

1450 Veterans Boulevard

.....

Redwood City, CA 94063

**±53,000 SF PLUG & PLAY
DOWNTOWN CLASS A OFFICE FOR LEASE**



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SEQUOIA REALTY SERVICES

1629 MAIN STREET

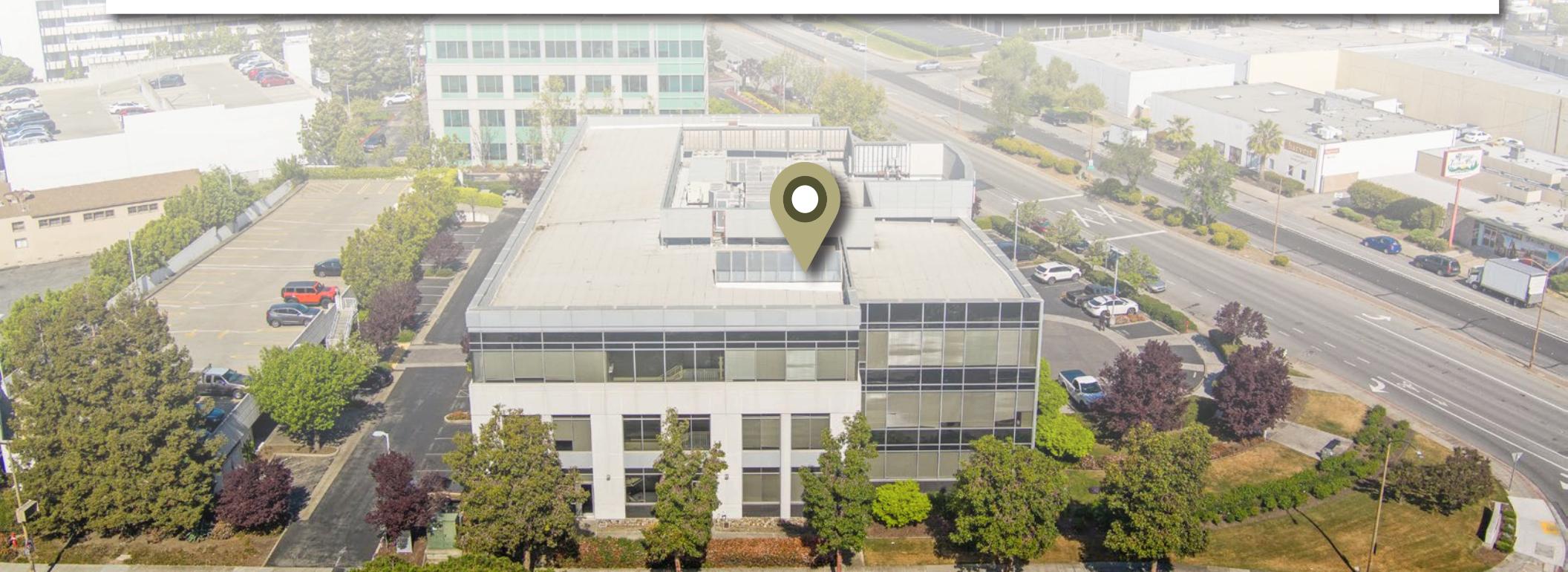
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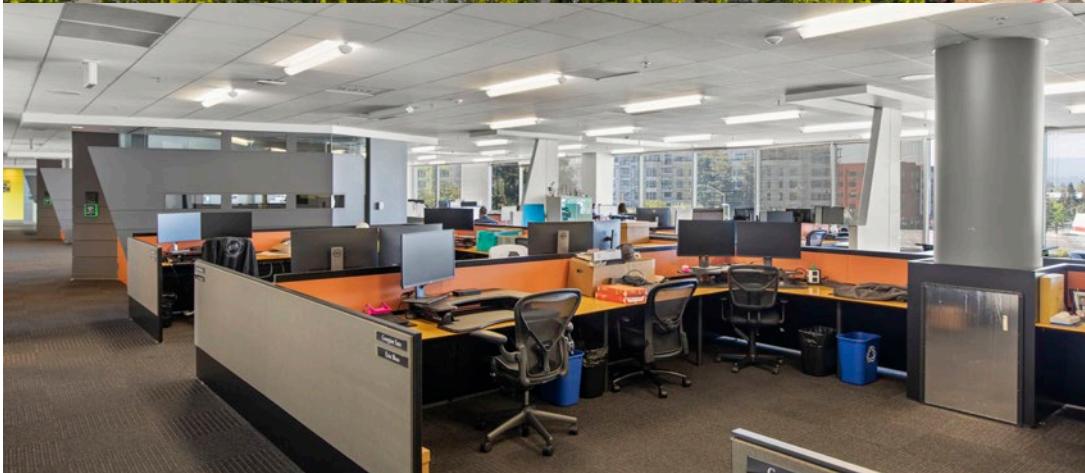
PROPERTY SUMMARY

1450 VETERANS BOULEVARD

Address	1450 Veterans Boulevard, Redwood City, CA 94063	APN	053-211-160
Building Size	±53,000 SF	Lot Size	±78,974 SF Corner Lot (1.81 AC)
Available Space	±53,000 SF	Year Built	2000
Number of Units	3 Floors / Steel Frame	Parking	171 Spaces (3.3/1,000 RSF) + 1 EV Charger
Zoning	Mixed-Use Corridor Veterans Blvd (MUC-VB)	Property Use	Modern—Class A Office Bldg (Single-Tenant)
Asking Rate	\$2.25 NNN, OPEX \$0.75	Available	October 2025



PROPERTY SUMMARY



1450 VETERANS BOULEVARD

Total Area ±53,000 SF building
±78,974 SF lot

Design Class A steel-frame construction built in 2000 with freeway visibility.

