

300

S. ELLSWORTH

SAN MATEO, CALIFORNIA

±26,500 SF New Standalone Office

Full Building or
Floors Available

Floors Ranging from:
±8,000 - ±9,000 SF



CLICK FOR
FULL BUILDING VIDEO



CLICK FOR  walkthruit
RENDERING OF 3RD FLOOR



- 3 BLOCKS TO CALTRAIN BULLET STOP
- CORNER LOCATION IN THE HEART OF DOWNTOWN SAN MATEO

NEWMARK

LANE PARTNERS

BEN STERN
650.688.8509
ben.stern@nrmk.com
CA RE License #01365215

JOHN KRAFT
650.358.5277
john.kraft@nrmk.com
CA RE License #01787698



3 Blocks to Caltrain Bullet Stop

High Identity Corner in the Heart of Downtown San Mateo

1:1 /1000 Parking

Adjacent to Central City Parking Garage (395 Parking Stalls)

Designed to LEED Certified Standards with Rooftop Solar in Place

Third Floor Terrace Overlooking 3rd Avenue

Expansive Roof Deck Overlooking Downtown with Views of Hills and the Bay

Secure Bike Storage and Showers







HYPOTHETICAL



LANE PARTNERS

HYPOTHETICAL

LOBBY

- High Quality Secured Office Lobby
- 16' Ceiling
- Bike Storage



2ND FLOOR

Hypothetical Layout

±9,173 SF

- Open Office
- 15' Ceiling
- 47 Workstations (60x30)
- 6 Conference Rooms
- 2 Phone Booths



3RD FLOOR

Hypothetical Layout

±8,842 SF

- 15' Ceiling
- Sliding Glass Door to Open Balcony Overlooking 3rd Avenue
- Open Office
- 33 Workstations (60x30)
- 3 Conference Rooms
- 6 Phone Booths

