



THE

CROSSROADS

SAN MATEO, CA

1825, 1855, 1875
S GRANT ST, SAN MATEO



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

BUILDING HIGHLIGHTS



±400,000 SF of
Class A office space



Centrally located in
San Mateo



New building
lobbies



9' finished and 13'
open ceiling



Direct access to Highway
101 and State Route 92



Surface parking ratio
3.12 per 1,000 SF

PROPERTY AMENITIES



40+ person capacity
conference center



A state-of-the-art
board room



Brand new fitness
center



Spa quality showers
and locker rooms



On-site EV charging
stations



On-site café with
outdoor patio



Shuttle service to and
from Caltrain station



On-site bike share
program



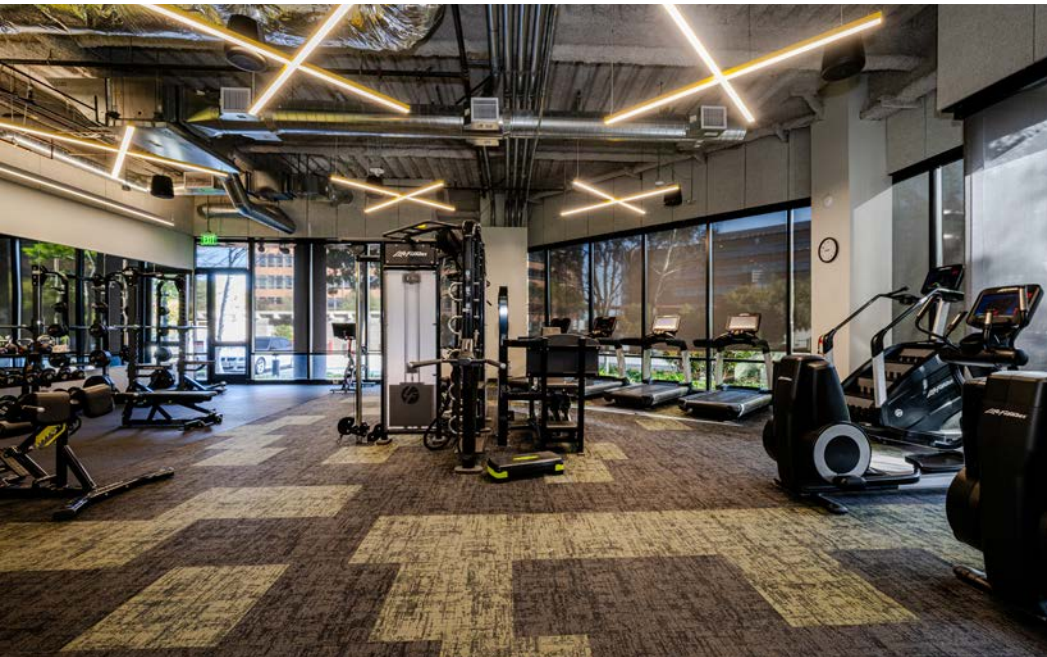
Central garden
provides an oasis



Secure bike storage



GYM



CONFERENCE CENTER



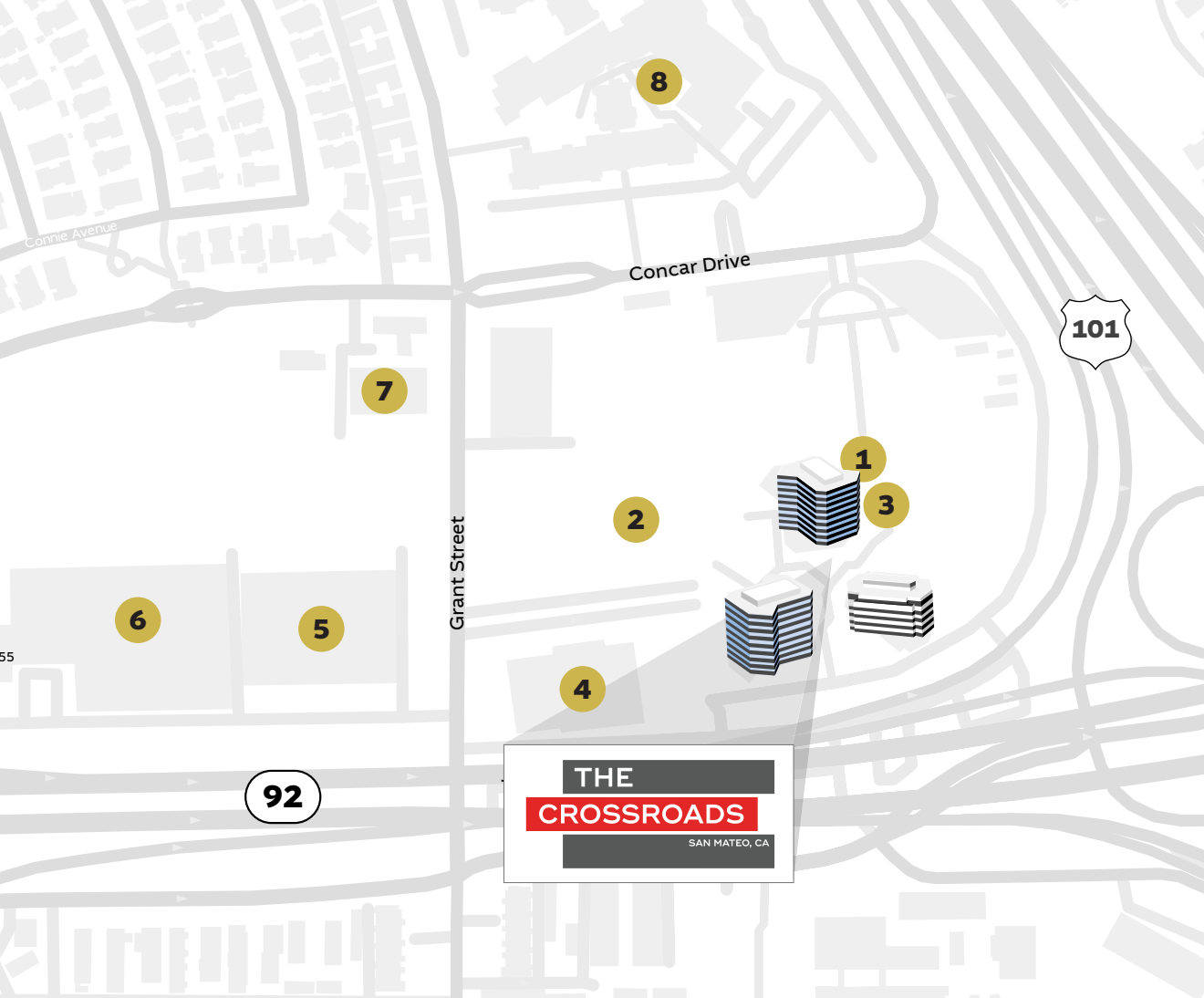
CAFE



BIKE LOCKERS

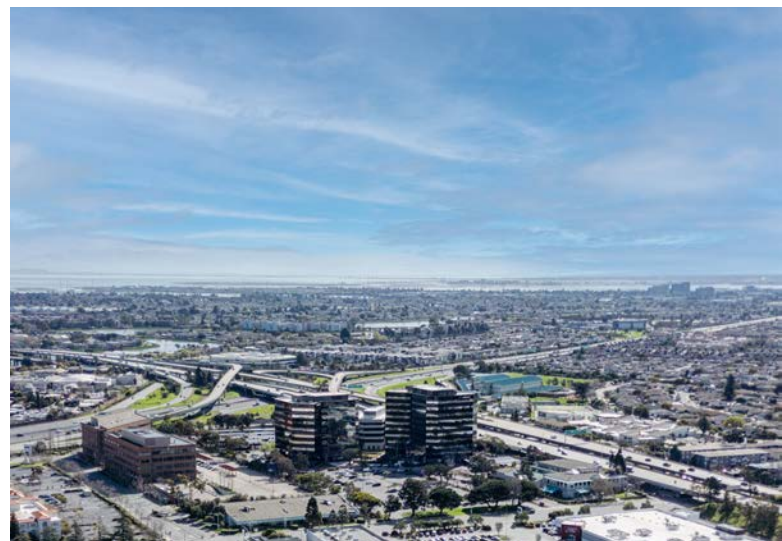






