



AVISON  
YOUNG

234 7th Avenue, 2nd Floor  
San Mateo, California

# Creative Office Space for Lease

±3,631 – ±7,820 SF Available



A newly built structure built with health and wellness in mind.

Downtown San Mateo office building endless amenities within steps of the building.

One of the newest spaces built in Downtown San Mateo offers:



ON-SITE SECURED COVERED PARKING



ON-SITE PROPERTY MANAGEMENT



PRIVATE ELEVATOR ENTRANCE TO SUITE



SHARED ROOF DECK



FF&E AVAILABLE FOR TENANT USE



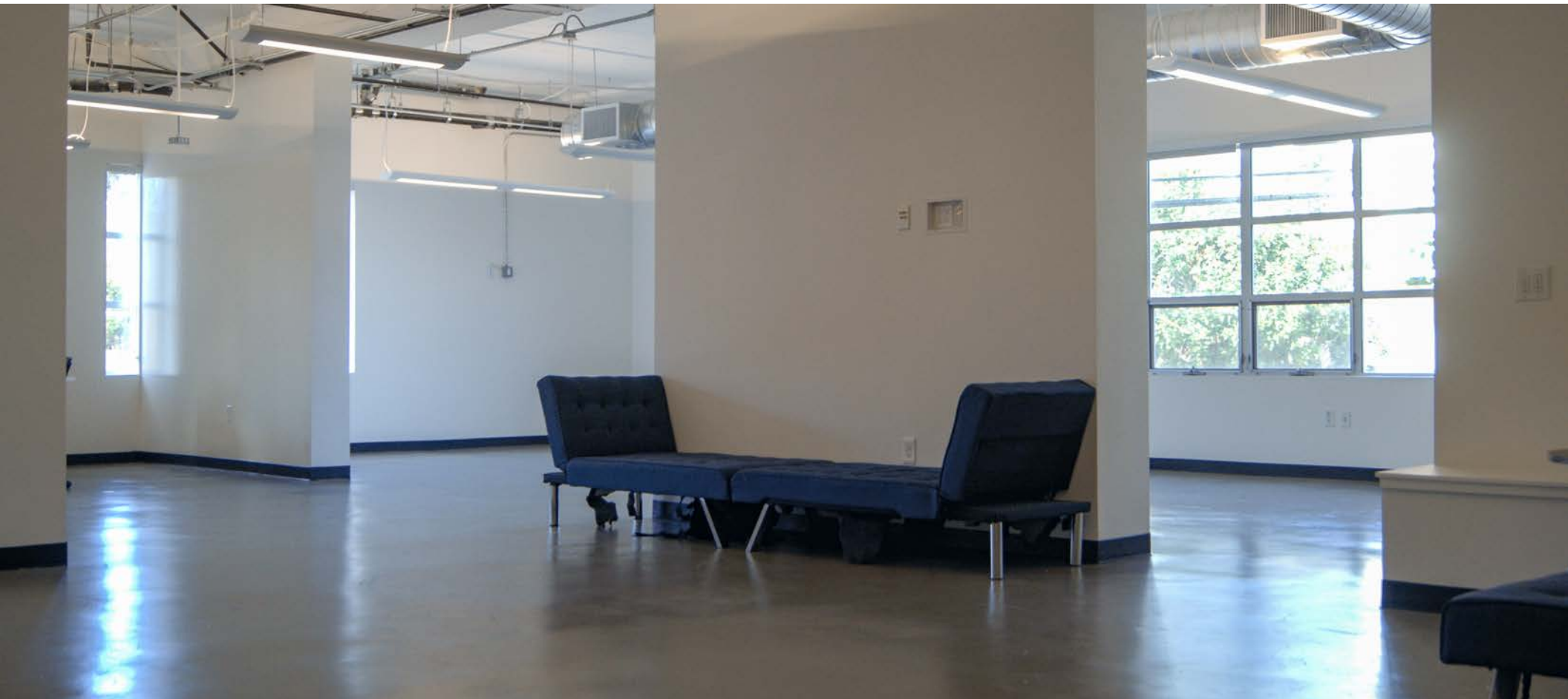
AVAILABILITY: IMMEDIATE



P&P

## Plug & Play

This workspace is ready for business. A place where your exceptional skills pave the way for groundbreaking achievements. 234 7th Avenue is the perfect destination.







