

EXCLUSIVELY LEASED BY

km Kidder
Mathews

OWNED BY

rubicon
point
partners



999 BAKER FOR LEASE

±45,152 RSF, including five lab/office spec suites ranging from ±3,861-14,686 SF, in a highly sought-after, highly visible San Mateo location

999 BAKER WAY, SAN MATEO, CA 94404

PROPERTY OVERVIEW

BLDG SIZE | FLOORS ±68,666 RSF | 5 Floors

OWNER Rubicon Point Partners

CLEAR HEIGHT 13'6" slab-to-slab

POWER 2,000A, 27 W PSF (40 W PSF for lab)

FLOOR LOAD 100 lbs PSF

BACK-UP GENERATOR 250KW

ON-SITE PARKING 3/1,000 RSF

Full building renovation complete

Lab incubator on 4th floor (Accommodates co-working tenants and private labs. Office and lab furniture available)

Building signage opportunity

Shipping and receiving area, with secure storage

Central CDA, vac lines, and up to 4 fume hoods/floor

Autoclave and glass wash on each floor

Outdoor meeting & lounge areas



CONVENIENT. COMPETITIVE. *OFFICE & LAB.*



SUITE AVAILABILITY

Suite #	Total RSF	Suite Type	Monthly Base Rent	Services	Date Available
1ST FLOOR	±5,542	Office	Negotiable	Full Service	Now
2ND FLOOR	±3,861	Office	Negotiable	Full Service	Now
3RD FLOOR	±9,274	Lab/Office	Negotiable	NNN	Now
4TH FLOOR	±11,789	Lab/Office	Negotiable	NNN	Now
4TH FLOOR	±100-11,789; private suites ranging from ±2,868-4,830	Lab/Office	\$2K per bench; private suites ranging from \$25K-45K/Mo.	Full Service	Now
5TH FLOOR	±14,686	Lab/Office	Negotiable	NNN	Now

4TH FLOOR INCUBATOR @ BAKER OVERVIEW

BUILDING SUPPORT SERVICES

Milli-Q water purification system	Gas, electric, and utilities
Shipping/receiving	Janitorial and maintenance services
Storage area for bulk gases (CO2, LN2)	IT support and secure internet
Glass wash/autoclave	Key cards

SERVICES AVAILABLE FOR ADDITIONAL COST

Hazardous waste (chemical & liquid)*	Extra storage space
Gas monitoring/handling	Biohazardous waste management (disposal recharge back to tenant)

