

# 300

S. ELLSWORTH  
SAN MATEO, CALIFORNIA

## CLASS A: 100% MARKET READY & PLUG & PLAY

- 3 Blocks to Caltrain Bullet Stop
- Prime Corner Location in the Heart of Downtown San Mateo

### ±26,500 SF New Construction Office

- Full Building or Floors Available
- Floors Ranging from ±8,000 - ±9,000 SF



CLICK FOR VIRTUAL TOUR



NEWMARK

LANE PARTNERS

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# PROPERTY HIGHLIGHTS

3 Blocks (6 Minute Walk) to Caltrain Bullet Stop

High Identity Corner in the Heart of Downtown San Mateo

1/1000 Offsite Parking

Class A 100% Market Ready and Plug & Play Throughtout

6 Conference Rooms, Up to 208 Workstations, 8 Focus Rooms, Ideal Lab Area

All Hands Area

±3,000 SF Area Flexible for Labs, Conferencing, or Workstations

Adjacent to Central City Parking Garage (395 Parking Stalls)

Designed to LEED Certified Standards with Rooftop Solar in Place

Third Floor Terrace Overlooking Downtown

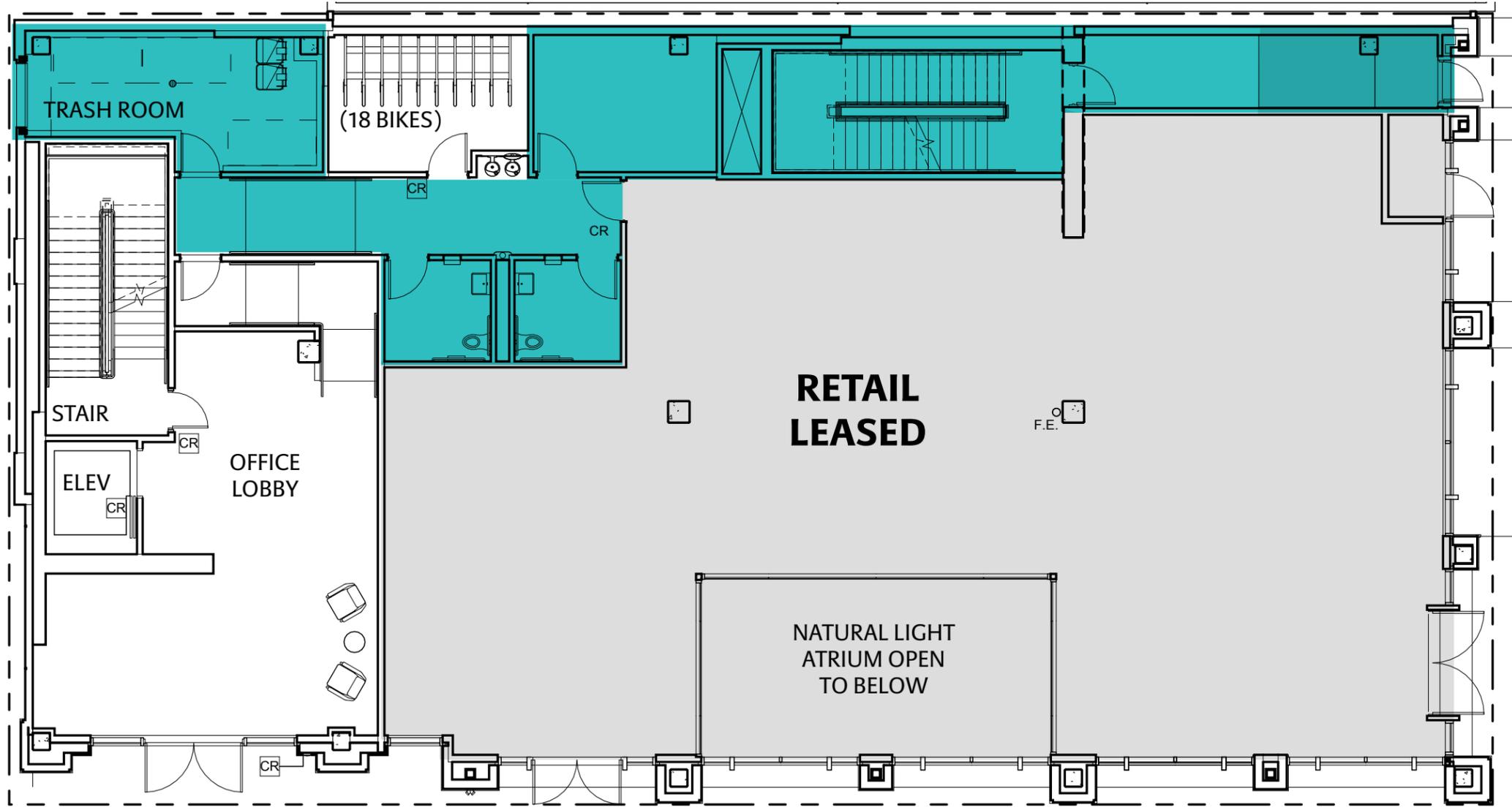
Secure Bike Storage and Showers



# FLOOR PLANS

## LOBBY

Legend: Retail (Grey) | Common Area (Teal)



# FLOOR PLANS

3RD FLOOR - ±8,842 SF | Market Ready

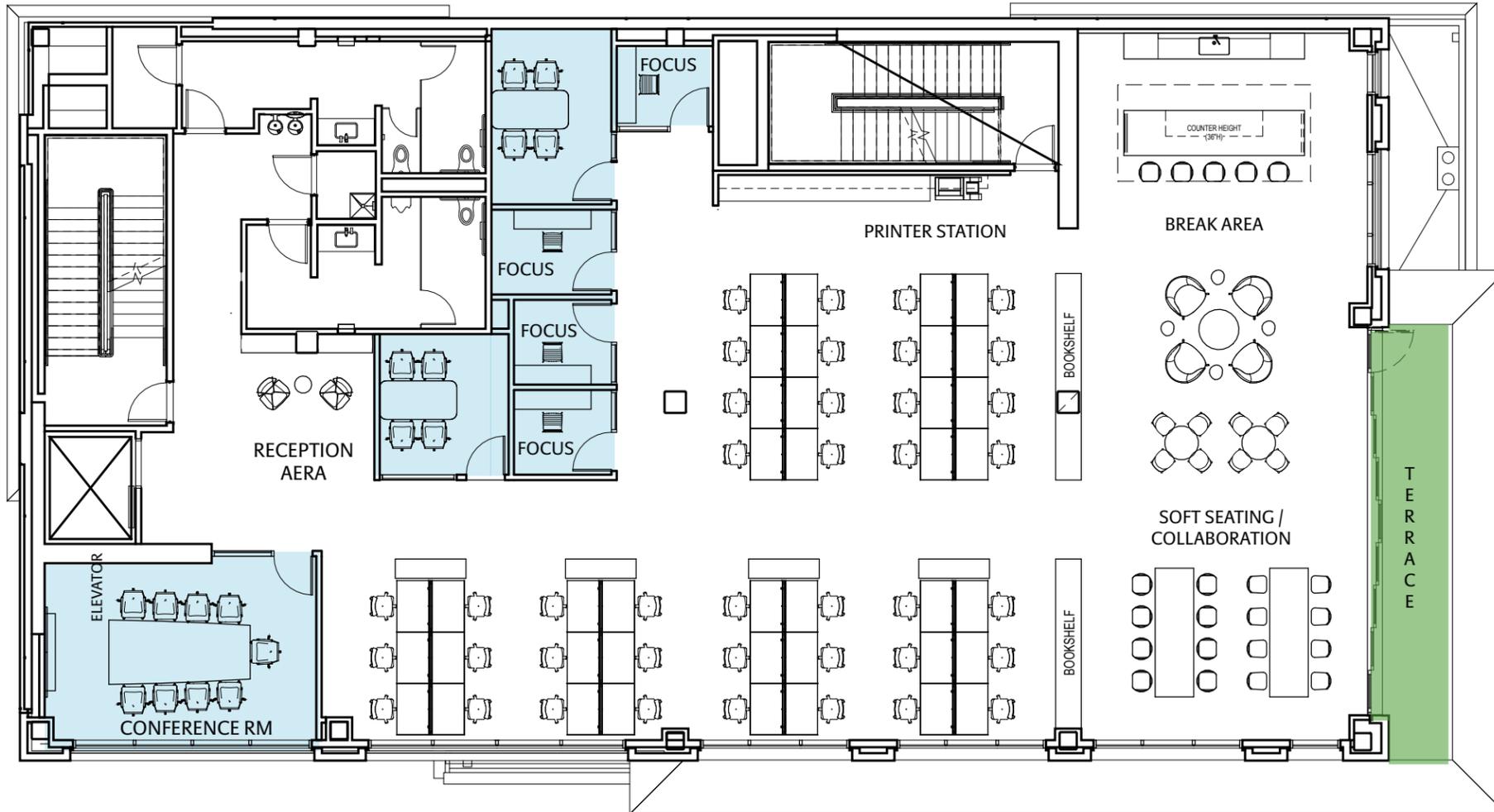
Sliding Glass Door  
to Open Balcony  
Overlooking 3rd Ave

