

**9 SOUTH
8 EL CAMINO
4 REAL
SAN MATEO**

**CUSHMAN &
WAKEFIELD**

±7,337 SF OFFICE SPACE
DOWNTOWN SAN MATEO



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PROPERTY HIGHLIGHTS

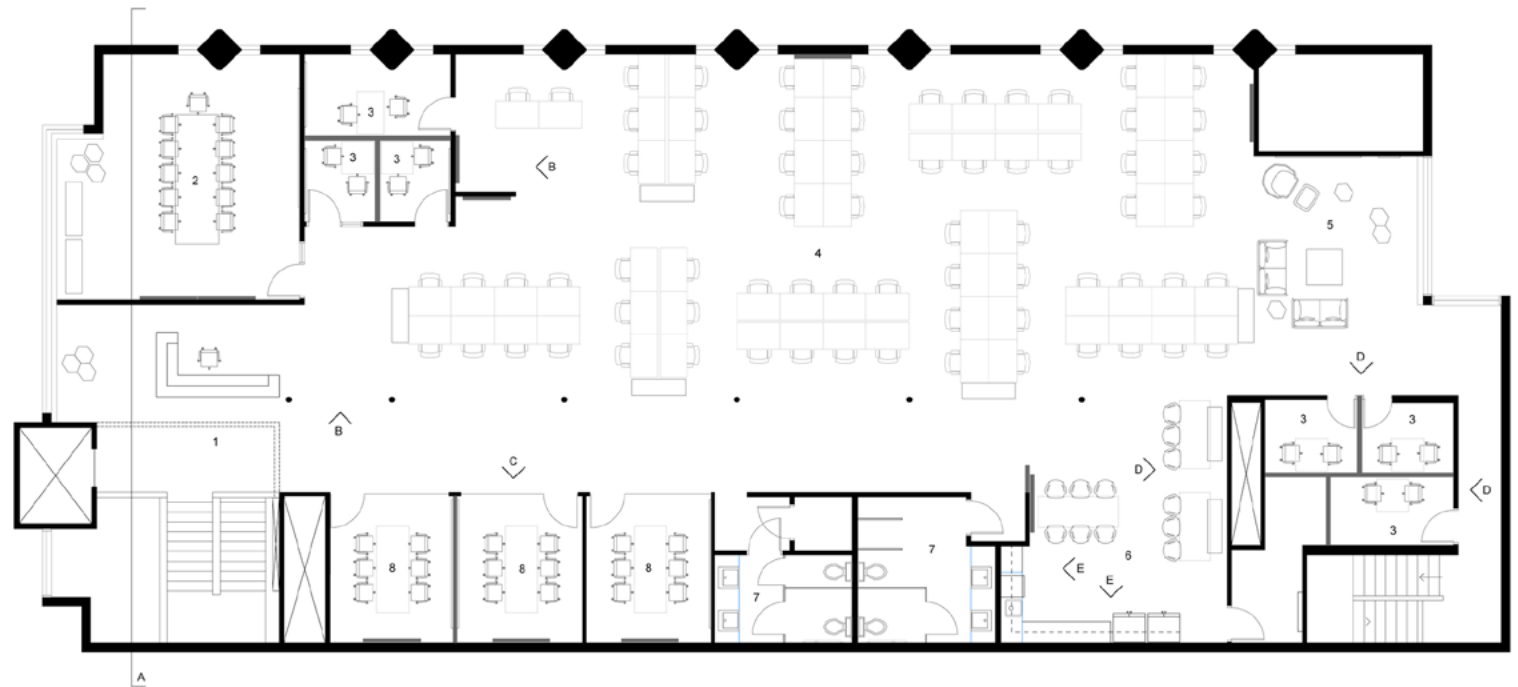
- SIX BLOCK WALK TO CALTRAIN BULLET STOP
- LOCATED IN THE HEART OF DOWNTOWN SAN MATEO
- GOOD MIX OF OPEN SPACE, CONFERENCE ROOMS AND PHONE BOOTHS
- TONS OF NATURAL LIGHT, HIGH END INTERIOR FINISHES AND ELEVATOR TO SECOND FLOOR
- HIGH IDENTITY LOCATION VISIBLE FROM EL CAMINO REAL
- PARKING AVAILABLE IMMEDIATELY ADJACENT TO THE OFFICE
- AVAILABLE OCTOBER 2018



±7,337 SF OFFICE SPACE
DOWNTOWN SAN MATEO

FLOOR PLAN

- OPEN FLOOR PLAN
- 4 CONFERENCE ROOMS
- 6 SMALL HUDDLE ROOMS
- OPEN KITCHEN
- SERVER/TELCO ROOM



**Furniture not included*

SOUTH EL CAMINO REAL SAN MATEO

AMENITIES

- 150+ FOOD AND BEVERAGE ESTABLISHMENTS
- CALTRAIN STATION (10 MINUTES)
- FITNESS CENTERS (EQUINOX, 24 HOUR FITNESS)
- CENTURY 12 MOVIE THEATER
- MULTIPLE PUBLIC PARKING GARAGES
- DRAEGER'S SUPERMARKET
- CENTRAL PARK
- WALK SCORE - 94 - "WALKER'S PARADISE"



RESTAURANTS

1 Central Park Bistro	9 Three Restaurant & Bar	17 Philz Coffee
2 Jamba Juice	10 Amici's East Coast Pizzeria	18 Vault 164
Rubio's	NI-MO Japanese Cuisine	19 Red Crawfish
Starbucks	3rd Ave Sports Bar & Grill	20 Kokko
Noah's Bagels	Masu Japanese Bistro	21 CREAM
3 Pizza My Heart	11 Shabuway	22 Himawari
Hummus	Vespucci Ristorante Italiano	Little Sheep
Little Sichuan	12 Roti Indian Bistro	23 Izakaya Mai
4 Tomatina	Ajisen Ramen	24 Sushi Sam's Edomata
5 Amour Amour Cafe	13 Peet's Coffee & Tea	North Beach Pizza
Pancho Villa Taqueria	14 Kingfish	25 Pausa Bar & Cookery
6 Gyu-Kaku Japanese BBQ	15 Curry Up Now	26 Hotaru
7 Zabu-Zabu	Osteria Coppa	27 Viognier
8 Porterhouse San Mateo	16 Pacific Catch	28 Champagne Seafood

SERVICES

1 Draeger's Market
2 Draper University
3 Walgreen's
4 Century 12 San Mateo
5 Hero City
6 U.S. Post Office
7 ARCO
8 Shell

FITNESS

1 24 Hour Fitness
2 Equinox
3 Core Power Yoga
4 SoulCycle
5 Orange Theory

BANKS

1 Chase Bank
2 Wells Fargo Bank
3 Bank of America
4 Bank of the West
5 Citibank
6 HSBC Bank
7 Union Bank
8 U.S. Bank

PARKING

P 2ND & ECR Garage
P Main St Garage
P Tennis Court Garage
P Central Garage
P 5th/B Lot
P 4th/B Lot
P Transit Center Garage
P 5th/Claremont Lot
P 4th/Claremont Lot