

300

S. ELLSWORTH
SAN MATEO, CALIFORNIA

CLASS A PLUG & PLAY

- 3 Blocks to Caltrain Bullet Stop
- Prime Corner Location in the Heart of Downtown San Mateo

±26,500 SF New Construction Office

- Full Building or Floors Available
- Floors Ranging from ±8,000 - ±9,000 SF



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NEWMARK

LANE PARTNERS

GALLERY

3RD FLOOR - ±8,842 SF | Market Ready



PROPERTY HIGHLIGHTS

3 Blocks to Caltrain Bullet Stop

High Identity Corner in the Heart of Downtown San Mateo

1/1000 Offsite Parking

Class A Plug and Play

10 Conference Rooms, 146 Workstations, 11 Focus Rooms, Ideal Lab Area

All Hands Area

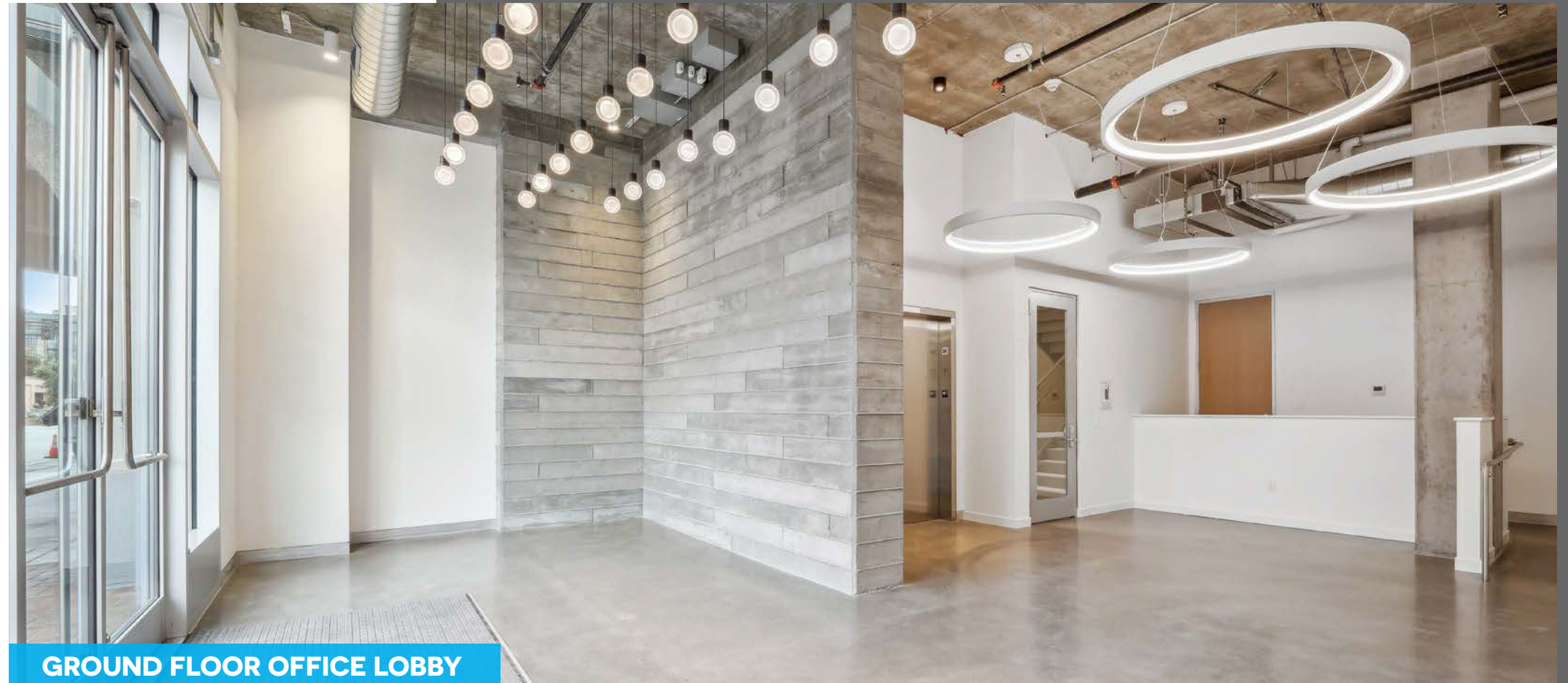
2,500 SF Area Flexible for Labs, Conferencing or Workstations

Adjacent to Central City Parking Garage (395 Parking Stalls)

