



FOR LEASE

**Approximately 150 to 2,000 Rentable Square Feet
Second Floor**

307 South B Street

San Mateo, CA 94401

Contact: Bruce Bean
The Trafton Group
COMMERCIAL REAL ESTATE SERVICES
(650) 685-1644
DRE 00993820

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © 2006 The Trafton Group

307 South B Street
San Mateo, CA 94401

Confidentiality Agreement

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt of it from The Trafton Group and should not be made available to any other person or entity without the written consent of The Trafton Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation by a potential purchaser. The Trafton Group has not made exhaustive investigations, and makes no warranty or representation, with respect to the following information divulged herein regarding the subject property. This information may include, but is not limited to the following items: to the income or expenses divulged herein regarding the subject property, the future projected financial performance of the property, the size and

square footage of the property, the improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Trafton Group has not definitively verified any of the written or verbal information, and will not be able to completely confirm, any of the information contained herein, nor has The Trafton Group conducted a in depth inquiry regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE
CONSULT THE TRAFTON GROUP FOR MORE DETAILS.**

Contact: Bruce Bean
The Trafton Group
COMMERCIAL REAL ESTATE SERVICES
(650) 685-1644
DRE 00993820

307 South B Street
San Mateo, CA 94401

Highlights

This building is a multi-tenant retail and office building located in downtown San Mateo, California.

The building offers flexibility, the property will accommodate all office tenant profiles from high tech startups to standard office users. Tenants can range from **approximately 150 rentable square feet to approximately 3,000 rentable square feet.**

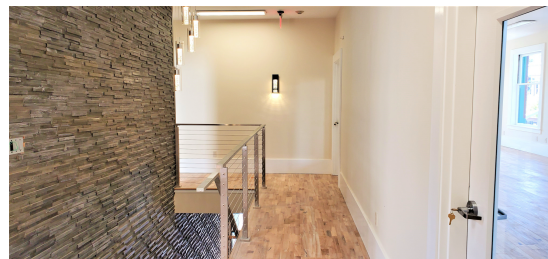
The owner completely remodeled and renovated the second floor of this building. Improvements including: new flooring, lighting, HVAC, kitchen, restroom fixtures, and interior finishes.

There is no elevator.

This property is in a great location in the prime downtown San Mateo adjacent to the new Century theatre 12-plex and near the Cal Trains San Mateo Station.

Current Subleased Spaces:

307 South B:	Prime second floor office space
Size:	Approximately 150 to 3,000 rentable square feet
Lease Terms:	One to five years
Features:	Close to the new downtown 12-plex Cinema, restaurants, shopping and public transit. Central high-profile location
Parking:	Street parking and public parking available directly adjacent to the building.

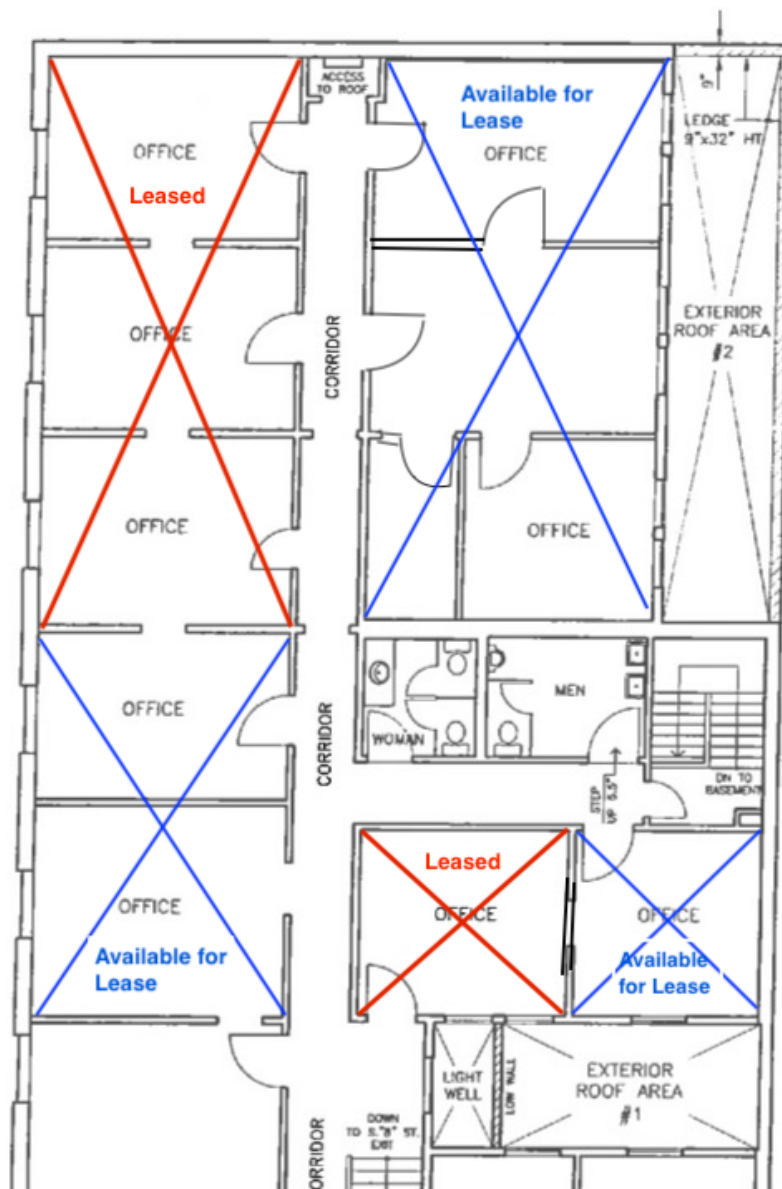


Contact: Bruce Bean
The Trafton Group
COMMERCIAL REAL ESTATE SERVICES
(650) 685-1644
DRE 00993820

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © 2006 The Trafton Group

307 South B Street
San Mateo, CA 94401

307 South B Street: Second Floor



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. © 2006 The Trafton Group