**Breakroom / Kitchen**

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# 3 options to choose from

Option	Size	Date Available
A / Full Floor	±7,820 SF	Now
B	±3,631 SF	Now
C	±4,189 SF	Now

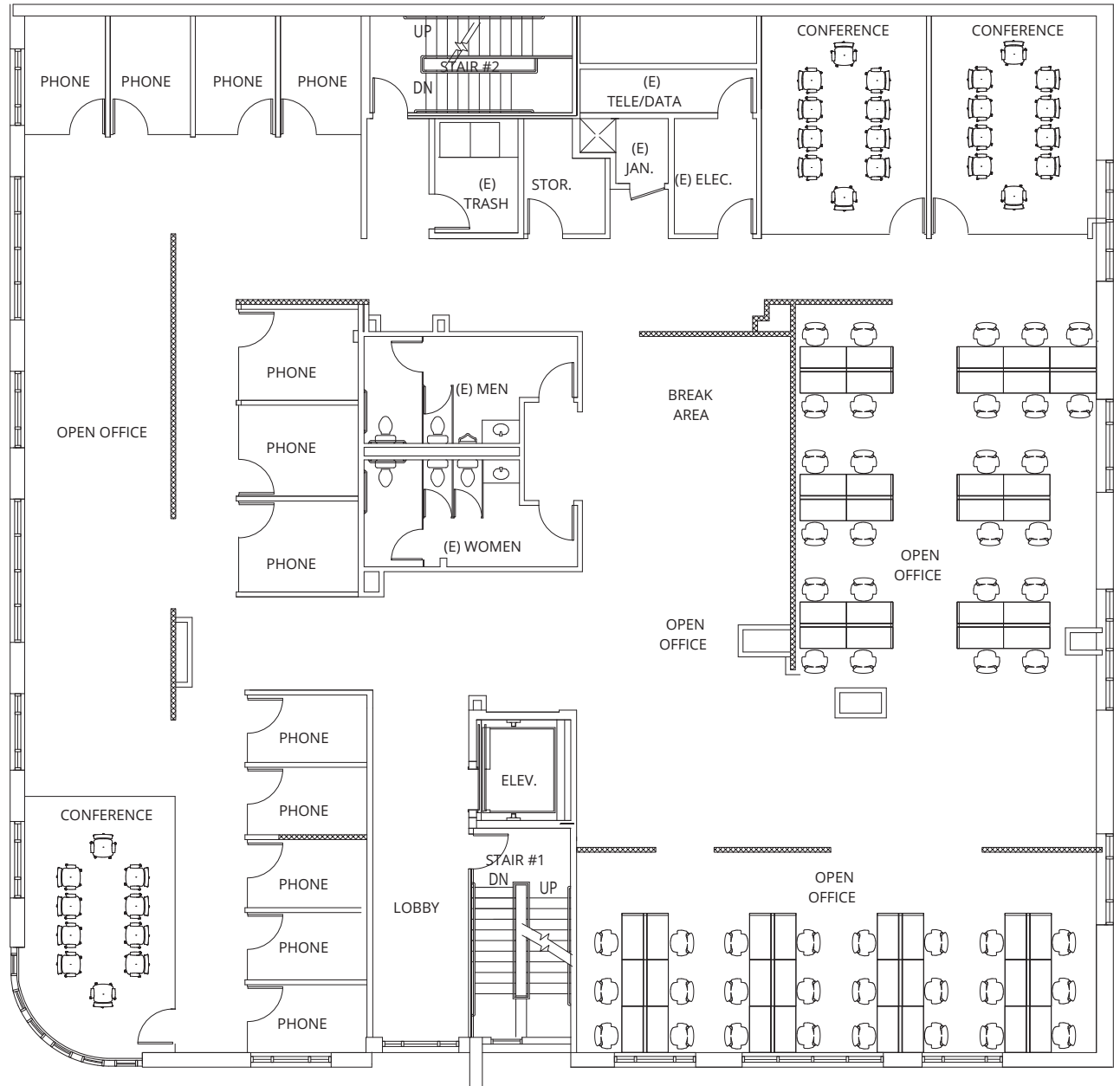




# 2nd floor plan

±7,820 SF | Option A / Full Floor

