



DOWNTOWN SAN MATEO

**±1,825 - ±10,562 SF
AVAILABLE**

WWW.400SOUTH.COM



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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
- 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



SPACE AVAILABLE

400
SOUTH

SUITE #	SF	NOTES
SUITE 225	±1,825 RSF	2 Conference rooms 3 Private offices Open kitchenette Available 12/1/25
SUITE 650	±5,153 RSF	Half floor availability with exposed ceilings and tech build out 1 Private office, Storage, Open office, Hypothetical Plan shown for additional build out Available Now
SUITE 1400	±10,562 RSF	Highest Floor Available in Downtown San Mateo Panoramic Views 8 Conference Rooms 8 Private Offices Breakroom/All-Hands Area Private Bathroom Core Available 7/16/26



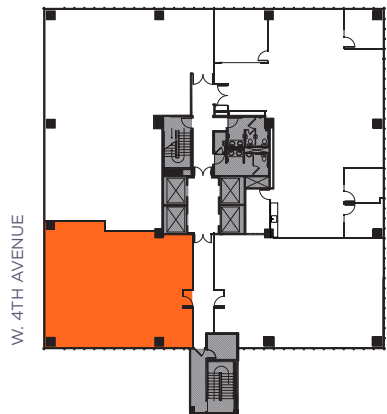
FLOOR PLANS

SUITE 225 | ±1,825 RSF

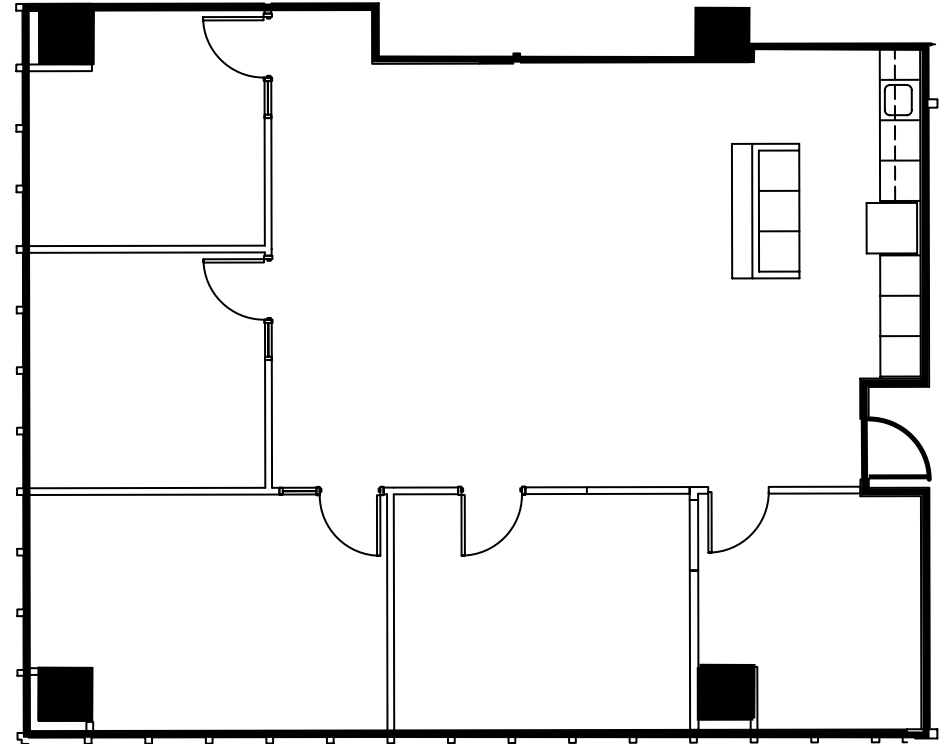
- **2 Conference rooms**
- **3 Private offices**
- **Open kitchenette**
- **Available 12/1/25**

