

# 415 CASSIA STREET

REDWOOD CITY, CA

Downtown Redwood City  
Creative Space

**Ben Paul**

Executive Managing Director  
+1 650 401 2123  
ben.paul@cushwake.com  
LIC #01210872

**Shannon Chircop**

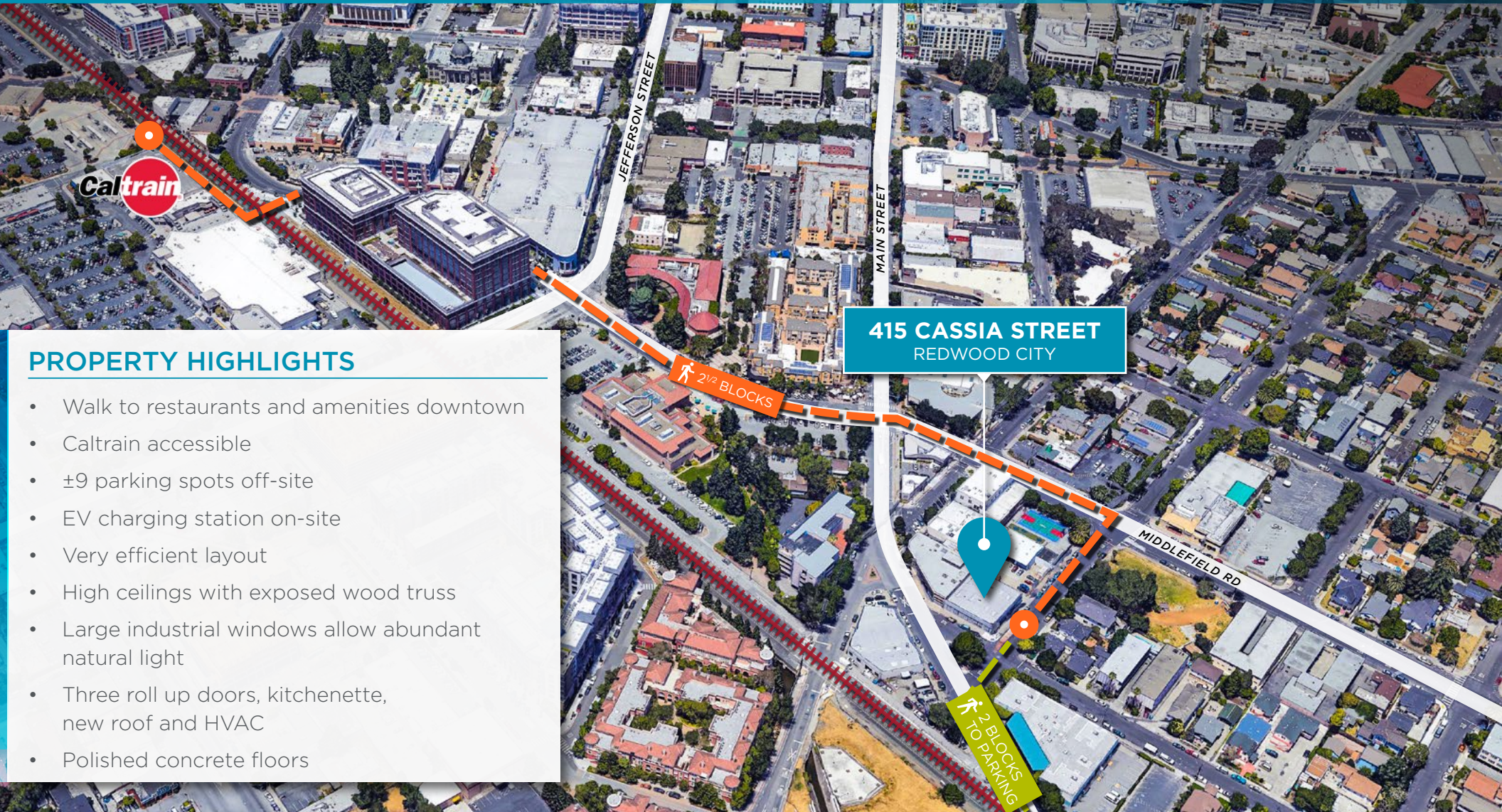
Director  
+1 650 931 2228  
shannon.chircop@cushwake.com  
LIC #01872259

**Chris Blom**

Senior Associate  
+1 650 931 2210  
chris.blom@cushwake.com  
LIC #02031205







## PROPERTY HIGHLIGHTS

- Walk to restaurants and amenities downtown
- Caltrain accessible
- ±9 parking spots off-site
- EV charging station on-site
- Very efficient layout
- High ceilings with exposed wood truss
- Large industrial windows allow abundant natural light
- Three roll up doors, kitchenette, new roof and HVAC
- Polished concrete floors

