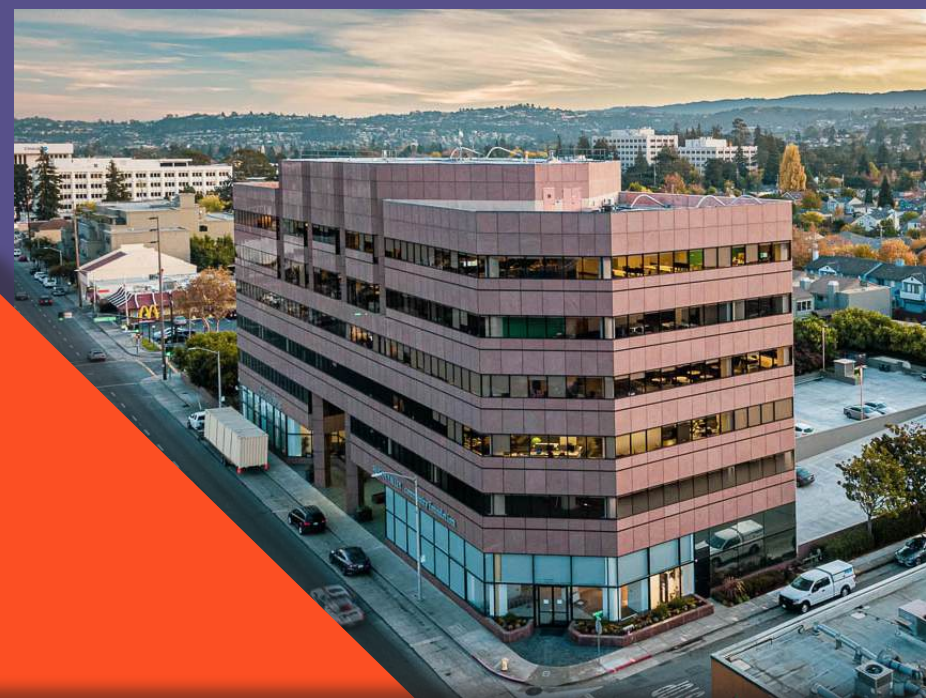




1300

S EL CAMINO REAL

MULTIPLE SUITES AVAILABLE

NEWMARK

MERIDIAN
Buildings for Life

GRAHAM WOODALL

650.358.5274

graham.woodall@nmrk.com

CA RE LIC #01396445

DEBORAH O'REILLY

650.358.5256

deborah.oreilly@nmrk.com

CA RE LIC #01895522

JOSH ROWELL

650.358.5261

josh.rowell@nmrk.com

CA RE LIC #01236434

PROPERTY HIGHLIGHTS

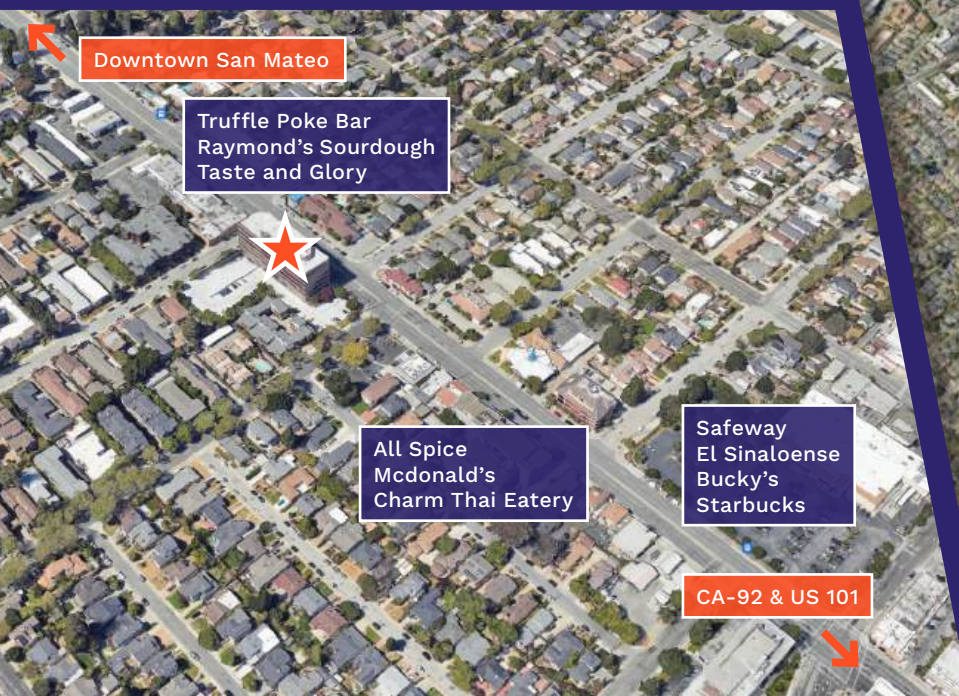
1300 S. El Camino is a 6-story Class A property rich with recent interior upgrades, and ample parking. With easy access to downtown San Mateo and Caltrain, its prime high identity location makes it convenient for commuting, and enjoying the local neighborhood scene.

