

1300

S EL CAMINO REAL

MULTIPLE SUITES AVAILABLE

NEWMARK

MERIDIAN
Buildings for Life

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PROPERTY HIGHLIGHTS

1300 S. El Camino is a 6-story Class A property rich with recent interior upgrades, and ample parking. With easy access to downtown San Mateo and Caltrain, its prime high identity location makes it convenient for commuting, and enjoying the local neighborhood scene.

- Spec suites immediately ready for occupancy
- Recent common area upgrades
- Newly renovated restrooms
- Easy access to 101, 92 and 280
- Close proximity to Downtown San Mateo and Caltrain
- Panoramic views of the Peninsula and San Francisco Bay Area
- 3.4/1,000 free covered parking
- Recent parking lot and garage upgrades
- EV charging stations



AMENITIES & TRANSPORTATION

- 0.59 Mi to Caltrain
- 1 Min to Highway 92
- 4 Min to Highway 101
- 5 Min to Downtown San Mateo

DOWNTOWN SAN MATEO

SHOPPING

Walgreens
 Suruki Supermarket
 7-Eleven
 Draeger's Market

BANKING

East West Bank
 Sterling Bank & Trust
 Citi
 BMO

DINING

Avocado Toast
 Ike's Place
 Jeffrey's Hamburgers
 Paris Baguette
 Al Carbon Pollos
 a la Brasa
 Amici's East Coast
 Pizzeria
 Avenida
 Central Park Bistro
 Daeho Kalbijim & Beef
 Soup
 Espetus
 Happy Lamb Hot Pot
 Kajiken
 Kokko
 Pacific Catch
 Porterhouse
 Rise Woodfire
 Sweetgreen
 The Barrel Bistro
 Wursthall
 Taste of Shaxian
 Taishoken Ramen
 Dominos Pizza
 Fire Wings
 Jack in the Box
 Little Ceasars Pizza
 Simply Cake

Somisomi
 Antonie's Cookie Shop
 Bambu Desserts Drinks
 Baskin Robbins
 Beard Papa
 Blue Bottle Cafe
 Bobabia
 Cold Stone Creamery
 Dessert Republic
 Fiero Cafe
 Luluyum
 Meet Fresh
 Peets Coffee
 Philz Coffee
 Sharetea
 Sibby's Cupcakery
 Starbucks
 Sweet Moment
 Teaspoon
 Tong Sui
 Urban Ritual
 Jamba
 Backhaus Bread
 Mortar & Pestle
 O'neill's Irish Pub
 Wunderbar
 Yuppie Cantina
 Eddie's Sports Bar



SUITES AVAILABLE

Suite 102 ±3,419 SF [View](#)

Suite 201 ±9,017 SF [View](#)

Suite 203 ±2,727 SF [View](#)

Suite 400 ±17,340 SF [View](#)

Suite 505 ±5,050 SF [View](#)

