

855 MAIN

DOWNTOWN REDWOOD CITY



±93,506 SF

Class A+

Q1 2021

OVERVIEW

5-minute walk to Caltrain

98 Walkscore

Countless amenities in the heart of Downtown RWC

Unparalleled expansive lobby with 20' ceilings

14' floor to ceiling height on all levels

2 levels of underground parking

55 electric vehicle stations

2/1,000 parking

Ample bike storage, showers, and lockers

Oversized backup generator

Divisible by floor



The Next Generation Of Main St.



Restoring the historic Main Street corridor, 855 Main St. is envisioned as a neoclassical, mixed-use building. The project maintains and enhances three historic storefronts from the 1920's, helping to continue the street's legacy as the City's first commercial core and pedestrian axis. With their small-scale character and neoclassical details, these restored stores will create a varied and stimulating experience for pedestrians. In keeping with this, the massing for the building is lower along Main Street and gradually steps up four stories along Walnut Street. This stepped massing creates several terraces that will overlook Main Street and add to its growing sense of activity.

Success At Every Level

OFFICE SPACE

L4: 23,441 SQFT

L3: 27,859 SQFT

L2: 30,450 SQFT

L1: 11,756 SQFT

4 FLOORS OF
CLASS A+
OFFICE SPACE

HIGH-END,
STREET LEVEL
RETAIL 6,900 SF
OFFICE 11,756 SF

2 LEVELS OF
UNDERGROUND
PARKING



Defining A New Main St.

**BOAST AN UNPARALLELED
EXPANSIVE ENTRY FOR CLIENTS
& EMPLOYEES**

**CELEBRATE OLD & NEW
WITH THE FIRST HISTORIC
STOREFRONT REVITALIZATION
IN DOWNTOWN RWC**

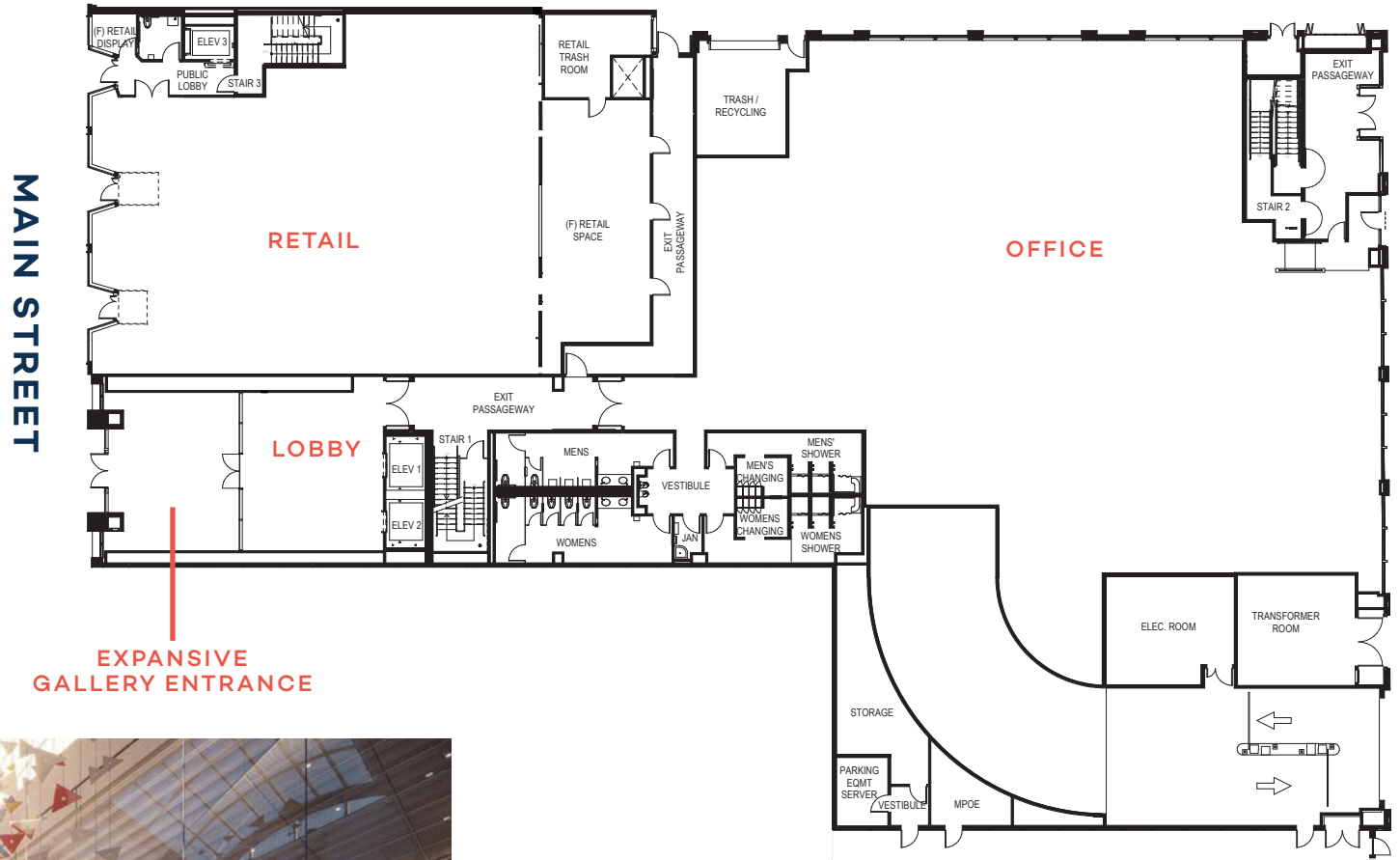
**DEFINE MAIN STREET FOR
GENERATIONS TO COME**

