

EXCLUSIVELY LEASED BY

km Kidder
Mathews

OWNED BY

rubicon
point
partners



999 BAKER FOR LEASE

*±49,657 RSF, including five lab/office spec
suites ranging from ±100-15,095 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	2,000 A, 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	\$4.50	Full Service	Now
3RD FLOOR	±5,060	Office	\$4.50	Full Service	April 2026
3RD FLOOR	±9,274	Lab	Negotiable	NNN	Now
4TH FLOOR	±15,095	Lab/Office	Negotiable	NNN	Now
4TH FLOOR	±100-5,000	Lab/Office	\$2K per bench; private suites ranging from \$25K-35K/Mo	Full Service	Now
5TH FLOOR	±14,686	Lab/Office	Negotiable	NNN	Now
5TH FLOOR	±100-14,686; private suites ranging from ±2,368-5,010	Lab/Office	\$2K per bench; private suites ranging from \$25K-35K/Mo	Full Service	Now

999 BAKER WAY

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	Autoclave & glass wash
CO2 incubators	Milli-Q water purification system
Freezers and refrigerators	

→ 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

\$4.50 FS

ASKING RATE

NOW

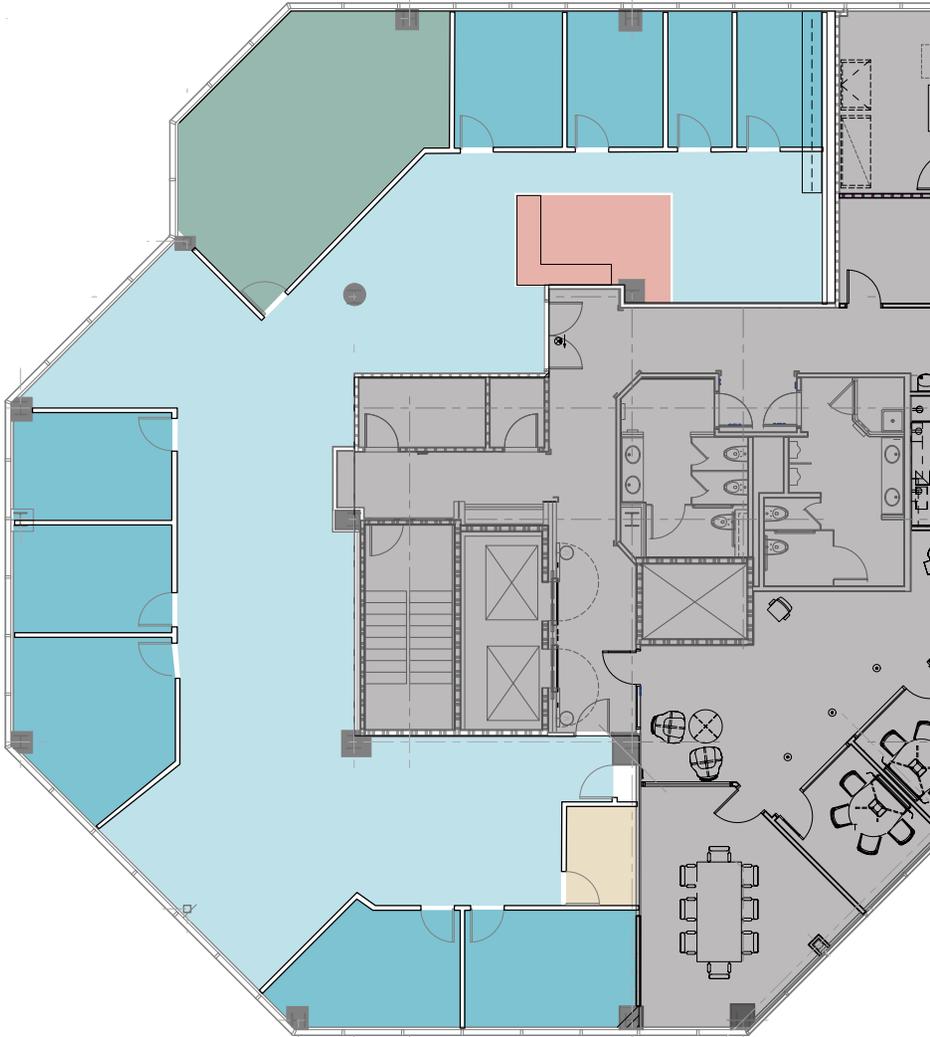
AVAILABLE

OFFICE LEGEND

- Building Support
- Reception
- Conference/Collaboration
- Break Room
- Hoteling
- Office
- Open Office
- Storage

FLOOR PLAN NOT TO SCALE

3RD FLOOR (OFFICE)



±5,060

RSF AVAILABLE

\$4.50 FS

ASKING RATE

APR 2026

AVAILABLE

OFFICE LEGEND

- Building Support
- Conference Room
- Break Room
- Office
- Storage
- Open Office

