

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	Somisomi
Ike's Place	Antonie's Cookie Shop
Jeffrey's Hamburgers	Bambu Desserts Drinks
Paris Baguette	Baskin Robbins
Al Carbon Pollos	Beard Papa
a la Brasa	Blue Bottle Cafe
Amici's East Coast	Bobabia
Pizzeria	Cold Stone Creamery
Avenida	Dessert Republic
Central Park Bistro	Fiero Cafe
Daeho Kalbijim & Beef	Luluyum
Soup	Meet Fresh
Espetus	Peets Coffee
Happy Lamb Hot Pot	Philz Coffee
Kajiken	Sharetea
Kokko	Sibby's Cupcakery
Pacific Catch	Starbucks
Porterhouse	Sweet Moment
Rise Woodfire	Teaspoon
Sweetgreen	Tong Sui
The Barrel Bistro	Urban Ritual
Wursthall	Jamba
Taste of Shaxian	Backhaus Bread
Taishoken Ramen	Mortar & Pestle
Dominos Pizza	O'neill's Irish Pub
Fire Wings	Wunderbar
Jack in the Box	Yuppie Cantina
Little Ceasars Pizza	Eddie's Sports Bar
Simply Cake	



SUITES AVAILABLE

Suite 100 ±7,491 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](#)

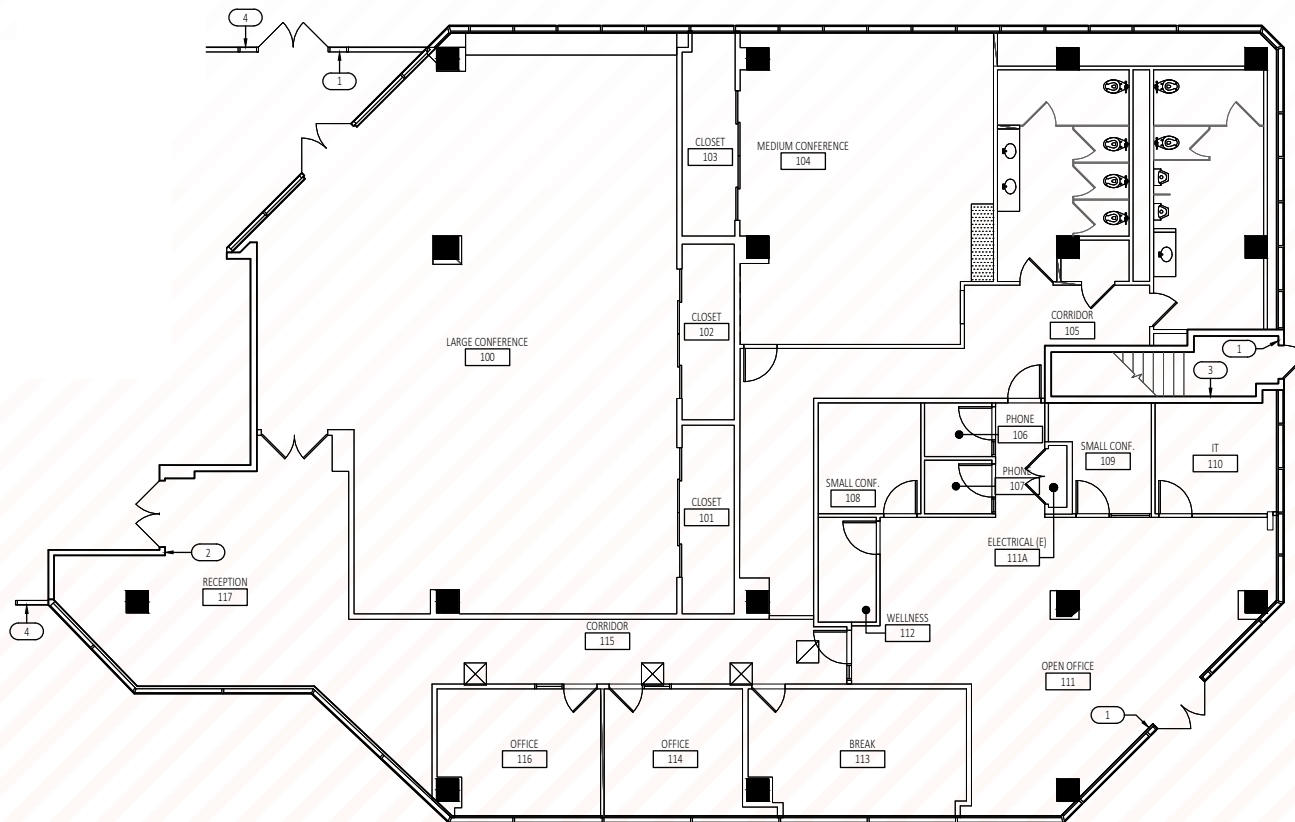
Suite 510 ±5,135 SF [View](#)



