



REDWOOD CENTRAL



±71,330 RSF NEW CLASS A OFFICE DEVELOPMENT

WINDY HILL
property ventures

CBRE

BUILDING HIGHLIGHTS



Newly constructed Class A building



Customizable floorplates with above-average 14'9" deck heights



Great tenant identity with large building signage opportunities



±71,330 RSF (4 floors of office above parking)



Downtown Redwood City location, surrounded by retail amenities



Exclusive exterior terraces



132 parking stalls in secured garage



Easy walk to Caltrain



Pre-certified LEED Silver designation



NEARBY AMENITIES



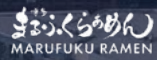
Chan
Zuckerberg
Initiative



EL CAMINO REAL



HEARTCORE



MIDDLEFIELD RD



ANGELICAS



WALNUT ST

MAZRA
zareen's

NICK & GREEK



MARSHALL STREET
PARKING GARAGE



Vesta

LA FONDA



REDWOOD
CENTRAL

BROADWAY

AHI SUSHI
&
HIBACHI

MARSHALL ST



PUBLIC
PARKING

MAIN ST



KAISER
PERMANENTE

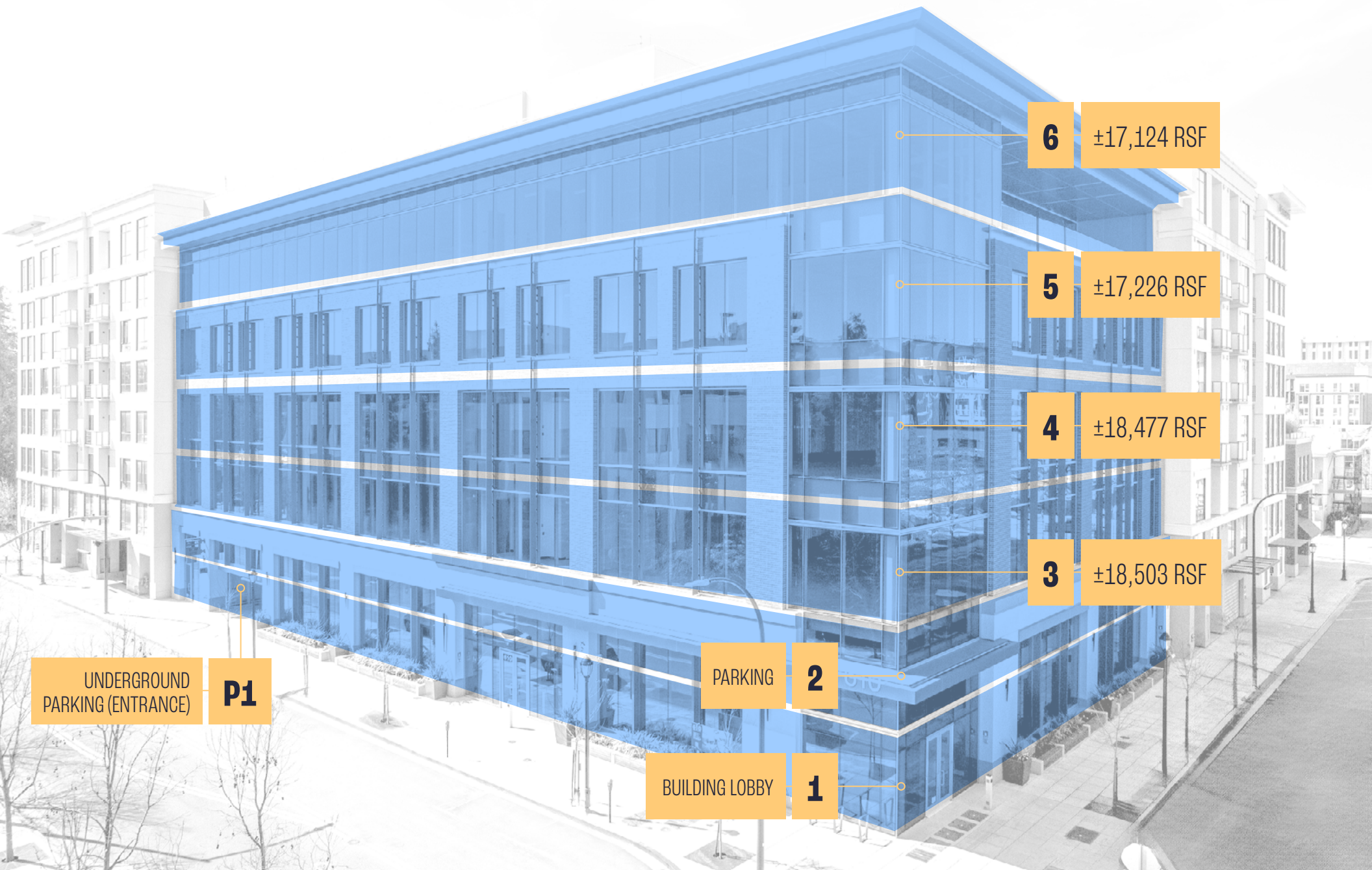


