

BAYSIDE REALTY PARTNERS PRESENTS

# 120 St. Matthews Avenue San Mateo, California

*Newly-Upgraded Modern Medical Office or Professional Office Space  
in Downtown San Mateo*



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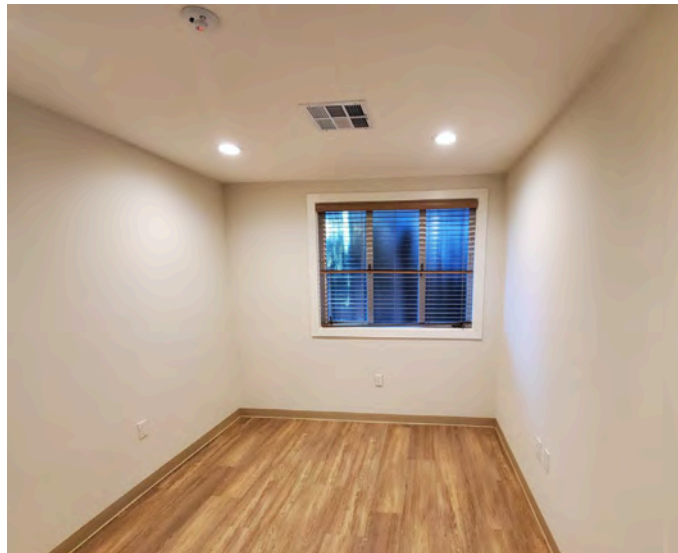
**BAYSIDE**  
REALTY PARTNERS  
MEDICAL/DENTAL PROPERTY SPECIALISTS

# 120 St. Matthews Avenue

## San Mateo, California

### LOCATION

- In heart of downtown San Mateo, just off San Mateo Drive
- Within steps of San Mateo Caltrain and El Camino Real
- Easy proximity to Hwys 101 and 92



### BUILDING

- 2,500 sf single-story building recently purchased and fully modernized by physician
- On-site parking

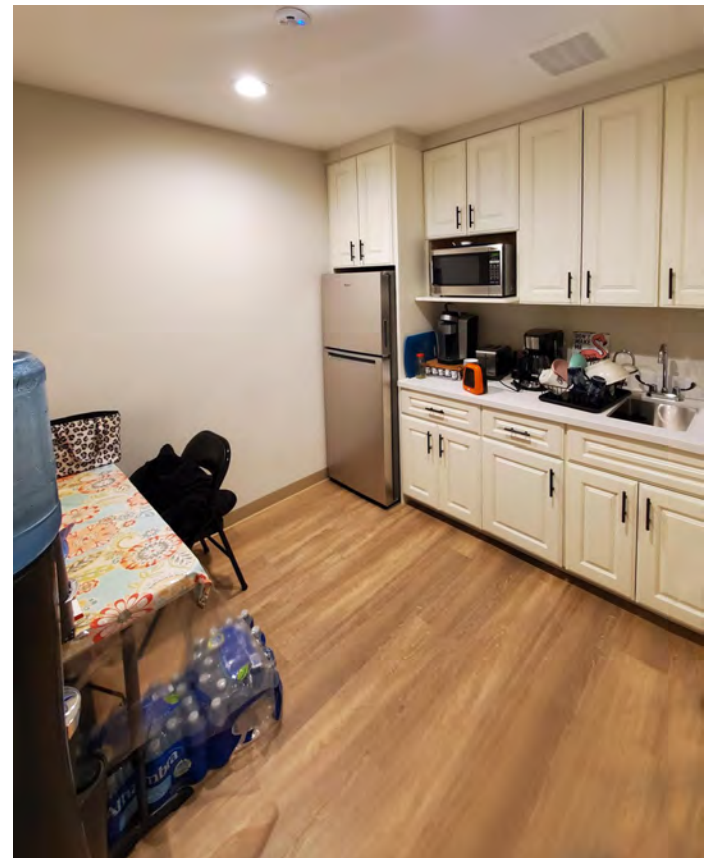
### SPACE

- Approximately 1,013 rsf including half of shared full kitchen
- 4 offices/exam rooms
- Excellent natural light
- New flooring, paint, blinds



# 120 St. Matthews Avenue

San Mateo, California



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**120 St Matthew Avenue  
San Mateo**

