



DOWNTOWN SAN MATEO

±1,825
AVAILABLE

WWW.400SOUTH.COM



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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
- 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
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SUITE 225	±1,825 RSF	2 Conference rooms 3 Private offices Open kitchenette Available Now
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360°



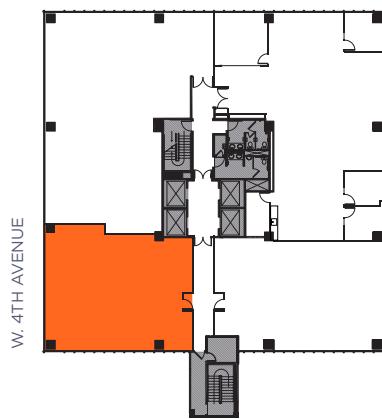
FLOOR PLANS

SUITE 225 | ±1,825 RSF

- 2 Conference rooms
- 3 Private offices
- Open kitchenette
- Available Now

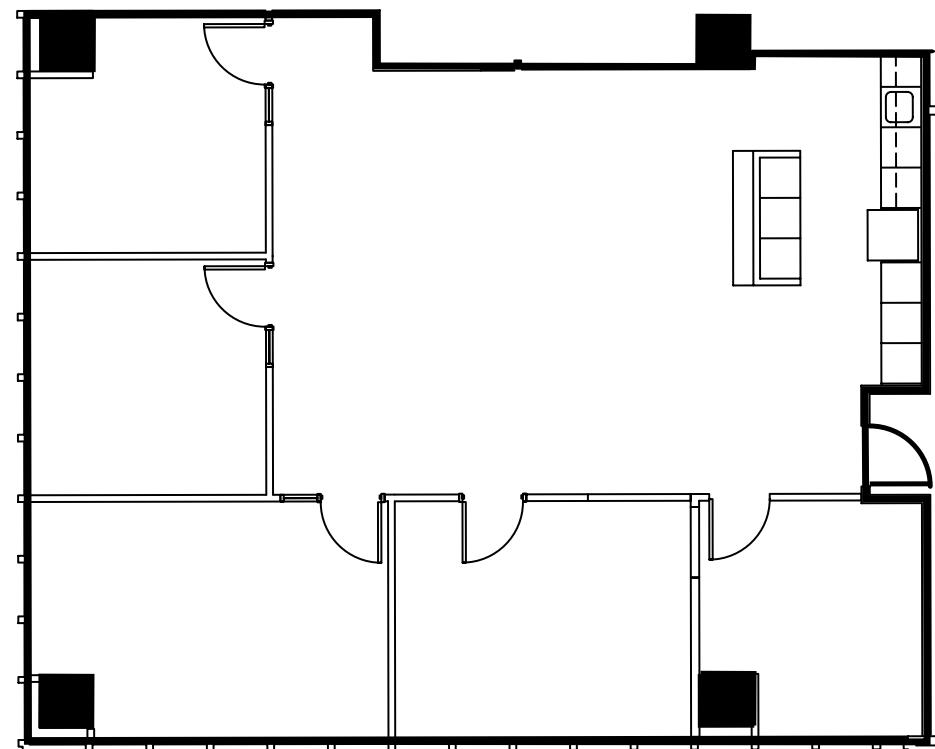
360°

KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE

S. EL CAMINO REAL / BAY VIEWS



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	27 Amour Amour
2 Sushi Sam's Edomata	16 Vespucci Ristorante Italiano	Wine Bar - Tapas
3 Takahashi Market	17 Izakaya Mai	28 BAMBU
4 Sushi Yoshizumi	18 M Sandwiches	29 Fuji Sukiayaki
5 Himawari	19 Gyu-Kaku Japanese BBQ	30 Foreigner
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	
11 Pancho Villa Taqueria	Kitchen	
12 Yakitori Kokko	25 Joy Sushi	
13 Philz Coffee	26 DASH Japanese	
14 Curry Up Now	Tapas & Sushi	

SERVICES

1 Draeger's Market
2 Draper University
3 Walgreen's
4 Century 12 San Mateo
5 Hero City
6 U.S. Post Office
7 Shell

FITNESS

1 OPEX KURA
2 Fit SF Personal Training
3 Orangetheory Fitness
San Mateo
4 Equinox San Mateo

BANKS

1 Chase Bank
2 Wells Fargo Bank
3 Bank of America
4 Bank of the West
5 Citibank
6 Union Bank
7 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

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