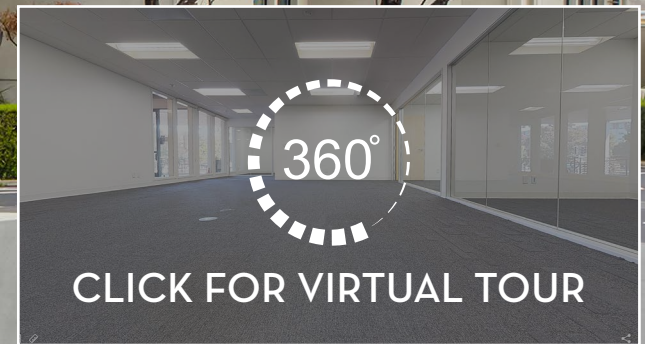


TENANT LEASING PROMOTION

3 year lease:
30% off asking rent for the first year

4 year lease:
40% off asking rent for the first year

5 year lease:
50% off asking rent for the first year



DOWNTOWN REDWOOD CITY OFFICE SPACE FOR LEASE

NEWMARK

CHRISTIAN PRELLE
650.688.8504
cprelle@ngkf.com
CA RE License #01888351

MATT WINTERS
650.688.8490
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CA RE License #01405284



PROJECT HIGHLIGHTS



Suite 100: \pm 4,060 SF
Second Floor \pm 9,945 SF



Underground Secured Parking;
Additional Parking Within
Walking Distance



Walking Distance to Public Transit,
Caltrain and Samtrans



Location Provides Immediate
Access to Downtown Redwood
City Amenities

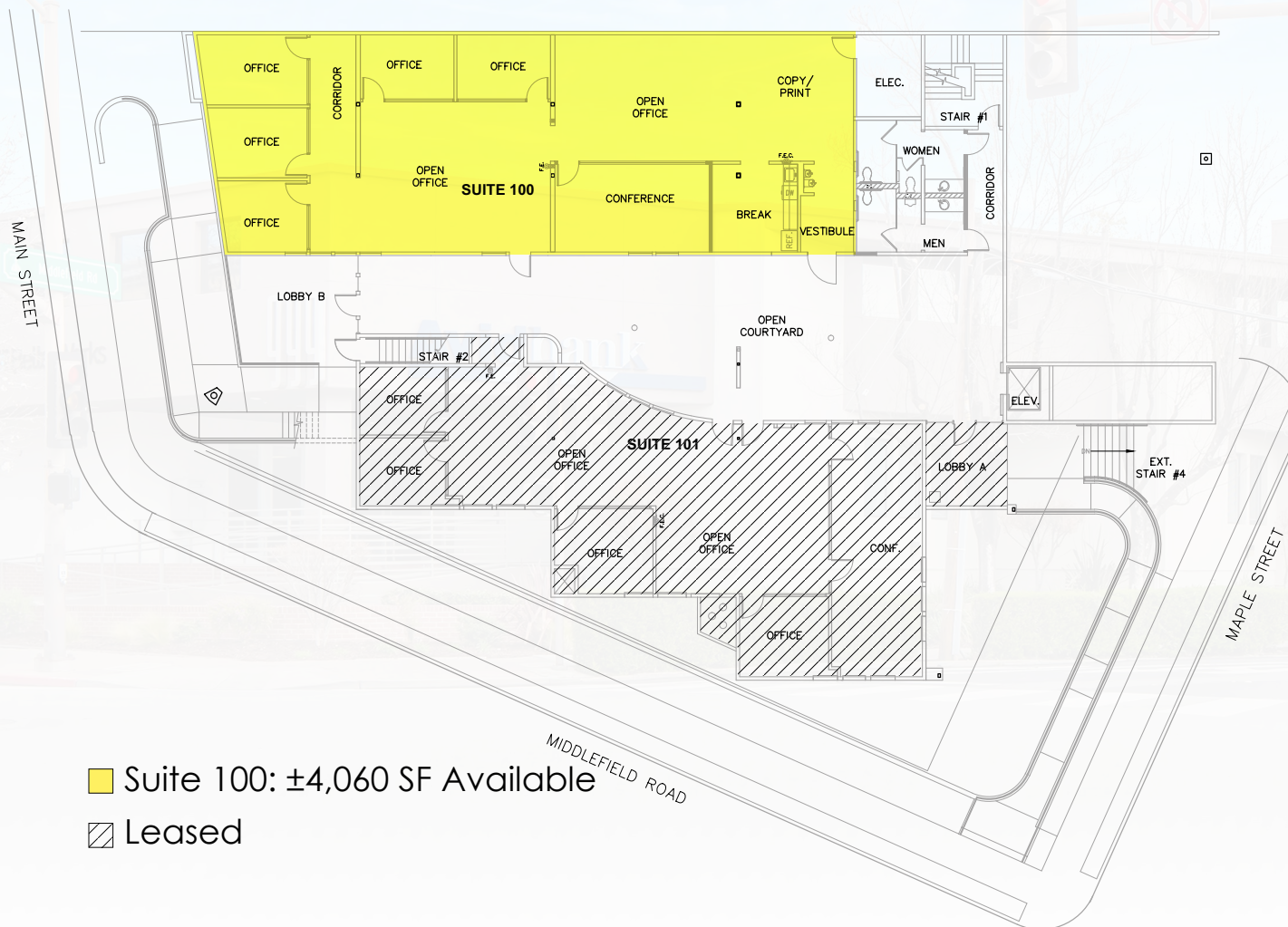


Available Now



Select Improvements Include:
Energy Efficient Lighting, Energy
Efficient Mechanical Units with
High End Air Filtration System,
Renovated Restrooms and Elevator
Cab, ADA Upgrades, Re-Striped
Parking Structure with Secure Bike
and File Storage

