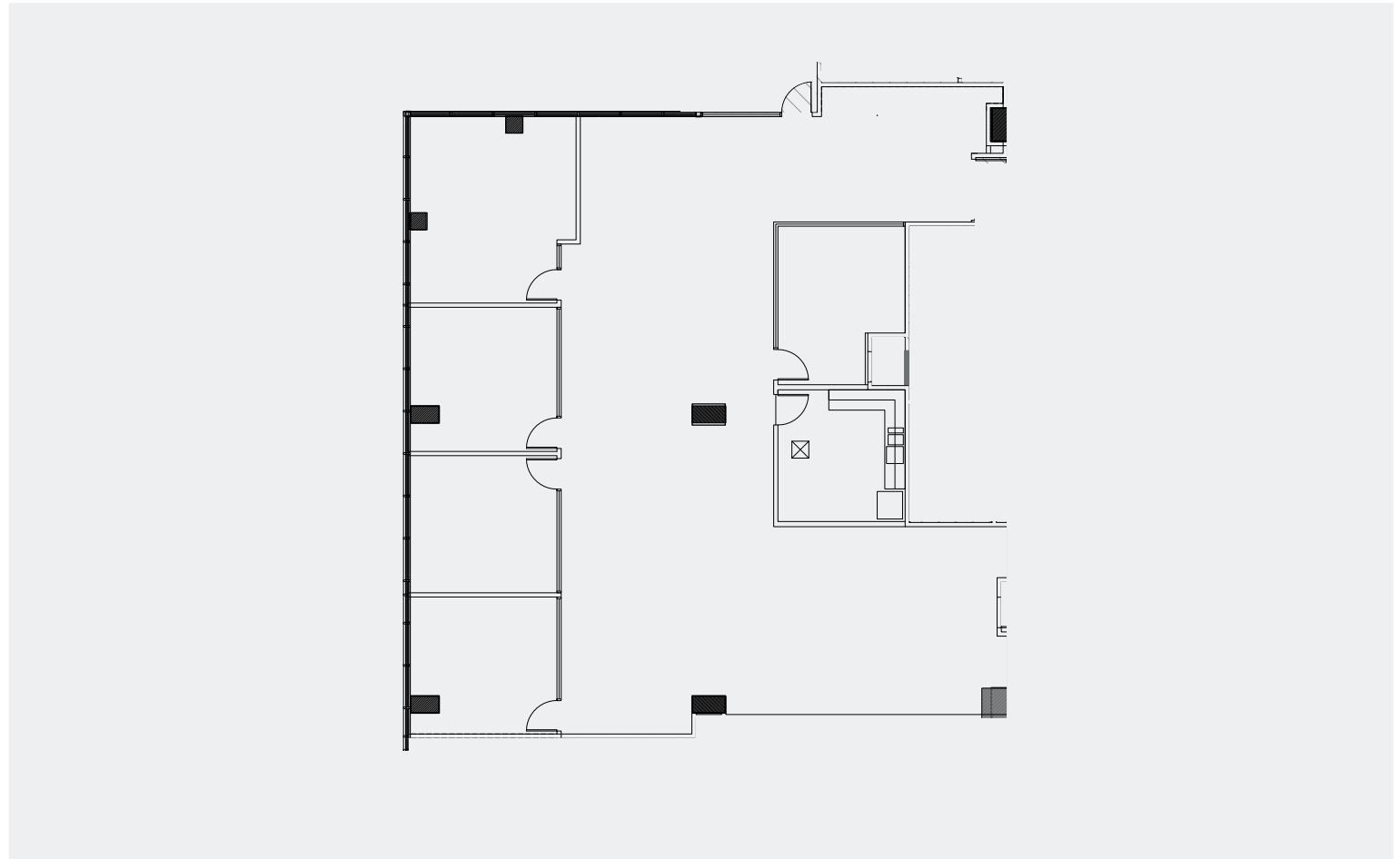
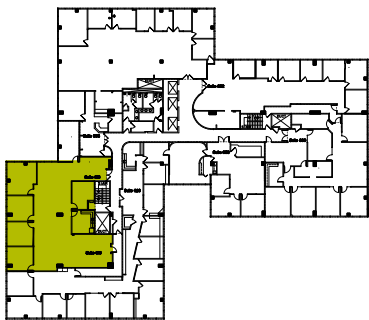
AMENITIES

