

B STREET SOUTH

222 E 4TH AVE • SAN MATEO, CA

±140,000 SF Class A+ Office Building
in the Heart of Downtown San Mateo



B Street South will utilize CLT (mass timber) construction and represents one of the most sustainable HQ opportunities on the Peninsula.

TARGETING Q3 2028 OCCUPANCY

bstreetsouthsm.com



**ICONIC HEADQUARTERS
OPPORTUNITY**



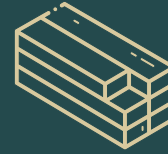
ICONIC HQ

Opportunity in the heart of downtown San Mateo



1 CITY BLOCK

An entire city block surrounded by downtown amenities



MASS TIMBER

CLT construction; sustainable HQ opportunity



TERRACES

Expansive terraces and roof deck with views of the Bay and Hills



38-50,000 SQFT

Rare, large downtown floorplates



14 FT

Slab-to-slab height on all floors



PARKING

Dedicated ground floor and underground parking available.



BIKE STORAGE

Secure bike storage and showers



RETAIL & CAFE

Ground-level Class A retail and cafe



LANDMARK

Landmark location with spacious public plaza onsite



16.3 ACRES

of green and gathering space at Central Park just steps away



3 BLOCKS

To the Caltrain bullet stop

PROJECT TIMELINE

Q4 2022

ENTITLEMENTS

Q3 2026

CONSTRUCTION
START

Q1 2028

SHELL
COMPLETE

Q3 2028

EXPECTED
OCCUPANCY



**B STREET
SOUTH**



PHENOMENAL OUTDOOR SPACES

Designed for seamless connectivity
with indoor workspaces





**SUSTAINABLE CLT MASS
TIMBER CONSTRUCTION**

Authentic and Diverse. Downtown San Mateo provides an abundance of retail offerings in a walkable urban setting.



Over 170 Restaurants and Retailers



SITE PLAN



**B STREET
SOUTH**



SECOND FLOOR

±50,710 SF

Large Open Floor Plate

±14 ft slab-to-slab height



B STREET
SOUTH



THIRD FLOOR

±50,377 SF

Large Open Floor Plate
with Two Terraces
Including a ±4,200 SF &
±2,000 SF Wraparound
Terrace Overlooking
4th Ave and B Street

±14 ft slab-to-slab height



B STREET
SOUTH



THIRD FLOOR

±50,377 SF

HYPOTHETICAL TECH
SPACE PLAN



- 184 workstations
- 24 phone/huddle rooms
- 13 medium conference rooms
- 4 large conference rooms
- Boardroom
- Large kitchen area
- Multiple collaboration and touchdown spaces
- Private terraces



