

EXCLUSIVELY LEASED BY



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



999 BAKER WAY

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

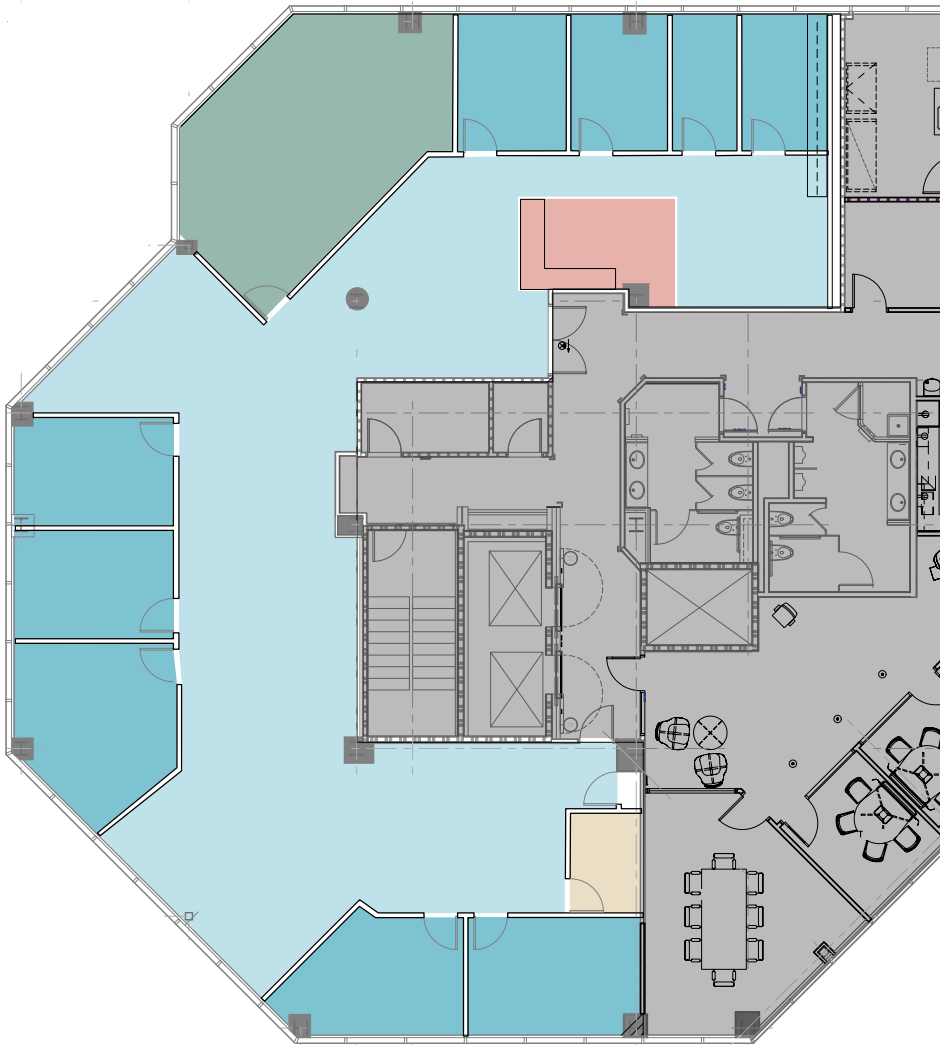
AVAILABLE

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

$\pm 100-5,000$

\$2,000/MO

NOW

±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](#)

KIDDER MATHEWS

5TH FLOOR (INCUBATOR OR FULL FLOOR)

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



±100-11,202

RSF AVAILABLE

NEGOTIABLE

ASKING RATE

NOW

AVAILABLE

LAB LEGEND

±2,395 SF	\$25,000/Mo FS
±3,484 SF	Leased
±3,797 SF	\$30,000/Mo FS
±5,010 SF	\$35,000/Mo FS
Shared autoclave, glass wash, ice machine, and Milli-Q	
Office	
Office Leased	
Deck	

