

The logo for 400 South, featuring a stylized orange 'X' icon to the left of the text '400 SOUTH' in white. The background of the entire advertisement is a photograph of the 400 South building, a tall glass skyscraper in San Mateo, California, during a sunset or sunrise. The building's facade is composed of vertical glass panels that reflect the sky. At the base of the building, there are signs for 'PRESIDIO BANK', '400 SOUTH', 'Ameritrade', and 'UBS'. A street sign for 'E 4th Ave' and 'W 4th Ave' is visible on a traffic light pole in front of the building. The sky is a mix of orange, pink, and blue.

400
SOUTH

DOWNTOWN SAN MATEO

**±3,472 - ±10,637 SF
AVAILABLE**

WWW.400SOUTH.COM



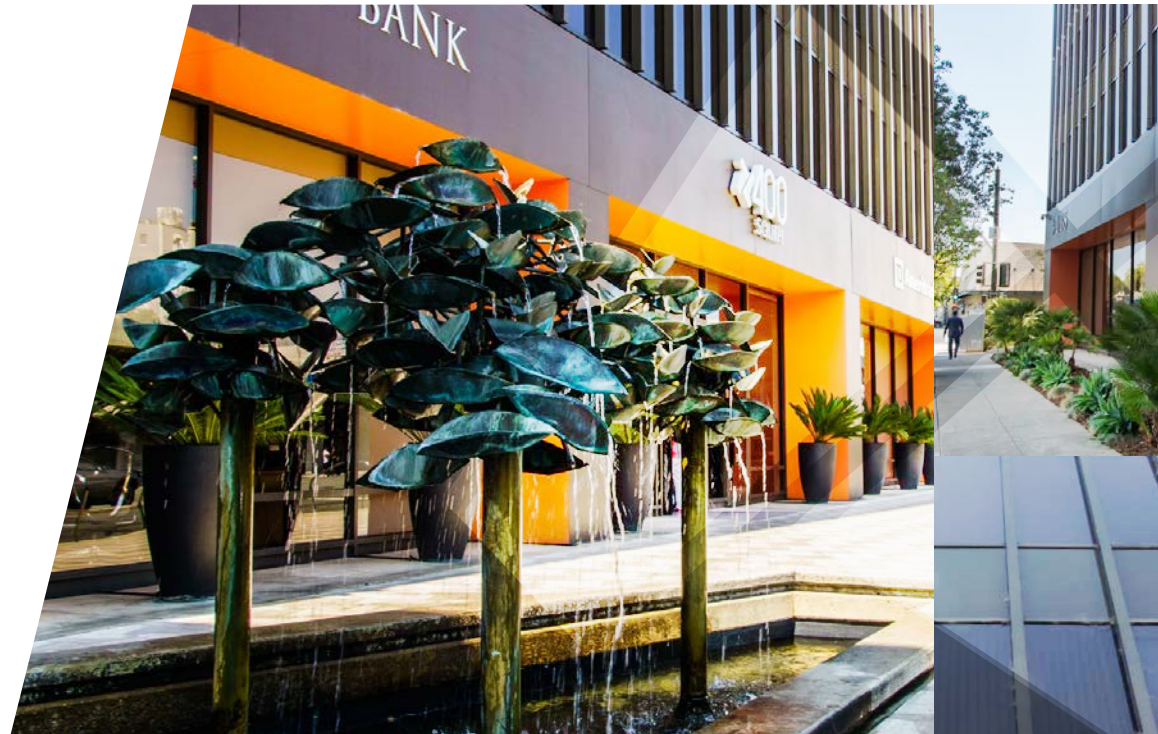
Gary Boitano
Managing Director
+1 650 401 2122
gary.boitano@cushwake.com