Office Space This property features tenant improvements, expansion options, ample natural light, high ceilings, full training room on 2nd floor, showers, lockers and partially covered parking. Covered parking garage could also be used as outside testing area.

Transport Prominent Downtown Redwood City location with direct access to Hwy 101 and the Redwood City Baby-Bullet CalTrain Station.

Zoning Mixed-Use Corridor Veterans Blvd (MUC-VB) which provides a primary entrance gateway into Downtown Redwood City from U.S. 101, Woodside Road, and neighboring jurisdictions.

PROPERTY SUMMARY

1450 VETERANS was originally built by DPR Construction (“DPR” for its own use in 2000. The property is a three story steel framed Class A single-tenant office building with expansion options available. Located in the heart of the San Francisco Bay Area’s thriving economic landscape, this address is a prime choice for businesses looking to establish or expand their presence in one of the world’s most dynamic regions.

FIRST FLOOR: ±17,667 SF

Suite 100 – 5,387 SF

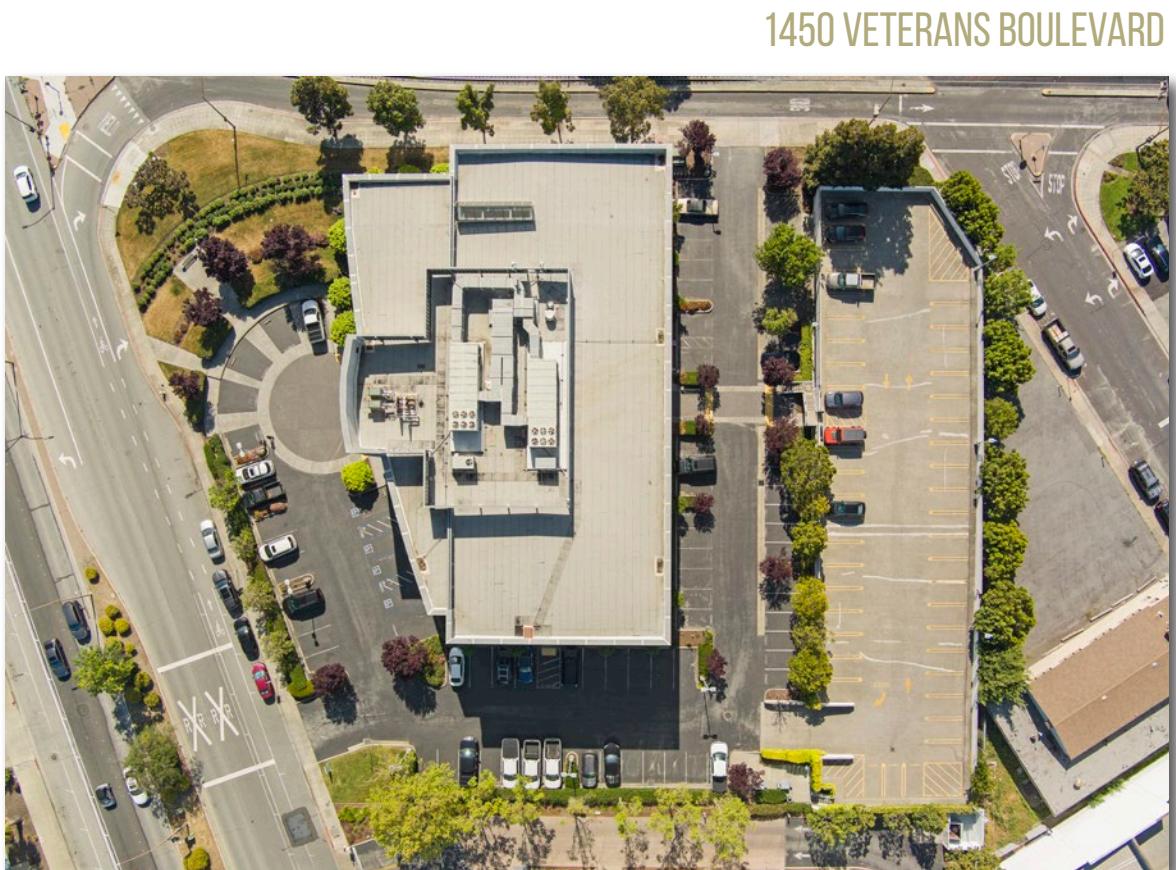
Suite 120 – 2,343 SF (Office/Lab/R&D)

