

B STREET SOUTH

425 S. ELLSWORTH AVENUE
SAN MATEO, CA

±140,000 SF Class A+ Office Building
in the Heart of Downtown San Mateo

Future Home of **WOODLANDS
MARKET**



B Street South will utilize CLT (mass timber) construction and represents one of the most sustainable HQ opportunities on the Peninsula.

TARGETING Q3 2028 OCCUPANCY

bstreetsouthsm.com



ICONIC HEADQUARTERS OPPORTUNITY



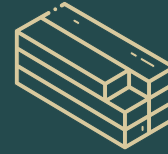
ICONIC HQ

Opportunity in the heart of downtown San Mateo



1 CITY BLOCK

An entire city block surrounded by downtown amenities



MASS TIMBER

CLT construction; sustainable HQ opportunity



TERRACES

Expansive terraces and roof deck with views of the Bay and Hills



38-50,000 SQFT

Rare, large downtown floorplates



14 FT

Slab-to-slab height on all floors



PARKING

Dedicated ground floor and underground parking available.



BIKE STORAGE

Secure bike storage and showers



WOODLANDS MARKET ONSITE

Organic & Specialty Grocer Deli, Café and Bakery



LANDMARK

Landmark location with spacious public plaza onsite



16.3 ACRES

of green and gathering space at Central Park just steps away



3 BLOCKS

To the Caltrain bullet stop

B STREET SOUTH

WOODLANDS MARKET

A premium neighborhood grocer at B Street South known for quality, convenience, and community.



A KEY ON-SITE DIFFERENTIATOR:



Curated Fresh Essentials

Produce, premium proteins, artisan breads, and everyday staples thoughtfully selected and seasonally focused.



Prepared Foods, Deli & Bakery

Chef-crafted meals and grab-and-go offerings for effortless lunches and dinners.



Locally Rooted

A strong commitment to regional producers and community connection.



Ground-Floor Convenience

A walkable, on-site destination that differentiates B Street South as a fully integrated downtown environment.

PROJECT TIMELINE

Q4 2022

ENTITLEMENTS

Q3 2026

CONSTRUCTION
START

Q1 2028

SHELL
COMPLETE

Q3 2028

EXPECTED
OCCUPANCY



**B STREET
SOUTH**



PHENOMENAL OUTDOOR SPACES

Designed for seamless connectivity
with indoor workspaces



SUSTAINABLE CLT MASS TIMBER CONSTRUCTION



Volume of wood products used:
91,828 cubic feet of mass timber



**U.S and Canadian forests
grow this much wood in:**
7 minutes



Carbon stored in the wood:
2,324 metric tons of CO₂



Avoided greenhouse gas emissions:
899 metric tons of CO₂



Total potential carbon benefit:
3,223 metric tons of CO₂

Equivalent to:



681 cars off the road for a year



Energy to operate 340 homes for a year

(Source: US EPA)

Authentic and Diverse. Downtown San Mateo provides an abundance of retail offerings in a walkable urban setting.



Over 170 Restaurants and Retailers



SITE PLAN





SECOND FLOOR

±50,710 SF

Large Open Floor Plate

±14 ft slab-to-slab height





THIRD FLOOR

±50,377 SF

Large Open Floor Plate
with Two Terraces
Totaling ±10,000 SF
Overlooking 4th Ave
and B Street

±14 ft slab-to-slab height





THIRD FLOOR

±50,377 SF

HYPOTHETICAL TECH
SPACE PLAN



- 184 workstations
- 24 phone/huddle rooms
- 13 medium conference rooms
- 4 large conference rooms
- Boardroom
- Large kitchen area
- Multiple collaboration and touchdown spaces
- Private terraces