KAISER
PERMANENTE

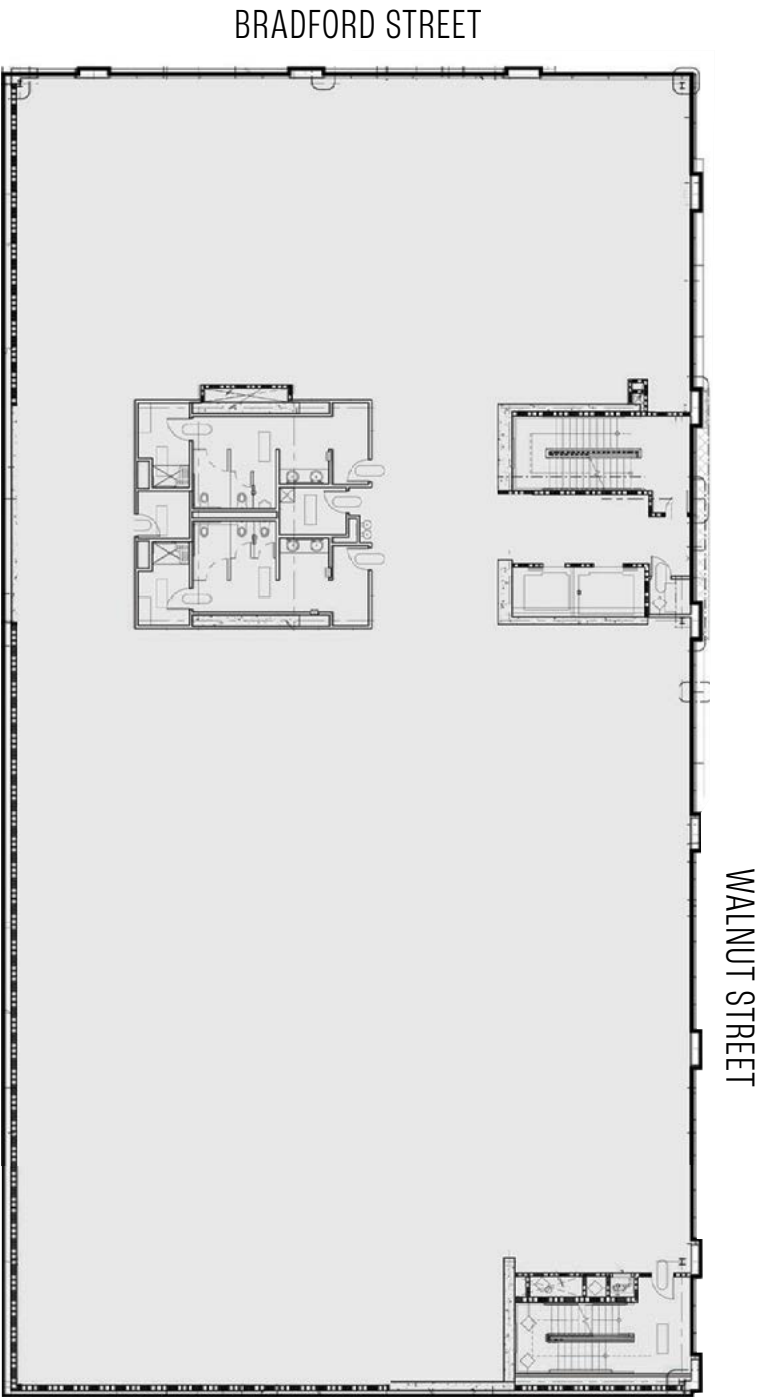


VETERANS BLVD

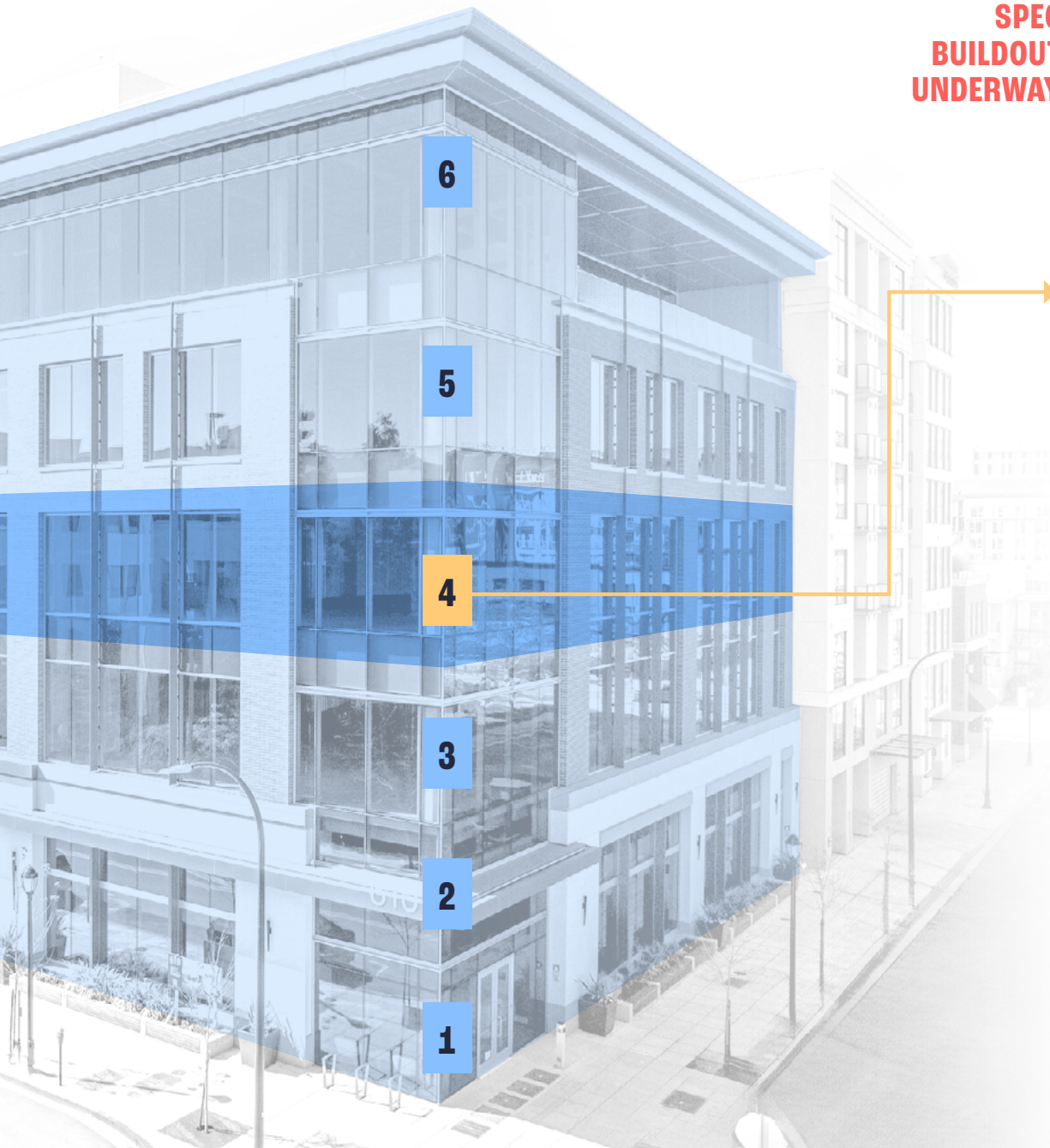
STACKING PLAN & AVAILABILITY



3RD FLOOR — ±18,503 RSF



4TH FLOOR – ±18,477 RSF



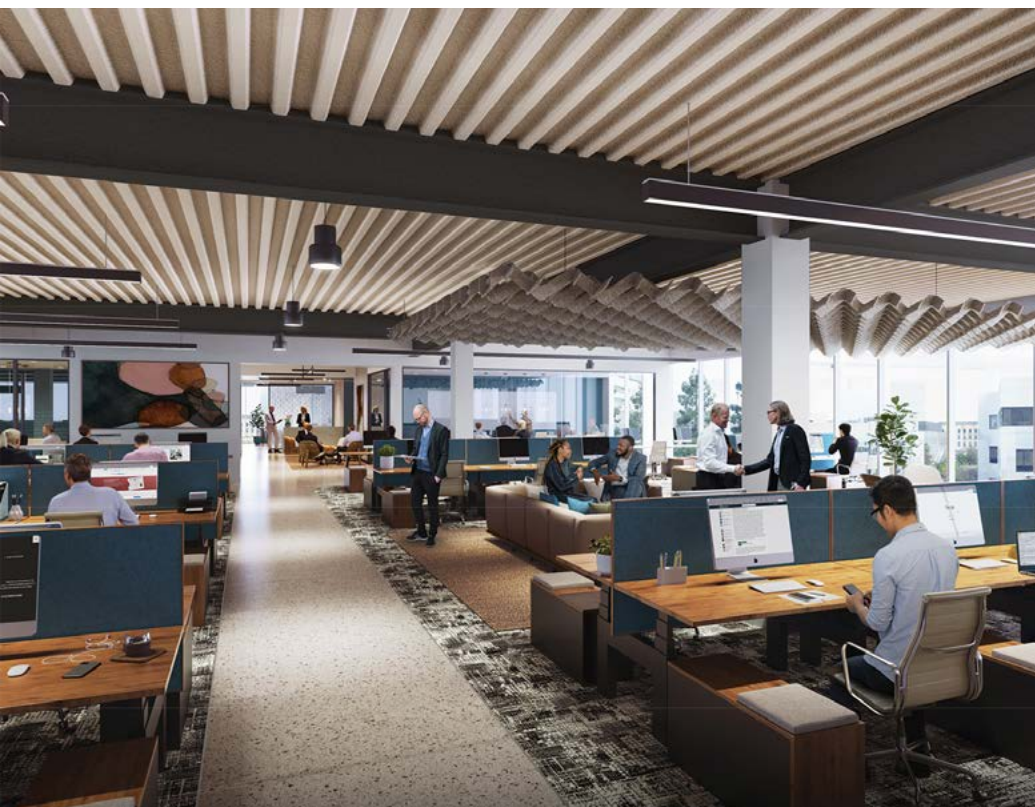
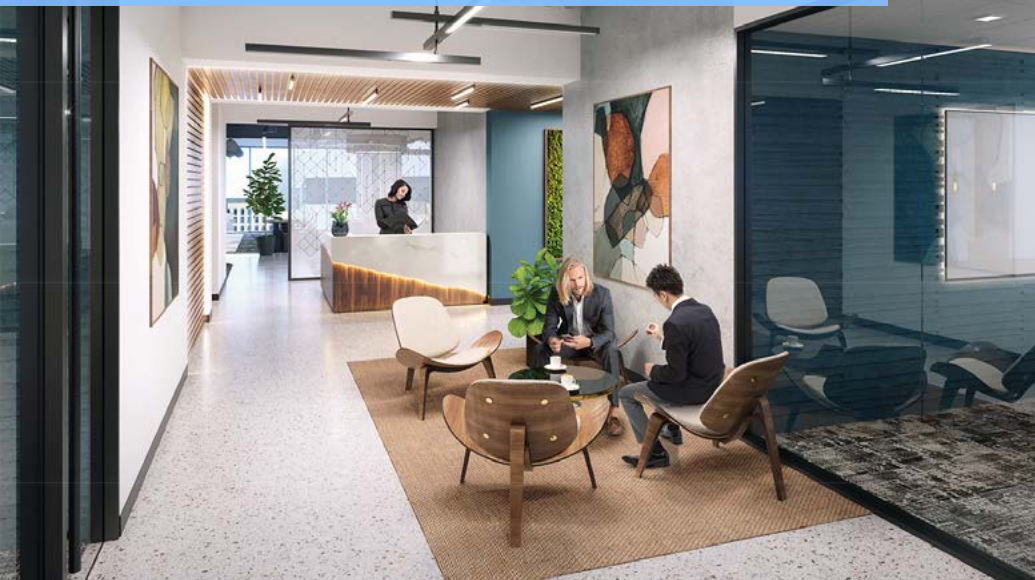
**SPEC
BUILDOUT
UNDERWAY**