Chris Blom
Director
+1 650 931 2210
chris.blom@cushwake.com



PROPERTY HIGHLIGHTS

- 14-Story Premier Class A Office Building
- 6-Story Parking Structure with 256 Parking Spaces
- 360-Degree Views of the Peninsula and San Francisco Bay
- Contemporary Hallways, Lobbies, and Restrooms
- 6 New Electric Car Charging Stations
- On-Site Management
- Outdoor Amenity Space with WIFI
- On-Site Food & Beverage Available from Canteen
- In Downtown San Mateo (220 Shops, Restaurants, Bars and Health & Fitness Centers)
- 10 Minute Walk (.5 miles) to San Mateo Caltrain
- Less than 5 Minutes to HWY 101 and 10 Minutes to HWY 280



SPACE AVAILABLE

SUITE #	SF	NOTES
SUITE 350	±3,472 RSF	Professional services build out. Available 3/1/25
SUITE 600	±10,637 RSF	Direct Full floor availability with exposed ceilings & tech build out with 1 Board Room, 1 Conference room, 6 Private Offices, 4 Phone Rooms & Storage/IT Room Available 8/1/25
SUITE 1200	±6,685 RSF	1 board room, 5 conference rooms, 5 private offices & 2 kitchenettes Available 7/1/25