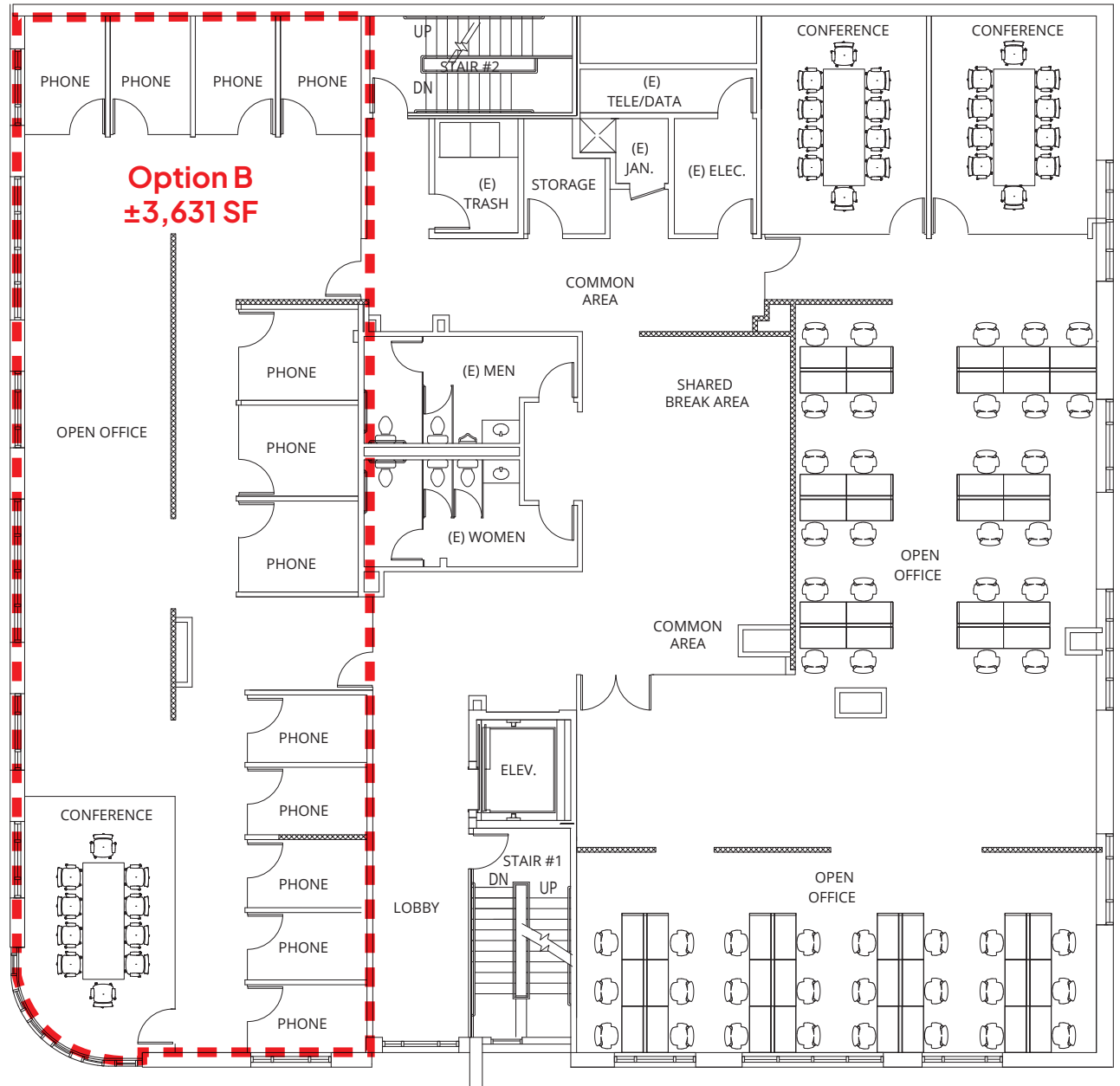
- 3 conference rooms
- 3 meeting rooms
- 9 phone rooms
- Open collaboration
- Break area/kitchen
- Furniture available
- 4 covered/secured parking spaces
- Access to shared roof deck/patio
- Storage
- Janitorial closet
- Private elevator entrance to suite



