

# BAY MEADOWS STATION

2750 & 3150 SOUTH DELAWARE STREET  
SAN MATEO

Two New  
Buildings!



▶ [PLAY PROJECT VIDEO](#)

[Campus View](#)

[Building Features](#)

[Floor Plans](#)

[Location Map](#)

[Amenities](#)

±433,000 rsf

Station 1: ±219,000 rsf

Station 5: ±214,000 rsf

NEWMARK

STOCKBRIDGE

WILSON  
MEANY

Robert Garner

[bgarner@ngkf.com](mailto:bgarner@ngkf.com)

650.358.5266 | CA RE Lic#00936790

Jack Troedson

[jtrodson@ngkf.com](mailto:jtrodson@ngkf.com)

650.688.8520 | CA RE Lic#00833129

Josh Rowell

[jrowell@ngkf.com](mailto:jrowell@ngkf.com)

650.358.5261 | CA RE Lic#01236434

Shawn Troedson

[shawn.troedson@ngkf.com](mailto:shawn.troedson@ngkf.com)

650.688.8529 | CA RE Lic#02023948



219,000 SF AVAILABLE  
**STATION 1**

150,000 SF FUTURE EXPANSION  
**STATION 6**

100,000 SF FUTURE EXPANSION  
**STATION 7**

214,000 SF AVAILABLE  
**STATION 5**



STATION 1: NOW UNDER CONSTRUCTION



STATION 5: NOW UNDER CONSTRUCTION

# Campus View

BAY MEADOWS STATION TENANT ROSTER

SurveyMonkey
 OPENTEXT
 GUIDEWIRE

freshworks
 workday.
 Upstart

# BAY MEADOWS STATION

## Building Features

- **2 FOUR STORY CLASS A OFFICE BUILDINGS**
  - STATION 1: ±219,000 RSF
  - STATION 5: ±214,000 RSF
- Campus-like setting in walkable, mixed-use community
- Complete Bay Meadows Station is ±1,250,000 RSF
- Distinctive architecture
- Designed to LEED Gold standards
- Large, flexible floor plates
- Floor-to-ceiling glass and high floor-to-floor dimensions maximizing natural light
- State-of-the-art building operating systems providing highest levels of energy efficiency and comfort
- Parking ratio
  - Station 1: ±2.2/1000
  - Station 5: ±2.3/1000
- Roof Deck Opportunity
- Bicycle storage and shower/locker room facilities in each building
- **DELIVERING FOR TIs: STATION 1 - Q2 2022**  
**STATION 5 - Q4 2022**