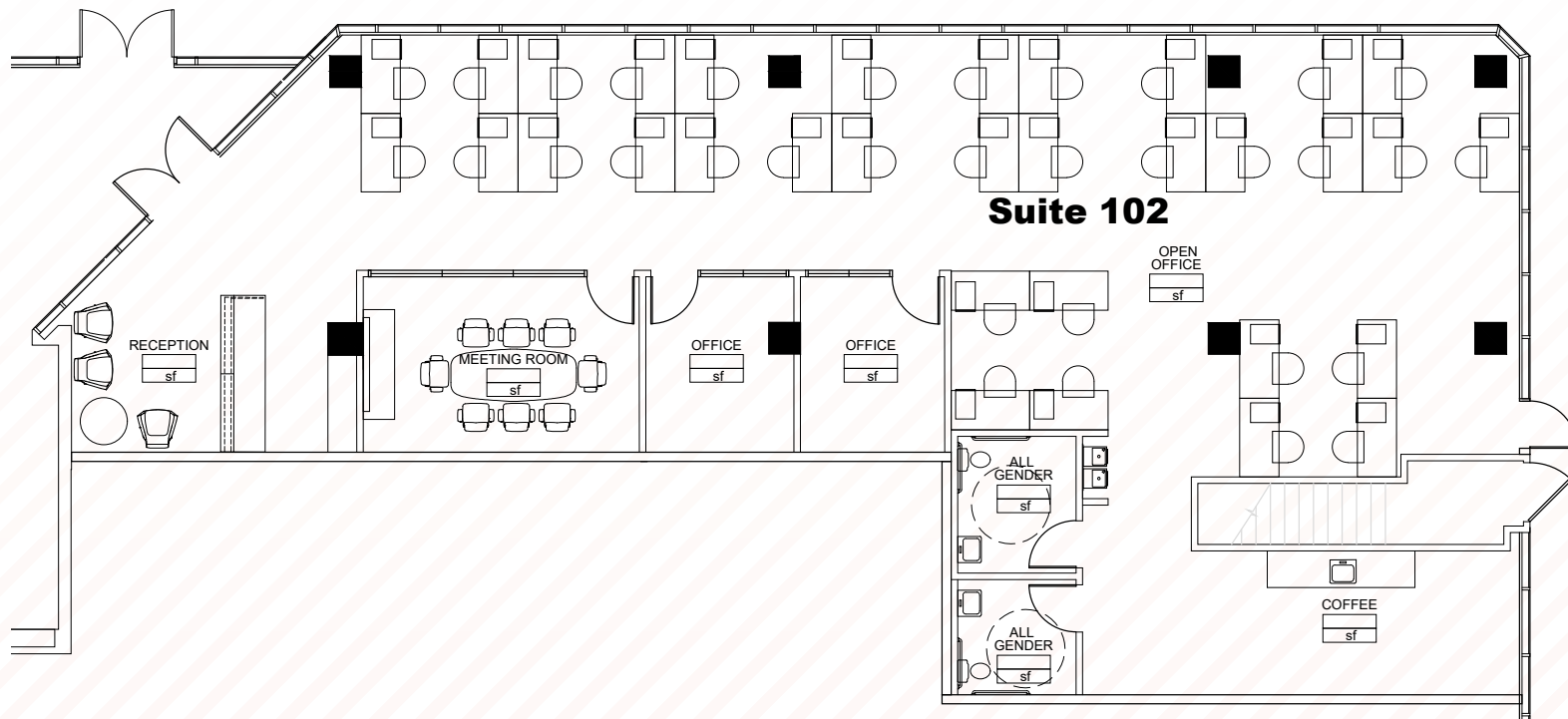
Suite 510 ±5,135 SF [View](#)



SUITE 102 - ±3,419 SF

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- Spec Build-Out Available
- Delivery Q1 2027
- Office or Retail Space
- Hypothetical Layout includes:
- 2 Private Offices
- 1 Conference Room
- Reception Area
- 2 Restrooms
- Breakroom
- Open Area for 33 Workstations

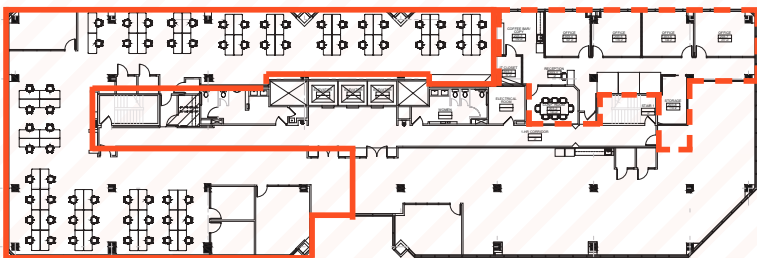
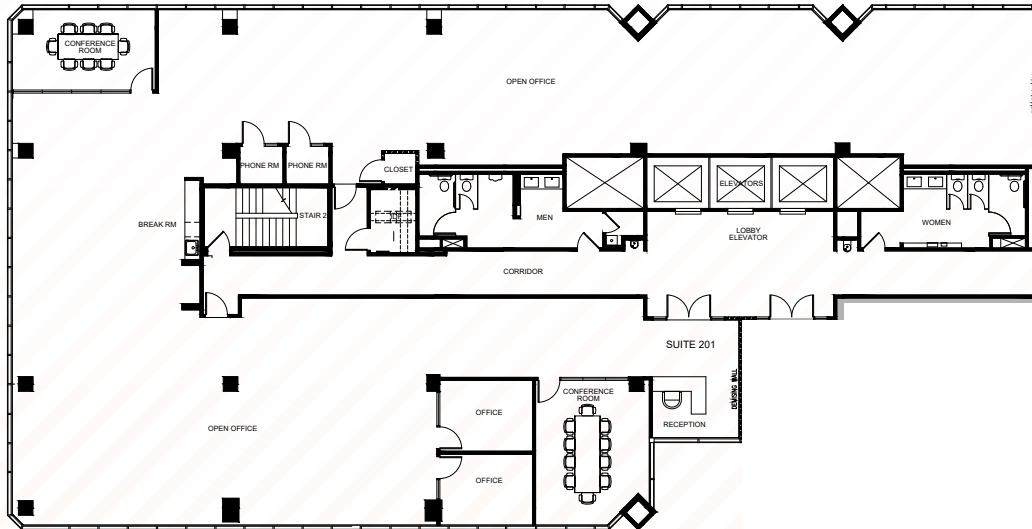