15'  
Ceiling

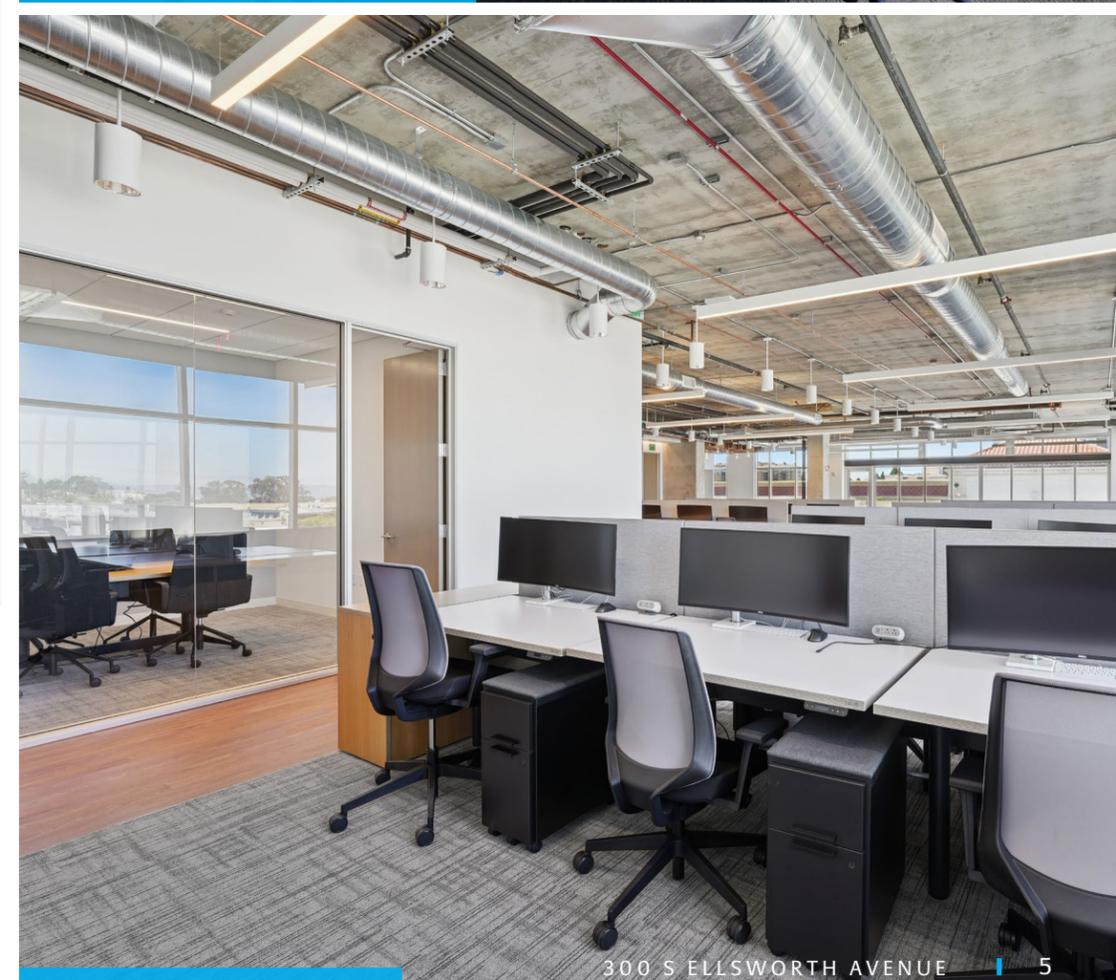
1  
Open Break  
Area

Up to 60  
Workstations  
(40 Existing)

