

The logo for 400 South, featuring a stylized orange 'X' icon to the left of the text '400 SOUTH' in white. The background of the entire advertisement is a photograph of the 400 South building, a tall glass skyscraper in San Mateo, California, during a sunset or sunrise. The building's facade is composed of a grid of dark glass panels. At the base of the building, there are signs for 'PRESIDIO BANK', '400 SOUTH', 'Ameritrade', and 'UBS'. Street signs for 'E 4th Ave' and 'W 4th Ave' are visible. The sky is a mix of orange, pink, and blue. In the bottom right corner, there is a white triangular graphic containing the Romel logo.

**400**  
SOUTH

**DOWNTOWN SAN MATEO**

**±1,958 - ±10,663 SF**  
**AVAILABLE**

**[WWW.400SOUTH.COM](http://WWW.400SOUTH.COM)**



**Gary Boitano**

Managing Director

+1 650 401 2122

[gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com)

**Chris Blom**

Director

+1 650 931 2210

[chris.blom@cushwake.com](mailto:chris.blom@cushwake.com)



# 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
- Shared Conference Room & Kitchen
- Outdoor Amenity Space with WIFI
- On-Site Food & Beverage Available from Canteen
- 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

SUITE #	SF	NOTES	
SUITE 250	±3,546 RSF	Furnished Suite with 4 Private offices, 1 conference room, kitchenette & reception area <i>*Suite 260 and 250 can be combined for 5,504 RSF</i>	
SUITE 260	±1,958 RSF	5 private offices, 1 conference room, break area, reception, storage closet & open office <i>*Suite 260 and 250 can be combined for 5,504 RSF</i>	
SUITE 300	±10,663 RSF	Full floor availability with professional services build out	360°
SUITE 825	±1,974 RSF	Floor in Shell Condition Ready for TIs Tech or Private Office Layout Possible	360°
SUITE 1150	±3,788 RSF	Available 8/1/24 - 1 board room, 2 small conference room, 2 private offices, kitchenette, furnished suite <i>*Suite 1150 and 1175 can be combined for 5,556 RSF</i>	360°
SUITE 1250	±3,033 RSF	Furnished Suite with 3 offices, board room, kitchen, server room	360°