Designed to LEED Certified Standards with Rooftop Solar in Place

Third Floor Terrace Overlooking Downtown

Secure Bike Storage and Showers



GROUND FLOOR OFFICE LOBBY

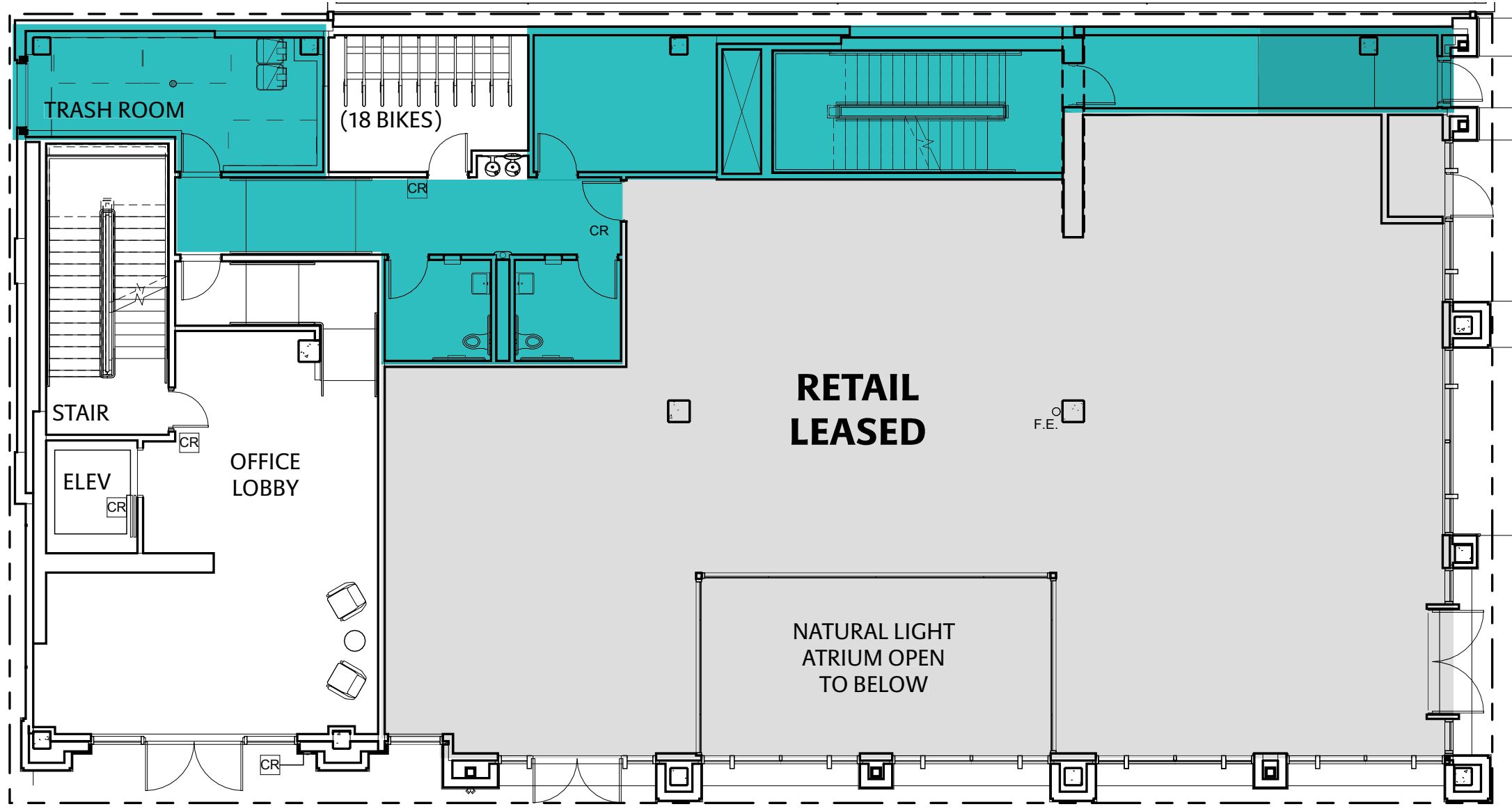


OFFICE ROOF DECK

FLOOR PLANS

LOBBY

Legend: Retail (Grey) | Common Area (Teal)



