

B STREET SOUTH

222 E 4TH AVE • SAN MATEO, CA

±140,000 SF Class A+ Office Building
in the Heart of Downtown San Mateo



B Street South will utilize CLT (mass timber) construction and represents one of the most sustainable HQ opportunities on the Peninsula.

TARGETING Q3 2026 OCCUPANCY

bstreetsouthsm.com



ICONIC HEADQUARTERS OPPORTUNITY



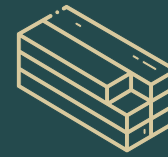
ICONIC HQ

Opportunity in the heart of downtown San Mateo



1 CITY BLOCK

An entire city block surrounded by downtown amenities



MASS TIMBER

CLT construction; sustainable HQ opportunity



TERRACES

Expansive terraces and roof deck with views of the Bay and Hills



38-50,000 SQFT

Rare, large downtown floorplates



14 FT

Slab-to-slab height on all floors



PARKING

Dedicated ground floor and underground parking available.



BIKE STORAGE

Secure bike storage and showers



RETAIL & CAFE

Ground-level Class A retail and cafe



LANDMARK

Landmark location with spacious public plaza onsite



16.3 ACRES

of green and gathering space at Central Park just steps away



3 BLOCKS

To the Caltrain bullet stop

PROJECT TIMELINE

Q4 2022

ENTITLEMENTS

Q4 2024

CONSTRUCTION
START

Q2 2026

SHELL
COMPLETE

Q3 2026

EXPECTED
OCCUPANCY



B STREET
SOUTH



PHENOMENAL OUTDOOR SPACES

Designed for seamless connectivity
with indoor workspaces





**SUSTAINABLE CLT MASS
TIMBER CONSTRUCTION**

Authentic and Diverse. Downtown San Mateo provides an abundance of retail offerings in a walkable urban setting.



Downtown San Mateo Caltrain

BULLET TRAIN TO SAN MATEO

SAN FRANCISCO = 26 Minutes

PALO ALTO = 17 Minutes

SAN JOSE DIRIDON = 39 Minutes



| | | |
|--|--|--------|
| | | 0.2 mi |
| | | 0.8 mi |
| | | 1.1 mi |
| | | 4.0 mi |
| | | 7.0 mi |

