

900
middlefield rd
❖ Downtown Redwood City

NEW CLASS A SUBLEASE

One of a Kind Sublease Opportunity

±102,033 SF Available (Divisible to ±27,033 SF)



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building highlights

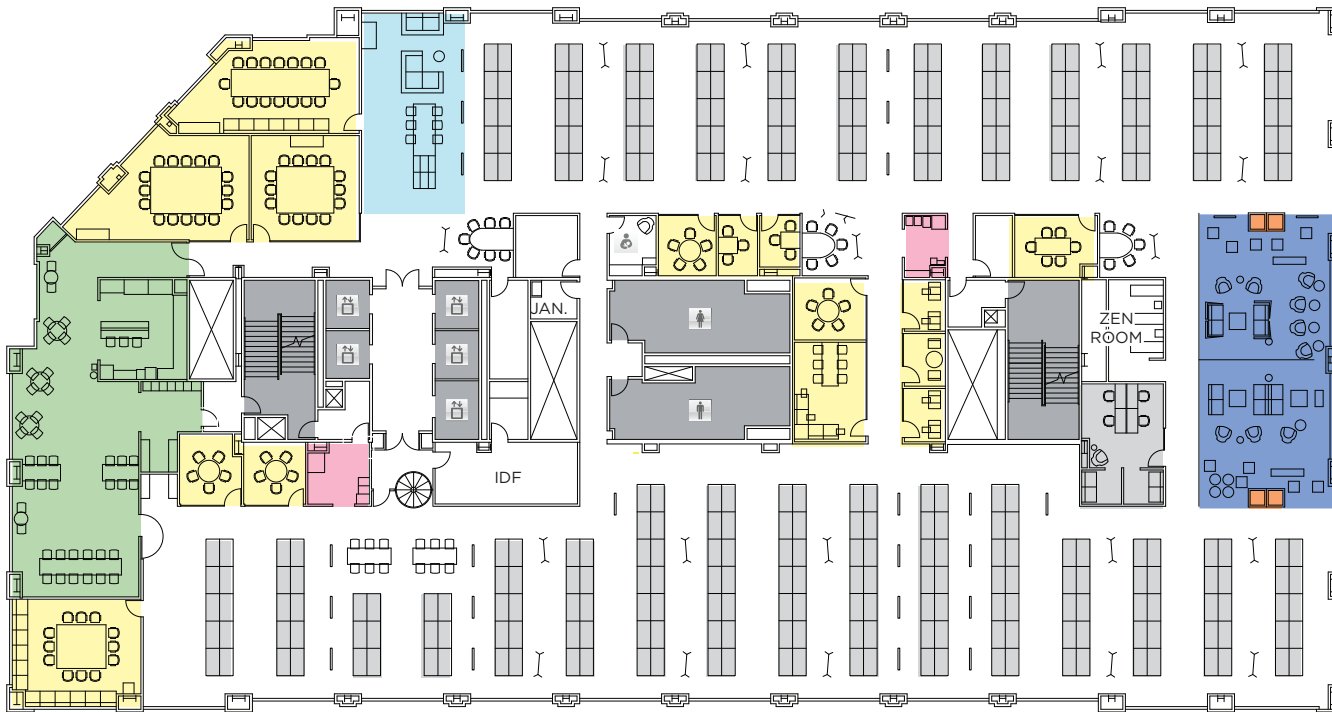
- ±102,033 SF Divisible to:
 - Building A**
 - Third Floor: ±37,500 SF (Plug & Play)
 - Fourth Floor: ±37,500 SF (Plug & Play)
 - Building B**
 - Fourth Floor: ±27,033 SF
- Located at Caltrain Bullet Stop
- Open Floor Creative Class A Tech Style Build Out
- Dramatic Two-Story Lobby
- 14' Slab to Deck
- 3/1000 Parking
- In the Heart of Downtown Redwood City
- Steps Away From All Downtown Amenities
- Available Now
- LED: April 30, 2028
- Covered/Underground 3/1000 Parking Garage with EV Charging Stations
- Call Agents to Tour



