

AVISON  
YOUNG



234 7th Avenue, 2nd Floor  
San Mateo, California

Creative Office Space for Lease

±3,631 – ±7,820 SF Available

**A newly built structure built with health and wellness in mind.**

**Downtown San Mateo office building endless amenities within steps of the building.**

**One of the newest spaces built in Downtown San Mateo offers:**



**ON-SITE SECURED COVERED PARKING**



**ON-SITE PROPERTY MANAGEMENT**



**PRIVATE ELEVATOR ENTRANCE TO SUITE**



**SHARED ROOF DECK**



**FF&E AVAILABLE FOR TENANT USE**



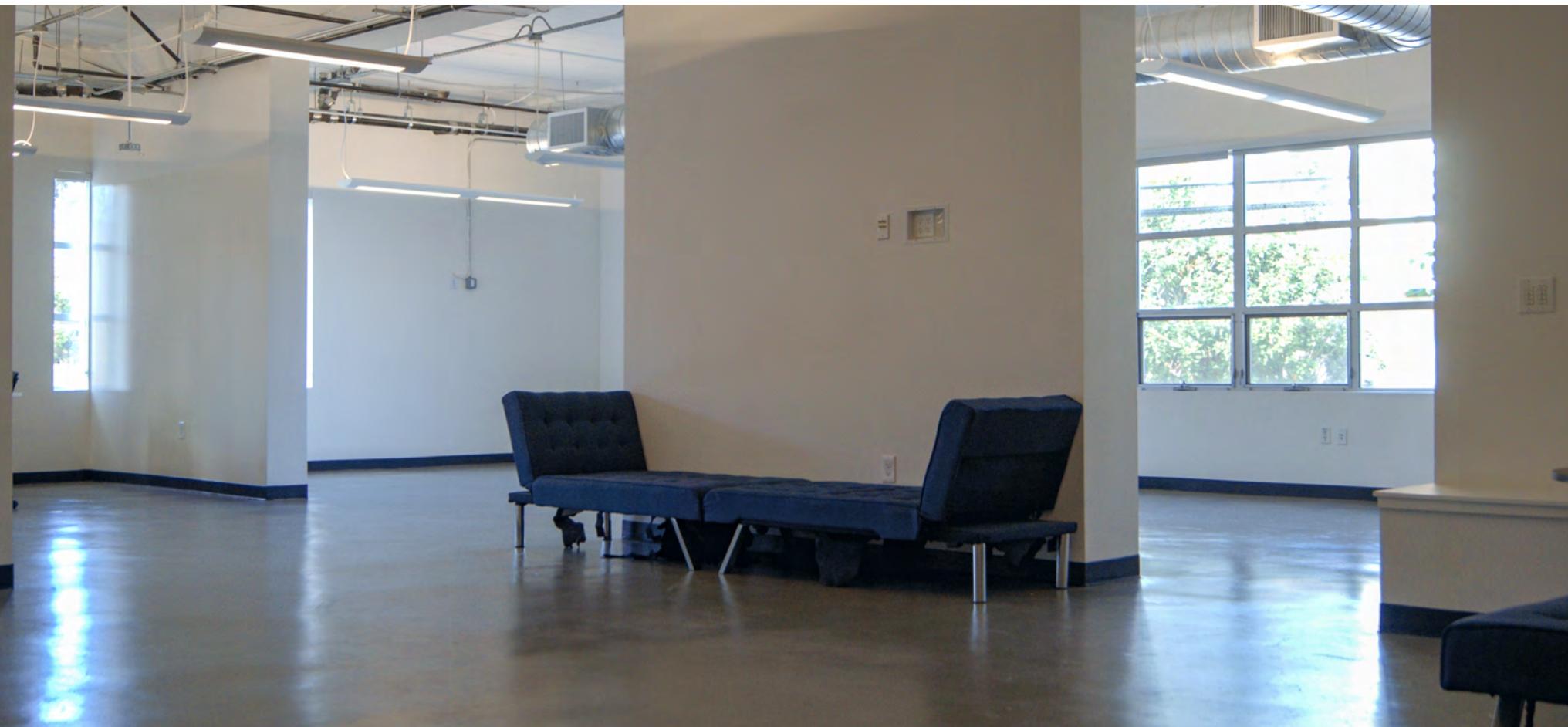
