

# 801

BREWSTER AVENUE

REDWOOD CITY, CA

**±1,420 TO ±11,356 SF AVAILABLE**  
**DOWNTOWN REDWOOD CITY CREATIVE TECH**  
**& MEDICAL SPACE AVAILABLE**  
**(±5.0/1,000 PARKING)**

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LIC #00949342







801  
BREWSTER AVENUE

## DOWNTOWN REDWOOD CITY CREATIVE TECH AND MEDICAL SPACE

### AVAILABLE SPACES: ±1,420 TO ±11,356 SF

- Suite 100: ±6,037 SF  
(Shell - See Hypothetical Floor Plan)
- Suite 240: ±1,420 SF  
(5 Exam/Private Offices, Reception, Kitchen & Private Restroom)
- Suite 250: ±1,582 SF\*  
(4 Exam/Private Offices, Reception, Kitchen & Private Restroom)
- Suite 270: ±2,317 SF\*  
(Market Ready Open Floor Plan, Kitchen & Private Restroom)

### PROPERTY HIGHLIGHTS:

- Private Restroom in Each Suite
- Two Entrances for Each Suite
- Additional Spaces Available with Notice
- ±5.0/1,000 Parking (2 Separate Parking Areas)
- Extensive Window Line
- Walking Distance to  &   
Redwood City Transit Station
- ±80 Downtown Restaurants/Food Nearby

*\* Suite 250 and 270 can be combined for ±3,899 SF*

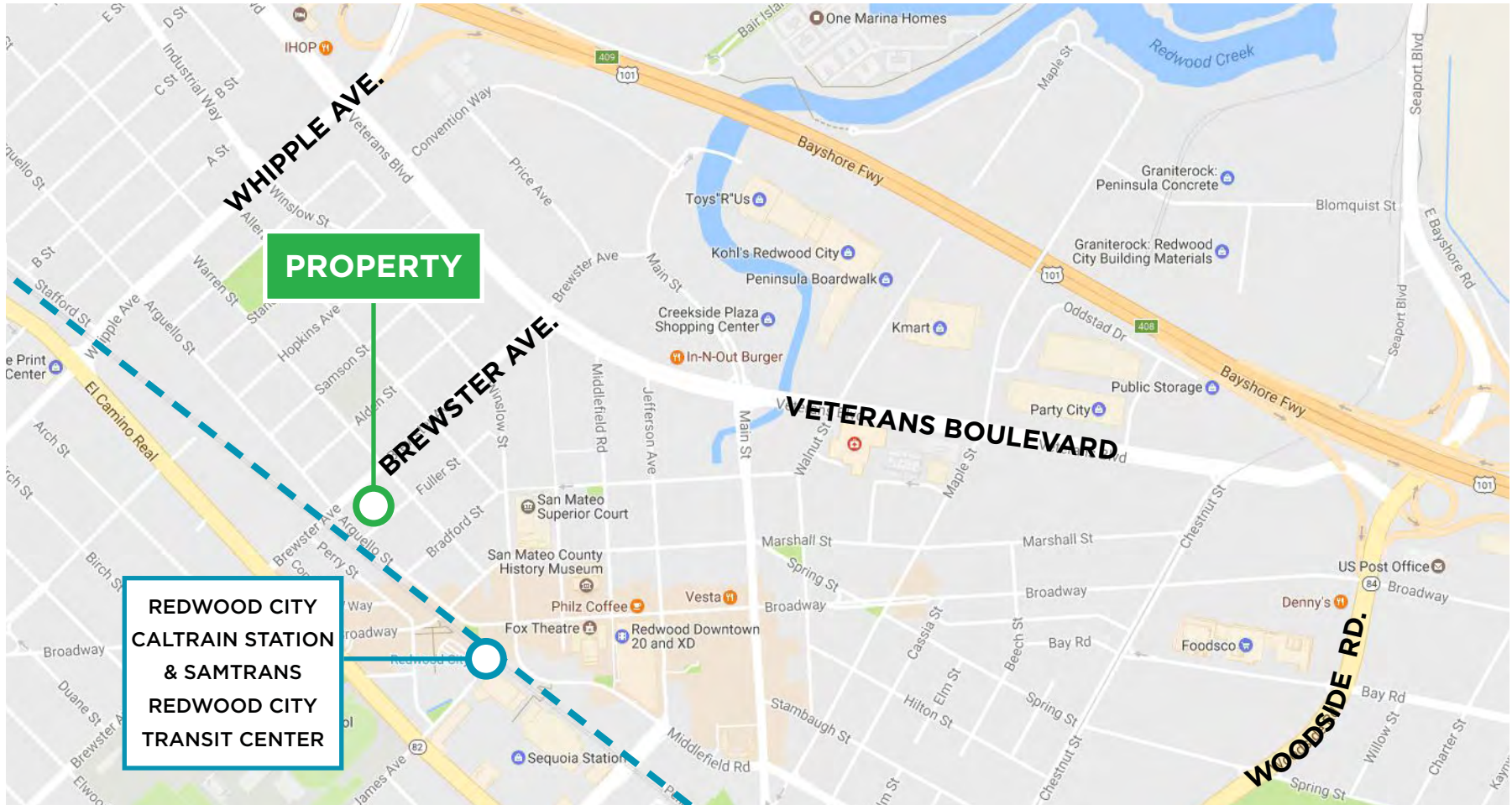
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# LOCAL MAP

