

parallel

— on claremont

435 EAST THIRD, SAN MATEO

38,812 SQ FT OF NEW CLASS A+ OFFICE



MECAH
VENTURES

CBRE

PROPERTY HIGHLIGHTS



JUST STEPS FROM
CALTRAIN



PROMINENT
IDENTITY



LESS THEN A
1/2 BLOCK TO
3 CITY PARKING
STRUCTURES



EASY ACCESS
TO HYW 101



DOWNTOWN
SAN MATEO

THE DEVELOPING NEIGHBORHOOD

BLOCK20

±160,000 SQ FT

parallel

ON FOURTH

±71,416 | FULLY LEASED

parallel

ON THIRD

±116,132 | FULLY LEASED

BLOCK21

±198,572 RENTABLE SQ FT

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S CLAREMONT ST

THIRD AVE

FLOOR PLAN
FIRST LEVEL
7,853 SF



FLOOR PLAN
SECOND LEVEL
10,416 SF



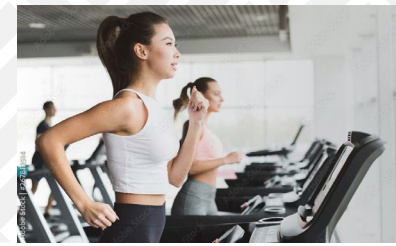
FLOOR PLAN
THIRD LEVEL
10,457 SF



FLOOR PLAN
FOURTH LEVEL
10,086 SF



AMENITIES MAP



RESTAURANTS

- 1 AMICI'S EAST COAST PIZZERIA
- 2 ANTOINE'S COOKIE SHOP
- 3 AVENIDA RESTAURANT
- 4 BASKIN ROBBINS
- 5 BAY WATCH
- 6 CENTRAL PARK BISTRO
- 7 CURRY UP NOW
- 8 DASH JAPANESE TAPAS AND SUSHI
- 9 FOREIGNER
- 10 HIRO-NORI CRAFT RAMEN
- 11 HUMMUS MEDITERRANEAN KITCHEN
- 12 JAMBA JUICE
- 13 JEFFREY'S HAMBURGERS
- 14 MEET FRESH
- 15 MOUNTAIN MIKE'S PIZZA
- 16 NEW THAI ELEPHANT
- 17 NOAH'S BAGELS
- 18 NOODLE & THINKS
- 19 NORTH BEACH PIZZA
- 20 NOSHERY FOOD HALL
- 21 PACIFIC CATCH
- 22 PANCHO VILLA TAQUERIA
- 23 PAUSA BAR AND COOKERY
- 24 PIZZA MY HEART
- 25 PORTERHOUSE
- 26 SAJJ MEDITERRANEAN
- 27 SAPORE EXPRESS
- 28 SOUTHERN SPICE INDIAN KITCHEN
- 29 SWEETGREENS
- 30 TAISHOKEN RAMEN
- 31 TAQUERIA LA CUMBRE
- 32 THE BARREL BISTRO
- 33 TOMATINA
- 34 VESPUCCI RESTORANTE
- 35 WURSTHALL

