

BLOCK21

198,572 RSF OF OFFICE SPACE
DOWNTOWN SAN MATEO



BLOCK21

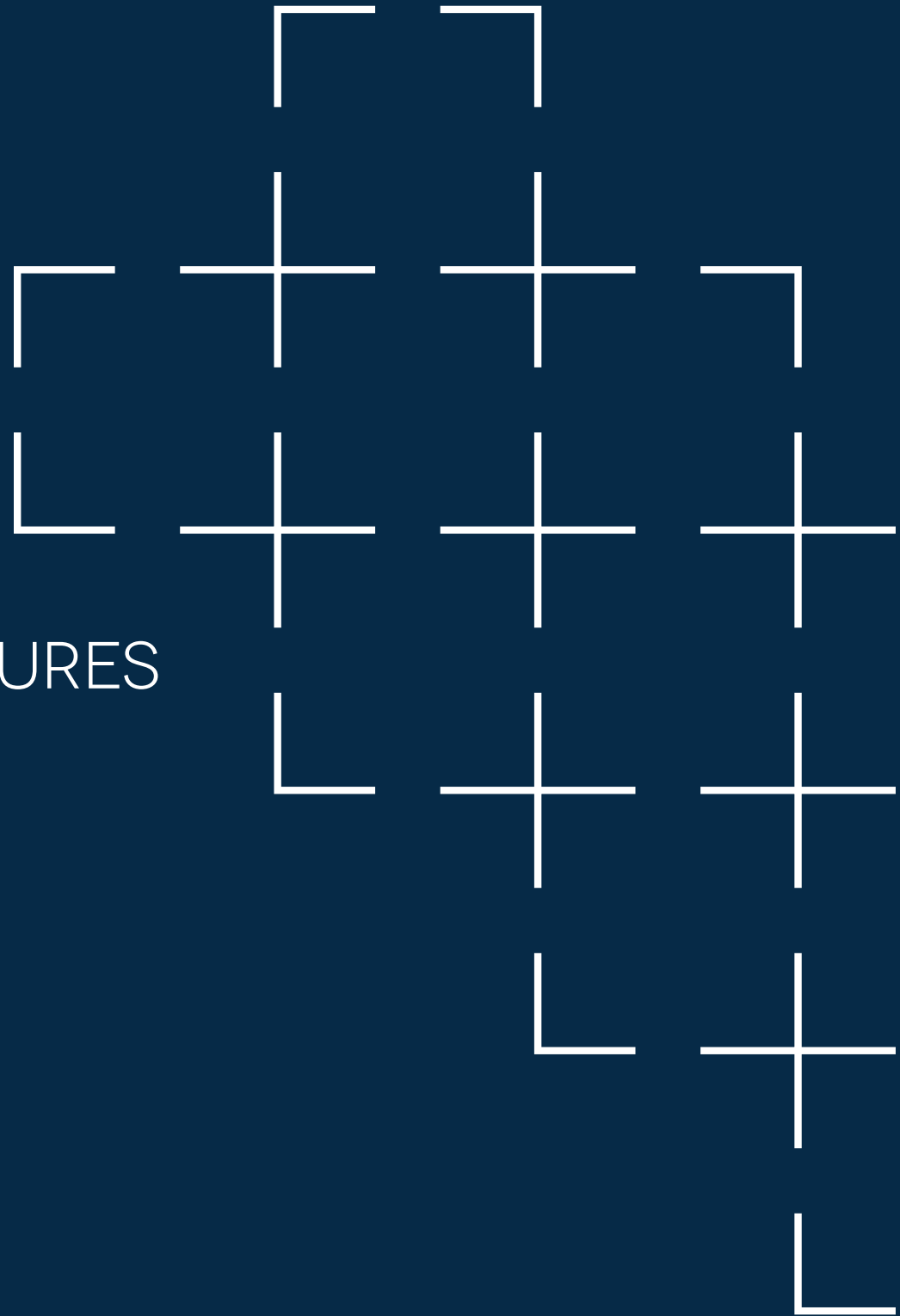
ULTIMATE LIVE-WORK EXPERIENCE

**CLASS A+ OFFICE SPACE THOUGHTFULLY
ACCOMPANIED BY RETAIL AMENITIES &
LUXURY APARTMENT SUITES**

Encompassing an entire city block in the San Mateo Central district, B21 offers one of the Bay Area's premier opportunities to instantly accumulate ultimate scale and landmark your business in a thriving downtown core. Surround yourself with newly completed and planned office developments home to world renowned tech, financial services and bio-tech tenants.