# FLOOR PLANS

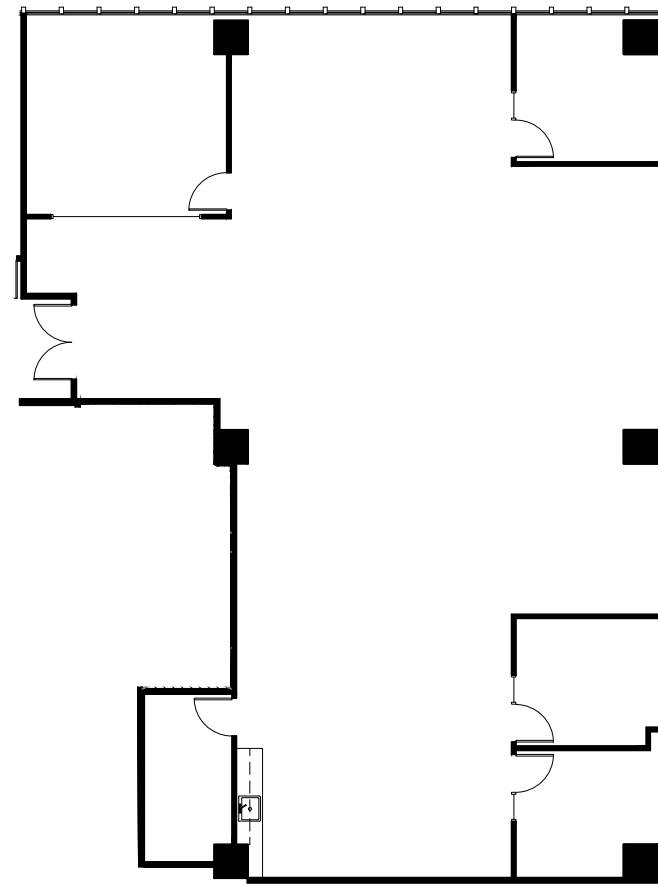
## SUITE 250 | ±3,546 RSF

### Furnished Suite!

- 4 Private offices
- 1 Conference room
- Kitchenette
- Reception Area

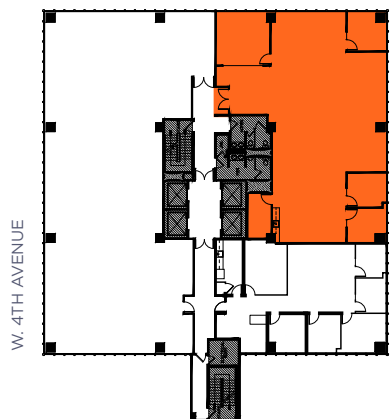
*\*Suite 260 and 250 can be combined for 5,504 RSF*

S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE

### KEY S. EL CAMINO REAL / BAY VIEWS



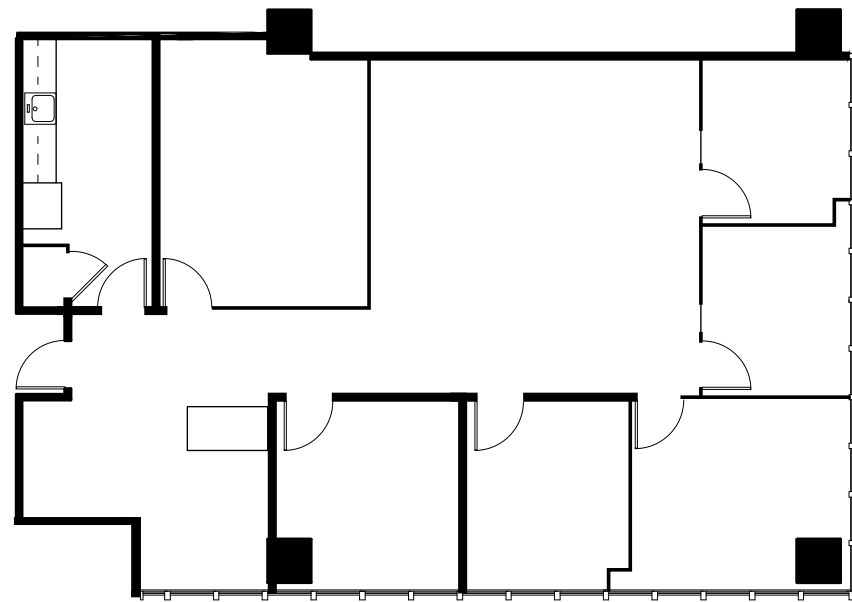
# FLOOR PLANS

## SUITE 260 | ±1,958 RSF

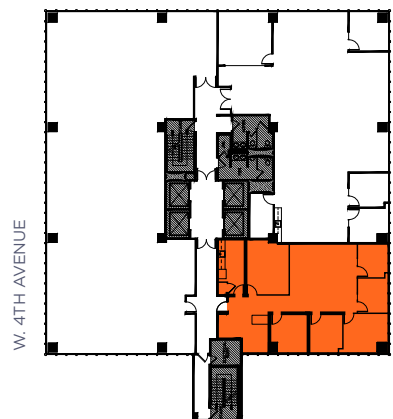
- 5 private offices
- 1 conference room
- Break area
- Reception
- Storage closet
- Open office
- Partially furnished suite

