

180 E THIRD AVE

SAN MATEO, CALIFORNIA

±26,000 sf
office

COMING SOON



CLICK TO PLAY
PROJECT VIDEO

- 3 BLOCKS TO CALTRAIN BULLET STOP
- CORNER LOCATION IN THE HEART OF DOWNTOWN SAN MATEO

BEN STERN
650.688.8509
ben.stern@ngkf.com
CA RE License #01365215

JOHN KRAFT
650.358.5277
jkraft@ngkf.com
CA RE License #01787698



LANE PARTNERS

PROJECT TIMELINE





HYPOTHETICAL B1 FLOOR



HYPOTHETICAL 3RD FLOOR

Q3 2021

ESTIMATED OCCUPANCY

3 Blocks to Caltrain Bullet Stop

High Identity Corner in the Heart of Downtown San Mateo

Adjacent to Central City Parking Garage (395 Parking Stalls)

Designed to LEED Certified Standards with Rooftop Solar in Place

Third Floor Terrace Overlooking 3rd Avenue

Expansive Roof Deck Overlooking Downtown with Views of Hills and the Bay

Secure Bike Storage and Showers

Potential Programming:
9 Conference Rooms, 7 Phone Booths and 178 Workstations

LANE PARTNERS

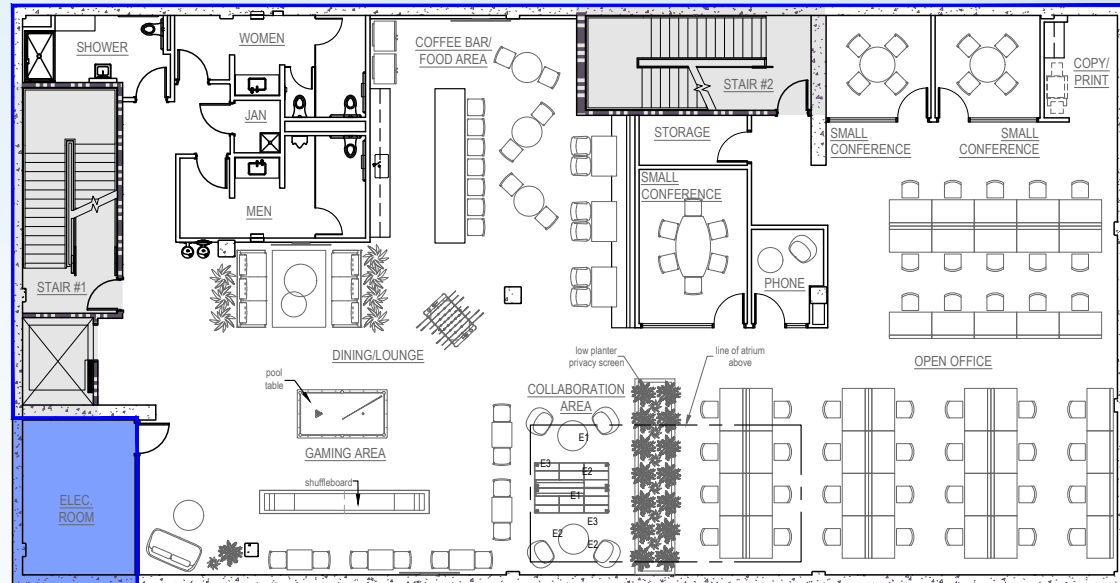


FLOOR PLANS

B1 FLOOR

±6,264 SF

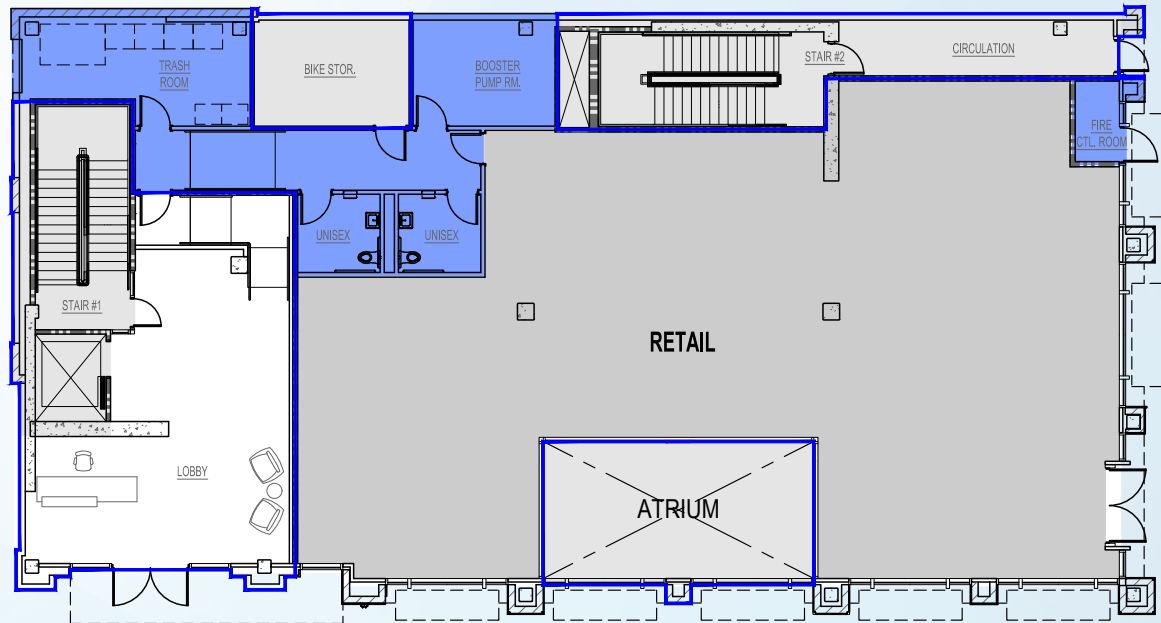
- Conference Rooms
- Phone Booths
- 43 Workstations
- Shower
- Gaming + Break Areas
- Ample Natural Light via 2-Story Atrium
- 14' Ceiling