7  
Conference  
Rooms



CONFERENCE ROOM



WORKSTATIONS

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# FLOOR PLANS

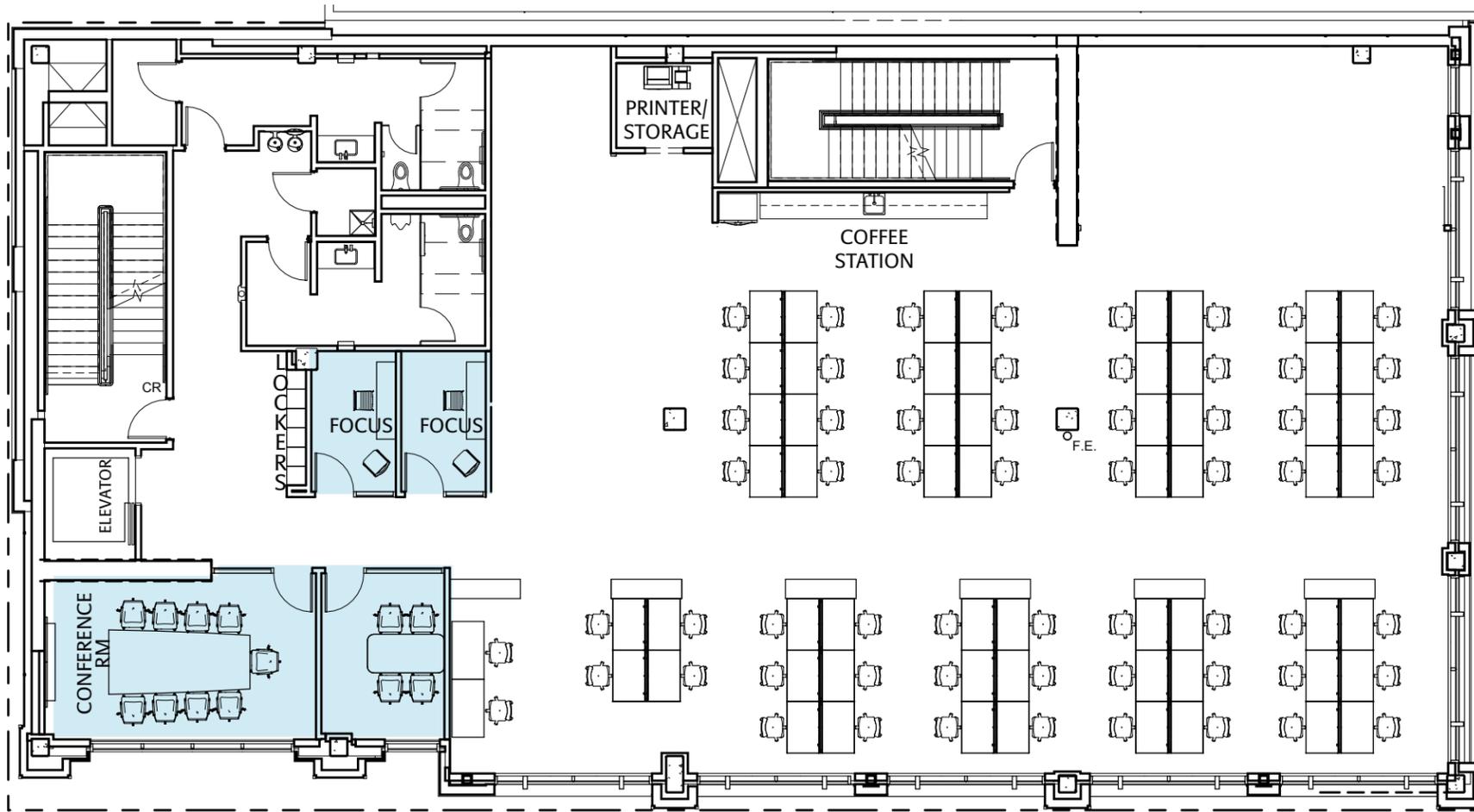
2ND FLOOR - ±9,173 SF | Market Ready

Open Office

15' Ceiling

Up to 84 Workstations (64 Existing)

