



# BAY MEADOWS

2950 S DELAWARE STREET - SUITE 200



NOW AVAILABLE  
FOR SUBLEASE

**SUITE 200**

**±31,145 SF**

CAN BE DEMISED TO  
±15,000 SF \*

\* Approximate Square  
Footage To Be Confirmed

**\$1/SF Base Rent For First 12 Months**  
On Deal Signed By December 31, 2024



# PROPERTY FEATURES

BAY MEADOWS

STATION 3 - SUITE 200

- Available Now
- Plug & Play Sublease
- High End Furniture & AV Equipment
- Sublease Premises:  
Suite 200 Consisting of  $\pm 31,145$  SF  
(Divisible to Approximately  $\pm 15,000$  SF)
- Lease Expiration Date:  
10/31/2028
- Large Flexible Floor Plate
- Floor-to-Ceiling Glass With Abundant Natural Light
- Campus-Like Setting in Walkable, Mixed-Use Community
- Adjacent to the Hillsdale Caltrain Station
- Secured, Covered On-Site Parking With EV Charging Stations
- Bicycle Storage and Shower/Locker Room Facilities



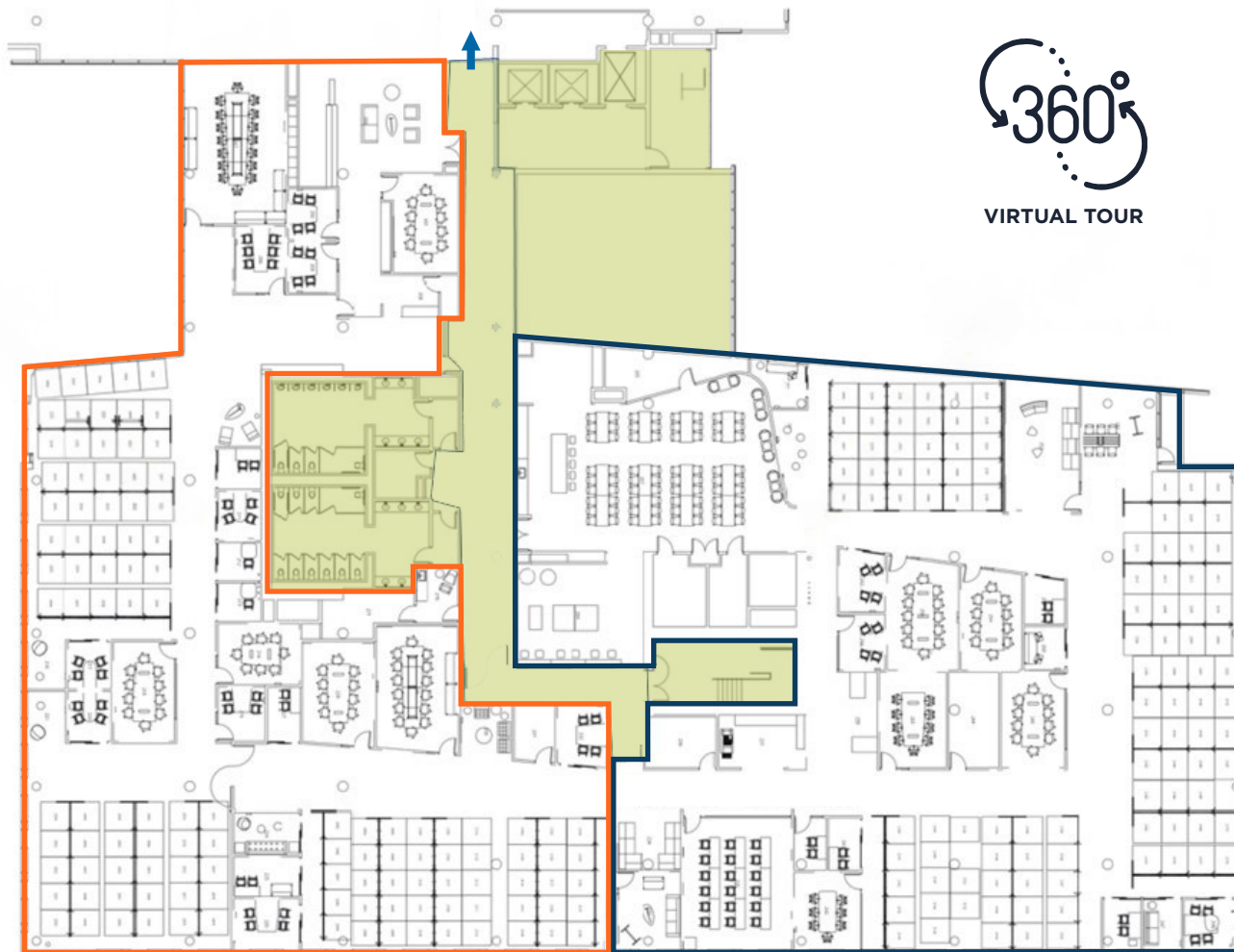
# BAY MEADOWS

STATION 3 - SUITE 200

## FLOOR PLAN

### SUITE 200 - ±31,145 SF

(DIVISIBLE TO ±15,000 SF)



- Workstations: 221
- Large Conference Room (13+): 2
- Medium Conference Room (10-12): 2
- Small Conference Room (6-9): 6
- Huddle Room (3-5): 13
- Phone Room: 15
- IDF: 1
- Game Room: 2
- Open Collab Spaces: 7
- Reception: 1
- Copy/Mail: 2
- Kitchen/Break Area: 1
- Storage Room: 3