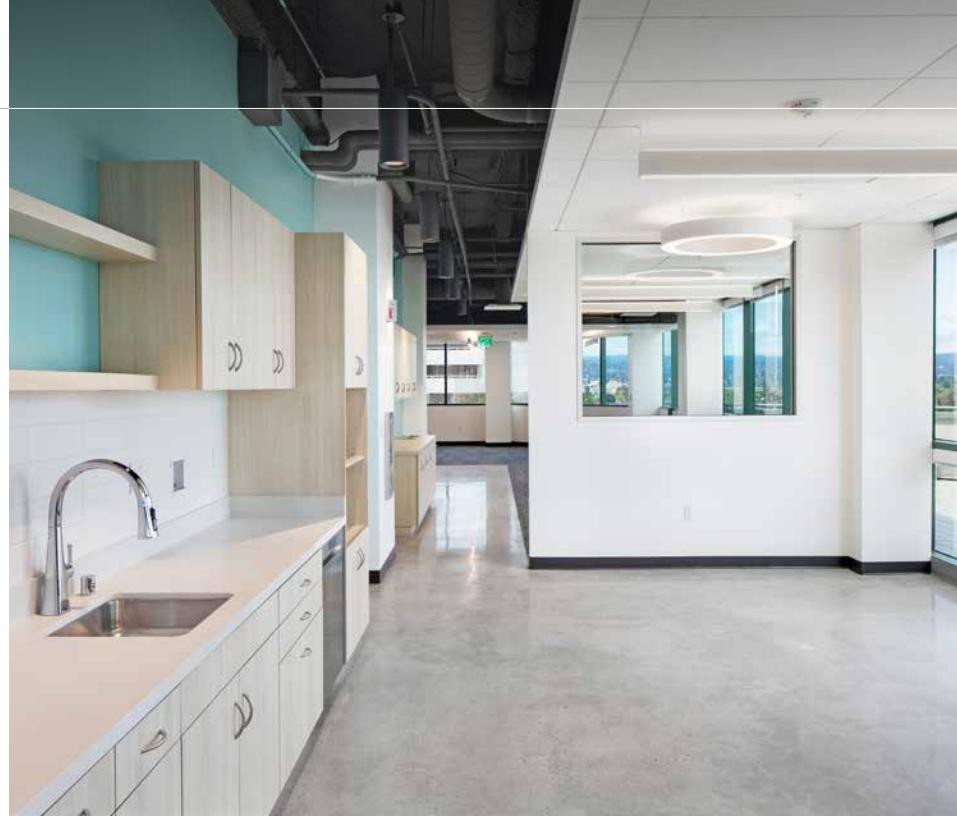
LAB EQUIPMENT

Biosafety cabinets	Benchtop centrifuges
CO2 incubators	Fluorescent microscope
Freezers and refrigerators	NanoDrop One C
Autoclave & glass wash	PCR
Milli-Q water purification system	

→ [VIEW INCUBATOR FLYER](#)

*Depending on the types and quantities of hazardous waste generated, the tenant will need to obtain an EPA ID number for any hazardous waste disposal. Tenant must provide the Incubator @ Baker with copies of all hazardous waste manifests as soon as tenant receives them.