4 Conference Rooms



\*Pictures represent the furniture to be installed at 300 Ellsworth, but are not representative of the space



# FLOOR PLANS

B1 FLOOR - ±8,480 SF

Showers & Lockers

15' Ceiling

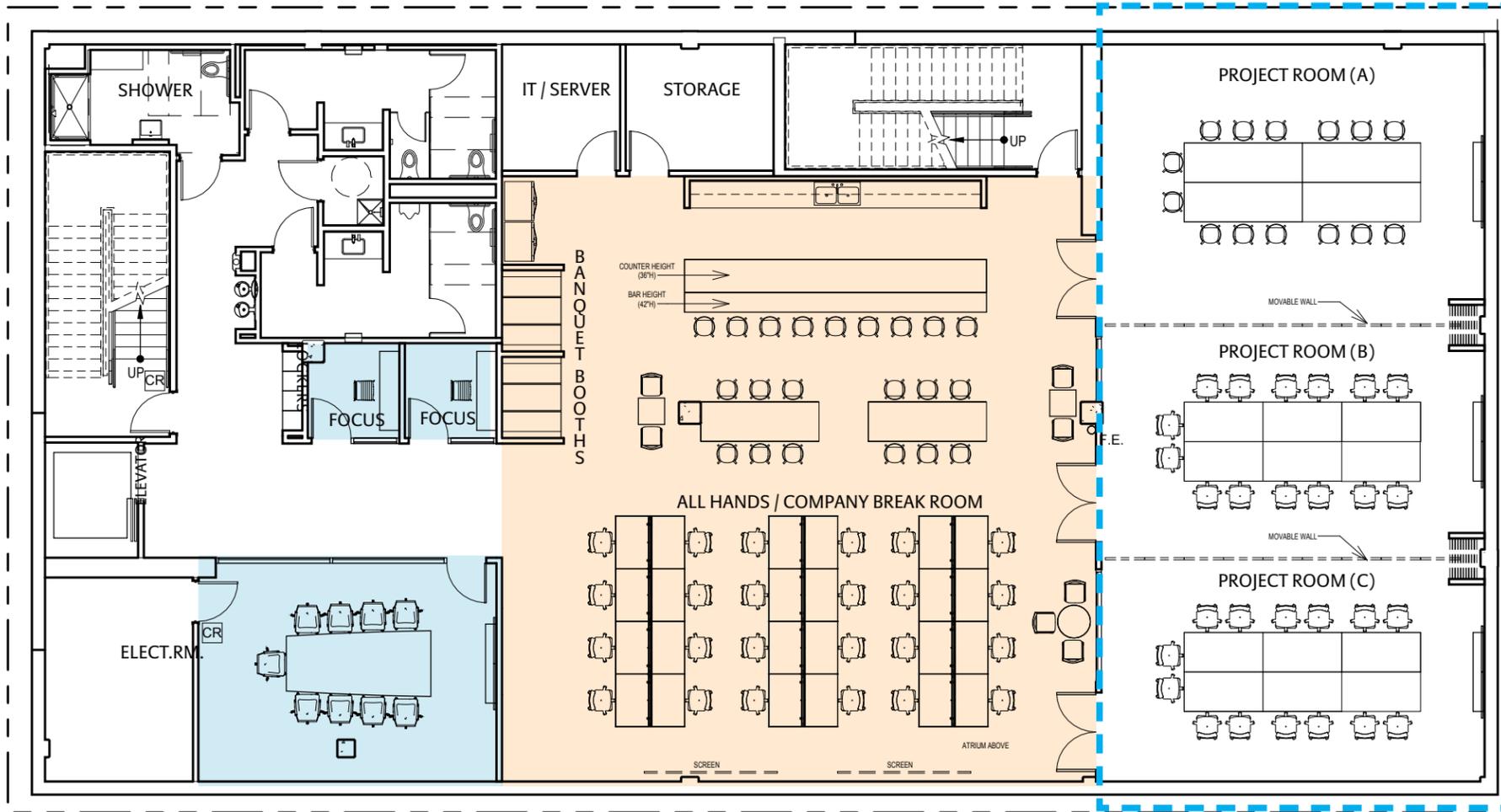
Up to 64 Workstations (24 Existing)