**DOWNTOWN
RETAIL CORE**

5 mins

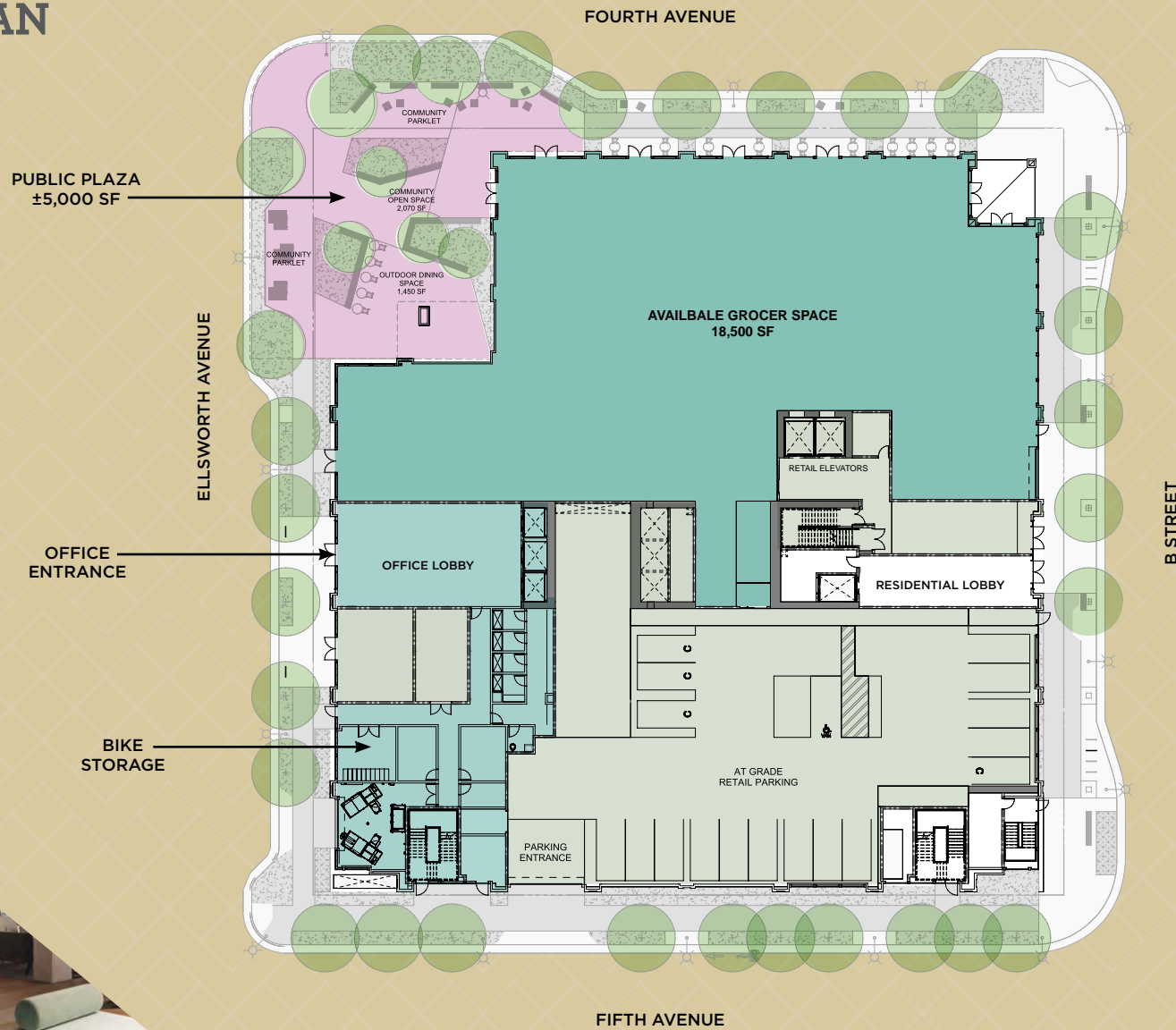
**B STREET
SOUTH**

CENTRAL PARK

Over 170 Restaurants and Retailers



SITE PLAN



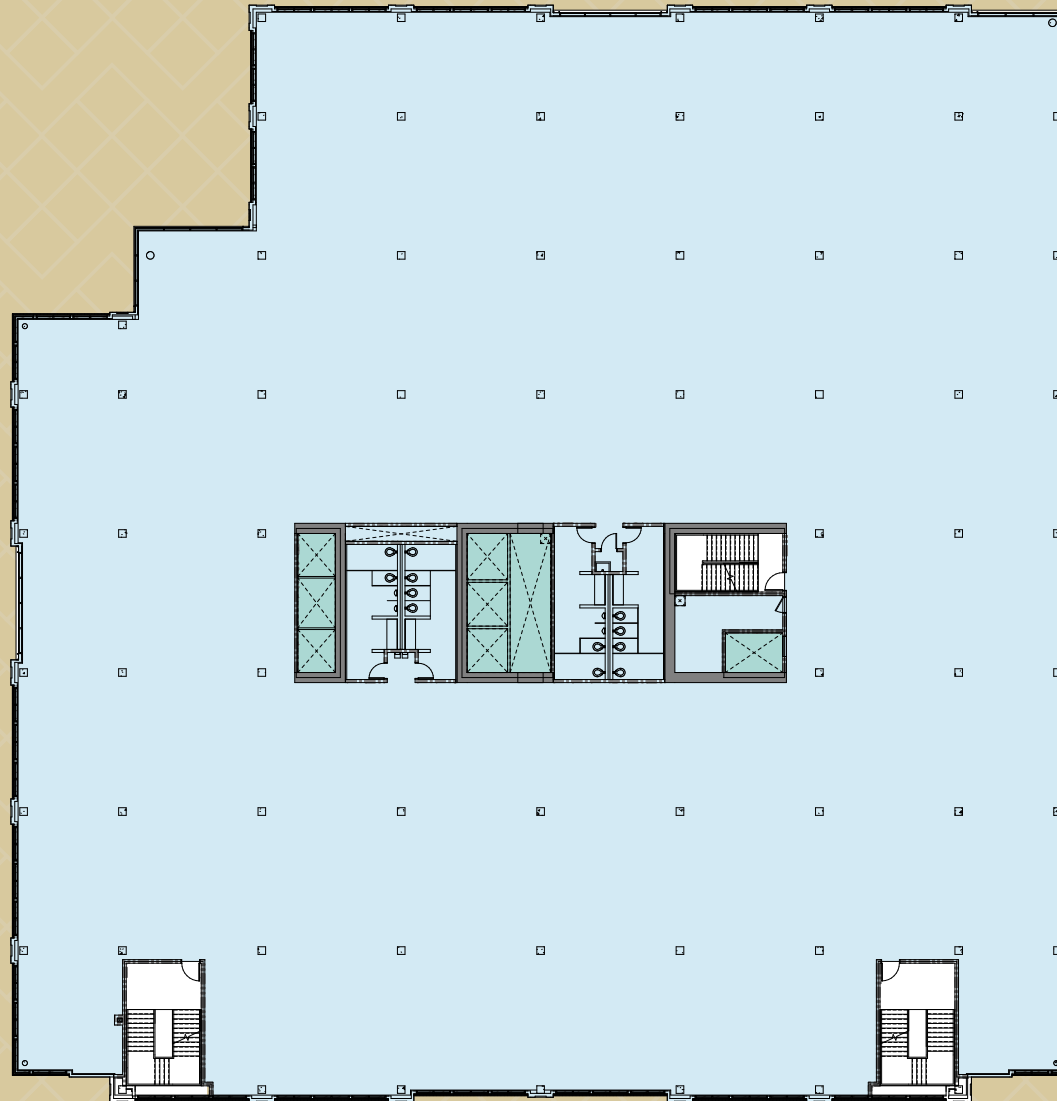


SECOND FLOOR

±50,710 SF

Large Open Floor Plate

±14 ft slab-to-slab height



B STREET
SOUTH



THIRD FLOOR

±50,377 SF

Large Open Floor Plate
with Two Terraces
Including a ±4,200 SF &
±2,000 SF Wraparound
Terrace Overlooking
4th Ave and B Street

±14 ft slab-to-slab height





THIRD FLOOR

±50,377 SF

HYPOTHETICAL TECH SPACE PLAN



- 184 workstations
- 24 phone/huddle rooms
- 13 medium conference rooms
- 4 large conference rooms
- Boardroom
- Large kitchen area
- Multiple collaboration and touchdown spaces
- Private terraces