**AVAILABILITY: IMMEDIATE**



P&P

# Partial Plug & Play

This workspace is ready for business. A place where your exceptional skills pave the way for groundbreaking achievements. 234 7th Avenue is the perfect destination.





Breakroom / Kitchen

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# 3 options to choose from

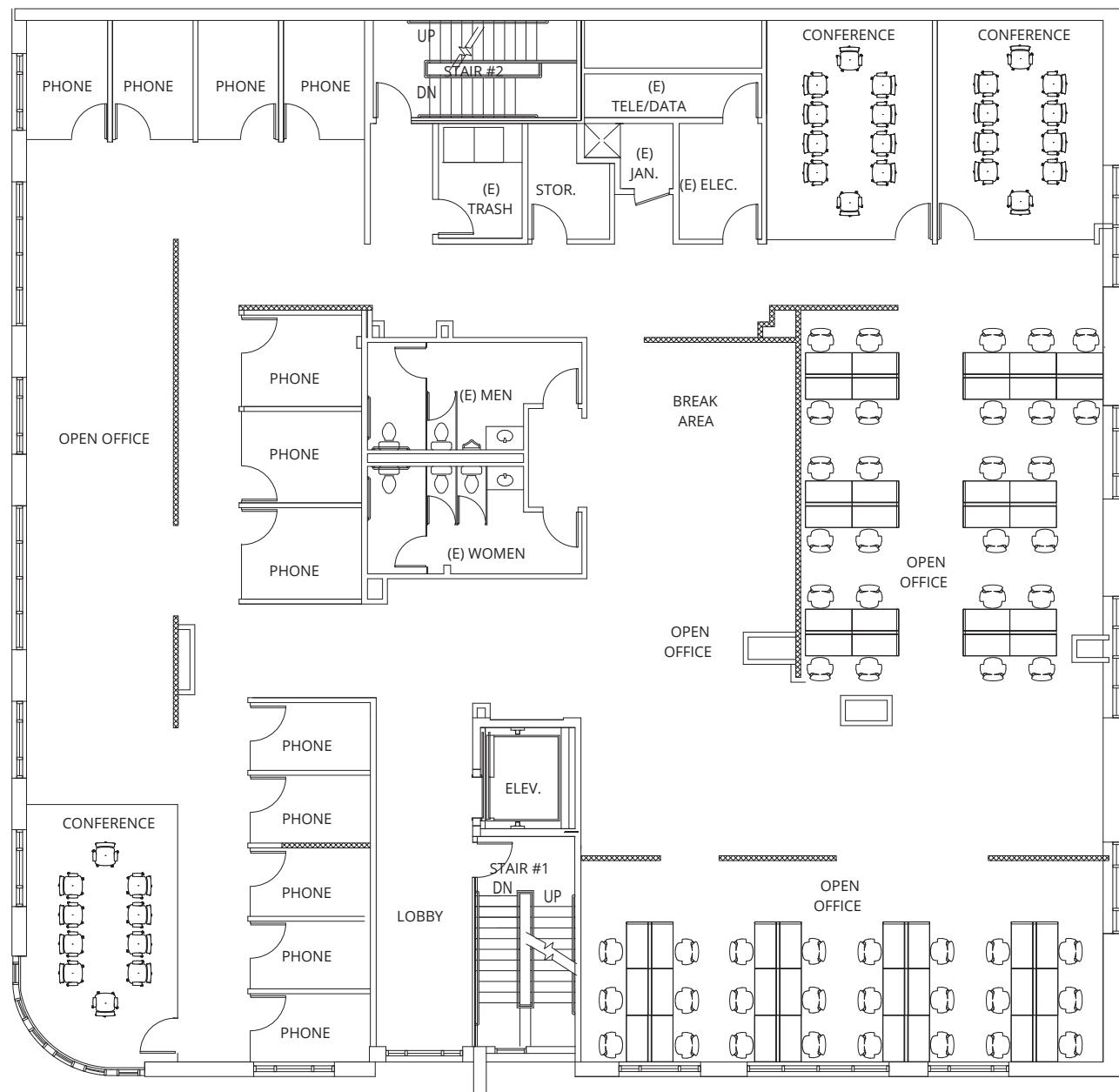
Option	Size	Date Available
A / Full Floor	$\pm 7,820$ SF	Now
B	$\pm 3,631$ SF	Now
C	$\pm 4,189$ SF	Now