3 Conference Rooms

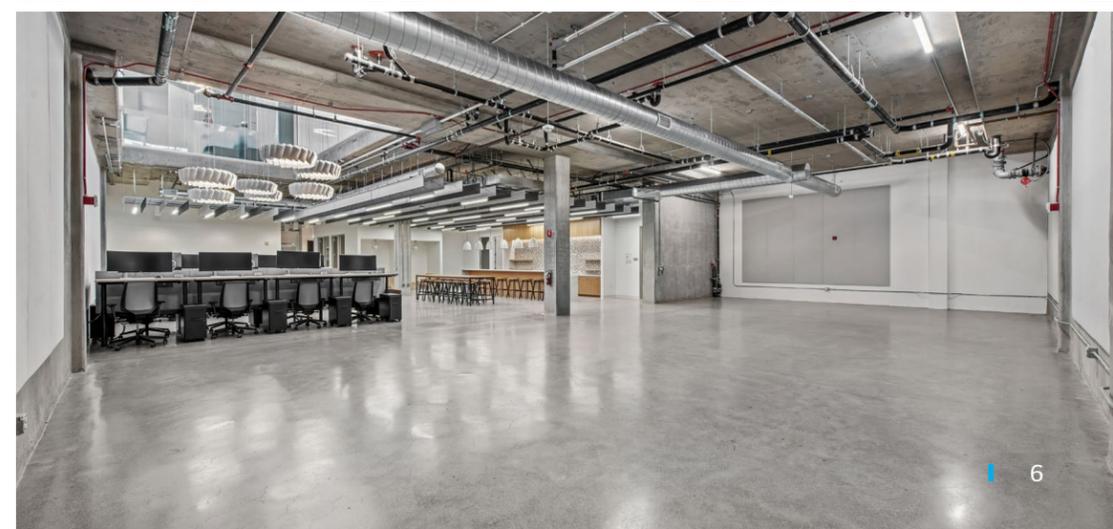
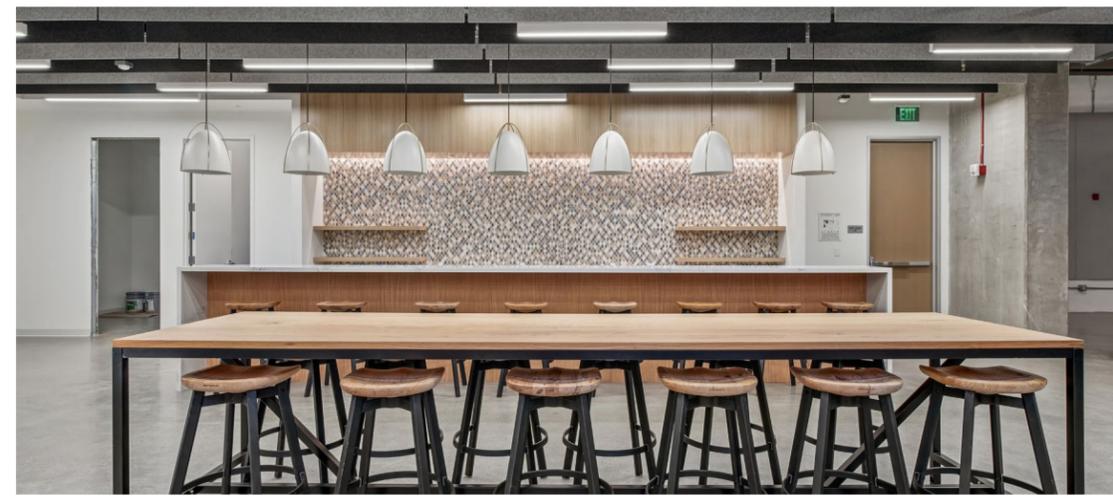
1 All Hands Area