1ST FLOOR

±3,214 SF

- High Identity Retail on Corner of 3rd Avenue & Ellsworth
- Lobby Entry for Upstairs Office
- 16' Ceiling
- Bike Storage



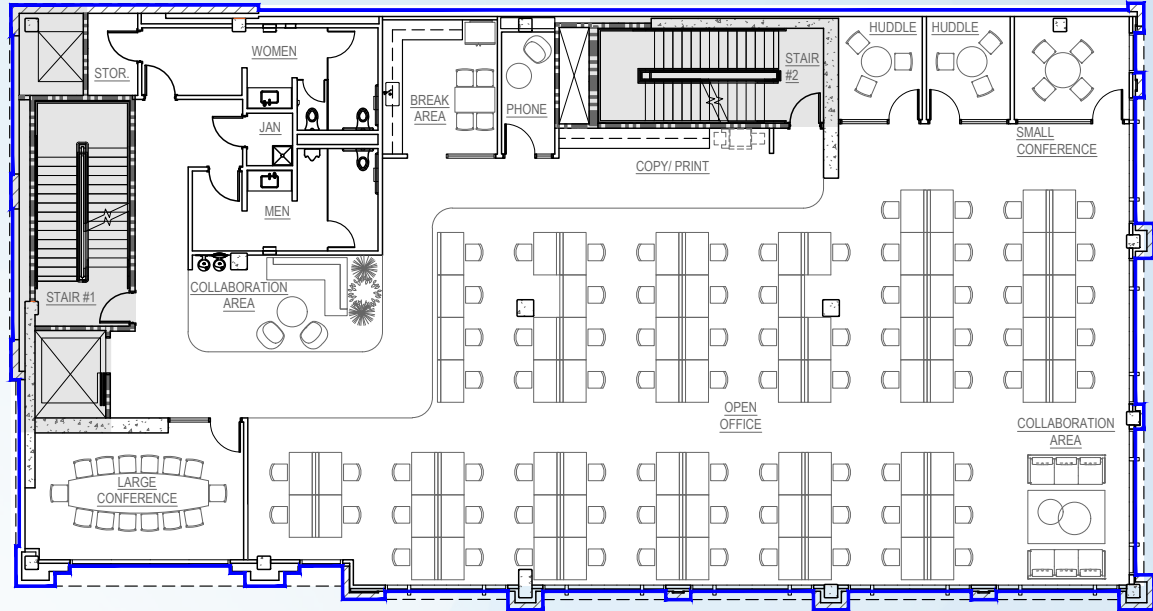
E. 3RD AVENUE

FLOOR PLANS

2ND FLOOR

±6,521 SF

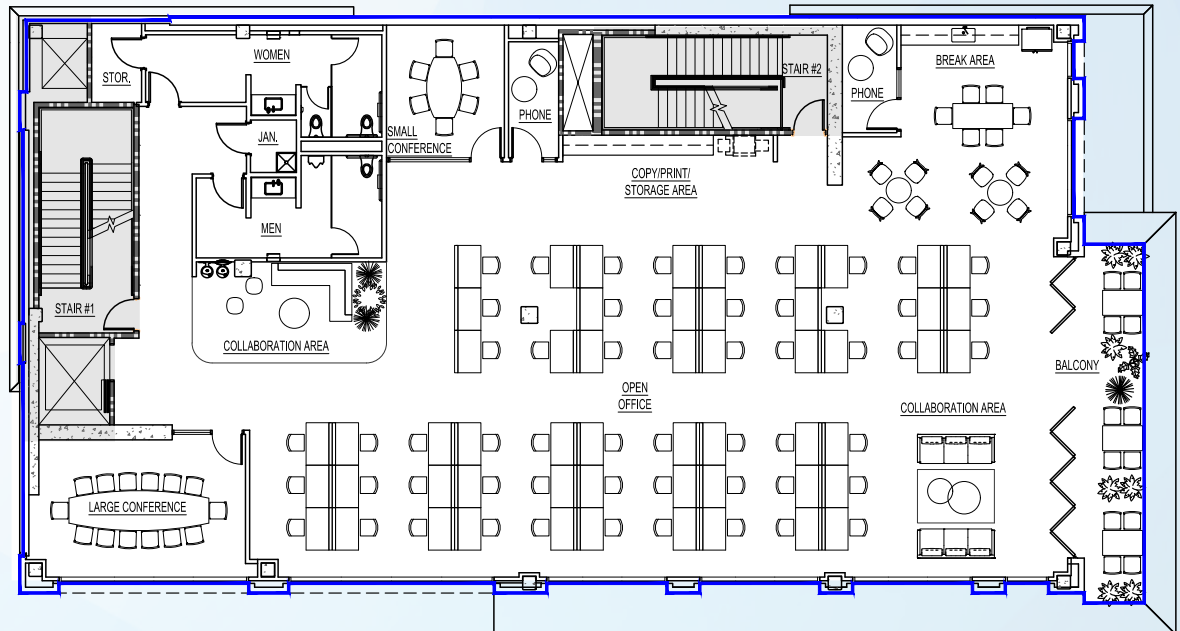
- Conference Rooms
- Phone Booths
- 80 Workstations
- Open Office
- 15' Ceiling



3RD FLOOR

±6,245 SF

- Conference Rooms
- Phone Booths
- 55 Workstations
- Open Office