# 2nd floor plan

±3,631 SF | Option B

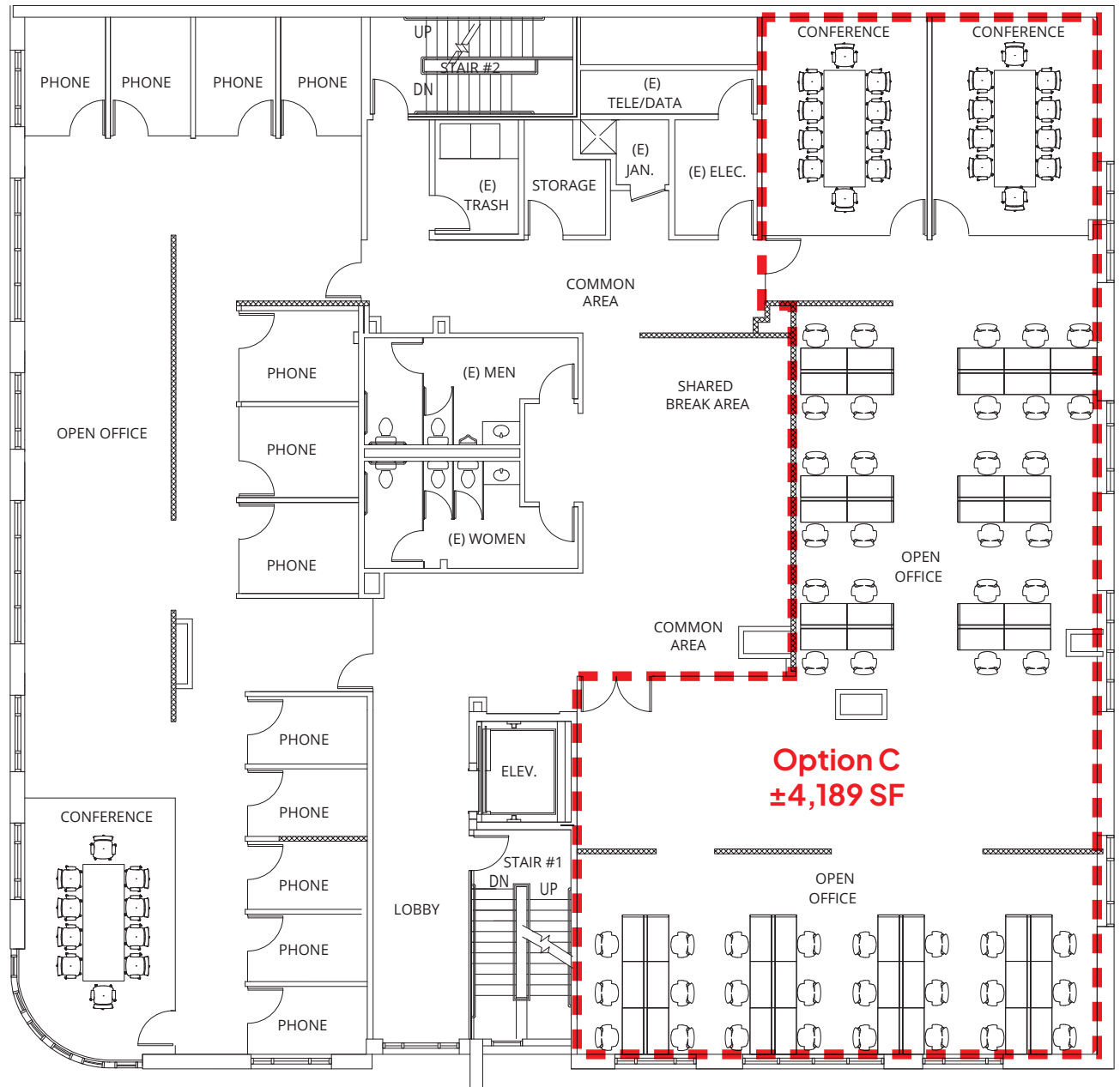
- 1 conference room
- 3 meeting rooms
- 9 phone rooms
- Open collaboration
- Shared break area/kitchen
- Furniture available
- 2 covered/secured parking spaces
- Access to shared roof deck/patio