- 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
Ike's Place
Jeffrey's Hamburgers
Paris Baguette
Al Carbon Pollos
a la Brasa
Amici's East Coast
Pizzeria
Avenida
Central Park Bistro
Daeho Kalbajjim & Beef
Soup
Espetus
Happy Lamb Hot Pot
Kajiken
Kokko
Pacific Catch
Porterhouse
Rise Woodfire
Sweetgreen
The Barrel Bistro
Wursthall
Taste of Shaxian
Taishoken Ramen
Dominos Pizza
Fire Wings
Jack in the Box
Little Ceasars Pizza
Simply Cake

Somisomi
Antonie's Cookie Shop
Bambu Desserts Drinks
Baskin Robbins
Beard Papa
Blue Bottle Cafe
Bobabia
Cold Stone Creamery
Dessert Republic
Fiero Cafe
Luluyum
Meet Fresh
Peets Coffee
Philz Coffee
Sharetea
Sibby's Cupcakery
Starbucks
Sweet Moment
Teaspoon
Tong Sui
Urban Ritual
Jamba
Backhaus Bread
Mortar & Pestle
O'neill's Irish Pub
Wunderbar
Yuppie Cantina
Eddie's Sports Bar

SUITES AVAILABLE

Suite 102 ±3,419 SF [View](#)

Suite 201 ±9,017 SF [View](#)

Suite 505 ±5,050 SF [View](#)

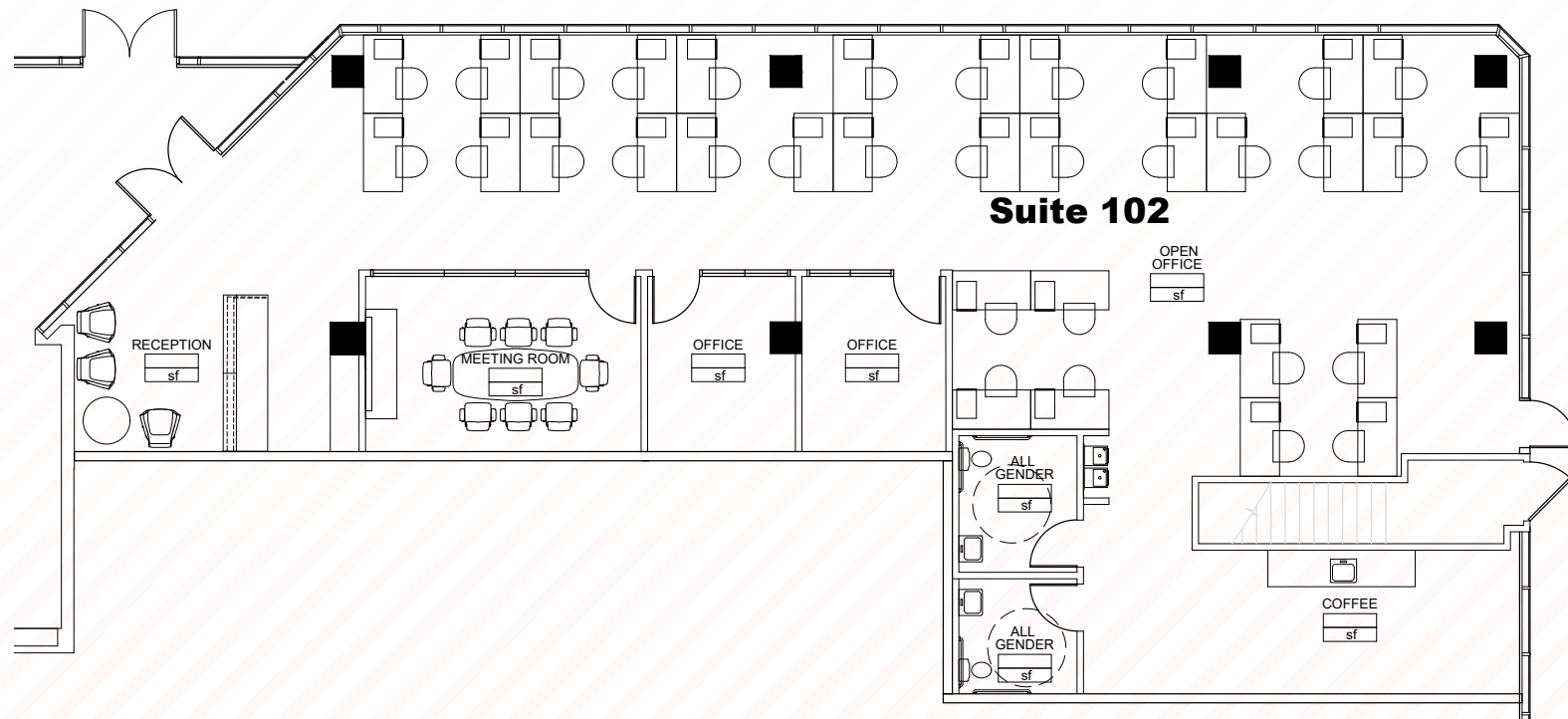
Suite 510 ±5,135 SF [View](#)