**Ben Paul**  
Executive Managing Director  
+1 650 401 2123  
ben.paul@cushwake.com  
LIC #01210872

**Shannon Chircop**  
Director  
+1 650 931 2228  
shannon.chircop@cushwake.com  
LIC #01872259

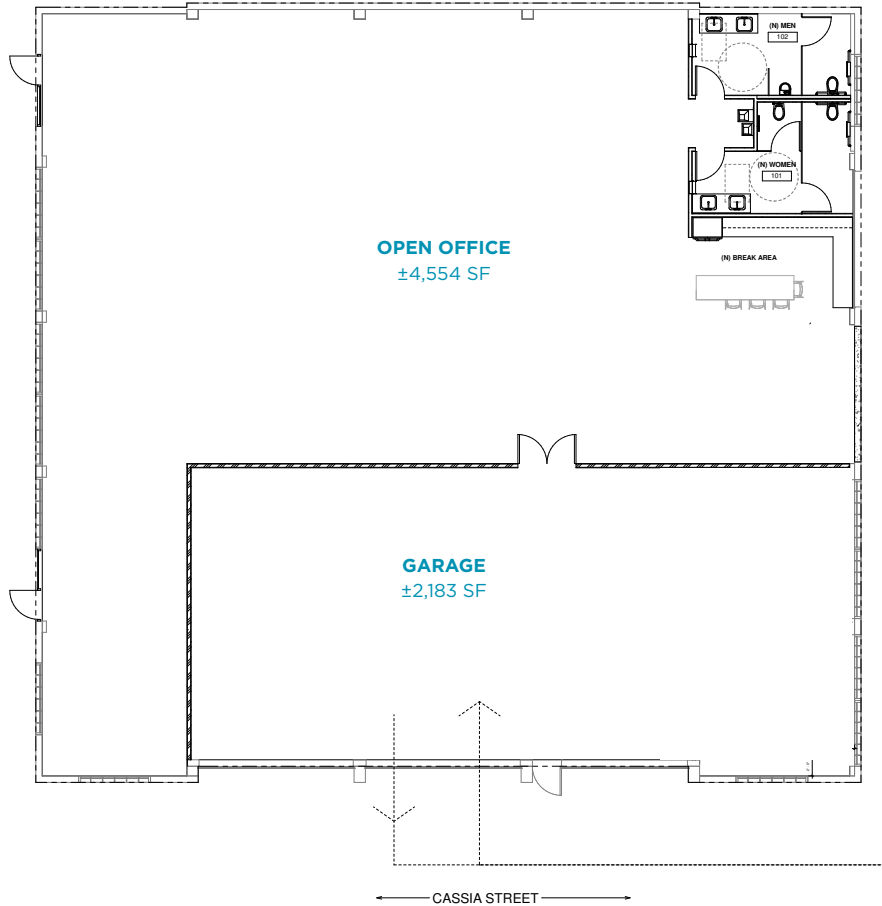
**Chris Blom**  
Senior Associate  
+1 650 931 2210  
chris.blom@cushwake.com  
LIC #02031205

1350 Bayshore Hwy., Suite 900  
Burlingame, CA  
main +1 650 347 3700  
fax +1 650 347 4307  
[cushmanwakefield.com](http://cushmanwakefield.com)