BUILDING FEATURES





198,572 RENTABLE SQ FT OF OFFICE SPACE

BUILDING HIGHLIGHTS

- CONCRETE CONSTRUCTION
- UP TO 12' CEILINGS
- 13'8" CLEAR
- 2 LEVELS OF UNDERGROUND PARKING
- LARGE EXTERIOR ROOF DECKS
- 4TH / 5TH FLOOR OFFICE AMENITY AREA
- EBC WITH COVERED EXTERIOR ROOF DECK
- JUST 2 ½ SHORT BLOCKS TO CALTRAIN
- CONVENIENT ACCESS TO 101





BUILDING HIGHLIGHTS

111 APARTMENTS

SEPARATE LOBBY ENTRANCE & ELEVATORS

354 SECURE OFFICE PARKING STALLS

56 SECURE APARTMENTS STALLS

LEED SILVER EQUIVALENT

LOCATION DETAILS



LOCATION

SAN FRANCISCO

SF INT'L AIRPORT

CALTRAIN STATION
2 BLOCKS | 3 MINUTES

SFO AIRPORT
5.9 MILES | 7 MINUTES

SF VIA 101
19.1 MILES | 23 MINUTES

SF VIA CALTRAIN
29 MINUTES

SJC AIRPORT
27.5 MILES | 28 MINUTES

SJ VIA 101
30.5 MILES | 34 MINUTES

SJ VIA CALTRAIN
45 MINUTES

HWY
101

EL CAMINO REAL

DOWNTOWN SAN MATEO



CALTRAIN

THIRD ST

FOURTH ST

BLOCK21