# 801 BREWSTER AVENUE



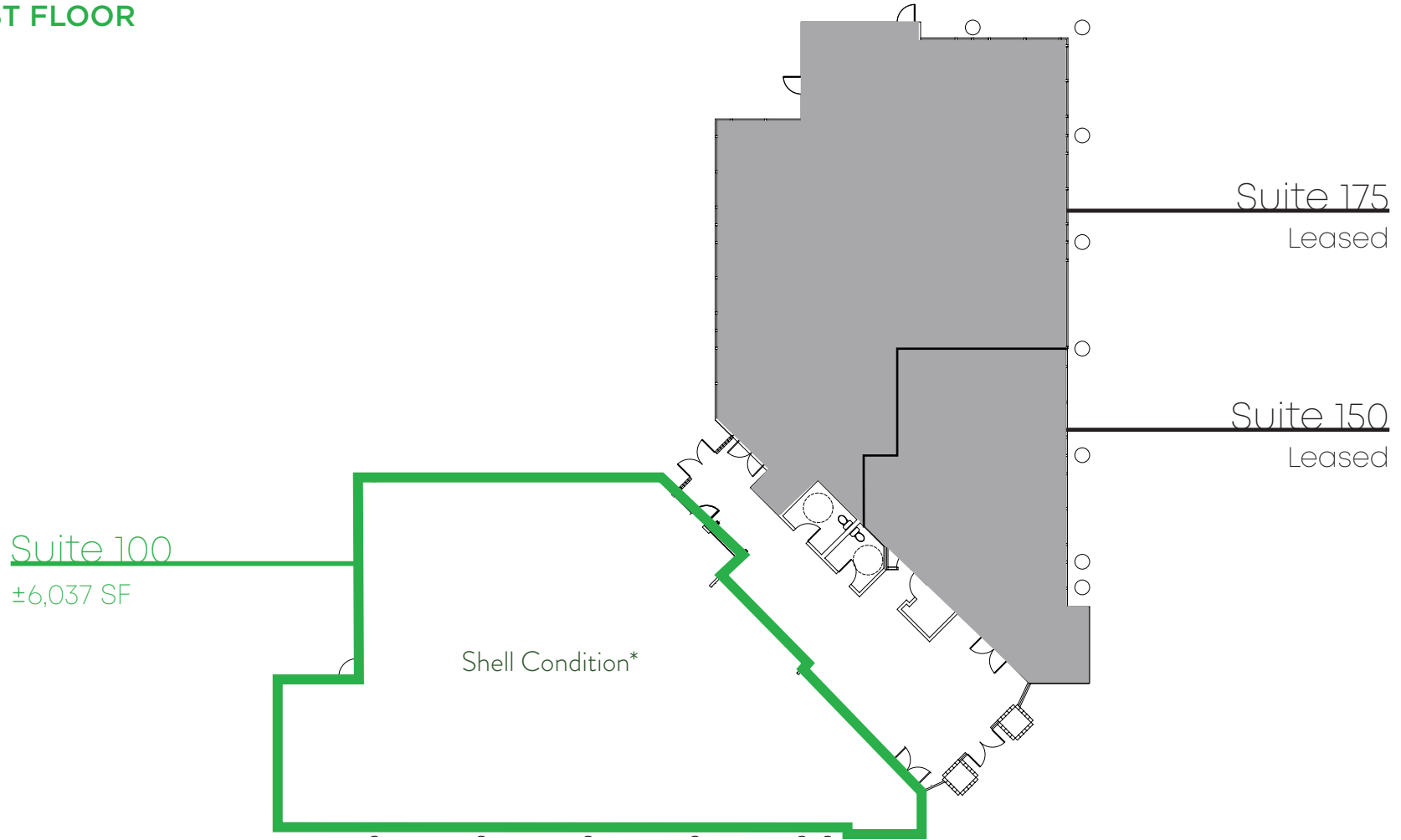
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## FLOOR PLAN