BRADFORD STREET



WALNUT STREET

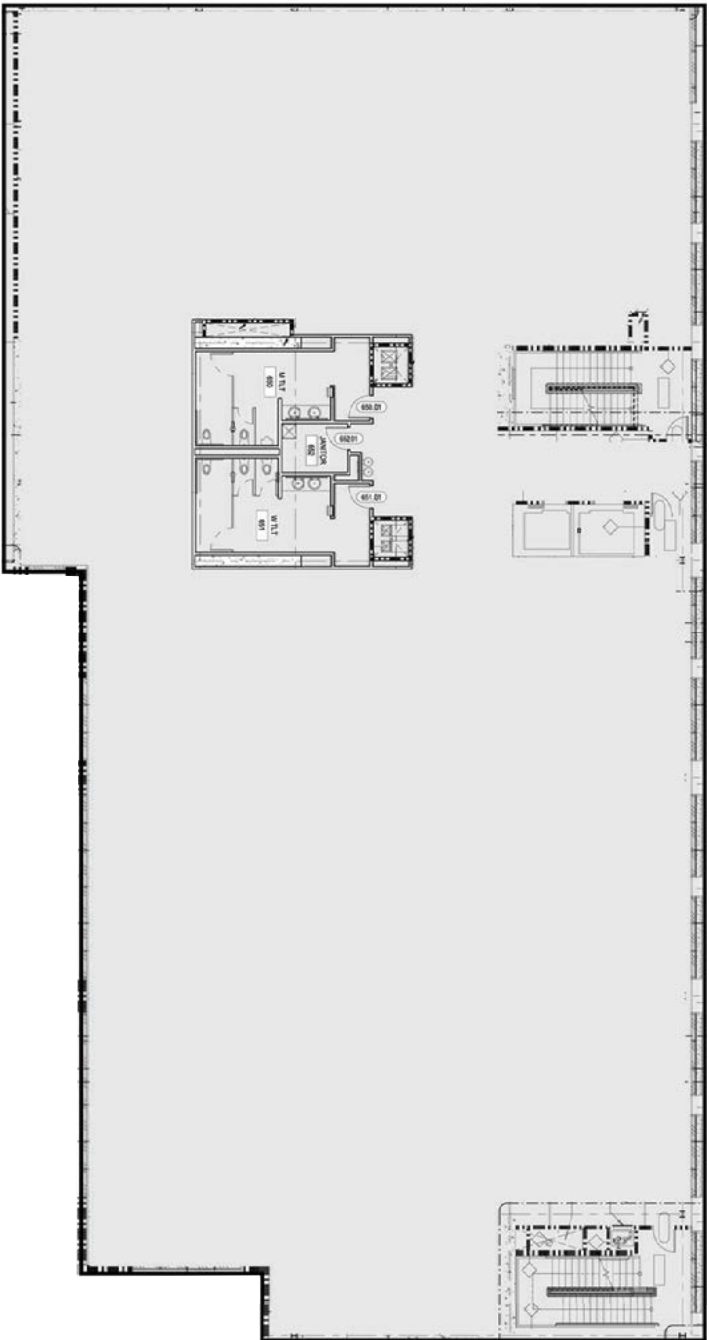
4TH FLOOR SPEC RENDERINGS



5TH FLOOR – ±17,226 RSF



BRADFORD STREET



WALNUT STREET

6TH FLOOR – ±17,124 RSF



