



# 399 BRADFORD

399 Bradford Street | Redwood City, CA

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1350 Bayshore Highway  
Suite 900  
Burlingame, CA 94010

[cushmanwakefield.com](http://cushmanwakefield.com)





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## PROPERTY HIGHLIGHTS 2,204 SF TO 10,880 SF AVAILABLE

399 Bradford Street is a unique opportunity for a tenant to occupy a full floor in a Class A building in Downtown Redwood City. Just two blocks to downtown amenities and the Caltrain Bullet Stop, 399 Bradford also offers 3/1000 parking.

Currently split into three cohesive suites, the first floor has floor-to-ceiling windows and glass conference rooms with excellent natural light. Each suite offers its own kitchenette and mix of open space and conference rooms.



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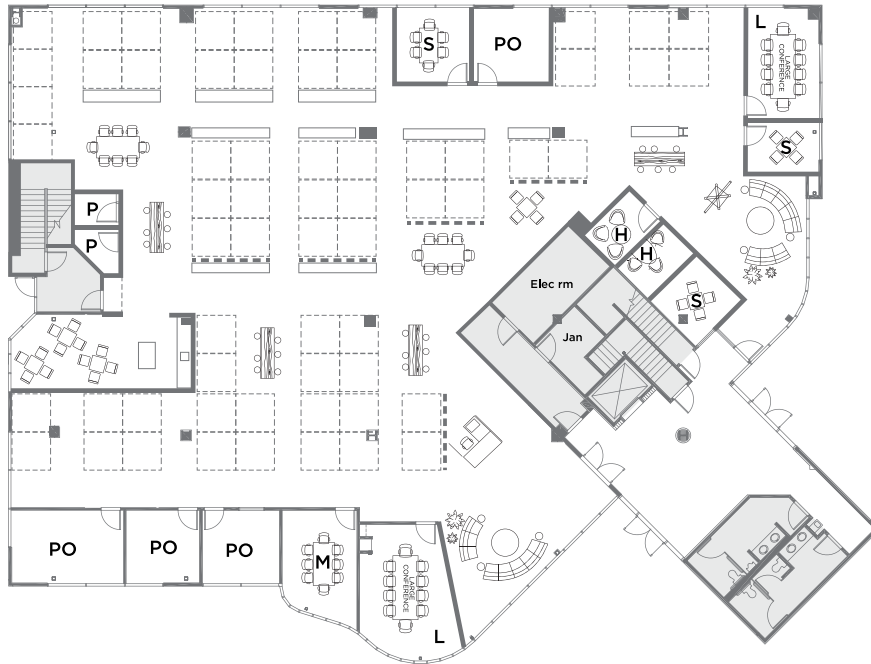
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# FLOOR PLANS

## B1: Full Floor Hypothetical Layout

- 63 Workstations
- 4 Private Offices
- 2 Large Conf Rooms
- 1 Med Conf Rooms
- 3 Sml Meeting Rooms
- 2 Huddle Rooms
- 2 Phone Rooms
- 8 Collaboration Areas



## B2: Full Floor Hypothetical Layout

- 77 Workstations
- 4 Private Offices
- 2 Large Conf Rooms
- 1 Med Conf Room
- 3 Sml Meeting Rooms
- 2 Huddle Rooms
- 2 Phone Rooms
- 10 Collaboration Areas