# 2nd floor plan

±7,820 SF | Option A / Full Floor

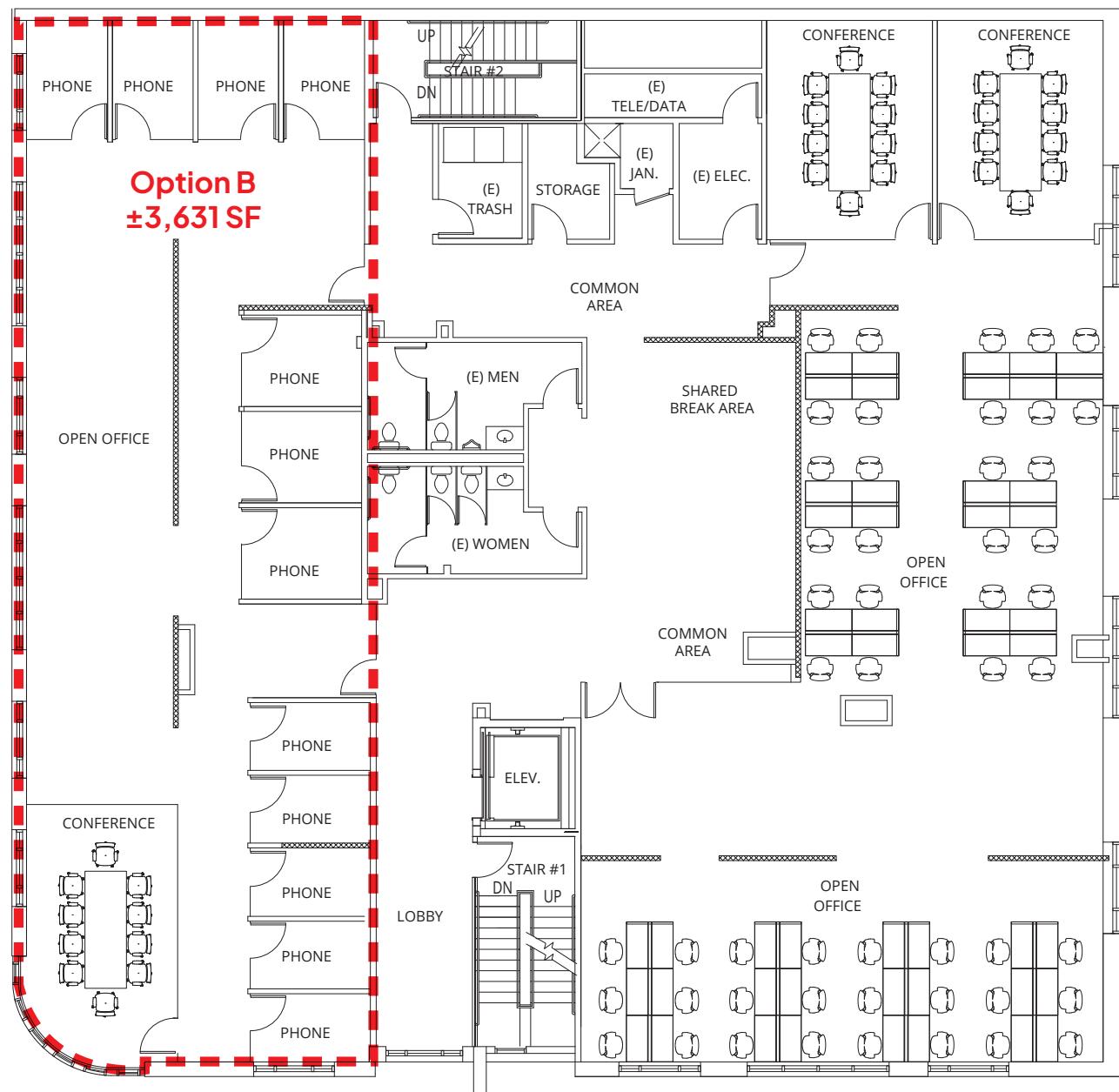
- 3 conference rooms
- 3 meeting rooms
- 9 phone rooms
- Open collaboration
- Break area/kitchen
- Furniture available
- 4 covered/secured parking spaces
- Access to shared roof deck/patio
- Storage
- Janitorial closet
- Private elevator entrance to suite