STATION 1  
BAY MEADOWS



STATION 5  
BAY MEADOWS

# Bay Meadows Station



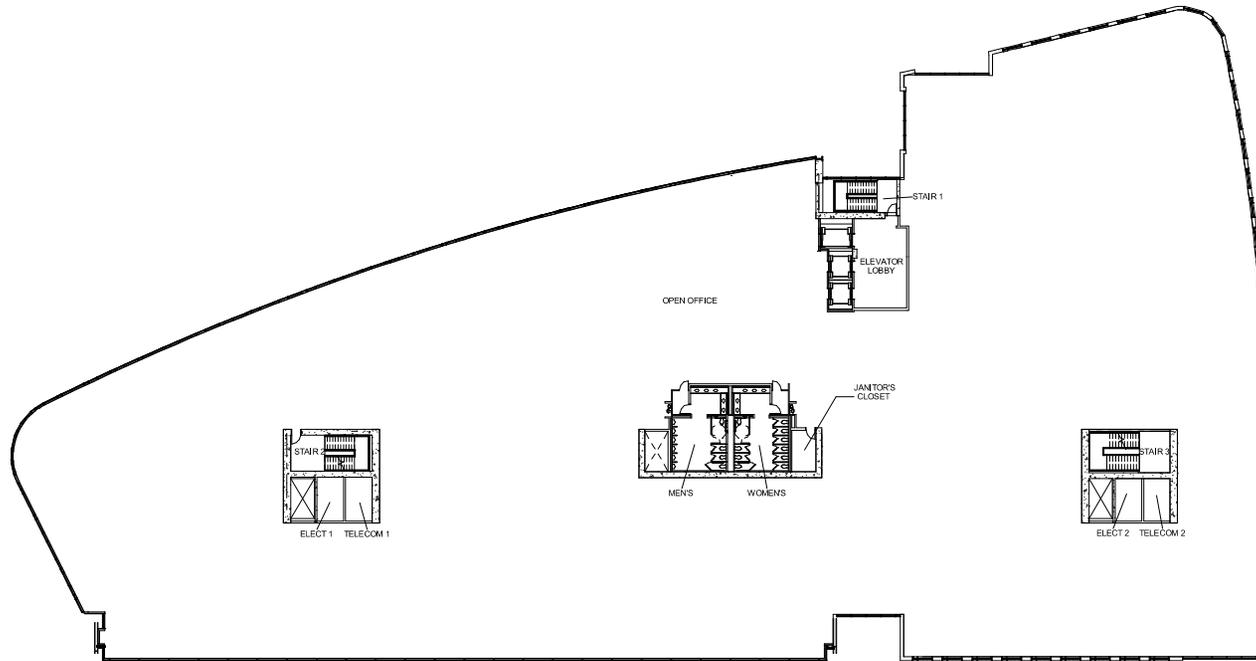
- Office campus composed of seven buildings perfect for creative space
- Constructed to adhere to sustainable building practices designed to LEED Gold standards
- Up to ±1,250,000 rentable square feet (RSF) of office and retail space
- Largest, new, Class A development on the San Francisco Peninsula
- Located within California's most progressive urban village
- Directly adjacent to Hillsdale Caltrain Station on baby bullet

