

M3 1201 ΣW MAIN



OFFICE

1201

MECAH
VENTURES

CBRE

1201 MAIN STREET

An extremely rare opportunity, 1201 Main offers the chance for newly constructed office space in downtown Redwood City. This mixed-use development will consist of 83,017 RSF of Class A+ office space, accompanied by 28 multifamily units.

The site's positioning within the downtown is especially optimal, as the heart of downtown continues to shift west and south. Easy access to downtown amenities, Caltrain, major arteries for access and a wide array of housing options make 1201 Main a desirable place for employees to 'return to the office' and the latest and greatest opportunity for companies to proudly plant their flag.



BUILDING FEATURES



New standalone mixed-use development



Separate access to office and residential



Unique branding/identity opportunity for office tenants



Bike storage on-site



83,017 RSF Class A+ office



2 levels of dedicated parking



Ideally situated on Main Street in the heart of Downtown



28 apartment units



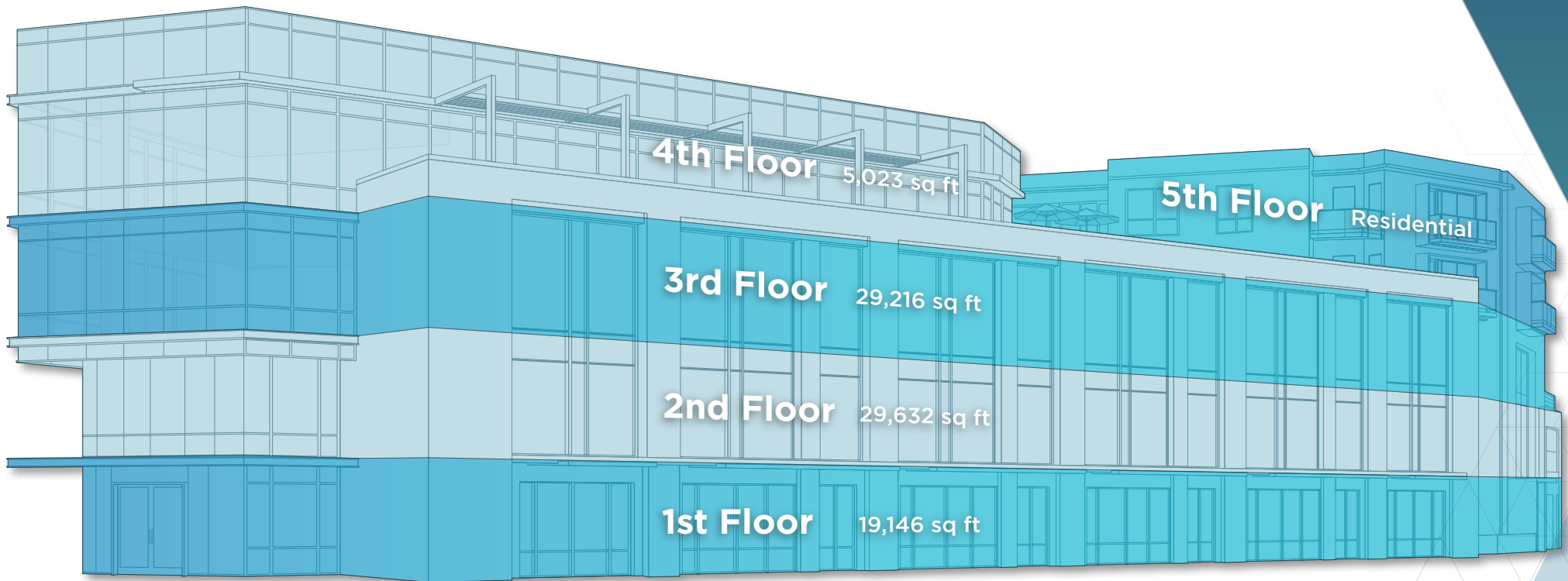
89 parking stalls, including EV spaces



Divisible by floor

OFFICE AVAILABLE

83,017 RSF



HYPOTHETICAL FLOOR PLAN

Tech Buildout



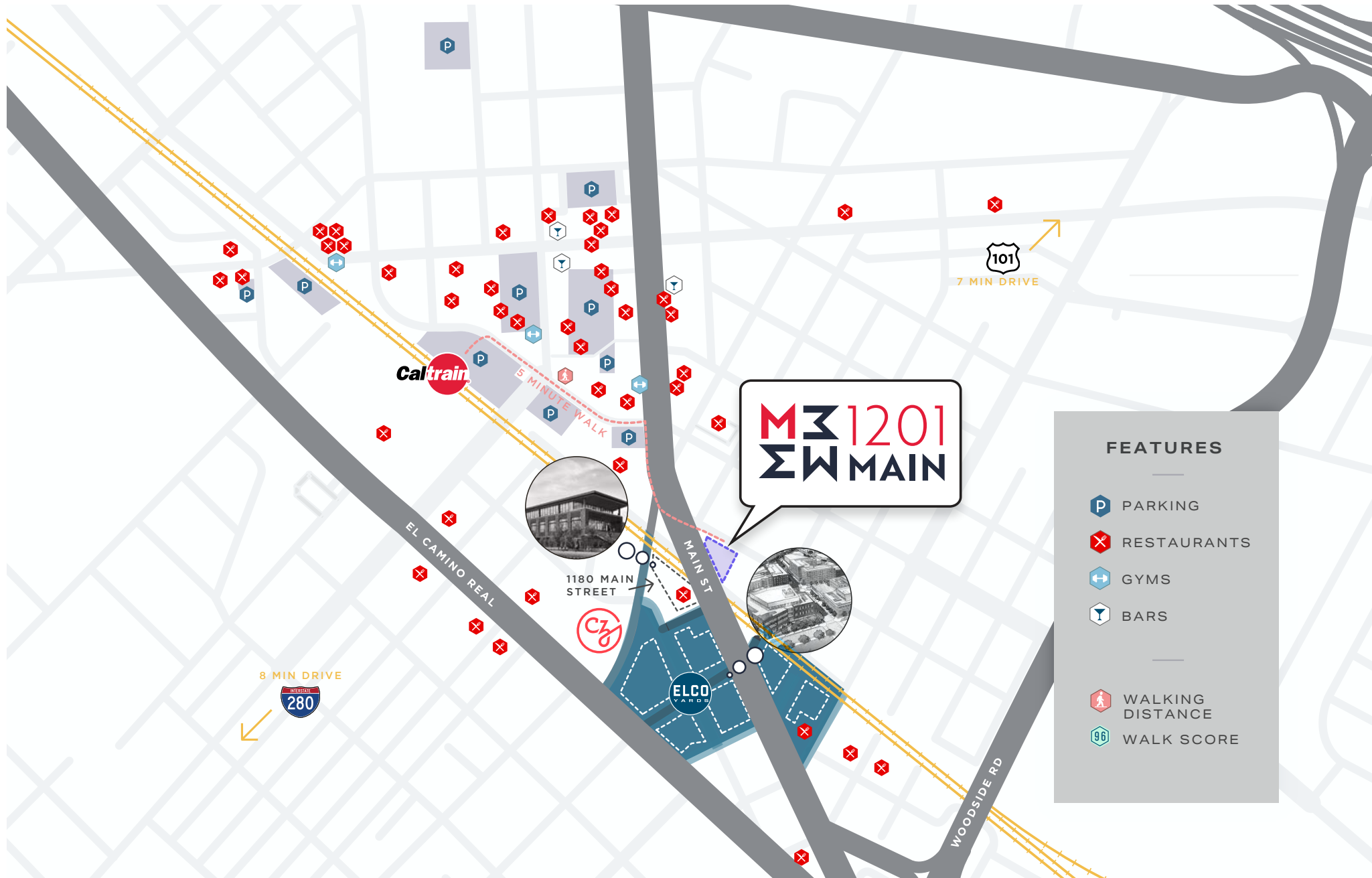
HYPOTHETICAL FLOOR PLAN

Professional Services Buildout



NEIGHBORHOOD AMENITIES

Proximity, activity, walkability



Take a Stroll... "Climate Best By Government Test"

TRANSIT MAP



- SAN FRANCISCO STATION
- SOUTH SAN FRANCISCO STATION
- MILLBRAE STATION
- HILLSDALE STATION
- BELMONT
- SAN CARLOS STATION
- REDWOOD CITY STATION
- PALO ALTO STATION
- SAN JOSE STATION

HIGHWAY ACCESS

101	1 MINUTES 0.25 MILES
92	7 MINUTES 4 MILES
84	12 MINUTES 8.3 MILES
280	15 MINUTES 7.4 MILES

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