

30-60,000 SF
DOWNTOWN SAN MATEO
3 BUILDING CREATIVE CAMPUS



YARDLINE

10TH + RAILROAD





1933



2020

**RENNOVATED FOR
TODAY'S WORKFORCE**

Historical Industrial Style Buildings

30' Ceiling and Exposed HVAC

Timber Truss and Tons of Light

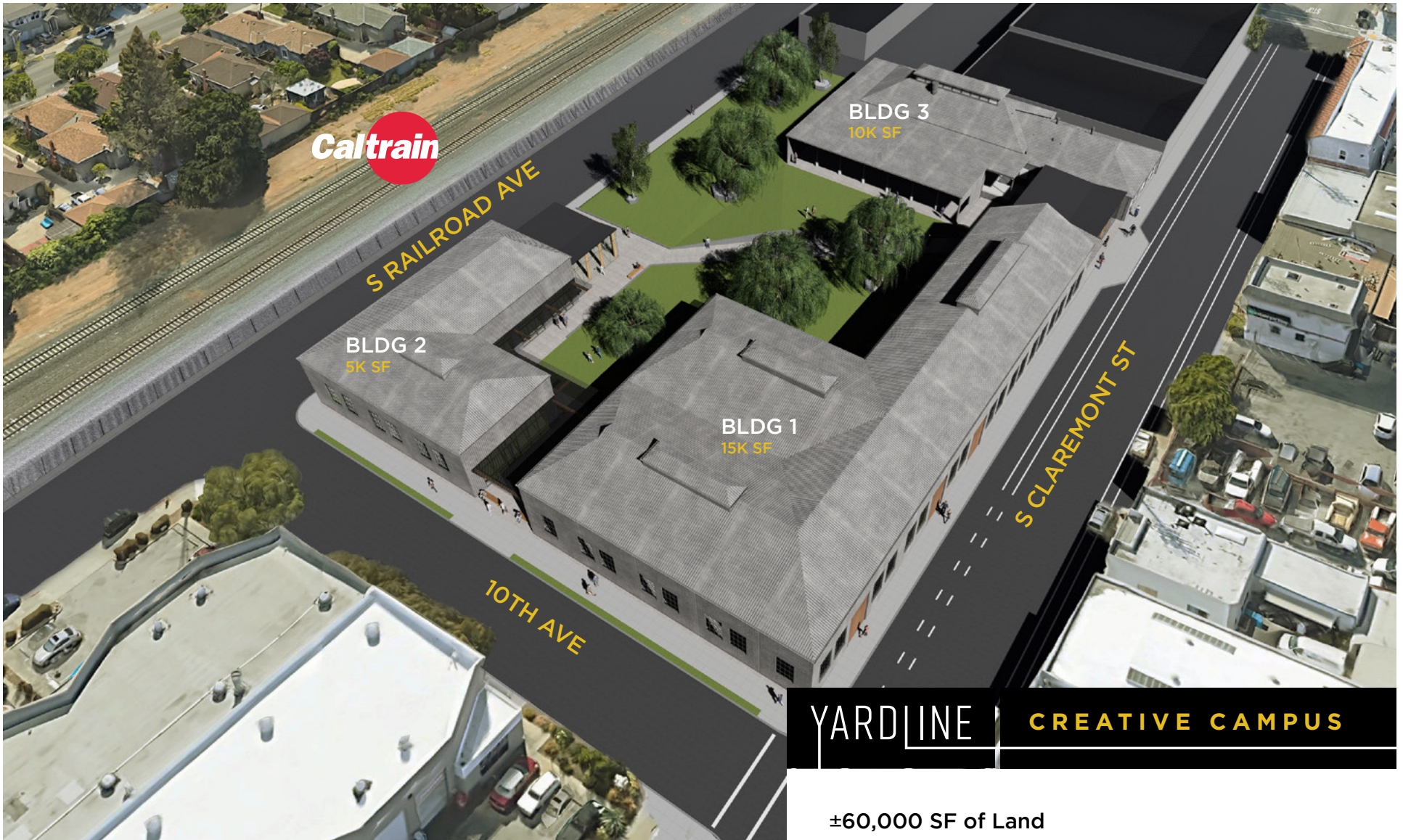
Roll Up Doors

Clerestory Windows + Skylights

Incredible Location

*>10 min walk to Downtown San Mateo +
