

FOR LEASE



±36,800 SF FREESTANDING OFFICE
BUILDING IN DOWNTOWN RWC

305 MAIN STREET, REDWOOD CITY, CA 94063





PROPERTY HIGHLIGHTS

±36,800 SF available (divisible to ±18,400 SF)

High image freestanding 3-story building

True plug & play opportunity, furnished and wired

Building signage and monument sign opportunities visible from highway 101

Large all hands kitchen

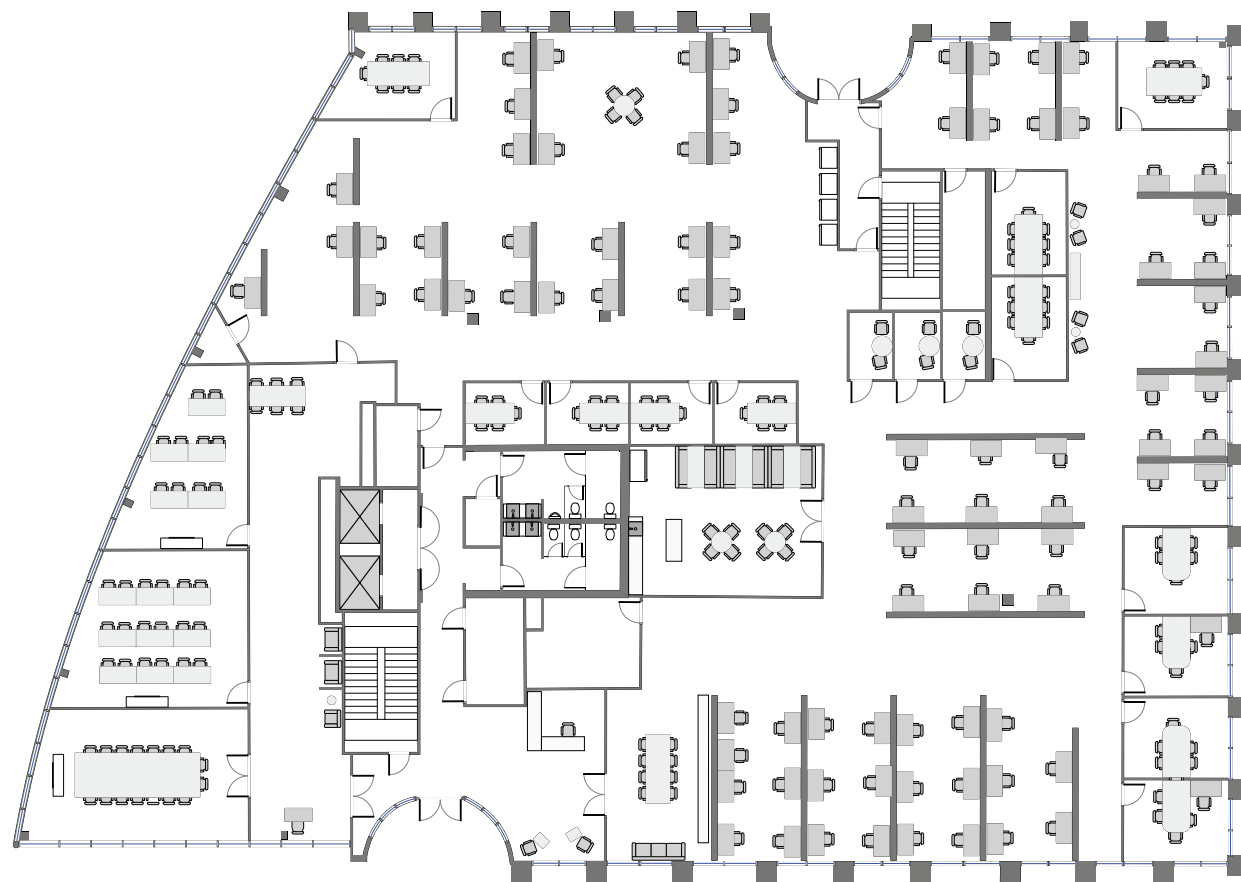
Good mix of open space, private offices, and collaboration spaces

Desirable downtown Redwood City location

Walking distance to amenities and minutes away from baby bullet Caltrain station



FIRST FLOOR



±18,400 SF

AVAILABLE

\$3.75

LEASE RATE (SF/MO)