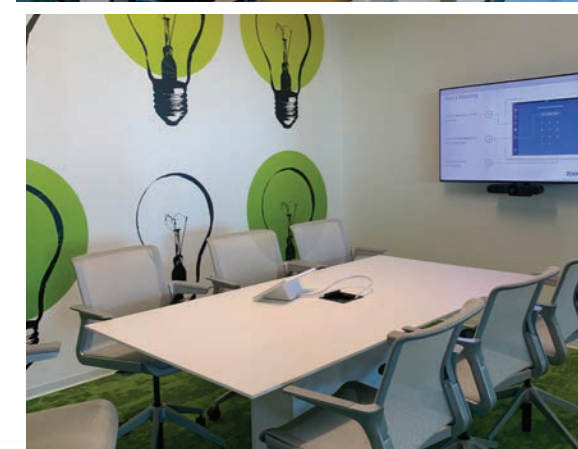
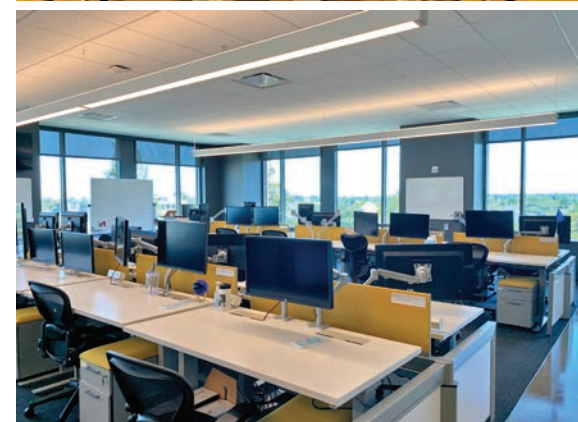
floorplan

Building A - 3rd floor: 37,500 sf
Plug & Play

- 15 Conference Rooms
- Pantry/Lounge Area
- Phone Booths
- Printers/Supplies
- Soft Seating
- 302 Workstations



* Furniture and wiring can be available.