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# FLOOR PLANS

## Suite 100

± 4,557 SF

Excellent natural light

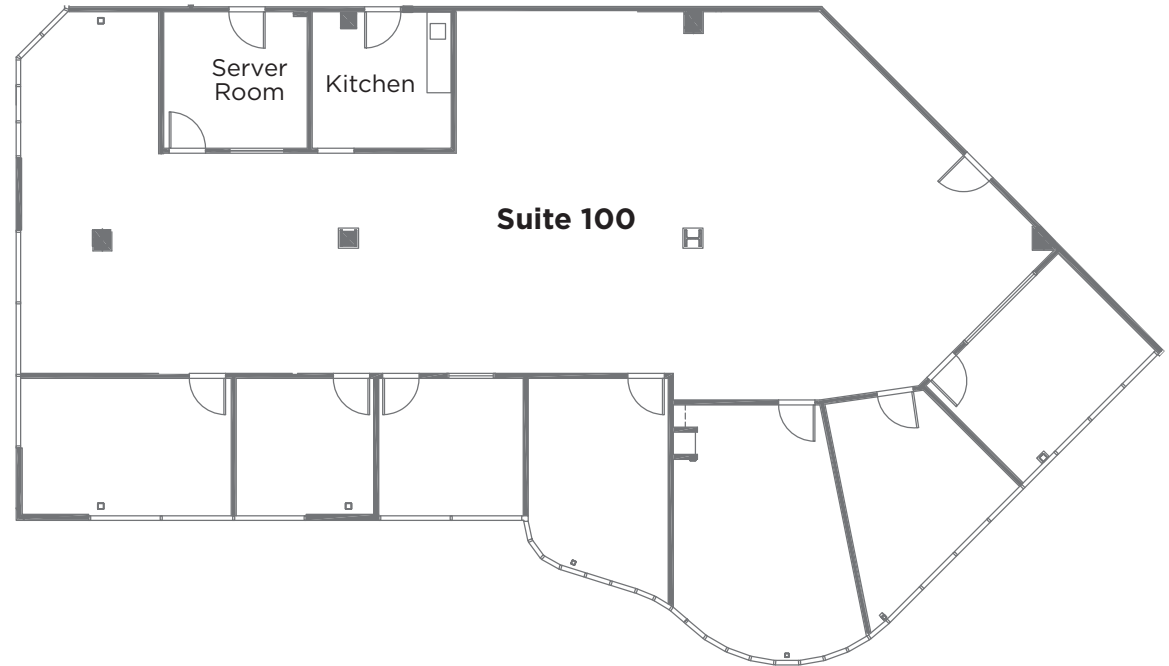
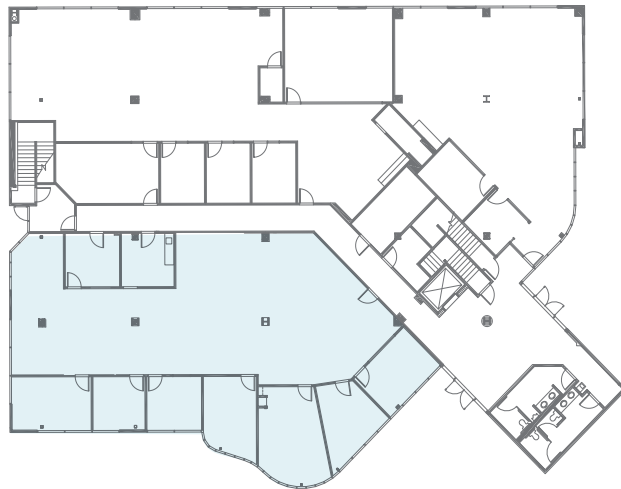
4 private offices