AVAILABLE FOR LEASE



\$2K/MO

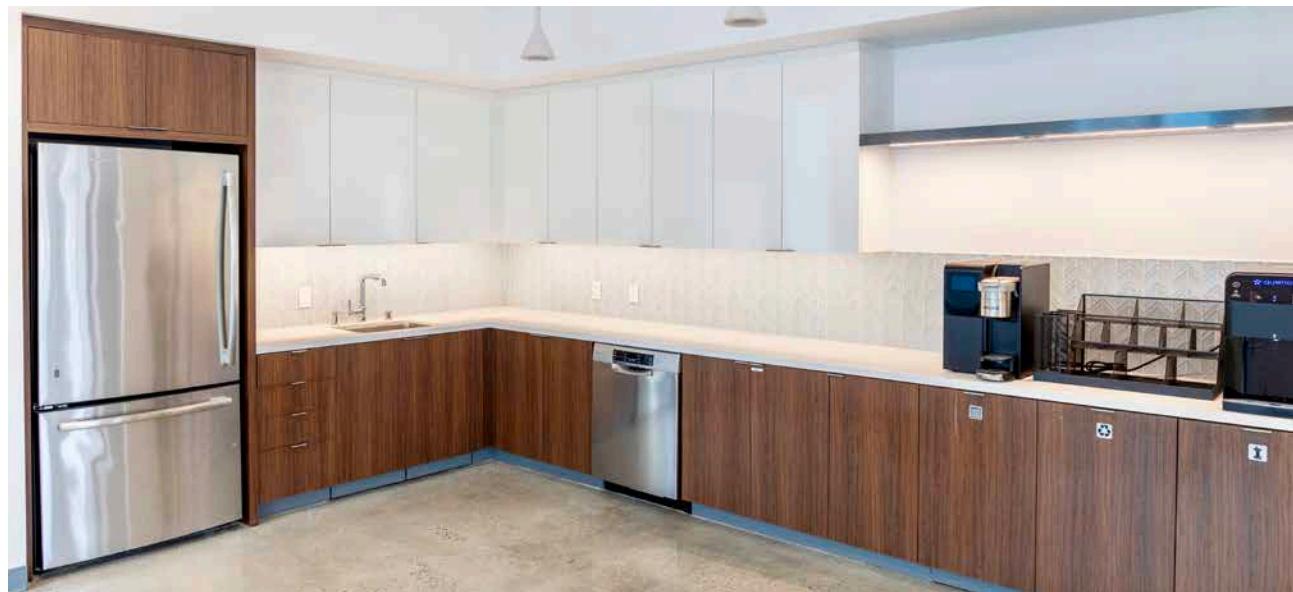
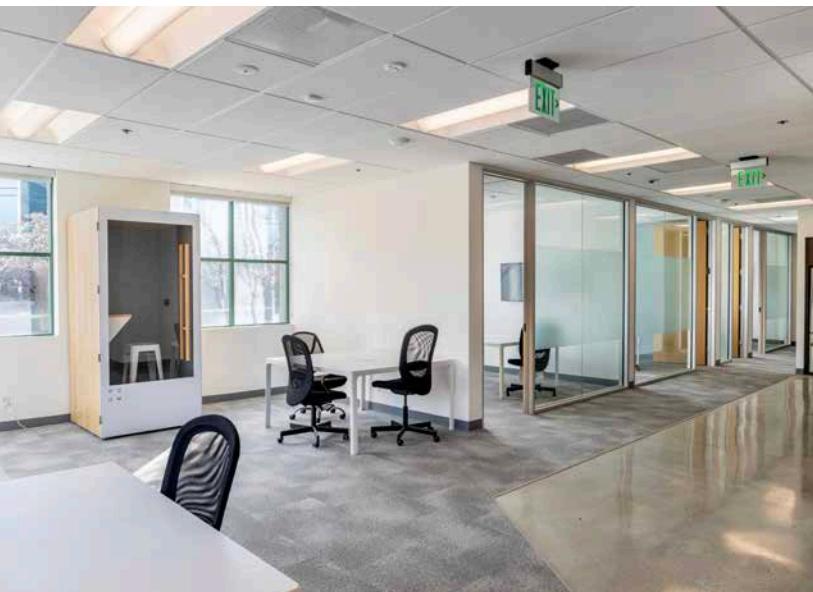
LAB BENCH
STARTING PRICE (FS)