Suite 125 – 3,300 SF

Suite 150 – 4,000 SF

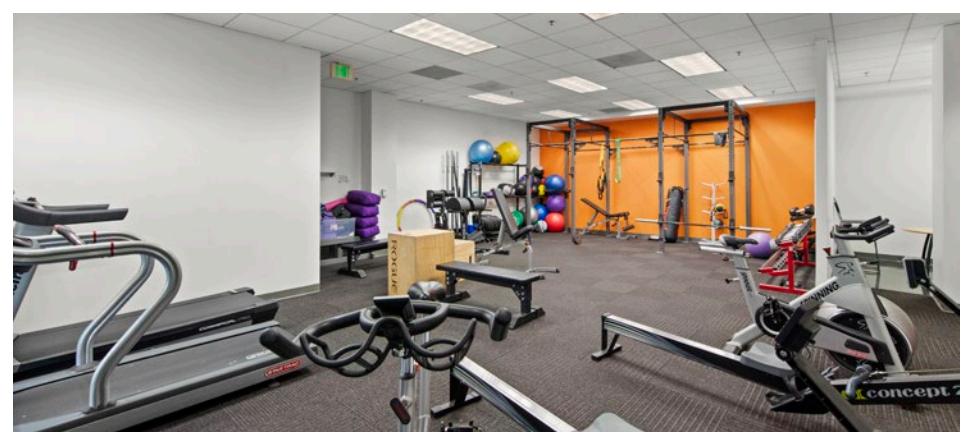
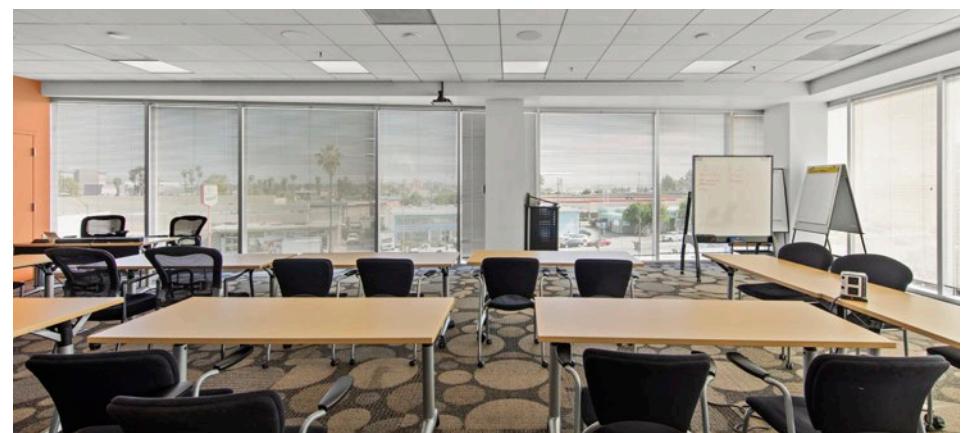
SECOND FLOOR: ±17,667 SF