SUITE 102 - ±3,419 SF

1300
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- Spec Build-Out Available
- Delivery Q1 2027
- Office or Retail Space
- Hypothetical Layout includes:
- 2 Private Offices
- 1 Conference Room
- Reception Area
- 2 Restrooms
- Breakroom
- Open Area for 33 Workstations

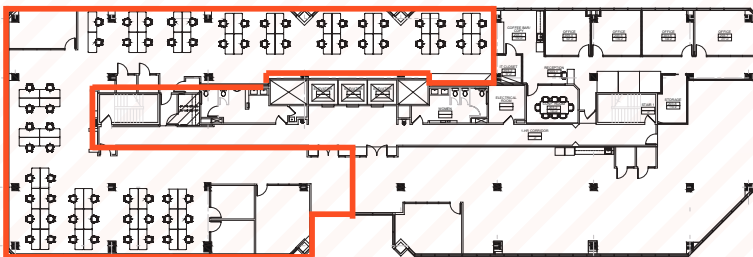
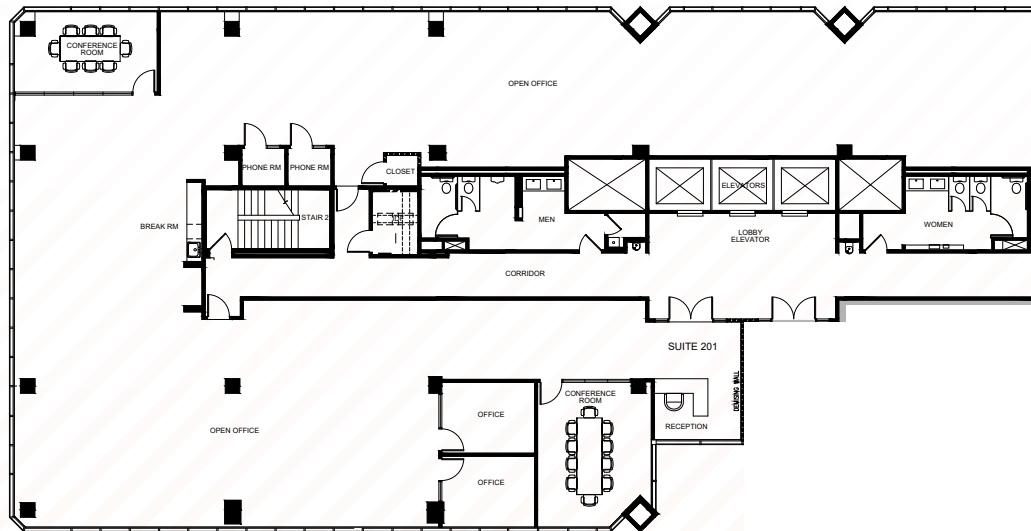