HYPOTHETICAL LAYOUT

SUITE 201 - ±9,017 SF

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- Partial Floor
- 2 Private Offices
- 2 Conference Rooms
- 2 Phone Rooms
- IT/Storage Room
- Large Open Area
- Break Area
- Reception Area
- Contiguous with Suite 203 for ±11,801 SF

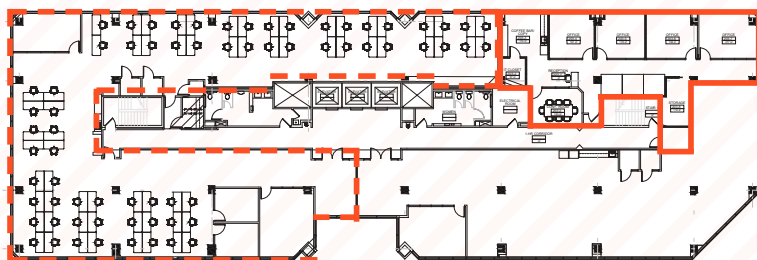
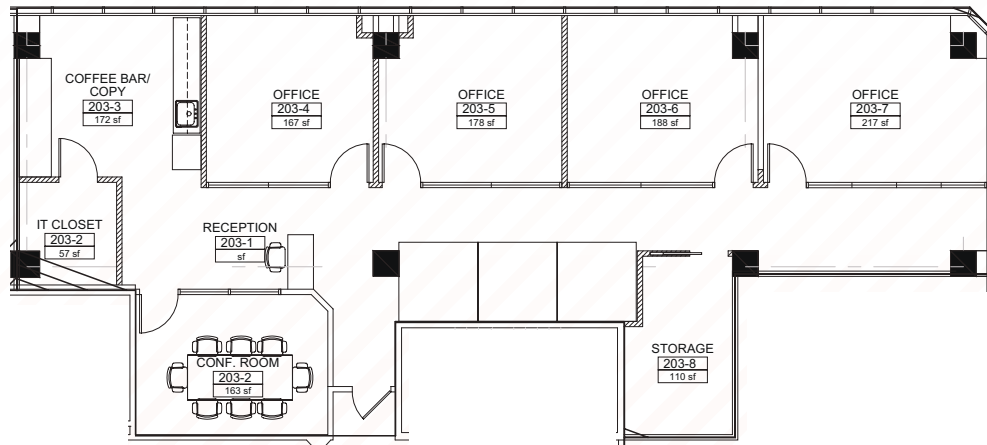


