

FOR LEASE



## 107 S B Street — Suite 200

San Mateo, California | Second Floor Office

<p>AVAILABLE SPACE</p> <p>Rentable Sq Ft <b>±2,311 RSF</b></p>	<p>FLOOR</p> <p>Direct Access <b>Second Floor</b></p>	<p>SPACE TYPE</p> <p>Open + Private <b>Creative Office</b></p>	<p>AVAILABILITY</p> <p>Move-in Ready <b>Immediate</b></p>
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### PROPERTY OVERVIEW

Suite 200 at 107 S B Street offers ±2,311 rentable square feet of contemporary second-floor office space in the heart of downtown San Mateo. The suite features an open-plan work area, two private offices, a server/storage room, and a striking exposed-brick wall that runs the full length of the space — creating a distinctive creative environment while retaining a clean, professional finish with new LVT flooring throughout.

The building is ideally situated just steps from the Caltrain station and the amenities of B Street and Third Avenue, providing excellent accessibility for both employees and clients throughout the Bay Area. The building is immediately adjacent to the City of San Mateo 4-story public parking garage.

### SPACE HIGHLIGHTS

- New luxury vinyl tile (LVT) flooring throughout
- Two private offices + dedicated server/IT room
- Flexible open office layout — configure to your needs
- Exposed brick accent wall — full length of suite
- Abundant natural light with street-facing windows
- Steps to Caltrain, restaurants, and downtown San Mateo



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Open Office Area — Exposed Brick Wall and High Ceilings



Brick Wall Elevation — Natural Light Windows

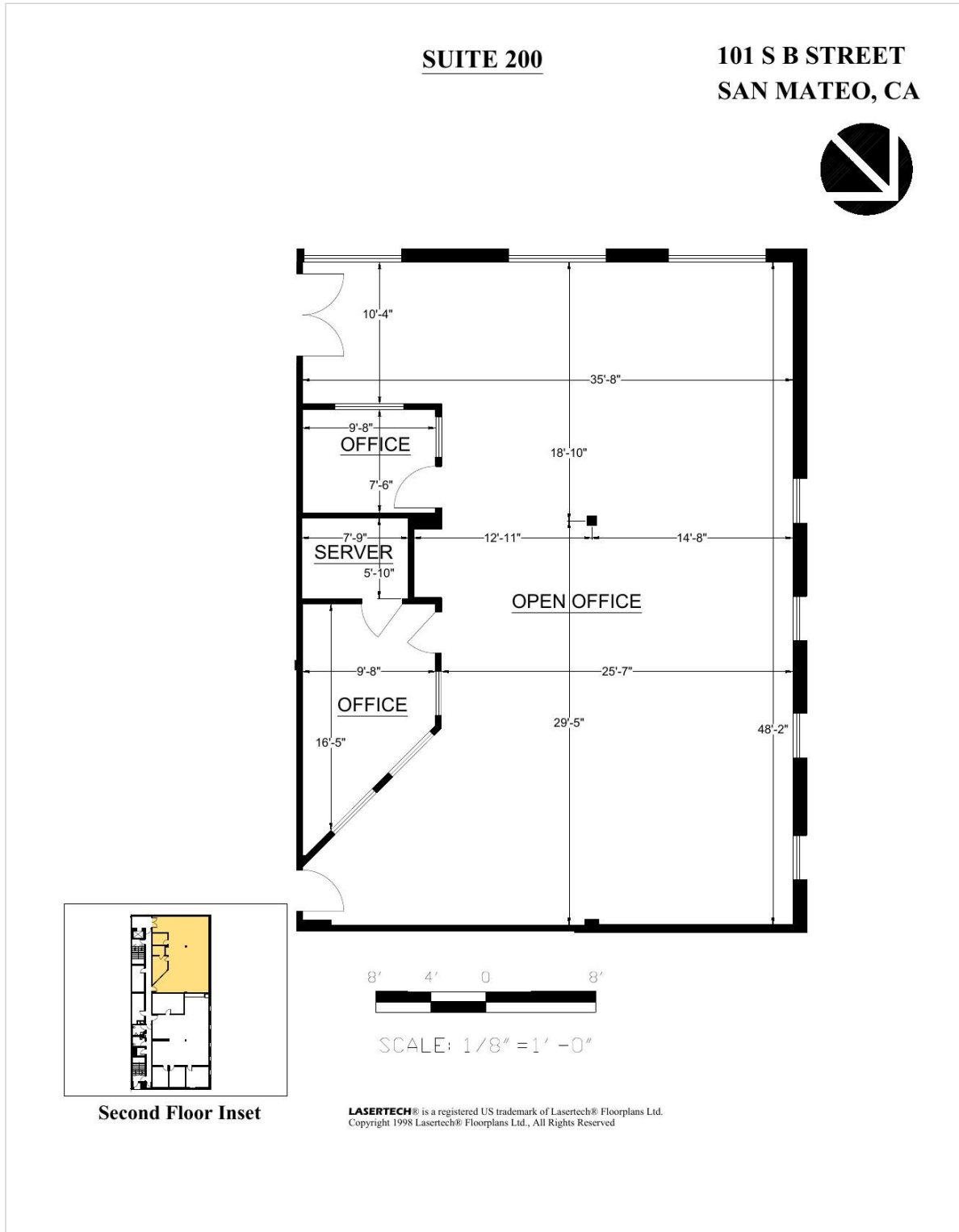


Open Floor Plan — Multiple Configuration Options

**SUITE DETAILS**

<b>Address:</b>	107 S B Street, Suite 200, San Mateo, CA 9440	<b>Available Area:</b>	±2,311 Rentable Square Feet
<b>Floor:</b>	Second Floor	<b>Space Type:</b>	Creative / Professional Office
<b>Asking Rate:</b>	\$3.75 psf per month	<b>Lease Type:</b>	Full Service Gross
<b>Term:</b>	Negotiable	<b>Parking:</b>	Street and next door public garage
<b>Utilities:</b>	Not included in lease rate	<b>Availability:</b>	Immediately Available