THIRD FLOOR: ±17,667 SF



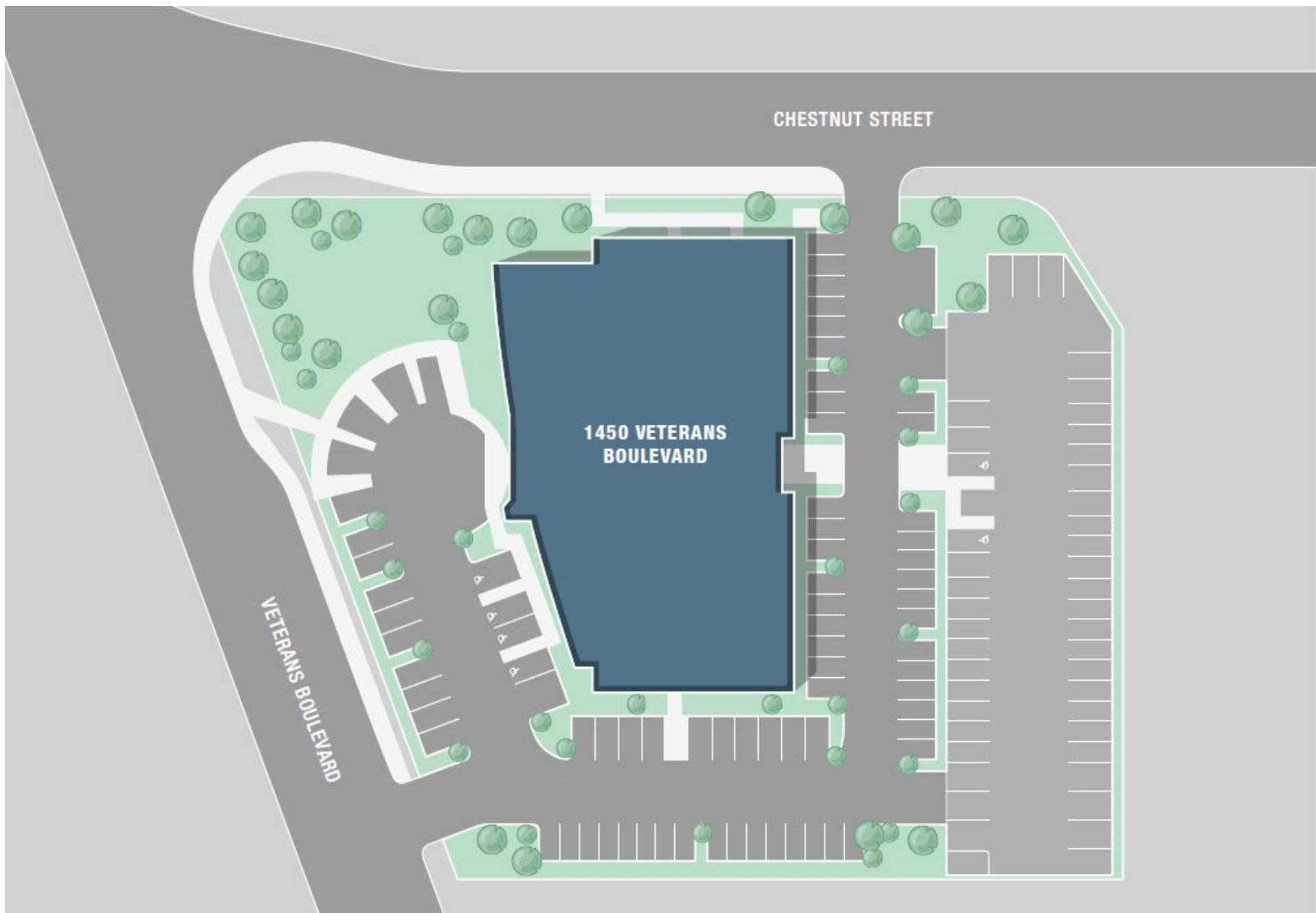
INVITING INTERIORS

1450 VETERANS BOULEVARD



SITE PLAN

1450 VETERANS BOULEVARD



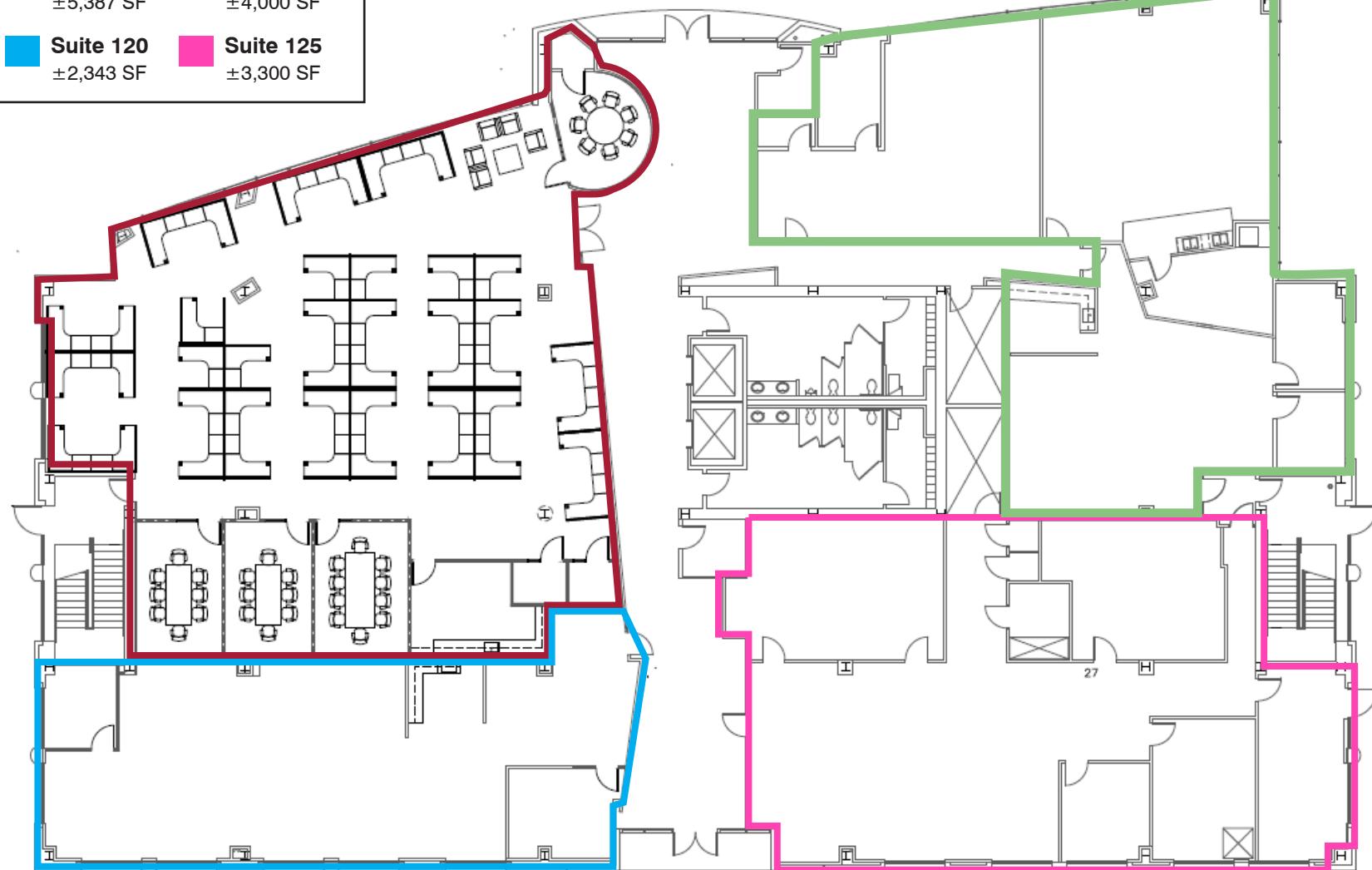
FLOOR PLANS

FIRST FLOOR: $\pm 17,667$ SF

1450 VETERANS BOULEVARD

AVAILABILITY	
 Suite 100	 Suite 150
