

311 7TH AVENUE SAN MATEO, CA

±1,256 SF
DOWNTOWN SAN MATEO
OFFICE SPACE FOR LEASE

DOWNTOWN SAN MATEO
WALKING DISTANCE TO OVER
100+ RESTAURANTS AND RETAIL

SOUTH B STREET



311 7TH AVENUE
SAN MATEO, CA



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NICK WALDSMITH
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311 7TH AVENUE

SAN MATEO, CA

PROPERTY HIGHLIGHTS

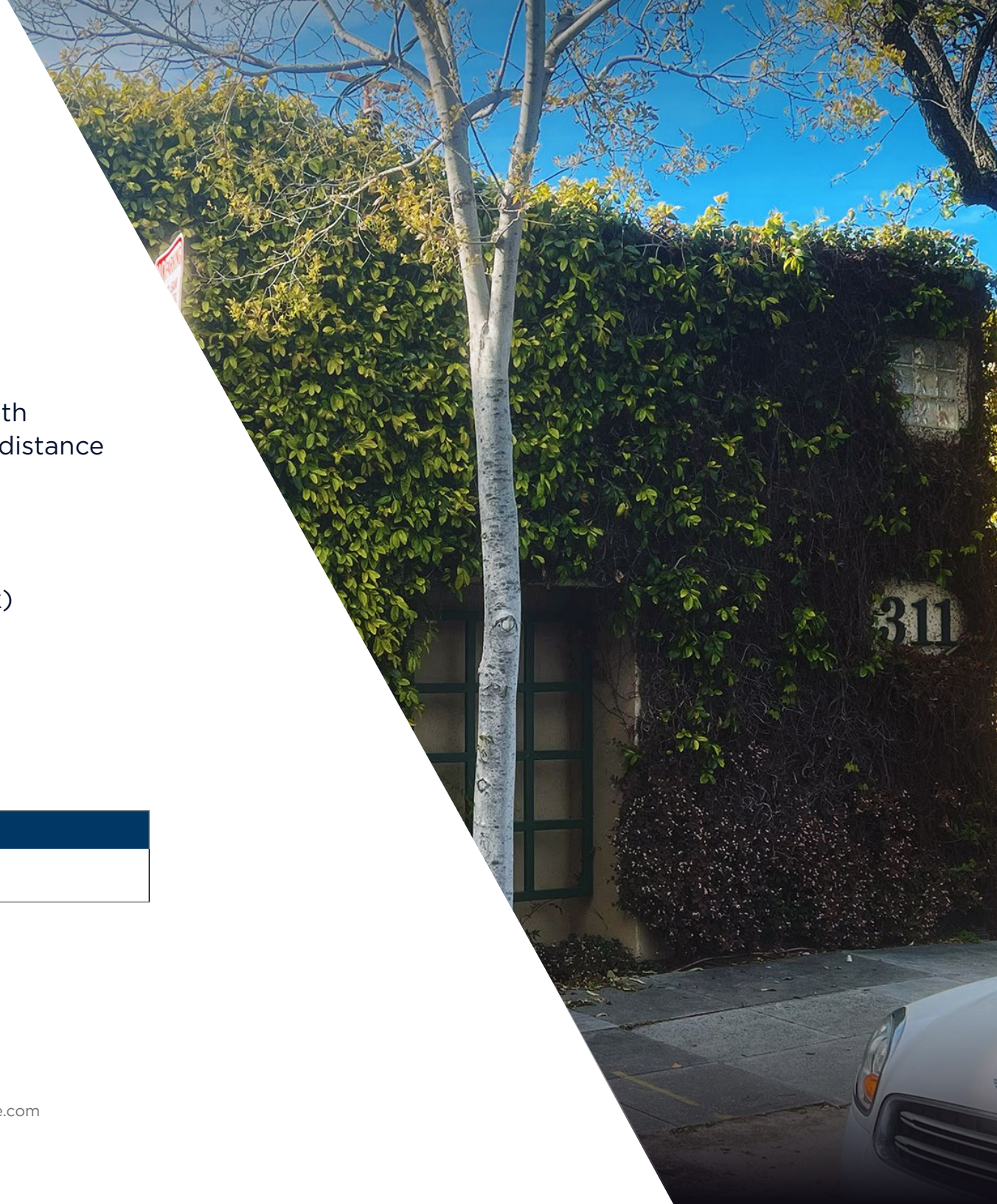
- Located in Downtown San Mateo with numerous amenities within walking distance
- Exterior courtyard area
- Excellent natural light
- 0.4 miles to CalTrain (9-minute walk)
- Suite 1 recently renovated