Hayward Park Caltrain stops*

**Flexible Zoning: Office and Lab
uses permitted**



**ONE-OF-A-KIND
PRIVATE OUTDOOR
WORKSPACES**

±60,000 SF of Land

±30,000 SF Available Now

±30,000 SF of Expansion Space in Planning

Exclusive Signage Opportunity Visible from Caltrain

AT&T + Comcast Fiber Available

Complete Campus Control

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EXPANSION OPPORTUNITY



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POTENTIAL LAB TEST FIT

±7,537 SF LAB

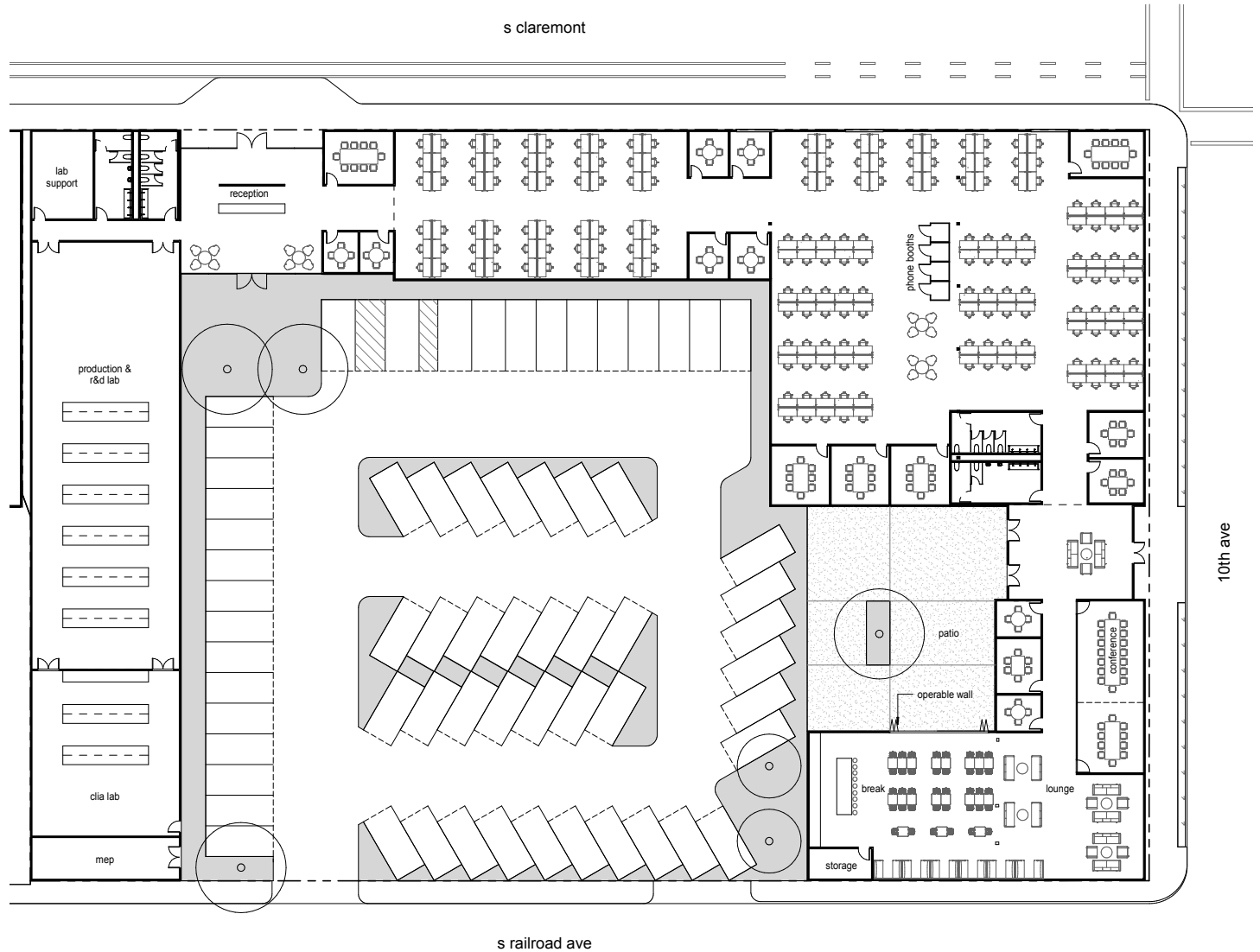
±21,603 SF OFFICE

±790 SF MEP

±29,930 SF TOTAL

DESKS:
186 Seats

PARKING:
61 Standard Spaces
2 Accessible Spaces
1 Van Space
64 Total Parking Spaces



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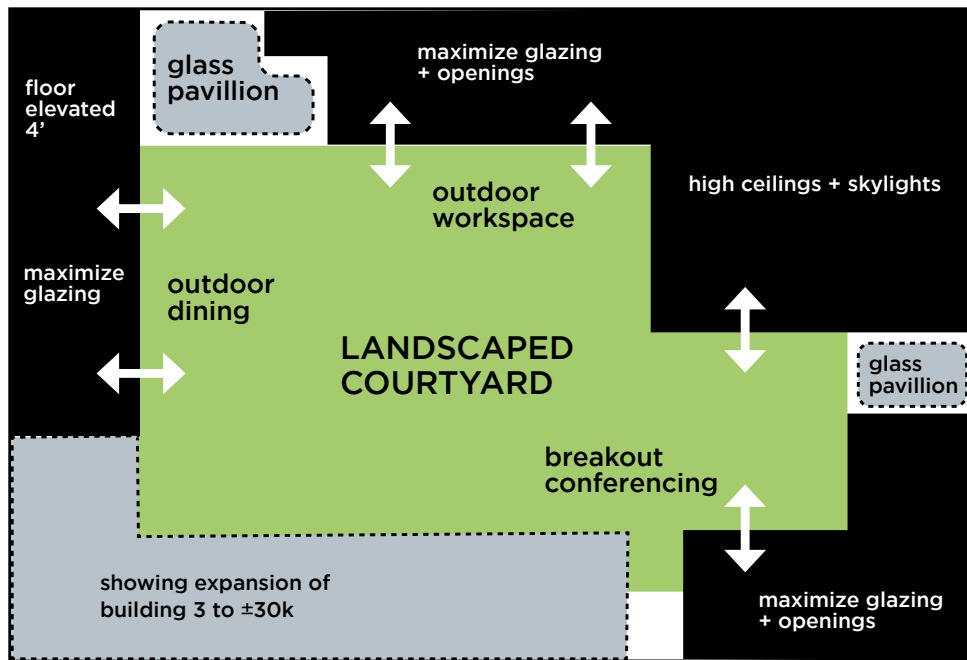
S CLAREMONT ST