--- Contiguous Suites

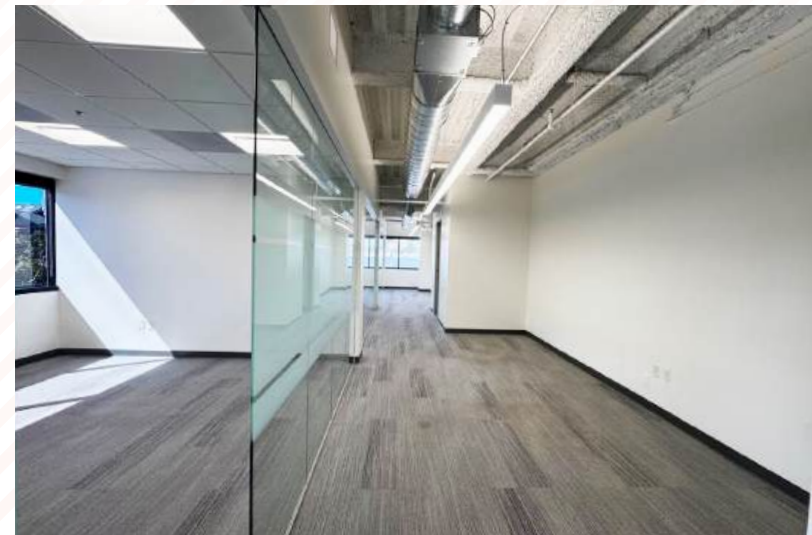
SUITE 203 - ±2,727 SF

1300
SEL CAMINO REAL

- 4 Private Offices
- Storage Room
- 1 Conference Room
- IT Closet
- Reception Area
- Contiguous with Suite 201 for ±11,801 SF
- Break Area



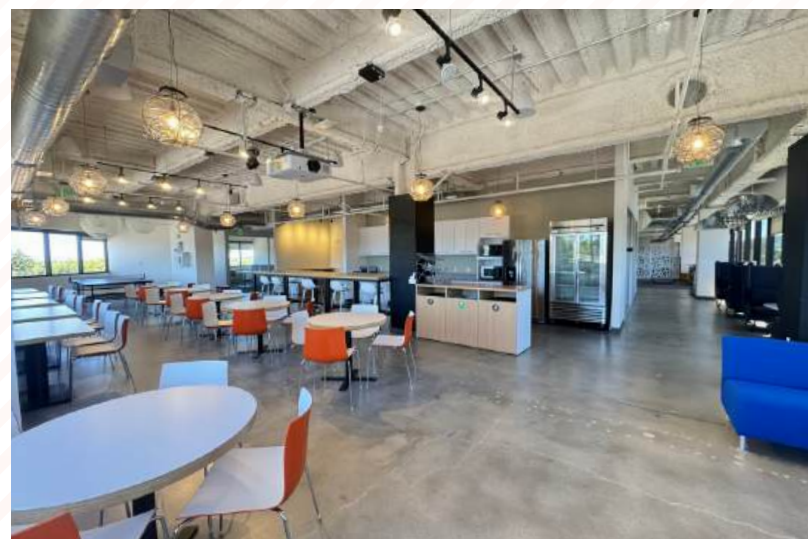
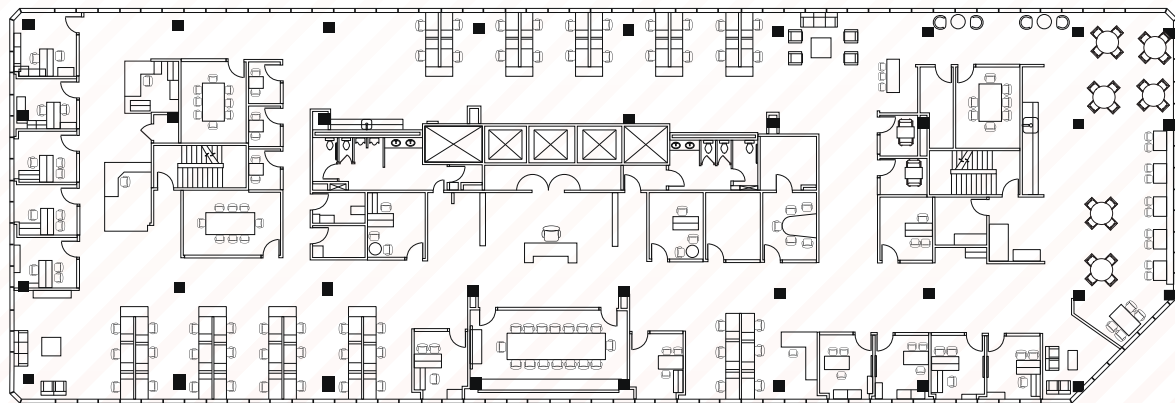
--- Contiguous Suites



