

THE CLEAR CHOICE FOR YOUR GROWING WORKFORCE

New Physically Distanced Floor Plans



LARGE BLOCK AND MULTIPLE DEMISING OPTIONS  
DELIVERABLE NOW  
[CLEARVIEWOFFICE.COM](https://clearviewoffice.com)



# CLEARVIEW - OFFERING A DISTINCT ADVANTAGE FOR NEW OFFICE ENVIRONMENTS

RE-SHAPE YOUR OFFICE HERE



## CAMPUS REPOSITIONING

TO BE COMPLETED  
WINTER 2020

### SELECT ADVANTAGES:

- New HERCULITE® doors with touchless entry at lobby entrances
- Touchless fixtures and entry to newly renovated restrooms
- Disinfecting Wipes and trash receptacles, hand-sanitizers

# CLEARVIEW – FLEXIBILITY

OPTIONALITY AND COMPLETE CONTROL FOR POTENTIAL DE-DENSIFICATION OF THE WORKPLACE

**3125**  
Building B  
±66,890 RSF

**3155**  
Building A  
±49,501 RSF

## LARGE BLOCK AVAILABILITY

±116,391 RSF

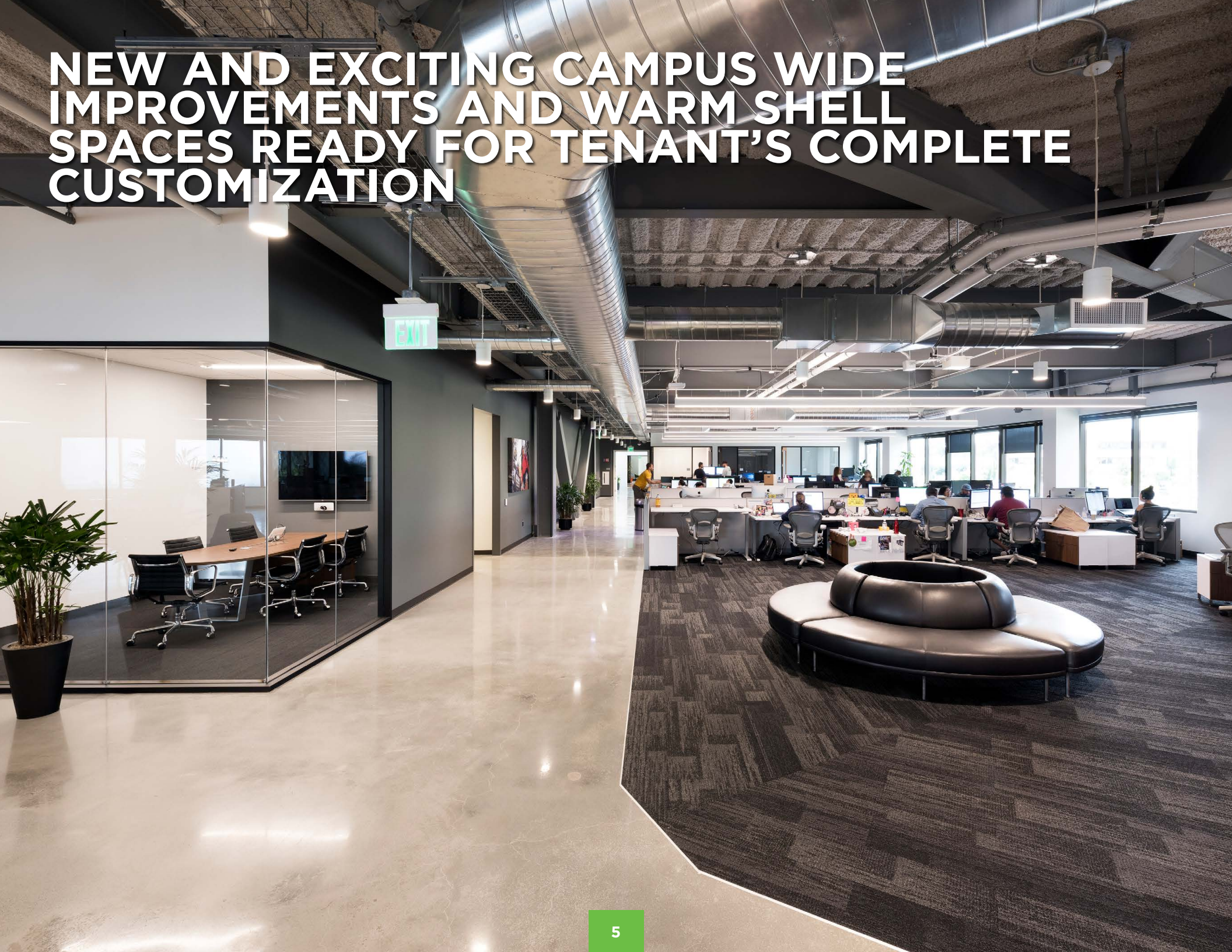
With two 3-story Class A office buildings currently available—and future growth opportunities throughout the 380k square foot, 6-building campus—Clearview San Mateo is the clear choice for your growing workforce.