FLOOR PLANS

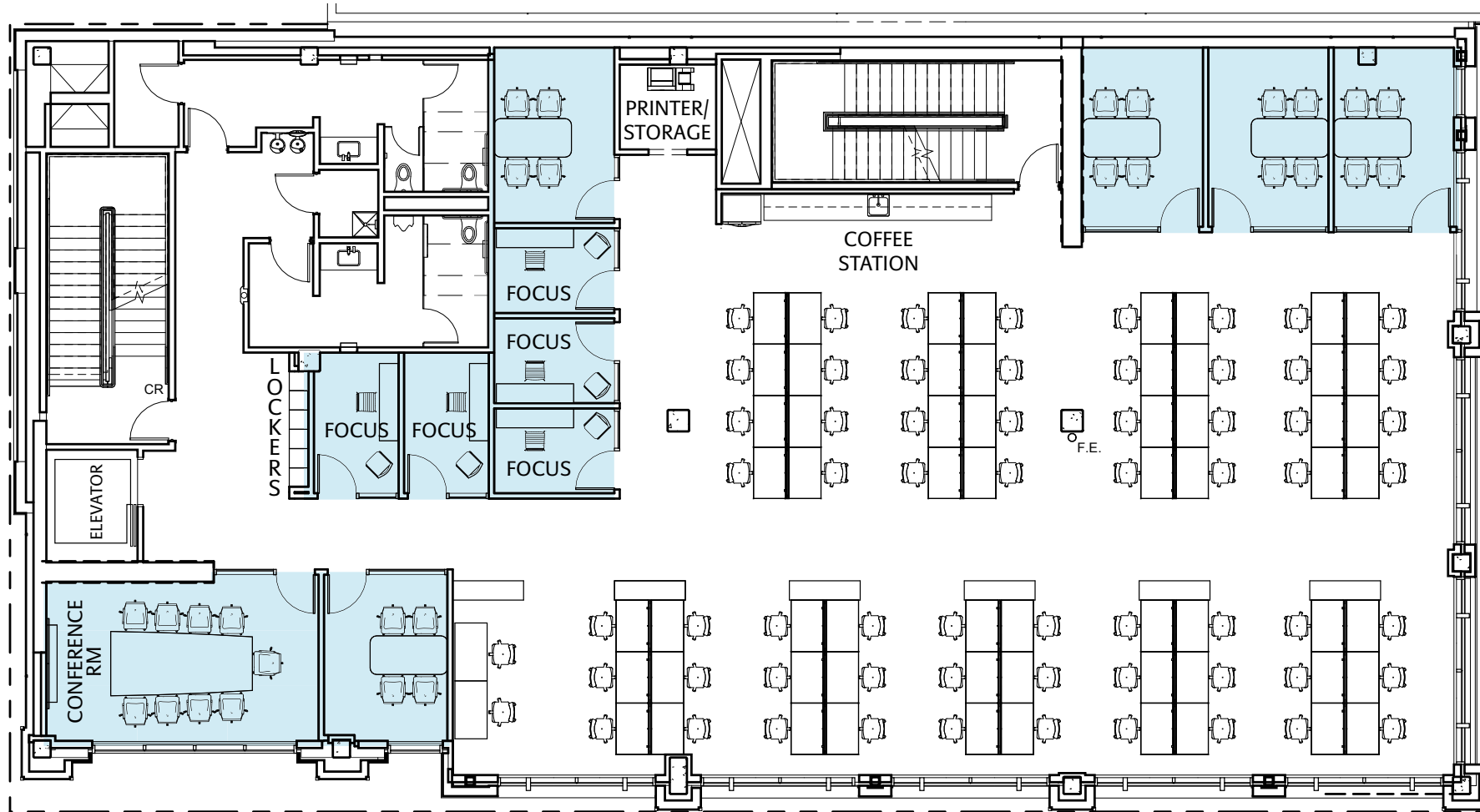
2ND FLOOR - ±9,173 SF | Market Ready

Open Office

15' Ceiling

64 Workstations

11 Conference Rooms



 [CLICK FOR VIRTUAL TOUR](#)

*Pictures represent the furniture to be installed at 300 Ellsworth, but are not representative of the space