SUITE 400 - ±17,340 SF

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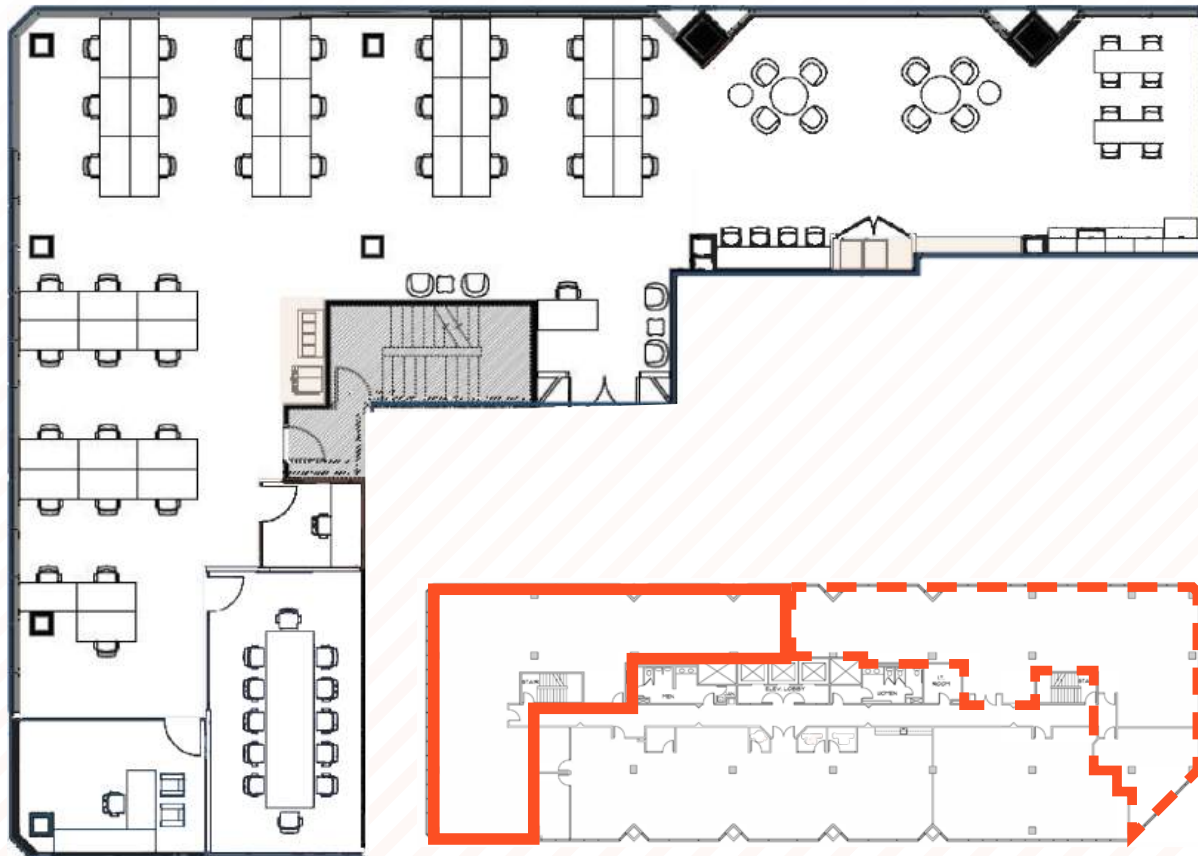
- Full Floor Suite
- Plug-N-Play
- 14 Private Offices
- 3 Conference Rooms
- 1 Board Room
- 5 Phone Booths
- 50 Workstations
- 4 Storage Rooms & Server Room
- Large Meeting Cafe/Lounge Area
- Open Area w/Soft Seating
- Polished New Improvements
- Partially Exposed Ceilings
- Mix of Polished Concrete & Carpet Floors
- **Building Signage Available***



SUITE 505 - ±5,050 SF

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- 40 Workstations
- 1 Office
- 1 Call Room
- 1 Conference Room
- Break Area
- Copy/Print Storage
- Glass-Lined Rooms
- Updated Kitchen
- Creative Open Space
- Floor-to-Ceiling Glass
- Contiguous with Suite 510 for ±10,185 SF