SUITE 100 - ±7,491 SF

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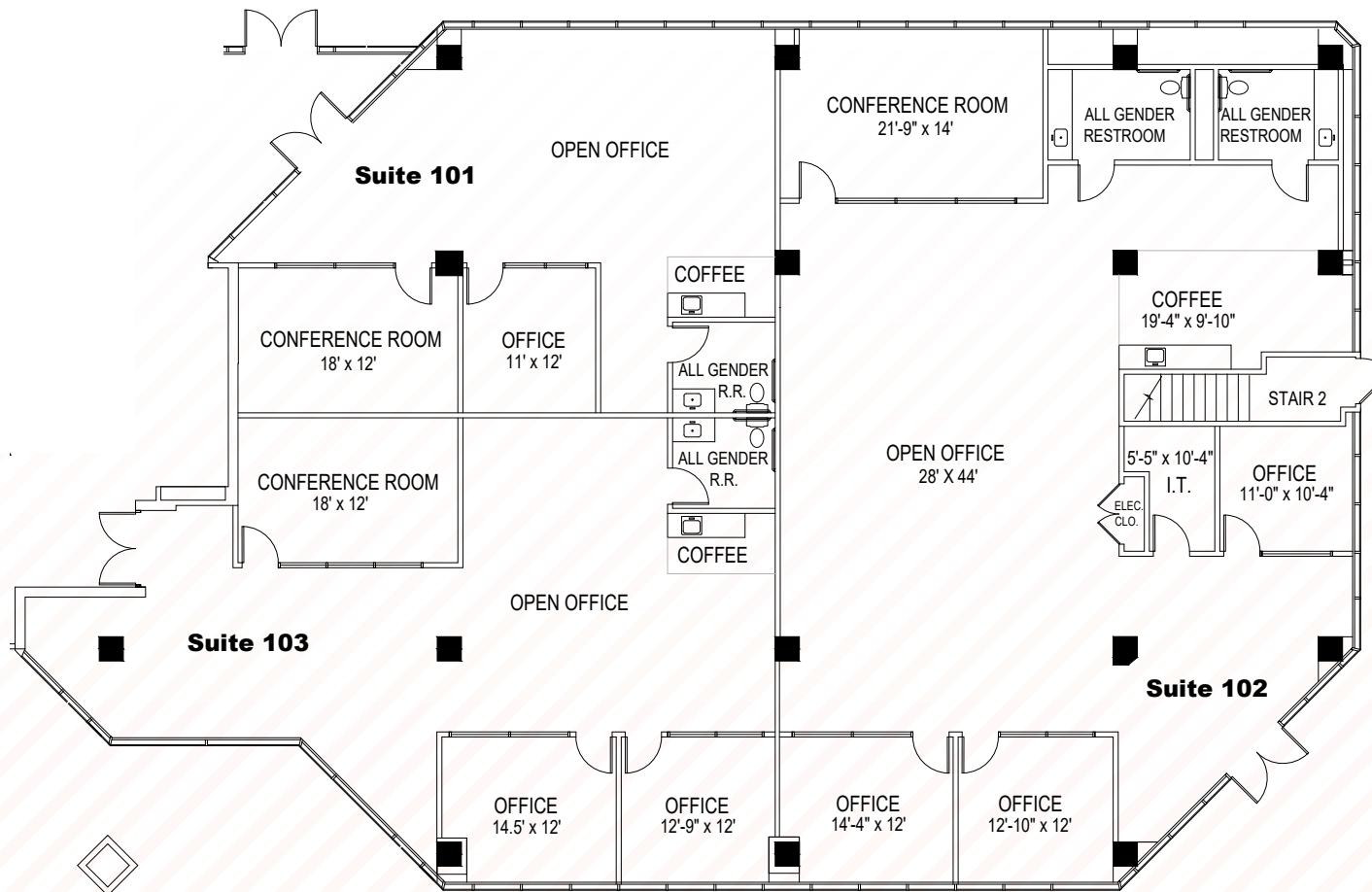
- Available May 2026
- Reception
- 2 Private Offices
- 2 Small Conference Rooms
- 1 Medium Conference Room
- 1 Large Training Center
- Breakroom
- 2 Phone Rooms
- IT Room
- Wellness Room
- 2 Internal Private Restrooms
- **Building Signage Available***