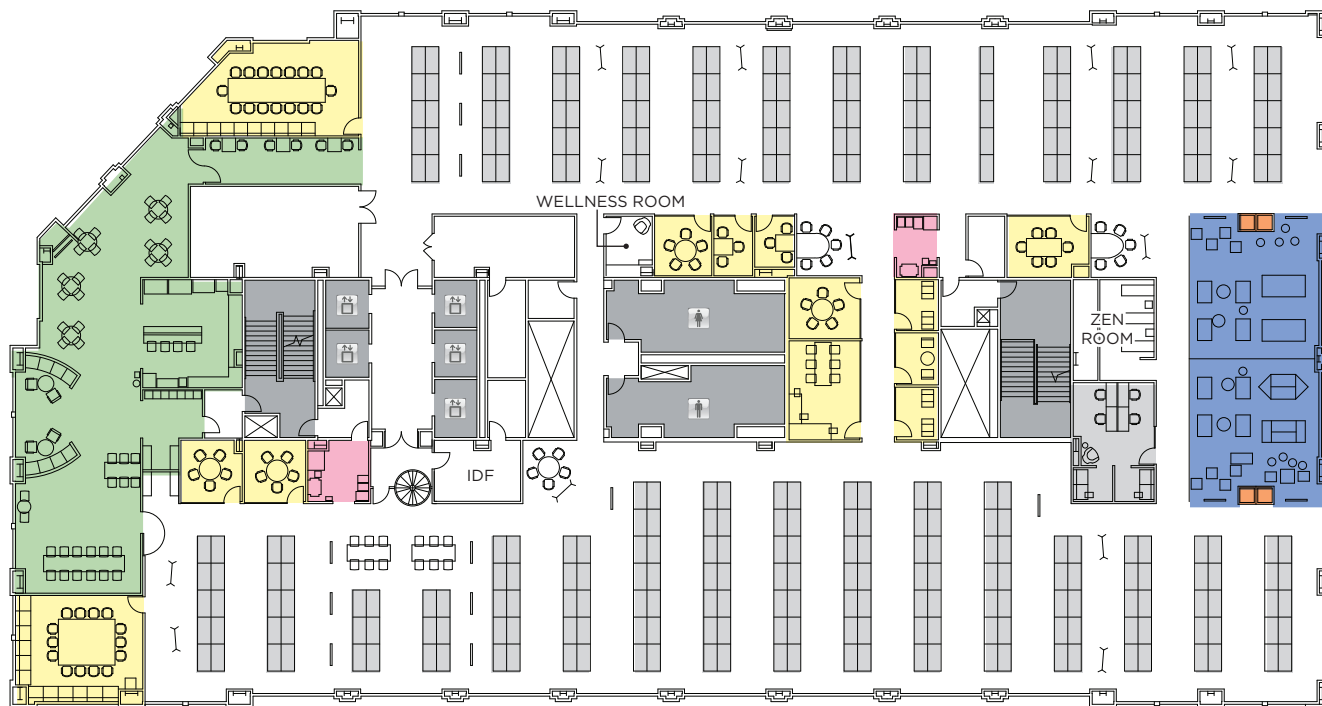




floorplan

Building A - 4th floor: 37,500 sf
Plug & Play

- 13 Conference Rooms
- Pantry/Lounge Area
- Phone Booths
- Printers/Supplies
- Soft Seating
- 307 Workstations



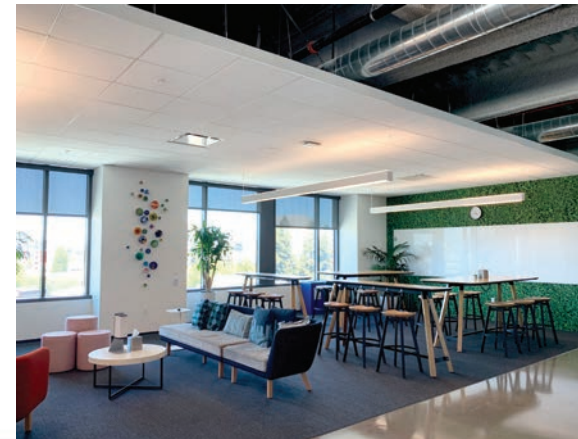
* Furniture and wiring can be available.