3,000 SF Potential Lab

Flexible Space for Workstations or Labs



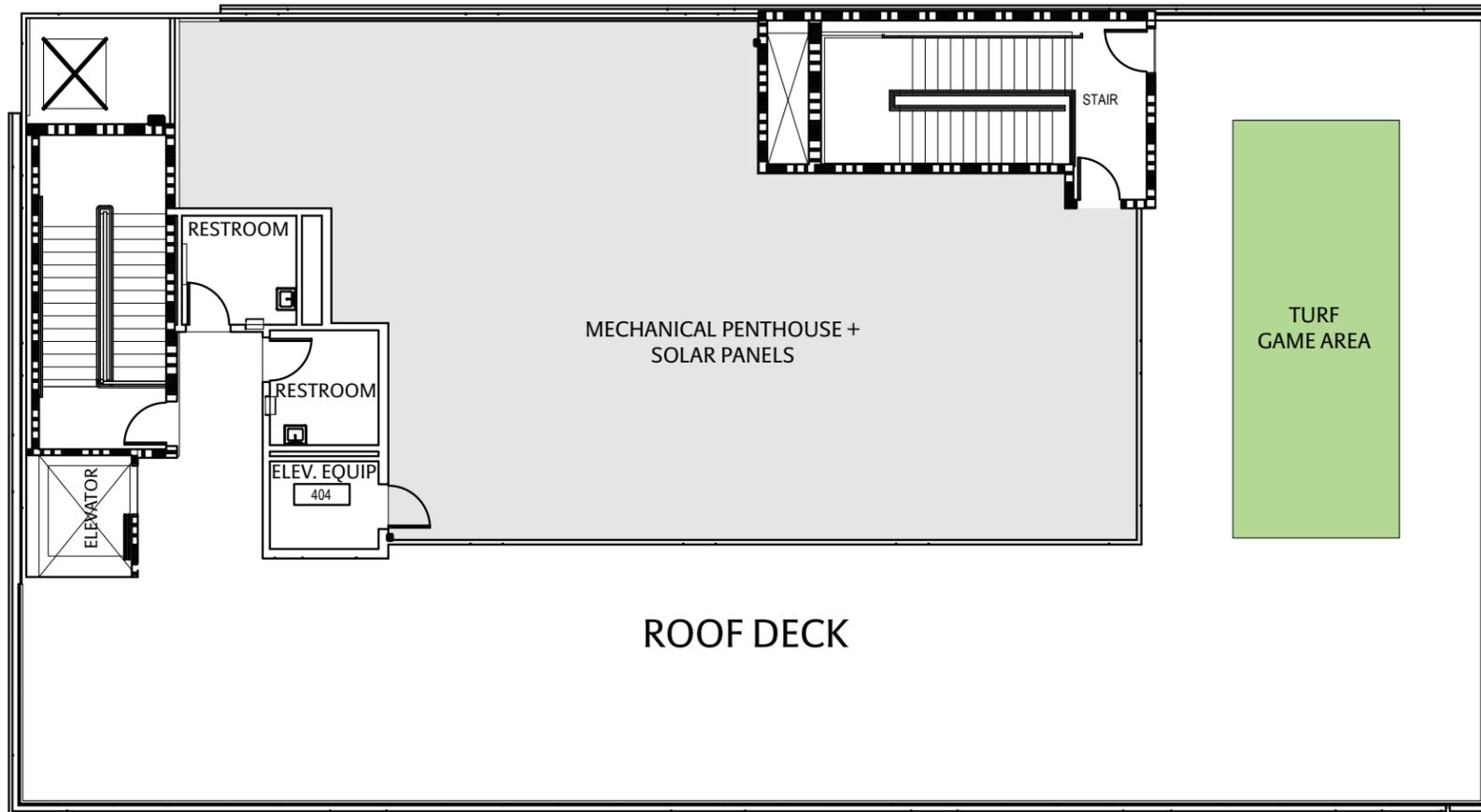
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# FLOOR PLANS