- 15' Ceiling
- Nano Walls to Open Balcony Overlooking 3rd Avenue



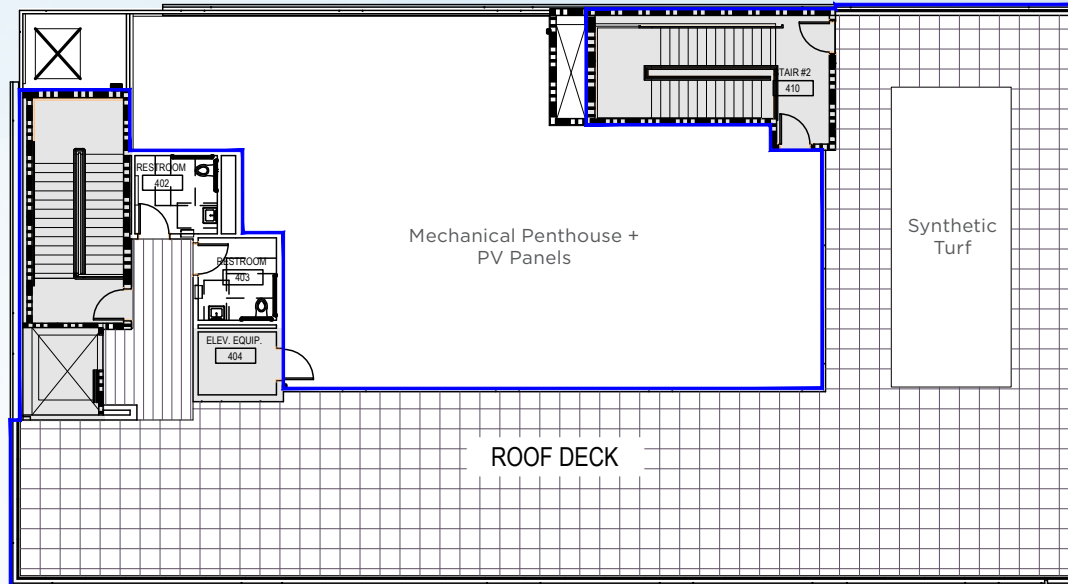
Nano Doors Open to Entire Balcony Area

FLOOR PLANS

ROOF DECK

±4,051 SF

- Outdoor Amenity Space Overlooking Downtown San Mateo
- Views of the Bay and Hills



E. 3RD AVENUE

S. ELLSWORTH AVENUE

Downtown San Mateo Caltrain
 BULLET TRAIN TO SAN MATEO
 SAN FRANCISCO = 26 Minutes
 PALO ALTO = 17 Minutes
 SAN JOSE DIRIDON = 39 Minutes



