

BAY MEADOWS STATION

2750 & 3150 SOUTH DELAWARE STREET
SAN MATEO

Two New
Buildings!



Campus View

Building Features

Floor Plans

Location Map

Amenities

±433,000 rsf

Station 1: ±219,000 rsf

Station 5: ±214,000 rsf



WILSON
MEANY

Robert Garner
bgarner@ngkf.com
650.358.5266 | CA RE Lic#00936790

Jack Troedson
jtroedson@ngkf.com
650.688.8520 | CA RE Lic#00833129

Josh Rowell
jrowell@ngkf.com
650.358.5261 | CA RE Lic#01236434

Shawn Troedson
shawn.troedson@ngkf.com
650.688.8529 | CA RE Lic#02023948

BAY MEADOWS STATION TENANT ROSTER



150,000 SF
FUTURE EXPANSION
STATION 6

100,000 SF
FUTURE EXPANSION
STATION 7

219,000 SF
AVAILABLE
STATION 1

214,000 SF
AVAILABLE
STATION 5



Campus View

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 Q4 2021**



STATION 1
BAY MEADOWS



STATION 5
BAY MEADOWS

Bay Meadows Station



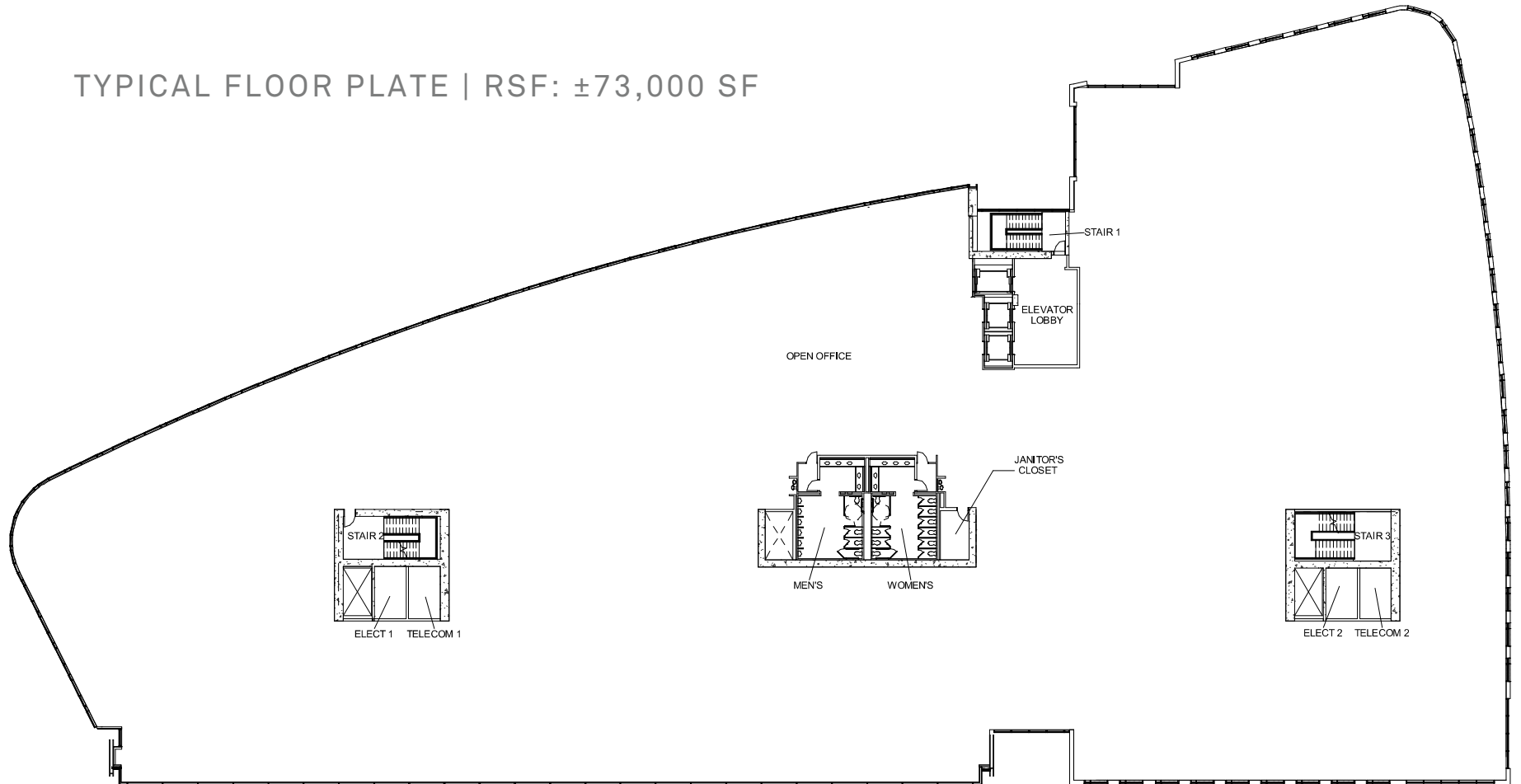
- Office campus composed of seven buildings perfect for creative space
- Up to ±1,250,000 rentable square feet (RSF) of office and retail space
- Located within California's most progressive urban village
- Constructed to adhere to sustainable building practices designed to LEED Gold standards
- Largest,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