WALNUT STREET

6TH FLOOR RENDERINGS



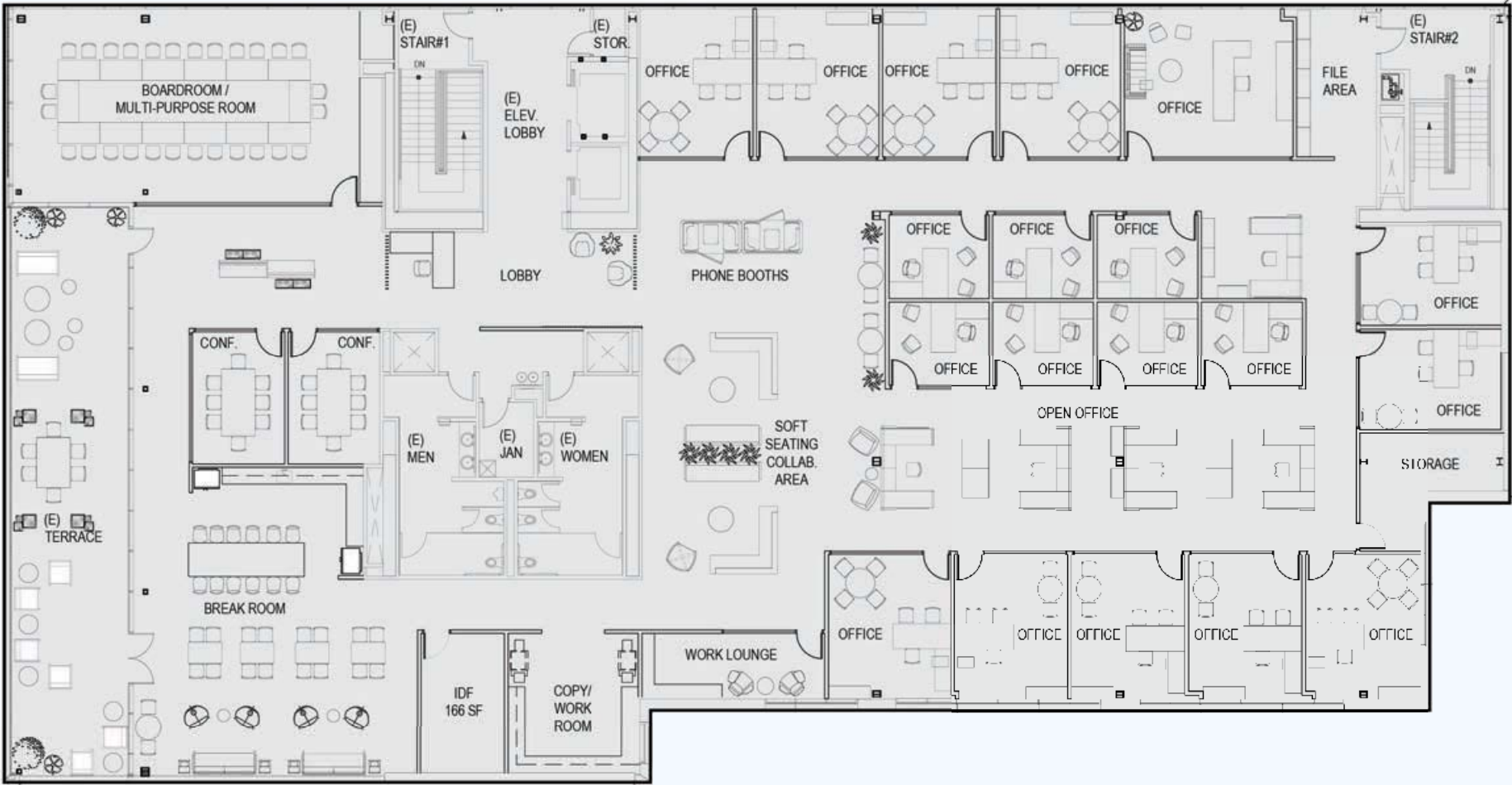
HYPOTHETICAL FLOOR PLANS

PROFESSIONAL SERVICES

6TH FLOOR – ±17,124 RSF

WALNUT STREET

BRADFORD STREET