# 2nd floor plan

**±3,631 SF | Option B**

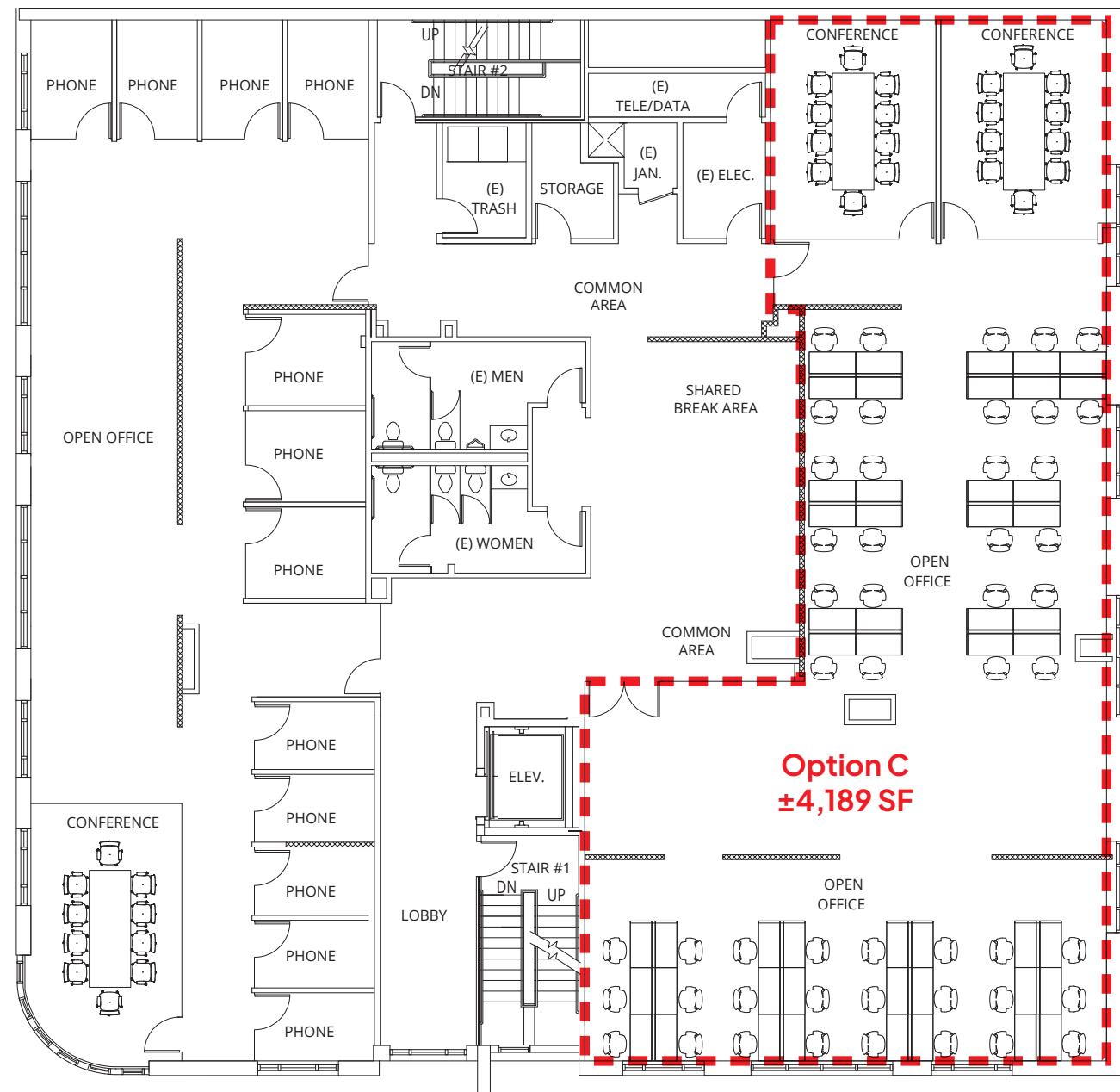
- 1 conference room
- 3 meeting rooms
- 9 phone rooms
- Open collaboration
- Shared break area/kitchen
- Furniture available
- 2 covered/secured parking spaces
- Access to shared roof deck/patio