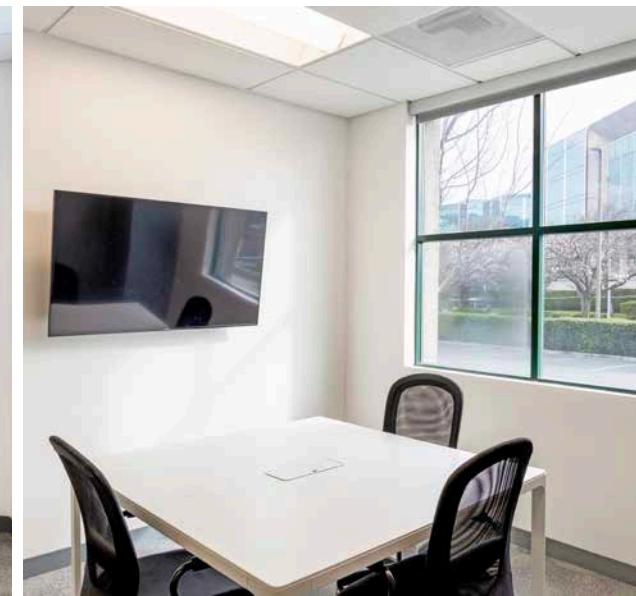
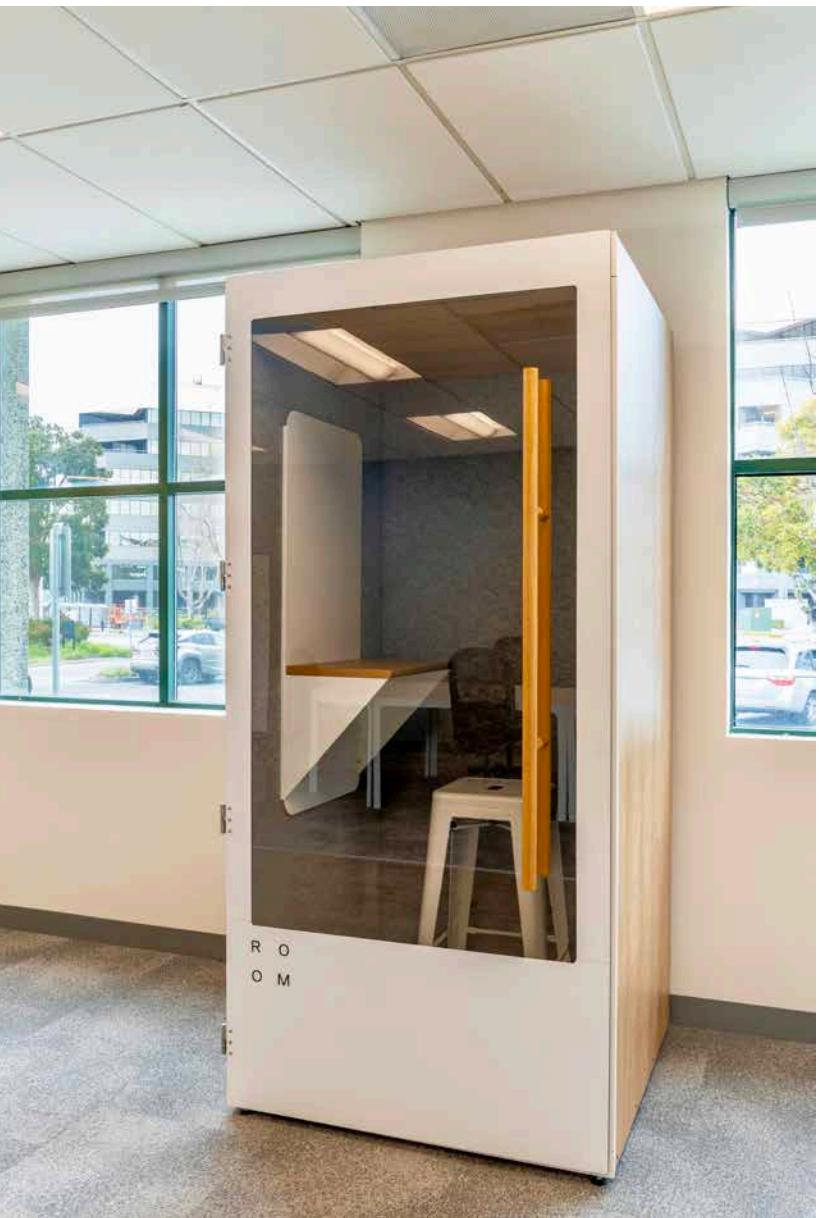
\$25K/MO

PRIVATE LAB SUITE
STARTING PRICE (FS)



KIDDER MATHEWS





1ST FLOOR (OFFICE)

±5,542

RSF AVAILABLE

NEGOTIABLE

ASKING RATE

NOW

AVAILABLE

OFFICE LEGEND



FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

KIDDER MATHEWS

2ND FLOOR (OFFICE)