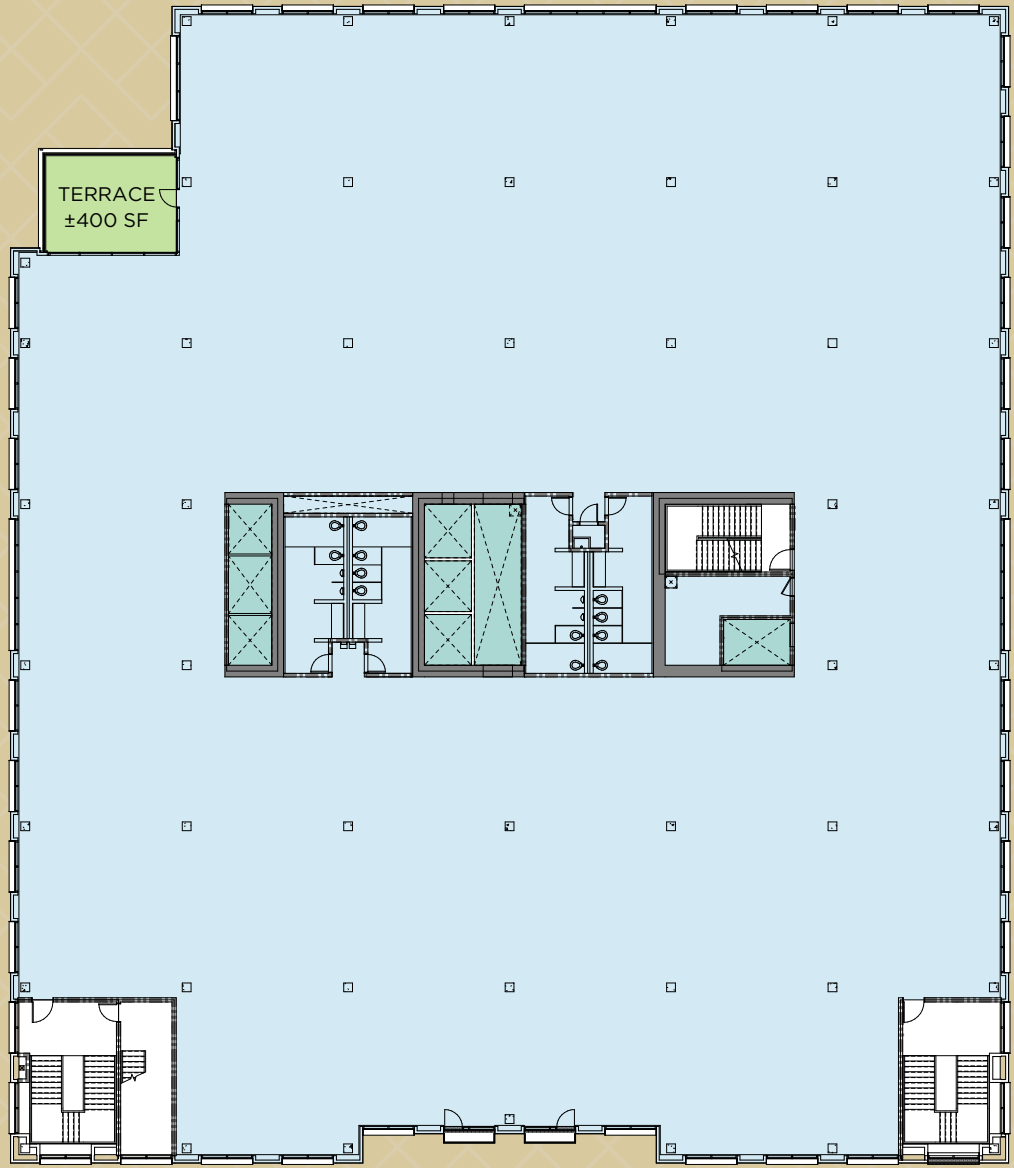


FOURTH FLOOR

±38,612 SF

Large Open Floor Plate
with Outdoor Terrace
Overlooking the
Public Plaza

±14 ft slab-to-slab height





FOURTH FLOOR

±38,612 SF

HYPOTHETICAL LAW FIRM SPACE PLAN



- 29 executive window line offices
- 14 internal private offices
- 12 paralegal offices
- 9 support staff offices (admin, marketing, IT, etc.)
- 17 staff workstations (accounting, secretary, etc.)
- 3 large conference rooms
- Large multipurpose training/board room
- Library
- Large work cafe
- Outdoor terrace