FLOOR PLANS

3RD FLOOR - ±8,842 SF | Market Ready

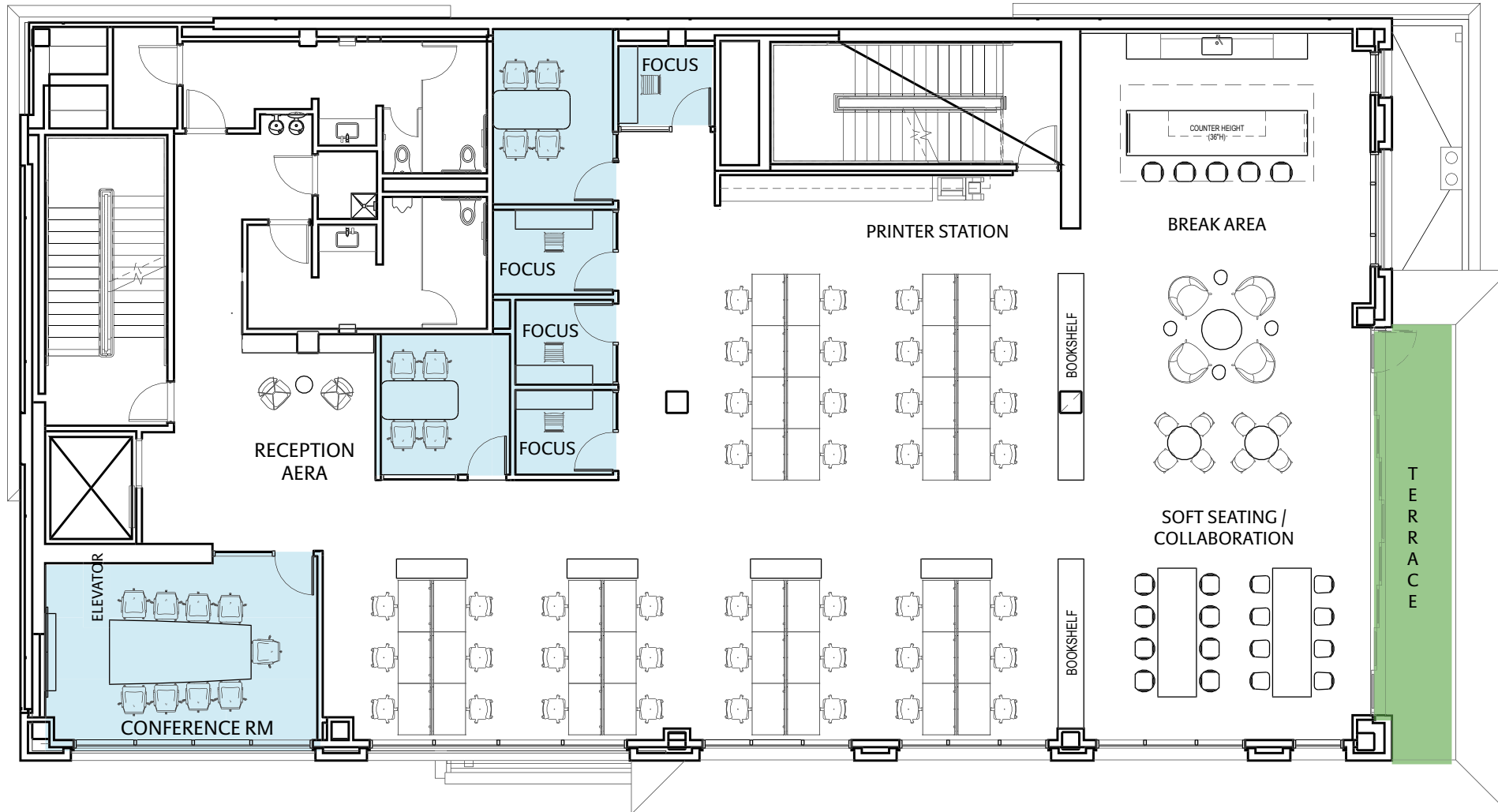
Sliding Glass Door
to Open Balcony
Overlooking 3rd Ave