45 RESTAURANTS
 7 CAFES

WALK
 6 Minutes
 3 Blocks

BIKE
 2 Minutes

CENTURY 12
 SAN MATEO



DRAPER
 UNIVERSITY

PUBLIC PARKING - 395 STALLS

DRAEGER'S MARKET

SOMA
18 Miles
Caltrain: 26 Mins

DOWNTOWN OAKLAND
38 Miles

- FREEWAY
- BART
- CALTRAIN

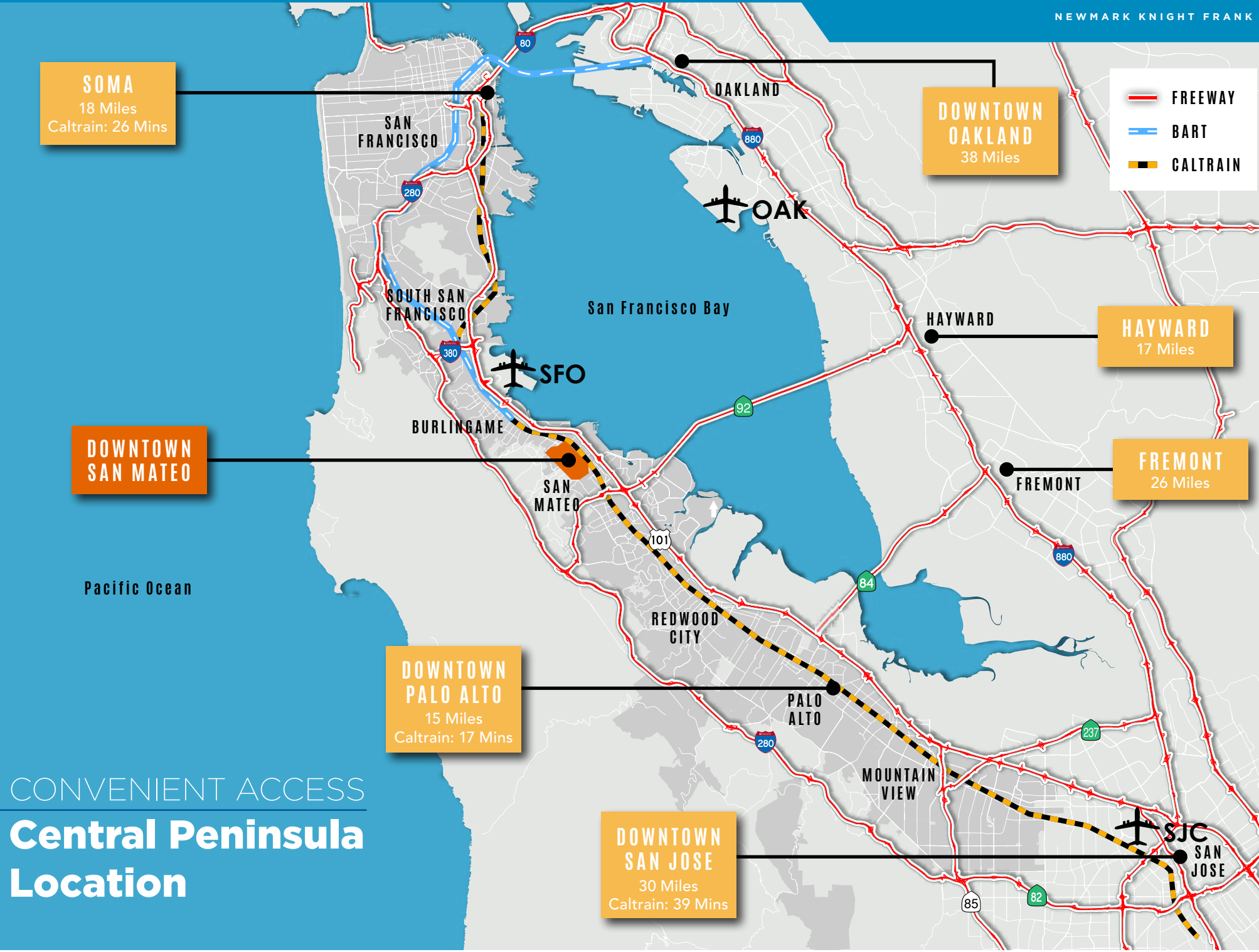
HAYWARD
17 Miles

FREMONT
26 Miles

DOWNTOWN PALO ALTO
15 Miles
Caltrain: 17 Mins

DOWNTOWN SAN JOSE
30 Miles
Caltrain: 39 Mins

CONVENIENT ACCESS Central Peninsula Location



180 E THIRD AVE

SAN MATEO, CALIFORNIA

±26,000 sf
office



BEN STERN
Vice Chairman
650.688.8509
ben.stern@ngkf.com
CA RE License #01365215

JOHN KRAFT
Managing Director
650.358.5277
jkraft@ngkf.com
CA RE License #01787698



LANE PARTNERS

245 LYTTON AVENUE. SUITE 150. PALO ALTO, CA 94301

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 18-0028.01/20