LOCATION

Suite 616 / ±3,844 SF

- 4 Private Offices
- Conference Room
- Break Area
- Open Office Area

**Suites 616 & 620 can be combined for 8,484 SF*



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

HOME

HIGHLIGHTS

AVAILABLE

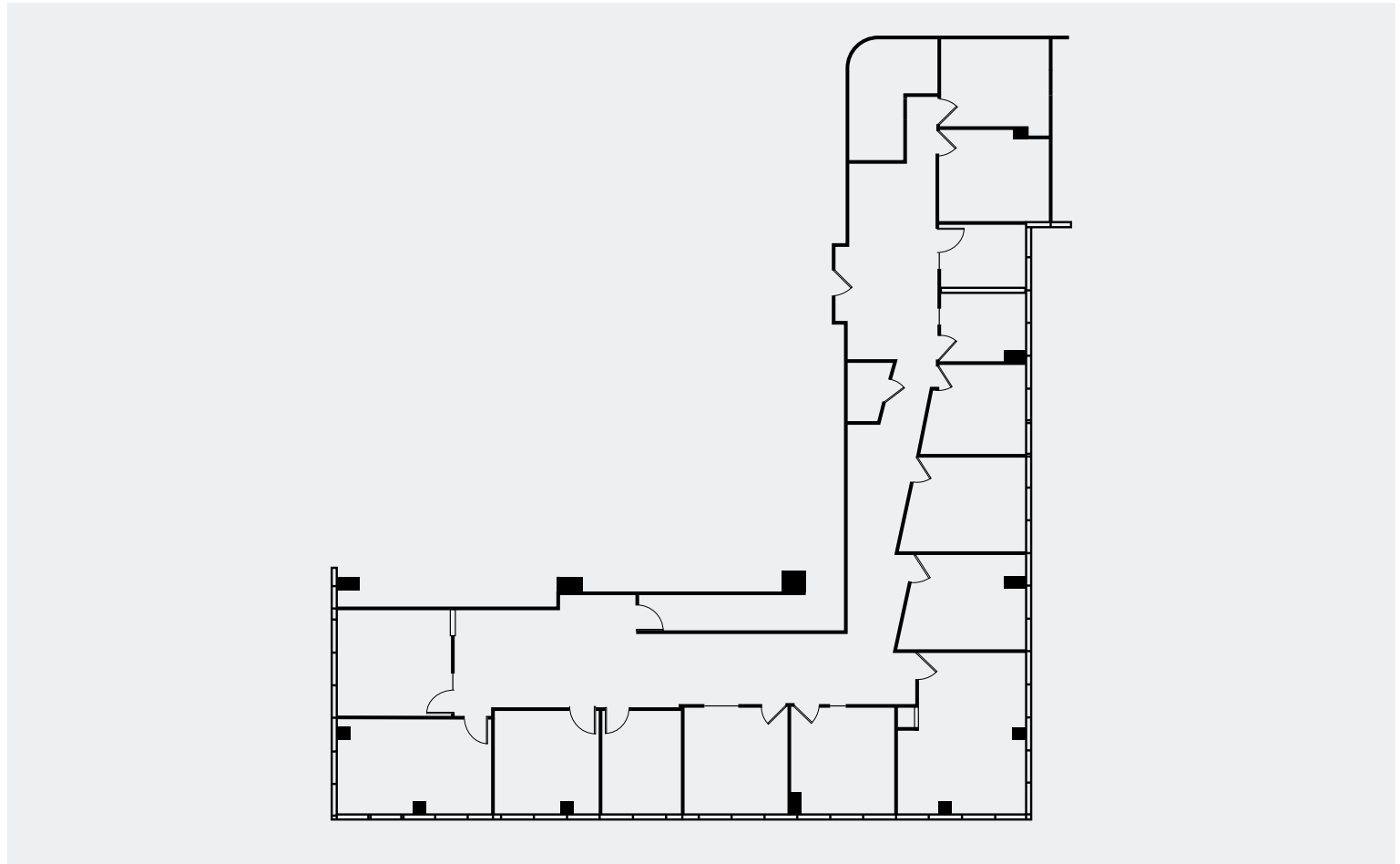
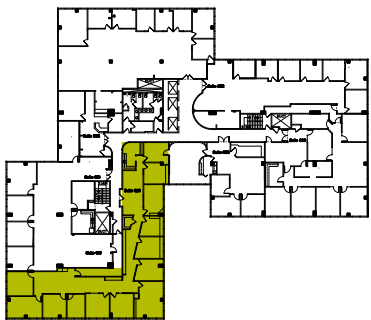
AMENITIES