VIBRANT DOWNTOWN SAN MATEO LOCATION

THE DEVELOPING NEIGHBORHOOD

BLOCK20

±160,000 SQ FT

parallel

ON FOURTH

±71,416 | FULLY LEASED

parallel

ON THIRD

±116,132 | FULLY LEASED

BLOCK21

±198,572 RENTABLE SQ FT

parallel

on claremont

38,812 SF SQ FT

S CLAREMONT ST

THIRD AVE



83
BIKE
SCORE



99
WALK
SCORE

CALTRAIN STATION

2 BLOCKS | 3 MINUTES

SFO AIRPORT

5.9 MILES | 7 MINUTES

SF VIA 101

19.1 MILES | 23 MINUTES

SF VIA CALTAIN

29 MINUTES

SJC AIRPORT

27.5 MILES | 28 MINUTES

SJ VIA 101

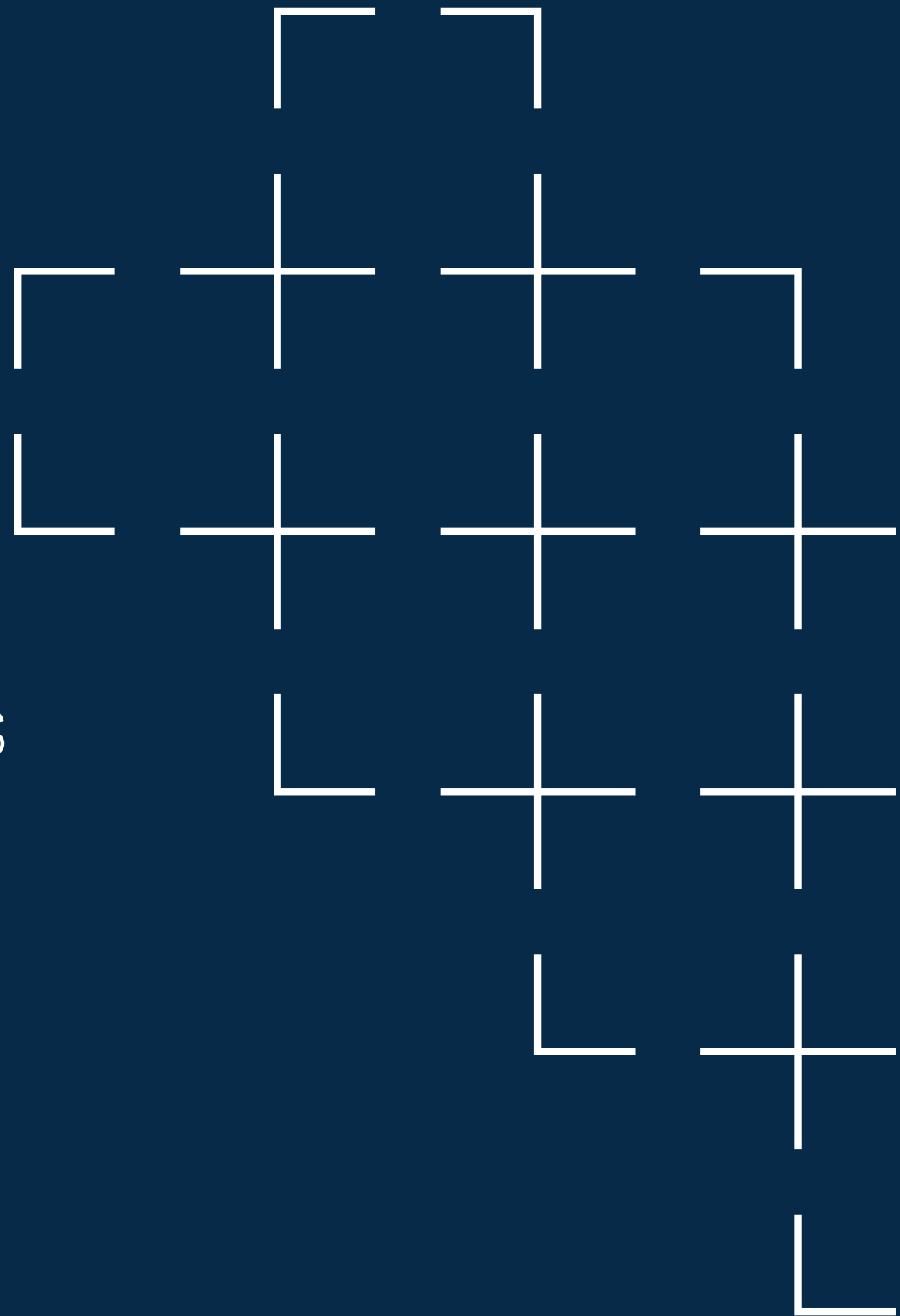
30.5 MILES | 34 MINUTES

SJ VIA CALTRAIN

45 MINUTES



FLOORPLANS



FIRST LEVEL MARKETING FLOORPLAN

±48,682 RSF



SECOND LEVEL MARKETING FLOORPLAN

±63,616 RSF



THIRD LEVEL MARKETING FLOORPLAN

±62,622 RSF



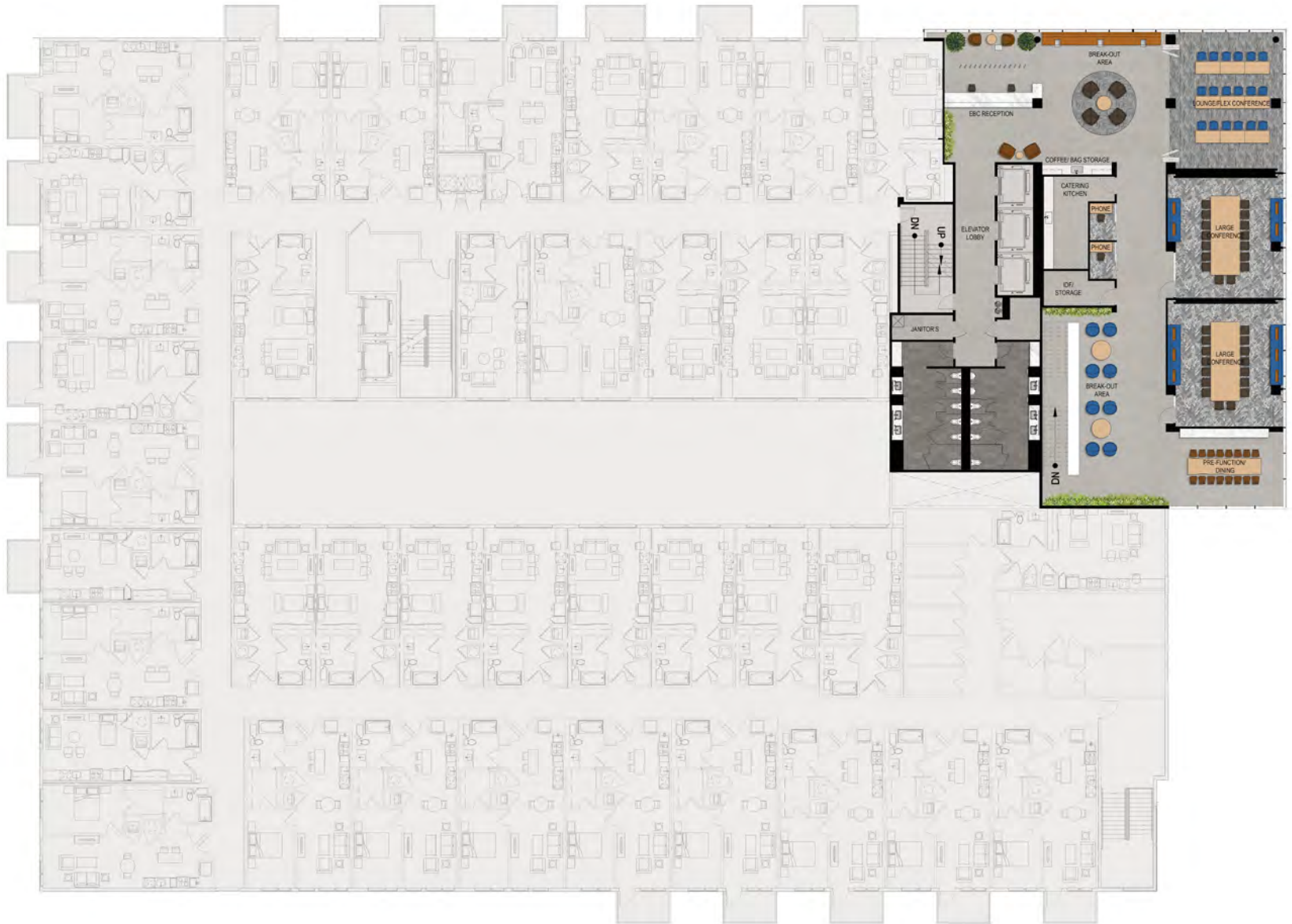
FOURTH LEVEL MARKETING FLOORPLAN

±14,081 RSF



FIFTH LEVEL MARKETING FLOORPLAN

±7,211 RSF



EXTERIOR RENDERINGS