$\pm 5,387$ SF	$\pm 4,000$ SF

 Suite 120	 Suite 125
$\pm 2,343$ SF	$\pm 3,300$ SF



$\pm 53,000$ SF
FOR LEASE



$\pm \$2.25$ NNN
LEASE RATE



$\$0.75$
OPEX



October 2025
AVAILABLE



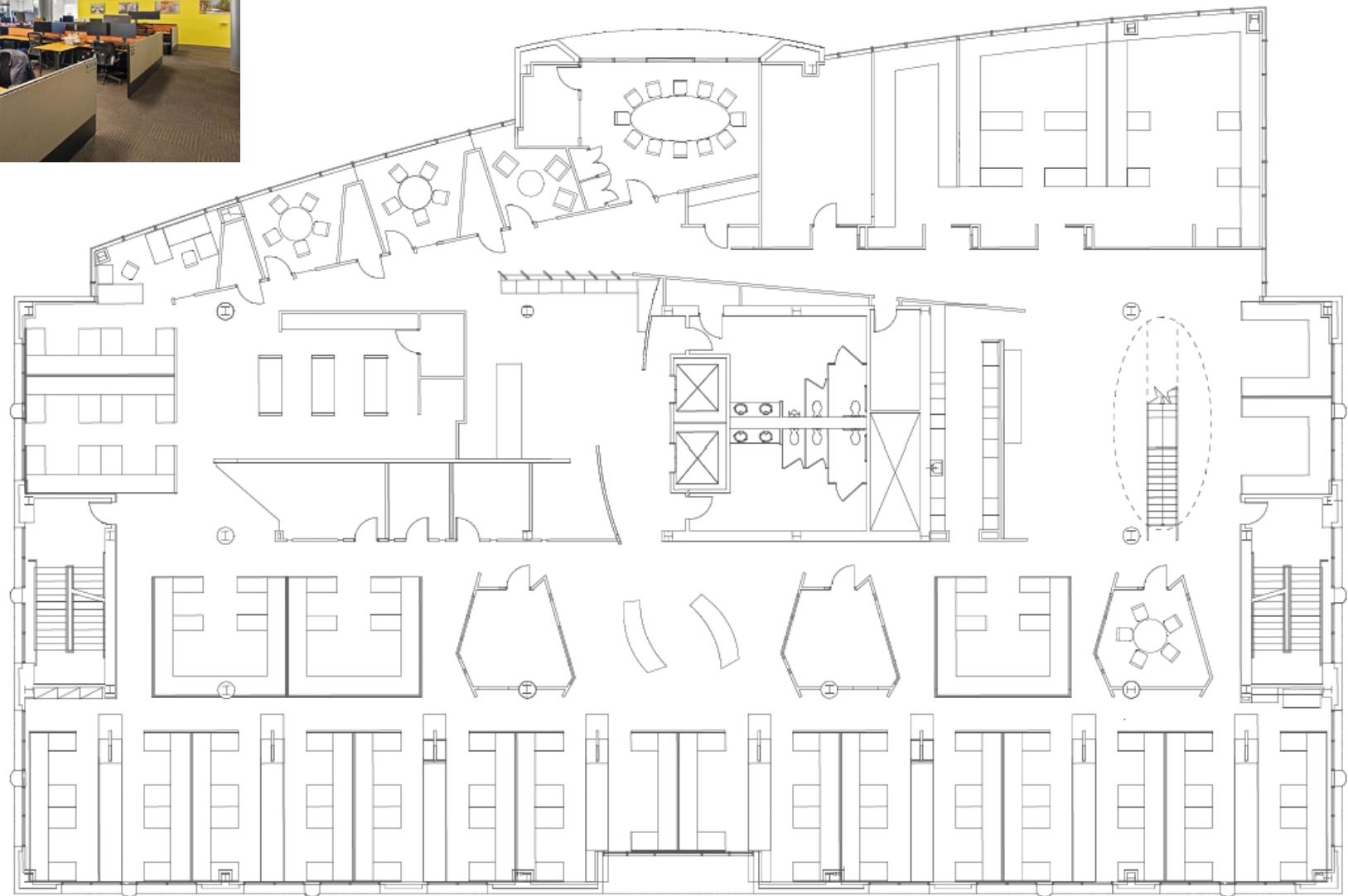
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FLOOR PLANS