FLOOR PLAN NOT TO SCALE

3RD FLOOR (PARTIAL)

±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
- Office Suite

FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

KIDDER MATHEWS

4TH FLOOR (INCUBATOR)

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



±100-5,000

RSF AVAILABLE

\$2,000/MO

PER LAB BENCH STARTING PRICE (FS)

NOW

AVAILABLE

LAB LEGEND

- ±2,935 SF Leased
- ±3,306 SF Leased
- ±3,797 SF Leased
- ±5,000 SF \$35,000/Mo FS
- Shared autoclave, glass wash, ice machine, and Milli-Q
- Office
- Deck

[→ VIEW INCUBATOR FLYER](#)

FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

KIDDER MATHEWS

5TH FLOOR (INCUBATOR OR FULL FLOOR)

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



+100-14,686

RSF AVAILABLE

NEGOTIABLE

ASKING RATE

NOW

AVAILABLE

LAB LEGEND

■	±2,395 SF	\$25,000/Mo FS
■	±3,484 SF	\$25,000/Mo FS
■	±3,797 SF	\$30,000/Mo FS
■	±5,010 SF	\$35,000/Mo FS

■ Shared autoclave, glass wash, ice machine, and Milli-Q

■ Office

■ Deck

FLOOR PLAN NOT TO SCALE

→ [VIEW INCUBATOR FLYER](#)

AVAILABLE FOR LEASE

KIDDER MATHEWS

5TH FLOOR (HALF OR FULL FLOOR)



+7K-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

FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

KIDDER MATHEWS



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

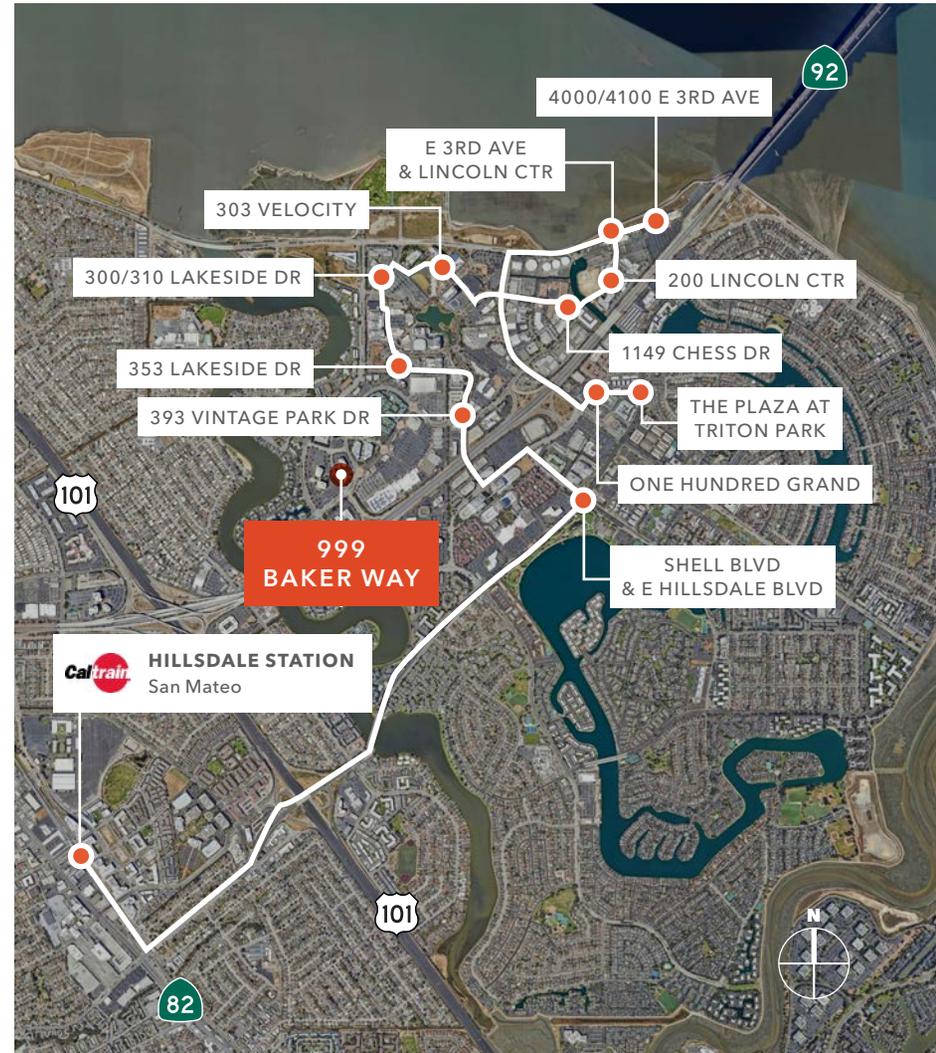
SHUTTLE SERVICE SCHEDULE

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	-



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