HYPOTHETICAL LAYOUT

SUITE 201 - ±9,017 SF

1300
SEL CAMINO REAL

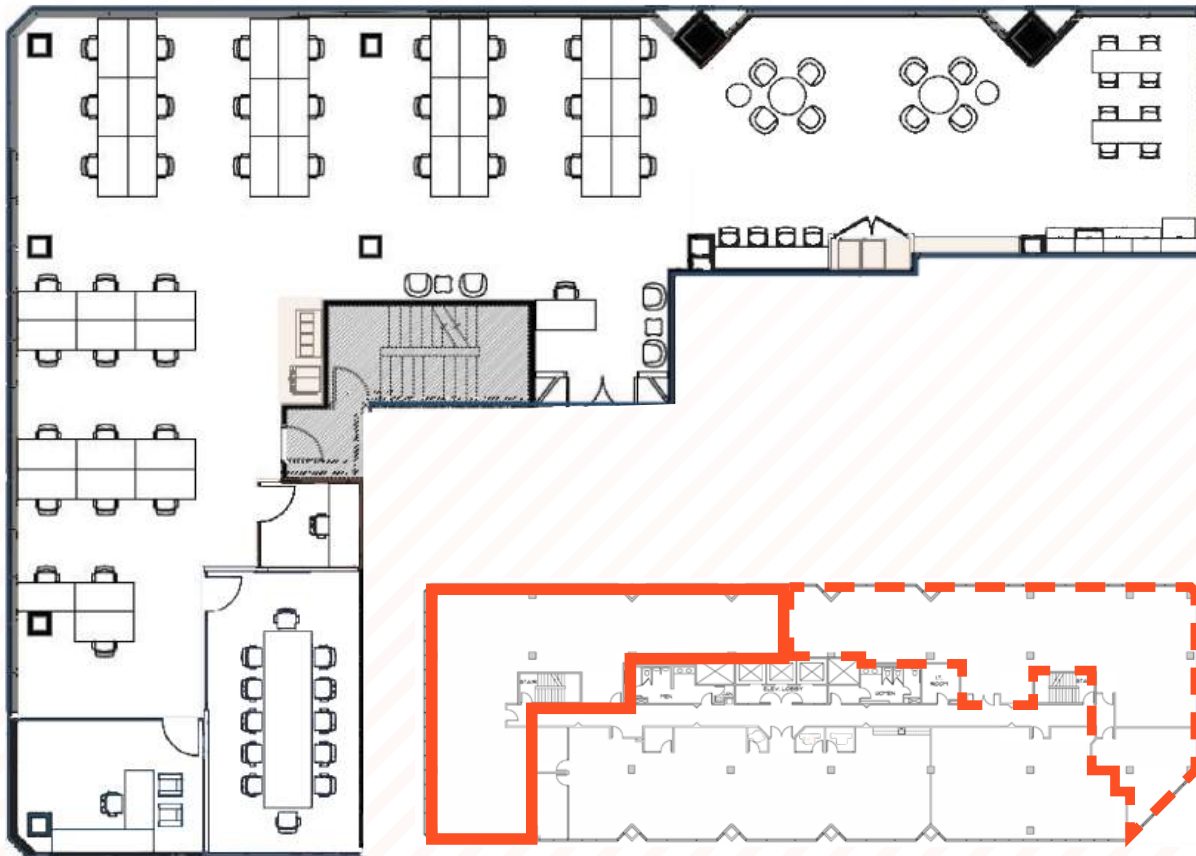
- Partial Floor
- 2 Private Offices
- 2 Conference Rooms
- 2 Phone Rooms
- IT/Storage Room
- Large Open Area
- Break Area
- Reception Area



SUITE 505 - $\pm 5,050$ SF

1300
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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 $\pm 10,185$ SF