AVAILABLE SPACES

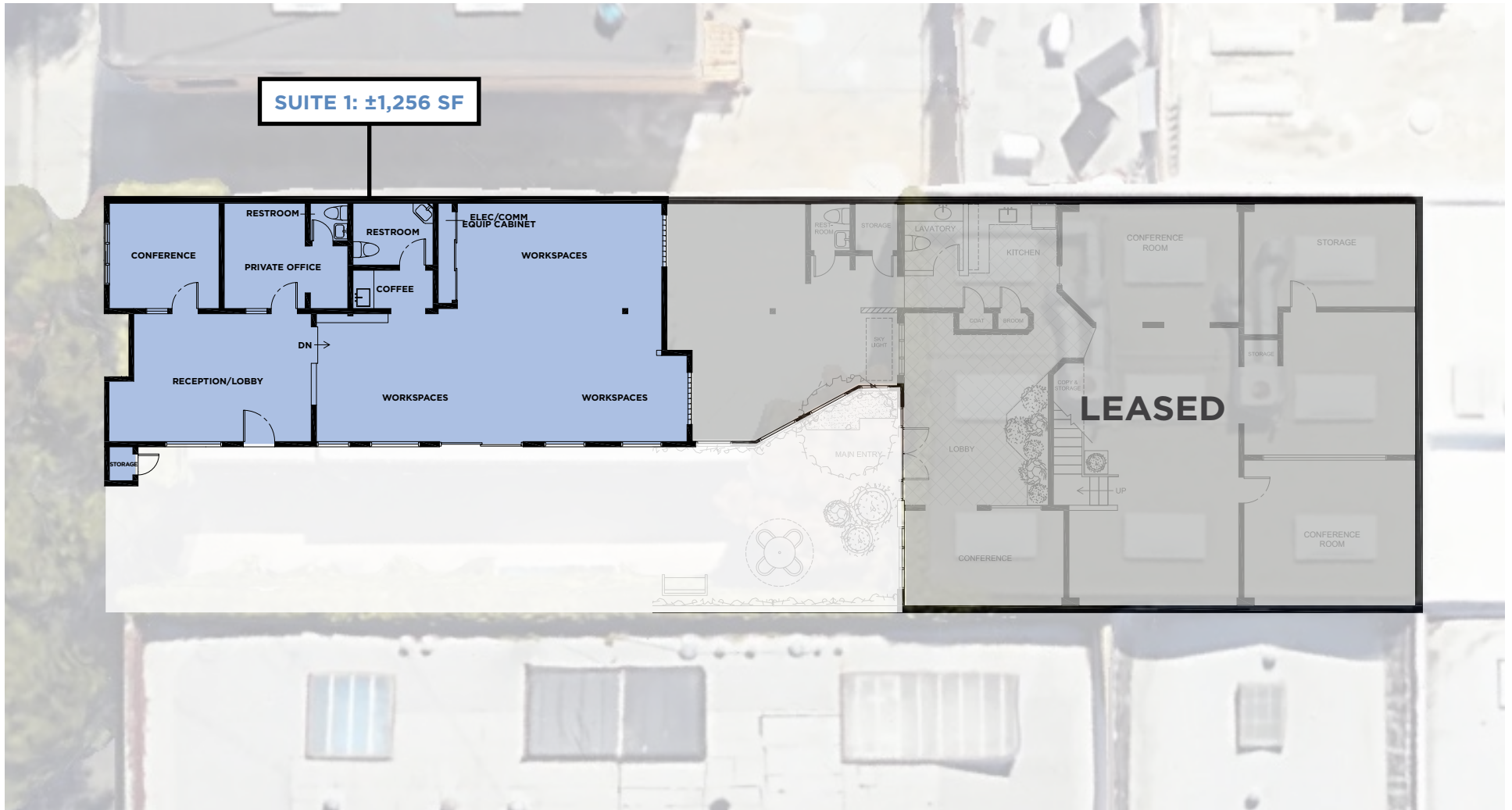
#	SF	Availability
Suite 1	±1,256 SF	Immediate