INTERIOR GALLERY



OFFICE SPACE



ATRIUM

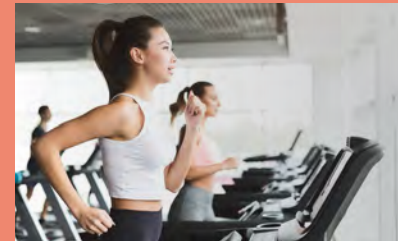


AMENITIES AREA



PATIO SPACE

AMENITIES MAP



RESTAURANTS



- 1 AMICI'S EAST COAST PIZZERIA
- 2 ANTOINE'S COOKIE SHOP
- 3 AVENIDA RESTAURANT
- 4 BASKIN ROBBINS
- 5 BAY WATCH
- 6 CENTRAL PARK BISTRO
- 7 CURRY UP NOW
- 8 DASH JAPANESE TAPAS AND SUSHI
- 9 FOREIGNER
- 10 HIRO-NORI CRAFT RAMEN
- 11 HUMMUS MEDITERRANEAN KITCHEN
- 12 JAMBA JUICE
- 13 JEFFREY'S HAMBURGERS
- 14 MEET FRESH
- 15 MOUNTAIN MIKE'S PIZZA
- 16 NEW THAI ELEPHANT
- 17 NOAH'S BAGELS
- 18 NOODLE & THINKS
- 19 NORTH BEACH PIZZA
- 20 NOSHERY FOOD HALL
- 21 PACIFIC CATCH
- 22 PANCHO VILLA TAQUERIA
- 23 PAUSA BAR AND COOKERY
- 24 PIZZA MY HEART
- 25 PORTERHOUSE
- 26 SAJJ MEDITERRANEAN
- 27 SAPORE EXPRESS
- 28 SOUTHERN SPICE INDIAN KITCHEN
- 29 SWEETGREENS
- 30 TAISHOKEN RAMEN
- 31 TAQUERIA LA CUMBRE
- 32 THE BARREL BISTRO
- 33 TOMATINA
- 34 VESPUCCI RESTORANTE

