

# BLOCK21

198,572 RSF OF OFFICE SPACE  
DOWNTOWN SAN MATEO



**BLOCK**21

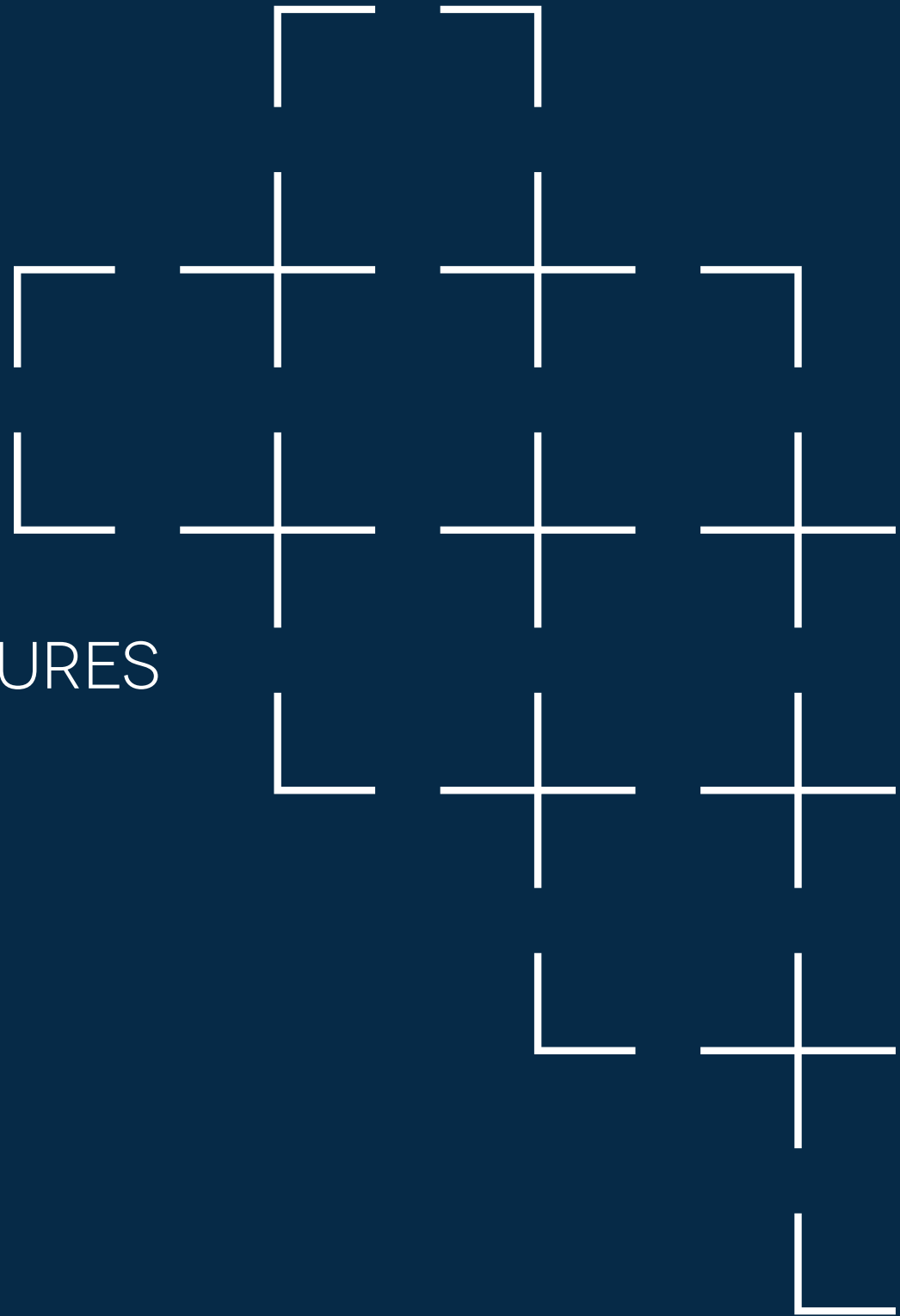
# ULTIMATE LIVE-WORK EXPERIENCE

**CLASS A+ OFFICE SPACE THOUGHTFULLY  
ACCOMPANIED BY RETAIL AMENITIES &  
LUXURY APARTMENT SUITES**

Encompassing an entire city block in the San Mateo Central district, B21 offers one of the Bay Area's premier opportunities to instantly accumulate ultimate scale and landmark your business in a thriving downtown core. Surround yourself with newly completed and planned office developments home to world renowned tech, financial services and bio-tech tenants.