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SITE PLAN



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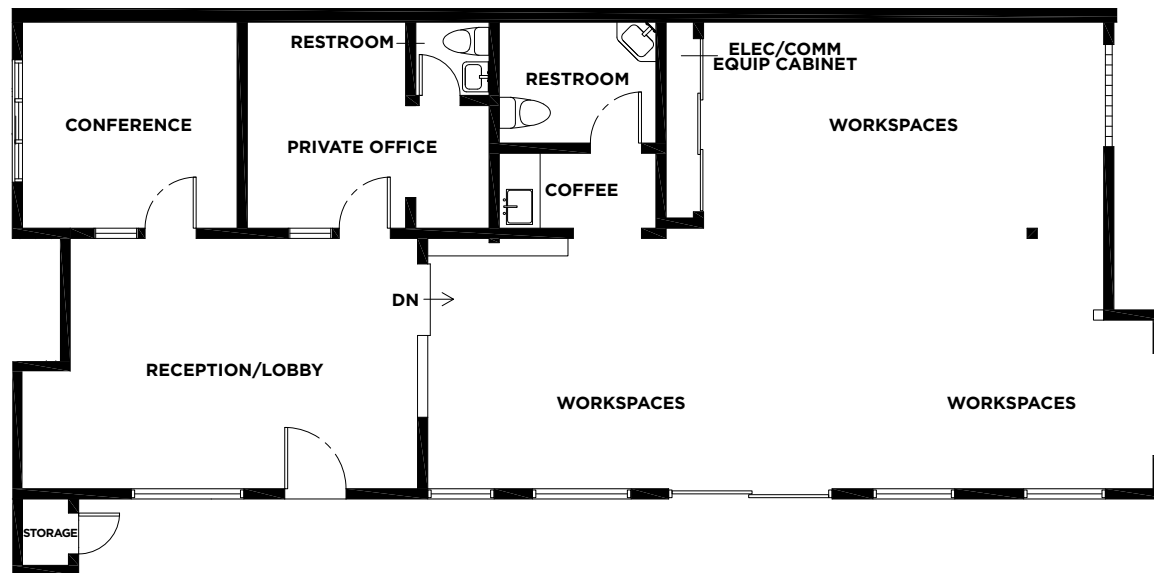


SUITE 1: ±1,256 SF

PROPERTY HIGHLIGHTS

- Suite 1: ±1,256 SF of Creative Space
- Reception/Lobby
- Conference Room
- Open Office Area
- One (1) Private Office
- Supply Room
- Break Room
- **Available Immediately**