15'
Ceiling

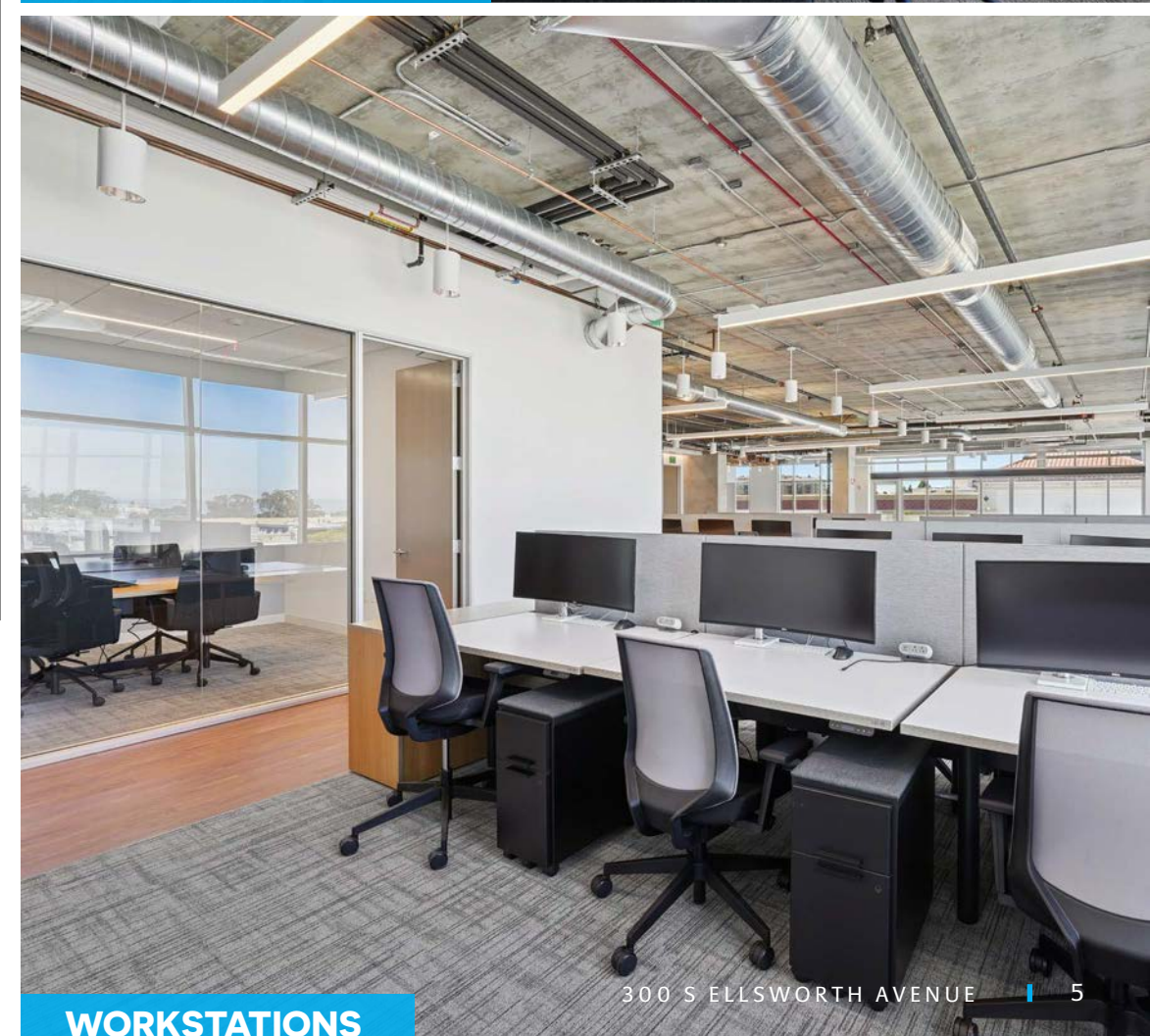
1
Open Break
Area

40
Workstations

7
Conference
Rooms



CONFERENCE ROOM



WORKSTATIONS

 [CLICK FOR VIRTUAL TOUR](#)