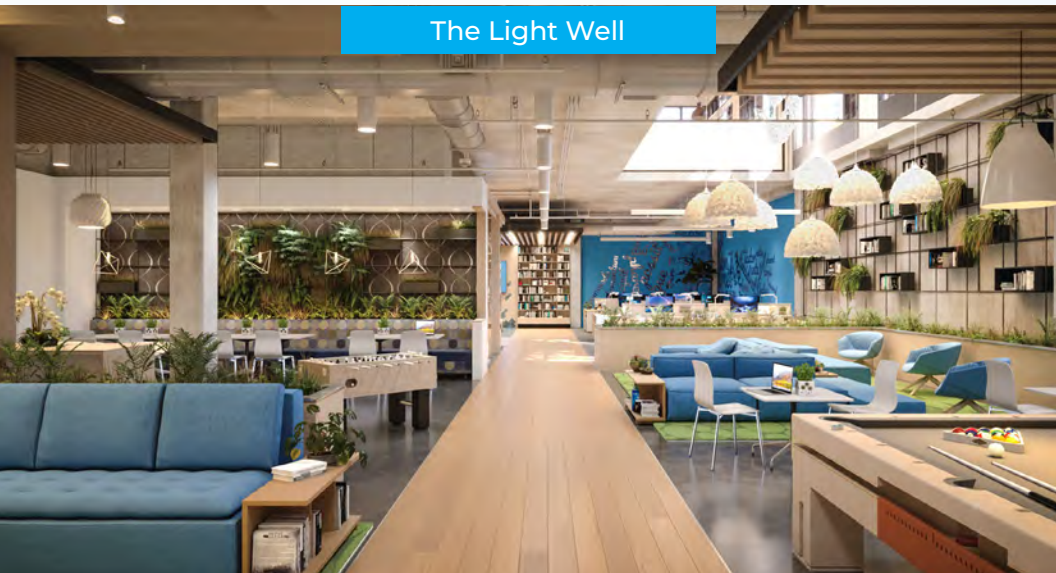


B1 FLOOR

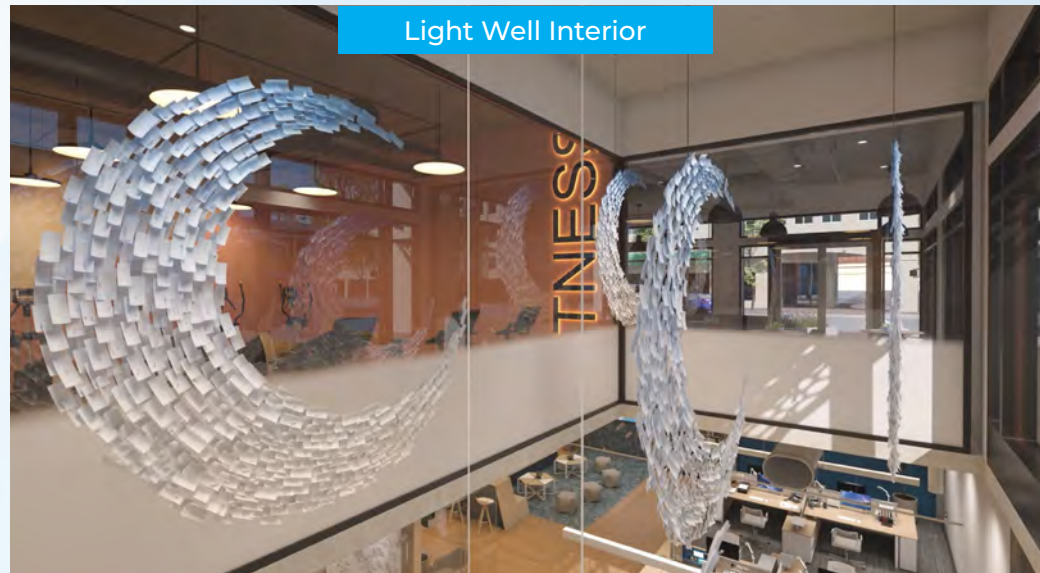
Hypothetical Layout

±8,480 SF

- 15' Ceiling
- Ample Natural Light via 2-Story, 400 SF Light Well
- Flexible Programmable Space can be Used as Office, R&D, Lab, Collaboration or Other Creative Use
- Shower
- 30 Workstations (60x30)
- 4 Conference Rooms
- 2 Phone Booths



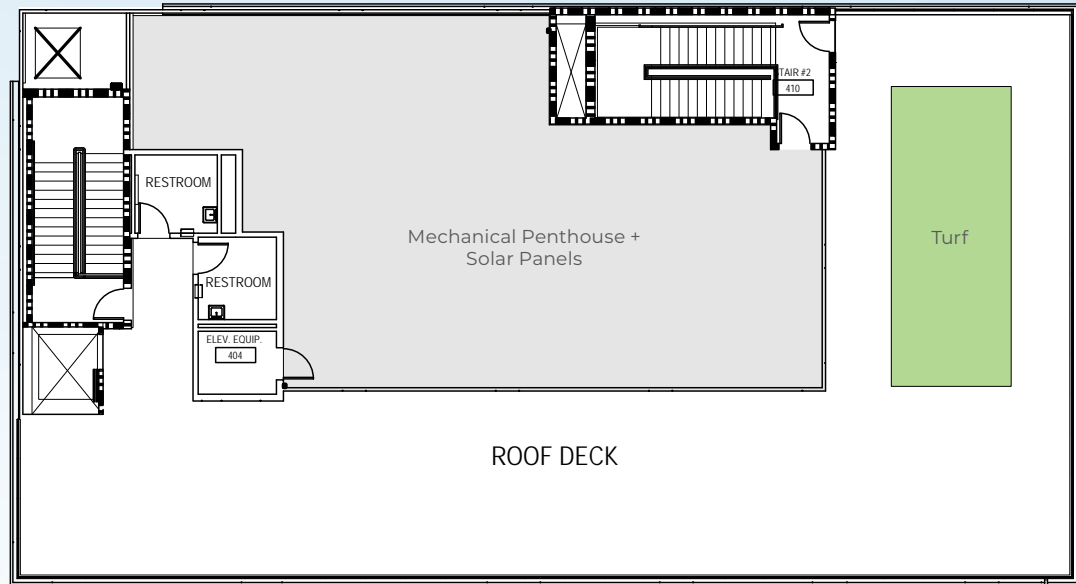
The Light Well



Light Well Interior

ROOF DECK

- Rare Private Roof Deck
- Perfect for Employee Gathering and Hosted Events
- Elevator Accessible
- Restrooms in Place
- Outdoor Amenity Space Overlooking Downtown San Mateo
- Views of the Bay and Hills



S. ELLSWORTH AVENUE

E. 3RD AVENUE



Downtown San Mateo Caltrain
 BULLET TRAIN TO SAN MATEO
 SAN FRANCISCO = 26 Minutes
 PALO ALTO = 17 Minutes
 SAN JOSE DIRIDON = 39 Minutes