Existing Floorplan

HYPOTHETICAL LAYOUT

- Suite 101 - 1,552 SF
- Suite 102 - 3,724 SF
- Suite 103 - 2,215 SF

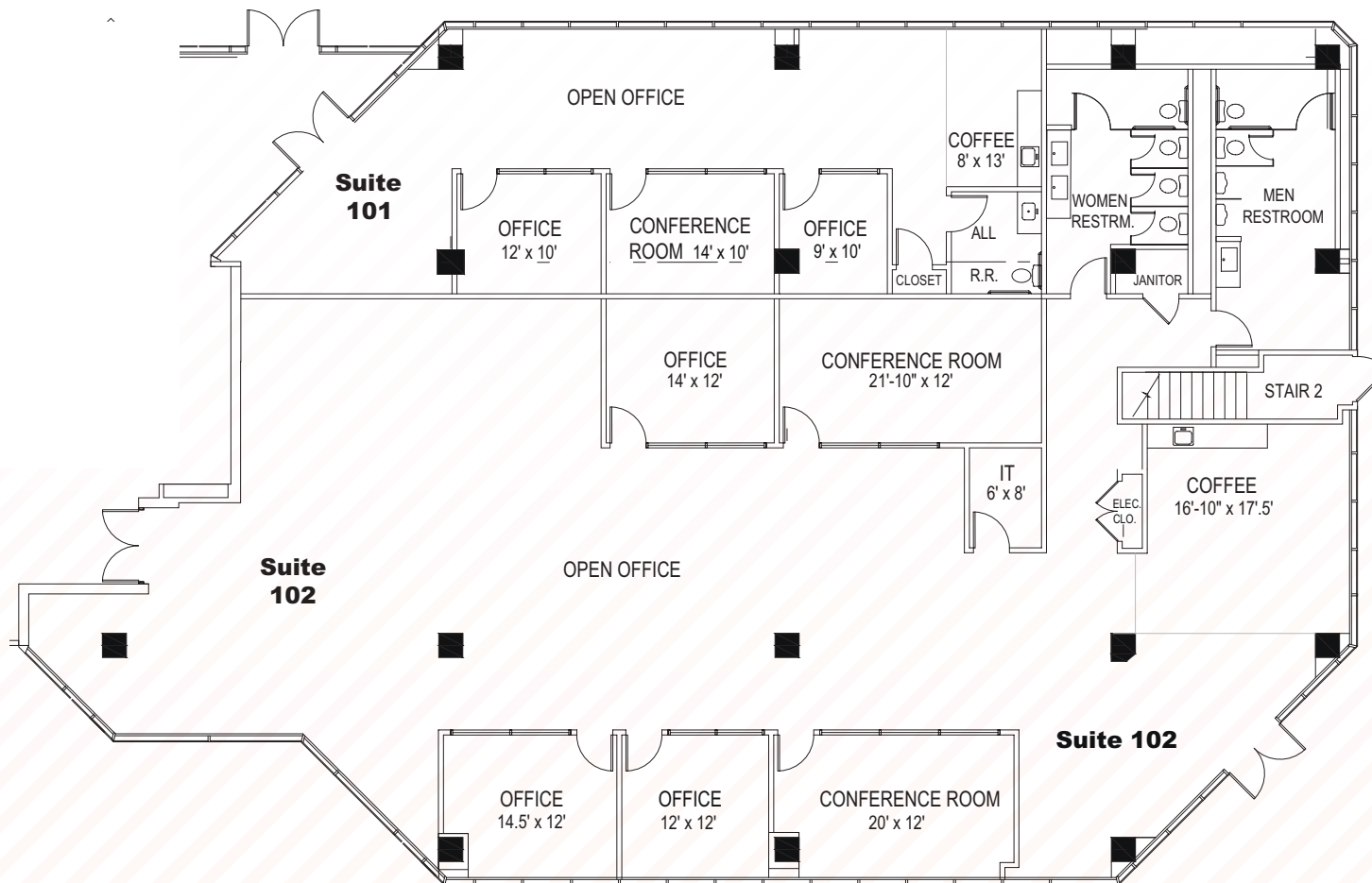


3 Suite Option

HYPOTHETICAL LAYOUT