FLOORPLAN

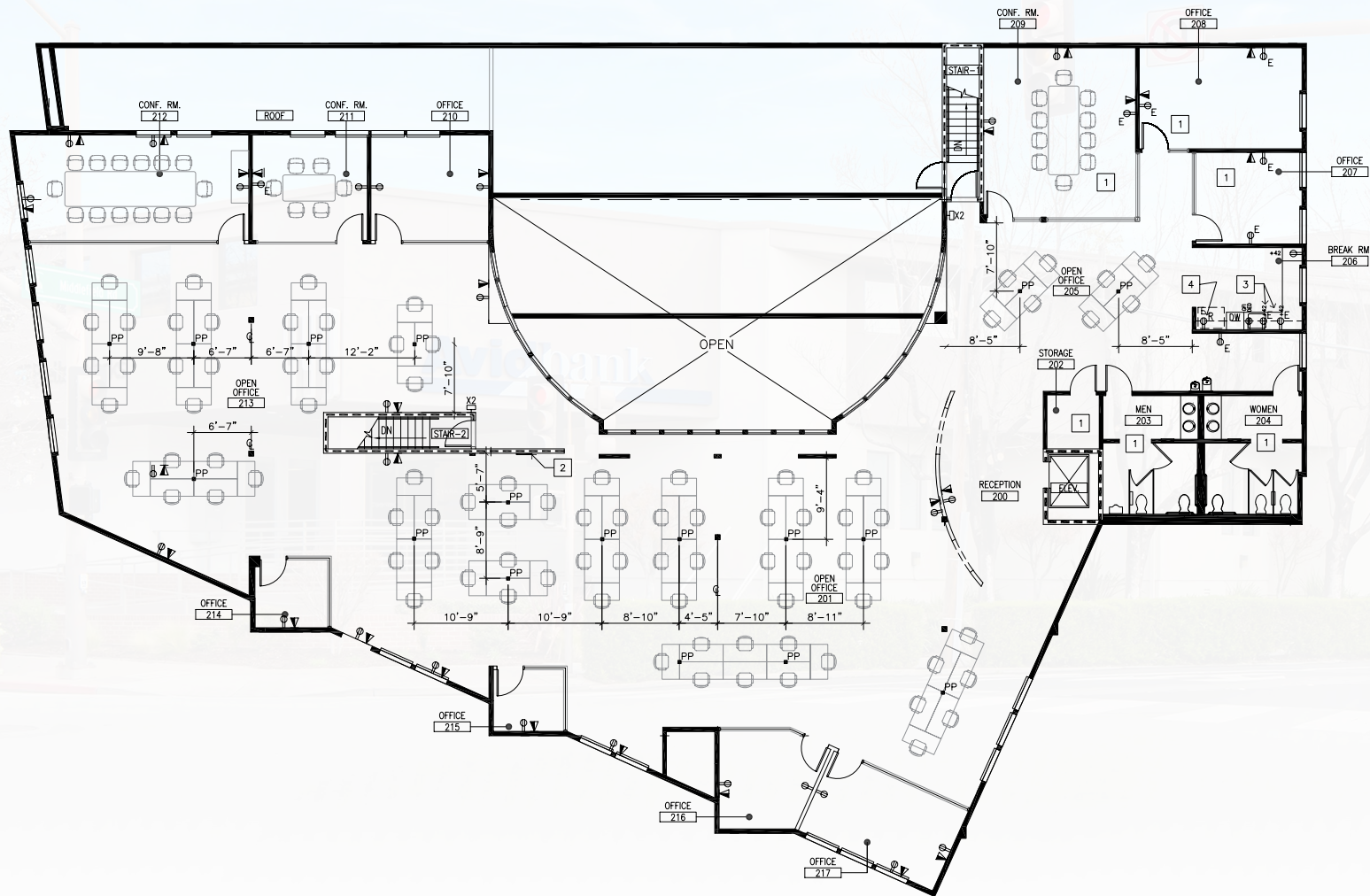


■ Suite 100: ±4,060 SF Available