**SUITE 200 — FLOOR PLAN (±2,311 RSF)**

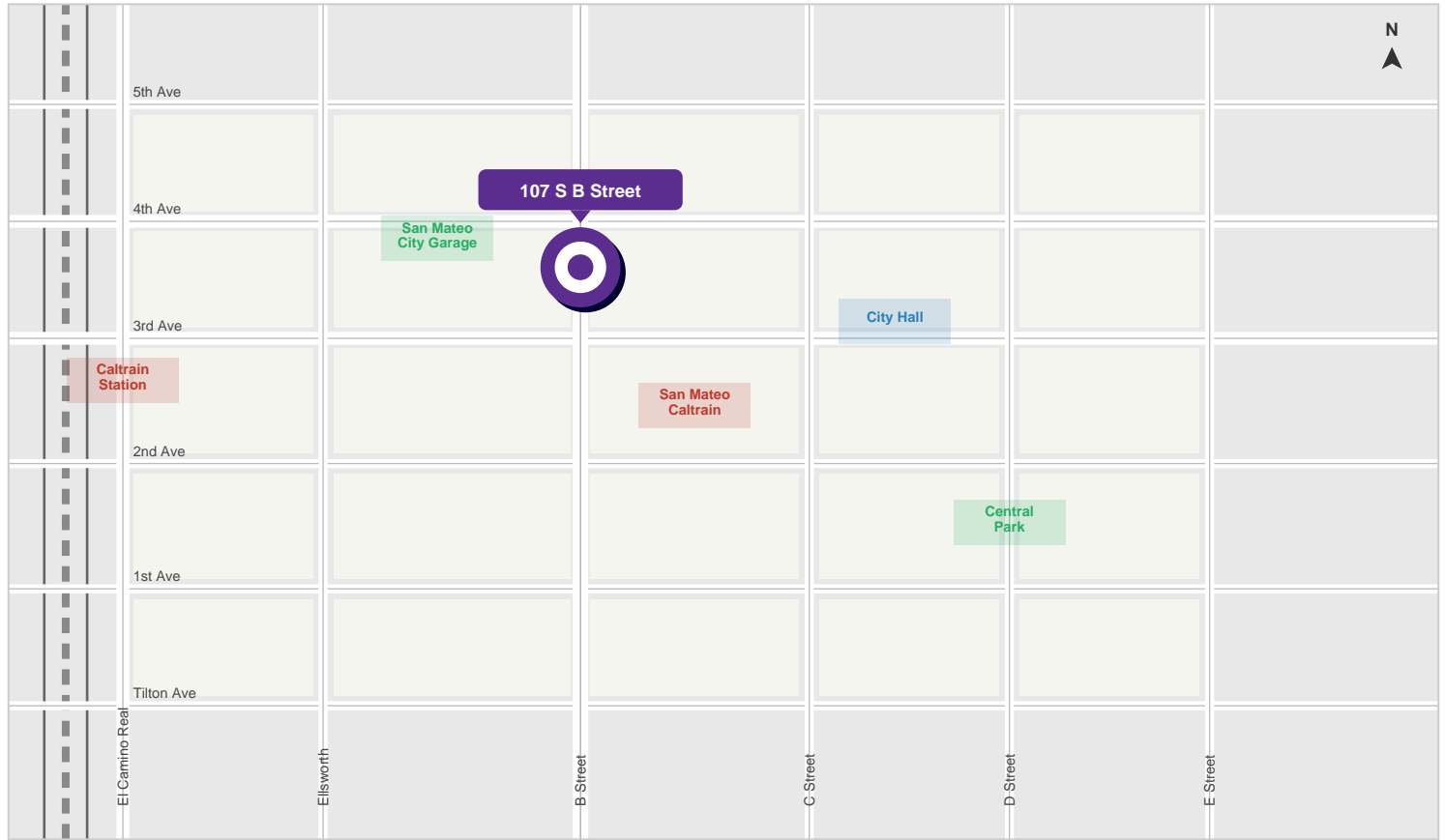


**CONTACT LEASING AGENT**

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**DOWNTOWN SAN MATEO — LOCATION OVERVIEW**



**LOCATION HIGHLIGHTS**

**TRANSIT**

- Caltrain — 2 min walk
- SamTrans Bus Lines — steps away
- Easy Highway 101 access
- SFO Airport — 12 min drive

**DINING & RETAIL**

- 3rd Avenue dining corridor
- B Street restaurants & cafes
- Downtown San Mateo retail
- Weekly Farmers Market nearby

**AMENITIES**

- City of San Mateo public garage
- Central Park — 5 min walk
- Multiple hotels nearby
- Financial district services

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