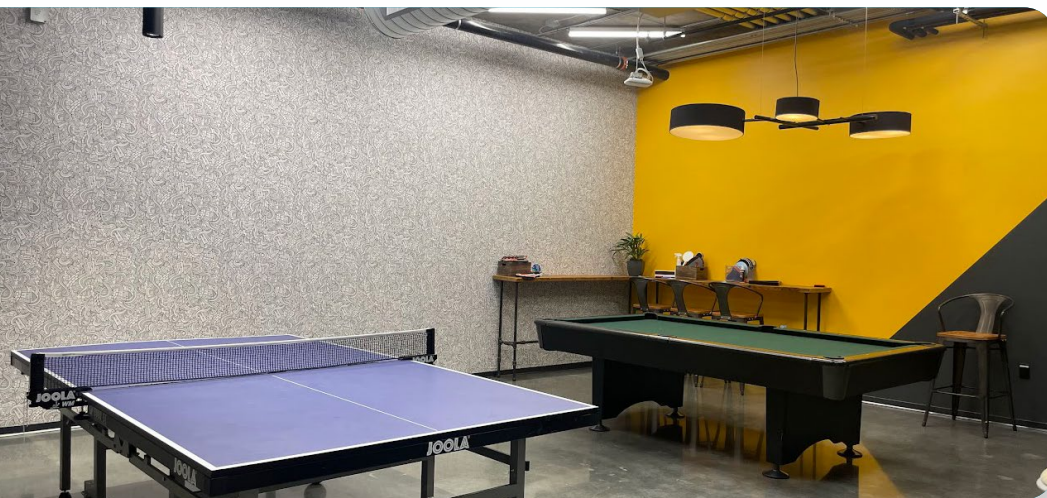
- BUILDING COMMON AREA
- POTENTIAL DEMISING
-

# BAY MEADOWS

STATION 3 - SUITE 200

## INTERIOR IMAGES

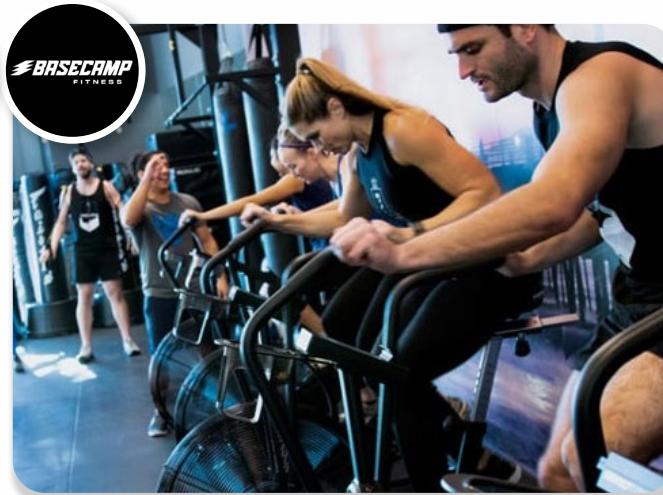
CUSHMAN &  
WAKEFIELD



# BAY MEADOWS

STATION 3 - SUITE 200

## BAY MEADOWS RETAILERS



# BAY MEADOWS

STATION 3 - SUITE 200

## BAY MEADOWS AMENITIES



*The*  
**APARTMENT**  
COLLECTION  
~  
BAY MEADOWS



HAWTHORNE  
~  
BAY MEADOWS



OUTDOOR  
COLLABORATION SPACES



POCKET PARKS



TOWN SQUARE EVENTS



COMMUNITY GARDEN



BOCCE BALL, PING PONG,  
HOOPS AND TRAILS

# BAY MEADOWS

STATION 3 - SUITE 200

## NEARBY AMENITIES



### RESTAURANTS

- 1 Apple Fritter
- 2 Beach Hut Deli
- 3 Jayli's Cocina
- 4 MidiCi Neopilitan Pizza
- 5 Palette Tea Garden Dim Sum
- 6 Paul Martin's American Grill
- 7 The Cheesecake Factory
- 8 The Refuge
- 9 Winner Winner Chicken
- 10 Roam Artisan Burgers
- 11 Blue Bottle Coffee
- 12 Fieldworks Brewing
- 13 La Ronda Restaurant
- 14 Tacos Peralta
- 15 Denny's
- 16 Lobster Chef
- 17 Mendocino Farms
- 18 Shiki Japanese Restaurant
- 19 Shake Shack
- 20 Panda Express
- 21 Jersey Mike's
- 22 Pinstripes

### SHOPPING

- 28 Whole Foods
- 29 BevMo!
- 30 Marina Good Market
- 31 Michael's
- 32 Innovation Luggage
- 33 Lucky Brand
- 34 Lush
- 35 Nordstrom
- 36 Macy's
- 37 Sephora
- 38 H&M
- 39 West Elm
- 40 Cinepolis Luxury Cinemas
- 41 First Bank
- 42 Bank of America
- 43 Big 5 Sporting Goods
- 44 Macy's Furniture
- 45 Guitar Center
- 46 DSW
- 47 Trader Joe's

### HOTELS

- 48 Hillsdale Inn
- 49 Hampton Inn & Suites

### FITNESS

- 23 Crunch Fitness
- 24 CYCLEBAR
- 25 Fitness 19
- 26 Orangetheory Fitness
- 27 Peninsula Family YMCA



# BAY MEADOWS

STATION 3 - SUITE 200

## TRANSIT MAP



1 MINUTE TO CALTRAIN, US 101, HWY 82 AND 92, WITH I-280 LESS THAN 10 MINUTES AWAY

RAIL SERVICES		
SAN FRANCISCO	22 MILES	26 MINS.
SAN FRANCISCO INTERNATIONAL AIRPORT	10 MILES	13 MINS.
PALO ALTO	13 MILES	18 MINS.
OAKLAND	30 MILES	32 MINS.
SAN JOSE	28 MILES	30 MINS.





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**For more information,  
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