### FIRST FLOOR



\*See Hypothetical Floor Plan on Next Page

Not to Scale

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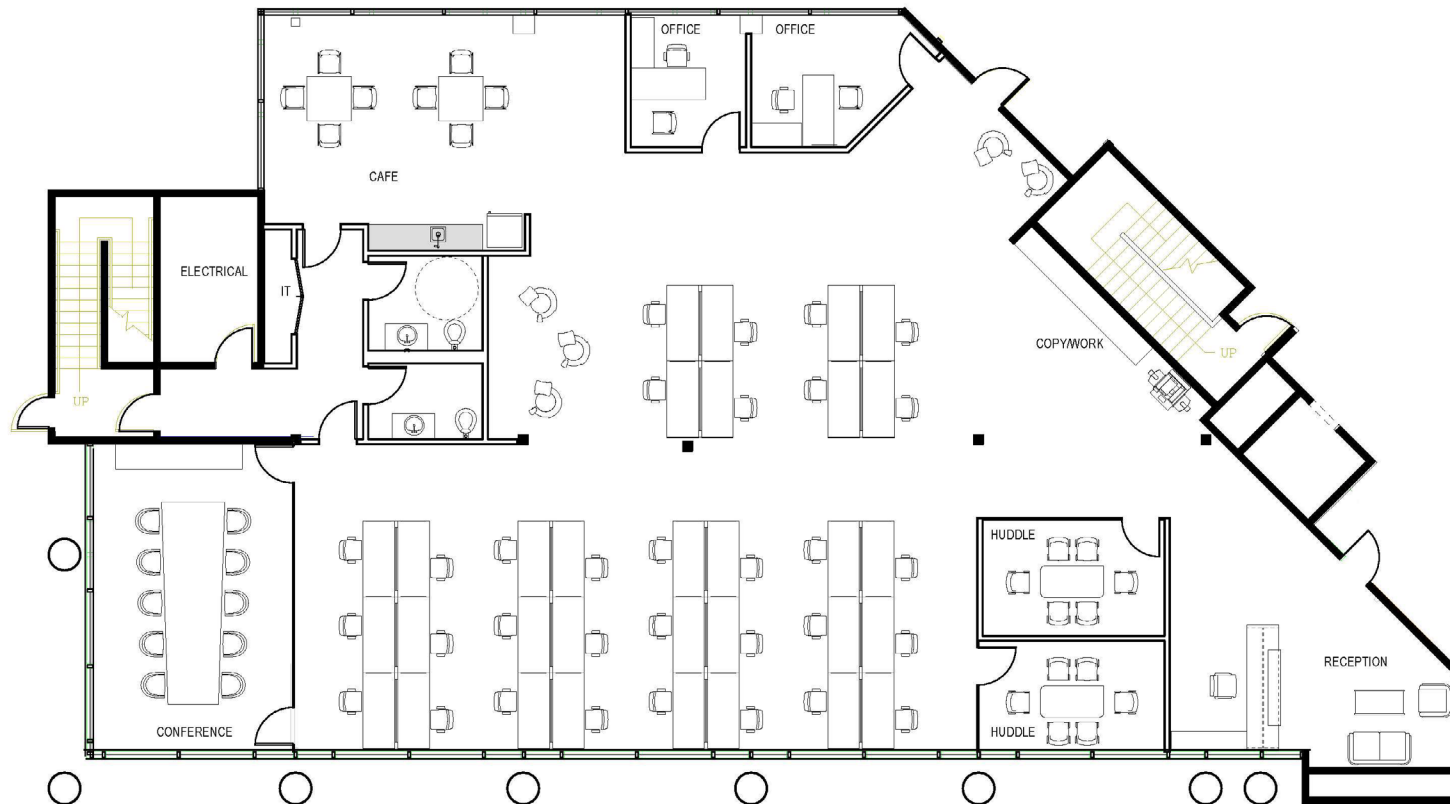
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## FLOOR PLAN