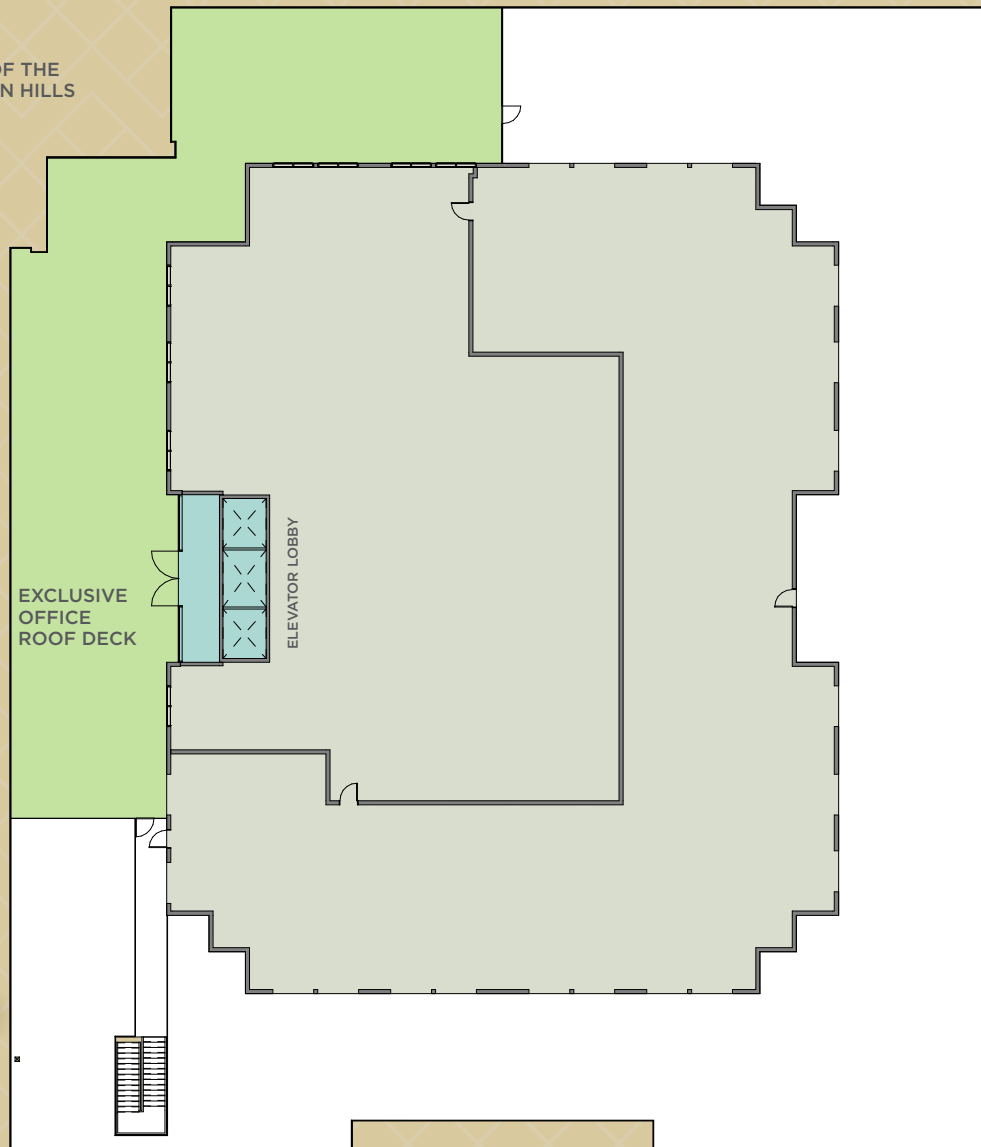
FIFTH FLOOR

EXCLUSIVE ROOF DECK

VIEWS OF THE BAY

VIEWS OF THE WESTERN HILLS

VIEWS OF THE CENTRAL PARK



START AND GROW IN DOWNTOWN SAN MATEO

B Street South is part of B_Street Blocks, a refined collection of office/retail and apartment buildings being developed in the heart of downtown San Mateo—all within a half-mile radius. Together, they form a connected campus designed to enliven the city's urban core and enable easy access to the very best of the peninsula.

**B STREET
SOUTH**

±140,000 SF

BESPOKE

±150,000 SF

BRICKLINE

±66,000 SF

1ST & B

±40,000 SF

B STREET

3RD AVE

2ND AVE

Caltrain

**B-STREET
BLOCKS**

DOWNTOWN PARKING OPTIONS



PARKING

- Dedicated parking stalls on site.
- Parking permits available for ±1,000 downtown stalls

■ PARKING GARAGES



FOOD & BEVERAGE

3 Bees Coffee
 3 Pigs
 Al Carbon
 Amour Amour Cafe
 Antoine's Cookie Shop
 B Street & Vine
 Bambu Desserts Drinks
 Bay Watch Restaurant
 Beard Papa
 Between the Bun
 Blue Bottle Coffee
 Bobabia
 Boiling Point
 Central Park Bistro
 Cha Express
 Champagne Seafood
 Chef Sha
 China Bee
 Clay Oven
 Cold Stone
 Curry Up Now
 Deja Vu Organic Juice
 Bar
 Dessert Republic
 Estate Coffee
 Fusion Peruvian Grill
 Green Leaf Bistro
 Gyu-Kaku Japanese
 BBQ
 Himawari
 Hotaru
 Icicles
 Izakaya Ginji
 Izakaya Mai
 Jamba
 Joy Sushi
 Kaffeehaus