SECOND FLOOR: $\pm 17,667$ SF



1450 VETERANS BOULEVARD



$\pm 53,000$ SF
FOR LEASE



$\pm \$2.25$ NNN
LEASE RATE



\$0.75
OPEX



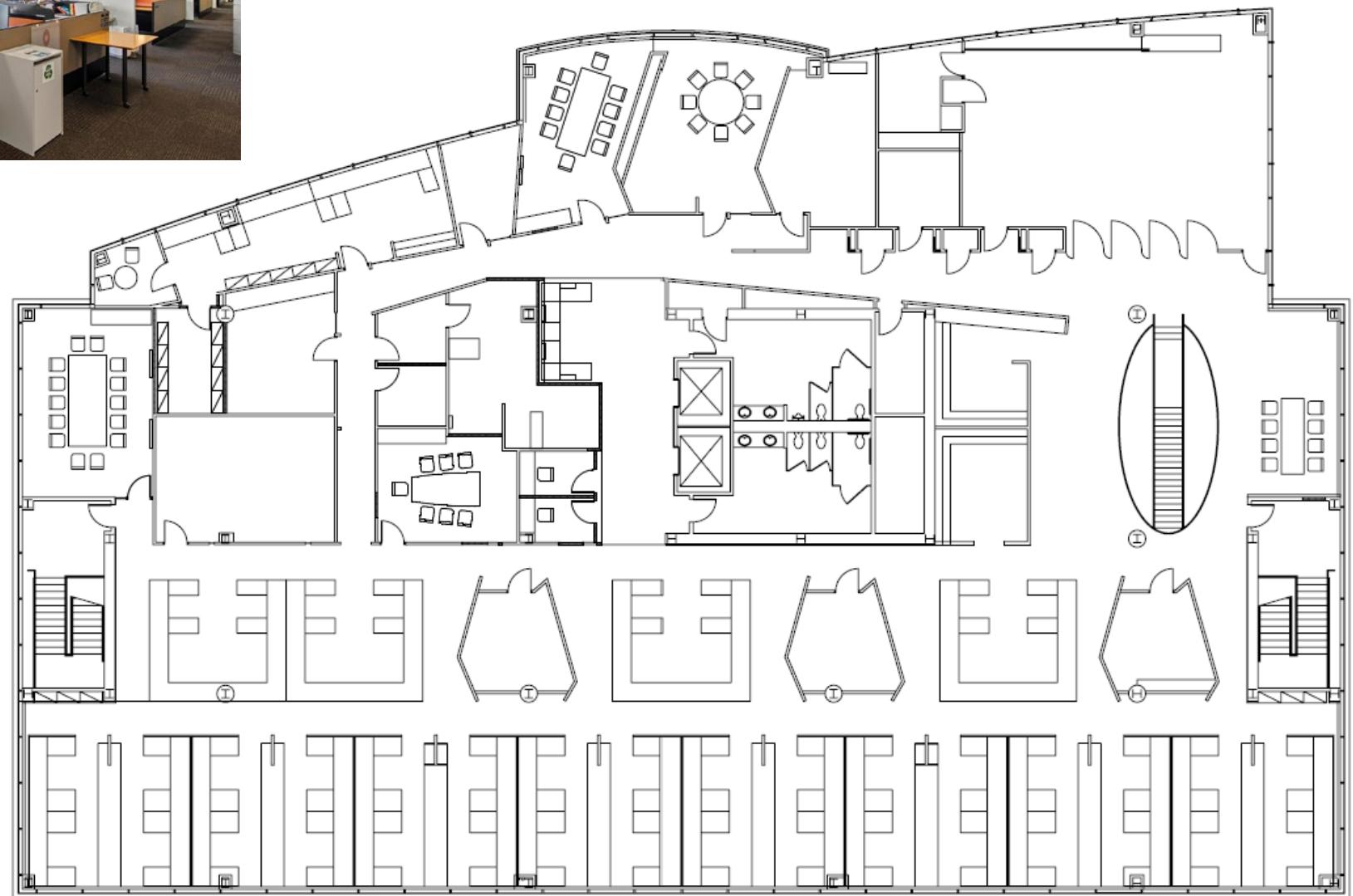
October 2025
AVAILABLE

FLOOR PLANS

THIRD FLOOR: $\pm 17,667$ SF



1450 VETERANS BOULEVARD



$\pm 53,000$ SF
FOR LEASE



$\pm \$2.25$ NNN
LEASE RATE

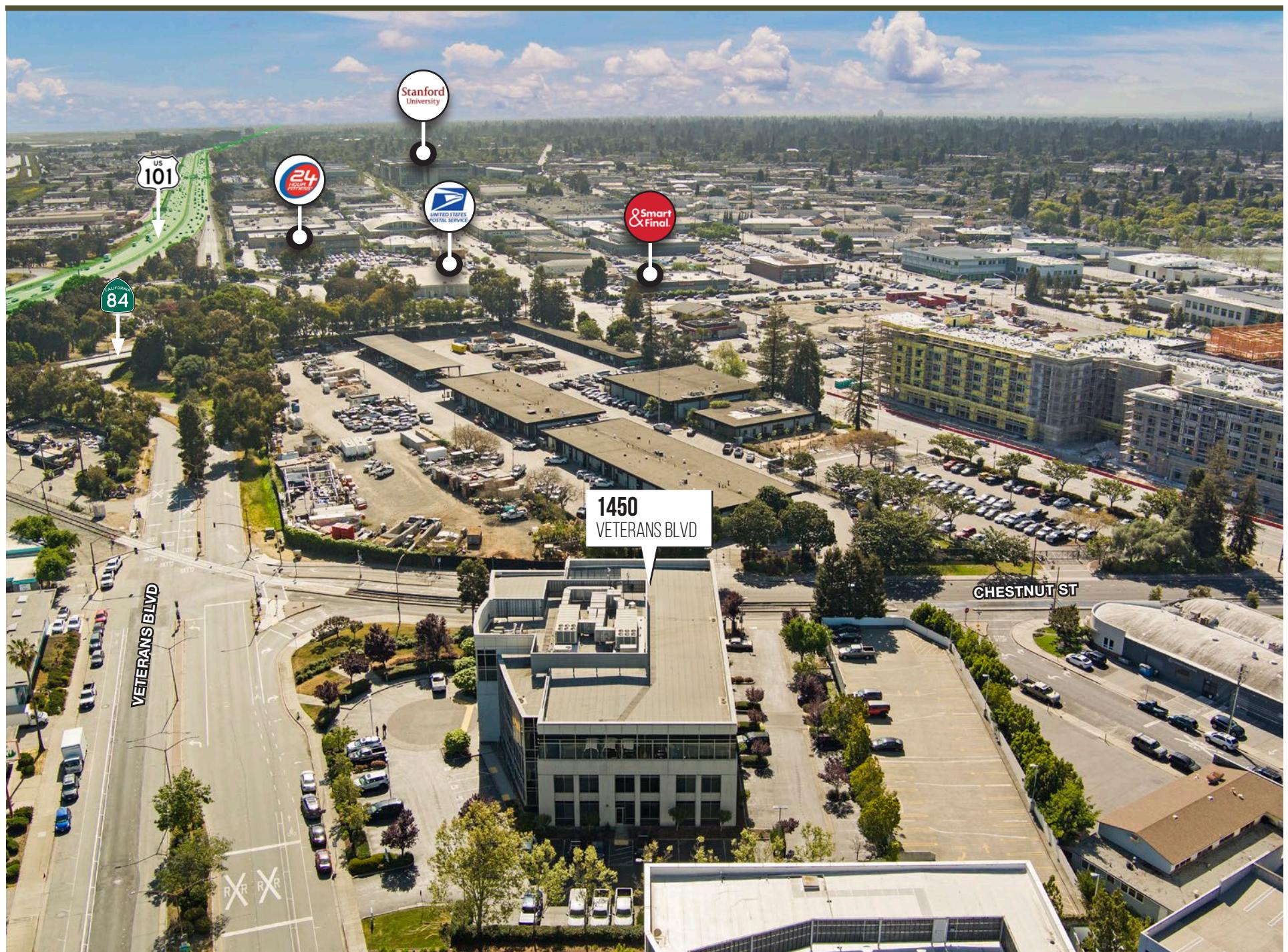


\$0.75
OPEX

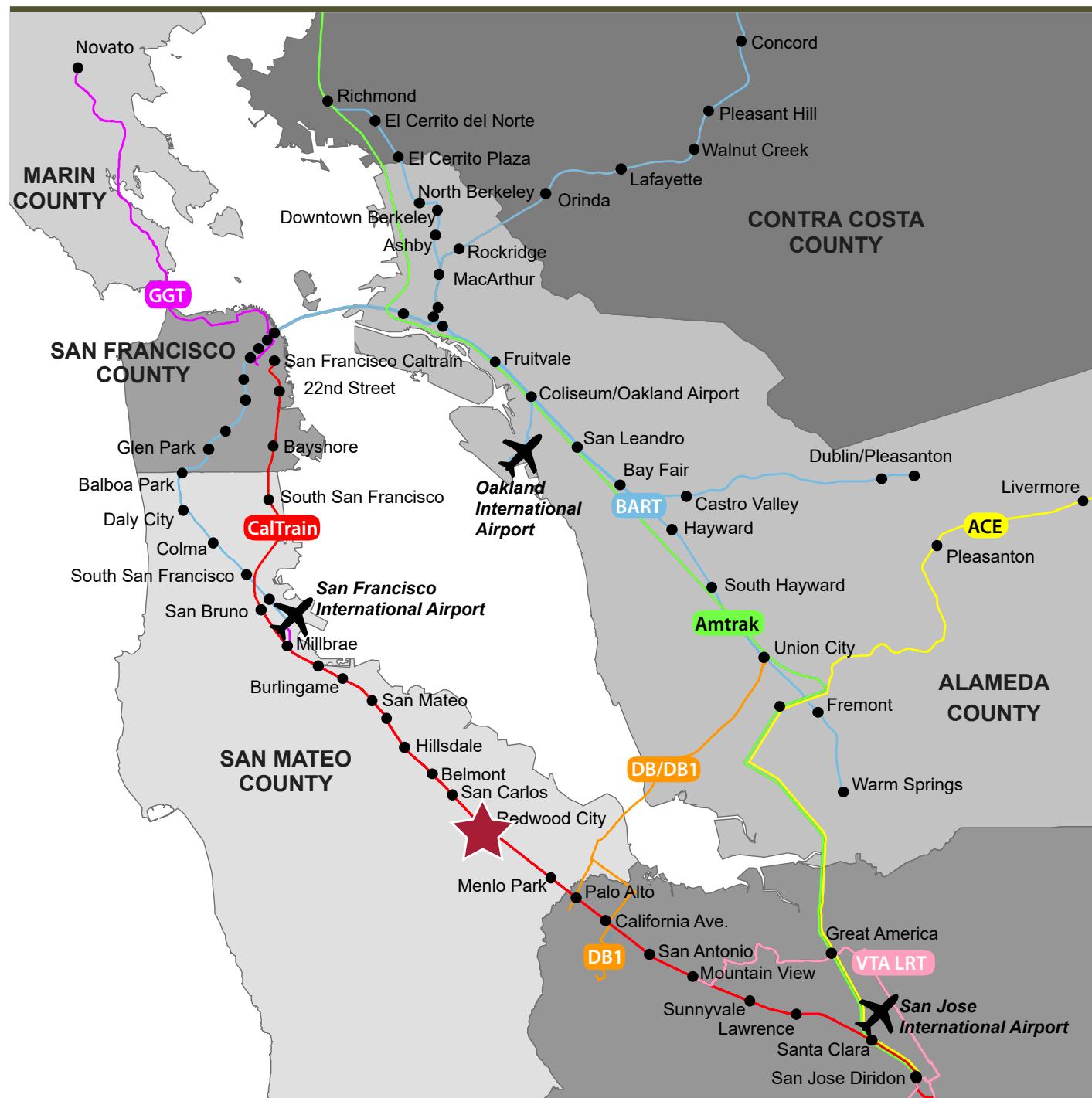


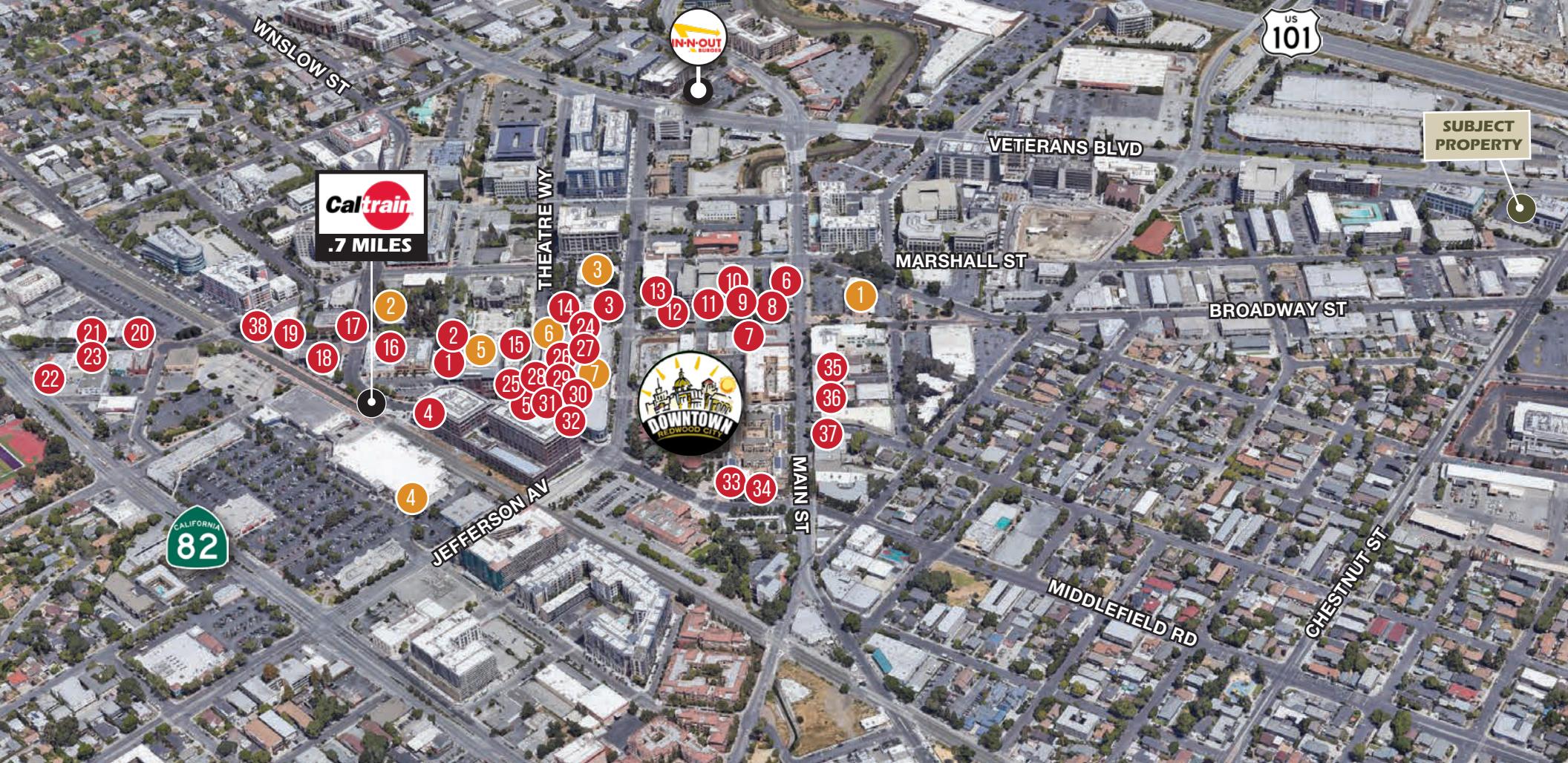
October 2025
AVAILABLE