855 MAIN



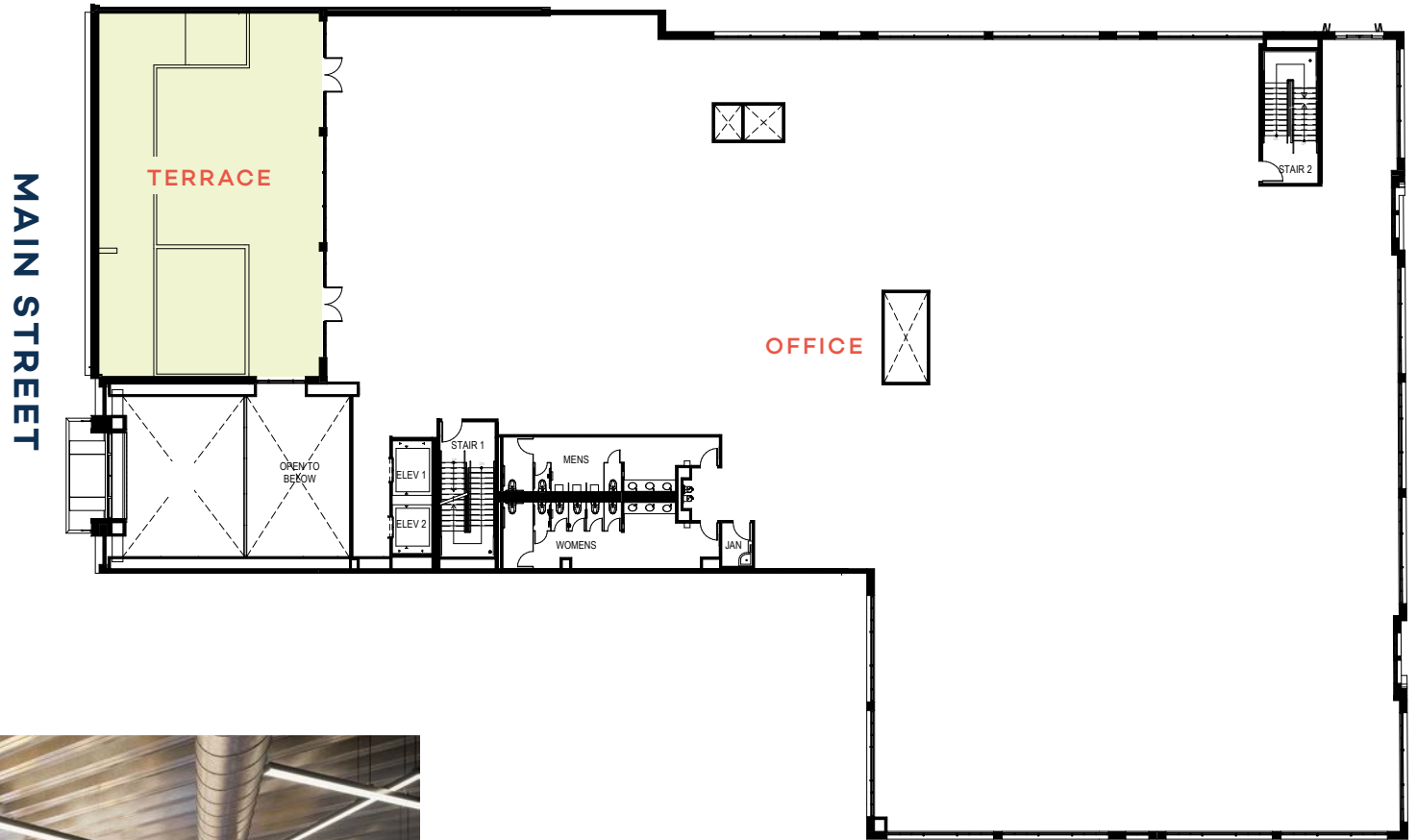
Floor 1

11,756 SQFT



Floor 2

30,450 SQFT



**ABUNDANT OUTDOOR
TERRACE SPACE**



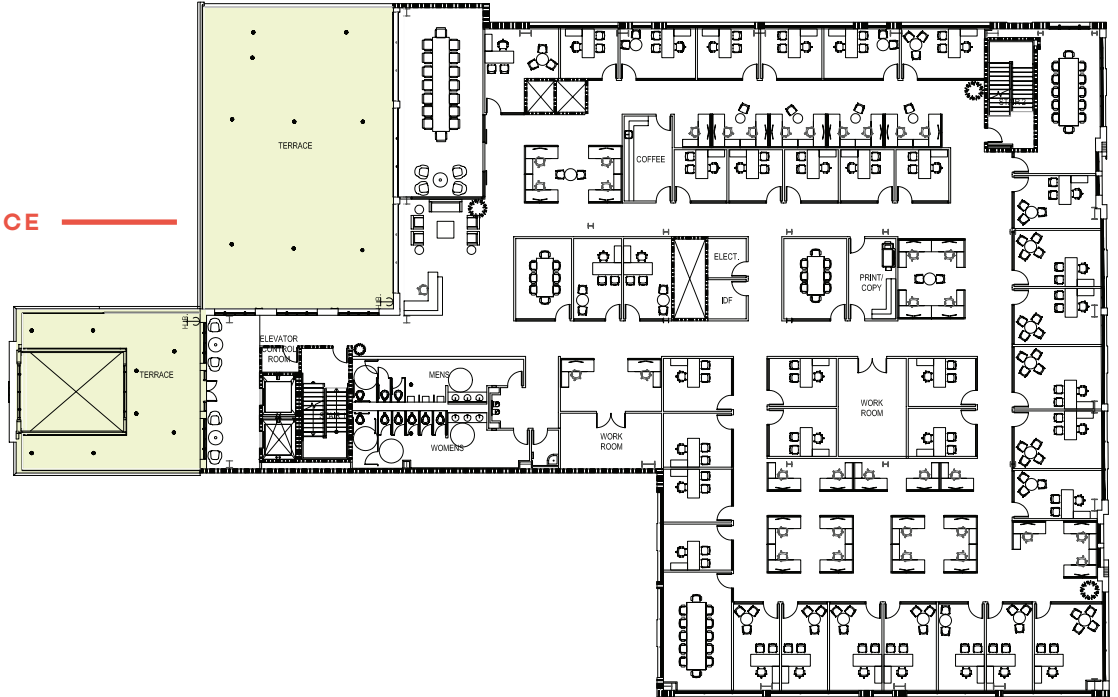
Floor 3

TEST FITS

27,859 SQFT

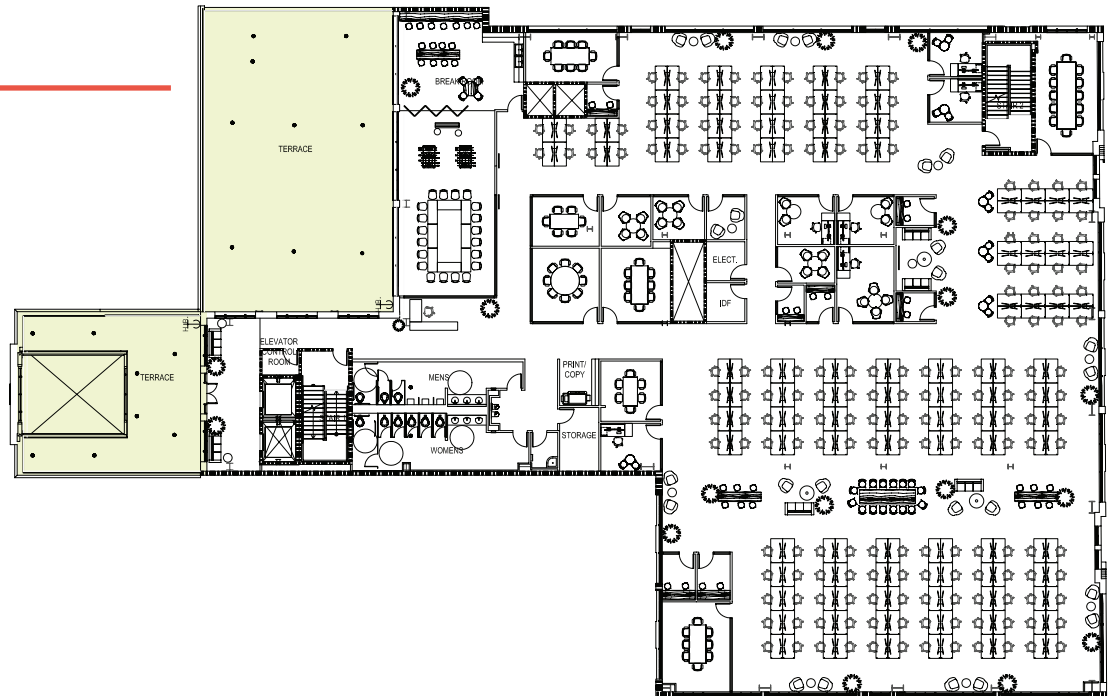
PROFESSIONAL SERVICE OFFICE

- 35 Open Workstations
- 35 Private Offices
- 3 Large Conference (40 Seats)
- 2 Medium Conference (16 Seats)
- 2 Workrooms
- 1 Coffee Room
- 1 Copy/Print Area



TECH OFFICE

- 188 Open Workstations
- 6 Private Offices
- 2 Large Conference (48 Seats)
- 4 Medium Conference (32 Seats)
- 2 Small Conference (12 Seats)
- 4 Huddle Rooms
- 7 Phone Rooms
- 1 Break Rooms
- 1 Copy/Print Area