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- Suite 101 - 1,634 SF
- Suite 102 - 5,857 SF

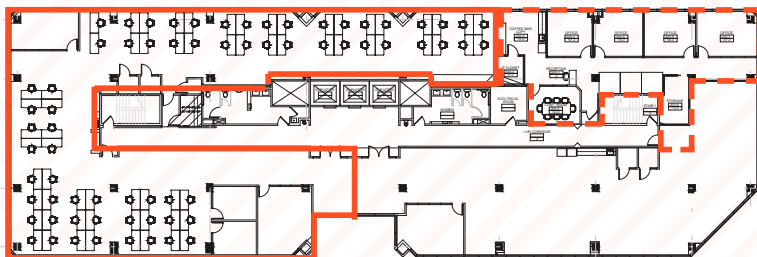
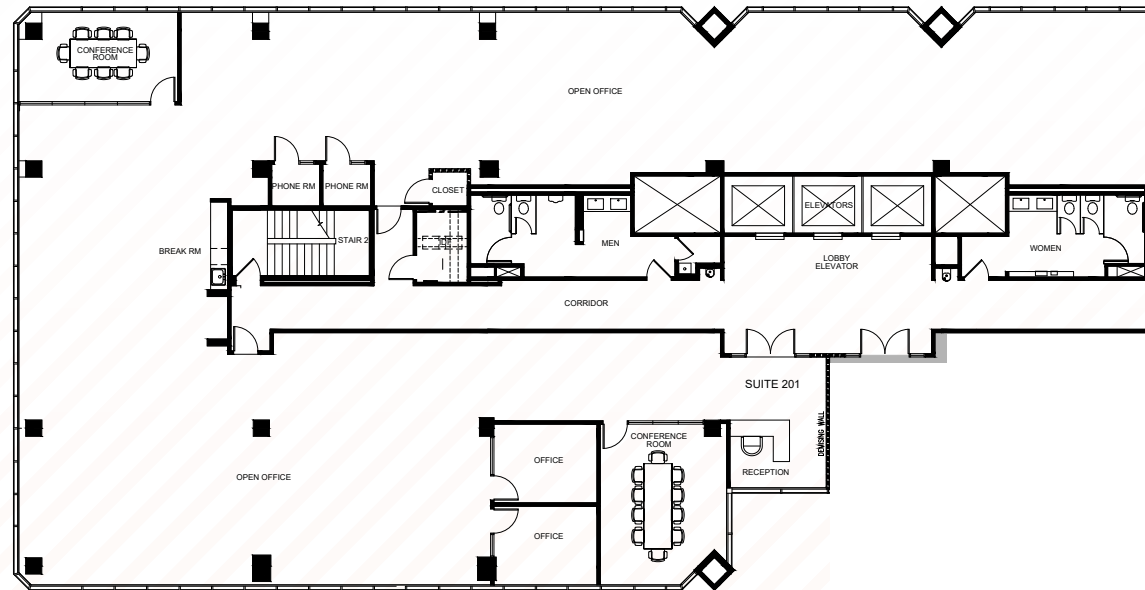