# CUSTOMIZABLE SPACES

Clearview San Mateo's flexible, functional, and efficient buildings mean your office is fully customizable. Floor plates range from 16,000 to 22,000 square feet – and include stunning views of the Bay and San Francisco Peninsula.

# NEW AND EXCITING CAMPUS WIDE IMPROVEMENTS AND WARM SHELL SPACES READY FOR TENANT'S COMPLETE CUSTOMIZATION



# CLEARVIEW - COLLABORATE AT WILL

ENHANCE TEAM SYNERGY IN A BEAUTIFUL NATURAL ENVIRONMENT



## OUTDOOR SPACE

The campus of Clearview San Mateo features 22 acres of beautiful landscaping with wraparound decks and patios, ample outdoor spaces for full control over company congregation events, and health-focused amenities like an urban garden, aviary, and Zagster bikes.

# SITEPLAN

## SELECT ADVANTAGES:

- Secure campus with exclusive lobbies for easy workforce monitoring.
- Easily control congregated events, high-touch contact points, and employee and visitor flow
- Multiple amenity areas ideal for packaged grab and go food programs



- 1 Pedestrian Walkway
- 2 Entry Feature & Hardscape
- 3 Outdoor Break Area
- 4 Urban Garden
- 5 Outdoor Fitness Plaza
- 6 Outdoor Collaborative Seating
- 7 Food Truck Station
- 8 Carwash
- 9 Zagster Bikes
- 10 Aviary

