



DOWNTOWN SAN MATEO

**±1,825 - ±6,799
AVAILABLE**

WWW.400SOUTH.COM



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PROPERTY HIGHLIGHTS

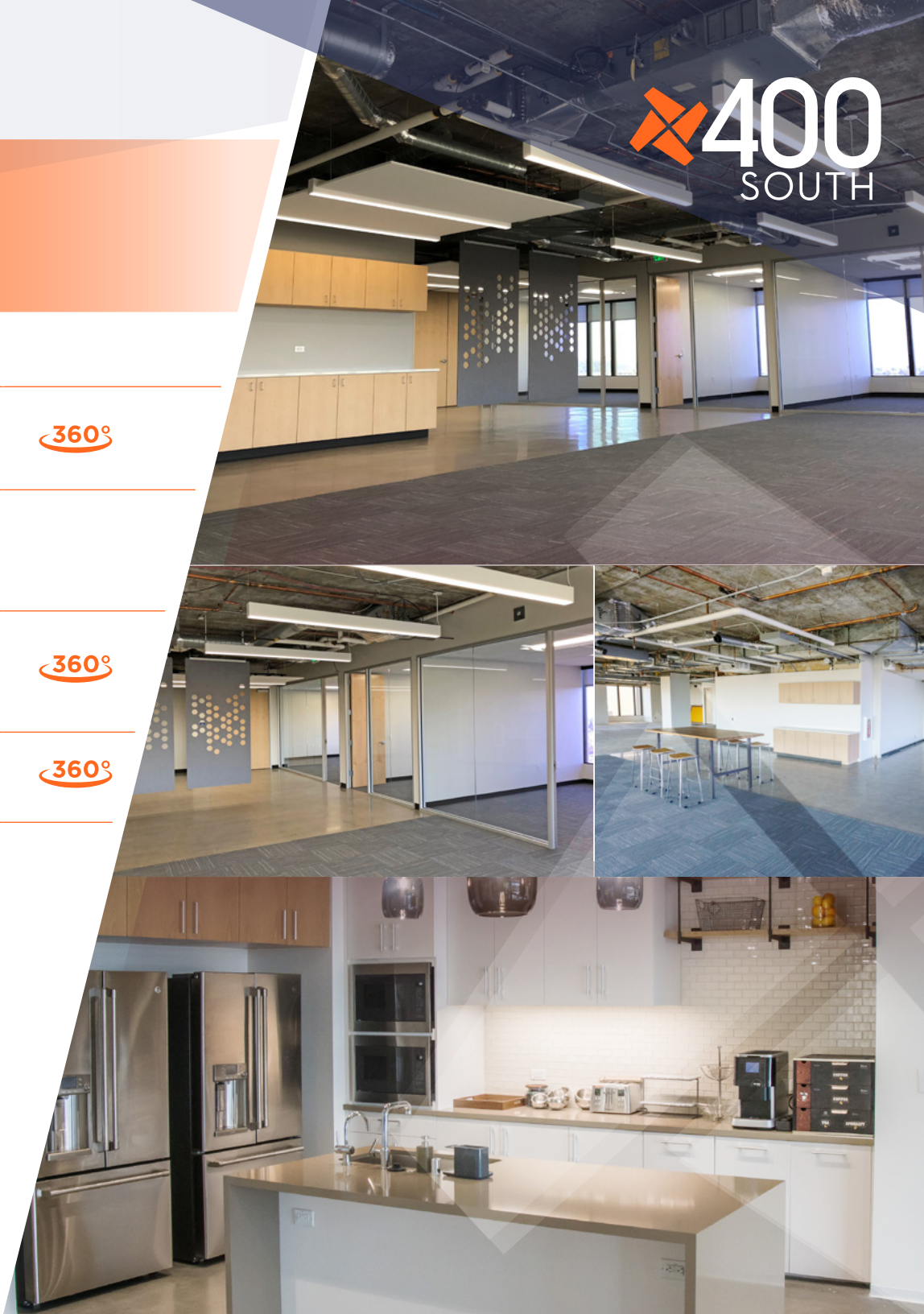
- 14-Story Premier Class A Office Building
- 6-Story Parking Structure with 256 Parking Spaces
- 360-Degree Views of the Peninsula and San Francisco Bay
- Contemporary Hallways, Lobbies, and Restrooms
- 6 New Electric Car Charging Stations
- On-Site Management
- Outdoor Amenity Space with WIFI
- In Downtown San Mateo (220 Shops, Restaurants, Bars and Health & Fitness Centers)
- 10 Minute Walk (.5 miles) to San Mateo Caltrain
- Less than 5 Minutes to HWY 101 and 10 Minutes to HWY 280