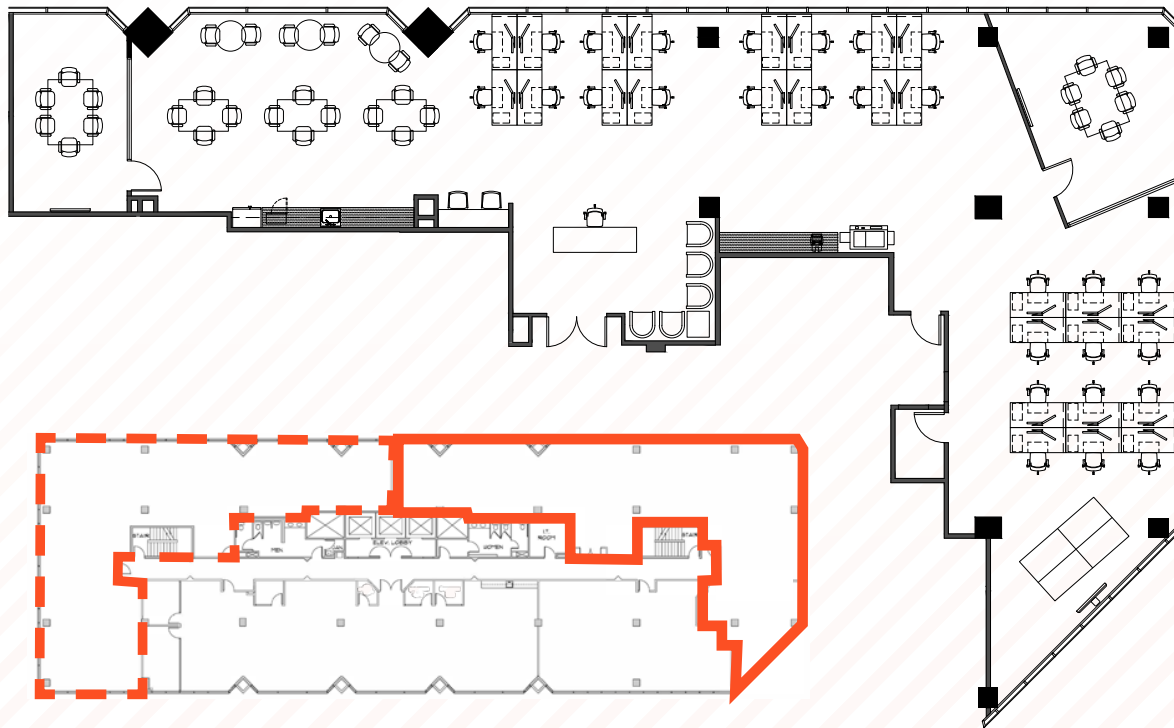


--- Contiguous Suites

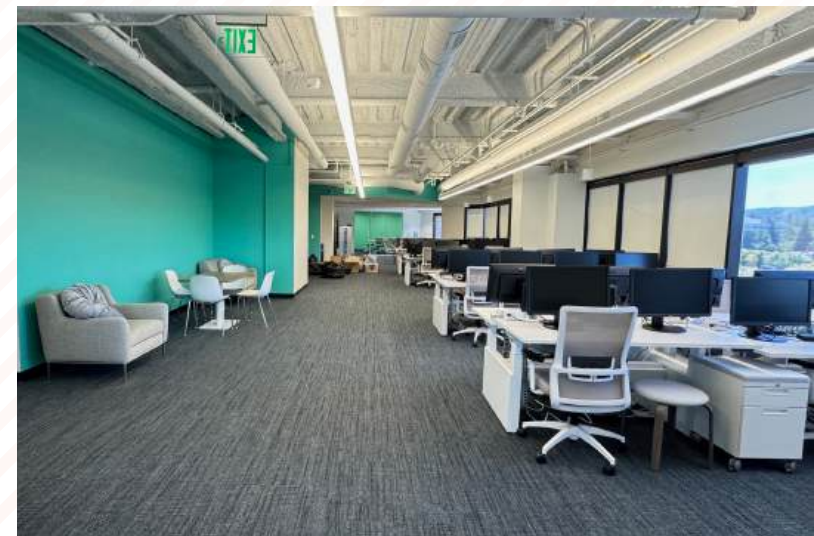
SUITE 510 - ±5,135 SF

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- 2 Conference Rooms
- Fully Furnished
- 28 Desks
- Break Area
- I.T. Closet
- Glass-Lined Rooms
- Updated Kitchen
- Creative Open Space
- Floor-to-Ceiling Glass
- Contiguous with Suite 505 for ±10,185 SF



--- Contiguous Suites



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