LOCATION

Suite 620 / ±4,640 SF | Available 7/1/25

- 12 Private Offices
- 1 Conference Room
- 1 Storage Room
- Kitchen
- Reception

**Suites 616 & 620 can be combined for 8,484 SF*



For more information, please contact:

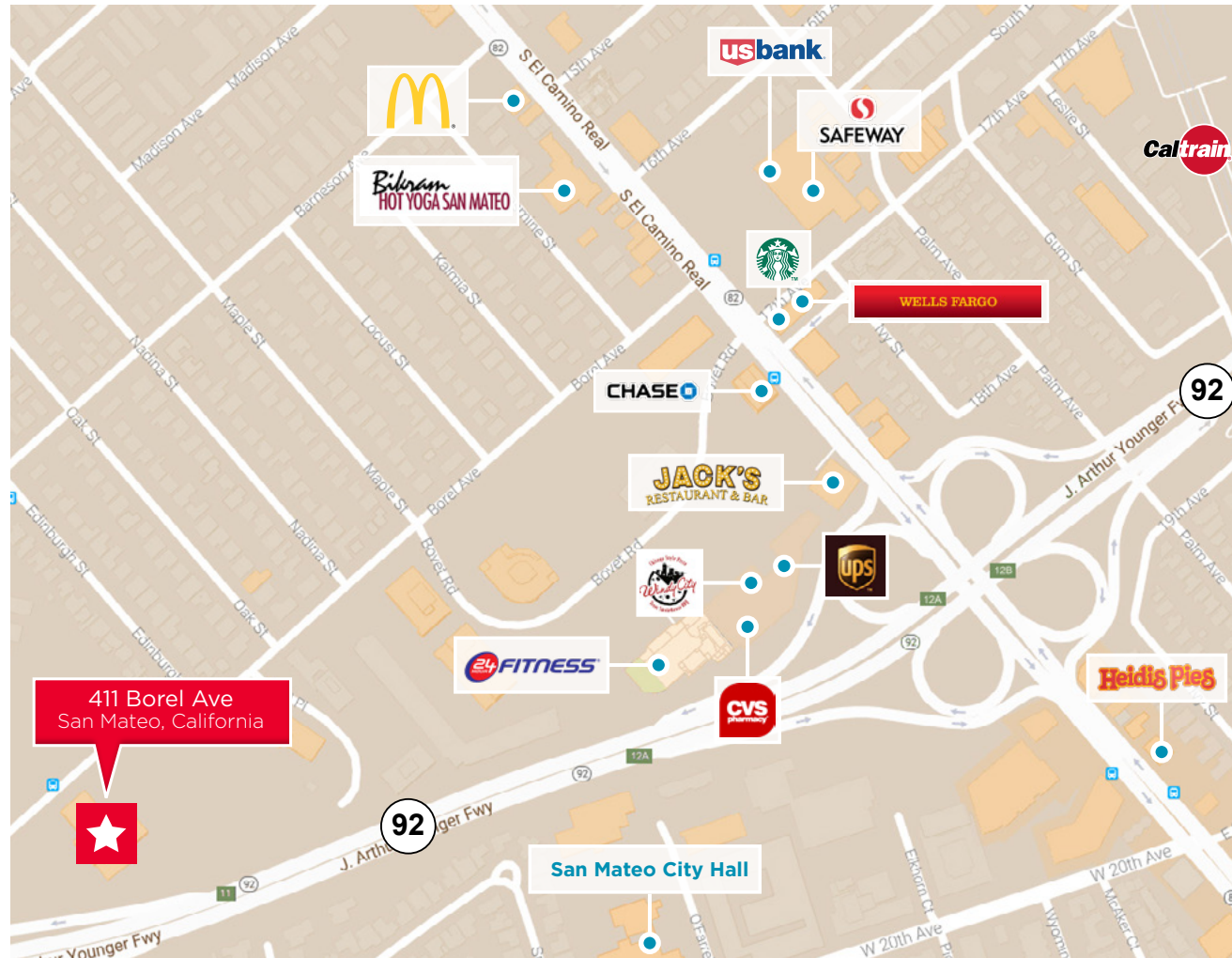
Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

Amenities

- 30 minutes from downtown San Francisco.
- 20 minutes from Silicon Valley.
- Close proximity to three Caltrain Stations.
- Excellent freeway access: HWY 280, 101, 92.
- Over 50 restaurants in downtown San Mateo.
- 10 minutes from SFO International Airport.
- Close proximity to amenities such as: 24 Hour Fitness, McDonald's, Starbucks, Safeway, Wells Fargo, CVS and other restaurants.



