

Downtown Stand-Alone Building for Lease

521 E. Fifth Avenue, San Mateo



**EXTENSIVE
RENOVATIONS
NOW
COMPLETE**

±4,300 Square Feet Available

As exclusive agents, we are pleased to offer the following space:

- ◆ Great Opportunity for Professional Services, Medical/Dental Offices or Technology Companies
- ◆ Unique Stand-Alone Building for Lease
- ◆ Open Floor Plan with High Ceilings - Ready for Improvements
- ◆ ±14 On-Site Parking Spaces (Newly Surfaced/Striped) Plus Street Parking
- ◆ Building Signage
- ◆ Corner Location
- ◆ Retail Uses Possible
- ◆ Walking Distance to Caltrain Station and Downtown Amenities
- ◆ Ready for Tenant Improvements
- ◆ Rental Rate: \$4.95/sf/month NNN

Graham Woodall Senior Managing Director 650.358.5274 gwoodall@newmarkccarey.com CA RE License #01396445

Roger Oser Senior Managing Director 650.358.5262 roser@newmarkccarey.com CA RE License #00826289

**Newmark
Knight Frank**

2950 South Delaware Street, Suite 125, San Mateo, CA 94403

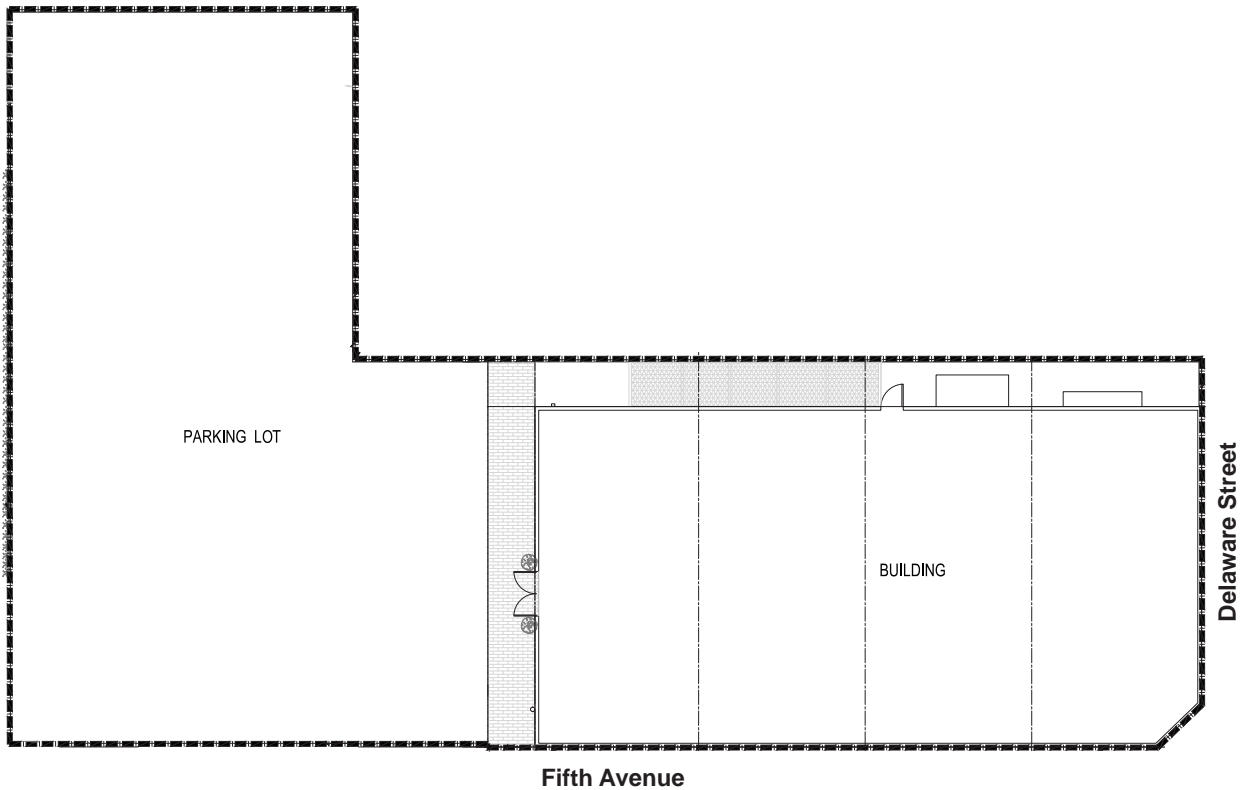
www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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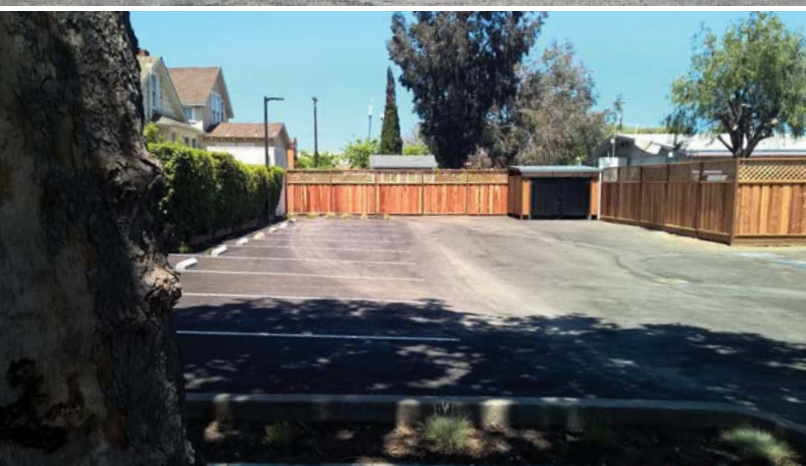
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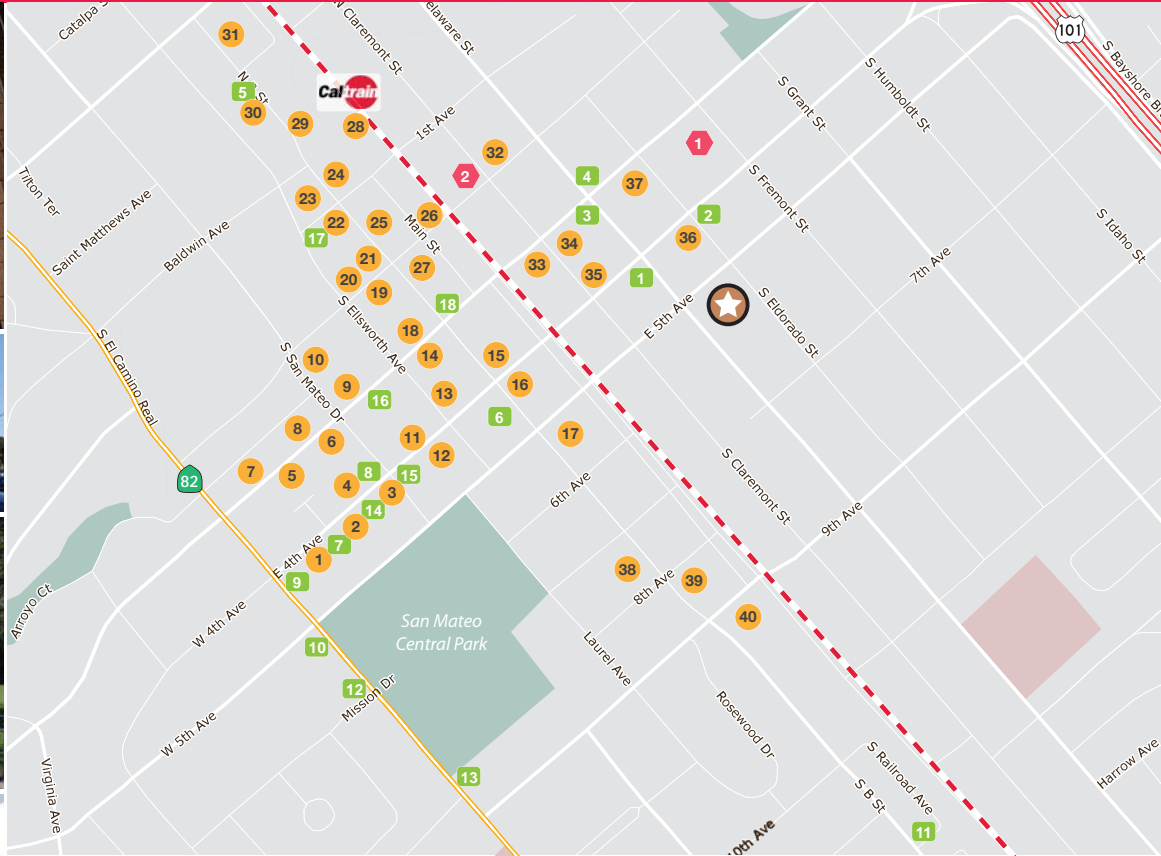
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RESTAURANTS