# CLEARVIEW – VISIBILITY

UNPARALLELED BUILDING TOP SIGNAGE VISIBLE TO MAJOR HWY 92



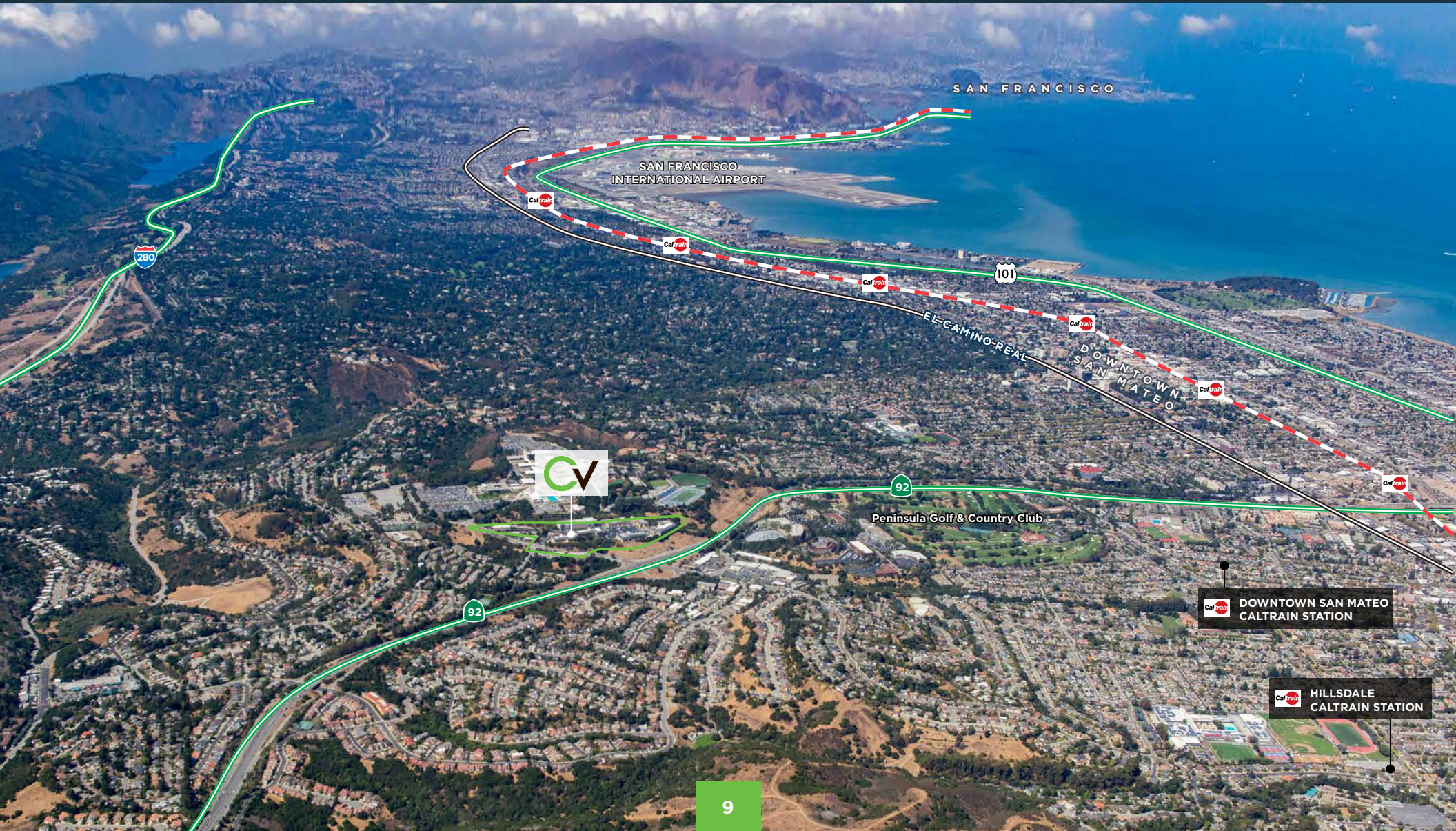
## SIGNAGE

Clearview San Mateo gives you the opportunity to reach 77,000 cars every day with super-high visibility on SR 92. Give your brand a prominent position on Clearview's available freeway-oriented signage.