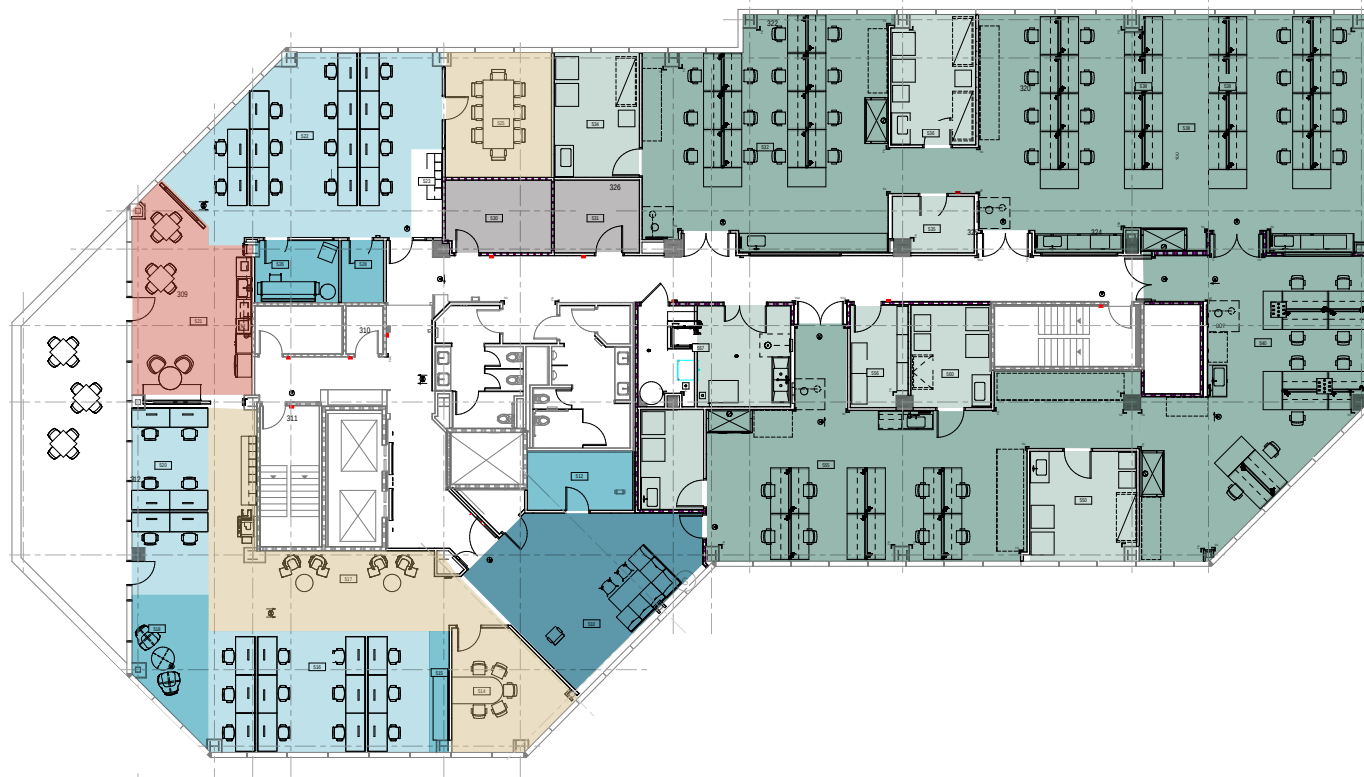
FLOOR PLAN NOT TO SCALE

→ VIEW INCUBATOR FLYER

AVAILABLE FOR LEASE

KIDDER MATHEWS

5TH FLOOR (HALF OR FULL FLOOR)



FLOOR PLAN NOT TO SCALE

AVAILABLE FOR LEASE

±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



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

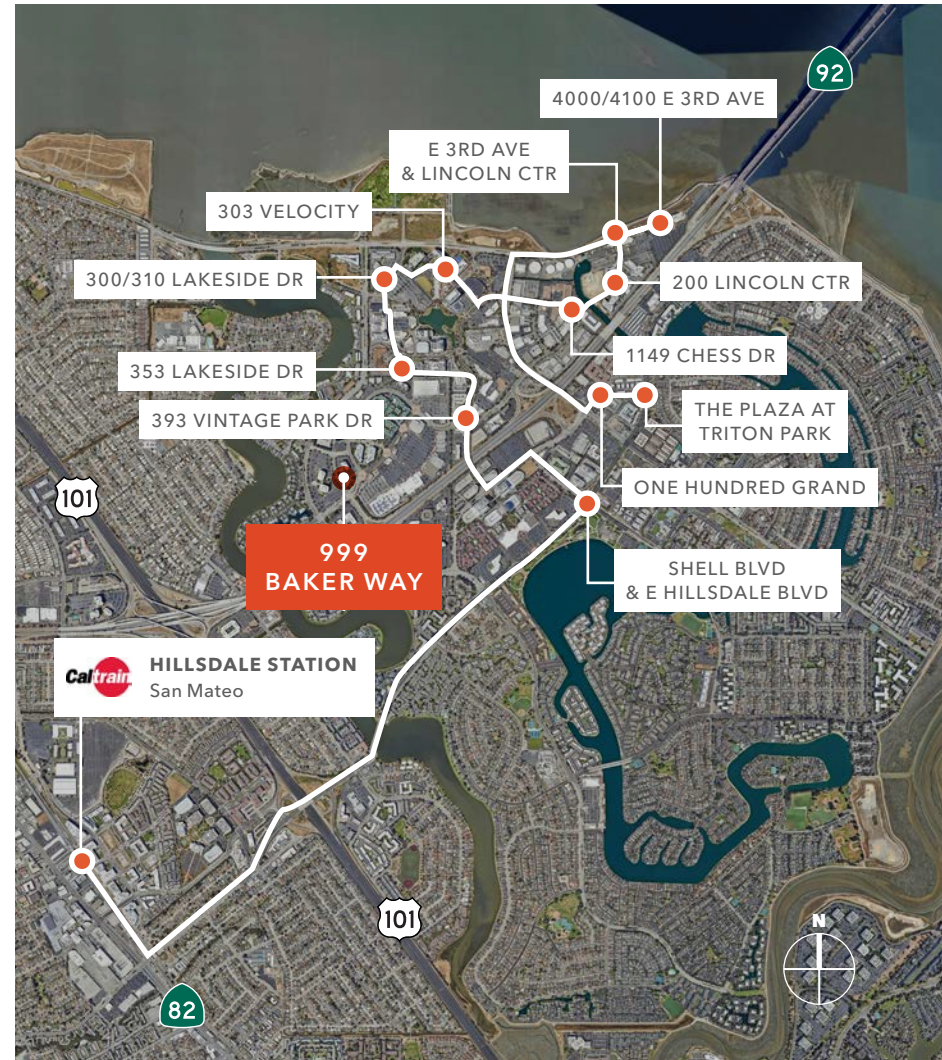
SHUTTLE SERVICE SCHEDULE

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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