2 Suite Option

SUITE 201 - ±9,017 SF

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- Available February 1, 2026
- 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

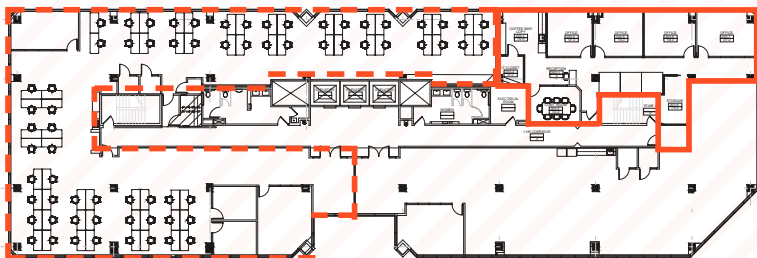
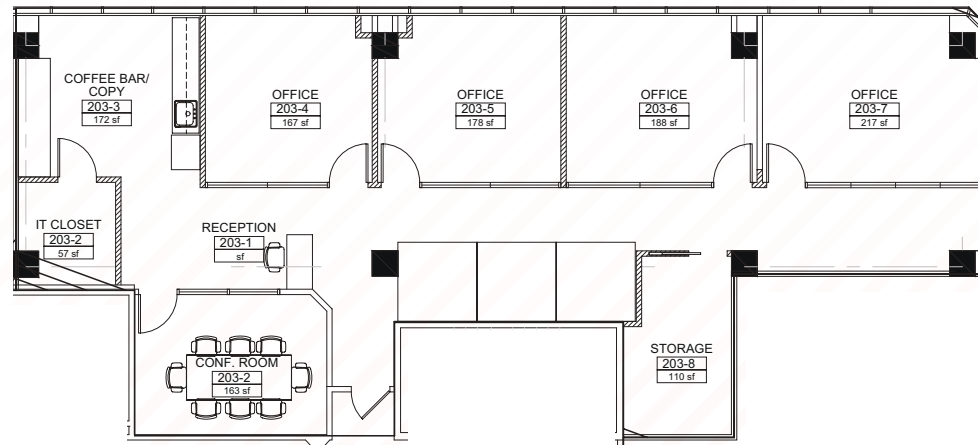


--- Contiguous Suites

SUITE 203 - ±2,727 SF

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- Available January 2026
- 4 Private Offices
- 1 Conference Room
- Reception Area
- Break Area
- Storage Room
- IT Closet
- Contiguous with Suite 201 for ±11,801 SF