PROPERTY LOCATION



PROPERTY TRANSPORTATION





RESTAURANTS

- 1 GO FISH POKE BAR
- 2 STARBUCKS RESERVE
- 3 CYCLISMO CAFE
- 4 PHILZ COFFEE
- 5 CRU WINE BAR
- 6 COFFEE BAR
- 7 COURTHOUSE 2021
- 8 VESTA
- 9 VINO SANTO BISTRO
- 10 LV MAR
- 11 THE BLACKSMITH

- 12 REVERE COFFEE & TEA
- 13 YOKOSHAMA JAPANESE BISTRO
- 14 SAKURA TEPPANYAKI & SUSHI
- 15 QUINTO SOL
- 16 BLUEFIN SUSHI
- 17 BLISS COFFEE
- 18 THE SANDWICH SPOT
- 19 ORENCHI RAMEN
- 20 PEET'S COFFEE
- 21 RWC UNDERGROUND PUB
- 22 ZADNA MEDITERRANEAN
- 23 IKE'S LAIR

- 24 FIVE GUYS BURGERS AND FRIES
- 25 CAFÉ LA TARTINE
- 26 PIZZA MY HEART
- 27 VITALITY BOWL
- 28 WEST PARK FARM & SEA
- 29 CHIPOTLE
- 30 PORTOBELLO GRILL
- 31 TIMBER AND SALT
- 32 ARYA STEAKHOUSE
- 33 DONATO ENOTECA
- 34 MILAGROS
- 35 MARTIN'S WEST

- 36 D TEQUILA LOUNGE
- 37 THE STRIPED PIG
- 38 NIKKO'S MEXICAN GRILL

SERVICES

- 1 WELLS FARGO BANK
- 2 CHASE BANK
- 3 BANK OF AMERICA
- 4 CITIBANK
- 5 FOX THEATER
- 6 CENTURY 20 THEATER
- 7 POWERHOUSE GYM