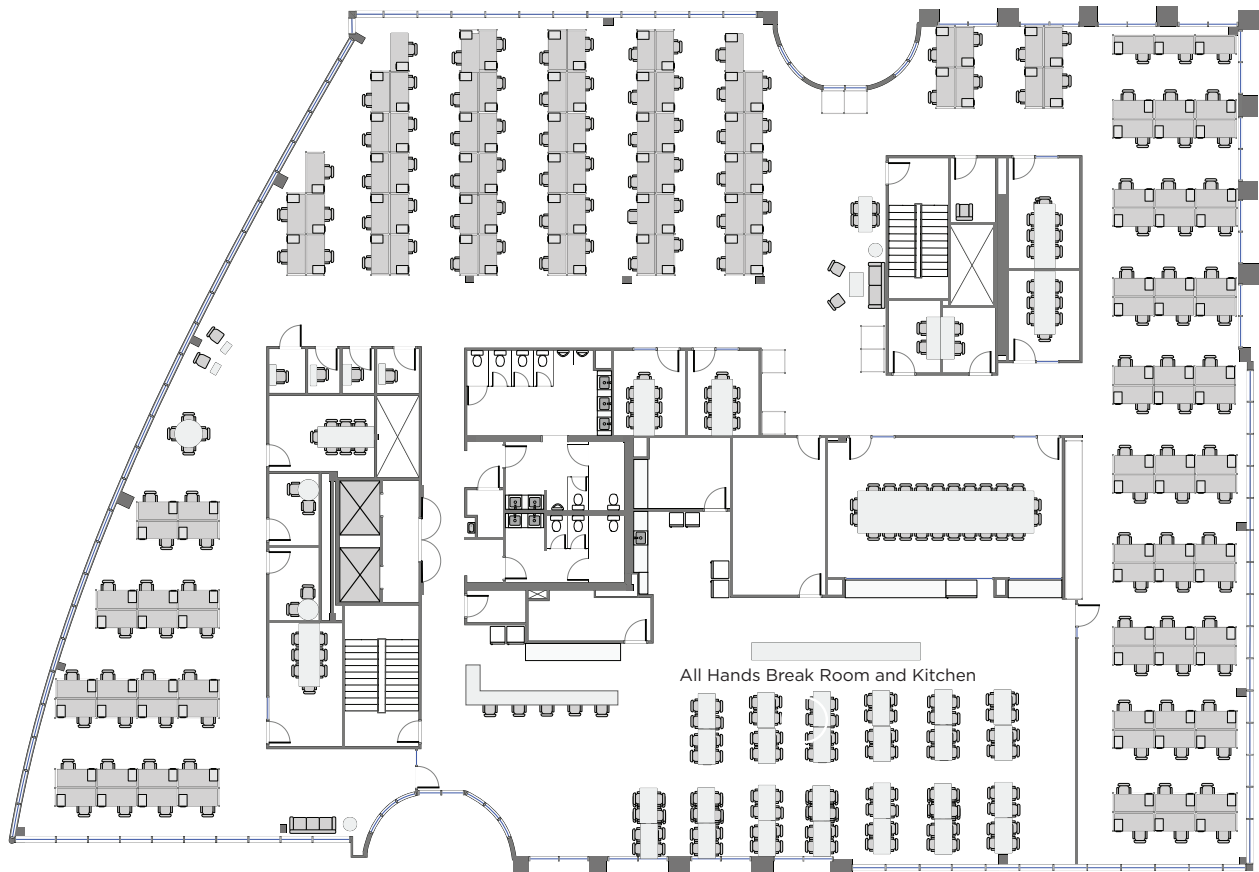
\$0.74

OPEX (SF/MO)

NOW

AVAILABLE

SECOND FLOOR



±18,400 SF

AVAILABLE

\$3.75

LEASE RATE (SF/MO)

\$0.74

OPEX (SF/MO)

NOW

AVAILABLE

HIGHLY- ACCESSIBLE LOCATION

Close to multiple airports

Conveniently located near major
confluences Interstate 280, Highway 101,
92,84 and Highway 237