**BUILDING** FEATURES





198,572 RENTABLE SQ FT OF OFFICE SPACE

## BUILDING HIGHLIGHTS

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CONCRETE CONSTRUCTION

UP TO 12' CEILINGS

13'8" CLEAR

2 LEVELS OF UNDERGROUND PARKING

LARGE EXTERIOR ROOF DECKS

4<sup>TH</sup> / 5<sup>TH</sup> FLOOR OFFICE AMENITY AREA

EBC WITH COVERED EXTERIOR ROOF DECK

JUST 2 ½ SHORT BLOCKS TO CALTRAIN

CONVENIENT ACCESS TO 101





## **BUILDING HIGHLIGHTS**

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111 APARTMENTS

SEPARATE LOBBY ENTRANCE & ELEVATORS

354 SECURE OFFICE PARKING STALLS

56 SECURE APARTMENTS STALLS

LEED SILVER EQUIVALENT

**LOCATION** DETAILS



# LOCATION

SAN FRANCISCO

SF INT'L AIRPORT

**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

HWY  
101

EL CAMINO REAL

DOWNTOWN SAN MATEO

CALTRAIN

THIRD ST

FOURTH ST

## BLOCK21







**VIBRANT DOWNTOWN SAN MATEO LOCATION**

# 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

**parallel**

on claremont

38,812 SF SQ FT

S CLAREMONT ST

THIRD AVE



**83**  
BIKE  
SCORE



**99**  
WALK  
SCORE



**CALTRAIN STATION**

2 BLOCKS | 3 MINUTES

**SFO AIRPORT**

5.9 MILES | 7 MINUTES