S. EL CAMINO REAL / **BAY VIEWS**

KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



FLOOR PLANS

SUITE 650 | ±5,153 RSF

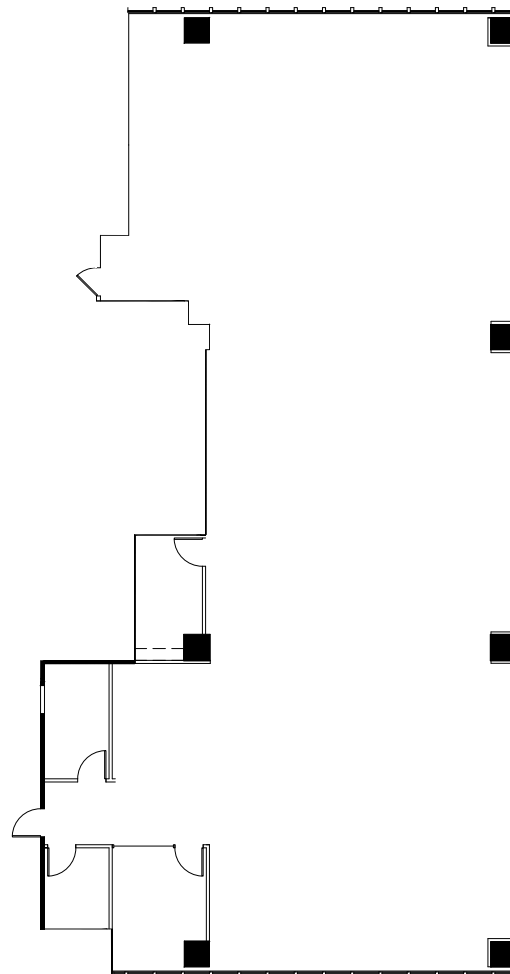
- Half floor availability with exposed ceilings and tech build out
- 1 Private office
- Storage
- Open office
- Hypothetical Plan shown for additional build out
- Available Now