SPACE AVAILABLE

400
SOUTH

SUITE #	SF	NOTES	
SUITE 225	±1,825 RSF	Market ready suite 2 Conference rooms 3 Private offices Open kitchenette Available Now	360°
SUITE 710	±2,513 RSF	2 Private offices 2 Conference rooms Kitchenette Storage Plug & Play with 17 sit-stand desks Available 2/1/27	
SUITE 1100	±5,031 RSF	1 Board room 2 Conference rooms 10 Private offices IT/ Storage room Kitchenette Available 5/1/27	360°
SUITE 1175	±1,768 RSF	4 Private offices 1 Conference room Storage Available 5/1/27	360°



FLOOR PLANS

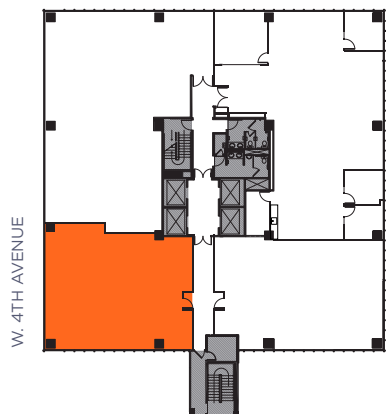
SUITE 225 | ±1,825 RSF

- Market ready suite
- 2 Conference rooms
- 3 Private offices
- Open kitchenette
- Available Now

