

OFFICE SPACE IN SAN MATEO  
AVAILABLE FOR LEASE



**ASKING \$2.75 MG | MODIFIED GROSS**  
17 E 4th Ave, San Mateo, CA 94401

**2,305 Sq. Ft. | Office Space**

SC Properties is pleased to present office/flex space in prime location walking distance to everything in booming Downtown San Mateo.

This space features air conditioning, a kitchenette, two restrooms, ample storage, and a built-out office. The split-level open floor plan offers excellent functionality, with the downstairs area ideal for storage and the upstairs configured for office use. Conveniently located with easy access to major freeways, nearby retail, and restaurants, and ample street parking.



**CONTACT**

Kevin Phillips  
650 380 2868  
Lic. #01470917  
kphillips@scproppsm.com

Chris Giotinis  
650 465 4028  
Lic. #01962295  
cg@scproppsm.com

Chase Gracia  
650.296.8167  
Lic. #02103619  
cgracia@scproppsm.com

Rachid Atie  
650.868.0202  
Lic. #02095614  
rratie@scproppsm.com



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311 S. Ellsworth Ave., San Mateo, CA 94401 | 650.342.3030 | info@scproppsm.com  
www.scproppsm.com

# FLOOR PLAN



**FIRST FLOOR**  
795 SQ FT

**Estimated Total Square Footage: 2,305 SQ FT**  
*Calculated from outside face of exterior walls and center line of demising walls.*



**SECOND FLOOR**  
1,510 SQ FT

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