COFFEE/TEA

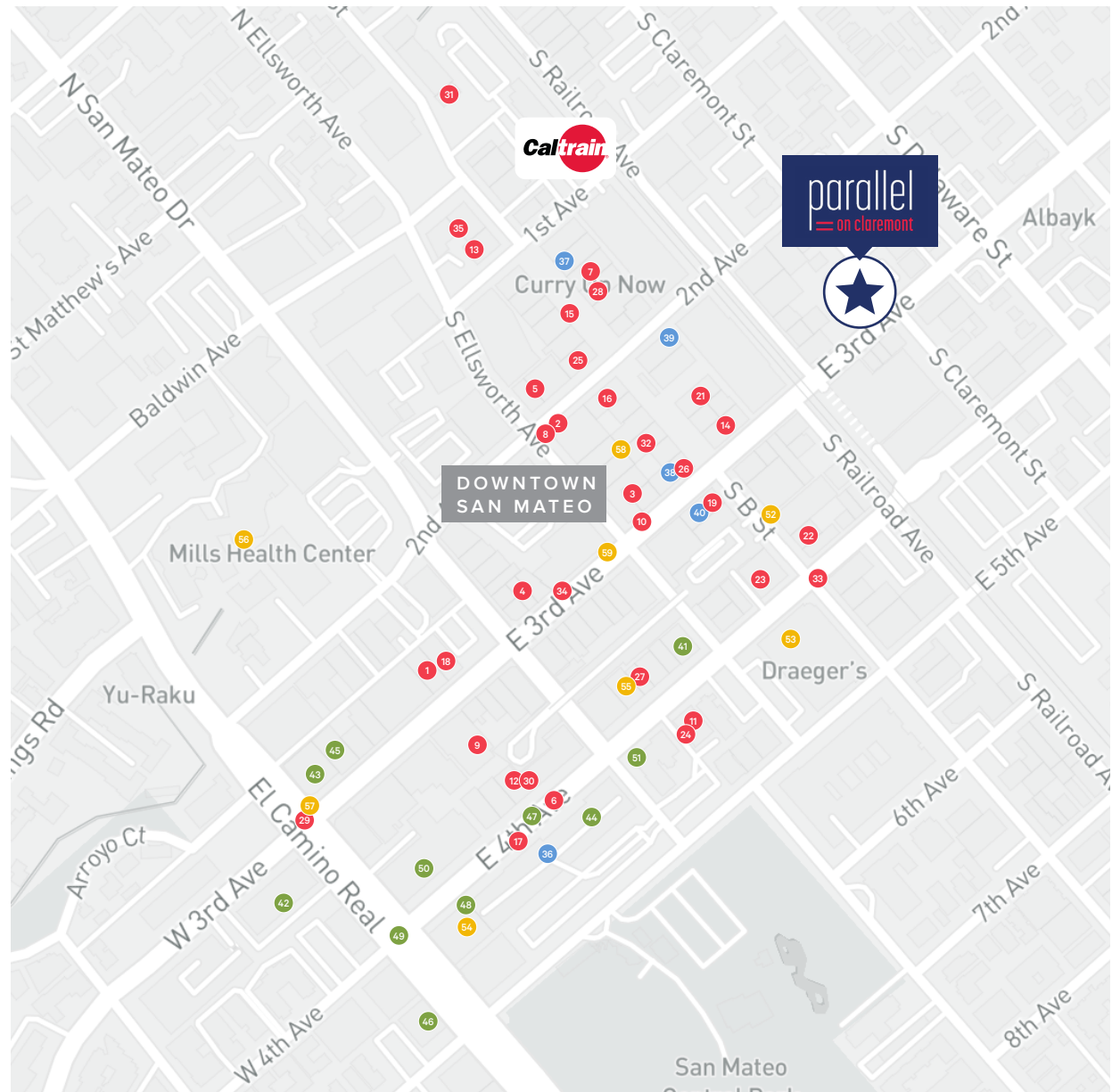
- 36 STARBUCKS
- 37 PHILZ COFFEE
- 38 PEET'S COFFEE AND TEA
- 39 BLUE BOTTLE COFFEE
- 40 3 BEES COFFEE

FINANCIAL

- 41 BANK OF THE WEST
- 42 BANK OF AMERICA
- 43 CATHAY BANK
- 44 CHASE
- 45 CITIBANK
- 46 COMERICA BANK
- 47 EAST WEST BANK
- 48 FIRST BANK
- 49 HERITAGE BANK OF COMMERCE
- 50 STERLING BANK & TRUST UNION BANK
- 51 WELLS FARGO

OTHER

- 52 COREPOWER YOGA
- 53 DRAEGER'S MARKET
- 54 EQUINOX FITNESS CLUBS
- 55 FEDEX OFFICE
- 56 MILLS HEALTH CENTER
- 57 SPACES
- 58 THE UPS STORE
- 59 WALGREENS



LOCATION

SAN FRANCISCO

CALTRAIN STATION
2 BLOCKS | 3 MINUTES

SFO AIRPORT
5.9 MILES | 7 MINUTES

SF VIA 101
19.1 MILES | 23 MINUTES

SF VIA CALTRAIN
29 MINUTES

SJC AIRPORT
27.5 MILES | 28 MINUTES

SJ VIA 101
30.5 MILES | 34 MINUTES

SJ VIA CALTRAIN
45 MINUTES

DOWNTOWN
SAN MATEO



THIRD ST

FOURTH ST



EL CAMINO REAL



83 BIKE
SCORE



99 WALK
SCORE



FIRST LEVEL

View from reception seating area towards break room

SIGNAGE



FIRST LEVEL

View from break room seating to open office



FIRST LEVEL

View from open office to break area



SECOND LEVEL

View across 3rd floor - with desk layout



THIRD LEVEL

View across third floor - with partition layout



FOURTH LEVEL

View to open office area



FOURTH LEVEL

View from open office to break area



FOURTH LEVEL

View from conference room to lounge area



FOURTH LEVEL

View from interior coffee dining area out to exterior terrace



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