SUITE 100: ±6,037 SF

HYPOTHETICAL LAYOUT - DESIGN YOUR SPACE



Not to Scale

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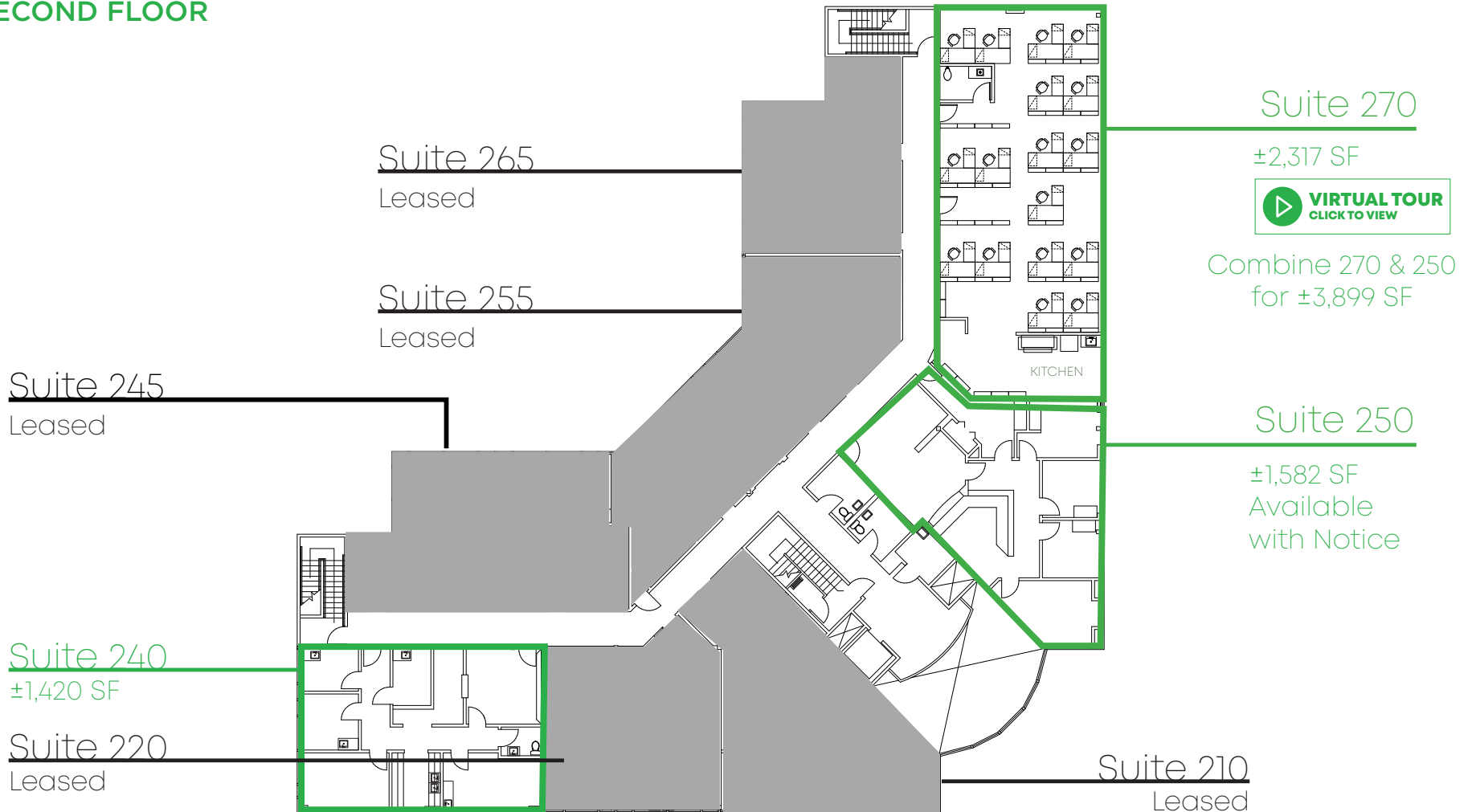
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## FLOOR PLAN

### SECOND FLOOR



Not to Scale

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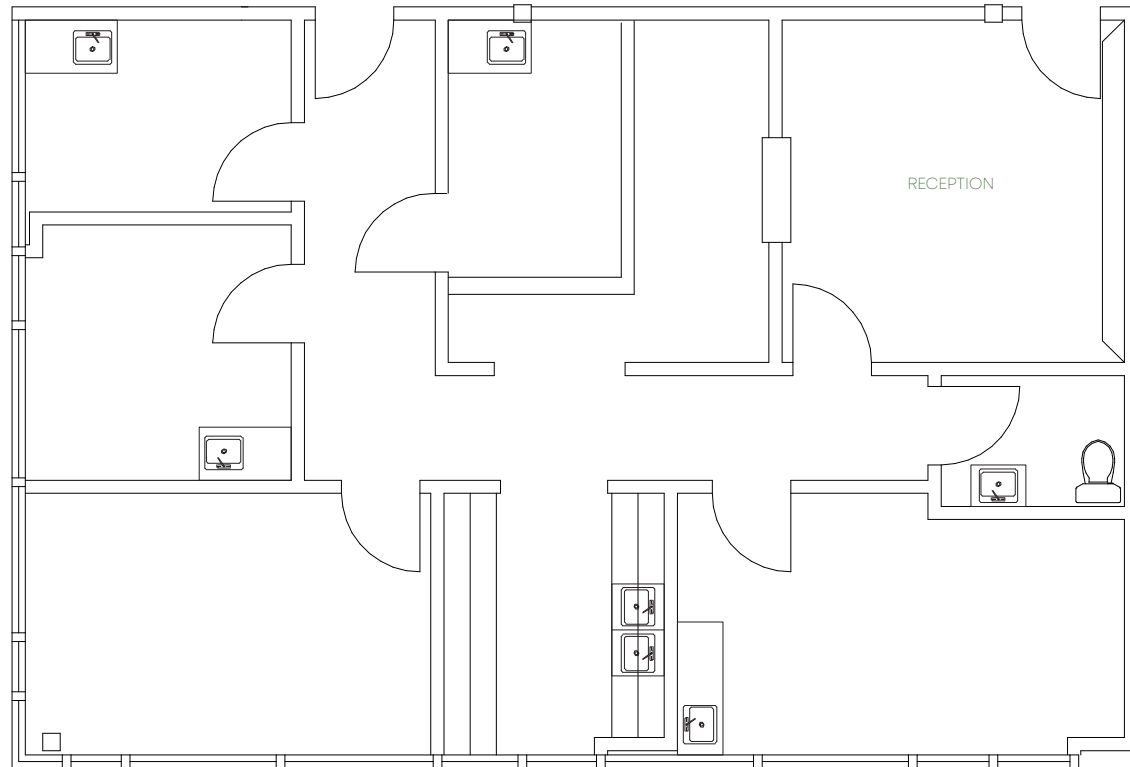
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## FLOOR PLAN

