

The logo for 400 South, featuring an orange stylized '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'. A street sign at the corner indicates 'E 4th Ave' and 'W 4th Ave'. Traffic lights and a few cars are visible at the street level. The sky is a mix of orange, pink, and blue.

400
SOUTH

DOWNTOWN SAN MATEO

**±1,974 - ±10,663 SF
AVAILABLE**

WWW.400SOUTH.COM



Gary Boitano
Managing Director
+1 650 401 2122
gary.boitano@cushwake.com

Chris Blom
Director
+1 650 931 2210
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
- 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 300	±10,663 RSF	Full floor availability with professional services build out	
SUITE 825	±1,974 RSF	Floor in shell condition ready for TIs. Tech or private office layout possible	
SUITE 1200	±6,685 RSF	1 board room, 5 conference rooms, 5 private offices & 2 kitchenettes Available 7/1/25	



FLOOR PLANS

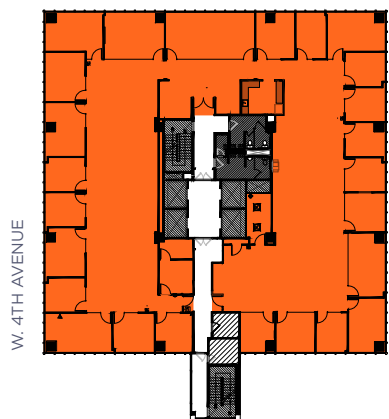
SUITE 300 | ±10,663 RSF