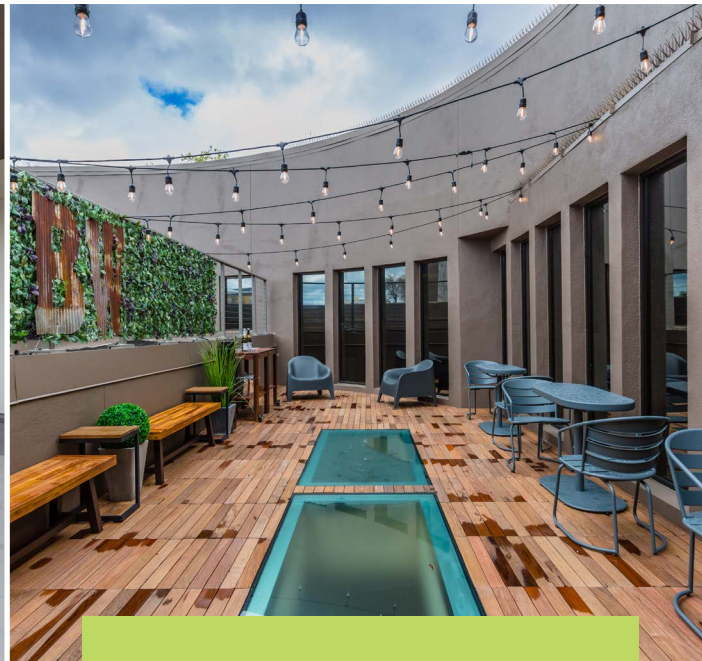
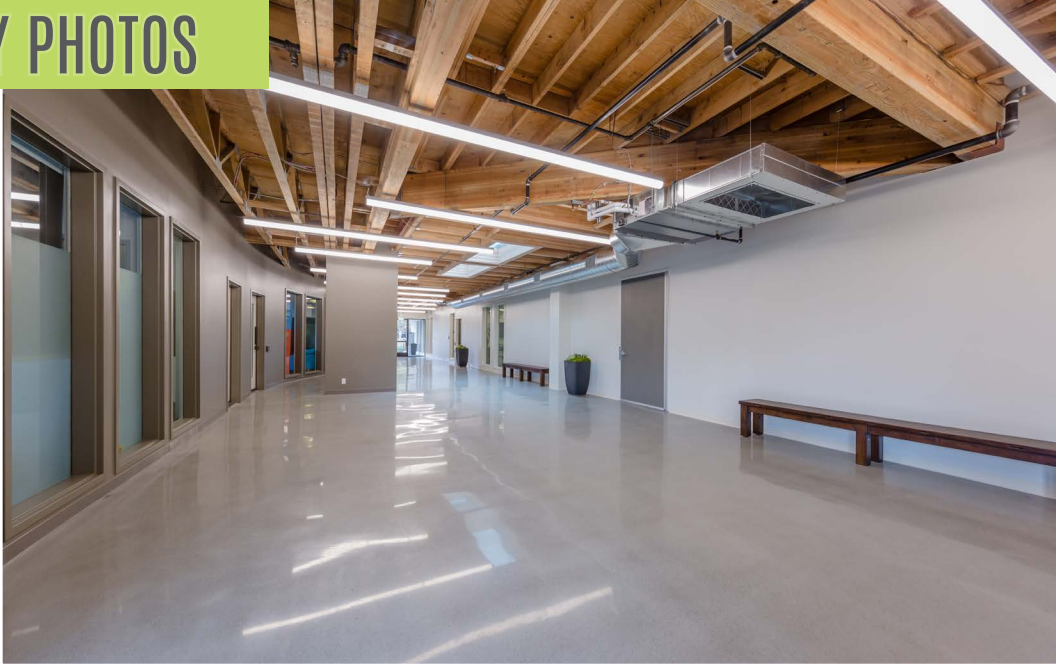
▨ Leased