### SUITE 240: ±1,420 SF

- 5 Exam/Private Offices
- Reception
- Kitchen
- Private Restroom



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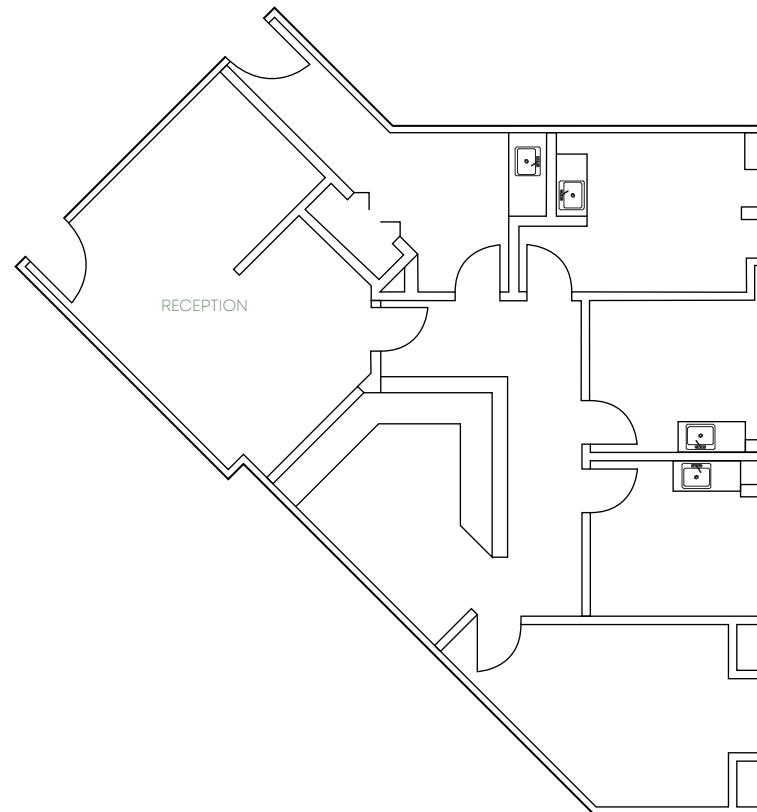
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## FLOOR PLAN