*\*Suite 260 and 250 can be combined for 5,504 RSF*

S. EL CAMINO REAL / BAY VIEWS



### KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE

# FLOOR PLANS

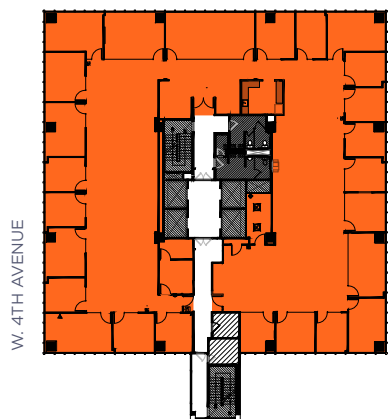
SUITE 300 | ±10,663 RSF

Full floor availability with  
professional services build out

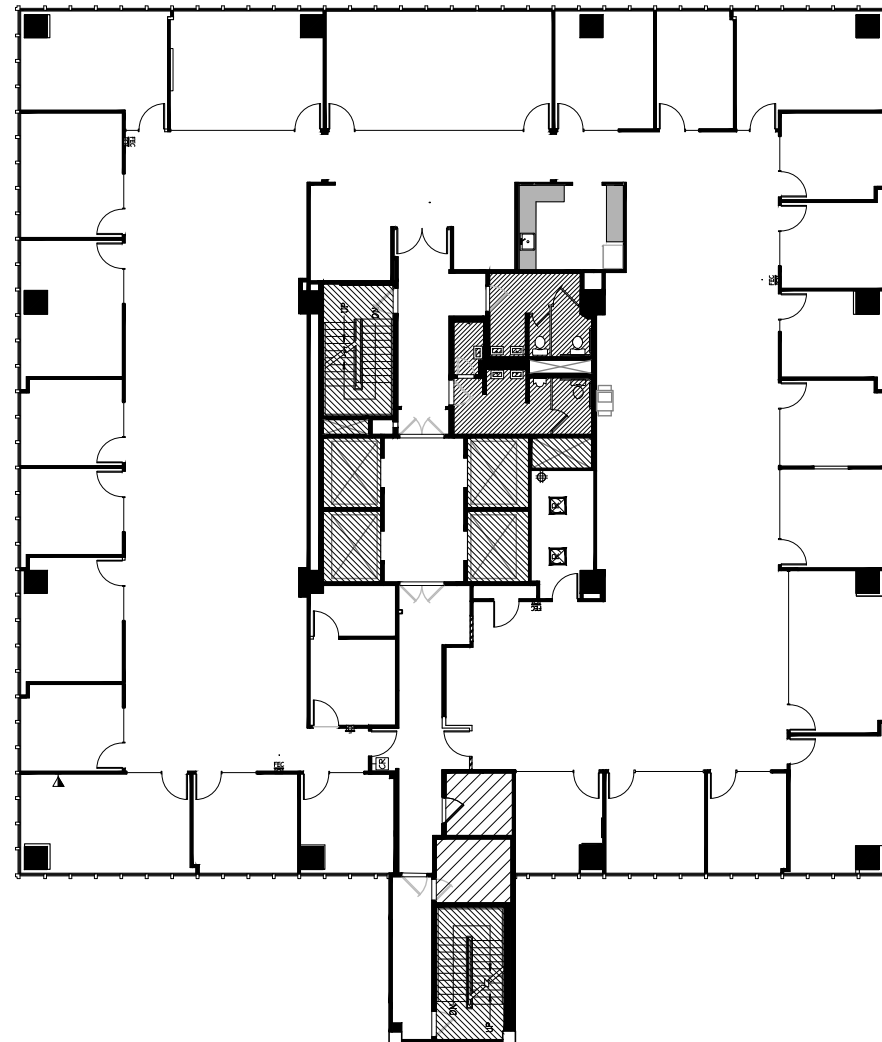
360°

S. EL CAMINO REAL / BAY VIEWS

**KEY** S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



# FLOOR PLANS

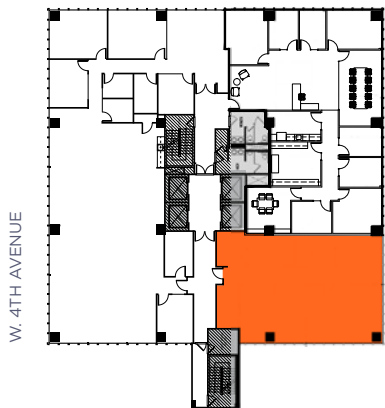
## SUITE 825 | ±1,974 RSF

- Floor in Shell Condition Ready for TIs
- Tech or Private Office Layout Possible