S. EL CAMINO REAL / BAY VIEWS

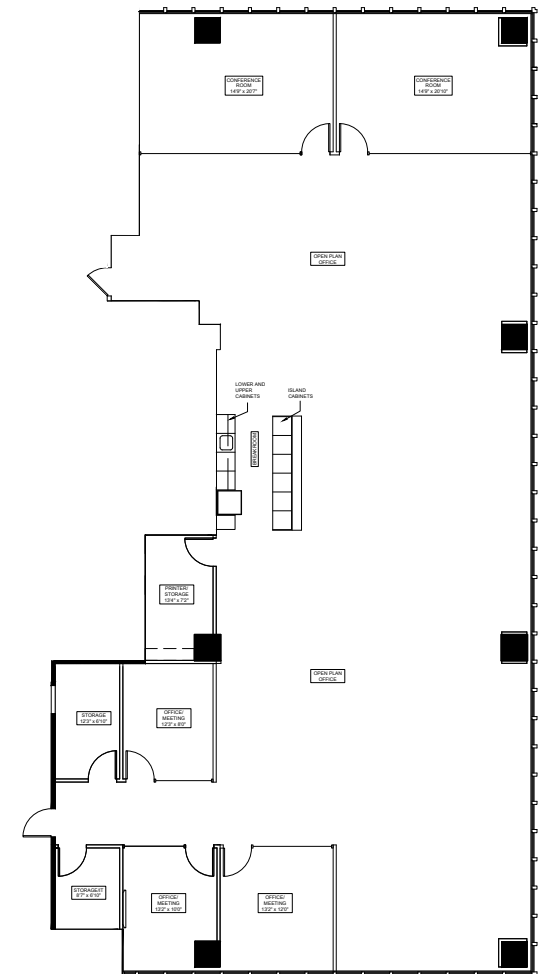
KEY S. EL CAMINO REAL / BAY VIEWS



AS-BUILT



HYPOTHETICAL PLAN



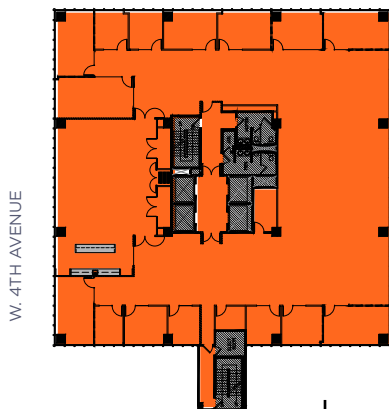
FLOOR PLANS

SUITE 1400 | ±10,562 RSF

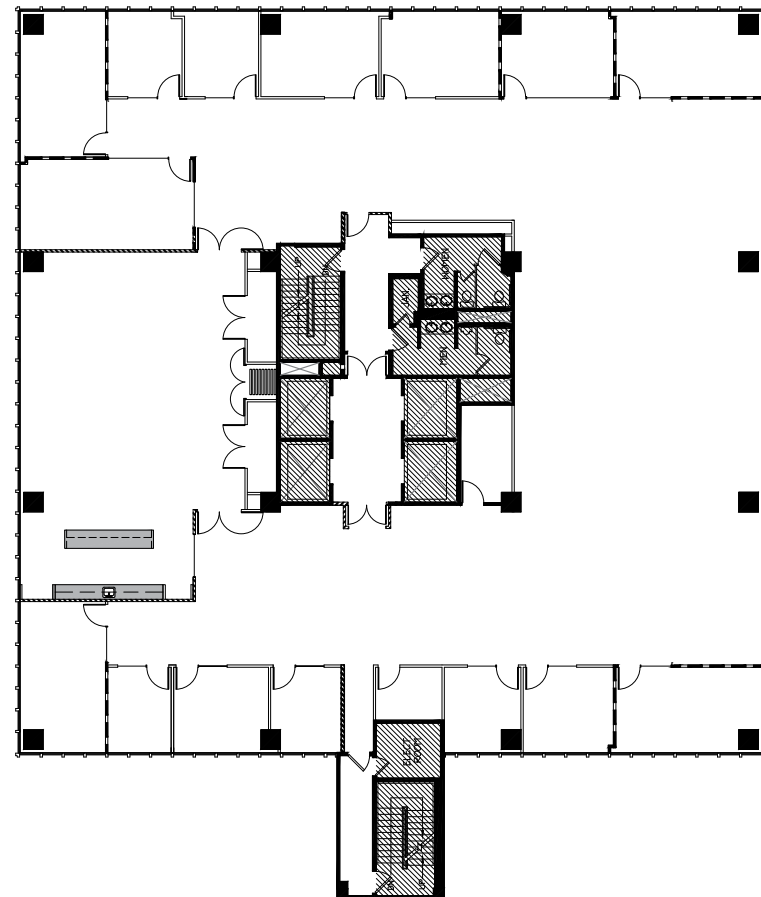
S. EL CAMINO REAL / BAY VIEWS

- Highest Floor Available in Downtown San Mateo
- Panoramic Views
- 8 Conference Rooms
- 8 Private Offices
- Breakroom/All-Hands Area
- Private Bathroom Core
- Available 7/16/26

KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



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 | 15 Backhaus |
| 2 Sushi Sam's Edomata | 16 Vespucci Ristorante Italiano |
| 3 Takahashi Market | 17 Izakaya Mai |
| 4 Sushi Yoshizumi | 18 M Sandwiches |
| 5 Himawari | 19 Gyu-Kaku Japanese BBQ |
| 6 Taishoken | 20 Gao Viet Kitchen & Bar |
| 7 Happy Lamb Hot Pot | 21 Izakaya Ginji |
| 8 Pausa Bar & Cookery | 22 C Food Crush |
| 9 The Ravioli House | 23 Pacific Catch |
| 10 Pokeatery | 24 Hummus Mediterranean Kitchen |
| 11 Pancho Villa Taqueria | 25 Joy Sushi |
| 12 Yakitori Kokko | 26 DASH Japanese Tapas & Sushi |
| 13 Philz Coffee | |
| 14 Curry Up Now | |

- | |
|------------------|
| 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 |
| 3 Bank of America |
| 4 Bank of the West |
| 5 Citibank |
| 6 Union Bank |
| 7 U.S. Bank |

PARKING

- | | |
|-----------------------|-------------------------|
| P 2ND & ECR Garage | P 4th/B Lot |
| P Main St Garage | P Transit Center Garage |
| P Tennis Court Garage | P 5th/Clairemont Lot |
| P Central Garage | P 4th/Clairemont Lot |
| P 5th/B Lot | |

LEASING CONTACTS

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