FLOORPLAN



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SUITE 1 PHOTOS



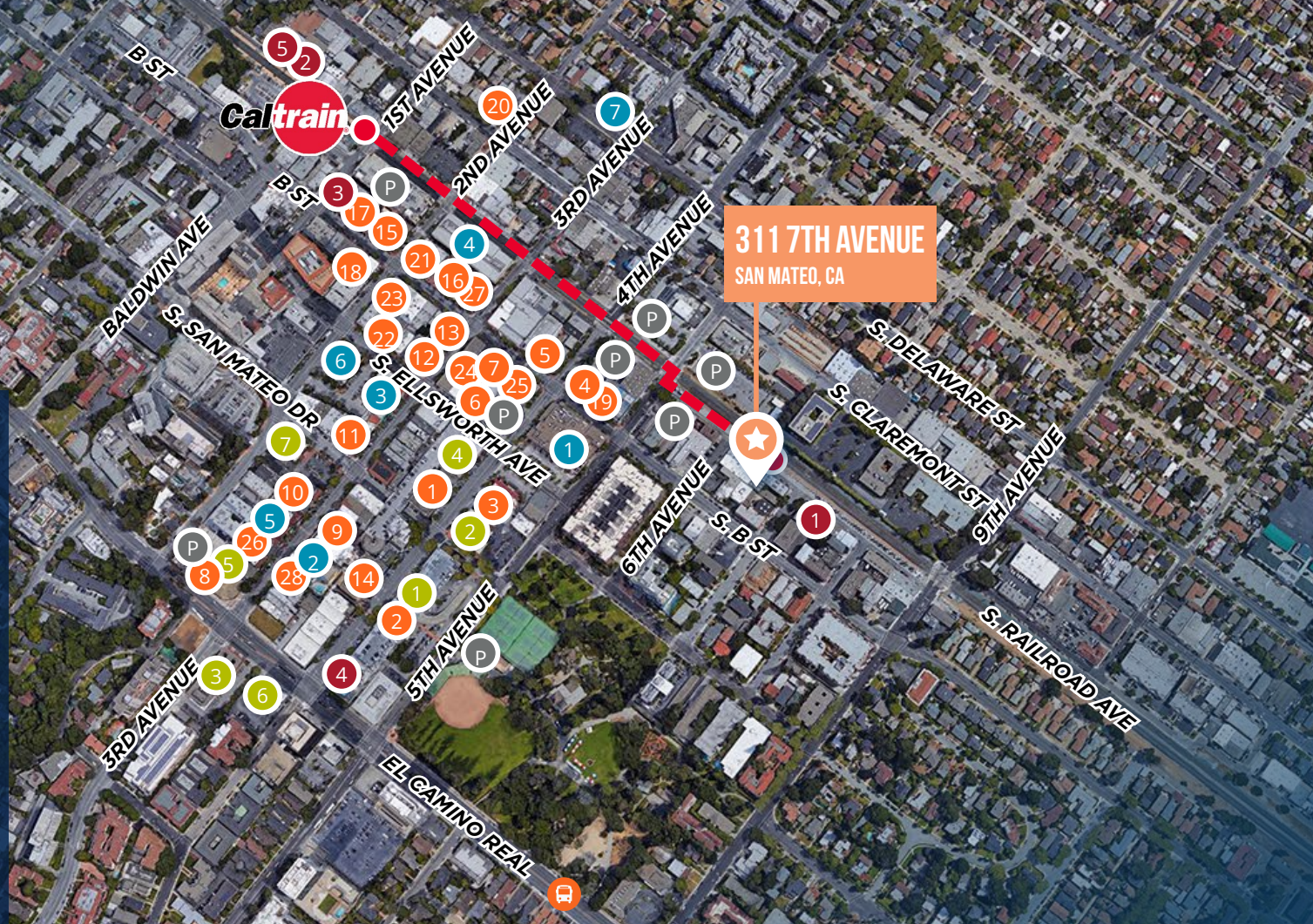
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AMENITIES MAP

- Walking Distance To Over 100+ Restaurants In Downtown San Mateo
- 0.4 Mile Walk To Caltrain
- Near San Mateo's Iconic Central Park



RESTAURANTS

- | | | |
|-------------------------|--------------------------------|--------------------------|
| 1 Central Park Bistro | 9 Foreigner | 17 Philz Coffee |
| 2 Jamba Juice | 10 Amici's East Coast Pizzeria | 18 Porterhouse San Mateo |
| Starbucks | NI-MO Japanese Cuisine | 19 Pokeatery |
| Noah's Bagels | 3rd Ave Sports Bar & Grill | 20 Kokko |
| 3 Pizza My Heart | 11 Shabuway | 21 Blue Bottle Coffee |
| Hummus | Vespucci Ristorante Italiano | 22 Himawari |
| 4 Tomatina | 12 Avenida Restaurant | Happy Lamb Hot Pot |
| 5 Amour Amour Cafe | HiroNori Craft Ramen | 23 Izakaya Mai |
| Pancho Villa Taqueria | 13 Peet's Coffee & Tea | 24 Sushi Sam's Edomata |
| 6 Gyu-Kaku Japanese BBQ | 14 noodleosophy | North Beach Pizza |
| 7 B Street & Vine | 15 Curry Up Now | 25 Pausa Bar & Cookery |
| 8 sweetgreen | 16 Pacific Catch | 26 Hotaru |

SERVICES

- Draeger's Market
- Draper Universtiy
- Walgreen's
- Century 12 San Mateo
- Hero City
- U.S. Post Office
- Shell

GYMS

- OPEX KURA
- Fit SF Personal Training
- Orange Theory
- Equinox San Mateo
- Precision Fitness

BANKS

- Chase Bank
- Wells Fargo Bank
- Bank of America
- Bank of the West
- Citibank
- Union Bank
- U.S. Bank

PARKING

- | | |
|---|-----------------------|
| P | 2ND & ECR Garage |
| P | Main St Garage |
| P | Tennis Court Garage |
| P | Central Garage |
| P | 5th/B Lot |
| P | 4th/B Lot |
| P | Transit Center Garage |
| P | 5th/Claremont Lot |
| P | 4th/Claremont Lot |

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