**SF VIA 101**

19.1 MILES | 23 MINUTES

**SF VIA CALTAIN**

29 MINUTES

**SJC AIRPORT**

27.5 MILES | 28 MINUTES

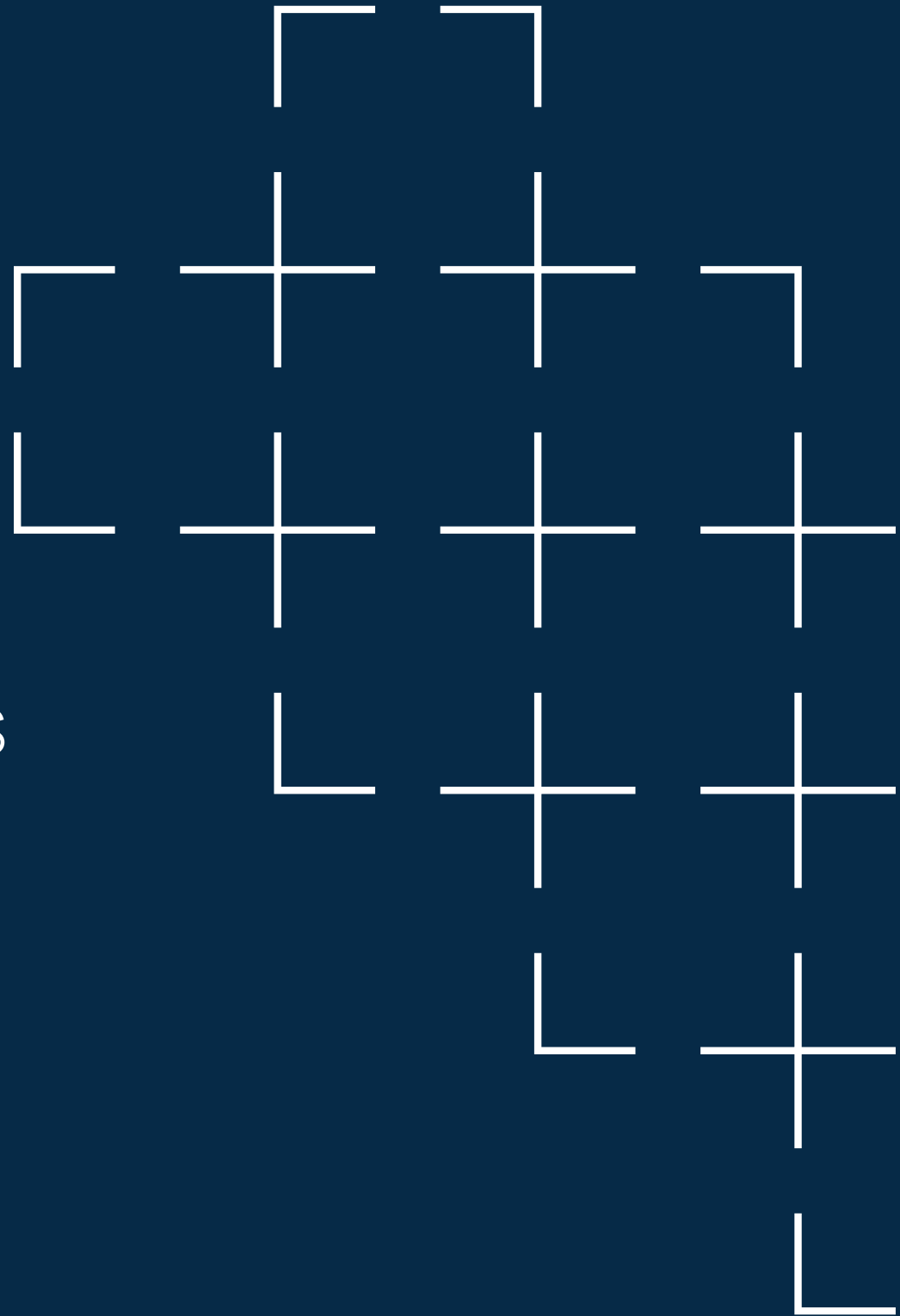
**SJ VIA 101**

30.5 MILES | 34 MINUTES

**SJ VIA CALTRAIN**

45 MINUTES

# FLOORPLANS



# FIRST LEVEL MARKETING FLOORPLAN

±48,682 RSF



# SECOND LEVEL MARKETING FLOORPLAN

±63,616 RSF



# THIRD LEVEL MARKETING FLOORPLAN

±62,622 RSF

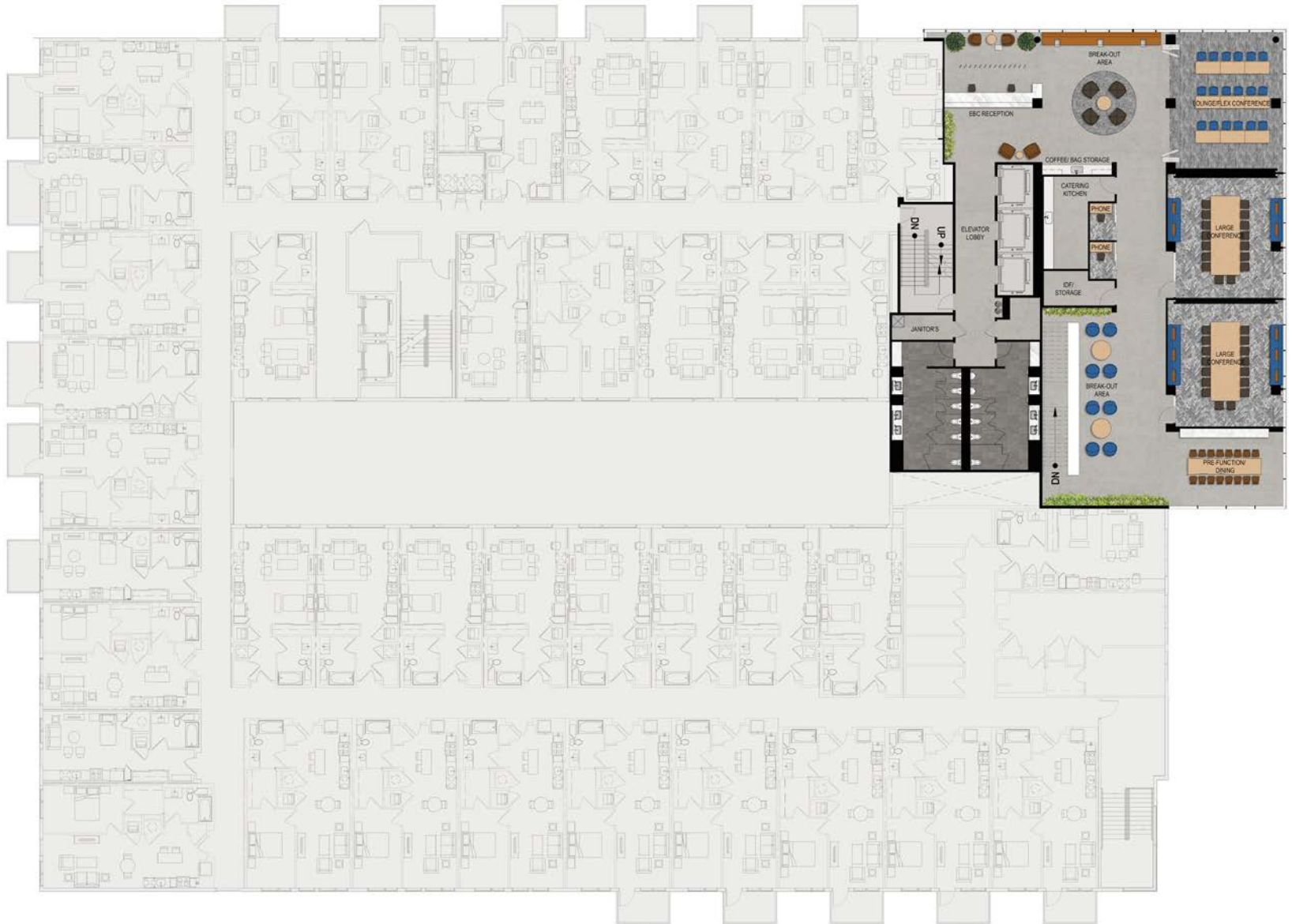






# FIFTH LEVEL MARKETING FLOORPLAN

±7,211 RSF



# EXTERIOR RENDERINGS



# INTERIOR GALLERY



**OFFICE SPACE**



**ATRIUM**

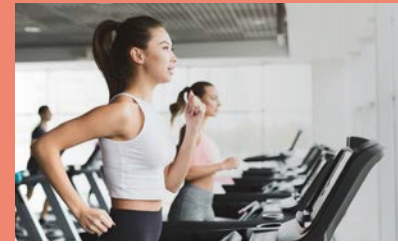