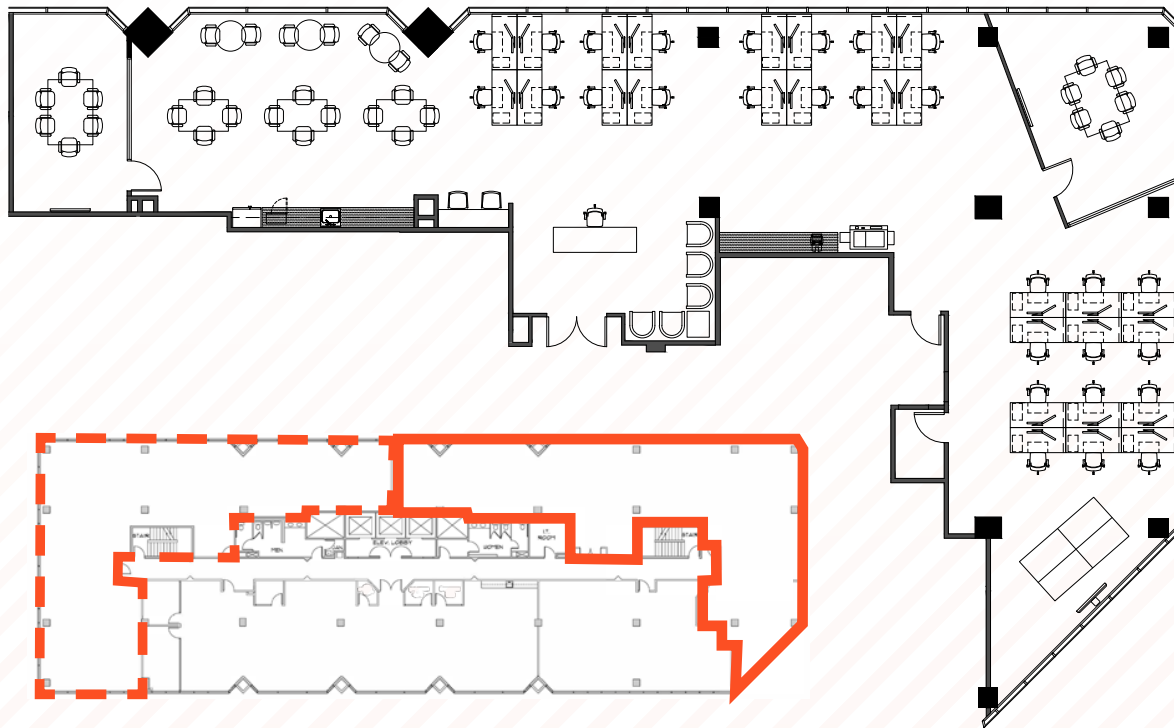
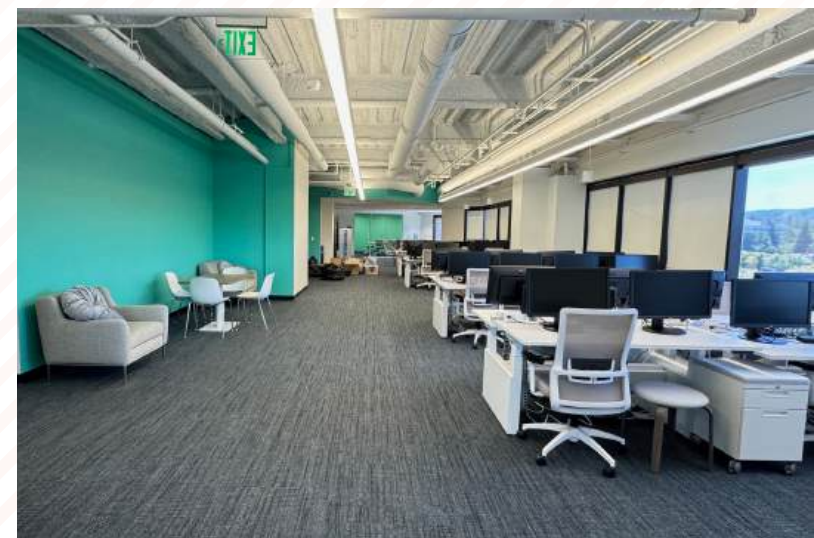
--- Contiguous Suites



SUITE 510 - ±5,135 SF

1300
S EL CAMINO REAL

- 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

1300

S EL CAMINO REAL



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