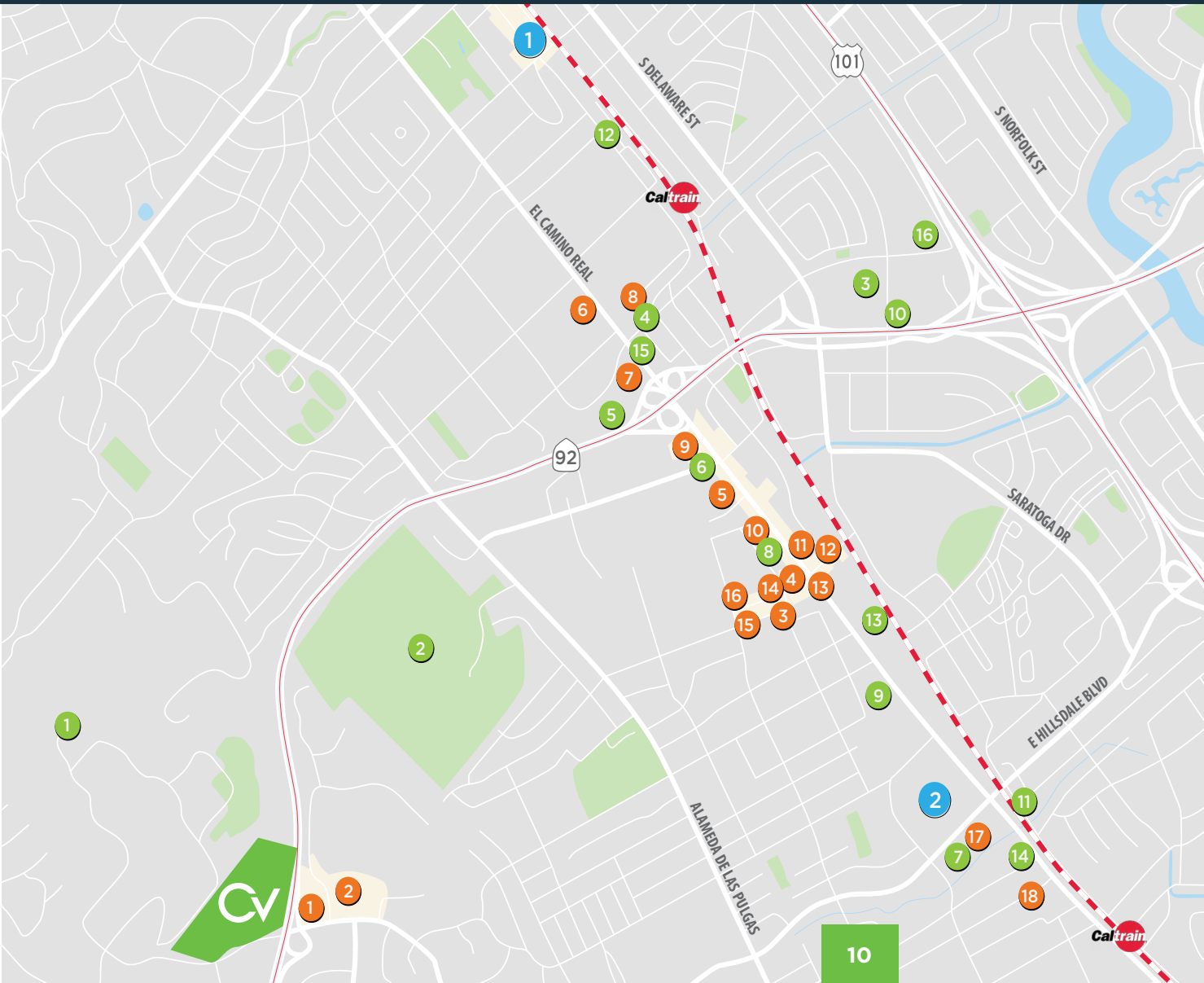


# LOCATION HIGHLIGHTS

- Direct access to **HIGHWAY 92**
- **DEDICATED SHUTTLE** to Caltrain and San Francisco
- **3 MILES** to I-280 and US-101
- **10 MINUTES** to Downtown San Mateo with 100+ restaurants and retail
- **10 MINUTES** to the Baby Bullet Caltrain Stop
- **12 MINUTES** to San Francisco International Airport
- **23 MINUTES** to San Francisco
- **15 MINUTES** to Downtown Palo Alto



# RESTAURANTS, RETAIL AND MORE



## ● SHOPPING DISTRICTS

### 1 Downtown San Mateo

Mini coffee, Ramen Parlor, Ramen Dojo, Espetus, Sibby's, Everyday Beijing, Pokeatery, Wells Fargo, Champagne Seafood, Starbucks, Kaffeehaus, Three Restaurant & Bar, Grape & Grain, B Street & Vine, Little Sheep, Himawari, Vault 164, Pacific Catch, Philz Coffee, Old Town Sushi, The Melting Pot

### 2 Hillsdale Shopping Center

VTH & Body Works, Paul Martin's, Starbucks, Nordstrom, Macy's, Vans, Uniqlo, H&M, Apple, The Cheesecake Factory