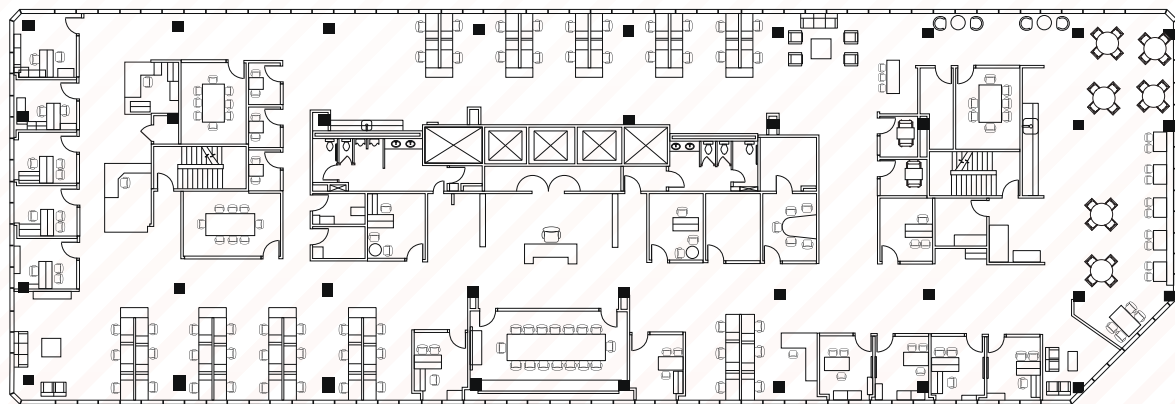


--- Contiguous Suites

SUITE 400 - ±17,340 SF

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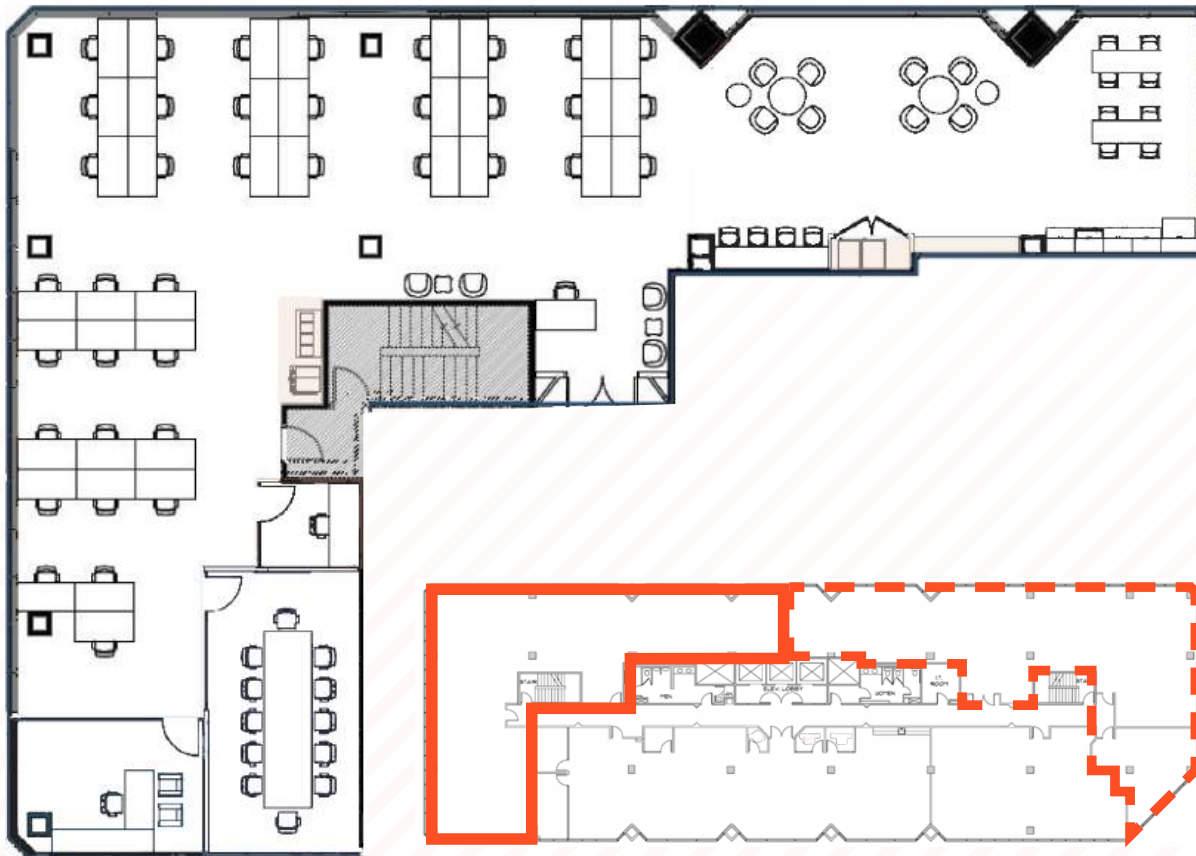
- Full Floor Suite
- Plug-N-Play
- 14 Private Offices
- 3 Conference Rooms
- 1 Board Room
- 5 Phone Booths
- 50 Workstations
- 4 Storage Rooms & Server Room
- Large Meeting Cafe/Lounge Area
- Open Area w/Soft Seating
- Polished New Improvements
- Partially Exposed Ceilings
- Mix of Polished Concrete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