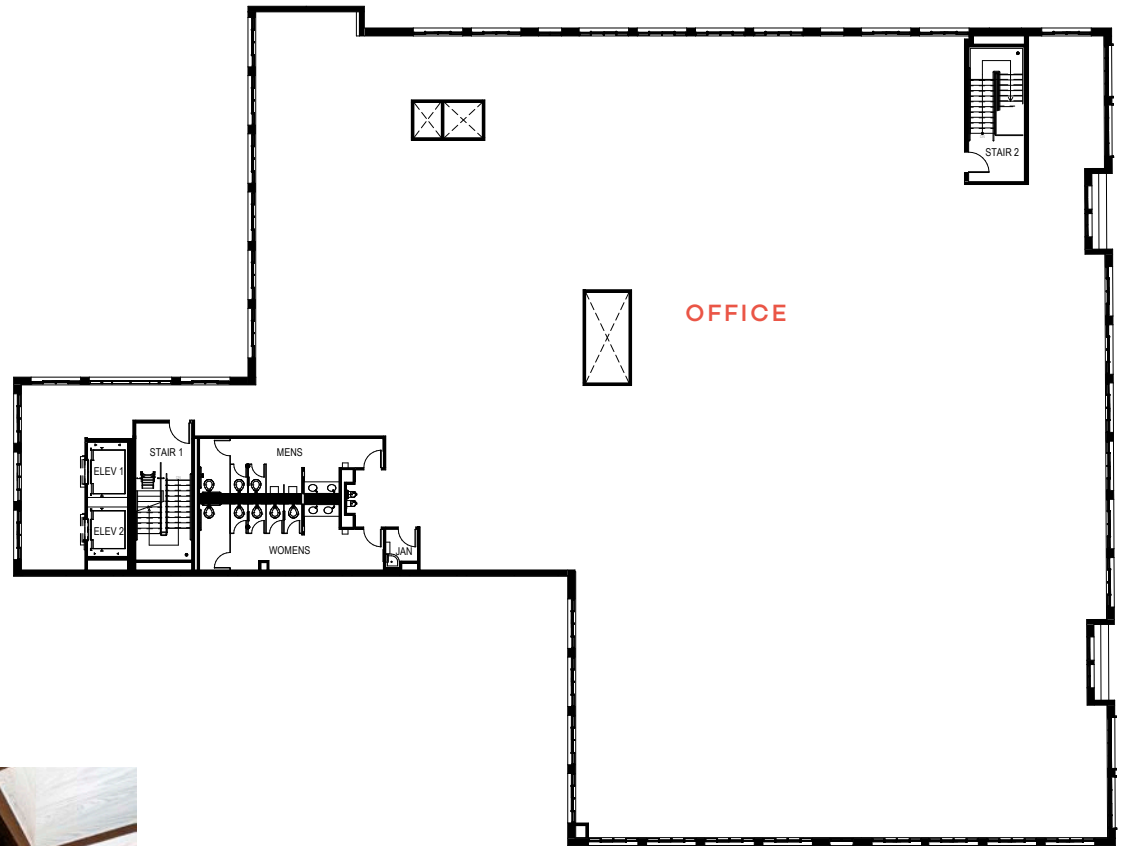




Floor 4

23,441 SQFT

MAIN STREET





Welcome To The Neighborhood

DOZENS OF COMPANIES ARE PROUD TO CALL RWC HOME

ORACLE
ELECTRONIC ARTS
SHUTTERFLY
ZAZZLE

IMPOSSIBLE FOOD
EQUINIX
STANFORD MEDICAL
DES ARCHITECTS

FISH & RICHARDSON
GOFUNDME
HIGHFIVE TECHNOLOGIES
BRISTOL-MYERS SQUIBB

KAISER PERMANENTE
CAFFEINE, INC.
NATUREBOX
AVAST SOFTWARE, INC



EVERNOTE

ROPERS MAJESKI KOHN BENTLEY
LANDSMITH
QIAGEN
COX COMET
IMVU, INC
ARCH LIGHT, LLC

GUNDERSON DETTMER
CZI

GOODWIN
CZI

AMOBEE

BLUEVINE CAPITAL

FLIPBOARD
KAHUNA NETWORKS

SHAZAM

CHAN ZUCKERBERG INITIATIVE

855MAIN

MCKINSEY + CO
BESSEMER VENTURES
TWILIO

BOX
RIOT GAMES
LIFTOFF
CZI

BANJO

Caltrain

BETTERWORKS

CALTRAIN SCHEDULE

MORNING SF TO RWC*

SF 6:35 - RWC 7:11
SF 6:59 - RWC 7:31
SF 7:35 - RWC 8:11
SF 7:59 - RWC 8:31
SF 8:35 - RWC 9:11

EVENING RWC TO SF*

RWC 5:13 - SF 5:53
RWC 5:51 - SF 6:29
RWC 6:13 - SF 6:53
RWC 6:51 - SF 7:29

**Baby Bullet Times*



5 MIN WALK TO
CALTRAIN STATION