### SUITE 250: ±1,582 SF

- 4 Exam/Private Offices
- Reception
- Kitchen
- Available with Notice



Can Combine with Suite 270 for a Total of ±3,899 SF

Not to Scale

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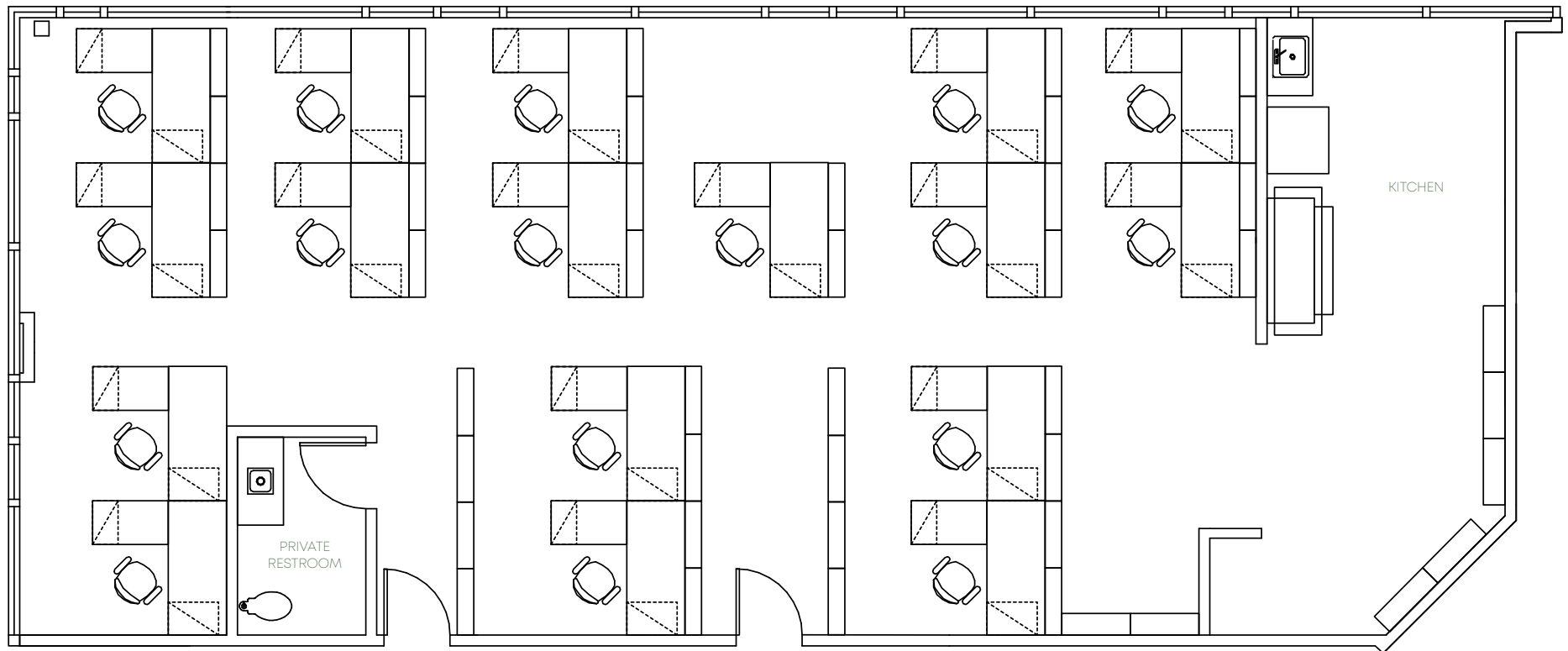
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## FLOOR PLAN

**SUITE 270: ±2,317 SF**  
**HYPOTHETICAL FURNITURE LAYOUT**



Can Combine with Suite 250 for a Total of ±3,899 SF



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# AMENITIES LIST

# 801 BREWSTER AVENUE

## RESTAURANTS/FOOD

1. Redwood Bistro Chinese Cuisine  
Estampas Peruanas  
Sodini's Lounge  
La Casita Chilanga
2. Dumplings  
The Hub Redwood City  
Crouching Tiger  
City Pub  
Kemuri Japanese Burú  
Pho Dong  
Pete's Coffee
3. Bangkok Bay Thai Cuisine  
Ikes  
Zadna Mediterranean  
Naranjos' Taqueria  
Seoul Kitchen  
Bottle Shop  
San Francisco Gelateria  
Gourmet Hast Staudt  
(German Rest. & Beer Garden)
4. See's Candy  
Panda Express  
Little Madfish  
Jamba Juice  
Teatime
5. Noah's Bagels  
Starbucks  
Subway  
Franklin Street Café
6. Habit Gourmet
7. Juice Box  
La Concina de la Abuela  
Sushi Shin  
Sushi Omakase  
Orenchi Ramen  
The Sandwich Spot
8. Tong Sui
9. Mademoiselle Collette
10. Broadway Masala  
Teaspoon  
Bluefin Sushi
11. Cru Wine Bar & Cafe  
Old Port Lobster Shack  
Curry Pizza House
12. Starbucks  
Go Fish Poke Bar
13. Bolbalicious  
Froyola Yogurt
14. Quinto Sol  
Café La Tartine
15. Sakura Sushi  
Philz Coffee
16. Five Guys  
Pizza My Heart  
Vitality Bowls  
Happylemon  
Hella Mediterrean  
Chipotle Mexican Grill  
Marufuku Ramen  
Timber and Salt
17. Margaritas  
Talk of Broadway  
Vons Chicken  
May's Vietnamese  
Kasa Indian Eatery  
Galette Creperie & Gelato  
Broadway Sandwich Market
18. Pasha Mediterannian
19. Humpry Slocombe Ice Cream
20. Yokohama  
Blacksmith  
LV Mars  
Nick the Greek  
Vino Santo Bistro  
Vesta  
Coffeebar
21. Rockn Wrap and Kabobs  
Sushirrito  
Zareen's Pakastani & Indian  
Nighthawk
22. Venga Empanadas
23. Alahambra Irish House
24. Angelicas
25. The Patty Shack  
Ghostwood Beer Company  
Warung Siska  
Ranzan
26. Milagros  
Donato Enoteca
27. Carl's Jr.
28. Sizzler  
Erik's Deli
29. Taco Bell
30. Starbucks
31. Applebees