**Sutter Health  
Mills-Peninsula Medical Center**



**Walgreens**

**Peet's  
COFFEE**

**Station 21  
Philz Coffee**



**BLUE BOTTLE  
COFFEE**

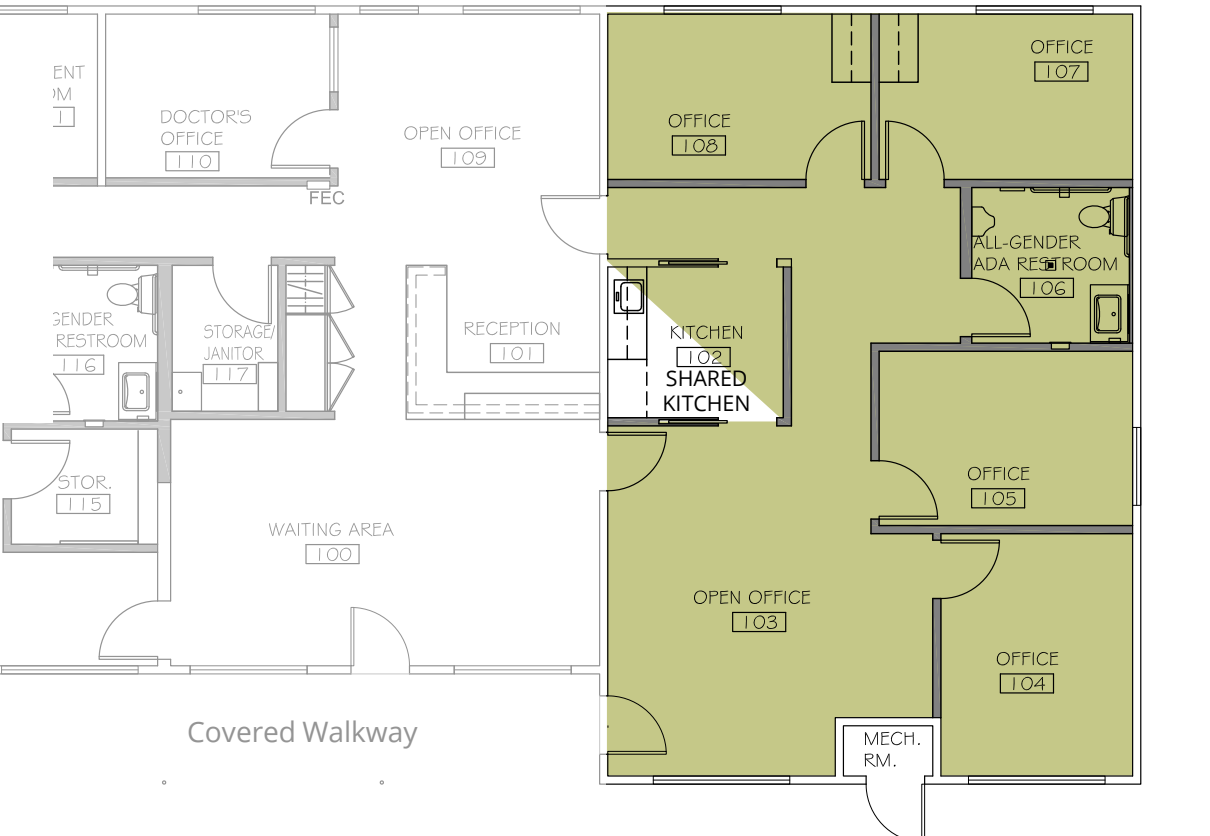
**PAUSA  
BREAD & COFFEY**

**Draeger's  
MARKET**

**Kelly-Moore  
Paints**

# 120 St. Matthews Avenue

## San Mateo, California



Suite 103 1,013 RSF

4 offices, ADA restroom, open office, shared full kitchen



# Meet Your Expert Team



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# BAYSIDE REALTY PARTNERS

*The preeminent provider of management, leasing, construction management and accounting services for healthcare properties.*



## MARKET LEADER

- Leasing & Property Management
- Investment Sales
- Tenant Representation
- Construction Management
- Property Repositioning



## INFLUENTIAL NETWORK

- Institutional Investors
- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



## DOMINANT FOOTPRINT

- 2 million SF leased & managed
  - 50+ MOB portfolio
  - 10,000-240,000 SF
  - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

**DOMINANT. EXPERT. INFLUENTIAL.**