Kaz Teriyaki Grill
 Kokko
 Kostantis Greek Kitchen
 La Piñata
 Little China Kitchen
 Liuyishou Hot Pot
 Mordisko Banh Mi
 Ni-Mo Japanese
 Old Town Sushi
 Pacific Catch
 Panaderia
 Guatemalteca
 Pausa
 Peets Coffee
 Peoples Barber
 Philz Coffee
 Pokeatery
 Porterhouse
 Ramen Dojo
 Ravioli House
 Restaurante Aminta
 Rise
 Saigon City
 Sajj Mediterranean
 San Mateo Prime
 Sharetea
 Snacks
 Starbucks
 Sushi Sam's
 Sweet Green
 Teaspoon
 Tokie's
 Uji Time
 Urban Ritual
 Wursthall
 Yi Fang
 Yu-Raku

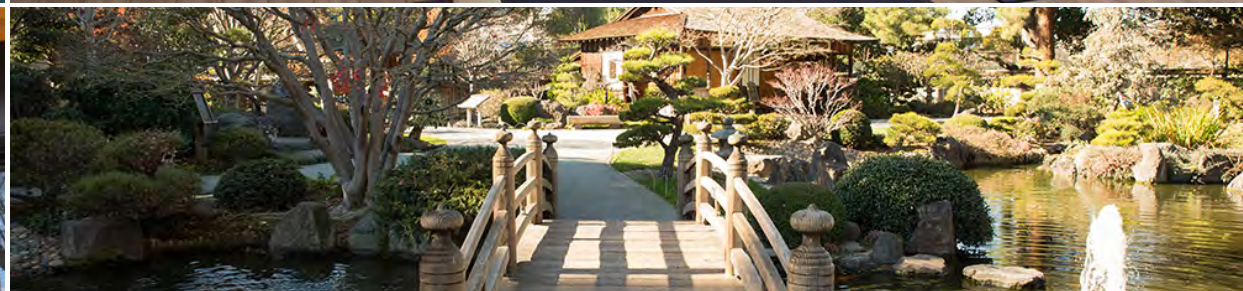
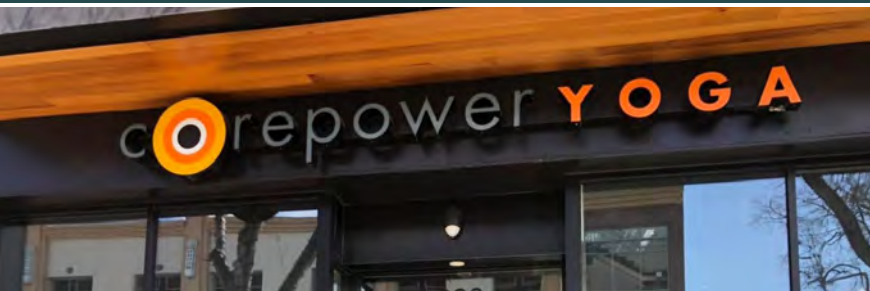


FITNESS

B STREET SOUTH

- 24 Hour Fitness
- Aikido by the Bay
- Core Power Yoga
- Core Taekwondo
- Crossfit
- Equinox
- Heartcore
- Nandi Yoga
- Orange theory Fitness
- Rock Salt Pilates
- Scoop Pilates
- Central Park

EQUINOX FITNESS CLUB



**B STREET
SOUTH**



**D O W N T O W N
SAN MATEO**



A TRULY VIBRANT DOWNTOWN EXPERIENCE





TARGETING Q3 2026
OCCUPANCY

bstreetsouthsm.com

B STREET SOUTH

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NEWMARK

LANE PARTNERS