±3,861

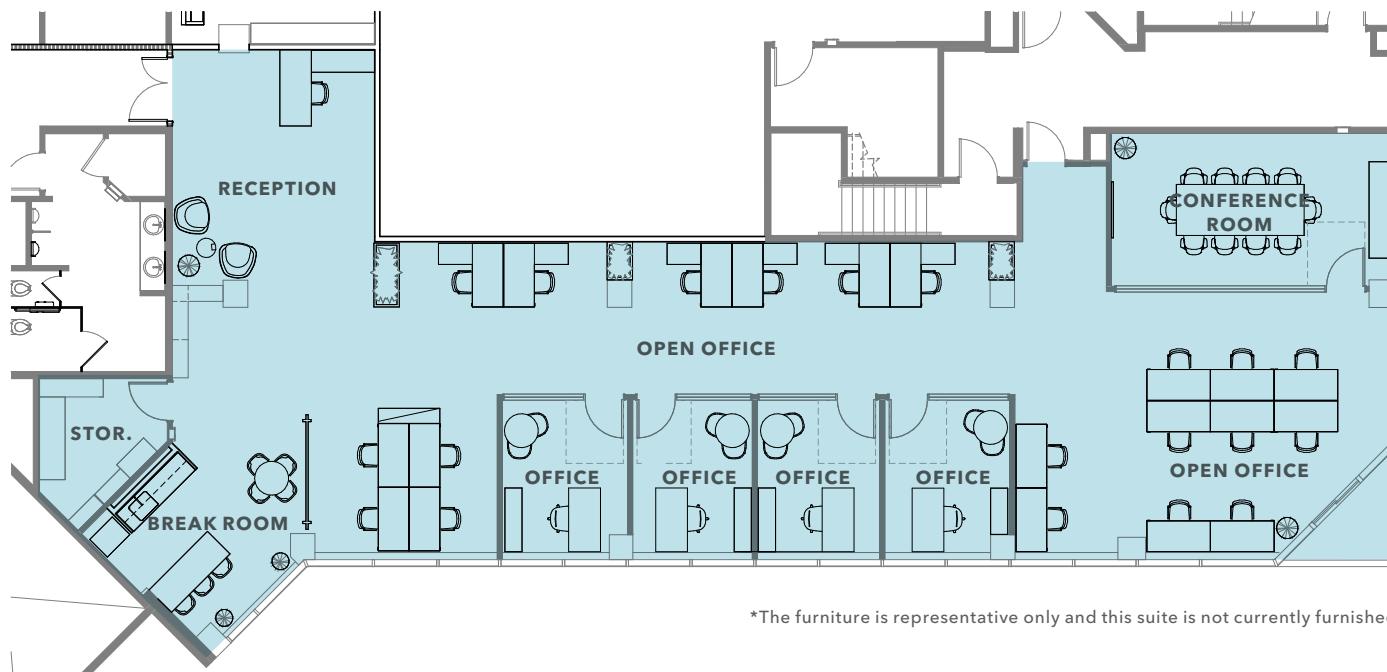
RSF AVAILABLE

NEGOTIABLE

ASKING RATE

NOW

AVAILABLE



*The furniture is representative only and this suite is not currently furnished.

FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

KIDDER MATHEWS

3RD FLOOR (PARTIAL)



FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

±9,274

RSF AVAILABLE

NEGOTIABLE

ASKING RATE

NOW

AVAILABLE

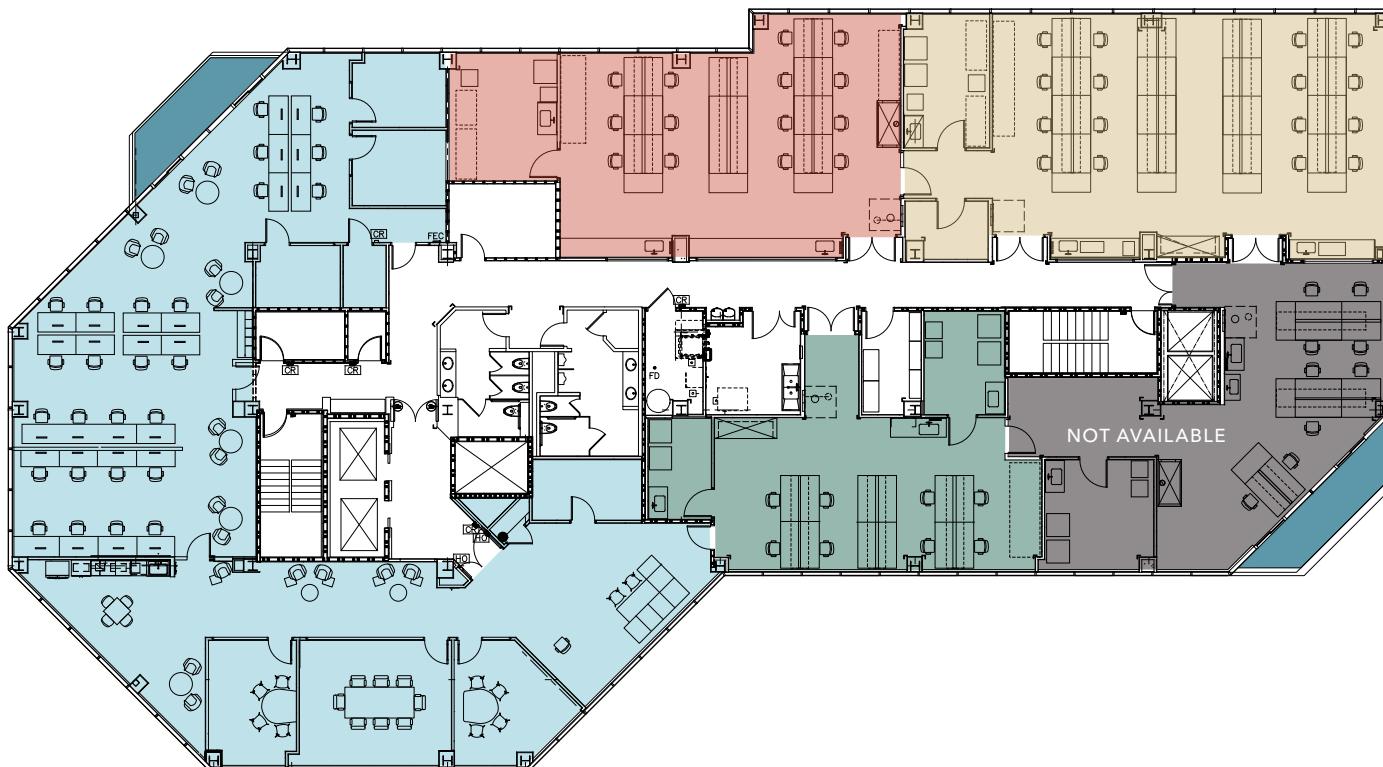
LAB LEGEND

- Building Support
- Lobby/Reception
- Conference
- Collaboration
- Break Room
- Office Support
- Open Office
- Lab
- Lab Support

KIDDER MATHEWS

4TH FLOOR (INCUBATOR)

Each suite will have access to a private office, cubicles, & shared conference rooms and kitchen



FLOOR PLAN NOT TO SCALE

±100-11,789

RSF AVAILABLE

\$2,000/MO

PER LAB BENCH STARTING PRICE (FS)