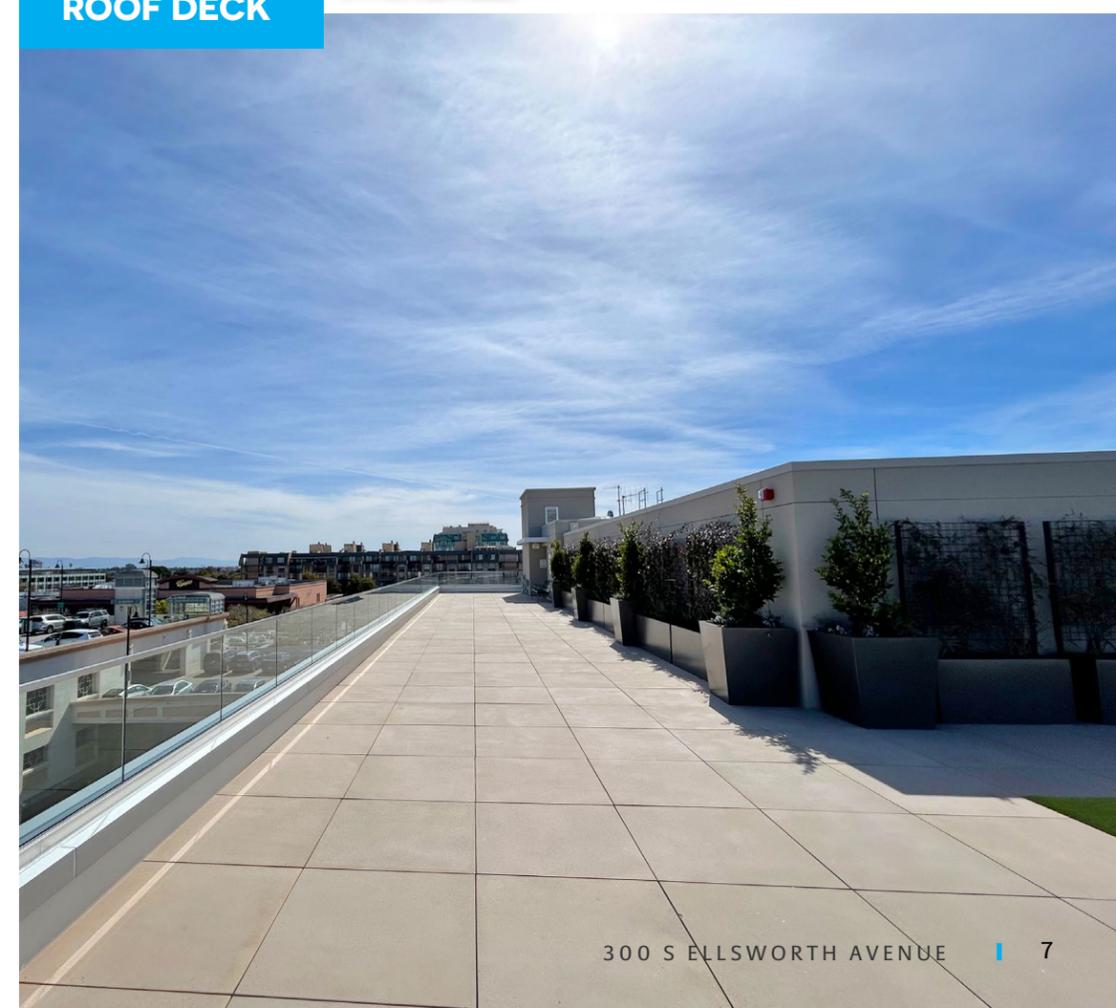
## ROOF DECK

- Rare Private Roof Deck
- Perfect for Employee Gatherings and Hosted Events
- Elevator Accessible
- Outdoor Amenity Space Overlooking Downtown San Mateo
- Restrooms in Place
- Views of The Bay and Hills
- Outdoor Kitchen Ready - Plumbing and Gas Infrastructure in Place



S. Ellsworth Avenue

E. 3rd Avenue



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**Downtown San Mateo Caltrain**

**BULLET TRAIN TO SAN MATEO**

**SAN FRANCISCO = 26 Minutes**

**PALO ALTO = 17 Minutes**

**SAN JOSE DIRIDON = 39 Minutes**



**WALK**  
6 Minutes  
3 Blocks

**BIKE**  
2 Minutes

**300**  
S. ELLSWORTH



**PUBLIC PARKING**

**PUBLIC PARKING**

**CENTURY 12  
SAN MATEO**

**RAILROAD AVENUE**

**PUBLIC  
PARKING**

**2ND AVENUE**

**SAN MATEO DRIVE**

**3RD AVENUE**

**PUBLIC PARKING - 395 STALLS**

**ELLSWORTH AVENUE**

**DRAEGER'S  
MARKET**

**DRAPER  
UNIVERSITY**

**4TH AVENUE**

**5TH AVENUE**



**45 RESTAURANTS**



**7 RETAIL**

CONVENIENT ACCESS  
CENTRAL PENINSULA LOCATION



# 300

S. ELLSWORTH

SAN MATEO, CALIFORNIA



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