B STREET
SOUTH

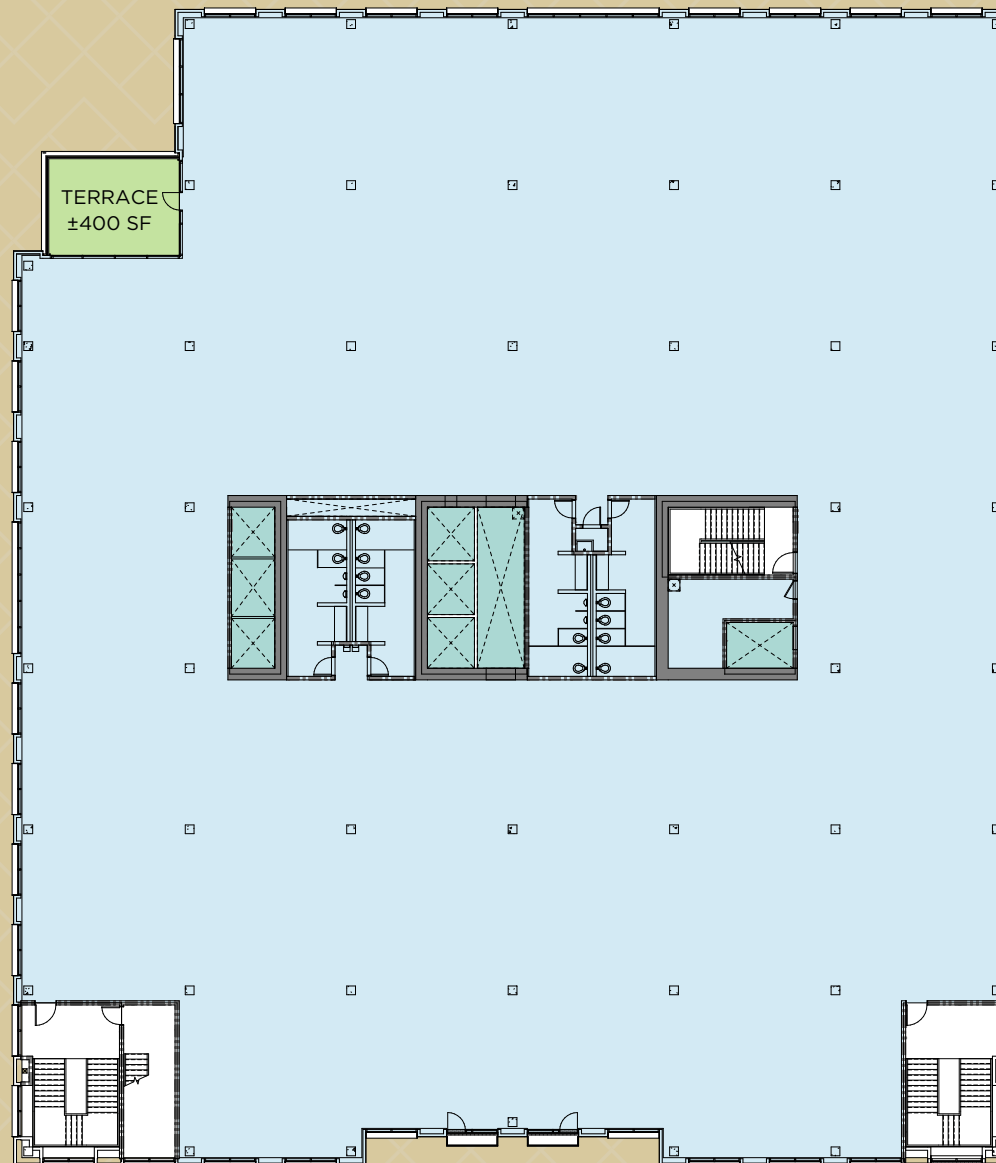


FOURTH FLOOR

±38,612 SF

Large Open Floor Plate
with Outdoor Terrace
Overlooking the
Public Plaza

±14 ft slab-to-slab height



B STREET
SOUTH



FIFTH FLOOR

EXCLUSIVE
ROOF DECK

±5,300 SF

VIEWS OF THE BAY

VIEWS OF THE
WESTERN HILLS

VIEWS OF THE
CENTRAL PARK

EXCLUSIVE
OFFICE
ROOF DECK
±5,300 SF

ELEVATOR LOBBY



B STREET
SOUTH

START AND GROW IN DOWNTOWN SAN MATEO

B Street South is part of B_Street Blocks, a refined collection of office/retail and apartment buildings being developed in the heart of downtown San Mateo—all within a half-mile radius. Together, they form a connected campus designed to enliven the city's urban core and enable easy access to the very best of the peninsula.

**B STREET
SOUTH**

±140,000 SF

BESPOKE

±150,000 SF

BRICKLINE

±66,000 SF

1ST & B

±40,000 SF

B STREET

Caltrain

**B-STREET
BLOCKS**

DOWNTOWN PARKING OPTIONS



PARKING

- Dedicated parking stalls on site.
- Parking permits available for $\pm 1,000$ downtown stalls

■ PARKING GARAGES



FOOD & BEVERAGE

3 Bees Coffee
3 Pigs
Al Carbon
Amour Amour Cafe
Antoine's Cookie Shop
B Street & Vine
Bambu Desserts Drinks
Bay Watch Restaurant
Beard Papa
Between the Bun
Blue Bottle Coffee
Bobabia
Boiling Point
Central Park Bistro
Cha Express
Champagne Seafood
Chef Sha
China Bee
Clay Oven
Cold Stone
Curry Up Now
Deja Vu Organic Juice
Bar
Dessert Republic
Estate Coffee
Fusion Peruvian Grill
Green Leaf Bistro
Gyu-Kaku Japanese
BBQ
Himawari
Hotaru
Icicles
Izakaya Ginji
Izakaya Mai
Jamba
Joy Sushi
Kaffeehaus

Kaz Teriyaki Grill
Kokko
Kostantis Greek Kitchen
La Piñata
Little China Kitchen
Liuyishou Hot Pot
Mordisko Banh Mi
Ni-Mo Japanese
Old Town Sushi
Pacific Catch
Panaderia
Guatemalteca
Pausa
Peets Coffee
Peoples Barber
Philz Coffee
Pokeatery
Porterhouse
Ramen Dojo
Ravioli House
Restaurante Aminta
Rise
Saigon City
Saji Mediterranean
San Mateo Prime
Sharetea
Snacks
Starbucks
Sushi Sam's
Sweet Green
Teaspoon
Tokie's
Uji Time
Urban Ritual
Wursthall
Yi Fang
Yu-Raku



FITNESS

B STREET SOUTH

24 Hour Fitness
Aikido by the Bay
Core Power Yoga
Core Taekwondo
Crossfit
Equinox
Heartcore
Nandi Yoga
Orange theory Fitness
Rock Salt Pilates
Scoop Pilates
Central Park

EQUINOX FITNESS CLUB



**B STREET
SOUTH**



A TRULY VIBRANT DOWNTOWN EXPERIENCE





**TARGETING Q3 2028
OCCUPANCY**

bstreetssouthsm.com

B STREET SOUTH

BEN STERN

650-688-8509

ben.stern@nmrk.com

CA RE License #01365215

JOHN KRAFT

650-358-5277

john.kraft@nmrk.com

CA RE License #01787698

258 High Street, Palo Alto, CA 94301

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP23-016 02/26

NEWMARK

LANE PARTNERS