floorplan

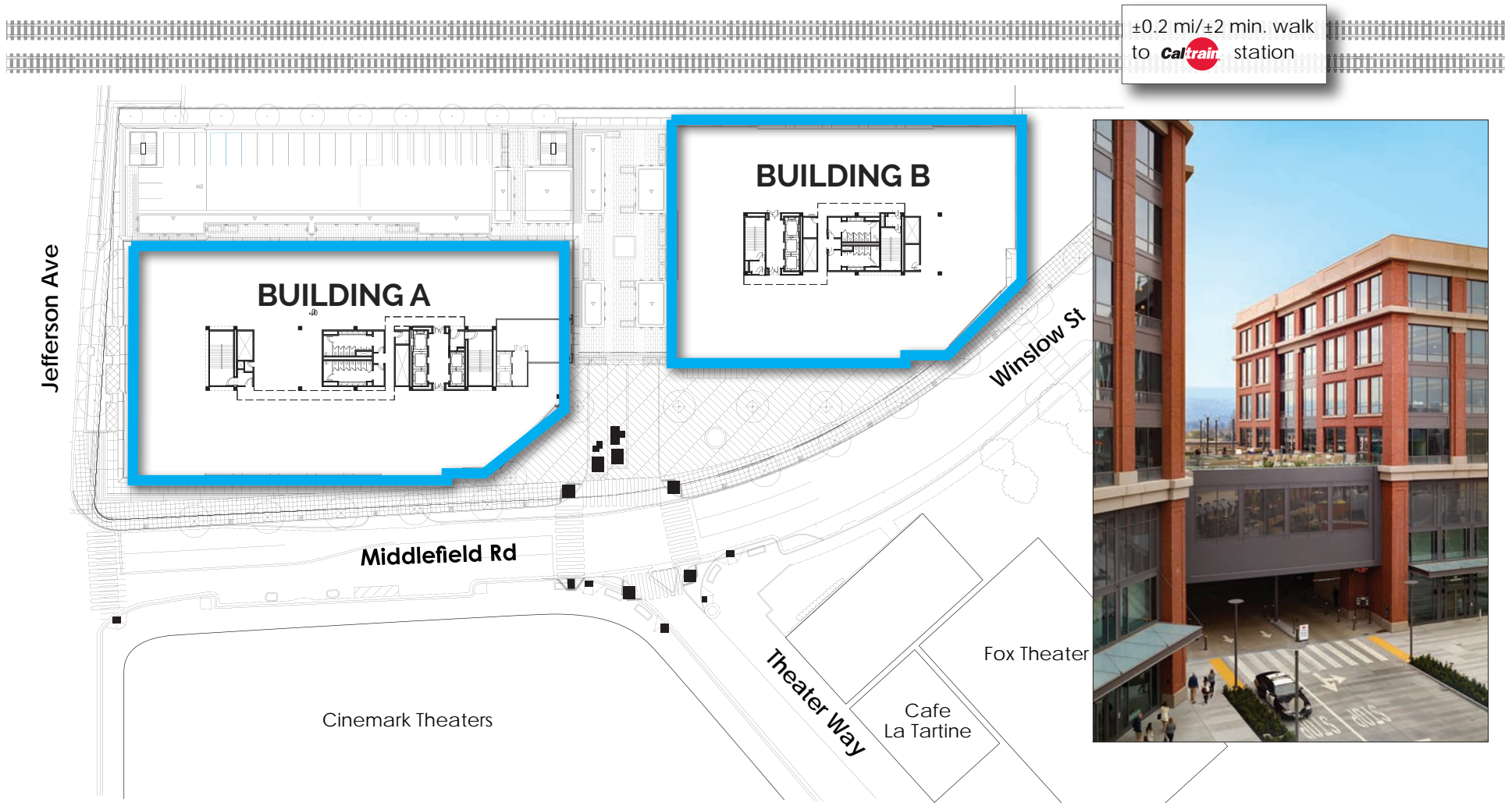
Building B - 4th floor: 27,033 sf

13 Conference Rooms Printers/Supplies
Pantry/Lounge Area Soft Seating

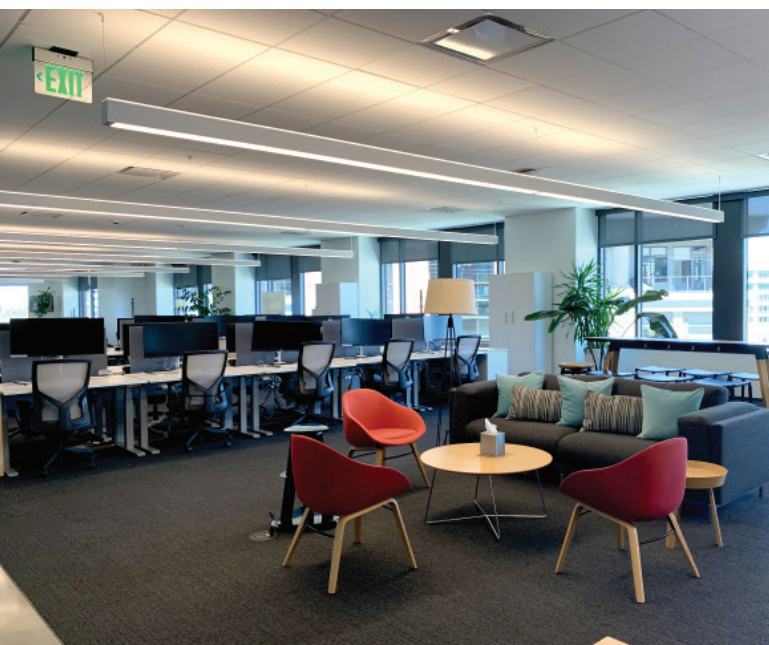




siteplan

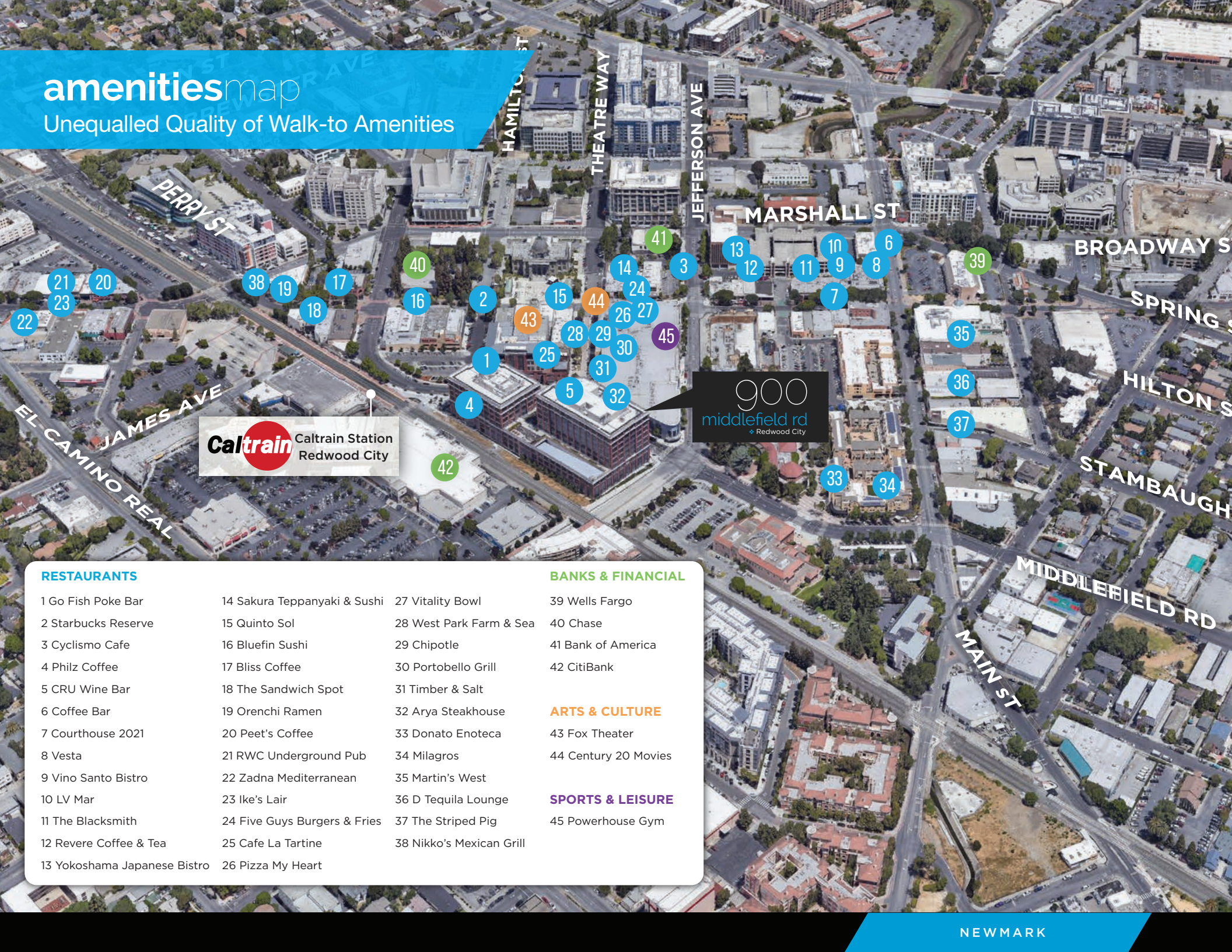


property photos



amenitiesmap

Unequalled Quality of Walk-to Amenities



Caltrain Caltrain Station
Redwood City

900
middlefield rd
Redwood City

RESTAURANTS

- | | | |
|------------------------------|------------------------------|--------------------------|
| 1 Go Fish Poke Bar | 14 Sakura Teppanyaki & Sushi | 27 Vitality Bowl |
| 2 Starbucks Reserve | 15 Quinto Sol | 28 West Park Farm & Sea |
| 3 Cyclismo Cafe | 16 Bluefin Sushi | 29 Chipotle |
| 4 Philz Coffee | 17 Bliss Coffee | 30 Portobello Grill |
| 5 CRU Wine Bar | 18 The Sandwich Spot | 31 Timber & Salt |
| 6 Coffee Bar | 19 Orenchi Ramen | 32 Arya Steakhouse |
| 7 Courthouse 2021 | 20 Peet's Coffee | 33 Donato Enoteca |
| 8 Vesta | 21 RWC Underground Pub | 34 Milagros |
| 9 Vino Santo Bistro | 22 Zadna Mediterranean | 35 Martin's West |
| 10 LV Mar | 23 Ike's Lair | 36 D Tequila Lounge |
| 11 The Blacksmith | 24 Five Guys Burgers & Fries | 37 The Striped Pig |
| 12 Revere Coffee & Tea | 25 Cafe La Tartine | 38 Nikko's Mexican Grill |
| 13 Yokoshama Japanese Bistro | 26 Pizza My Heart | |