FLOORPLAN

Second Floor: ±9,945 SF Available



PROPERTY PHOTOS





- ### AMENITIES
- | | |
|--------------------------------|------------------------------|
| RESTAURANTS | BANKS & FINANCIAL |
| 1 GO FISH POKE BAR | 39 WELLS FARGO BANK |
| 2 STARBUCKS RESERVE | 40 CHASE BANK |
| 3 CYCLISMO CAFE | 41 BANK OF AMERICA |
| 4 PHILZ COFFEE | 42 CITIBANK |
| 5 CRU WINE BAR | |
| 6 COFFEE BAR | ARTS & CULTURE |
| 7 COURTHOUSE 2021 | 43 FOX THEATER |
| 8 VESTA | 44 CENTURY 20 THEATER |
| 9 VINO SANTO BISTRO | |
| 10 LV MAR | SPORTS & LEISURE |
| 11 THE BLACKSMITH | 45 POWERHOUSE GYM |
| 12 REVERE COFFEE & TEA | |
| 13 YOKOSHAMA JAPANESE BISTRO | WALKWAY TO CALTRAIN |
| 14 SAKURA TEPPANYAKI & SUSHI | ● ● ● |
| 15 QUINTO SOL | WALKWAY THEATER WAY |
| 16 BLUEFIN SUSHI | ● ● ● |
| 17 BLISS COFFEE | |
| 18 THE SANDWICH SPOT | |
| 19 ORENCHI RAMEN | |
| 20 PEET'S COFFEE | |
| 21 RWC UNDERGROUND PUB | |
| 22 ZADNA MEDITERRANEAN | |
| 23 IKE'S LAIR | |
| 24 FIVE GUYS BURGERS AND FRIES | |
| 25 CAFÉ LA TARTINE | |
| 26 PIZZA MY HEART | |
| 27 VITALITY BOWL | |
| 28 WEST PARK FARM & SEA | |
| 29 CHIPOTLE | |
| 30 PORTOBELLO GRILL | |
| 31 TIMBER AND SALT | |
| 32 ARYA STEAKHOUSE | |
| 33 DONATO ENOTECA | |
| 34 MILAGROS | |
| 35 MARTIN'S WEST | |
| 36 D TEQUILA LOUNGE | |
| 37 THE STRIPED PIG | |
| 38 NIKKO'S MEXICAN GRILL | |



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