3 conference rooms

Kitchen and server room with dedicated HVAC

Open space

Furniture available



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# FLOOR PLANS

## Suite 101

± 2,204 SF

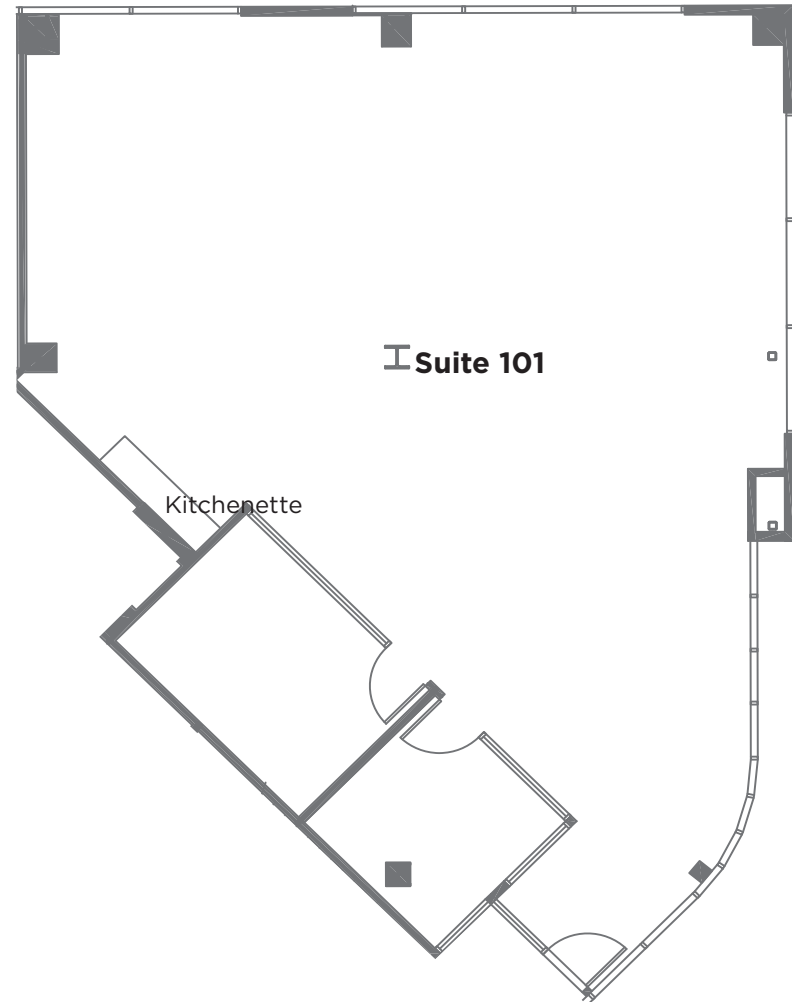
Excellent natural light

2 glass conference rooms/private offices

Kitchenette

Floor to ceiling windows

Creative space with partially exposed ceilings and polished concrete floor



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# FLOOR PLANS

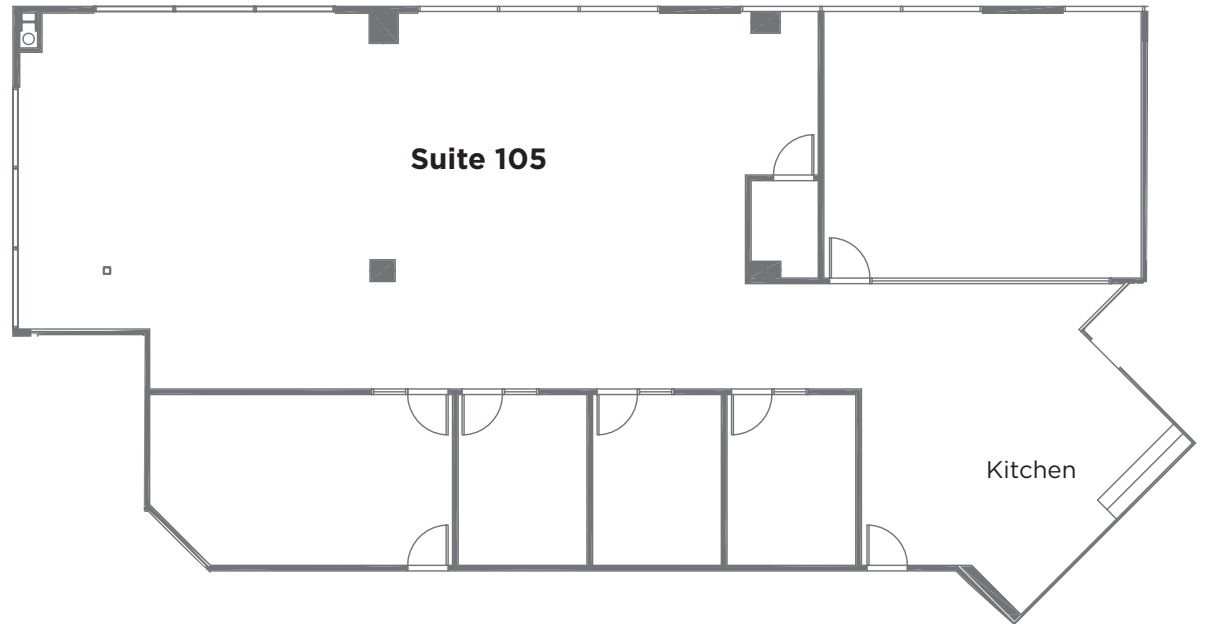
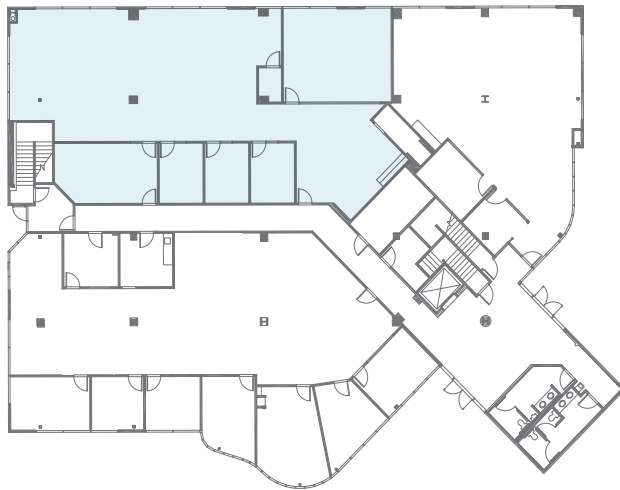
## Suite 105

± 4,119 SF

3 private offices

1 conference room

Open kitchen area with polished concrete floors



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# AMENITIES MAP



★  
399 BRADFORD STREET

4 Minute Walk to Redwood City Caltrain Station

**WALK SCORE**  
97  
**WALKERS PARADISE**

**BIKE SCORE**  
87  
**VERY BIKEABLE**

## LOCATION HIGHLIGHTS

### RESTAURANTS

- |   |                            |
|---|----------------------------|
| 1. Orenchi Ramen                                | 16. Talk of Broadway       |
| 2. The Sandwich Spot                            | 17. May's                  |
| 3. Broadway Masala                              | 18. Pasha Mediterranean    |
