

R&D OFFICE SPACE IN DOWNTOWN SAN MATEO
±6,559 SF AVAILABLE FOR LEASE

Marc Pope
+1 650 619 2981
marc.pope@cushwake.com
LIC #01474483

THE BAYWOOD

333 S B Street | San Mateo | California



develop**URBAN**



PROPERTY HIGHLIGHTS



Three Block Walk To Caltrain Bullet Stop



Located In The Heart Of Downtown San Mateo



Walking Distance To Hundreds Of Restaurants And Amenities



Recently Completed Facade And Lobby Renovations



Bike Storage And Showers



Living Wall And Original Artist-Painted Murals



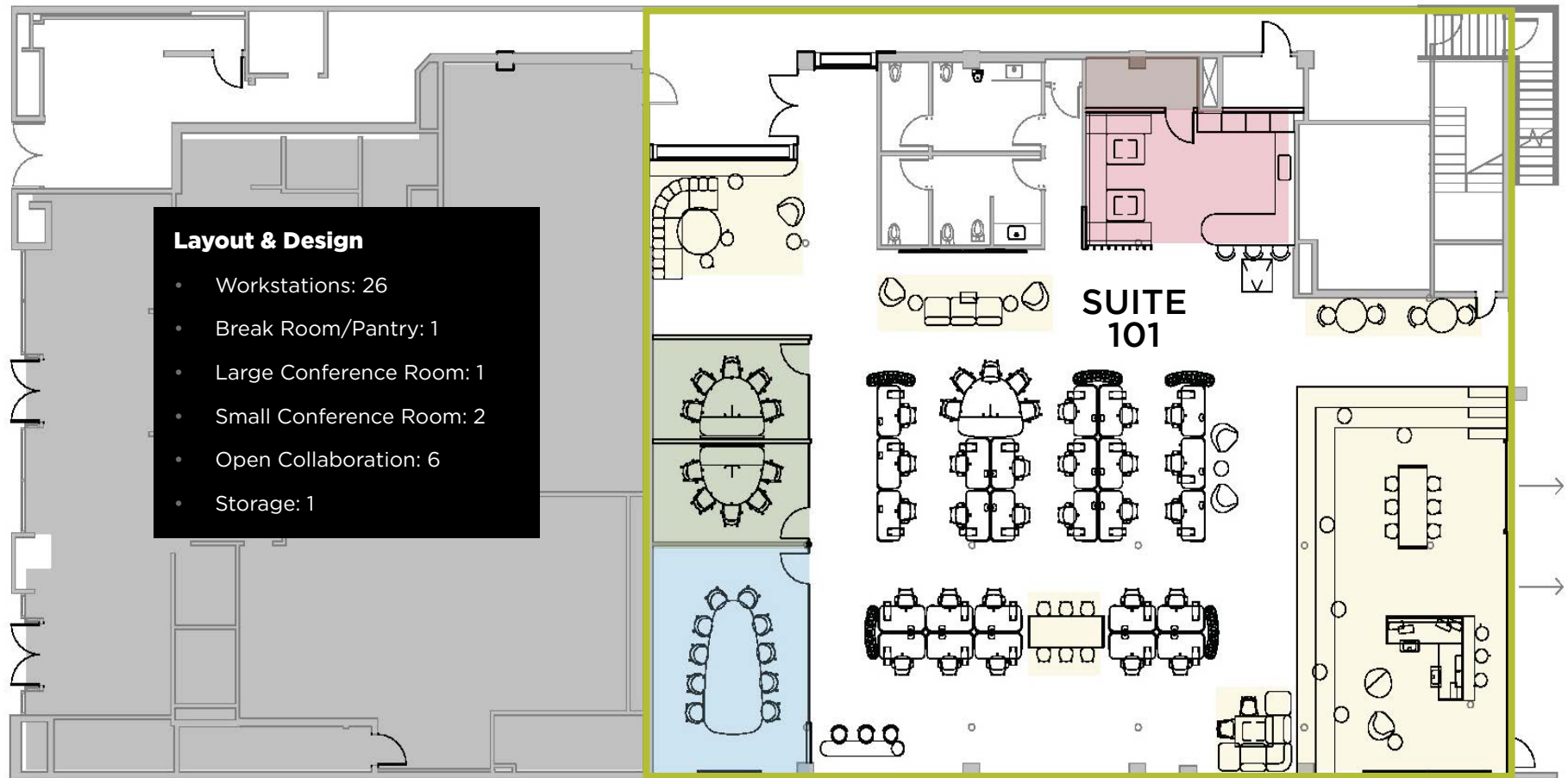
Heavy Power

SUITE 101

6,559 SF

1st Floor

Office Suite / Test Fit





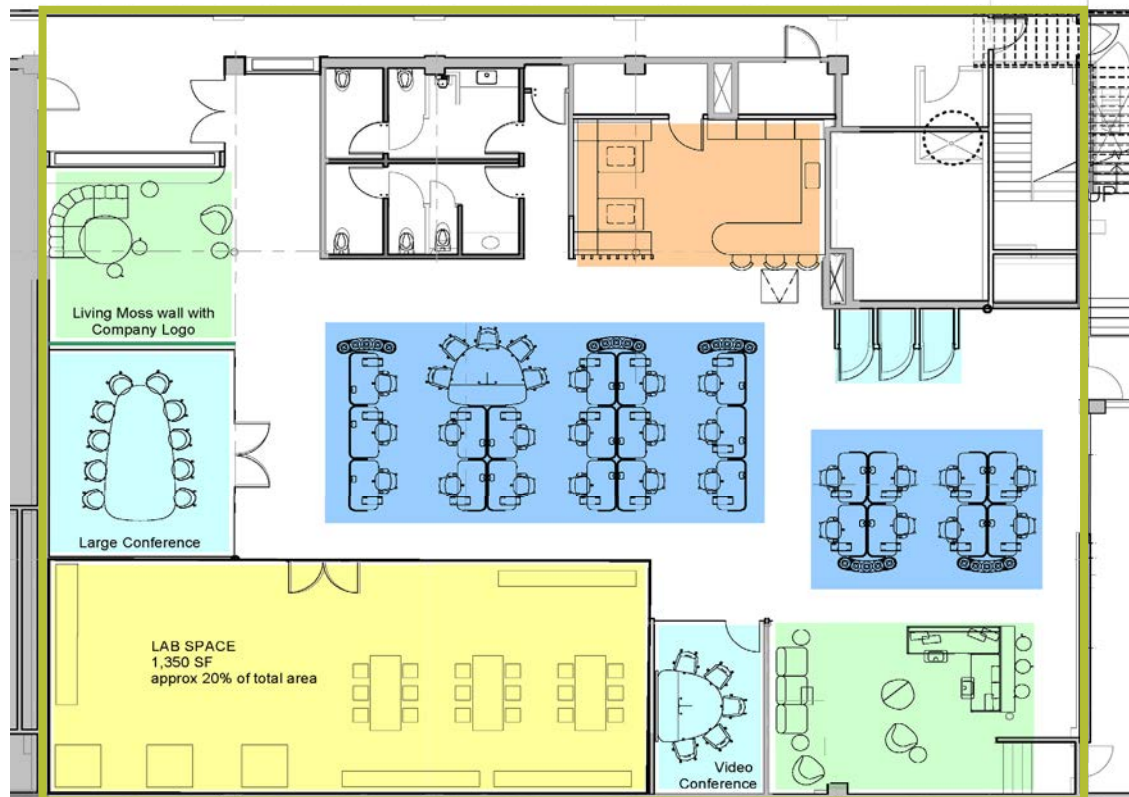
SUITE 101

6,559 SF

1st Floor

R&D Office Suite / Test Fit

Designed with wellness in mind, these biophilic interiors are test-fit for AI, biotech, and high performance users—built to support compute-intensive operations.



SUITE HIGHLIGHTS

Power & Infrastructure

- Electrical Service: 500 amps @ 208V, 3-phase, 4-wire
- Power Density: Up to 27 W/SF
- Available Power: 180kVA
- 480V Service: Available via step-up transformer if required
- Capacity: Supports 4-5 AI server racks or equivalent lab infrastructure
- Ceiling Height: 12' +

Layout & Design

- Workstations: 24-28
- Open Collaboration Areas: 3
- Conference Rooms: 1 large, 1 small
- Break Room / Pantry: 1
- Storage Room: 1
- Restrooms: 2
- Mothers Room: 1
- Phone Rooms: 2
- Lab: 1
- Server Room: 1

PROPOSED
IMPROVEMENTS



CONCEPTUAL
DESIGN



LOCATION OVERVIEW

Downtown San Mateo is located in the heart of the Bay Area Peninsula served by CalTrain and in close proximity to BART and the San Francisco International Airport. San Mateo is also conveniently located at the crossroads of the major vehicular access arterials of Hwy 101, Hwy 280 and Hwy 92 that connect San Mateo to the rest of the San Francisco Bay Area.



DOWNTOWN AMENITIES

TRANSIT-CENTRIC URBAN CORE WITH
ROBUST WALKABLE RETAIL AMENITIES

Downtown San Mateo is well served by a host of high demand quality F&B offerings, every major fitness and boutique fitness concept and well served by public transit through bus and the Downtown San Mateo CalTrain station, located 2 blocks from The Baywood.