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

HOME

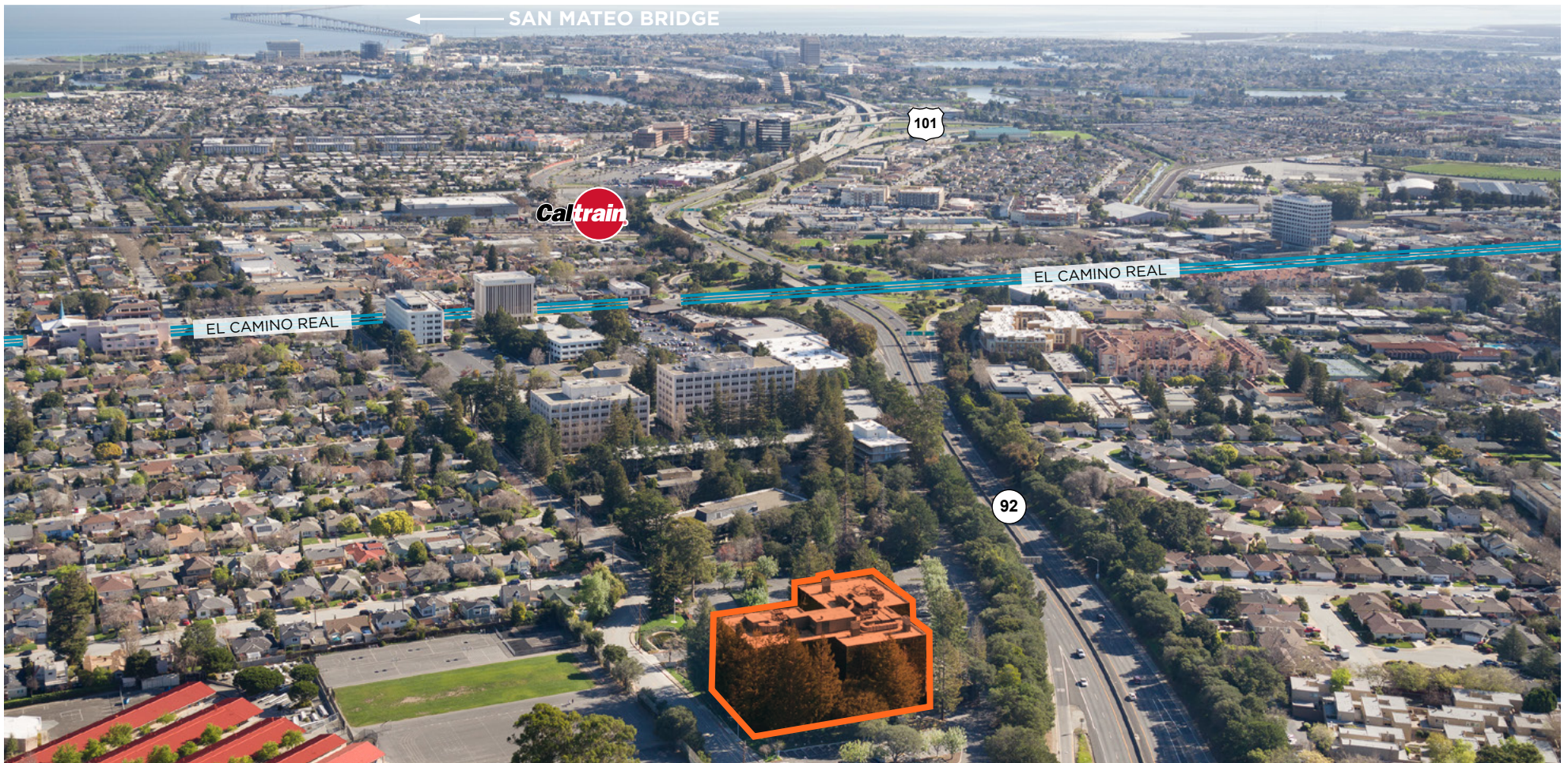
HIGHLIGHTS

AVAILABLE

AMENITIES

LOCATION

Location



For more information, please contact:

Pat Yaeger
Senior Director
+1 650 401 2133
pat.yaeger@cushwake.com
LIC #01452294

Gary Boitano
Executive Director
+1 650 401 2122
gary.boitano@cushwake.com
LIC #01902693

ELLIS PARTNERS