FRONT ENTRANCE

BLDG 1
15K SF



BLDG 3
10K SF
OPPORTUNITY TO EXPAND TO ±30K



10TH AVE

SIDE ENTRANCE



BACK ENTRANCE

mural art, signage to caltrain

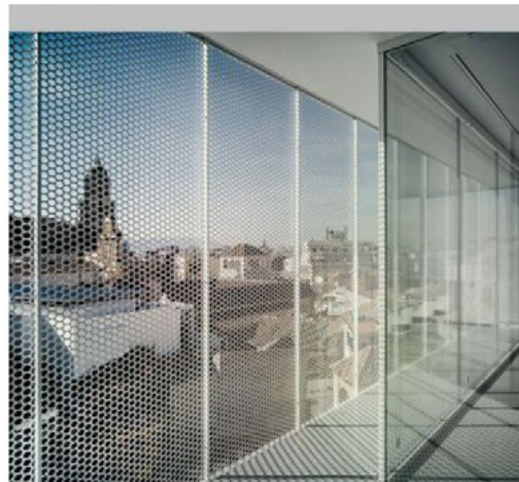
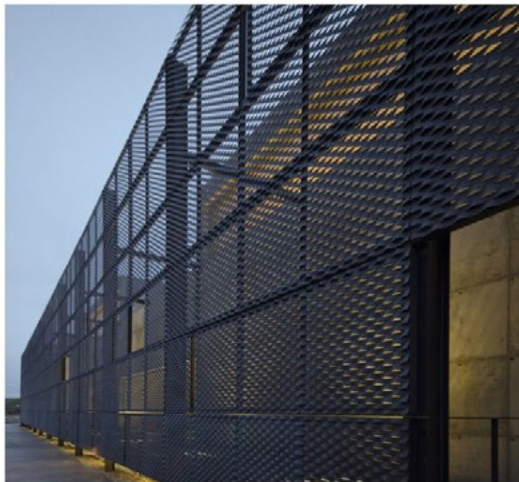
BLDG 2
5K SF

S RAILROAD AVE



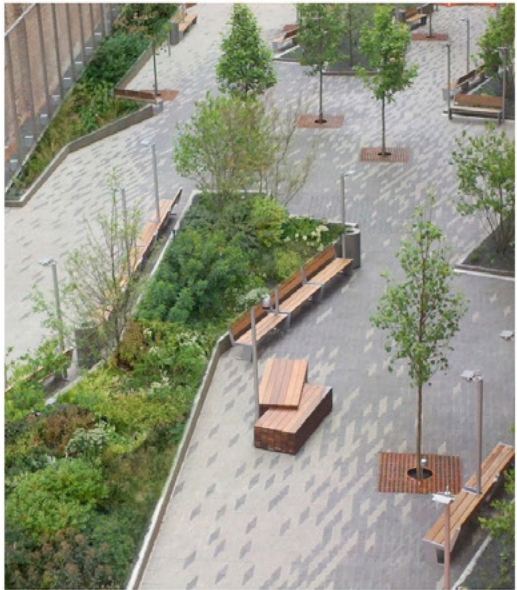
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EXTERIOR MATERIAL INSPIRATION



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EXTERIOR OPEN SPACE INSPIRATION





SF AIRPORT

Caltrain

SAN MATEO

YARDLINE

HYW 101

Caltrain

92

BAY MEADOWS

YARDLINE

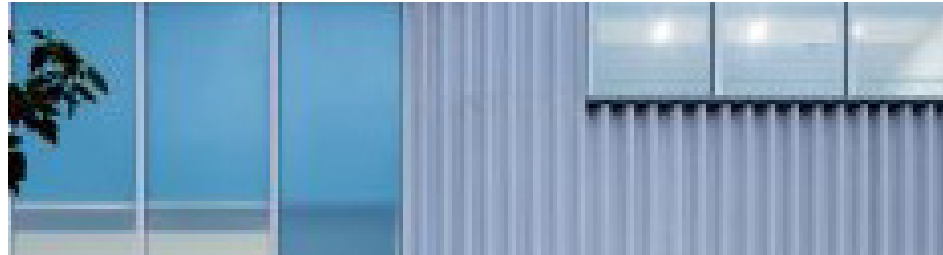
IN THE MIDDLE OF IT ALL



YARDLINE

DOWNTOWN LOCATION





YARDLINE

10TH + RAILROAD



**Newmark
Knight Frank**

DAN MATTEUCCI

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