RESTAURANTS

- | | |
|--------------------------------|------------------------|
| 1 Central Park Bistro | 13 Peet's Coffee & Tea |
| 2 Jamba Juice | 14 La Cumbre |
| Starbucks | 15 Curry Up Now |
| Noah's Bagels | Osteria Coppa |
| 3 Pizza My Heart | 16 Pacific Catch |
| Hummus | 17 Philz Coffee |
| Little Sichuan | 18 Vault 164 |
| 4 Tomatina | 19 Noodleosophy |
| 5 Amour Amour Cafe | 20 Kokko |
| Pancho Villa Taqueria | 21 Taishoken Ramen |
| 6 Gyu-Kaku Japanese BBQ | 22 Himawari |
| 7 Zablu-Zabu | 23 Little Sheep |
| 8 Porterhouse San Mateo | 24 Sushi Sam's Edomata |
| 9 Three Restaurant & Bar | North Beach Pizza |
| 10 Amici's East Coast Pizzeria | 25 Pausa Bar & Cookery |
| NI-MO Japanese Cuisine | 26 Hotaru |
| 3rd Ave Sports Bar & Grill | 27 Viognier |
| Masu Japanese Bistro | 28 Champagne Seafood |
| 11 Shabuway | |
| Vespucci Ristorante Italiano | |
| 12 Roti Indian Bistro | |
| Ajisen Ramen | |

SERVICES

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

FITNESS

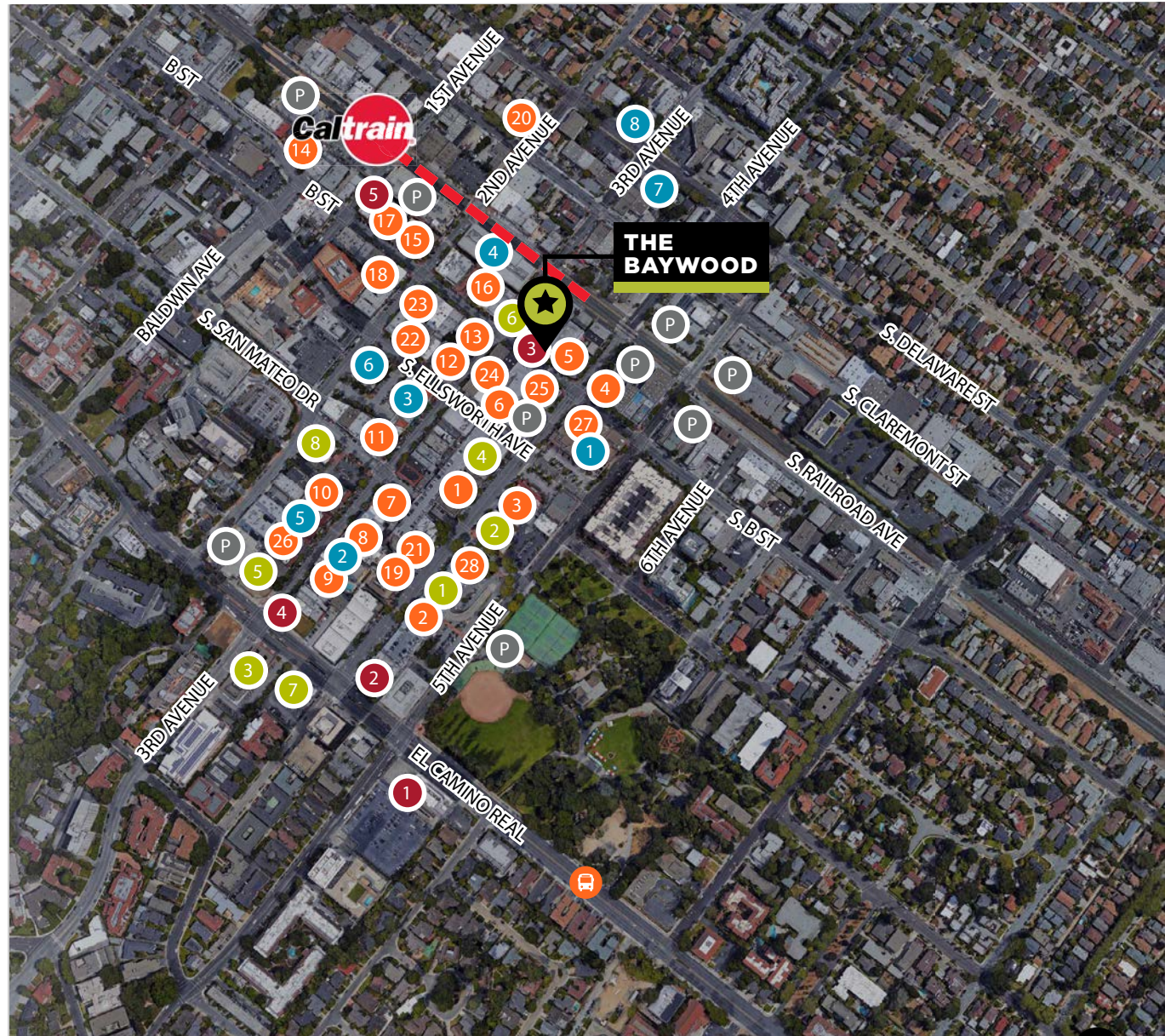
- 1 24 Hour Fitness
- 2 Equinox
- 3 Core Power Yoga
- 4 SoulCycle
- 5 Orange Theory

BANKS

- 1 Chase Bank
- 2 Wells Fargo Bank
- 3 Bank of America
- 4 Bank of the West
- 5 Citibank
- 6 HSBC Bank
- 7 Union Bank
- 8 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 |





develop**URBAN**

Marc Pope

+1 650 619 2981

marc.pope@cushwake.com

LIC #01474483

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.