# STATION 1

BAY MEADOWS

2750 SOUTH DELAWARE STREET • SAN MATEO

TYPICAL FLOOR PLATE | RSF: ±73,000 SF



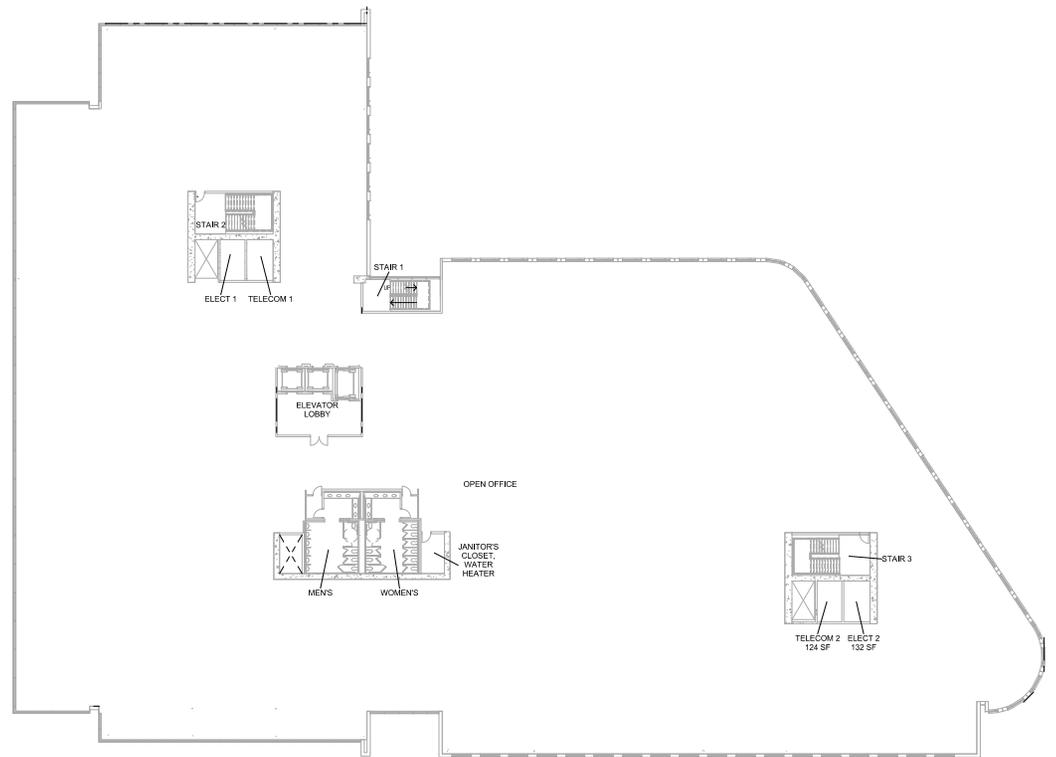
# STATION 5

BAY MEADOWS

3150 SOUTH DELAWARE STREET • SAN MATEO



## TYPICAL FLOOR PLATE | RSF: ±71,000 SF



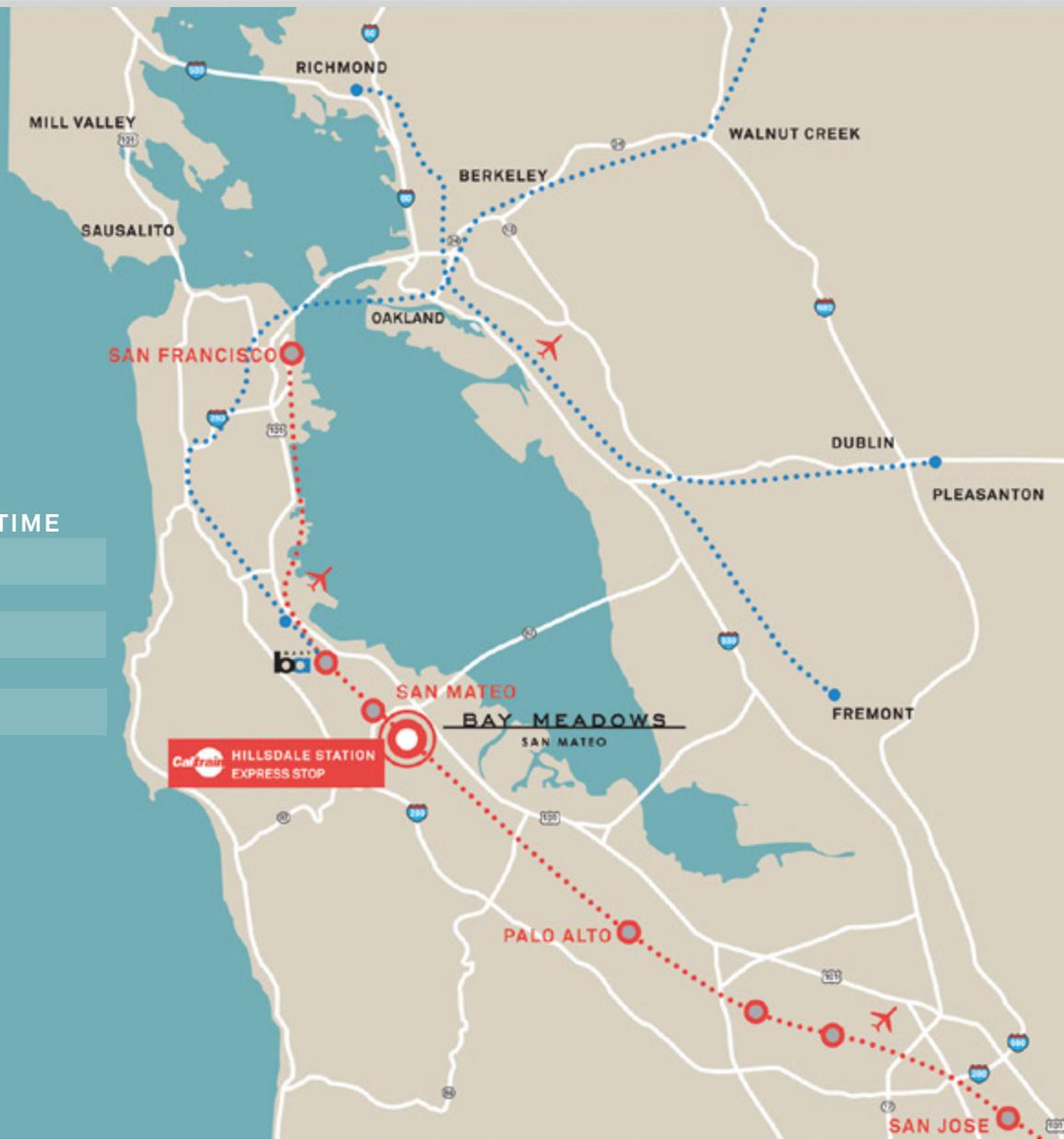
# BAY MEADOWS STATION

2750 & 3150 SOUTH DELAWARE STREET • SAN MATEO

## Location Map

1 MINUTE TO CALTRAIN, US 101, HWY 82 AND 92,  
WITH I-280 LESS THAN 10 MINUTES AWAY

DESTINATION	DISTANCE	TRANSIT TIME
San Francisco	22 Miles	26 Minutes
SF International Airport	10 Miles	13 Minutes
Palo Alto	13 Miles	18 Minutes
Oakland	30 Miles	32 Minutes
San Jose	28 Miles	30 Minutes



# BAY MEADOWS STATION

2750 & 3150 SOUTH DELAWARE STREET • SAN MATEO



Amenities Map

BAY MEADOWS  
STATION

2750 & 3150 SOUTH DELAWARE STREET • SAN MATEO

# Bay Meadows Retailers



..... New Retailer .....

TRADE MARK  
**FIELDWORK**  
BREWING CO.  
.....  
at Bay Meadows



..... New Retailer .....

Have a Good  
Coffee Day

.....  
BLUE BOTTLE COFFEE



..... New Retailer .....

Celebrating Entrepreneurship  
with  
Artisan Frozen Treats  
.....  
TIN POT CREAMERY



BAY MEADOWS  
**STATION**

2750 & 3150 SOUTH DELAWARE STREET • SAN MATEO

More Retailers & Restaurants  
a Short Walk Away @ Hillsdale Mall

NORDSTROM

Paul Martin's  
AMERICAN GRILL

Apple Store

The  
Cheesecake  
Factory

west elm

SHAKE  
SHACK

Cinépolis

BELCAMPO®

The New Dining Terrace - Now Open!

PINSTRIPES  
BISTRO BOWLING BOCCE





# Amenities

A TRULY INTERACTIVE ENVIRONMENT

- Community Front Yard with Bocce Ball
- Beer Garden with Fire Pit
- Town Square Events
- Biking + Jogging Trails
- 18 Acres of Parks + Outdoor Areas