NOW

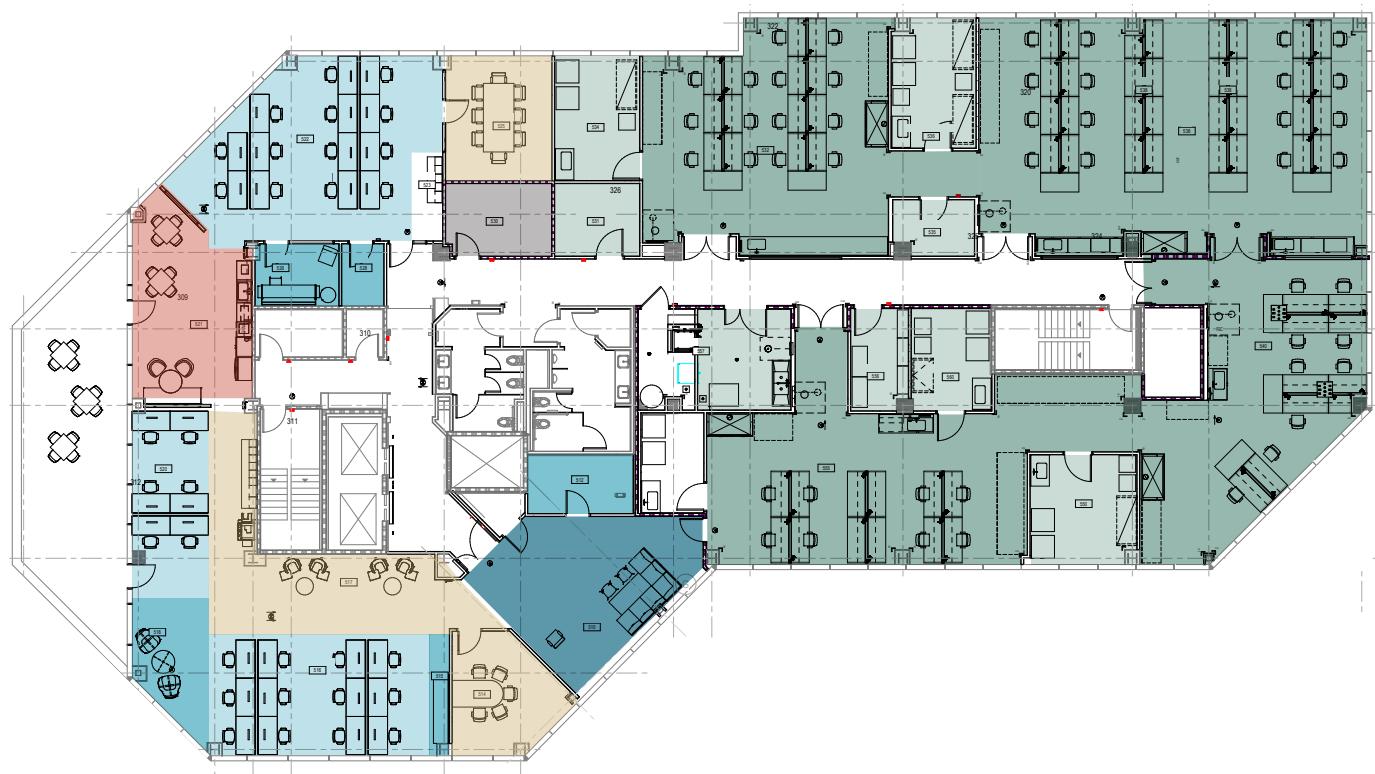
AVAILABLE

LAB LEGEND

±2,935 SF	\$25,000/Mo. FS
±3,306 SF	Leased
±3,797 SF	\$35,000/Mo. FS
±5,057 SF	\$40,000/Mo. FS
Office	
Deck	

→ [VIEW INCUBATOR FLYER](#)

5TH FLOOR



FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

±14,686

RSF AVAILABLE

NEGOTIABLE

ASKING RATE

NOW

AVAILABLE

LAB LEGEND

- Building Support
- Lobby/Reception
- Conference
- Collaboration
- Break Room
- Office Support
- Open Office
- Lab
- Lab Support



NEARBY AMENITIES & EMPLOYERS

01

BRIDGEPOINTE SHOPPING CENTER

Armadillo Willy's BBQ

BJ's Brewhouse

Starbucks

Lazy Dog

Target

Marshalls

Nordstrom Rack

Chick-fil-A

Ulta Beauty

California Fish Grill

Chipotle

Habit Burger

Panda Express

MOD Pizza

Panera Bread

Home Depot

Nick the Greek

02

METRO CENTER BLVD

Carl's Jr/Green Burrito

Star Bird

IHOP

McDonald's

Taco Bell

Costco

Jamba Juice

Starbucks

Crumbl

03

METRO SHOPPING CENTER

Five Guys

Safeway

Orangetheory Fitness

Tpumps

Starbucks

SHUTTLE SERVICE SCHEDULE

AM WEEKDAY SERVICE (MONDAY-FRIDAY)