FLOOR PLANS

B1 FLOOR - ±8,480 SF

Showers & Lockers

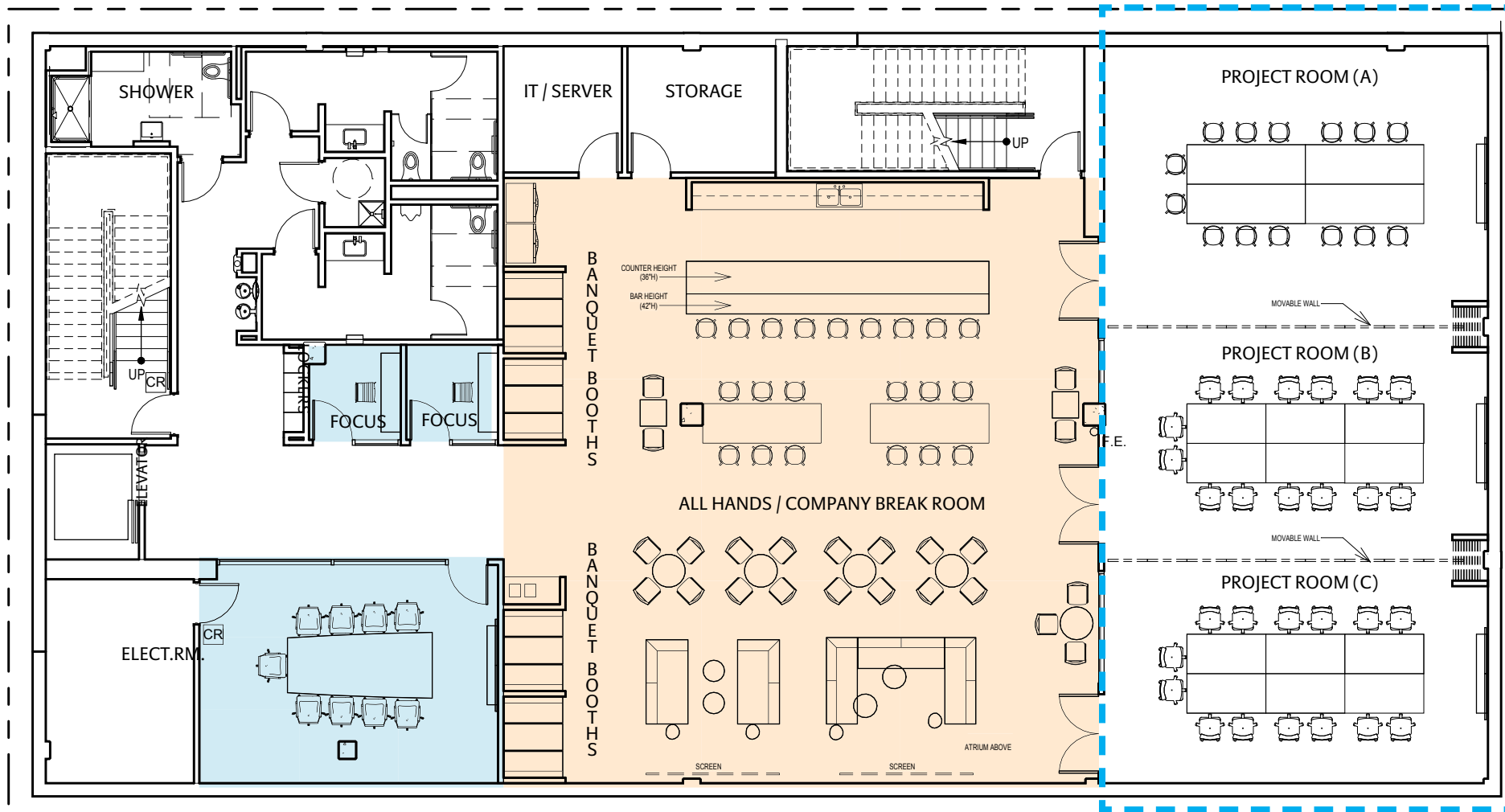
15' Ceiling

42 Workstations

3 Conference Rooms

1 All Hands Area

Flexible Space for Workstations or Labs



CLICK FOR VIRTUAL TOUR

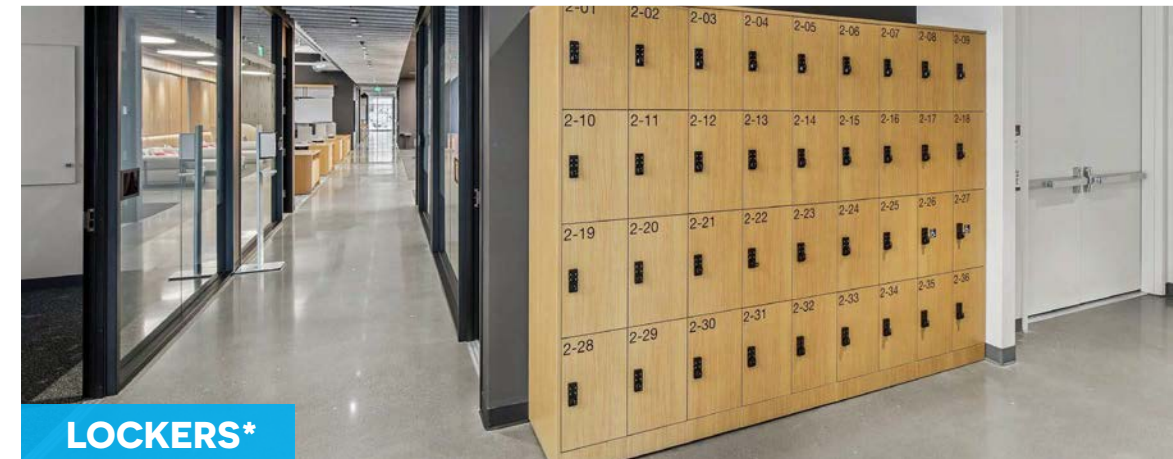
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LOUNGE AREA*