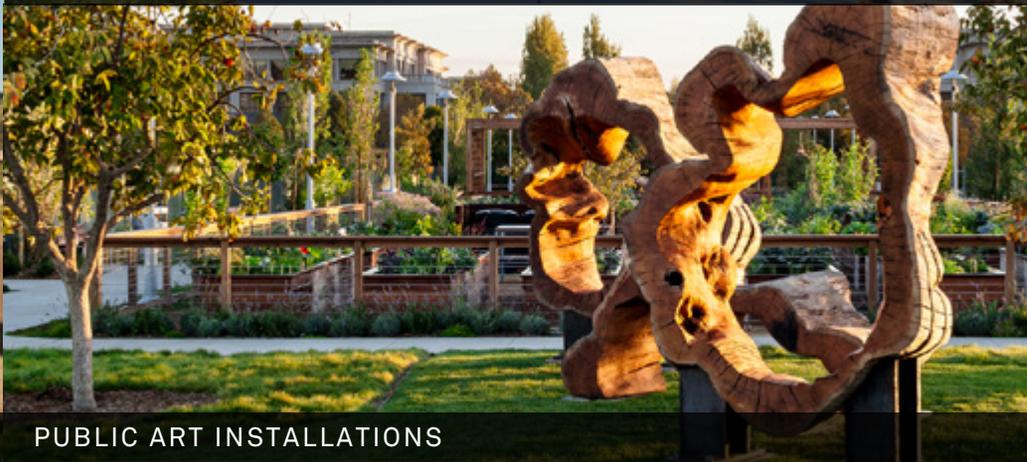
FOR LEASE - APARTMENTS



18 ACRES OF PARKS + OPEN SPACE



FOR SALE - TOWNHOMES



PUBLIC ART INSTALLATIONS



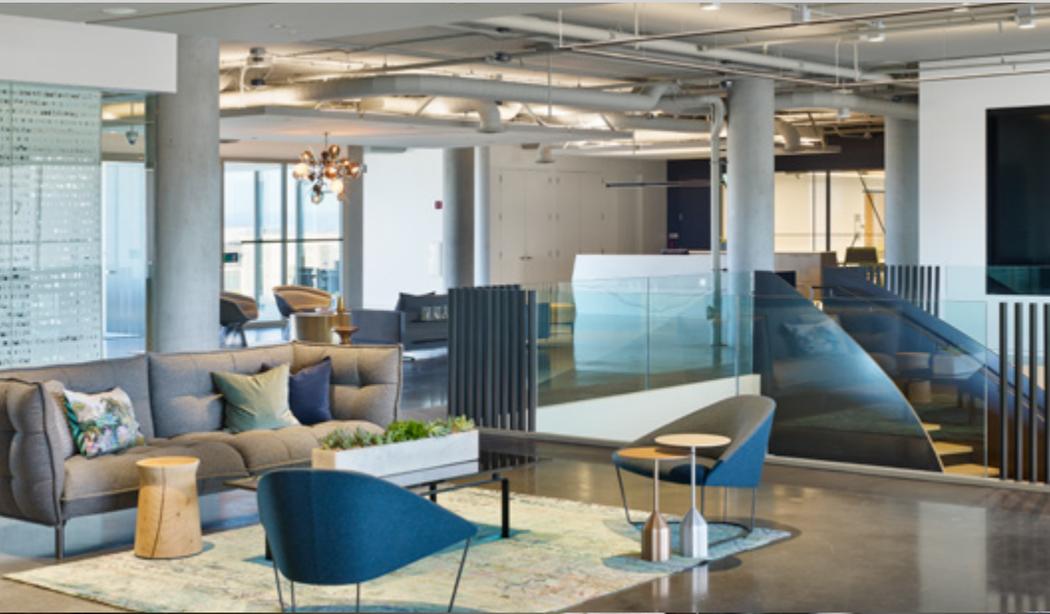
PING PONG



FARMERS MARKET

BAY MEADOWS  
**STATION**

2750 & 3150 SOUTH DELAWARE STREET • SAN MATEO



# BAY MEADOWS STATION

2750 & 3150 SOUTH DELAWARE STREET  
SAN MATEO



**PLEASE CONTACT EXCLUSIVE AGENTS**

**Robert Garner**  
Executive Vice President  
bgarner@ngkf.com  
650.358.5266  
CA RE License #00936790

**Jack Troedson**  
Vice Chairman  
jtroedson@ngkf.com  
650.688.8520  
CA RE License #00833129

**Josh Rowell**  
Executive Vice President  
jrowell@ngkf.com  
650.358.5261  
CA RE License #01236434

**Shawn Troedson**  
Director  
shawn.troedson@ngkf.com  
650.688.8529  
CA RE License #02023948

**650.341.5800**  
Offices@BayMeadows.com

[www.baymeadows.com/station1](http://www.baymeadows.com/station1)

**NEWMARK**

**STOCKBRIDGE**

**WILSON  
MEANY**