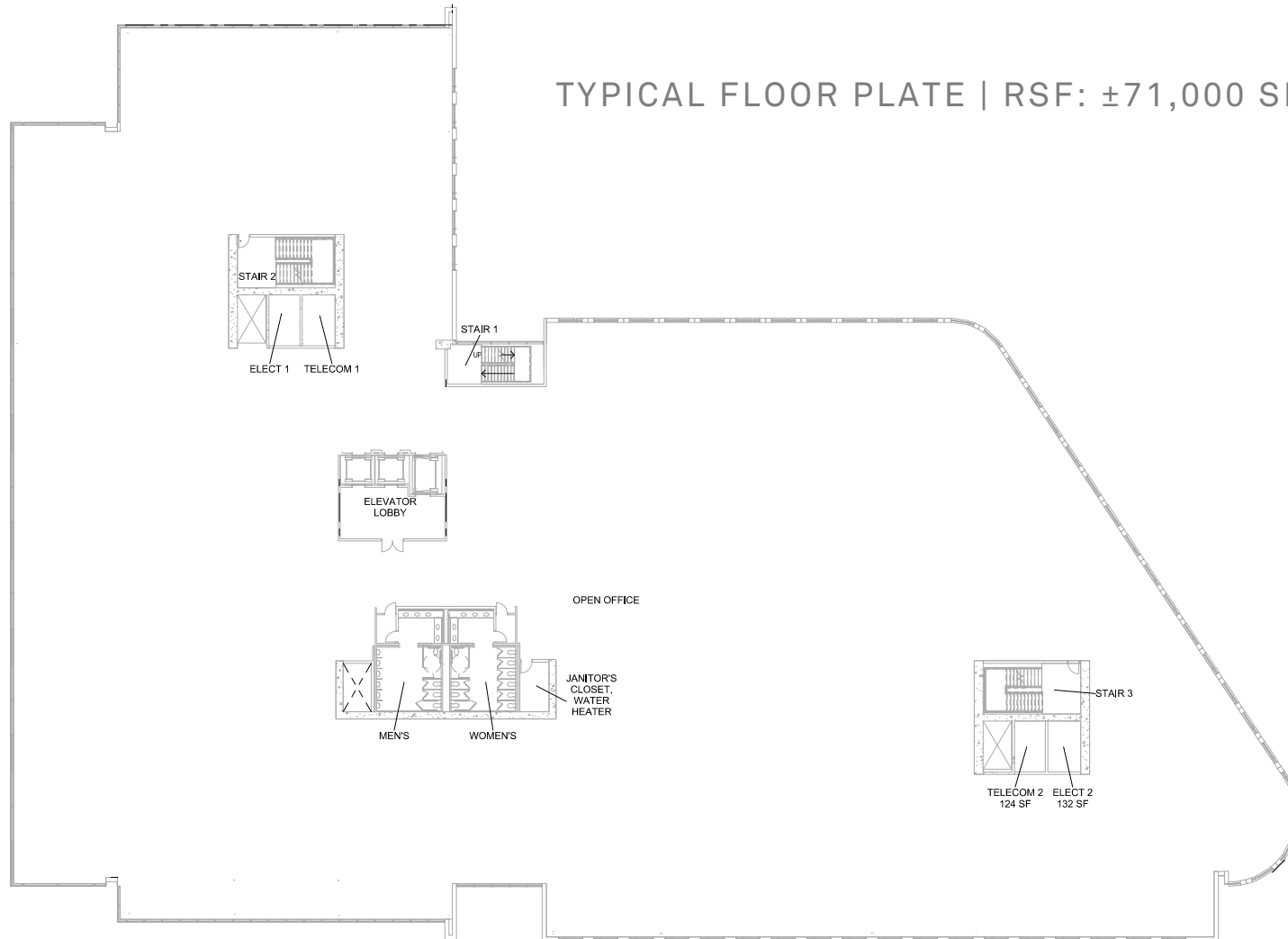


STATION 5

BAY MEADOWS

3150 SOUTH DELAWARE STREET • SAN MATEO

TYPICAL FLOOR PLATE | RSF: ±71,000 SF



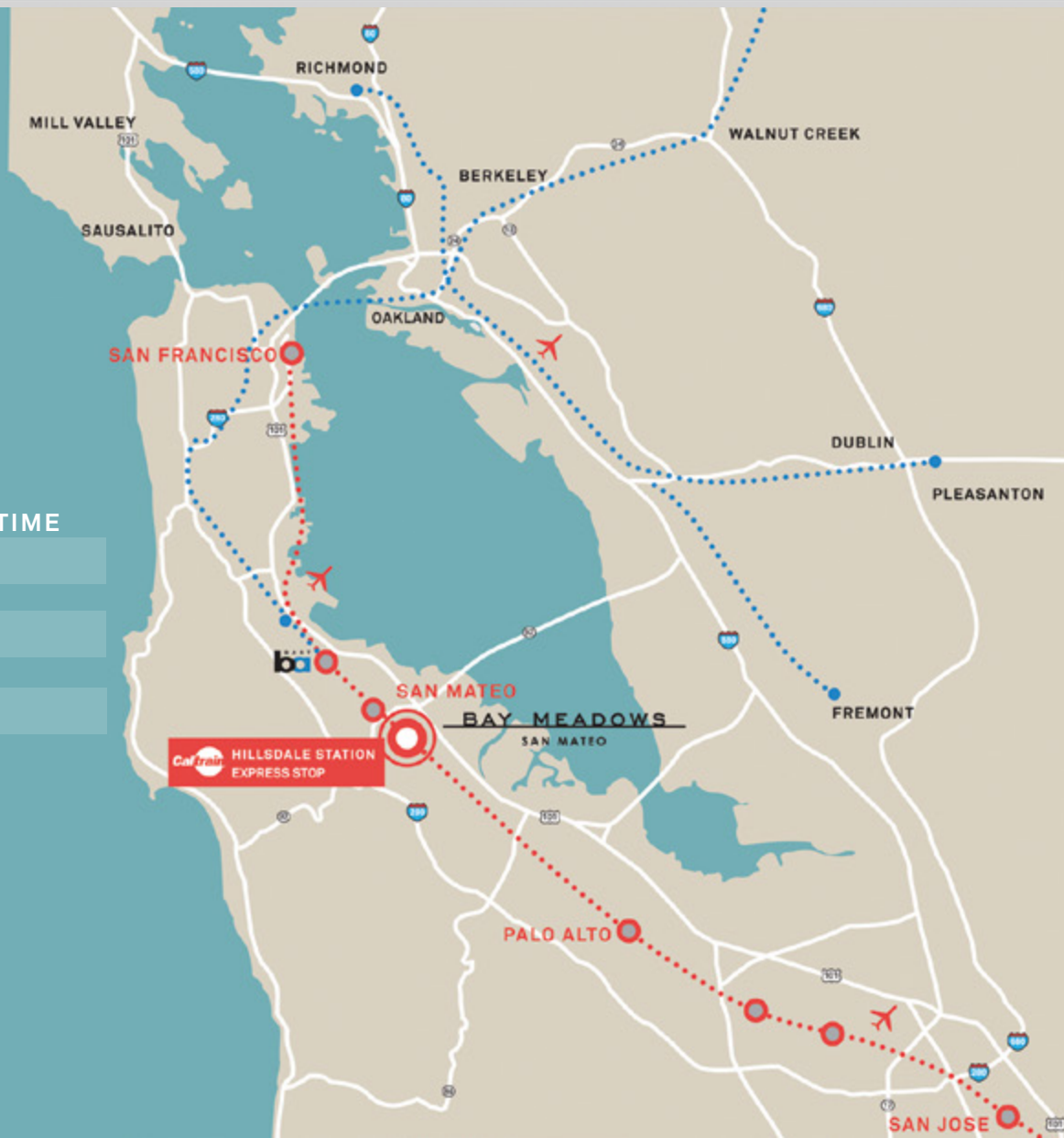
BAY MEADOWS STATION

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.

The New Dining Terrace - Now Open!

New developments to Hillsdale coming soon:

- Cinema-Cinépolis - Coming Fall 2019
- Pinstripes bowling alley/entertainment center - Coming Fall 2019

Cinépolis

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

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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