BANQUETTE BOOTHS*



LOCKERS*

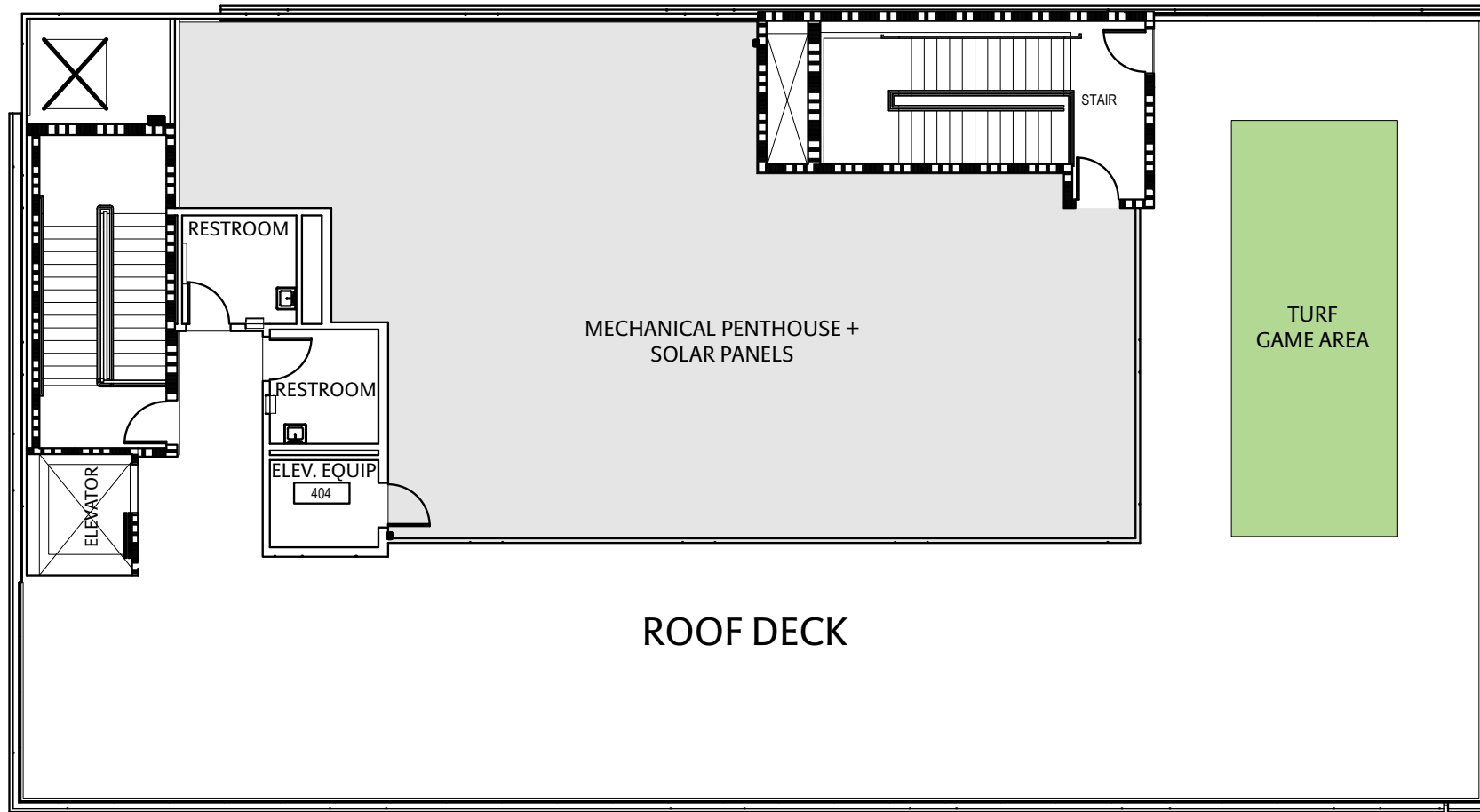


ALL HANDS / COMPANY BREAKROOM W/ PROJECTION EQUIPMENT*

FLOOR PLANS

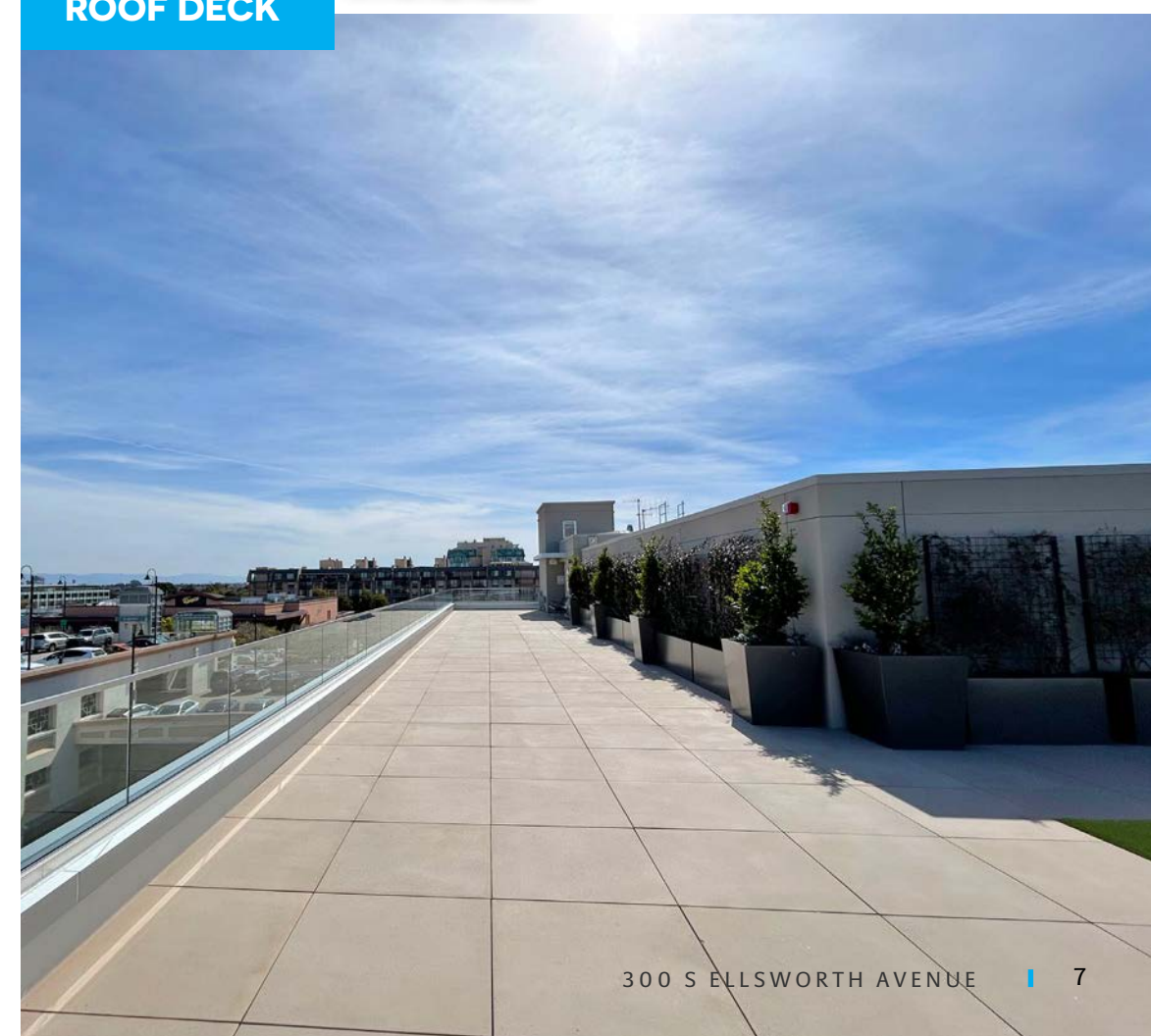
ROOF DECK

- Rare Private Roof Deck
- Perfect for Employee Gatherings and Hosted Events
- Elevator Accessible
- Outdoor Amenity Space Overlooking Downtown San Mateo
- Restrooms in Place
- Views of The Bay and Hills
- Outdoor Kitchen Ready - Plumbing and Gas Infrastructure in Place



S. Ellsworth Avenue

E. 3rd Avenue



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Downtown San Mateo Caltrain

BULLET TRAIN TO SAN MATEO

SAN FRANCISCO = 26 Minutes

PALO ALTO = 17 Minutes

SAN JOSE DIRIDON = 39 Minutes



WALK
6 Minutes
3 Blocks

BIKE
2 Minutes

300
S. ELLSWORTH



PUBLIC PARKING

PUBLIC PARKING

CENTURY 12
SAN MATEO

RAILROAD AVENUE

PUBLIC
PARKING

2ND AVENUE

SAN MATEO DRIVE

3RD AVENUE

PUBLIC PARKING - 395 STALLS

ELLSWORTH AVENUE

DRAEGER'S
MARKET

DRAPER
UNIVERSITY

4TH AVENUE

5TH AVENUE



45 RESTAURANTS



7 RETAIL

CONVENIENT ACCESS
CENTRAL PENINSULA LOCATION



300

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