**AMENITIES AREA**



**PATIO SPACE**

# 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

## COFFEE/TEA



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

## FINANCIAL

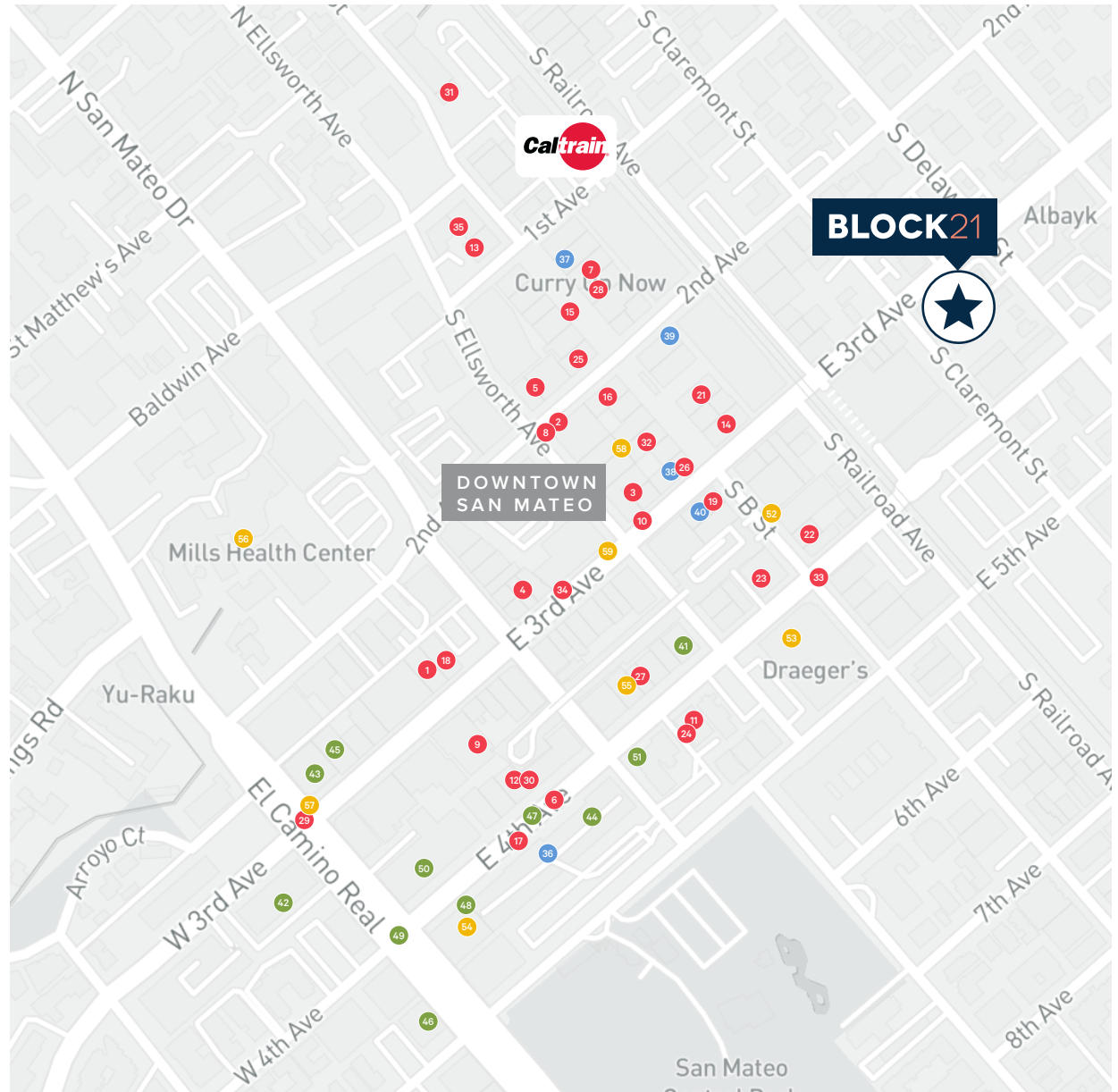


- 41 BANK OF THE WEST
- 42 BANK OF AMERICA
- 43 CATHAY BANK
- 44 CHASE
- 45 CITIBANK
- 46 COMERICA BANK
- 47 EAST WEST BANK
- 48 FIRST BANK
- 49 HERITAGE BANK OF COMMERCE
- 50 STERLING BANK & TRUST
- 51 UNION BANK
- 51 WELLS FARGO

## 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



# BLOCK21



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