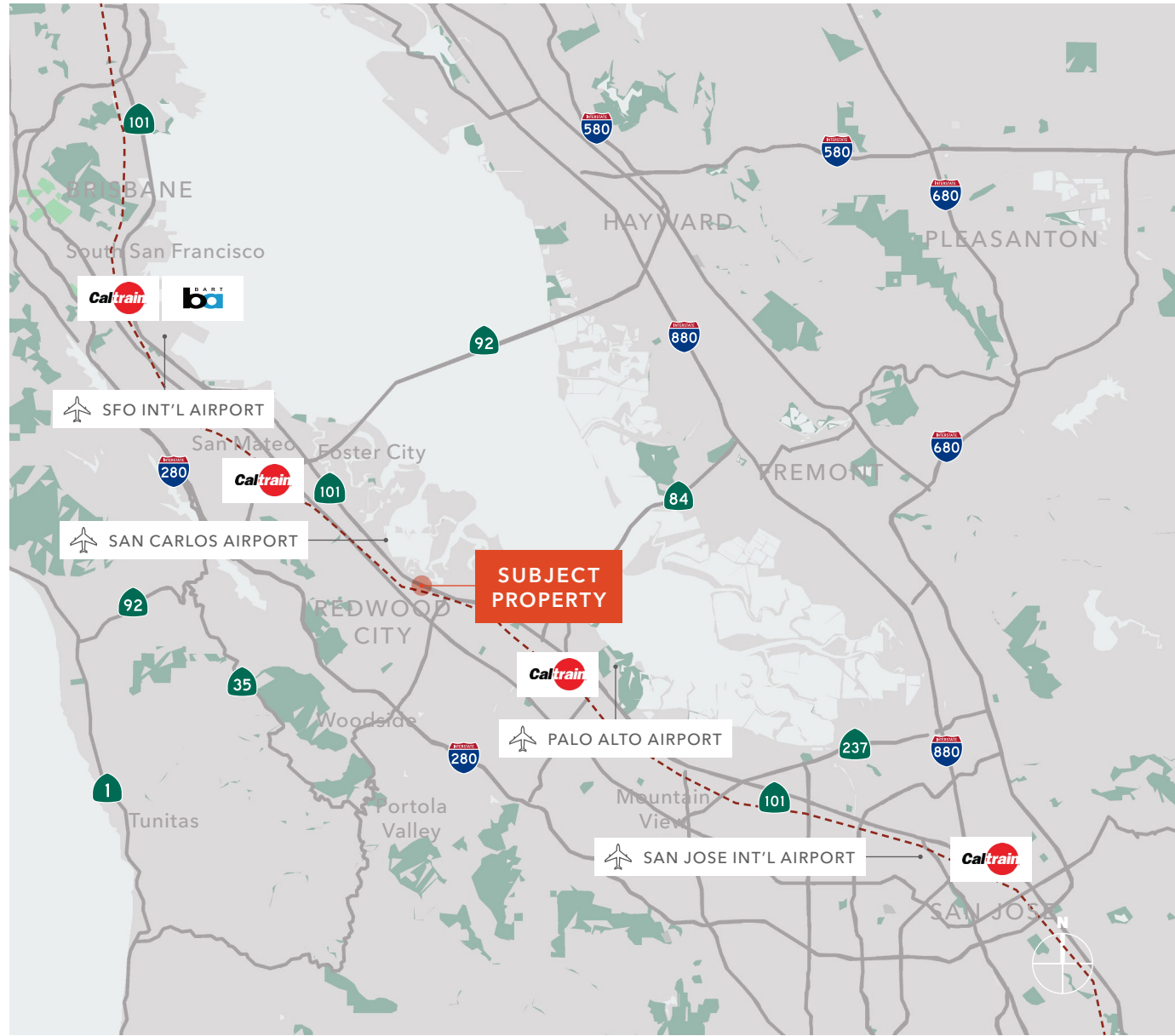
Easy for visitors to locate

18 MIN

SFO INT'L AIRPORT

34 MIN

SAN JOSE INT'L AIRPORT





NEARBY AMENITIES

RESTAURANTS & BARS

- | | | | |
|----|---------------------------|----|--------------------------|
| 01 | Estampas Peruanas | 22 | Rocknwraps & Kabobs |
| 02 | I Dumpling | 23 | Zareen's |
| 03 | Crouching Tiger | 24 | Vino Santo |
| 04 | Kemuri Japanese Bar | 25 | Vesta |
| 05 | Carnitas El Rincon | 26 | Milagros Latin Kitchen |
| 06 | Panda Express | 27 | The Patty Shack |
| 07 | La Cocina De La Abuelita | 28 | Angelicas |
| 08 | Mademoiselle Colette | 29 | Las Chiquitas |
| 09 | Broadway Masala | 30 | La Viga Seafood & Cocina |
| 10 | Noah's Ny Bagels | 31 | Sizzler |
| 11 | Go Fish Poke Bar | 32 | Applebees |
| 12 | CRU WIN and Bar | 33 | Supreme Crab |
| 13 | Curry Pizza House | 34 | In N Out Burger |
| 14 | Qunito Sol | 35 | Taco Bell |
| 15 | Sakura Teppanyaki & Sushi | 36 | L&L Hawaiiin Barbecue |
| 16 | Five Guys | | |
| 17 | Pizza My Heart | | |
| 18 | Marufuku Ramen | | |
| 19 | Timber & Salt | | |
| 20 | The Habi Burger Grill | | |
| 21 | Talk of Broadway | | |

RETAIL

- | | |
|----|-----------------|
| 01 | Safeway |
| 02 | Whole Foods |
| 03 | Kohl's |
| 04 | Sports Basement |
| 05 | Party City |

305 MAIN STREET

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