## RESIDENTIAL DEVELOPMENTS

- |   |   |   |   |   |   |
|---|---|---|---|---|---|
| <p><b>A</b></p> <p><b>B</b></p> <p><b>C</b></p> <p><b>D</b></p> <p><b>E</b></p> <p><b>F</b></p> |       | <p><b>GREYSTAR IV</b><br/>1409 EL CAMINO REAL<br/>350 Apartments Units</p> <p><b>HUXLEY</b><br/>1355 EL CAMINO REAL<br/>137 Apartments Units</p> <p><b>THE CARDINAL APARTMENTS</b><br/>103 WILSON ST.<br/>175 Residential Units</p> <p><b>229 FRANKLIN APARTMENTS</b><br/>299 FRANKLIN ST.<br/>305 Residential Units</p> <p><b>201 MARSHALL ST.</b><br/>116 Apartment Units</p> <p><b>CLASSICS</b><br/>BREWSTER AVE, FULLER ST. &amp; WARREN AVE.<br/>18 Detached Units</p> | <p><b>G</b></p> <p><b>H</b></p> <p><b>I</b></p> <p><b>J</b></p> <p><b>K</b></p> |       | <p><b>LOCALE APARTMENTS</b><br/>488 WINSLOW ST.<br/>175 Residential Units</p> <p><b>INDIGO</b><br/>525 MIDDLEFIELD RD.<br/>436 Apartments &amp; ±10,000 SF of Retail</p> <p><b>MARTSTON APARTMENTS</b><br/>601 MAIN ST.<br/>196 Apartments</p> <p><b>RADIUS</b><br/>620 VETERANS BLVD.<br/>264 Apartment Units</p> <p><b>ENCORE</b><br/>849 VETERANS BLVD.<br/>83 Market Rate For Rent &amp; 7 Affordable Units</p> <p><b>TOWNSHIP APARTMENTS</b><br/>335 MAIN ST.<br/>125 Apartment Units<br/>(NOT SHOWN ON MAP)</p> |
|---|---|---|---|---|---|