# 2nd floor plan

**±4,189 SF | Option C**

- 2 conference rooms
- Open collaboration
- Shared break area/kitchen
- Furniture available
- 2 covered/secured parking spaces
- Access to shared roof deck/patio



# Neighboring amenities

## # Restaurants

- 1 Amici's east coast pizzeria
- 2 Antoine's Cookie Shop
- 3 Avenida Restaurant
- 4 Baskin Robbins
- 5 Bay Watch
- 6 Central Park Bistro
- 7 Curry Up Now
- 8 Dash Japanese Tapas and S
- 9 Foreigner
- 10 Hironori Craft Ramen
- 11 Hummus Mediterranean Kit
- 12 Jamba Juice
- 13 Jeffrey's Hamburgers
- 14 Meet Fresh
- 15 Mountain Mike's Pizza
- 16 New Thai Elephant
- 17 Noah's Bagels
- 18 Noodle & Thinks
- 19 North Beach Pizza
- 20 Noshery Food Hall
- 21 Pacific Catch
- 22 Pancho Villa Taqueria
- 23 Pausa Bar and Cookery
- 24 Pizza My Heart
- 25 Porterhouse
- 26 Sajj Mediterranean
- 27 Sapore Express
- 28 Southern Spice Indian Kitch
- 29 Sweetgreens
- 30 Taishoken Ramen
- 31 Taqueria La Cumbre
- 32 The Barrel Bistro
- 33 Tomatina
- 34 Vespucci Restorante
- 35 Swing Shift

# Coffee

- 1 Starbucks
- 2 Philz Coffee
- 3 Peet's Coffee and Tea
- 4 Blue Bottle Coffee
- 5 Bees Coffee

## # Banks

- 1 Bank of the West
- 2 Bank of America
- 3 Cathay Bank
- 4 Chase
- 5 Citibank
- 6 Comerica Bank
- 7 East West Bank
- 8 First Bank
- 9 Heritage Bank of Commerce
- 10 Sterling Bank & Trust
- 11 Union Bank
- 12 Wells Fargo

## # Other

- 1 CorePower Yoga
- 2 Draeger's Market
- 3 Equinox Fitness Clubs
- 4 FedEx Office
- 5 Mills Health Center
- 6 Spaces
- 7 The UPS Store
- 8 Walgreens





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# Creative Office for Lease

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