

OFFICE SPACE IN SAN MATEO  
AVAILABLE FOR LEASE



**ASKING \$2.75 MG | MODIFIED GROSS**  
17 E 4th Ave, San Mateo, CA 94401

**2,305 Sq. Ft. | Office Space**

SC Properties is pleased to present office/flex space in prime location walking distance to everything in booming Downtown San Mateo.

This space features air conditioning, a kitchenette, two restrooms, ample storage, and a built-out office. The split-level open floor plan offers excellent functionality, with the downstairs area ideal for storage and the upstairs configured for office use. Conveniently located with easy access to major freeways, nearby retail, and restaurants, and ample street parking.



**CONTACT**

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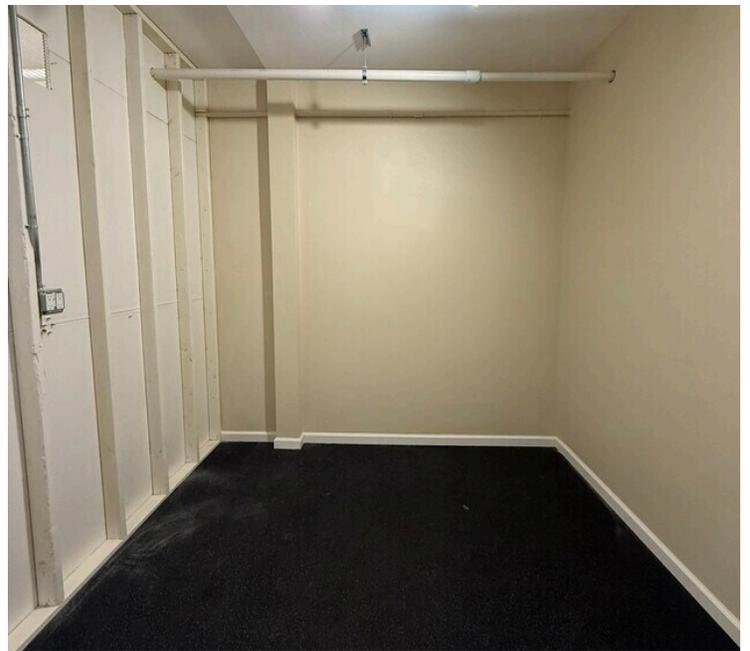
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# FLOOR PLAN



**FIRST FLOOR**  
795 SQ FT



**SECOND FLOOR**  
1,510 SQ FT

**Estimated Total Square Footage: 2,305 SQ FT**  
*Calculated from outside face of exterior walls and center line of demising walls.*

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