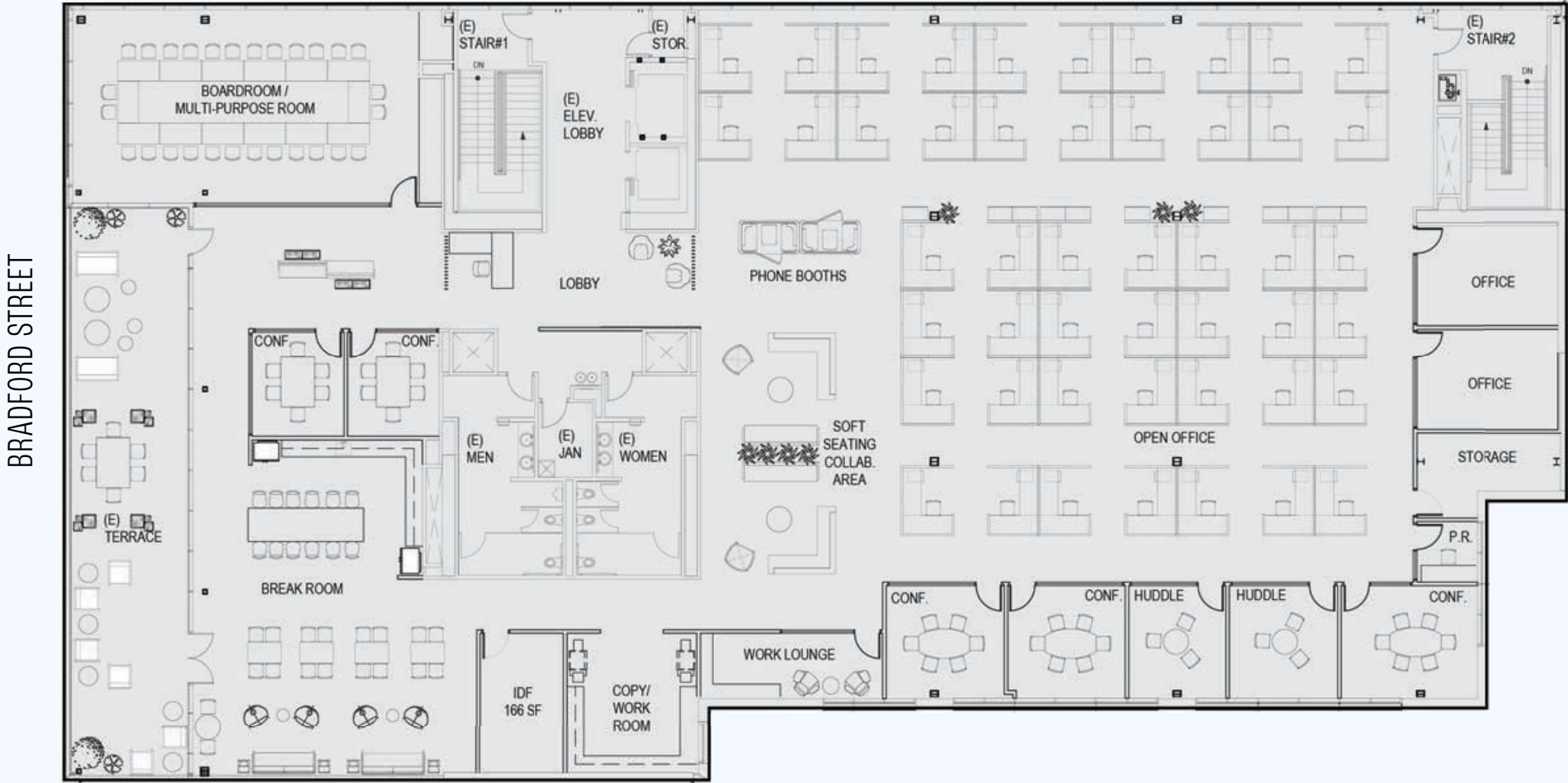


HYPOTHETICAL FLOOR PLANS

OPEN OFFICE

6TH FLOOR – ±17,124 RSF

WALNUT STREET





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