Stop	A1	B1	A2	B2	A3	B3	A4
HILLSDALE CALTRAIN STATION	6:51	7:03	7:51	8:03	8:51	9:03	9:36
SHELL BLVD & E HILLSDALE BLVD	7:01	7:13	8:01	8:13	9:01	9:13	9:46
393 VINTAGE PARK DR (AM ONLY)	7:04	7:16	8:04	8:16	9:04	9:16	9:49
353 LAKESIDE DR	7:06	7:18	8:06	8:18	9:06	9:18	9:51
300-310 LAKESIDE DR	7:08	7:20	8:08	8:20	9:08	9:20	9:53
303 VELOCITY WAY	7:10	7:22	8:10	8:22	9:10	9:22	9:55
1149 CHESS DR	7:13	7:25	8:13	8:25	9:13	9:25	9:58
200 LINCOLN CTR	7:15	7:27	8:15	8:27	9:15	9:27	10:00
E 3RD AVE & LINCOLN CTR	7:15	7:27	8:15	8:27	9:15	9:27	10:00
CUL-DE-SAC (4000/4001 E 3RD ST)	7:16	7:28	8:16	8:28	9:16	9:28	10:01
THE PLAZA AT TRITON PARK	7:23	7:35	8:23	8:35	9:23	-	-
ONE HUNDRED GRAND	7:24	7:36	8:24	8:36	9:36	-	-
HILLSDALE CALTRAIN STATION	7:39	7:51	8:39	8:51	9:36	-	-

PM WEEKDAY SERVICE (MONDAY-FRIDAY)

Stop	A1	B1	A2	B2	A3	B3	A4	B4
HILLSDALE CALTRAIN STATION	-	3:48	4:01	4:48	5:01	5:48	6:01	6:36
THE PLAZA TRITON PARK	-	4:00	4:13	5:00	5:13	6:00	6:13	6:48
ONE HUNDRED GRAND	-	4:01	4:14	5:01	5:14	6:01	6:14	6:49
SHELL BLVD & E HILLSDALE BLVD	3:28	4:04	4:17	5:04	5:17	6:04	6:17	-
1149 CHESS DR	3:31	4:07	4:20	5:07	5:20	6:07	6:20	-
200 LINCOLN CTR	3:34	4:10	4:23	5:10	5:23	6:10	6:23	-
E 3RD AVE & LINCOLN CTR	3:34	4:10	4:23	5:10	5:23	6:10	6:23	-
CUL-DE-SAC (4000/4001 E 3RD)	3:35	4:11	4:24	5:11	5:24	6:11	6:24	-
353 LAKESIDE DR	3:39	4:15	4:28	5:15	5:28	6:15	6:28	-
300-310 LAKESIDE DR	3:41	4:17	4:30	5:17	5:30	6:17	6:30	-
303 VELOCITY WAY	3:43	4:19	4:32	5:19	5:32	6:19	6:32	-
378 VINTAGE PARK (PM ONLY)	3:45	4:21	4:34	5:21	5:34	6:21	6:34	-
HILLSDALE CALTRAIN STATION	4:00	4:36	4:49	5:36	5:49	6:36	6:49	-



EXCLUSIVELY LEASED BY

km Kidder
Mathews

OWNED BY

rubicon
point
partners

*View More
Listing Details*



Exclusively listed by

*Life Science
Contacts*

JOE CAMMARATA
650.678.1228
joe.cammarata@kidder.com
LIC N° 01366451

ERIC DEBRINE
650.465.8721
eric.debrine@kidder.com
LIC N° 02192983

*Office
Contacts*

JOHN MCLELLAN
415.418.9880
john.mclellan@kidder.com
LIC N° 01869489

DREW RAMIREZ
650.430.1433
drew.ramirez@kidder.com
LIC N° 02209477

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.