# 2nd floor plan

±4,189 SF | Option C

- 2 conference rooms
- Open collaboration
- Shared break area/kitchen
- Furniture available
- 2 covered/secured parking spaces
- Access to shared roof deck/patio





# Neighboring amenities

## # Restaurants

- 1 Amici's east coast pizzeria
- 2 Antoine's Cookie Shop
- 3 Avenida Restaurant
- 4 Baskin Robbins
- 5 Bay Watch
- 6 Central Park Bistro
- 7 Curry Up Now
- 8 Dash Japanese Tapas and Sushi
- 9 Foreigner
- 10 Hironori Craft Ramen
- 11 Hummus Mediterranean Kitchen
- 12 Jamba Juice
- 13 Jeffrey's Hamburgers
- 14 Meet Fresh
- 15 Mountain Mike's Pizza
- 16 New Thai Elephant
- 17 Noah's Bagels
- 18 Noodle & Thinks
- 19 North Beach Pizza
- 20 Noshery Food Hall
- 21 Pacific Catch
- 22 Pancho Villa Taqueria
- 23 Pausa Bar and Cookery
- 24 Pizza My Heart
- 25 Porterhouse
- 26 Sajj Mediterranean
- 27 Sapore Express
- 28 Southern Spice Indian Kitchen
- 29 Sweetgreens
- 30 Taishoken Ramen
- 31 Taqueria La Cumbre
- 32 The Barrel Bistro
- 33 Tomatina
- 34 Vespucci Restorante
- 35 Swing Shift