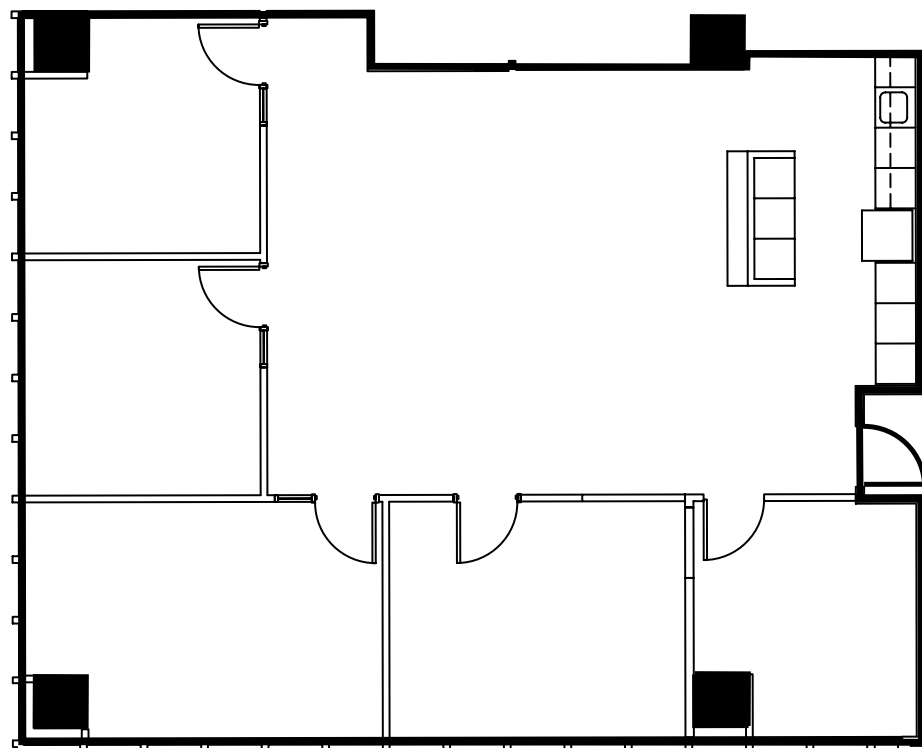
360°

S. EL CAMINO REAL / BAY VIEWS

KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



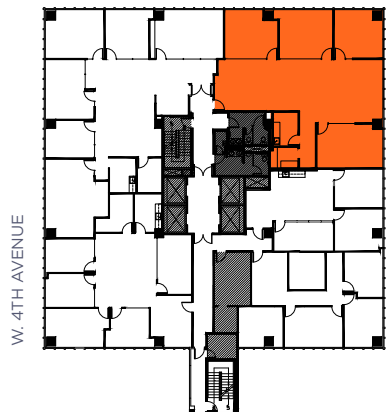
FLOOR PLANS

SUITE 710 | ±2,513 RSF

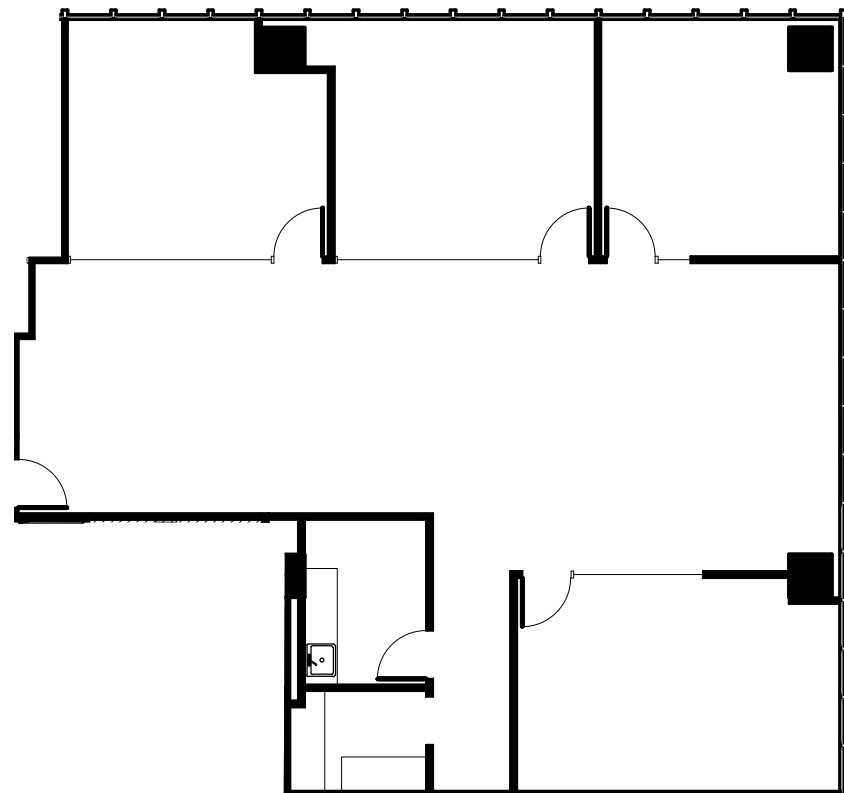
- 2 Private offices
- 2 Conference rooms
- Kitchenette
- Storage
- Plug & Play with 17 sit-stand desks
- Available 2/1/27

S. EL CAMINO REAL / BAY VIEWS

KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



FLOOR PLANS

11TH FLOOR | ±6,799 RSF

SUITE 1100 | ±5,031 RSF

- 1 Board room
- 2 conference rooms
- 10 private offices
- IT/Storage room
- Kitchenette
- Available 5/1/27