SAN FRANCISCO

32 MIN TO SF
via Caltrain

REDWOOD CITY

PALO ALTO

7 MIN TO PA
via Caltrain

SAN JOSE

30 MIN TO SJ
via Caltrain





IN A 1 MILE RADIUS...

8,804
Housing Units

+

115+ Retail &
Restaurants

Catch the Redwood City Buzz

98 WALKSCORE

PEET'S
GOURMET HAUS
THE SANDWICH SPOT
BLACKSMITH
ROCKSALT
CAFE LA TARTINE
FIVE GUYS
CHIPOTLE
PHILZ COFFEE
OLD SPAGHETTI FACTORY
LV MAR
VESTA
ANGELICA'S BISTRO
DONATO
MILAGRO'S
COUPA CAFE
COFFEE BAR
ALHAMBRA IRISH HOUSE
NICK THE GREEK
GO FISH POKE BAR
STARBUCK'S RESERVE
TIMBER & SALT

PIZZA MY HEART
VITALITY BOWLS
QUINTO SOL
JOE + THE JUICE
CYCLISMO CAFE
WEST PARK FARM + SEA
BUBBLE AND WRAP
THE BAP
MARGARITA'S
BOTTLE SHOP
PORTOBELLO GRILL
NIGHTHAWK
THE COURTHOUSE 2021
RED GIANT COFFEE
GHOSTWOOD BEER CO.
LOVEJOY'S TEA ROOM
HEARTCORE
PEACEBANK YOGA
POWERHOUSE GYM ELITE
FOX THEATRE
CINEMARK
CRU





BROKERS

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OWNER
ACCLAIM COMPANIES

ARCHITECT
DES ARCHITECTURE

855 MAIN

855MAINSTREET.COM

DOWNTOWN REDWOOD CITY