## # Coffee

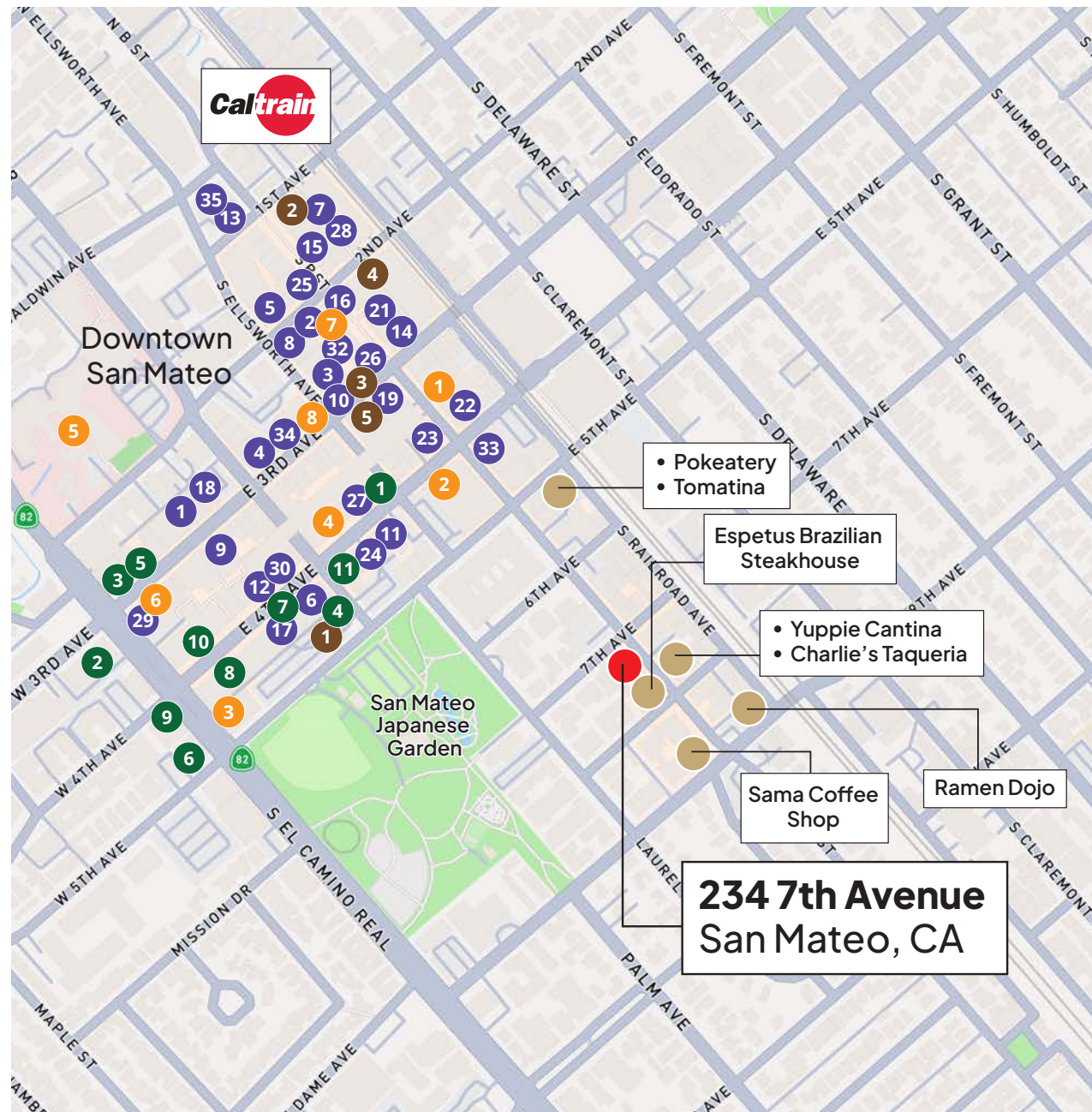
- 1 Starbucks
- 2 Philz Coffee
- 3 Peet's Coffee and Tea
- 4 Blue Bottle Coffee
- 5 Bees Coffee

## # Banks

- 1 Bank of the West
- 2 Bank of America
- 3 Cathay Bank
- 4 Chase
- 5 Citibank
- 6 Comerica Bank
- 7 East West Bank
- 8 First Bank
- 9 Heritage Bank of Commerce
- 10 Sterling Bank & Trust
- 11 Union Bank
- 12 Wells Fargo

## # Other

- 1 CorePower Yoga
- 2 Draeger's Market
- 3 Equinox Fitness Clubs
- 4 FedEx Office
- 5 Mills Health Center
- 6 Spaces
- 7 The UPS Store
- 8 Walgreens





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San Mateo, California

# Creative Office for Lease

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