45 RESTAURANTS
 7 CAFES

BIKE
 2 Minutes

WALK
 6 Minutes
 3 Blocks

CENTURY 12
 SAN MATEO



DRAPER
 UNIVERSITY

2nd Avenue

San Mateo Drive

3rd Avenue

PUBLIC PARKING - 395 STALLS

4th Avenue

Ellsworth Avenue

DRAEGER'S MARKET

Railroad Avenue

5th Avenue

SOMA
18 Miles
Caltrain: 26 Mins

DOWNTOWN OAKLAND
38 Miles

-  **FREEWAY**
-  **BART**
-  **CALTRAIN**

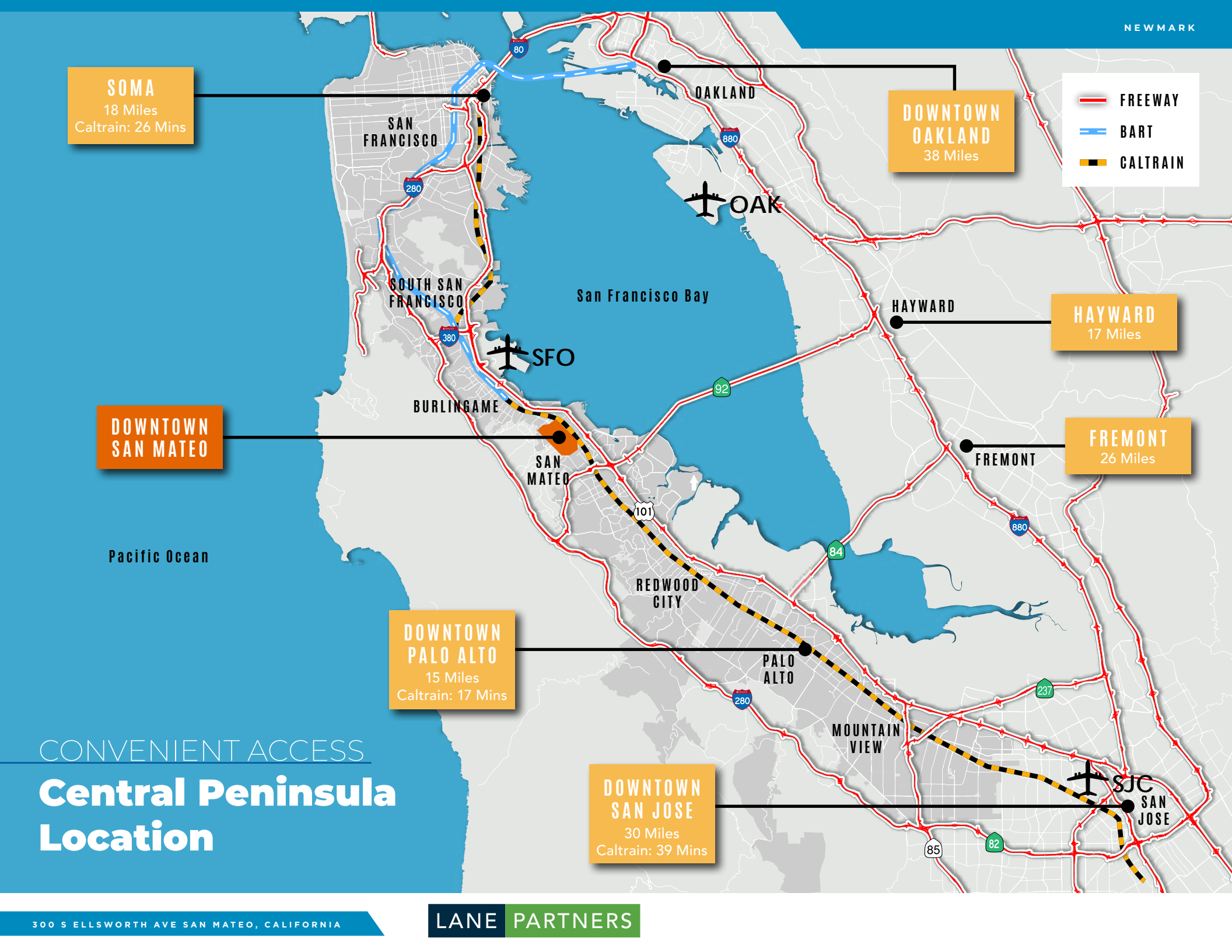
HAYWARD
17 Miles

FREMONT
26 Miles

DOWNTOWN PALO ALTO
15 Miles
Caltrain: 17 Mins

DOWNTOWN SAN JOSE
30 Miles
Caltrain: 39 Mins

CONVENIENT ACCESS
Central Peninsula Location



300

S. ELLSWORTH
SAN MATEO, CALIFORNIA



BEN STERN

Vice Chairman

650.688.8509

ben.stern@nrmk.com

CA RE License #01365215

JOHN KRAFT

Managing Director

650.358.5277

john.kraft@nrmk.com

CA RE License #01787698

258 HIGH STREET, PALO ALTO, CA 94301

NEWMARK

LANE PARTNERS

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-131.06/24