SITE MAP

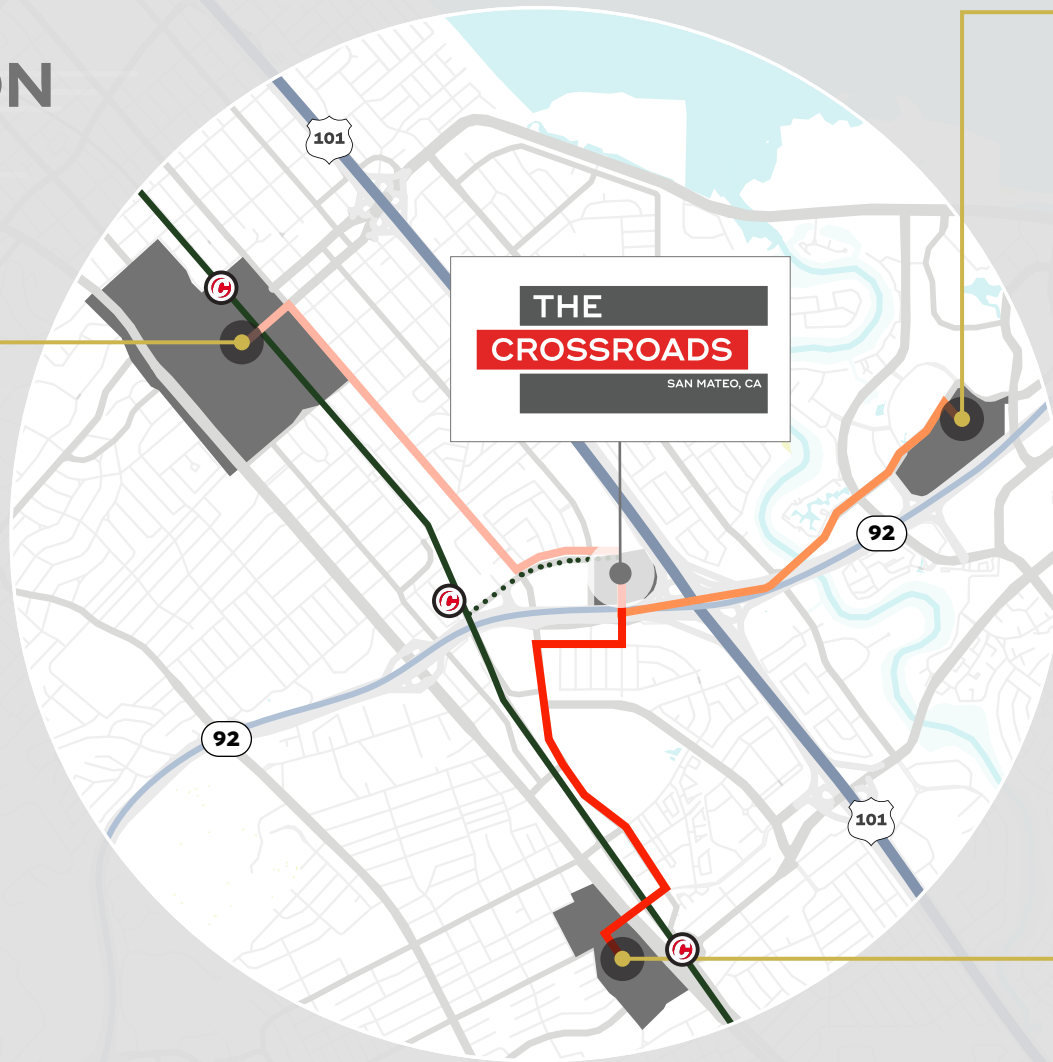
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|------------------------|----------------|
| 1 Vineyard Cafe | 5 T.J. Maxx |
| 2 BayBike Station | 6 Ross |
| 3 Free Shuttle Pick-Up | 7 Trader Joe's |
| 4 YMCA | 8 Marriott |



LOCATION

Downtown San Mateo

- Draeger's Market
- Peet's Coffee
- Blue Bottle Coffee
- Cinemark Century
- Philz Coffee
- Curry Up Now
- Jeffrey's Hamburgers
- Pancho Villa Taqueria
- Pacific Catch
- Fire Wings
- Bonchon
- Antoine's Cookie Shop
- Wursthall
- San Mateo Prime
- Teaspoon
- Jamba
- sweetgreen
- SimplyCake



BridgePointe Shopping Center

| | |
|------------------|----------------------------------|
| Target | The Container Store |
| Hobby Lobby | FedEx Office Print & Ship Center |
| Panera Bread | Armadillo Willy's BBQ |
| Petco | Lazy Dog Restaurant & Bar |
| World Market | Total Wine & More |
| Marshalls | BJ's Restaurant & Brewhouse |
| CVS | Chipotle Mexican Grill |
| Panda Express | The Habit Burger Grill |
| Starbucks | |
| California Fish | |
| The Home Depot | |
| Costco Wholesale | |

Hillsdale Shopping Center

| | |
|-----------------|--------------------------|
| Pinstripes | Old Navy |
| Apple Hillsdale | Winner Winner |
| west elm | Shake Shack |
| Nordstrom | Philz Coffee |
| See's Candies | Häagen-Dazs Shop |
| Starbucks | Williams-Sonoma |
| Panda Express | The Cheesecake Factory |
| Citi | Cinépolis Luxury |
| Trader Joe's | Wells Fargo Bank |
| Macy's | California Pizza Kitchen |
| Guitar Center | |
| lululemon | |

Amenities

- Dining
- Retail/Services

Transportation

- Caltrain station

Drive times (5 min)

- To Hillsdale Shopping Center
- To Bridge Point Shopping Center
- To Downtown San Mateo

Bike/Walk Time (5 min)

- Hayward Park Caltrain Station



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