B STREET
SOUTH

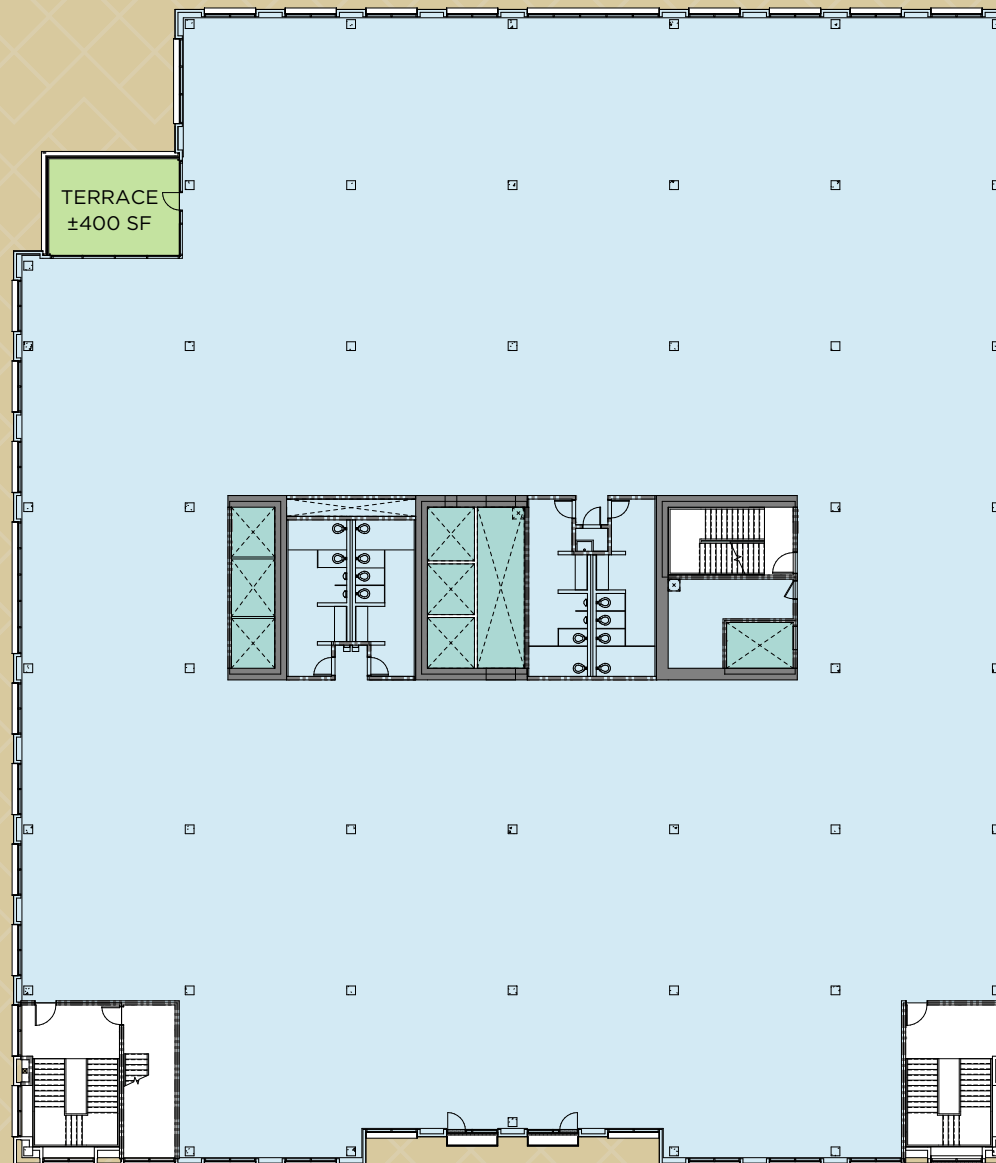


FOURTH FLOOR

±38,612 SF

Large Open Floor Plate
with Outdoor Terrace
Overlooking the
Public Plaza

±14 ft slab-to-slab height



B STREET
SOUTH



FOURTH FLOOR

±38,612 SF

HYPOTHETICAL LAW FIRM SPACE PLAN



- 29 executive window line offices
- 14 internal private offices
- 12 paralegal offices
- 9 support staff offices (admin, marketing, IT, etc.)
- 17 staff workstations (accounting, secretary, etc.)
- 3 large conference rooms
- Large multipurpose training/board room
- Library
- Large work cafe
- Outdoor terrace



FIFTH FLOOR

EXCLUSIVE ROOF DECK

VIEWS OF THE BAY

VIEWS OF THE WESTERN HILLS

VIEWS OF THE CENTRAL PARK

EXCLUSIVE OFFICE ROOF DECK

ELEVATOR LOBBY



B STREET
SOUTH

START AND GROW IN DOWNTOWN SAN MATEO

B Street South is part of B_Street Blocks, a refined collection of office/retail and apartment buildings being developed in the heart of downtown San Mateo—all within a half-mile radius. Together, they form a connected campus designed to enliven the city's urban core and enable easy access to the very best of the peninsula.

**B STREET
SOUTH**

±140,000 SF

BESPOKE

±150,000 SF

BRICKLINE

±66,000 SF

1ST & B

±40,000 SF

B STREET

Caltrain

**B-STREET
BLOCKS**

DOWNTOWN PARKING OPTIONS



PARKING

- Dedicated parking stalls on site.
- Parking permits available for $\pm 1,000$ downtown stalls

 PARKING GARAGES



FOOD & BEVERAGE

3 Bees Coffee
3 Pigs
Al Carbon
Amour Amour Cafe
Antoine's Cookie Shop
B Street & Vine
Bambu Desserts Drinks
Bay Watch Restaurant
Beard Papa
Between the Bun
Blue Bottle Coffee
Bobabia
Boiling Point
Central Park Bistro
Cha Express
Champagne Seafood
Chef Sha
China Bee
Clay Oven
Cold Stone
Curry Up Now
Deja Vu Organic Juice
Bar
Dessert Republic
Estate Coffee
Fusion Peruvian Grill
Green Leaf Bistro
Gyu-Kaku Japanese
BBQ
Himawari
Hotaru
Icicles
Izakaya Ginji
Izakaya Mai
Jamba
Joy Sushi
Kaffeehaus

Kaz Teriyaki Grill
Kokko
Kostantis Greek Kitchen
La Piñata
Little China Kitchen
Liuyishou Hot Pot
Mordisko Banh Mi
Ni-Mo Japanese
Old Town Sushi
Pacific Catch
Panaderia
Guatemalteca
Pausa
Peets Coffee
Peoples Barber
Philz Coffee
Pokeatery
Porterhouse
Ramen Dojo
Ravioli House
Restaurante Aminta
Rise
Saigon City
Saji Mediterranean
San Mateo Prime
Sharetea
Snacks
Starbucks
Sushi Sam's
Sweet Green
Teaspoon
Tokie's
Uji Time
Urban Ritual
Wursthall
Yi Fang
Yu-Raku



FITNESS

B STREET SOUTH

24 Hour Fitness
Aikido by the Bay
Core Power Yoga
Core Taekwondo
Crossfit
Equinox
Heartcore
Nandi Yoga
Orange theory Fitness
Rock Salt Pilates
Scoop Pilates
Central Park

EQUINOX FITNESS CLUB



**B STREET
SOUTH**



D O W N T O W N
SAN MATEO



A TRULY VIBRANT DOWNTOWN EXPERIENCE





**TARGETING Q3 2028
OCCUPANCY**

bstreetsouthsm.com

B STREET SOUTH

BEN STERN

650-688-8509

ben.stern@nmrk.com

CA RE License #01365215

JOHN KRAFT

650-358-5277

john.kraft@nmrk.com

CA RE License #01787698

258 High Street, Palo Alto, CA 94301

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NEWMARK

LANE PARTNERS