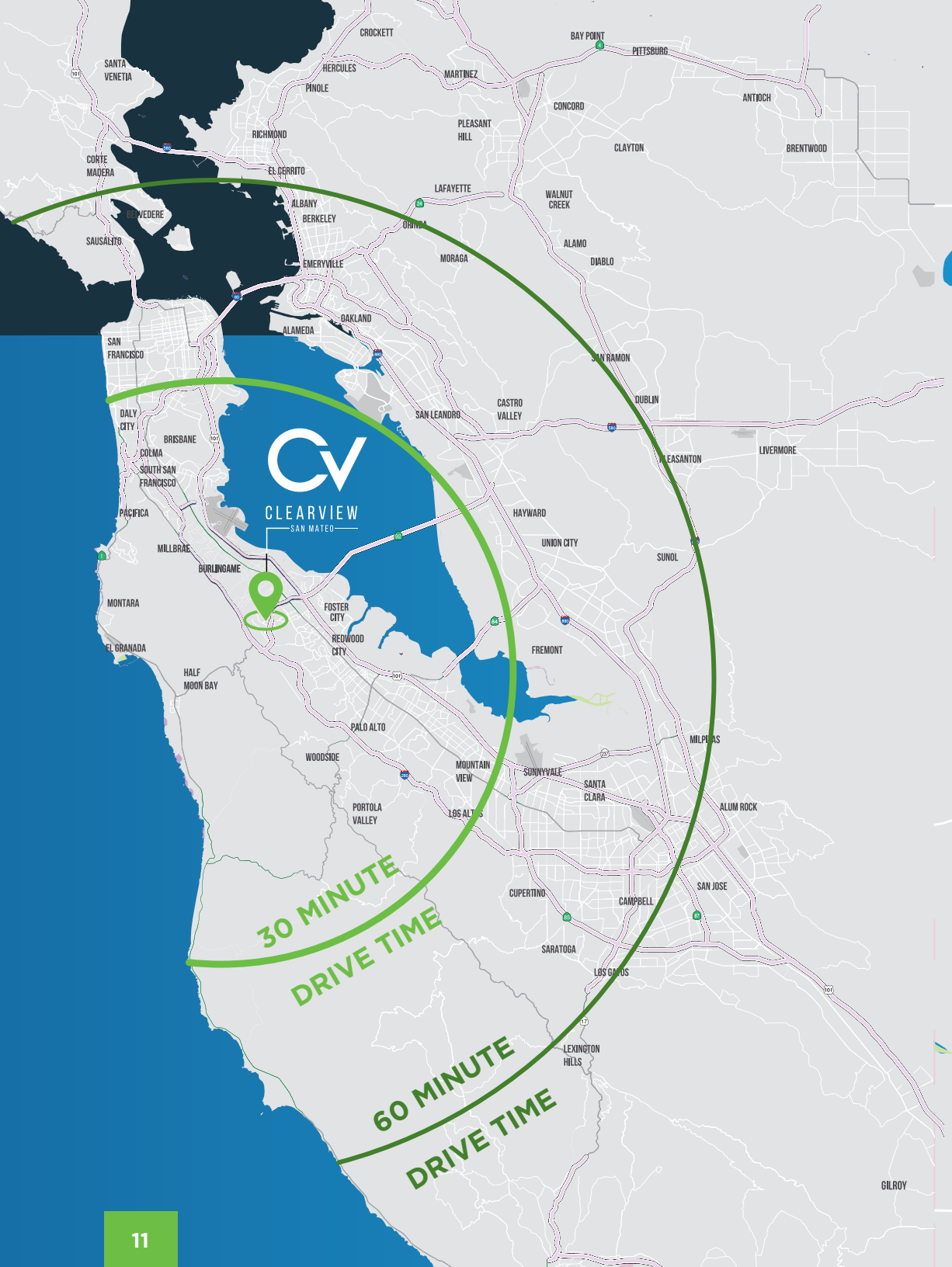
## ● RESTAURANTS

- 1 Chef's Corner  
Celia's  
Toa Yuen
- 2 Round Table  
Shiki Japanese
- 3 San Mateo Coffee  
Ou Tong  
Kaori Sushi  
Spicy Empire  
MaMa's
- 4 Chef Zhao  
Cobani Gyros
- 5 Noodle Shanghai  
Charm Thai  
All Spice
- 7 Jack's  
Windy City Pizza & BBQ  
Esposito's Delicatessen
- 8 El Sinaloense
- 9 Santa Ramen  
Seapot
- 10 Silver House  
11 Andes Cafe  
12 Little Shanghai  
13 Oceanic Restaurant  
14 Furagu Sushi  
Tannourine  
Kobeya
- 15 Fortune Star  
Kaori Sushi
- 16 La Lanterna  
The Noodle Shop