BANKS & FINANCIAL

- 39 Wells Fargo
- 40 Chase
- 41 Bank of America
- 42 CitiBank

ARTS & CULTURE

- 43 Fox Theater
- 44 Century 20 Movies

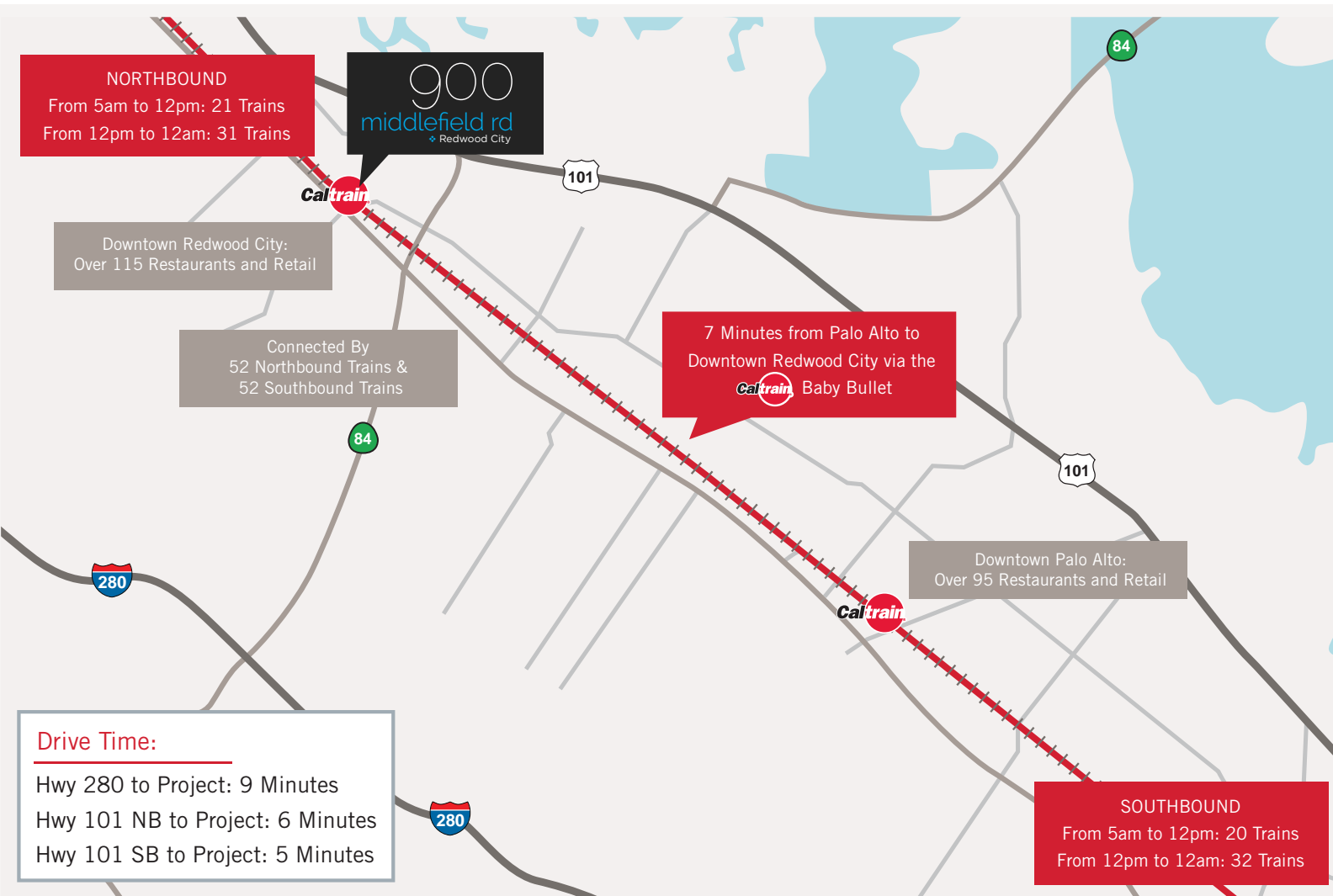
SPORTS & LEISURE

- 45 Powerhouse Gym



transportationmap

The Peninsula's Best Location for Public Transportation and Driving



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