FLOOR PLANS

SUITE 350 | ±3,472 RSF

Professional services build out

- Furniture Available
- Available 3/1/25

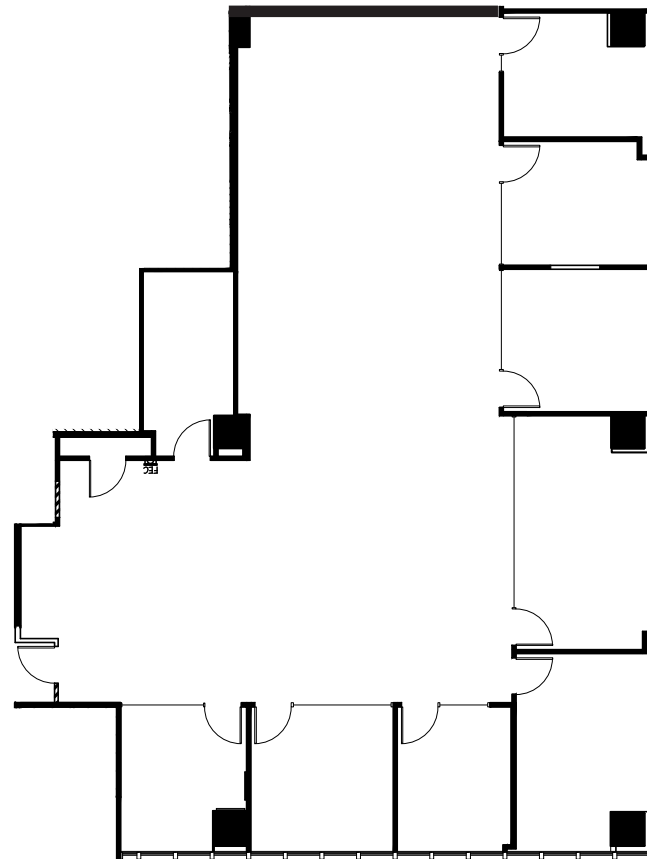
360°

KEY S. EL CAMINO REAL / BAY VIEWS



S. EL CAMINO REAL / BAY VIEWS

W. 4TH AVENUE



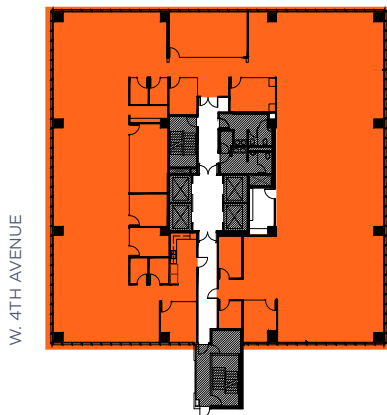
FLOOR PLANS

SUITE 600 | ±10,637 RSF

Direct Full floor availability
with exposed ceilings & tech
build out

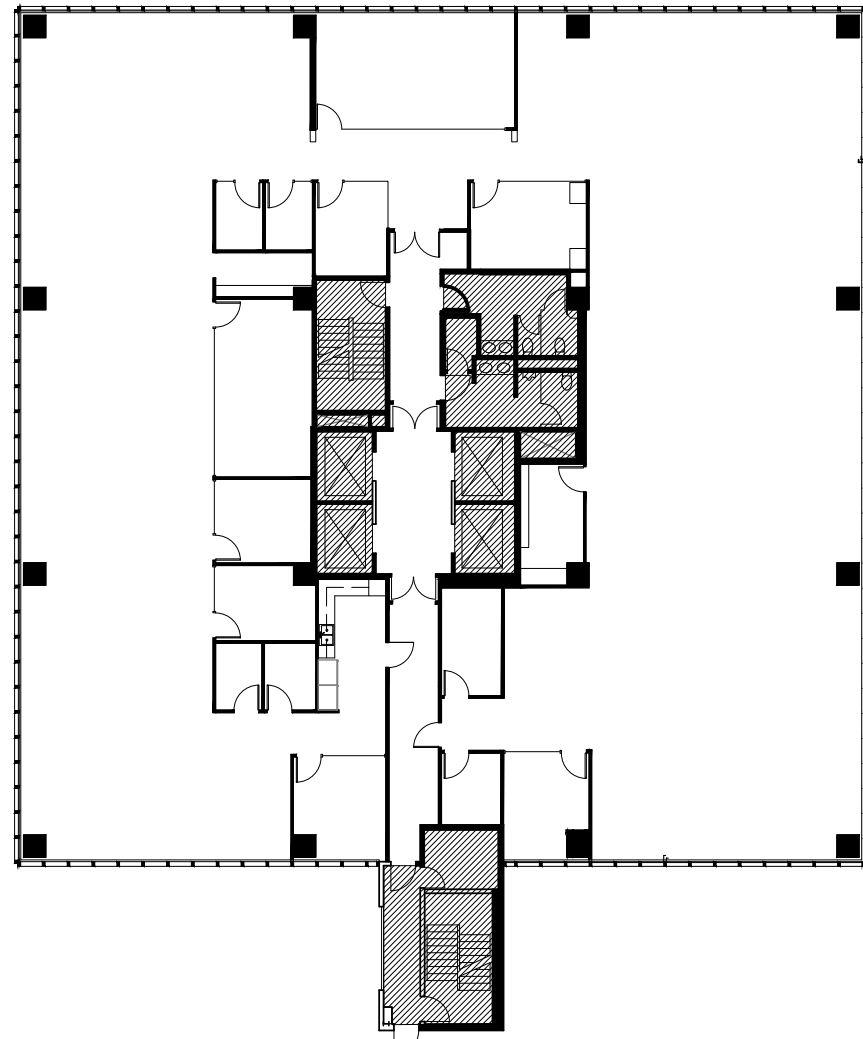
- 1 Board Room
- 1 Conference Room
- 6 Private Offices
- 4 Phone Rooms
- Storage & IT Room
- Available 8/1/25

KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE

S. EL CAMINO REAL / BAY VIEWS



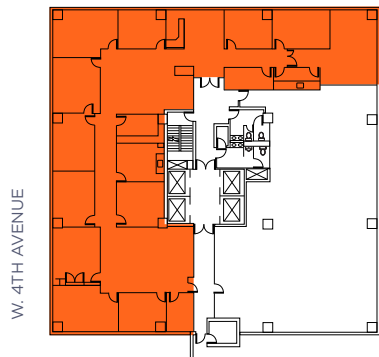
FLOOR PLANS

SUITE 1200 | ±6,685 RSF

Available 7/1/25

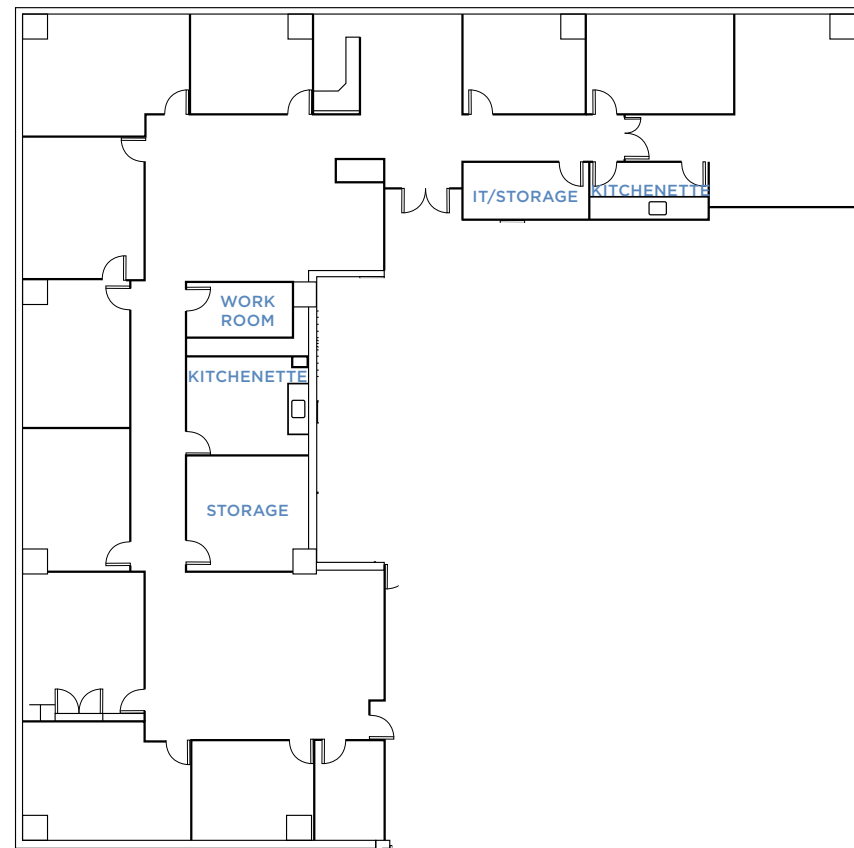
- 1 Boardroom
- 5 Conference Rooms
- 5 Private Offices
- 2 Kitchenettes
- Phone Room
- Work Room
- Storage Room
- IT Closet

KEY S. EL CAMINO REAL / BAY VIEWS



S. EL CAMINO REAL / BAY VIEWS

W. 4TH AVENUE



AMENITIES

- 150+ Food and Beverage Establishments
- Caltrain Station (10 Minutes)
- Fitness Centers (Equinox, Orangetheory)
- Century 12 Movie Theater
- Multiple Public Parking Garages
- Draeger's Supermarket
- Central Park
- Walk Score - 96 - "Walker's Paradise"



RESTAURANTS

- | | |
|--------------------------|---------------------------------|
| 1 B Street & Vine | 15 Backhaus |
| 2 Sushi Sam's Edomata | 16 Vespucci Ristorante Italiano |
| 3 Takahashi Market | 17 Izakaya Mai |
| 4 Sushi Yoshizumi | 18 M Sandwiches |
| 5 Himawari | 19 Gyu-Kaku Japanese BBQ |
| 6 Taishoken | 20 Gao Viet Kitchen & Bar |
| 7 Happy Lamb Hot Pot | 21 Izakaya Ginji |
| 8 Pausa Bar & Cookery | 22 C Food Crush |
| 9 The Ravioli House | 23 Pacific Catch |
| 10 Pokeatery | 24 Hummus Mediterranean Kitchen |
| 11 Pancho Villa Taqueria | 25 Joy Sushi |
| 12 Yakitori Kokko | 26 DASH Japanese Tapas & Sushi |
| 13 Philz Coffee | |
| 14 Curry Up Now | |

SERVICES

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

FITNESS

- OPEX KURA
- Fit SF Personal Training
- Orangetheory Fitness San Mateo
- Equinox San Mateo

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 4th/B Lot |
| P Main St Garage | P Transit Center Garage |
| P Tennis Court Garage | P 5th/Claremont Lot |
| P Central Garage | P 4th/Claremont Lot |
| P 5th/B Lot | |

LEASING CONTACTS

Gary Boitano

Managing Director

+1 650 401 2122

gary.boitano@cushwake.com

LIC #01902693

Chris Blom

Director

+1 650 931 2210

chris.blom@cushwake.com

LIC #02031205

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-12.30.2024