1. Block 34
2. Noah's Bagels
3. Le Boulanger
4. Champagne Seafood
5. Kizaku
6. Oidon
7. Three Restaurant & Bar
8. Porterhouse San Mateo
9. Zabu Zabu
10. Clay Oven
11. Hotaru
12. Amici's
13. Shabuway
14. Vespucci
15. Sichuan Chong Qing
16. Bonne Sante Sandwiches
17. Island Cafe
18. Pasta Pasta
19. Little Sichuan
20. Pizza My Heart
21. Hummus Mediterranean Kitchen
22. Gyu-Kaku
23. Sushi Sam's Edomata
24. Pancho Villa Taqueria

16. Tomatina
17. Pokeatery
18. Ravioli House
19. China King
20. AjiSen Ramen
21. Little China Kitchen
22. Chipotle Mexican Grill
23. Las Americas
24. Los Dos Amigos
25. Eden Silk Road
26. Little Sheep
27. Himawari
28. King of Thai Noodle House
29. The Cheesesteak Shop
30. Bonchon
31. Izakaya Mai
32. Bay Watch
33. Ben Tre
34. Vault 164
35. Koja Kitchen
36. Cha Cha Cha Cuba
37. Old Town Sushi
38. 31st Union
39. Jeffrey's Hamburgers
40. O'Neill's Irish Pub
41. Joy Sushi

24. Tasty Thai
25. China Bee
26. Bill's Hofbrau
27. Curry Up Now
28. Dessert Republic
29. Beard Papa's
30. Fletch's
31. Kingfish Restaurant
32. Pacific Catch
33. The Melting Pot
34. Taqueria La Cumbre SM
35. Fusion Peruvian Grill
36. La Pinata
37. Usagi
38. Kokko
39. Saigon City
40. Fuji Sukiyaki
41. Wing Fat
42. Las Palomas Taqueria
43. La Chapina
44. Tacos Al Vapor

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1. 76
 2. Valero
 3. 4th Avenue Beacon
 4. ARCO
 5. Shell
 6. Mi Rancho Supermarket
 7. Draeger's Market
 8. Dean's Produce
 9. Suruki Supermarket
 10. Equinox
 11. 24 Hour Fitness
 12. Bank of America
 13. Fitness 1199
 14. Union Bank
 15. Pacific Western Bank
 16. Chase Bank
 17. Wells Fargo Bank
 18. First National Bank
 19. United American Bank
 20. HSBC Bank

HOTELS

1. America Corporation Suite
2. Vendome Hotel

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