| 4. Go Fish Poke Bar                             | 19. Yokohama               |
| 5. Quinto Sol                                   | 20. LV MAR/Nick the Greek  |
| 6. Curry Pizza House/ Old Port Lobster Shack    | 21. Vino Santo Bistro      |
| 7. Sakura Teppanyaki Sushi                      | 22. Vesta                  |
| 8. Five Guy's                                   | 23. Venga Empanadas        |
| 9. Pizza My Heart                               | 24. Alhambra Irish House   |
| 10. Vitality Bowls                              | 25. La Victoria Taqueria   |
| 11. Hella Mediterranean/ West Park Farm and Sea | 26. Angelicas              |
| 12. Portabello Grill                            | 27. The Patty Shack        |
| 13. Timber & Salt                               | 28. Milagros Latin Kitchen |
| 14. Arya Steakhouse                             | 29. Donato Enoteca         |
| 15. Margaritas                                  |                            |

### COFFEE

1. Peet's Coffee
2. Red Giant Coffee
3. Mademoiselle Colette
4. Teaspoon
5. CRU
6. Joe & The Juice
7. Café La Tartine
8. Cyclismo Cafe
9. Starbucks Reserve
10. Bobalicious
11. Froyola Premium Frozen Yogurt
12. Philz Coffee
13. Revere Coffee & Tea
14. The Blacksmith
15. The Nighthawk
16. Coupa Cafe