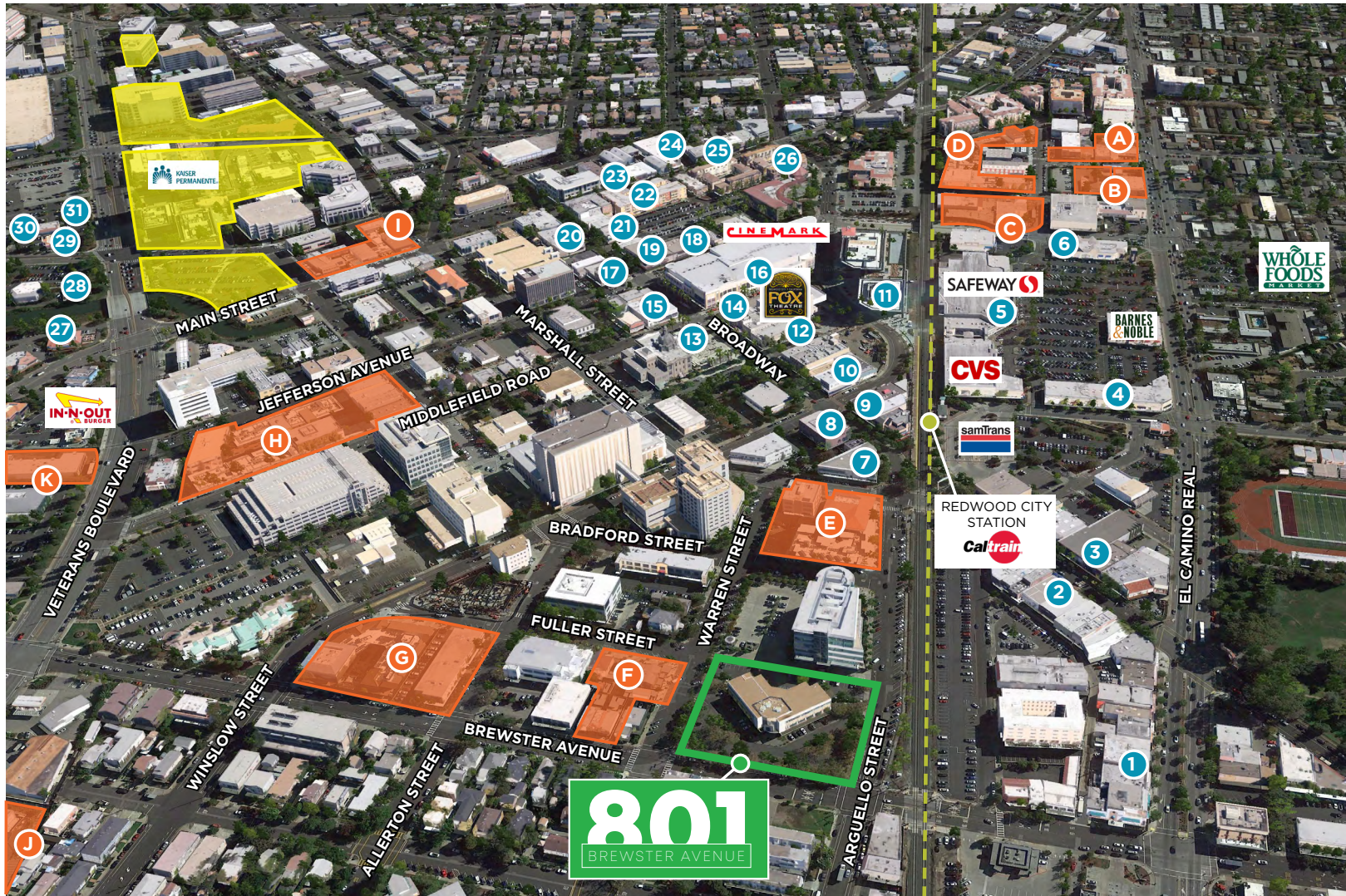
SOURCE: CITY OF REDWOOD CITY WEBSITE

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AS OF 12/13/22

# AMENITIES AERIAL

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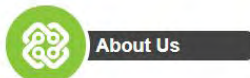
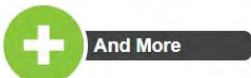
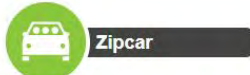
## TRANSPORTATION

CONNECTREDWOODCITY.COM/



Living and working in Redwood City just got even better.

Connect, Redwood City! provides residents, visitors and local employees with easy and efficient transit options to link your trips in and around Redwood City. Streamline your commute, run errands, explore Redwood City and much more.

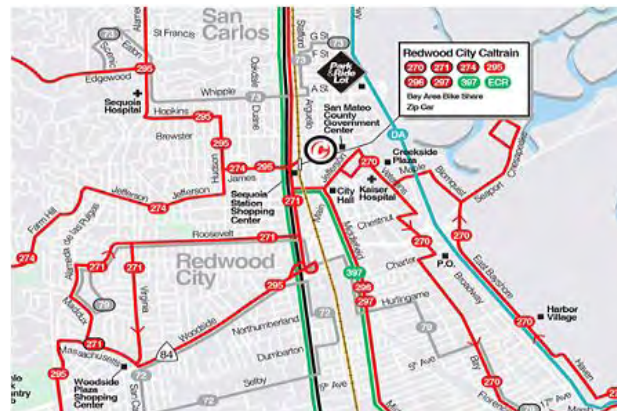


### SamTrans

With new Route ECR service on El Camino Real, SamTrans provides a convenient, comfortable, and cost effective option for traveling up and down the Peninsula. On weekdays, buses run every 15 minutes between the Palo Alto Transit Center and the Daly City BART Station and stop at the Redwood City Caltrain station. On weekends, Route ECR operates every 20 minutes.

In addition, connections to other **Connect, Redwood City!** mobility options are available at the Redwood City Transit Center: Zipcar, Caltrain and Commute.org shuttles.

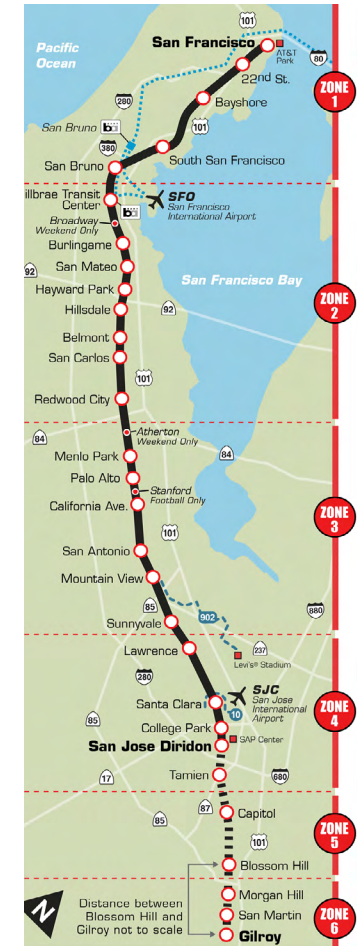
Interested in trying SamTrans for the first time? Check out the [Try Transit](#) program.



Source: <http://connectredwoodcity.com/>

### CalTrain System Map

(Schedule on Adjacent Page)



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