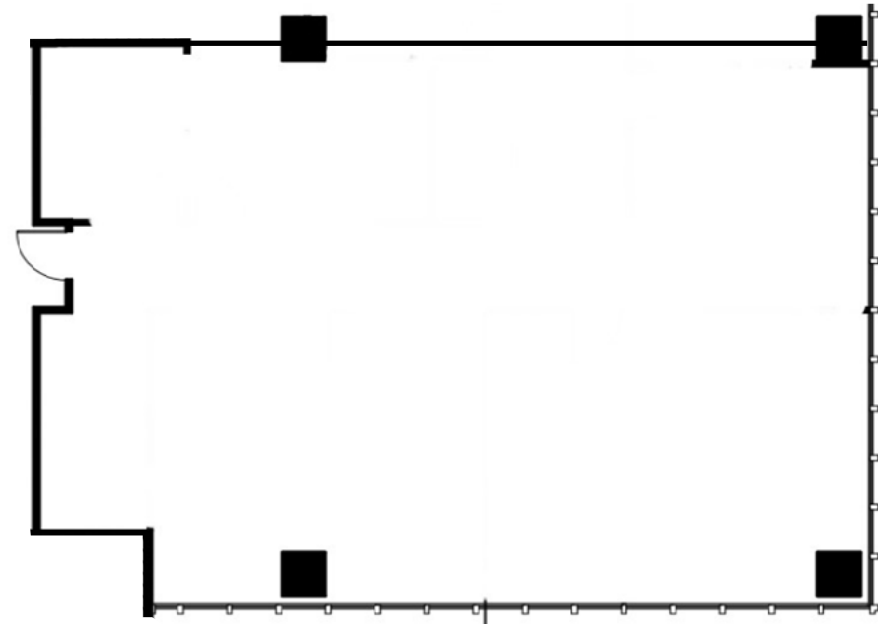
**360°**

S. EL CAMINO REAL / BAY VIEWS

### KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



# FLOOR PLANS

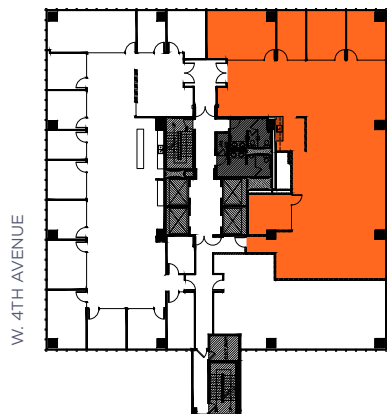
## SUITE 1150 | ±3,788 RSF

### Furnished Suite!

- Available Now
- 1 Board room
- 2 small conference rooms
- 2 private offices
- Kitchenette