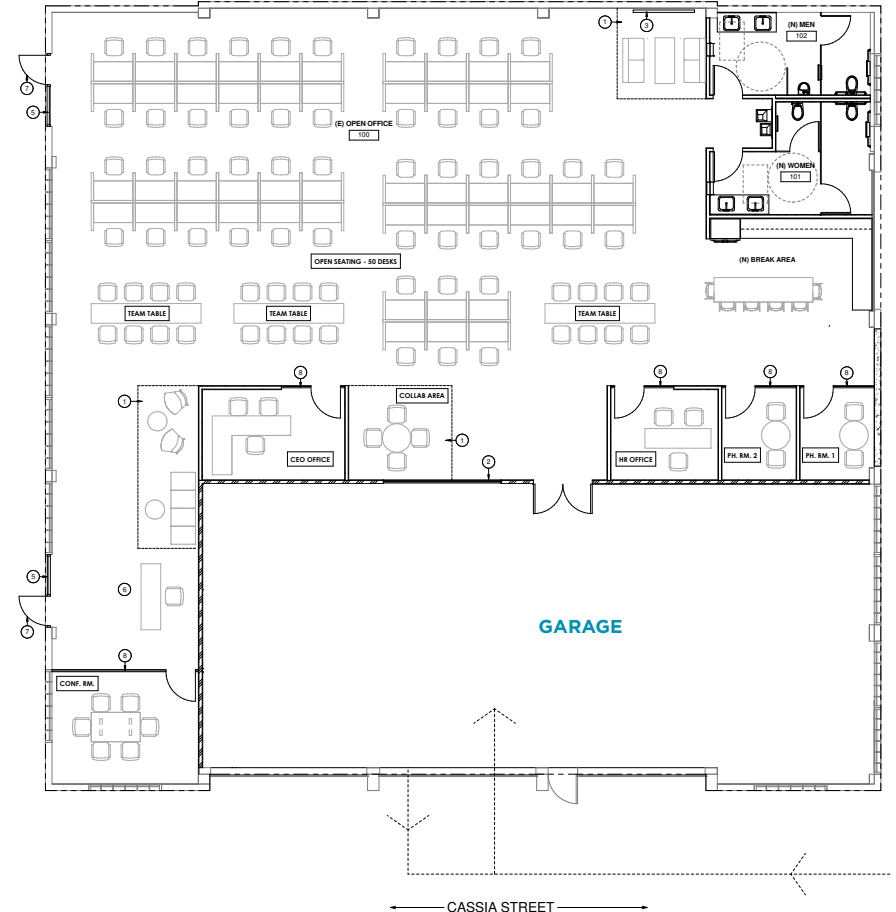
TO BE DELIVERED IN WARM SHELL CONDITION

±6,737 SF



HYPOTHETICAL LAYOUT

*Over 50 Seats!*



**Ben Paul**  
Executive Managing Director  
+1 650 401 2123  
ben.paul@cushwake.com  
LIC #01210872

**Shannon Chircop**  
Director  
+1 650 931 2228  
shannon.chircop@cushwake.com  
LIC #01872259

**Chris Blom**  
Senior Associate  
+1 650 931 2210  
chris.blom@cushwake.com  
LIC #02031205

1350 Bayshore Hwy., Suite 900  
Burlingame, CA  
main +1 650 347 3700  
fax +1 650 347 4307  
**cushmanwakefield.com**



**Ben Paul**  
Executive Managing Director  
+1 650 401 2123  
ben.paul@cushwake.com  
LIC #01210872

**Shannon Chircop**  
Director  
+1 650 931 2228  
shannon.chircop@cushwake.com  
LIC #01872259

**Chris Blom**  
Senior Associate  
+1 650 931 2210  
chris.blom@cushwake.com  
LIC #02031205

1350 Bayshore Hwy., Suite 900  
Burlingame, CA  
main +1 650 347 3700  
fax +1 650 347 4307  
**cushmanwakefield.com**

## AMENITIES MAP



7 minutes to Hwy 101  
10 minutes to Hwy 280

415 Cassia Street | 9 Min. Walk to Caltrain

**RESTAURANTS**

- |                           |                        |
|---------------------------|------------------------|
| 1. Ike's                  | 18. LV MAR             |
| 2. The City Pub           | 19. Suisha House       |
| 3. Peet's                 | 20. Vesta              |
| 4. Gourmet Haus           | 21. MandaLoun          |
| 5. The Sandwich Spot      | 22. Martin's West      |
| 6. Le Boulanger           | 23. Angelica's Bistro  |
| 7. Quinto Sol             | 24. Donato             |
| 8. Cafe LaTatine          | 25. Milagros           |
| 9. Sakura                 | 26. Patty Shack        |
| 10. Five Guys Burgers     | 27. Subway             |
| 11. The Melt              | 28. Noah's Bagels      |
| 12. Chipotle              | 29. Jamba Juice        |
| 13. Portabello Grill      | 30. Max's Cafe         |
| 14. Philz Coffee          | 31. Panda Express      |
| 15. Old Spaghetti Factory | 32. Johnny Rockets     |
| 16. Margaritas            | 33. Whole Foods Market |
| 17. Howie's Artisan Pizza |                        |

**RETAIL/SERVICES**

1. CVS Pharmacy
2. Super Cuts
3. Pack and Mail Express
4. Starbuck's
5. Safeway
6. See's Candy
7. Barnes & Noble
8. Old Navy
9. Cost Plus World Market
10. San Mateo County Museum
11. The Fox Theater
12. The Little Fox
13. Cinemark Redwood Downtown 20
14. Redwood City Library
15. Union Bank
16. Bank of America
17. Wells Fargo
18. Chase
19. Avid Bank
20. SamTrans Bus Station
21. CalTrain Sequoia Station
22. Post Office
23. City Hall
24. America's Best Inns & Suites