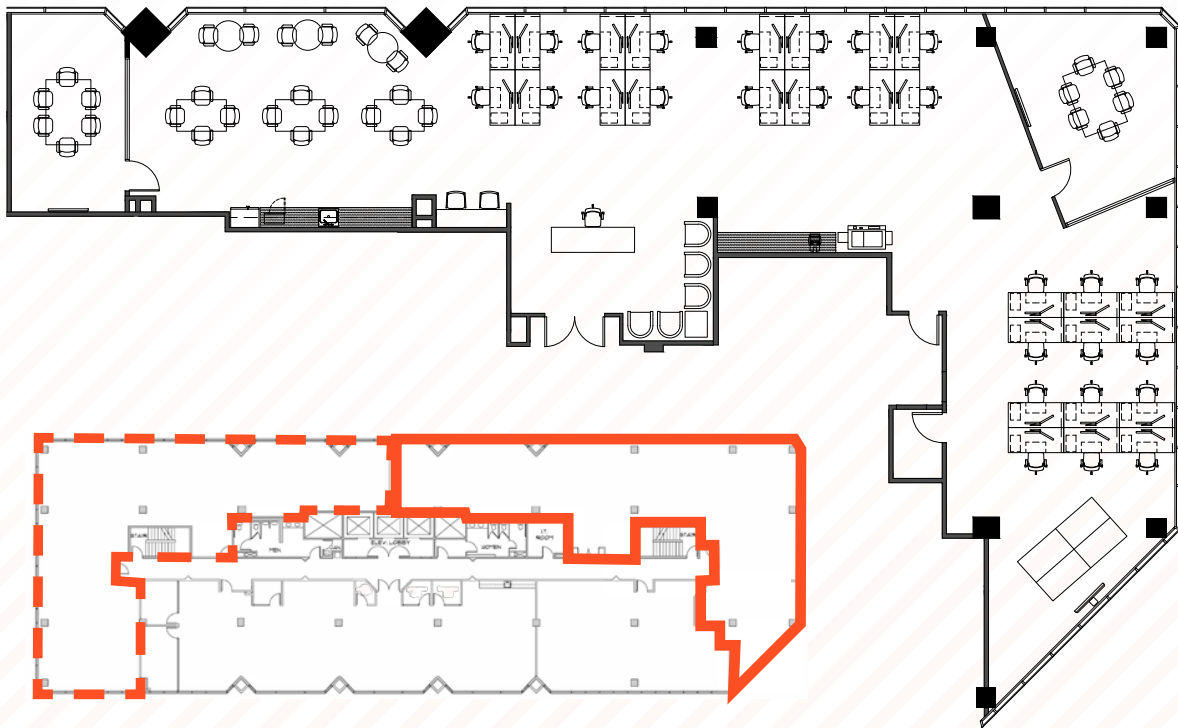


--- Contiguous Suites

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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