- 17 The Counter

## ● SERVICES

- 1 San Mateo  
Farmers Market
- 2 Peninsula Golf &  
Country Club
- 3 Trader Joe's
- 4 Safeway
- 5 24 Hour Fitness
- 6 Nijiya Market
- 7 Trader Joe's
- 8 Beacon
- 9 Bank of America  
Wells Fargo Bank
- 10 YMCA
- 11 Valero
- 12 The Fix
- 13 Fitness 19
- 14 Chase Bank
- 15 .S. Bank  
Wells Fargo  
Chase Bank  
San Mateo Marriott

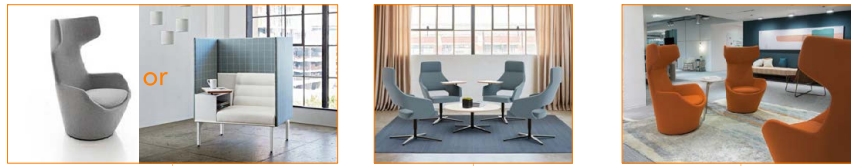
# REASONABLE COMMUTES



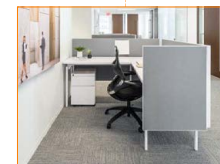
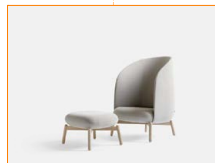
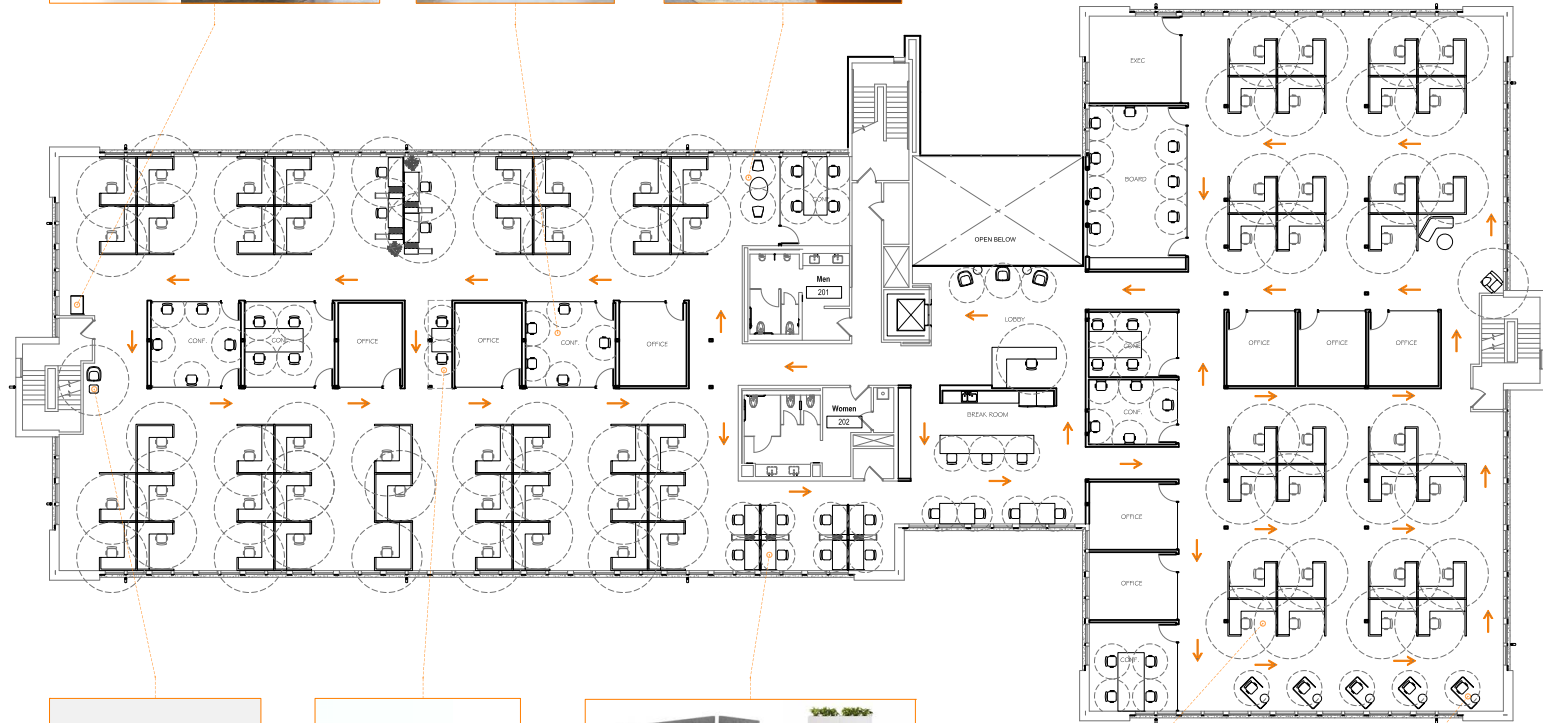
# PARKING