360°

SUITE 1175 | ±1,768 RSF

- 4 private offices
- 1 conference room
- Storage
- Available 5/1/27

360°



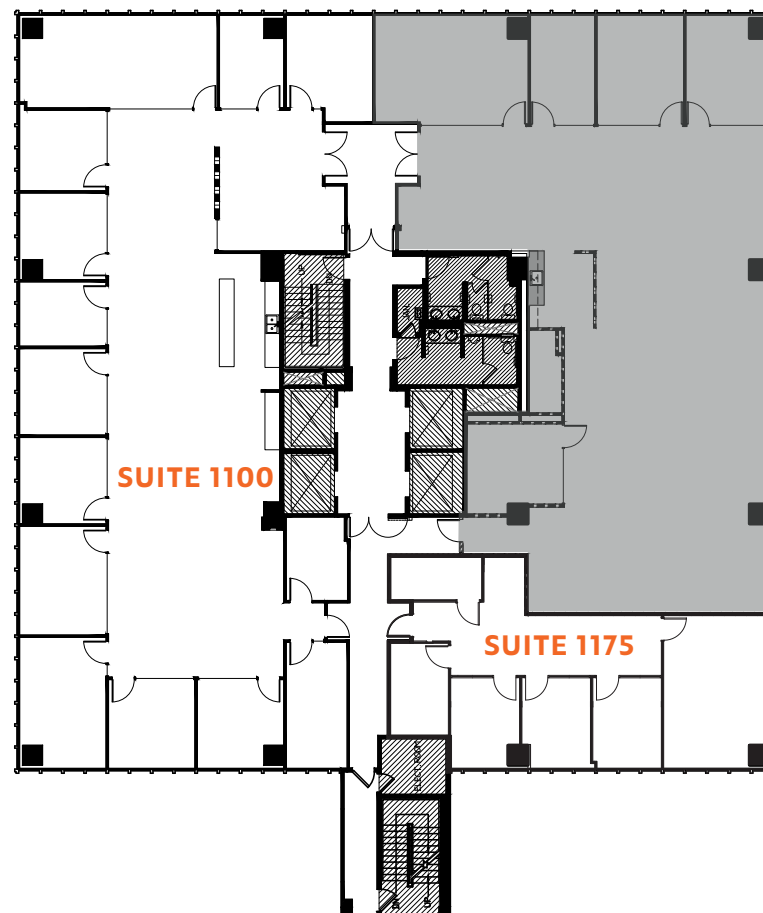
BAY VIEWS

S. EL CAMINO REAL / BAY VIEWS

KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



AMENITIES

- 150+ Food and Beverage Establishments
- Caltrain Station (10 Minutes)
- Fitness Centers (Equinox, Orangetheory)
- Century 12 Movie Theater
- Multiple Public Parking Garages
- Draeger's Supermarket
- Central Park
- Walk Score - 96 - "Walker's Paradise"



RESTAURANTS

- | | |
|--------------------------|---------------------------------|
| 1 B Street & Vine | 15 Backhaus |
| 2 Sushi Sam's Edomata | 16 Vespucci Ristorante Italiano |
| 3 Takahashi Market | 17 Izakaya Mai |
| 4 Sushi Yoshizumi | 18 M Sandwiches |
| 5 Himawari | 19 Gyu-Kaku Japanese BBQ |
| 6 Taishoken | 20 Gao Viet Kitchen & Bar |
| 7 Happy Lamb Hot Pot | 21 Izakaya Ginji |
| 8 Pausa Bar & Cookery | 22 C Food Crush |
| 9 The Ravioli House | 23 Pacific Catch |
| 10 Pokeatery | 24 Hummus Mediterranean Kitchen |
| 11 Pancho Villa Taqueria | 25 Joy Sushi |
| 12 Yakitori Kokko | 26 DASH Japanese Tapas & Sushi |
| 13 Philz Coffee | |
| 14 Curry Up Now | |

SERVICES

- 1 Draeger's Market
- 2 Draper University
- 3 Walgreen's
- 4 Century 12 San Mateo
- 5 Hero City
- 6 U.S. Post Office
- 7 Shell

FITNESS

- 1 OPEX KURA
- 2 Fit SF Personal Training
- 3 Orangetheory Fitness San Mateo
- 4 Equinox San Mateo

BANKS

- 1 Chase Bank
- 2 Wells Fargo Bank
- 3 Bank of America
- 4 Bank of the West
- 5 Citibank
- 6 Union Bank
- 7 U.S. Bank

PARKING

- | | |
|-----------------------|-------------------------|
| P 2ND & ECR Garage | P 4th/B Lot |
| P Main St Garage | P Transit Center Garage |
| P Tennis Court Garage | P 5th/Clairemont Lot |
| P Central Garage | P 4th/Clairemont Lot |
| P 5th/B Lot | |

LEASING CONTACTS

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The logo for 400 South, featuring an orange stylized 'X' icon to the left of the text "400 SOUTH" in a large, white, sans-serif font.