COFFEE/TEA



- 36 STARBUCKS
- 37 PHILZ COFFEE
- 38 PEET'S COFFEE AND TEA
- 39 BLUE BOTTLE COFFEE
- 40 3 BEES COFFEE

FINANCIAL

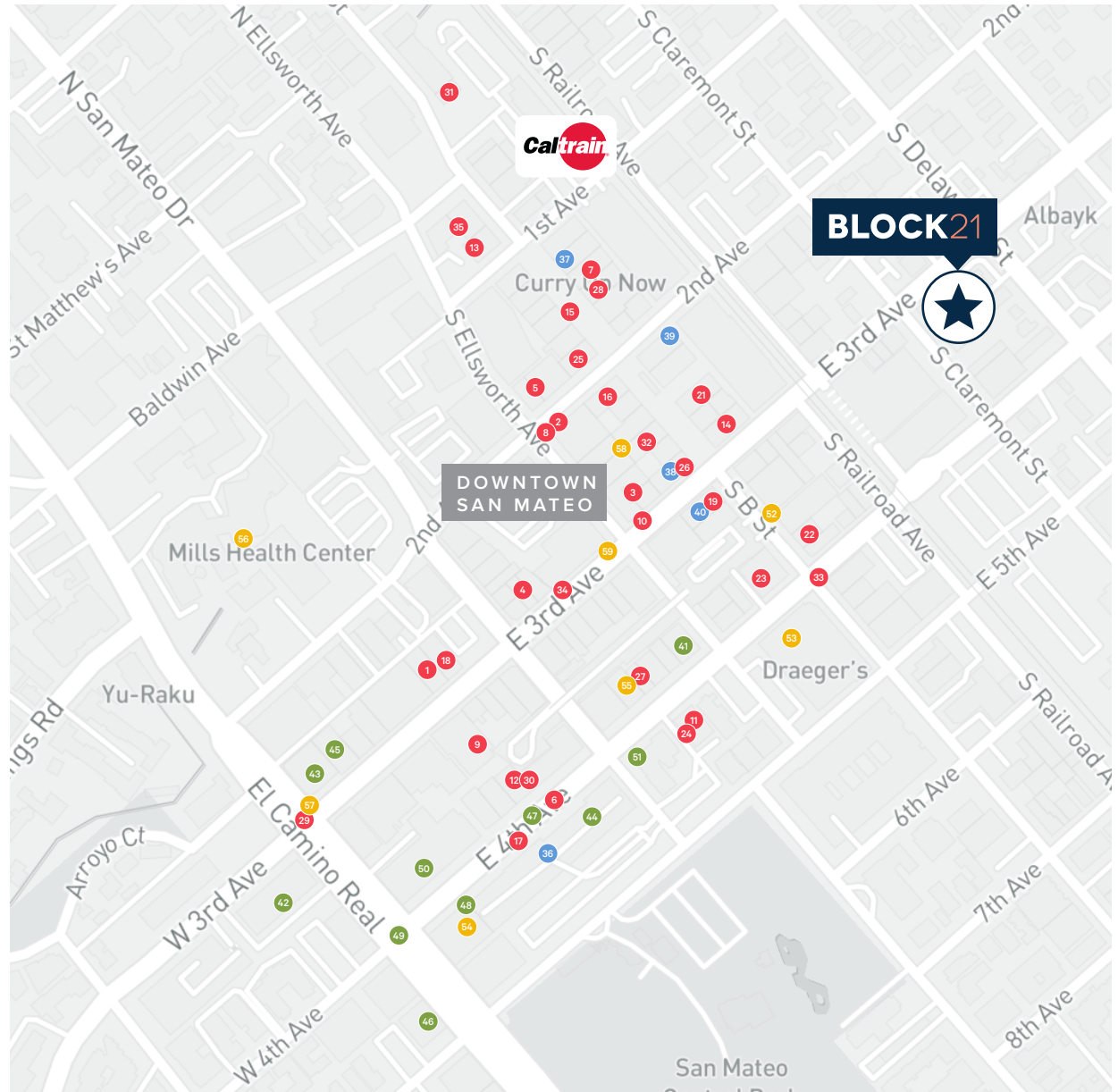


- 41 BANK OF THE WEST
- 42 BANK OF AMERICA
- 43 CATHAY BANK
- 44 CHASE
- 45 CITIBANK
- 46 COMERICA BANK
- 47 EAST WEST BANK
- 48 FIRST BANK
- 49 HERITAGE BANK OF COMMERCE
- 50 STERLING BANK & TRUST
- 51 UNION BANK
- 51 WELLS FARGO

OTHER



- 52 COREPOWER YOGA
- 53 DRAEGER'S MARKET
- 54 EQUINOX FITNESS CLUBS
- 55 FEDEX OFFICE
- 56 MILLS HEALTH CENTER
- 57 SPACES
- 58 THE UPS STORE
- 59 WALGREENS



BLOCK 21



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