Full floor availability with
professional services build out

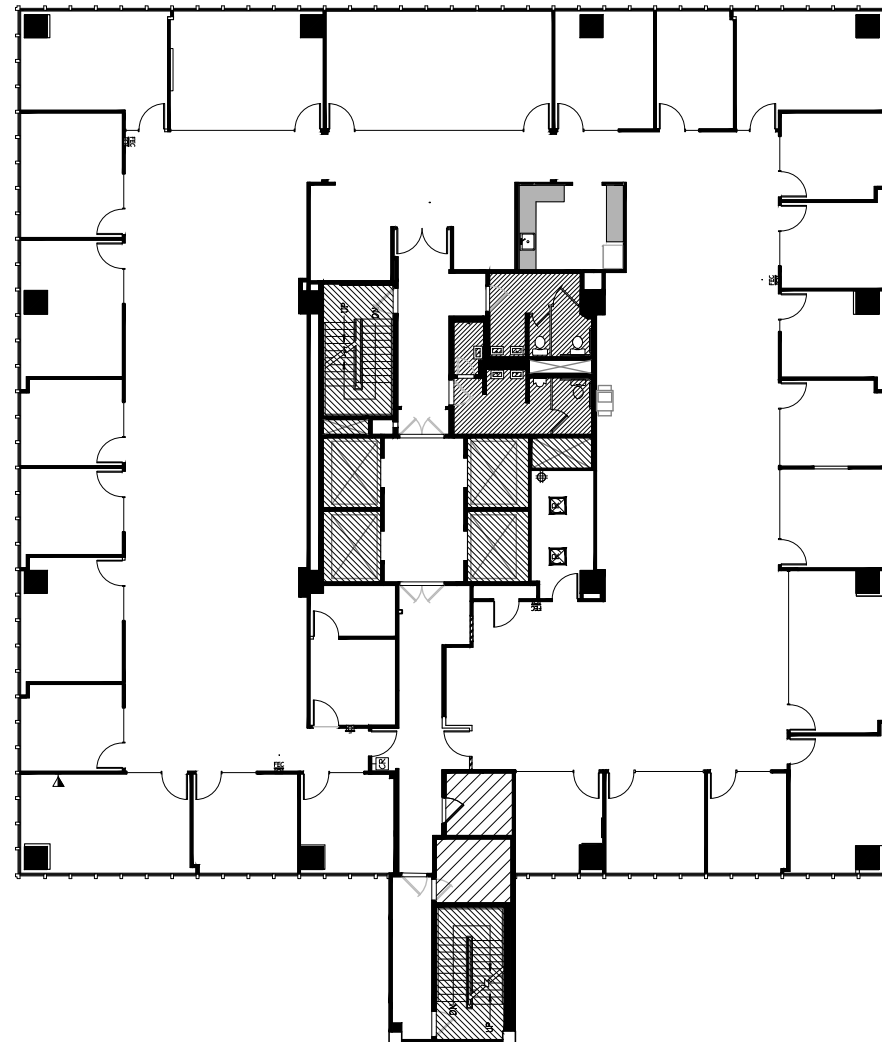
360°

S. EL CAMINO REAL / BAY VIEWS

KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



FLOOR PLANS

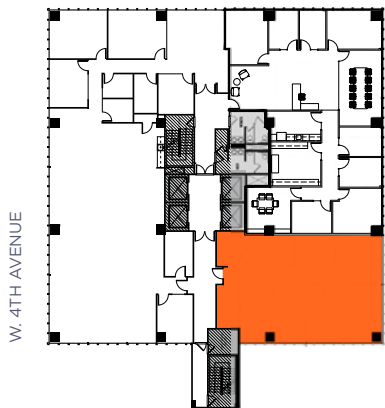
SUITE 825 | ±1,974 RSF

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

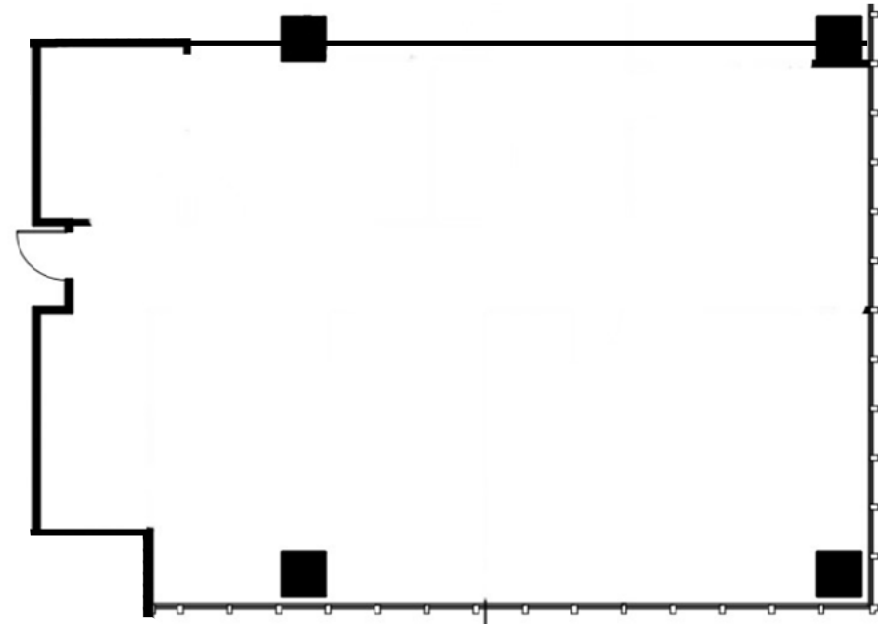
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W. 4TH AVENUE



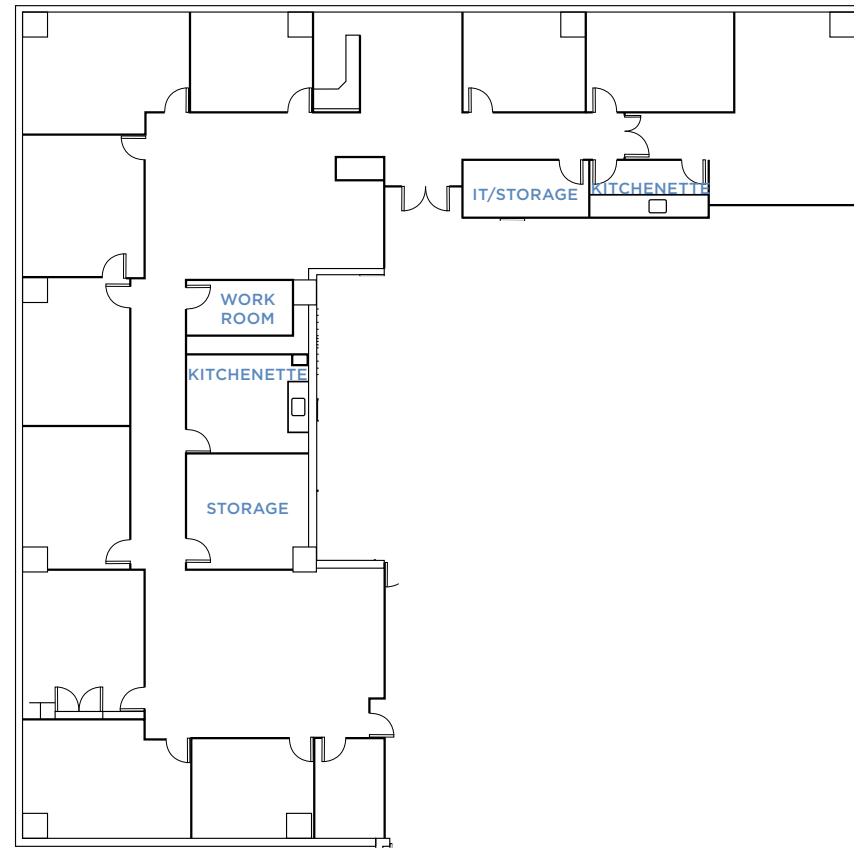
FLOOR PLANS

SUITE 1200 | ±6,685 RSF

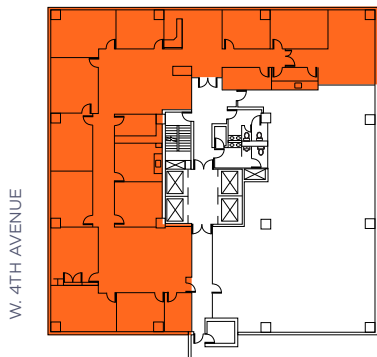
Available 7/1/25

- 1 Boardroom
- 5 Conference Rooms
- 5 Private Offices
- 2 Kitchenettes
- Phone Room
- Work Room
- Storage Room
- IT Closet

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 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

LIC #01902693

Chris Blom

Director

+1 650 931 2210

chris.blom@cushwake.com

LIC #02031205

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