Parking at Clearview San Mateo is abundant, with 1,324 stalls (a 3.5/1000 parking ratio)—and the opportunity to increase with valet. Reserved parking is available, and there are already 52 electric vehicle stalls on the premises.





## NEW PHYSICAL DISTANCE HYPOTHETICAL PLAN



Physical distancing Test Fit

### PROGRAM SUMMARY

6X8 CUBICLE:	72	5'-0" BENCHINH:	12
TABLE:	2	OFFICE:	9
BOARDROOM:	1	CONFERENCE:	7
COLLAB:	4	BREAK ROOM:	1
LOBBY:	1	TOTAL PEOPLE:	94

# TEST FIT

3125 CLEARVIEW WAY

±21,941 RSF

# BUILDING INFORMATION & SPECIFICATIONS

## **SLAB-TO-SLAB HEIGHT**

Floor 1: 12'-6"  
Floor 2: 12'-6"  
Floor 3: 12'-0"

## **SHOWERS**

(2) shower stalls total –  
(2) access compliant

## **ELECTRICAL**

Building A: 208v/120v (buildings need two egress stairs)

Building B: 208v/120v (backup generator: 350kw generator is provided for emergency egress lighting and life safety (fire alarm)

## **BUILDING EXTERIOR SIGNAGE**

(1) highway orientated sign at approximately 40'-0" above lobby level and approximately 4'-0" tall by 50'-0" long have been entitled.

Plus up to 150 SF of signage for additional high rise signage, bldg., monument signage, parking ID, building address ID

## **FIRE LIFE SAFETY**

All floors are sprinklered by a wet system and contain smoke detectors and strobe alarms

## **SECURITY**

Both Building have infrastructure for integrated systems including an Access Control System, Security Video System, Security Communication System

## **MONUMENT SIGNAGE**

Monument Sign at the Campus Entrance off of West Hillsdale Drive which is approximately 4'-0" tall and 10'-0" wide.

## **PROPOSED SITE AMENITIZATION**

- Aviary
- Bee Hive Pathway
- Food Truck Stations
- Zagster Bikes
- Chicken Coop
- Urban Garden
- Outdoor Break Area
- Outdoor Collaborative Space
- Outdoor Collaborative
- Seating
- Dry Cleaning Service
- 24/7 On-site Security
- On-Site management
- Cal-train Shuttle Service

**FOR LEASING INFORMATION:**

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