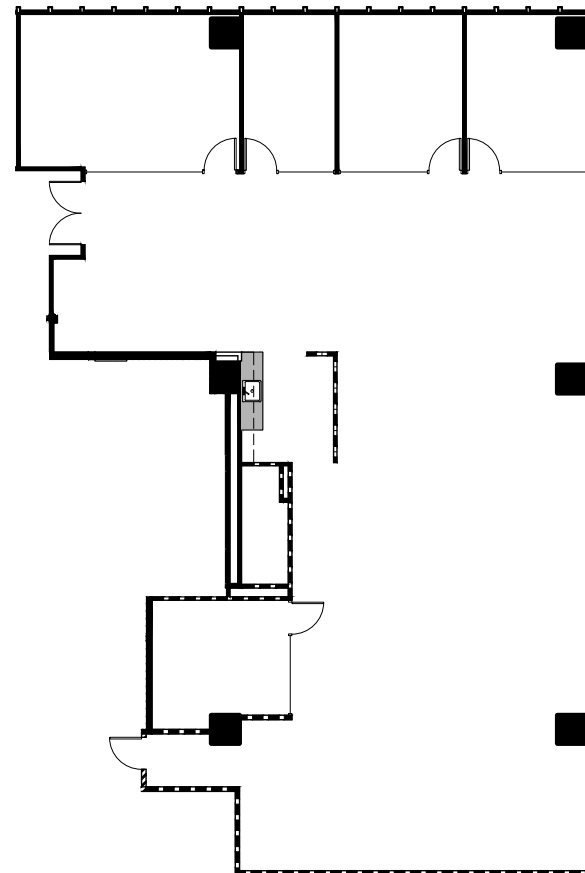
360°

#### KEY S. EL CAMINO REAL / BAY VIEWS



S. EL CAMINO REAL / BAY VIEWS

W. 4TH AVENUE





# FLOOR PLANS

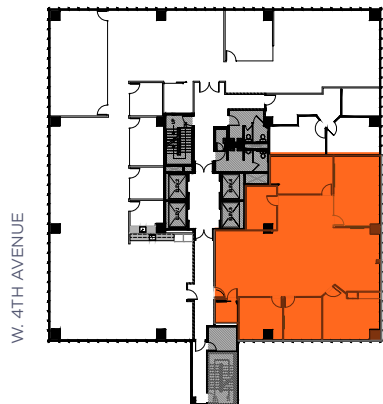
SUITE 1250 | ±3,033 RSF

## Furnished Suite!

- 3 Offices
- Board room
- Kitchen
- Server closet

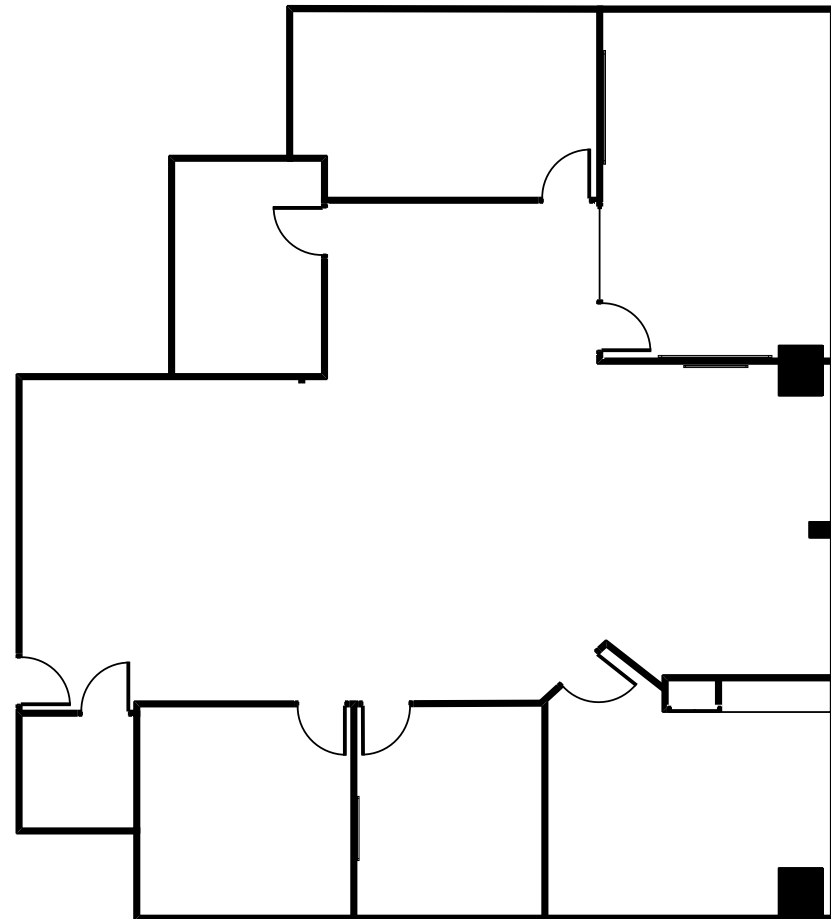
360°

### KEY S. EL CAMINO REAL / BAY VIEWS



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 Universtiy
- 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/Claremont Lot     |
| P Central Garage      | P 4th/Claremont Lot     |
| P 5th/B Lot           |                         |

# LEASING CONTACTS

## Gary Boitano

Managing Director

+1 650 401 2122

[gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com)

LIC #01902693

## Chris Blom

Director

+1 650 931 2210

[chris.blom@cushwake.com](mailto:chris.blom@cushwake.com)

LIC #02031205

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-09.5.2024

