

# 450 MAPLE STREET

DOWNTOWN REDWOOD CITY

±9,447 SF AVAILABLE



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## PROJECT HIGHLIGHTS

- 9,447 SF Available
- Available Q1 2019
- On-Site Parking
- Shower & Lockers
- Bike Storage
- Brand New Creative Contemporary Floor Plan
- Outdoor Patios
- 5 minute walk to Cal-Train
- Walking Distance to many Restaurants & Shops



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## Hypothetical Floorplan



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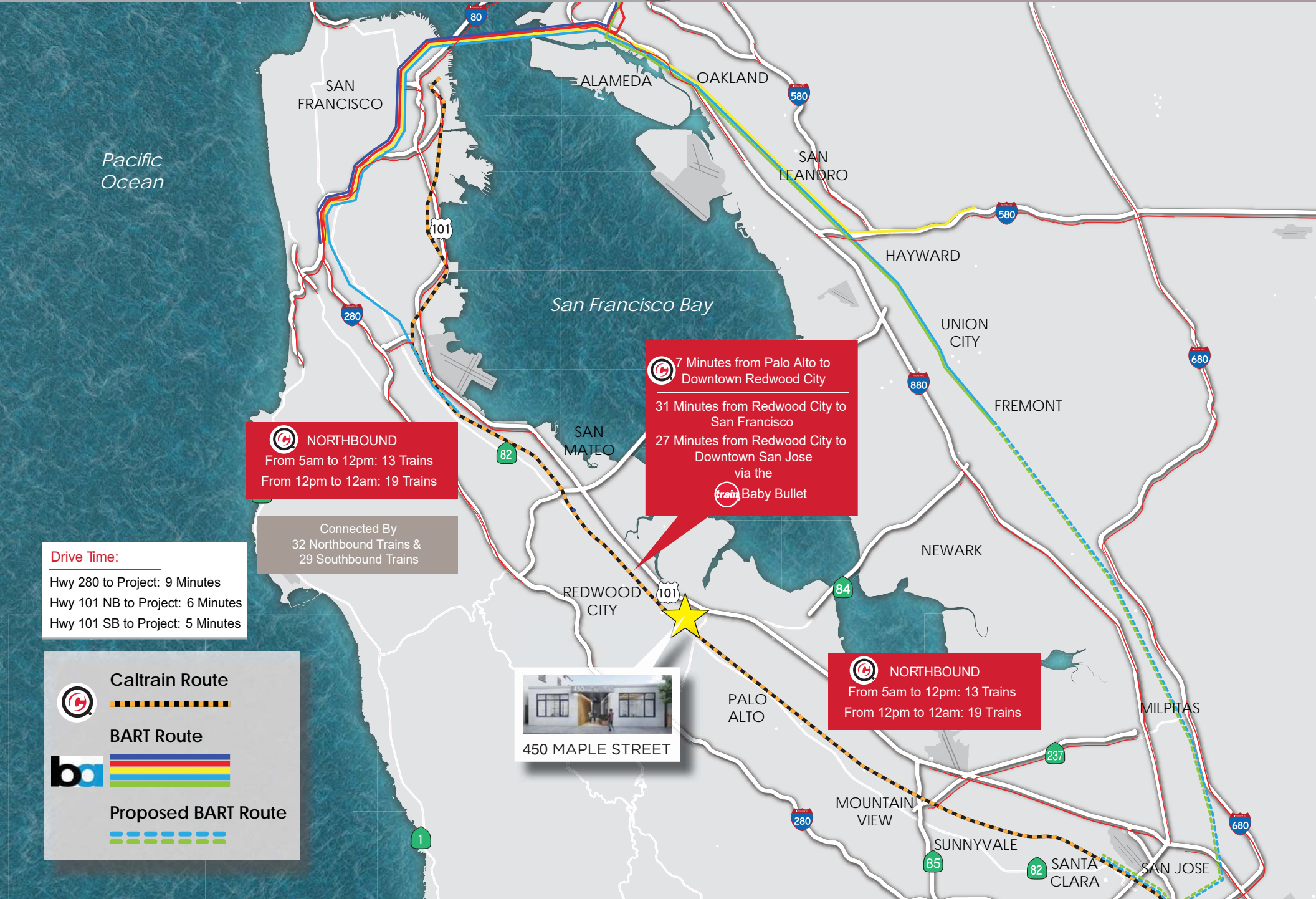
- |                            |                                  |
|----------------------------|----------------------------------|
| <b>Restaurants</b>         | <b>Hotels</b>                    |
| 1 Donato                   | 1 America's Best Inns and Suites |
| 2 Milagros                 | 2 Four Seasons Palo Alto         |
| 3 Cafe La Tatine           |                                  |
| 4 Whole Foods Market       | <b>Banks</b>                     |
| 5 Portabello Grill         | 1 Bank Of America                |
| 6 Old Spaghetti Factory    | 2 Union Bank                     |
| 7 Angelica's Bistro        | 3 Wells Fargo                    |
| 8 Chipotle                 | 4 Avid Bank                      |
| 9 La Boulanger             |                                  |
| 10 Suisha House            | <b>Miscellaneous</b>             |
| 11 Five Guys Burgers       | 1 Powerhouse Gym                 |
| 12 Vesta                   | 2 Cinemark Redwood Downtown 20   |
| 13 Martin's West           | 3 Redwood City Library           |
| 14 Sakura                  | 4 City Hall                      |
| 15 The City Pub            | 5 The Fox Theater                |
| 16 Fresh Choice            | 6 The Little Fox                 |
| 17 Jamba Juice             | 7 Post Office                    |
| 18 Johnny Rockets          |                                  |
| 19 Max's cafe              | <b>Retail</b>                    |
| 20 Noah's bagels           | 1 Barnes & Noble                 |
| 21 Panda Express           | 2 CVS Pharmacy                   |
| 22 Subway                  | 3 Old Navy                       |
| <b>Transportation</b>      | 4 Pack and Mail Express          |
| 1 CalTrain Sequoia Station | 5 Safeway                        |
| 2 Sam Trans Bus Station    | 6 See's Candy                    |
|                            | 7 Starbucks                      |
|                            | 8 Supercuts                      |

**±120,000 SF Office**

**±590,000 SF Office**

**PENDING ENTITLEMENTS**

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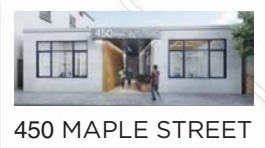
**NORTHBOUND**  
 From 5am to 12pm: 13 Trains  
 From 12pm to 12am: 19 Trains

7 Minutes from Palo Alto to Downtown Redwood City  
 31 Minutes from Redwood City to San Francisco  
 27 Minutes from Redwood City to Downtown San Jose via the **Baby Bullet**

**NORTHBOUND**  
 From 5am to 12pm: 13 Trains  
 From 12pm to 12am: 19 Trains

Connected By  
 32 Northbound Trains &  
 29 Southbound Trains

**Drive Time:**  
 Hwy 280 to Project: 9 Minutes  
 Hwy 101 NB to Project: 6 Minutes  
 Hwy 101 SB to Project: 5 Minutes



**Caltrain Route**

**BART Route**

**Proposed BART Route**