

The logo for 400 South, featuring a stylized orange 'X' icon to the left of the text '400 SOUTH' in white. The background of the entire advertisement is a photograph of the 400 South building, a tall glass skyscraper in San Mateo, California, during a sunset or sunrise. The building's facade is composed of many vertical glass panels. At the base of the building, there are signs for 'PRESIDIO BANK', '400 SOUTH', 'Ameritrade', and 'UBS'. Street signs for 'E 4th Ave' and 'W 4th Ave' are visible. A traffic light and a few cars are also visible at the street level.

**400**  
SOUTH

**DOWNTOWN SAN MATEO**

**±1,825 - ±10,562 SF  
AVAILABLE**

**[WWW.400SOUTH.COM](http://WWW.400SOUTH.COM)**



**Gary Boitano**  
Managing Director  
+1 650 401 2122  
[gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com)

**Chris Blom**  
Director  
+1 650 931 2210  
[chris.blom@cushwake.com](mailto:chris.blom@cushwake.com)




# PROPERTY HIGHLIGHTS

- 14-Story Premier Class A Office Building
- 6-Story Parking Structure with 256 Parking Spaces
- 360-Degree Views of the Peninsula and San Francisco Bay
- Contemporary Hallways, Lobbies, and Restrooms
- 6 New Electric Car Charging Stations
- On-Site Management
- Outdoor Amenity Space with WIFI
- In Downtown San Mateo (220 Shops, Restaurants, Bars and Health & Fitness Centers)
- 10 Minute Walk (.5 miles) to San Mateo Caltrain
- Less than 5 Minutes to HWY 101 and 10 Minutes to HWY 280



# SPACE AVAILABLE

SUITE #	SF	NOTES
SUITE 202	±1,825 RSF	2 Conference rooms 3 Private offices Open kitchenette Available 8/1/25
SUITE 350	±3,472 RSF	Professional services build out Furniture available 
SUITE 650	±5,153 RSF	Half floor availability with exposed ceilings and tech build out 1 Private office, Storage, Open office, Hypothetical Plan shown for additional build out Available Now
SUITE 1400	±10,562 RSF	Highest Floor Available in Downtown San Mateo Panoramic Views 8 Conference Rooms 8 Private Offices Breakroom/All-Hands Area Private Bathroom Core Available 7/16/26

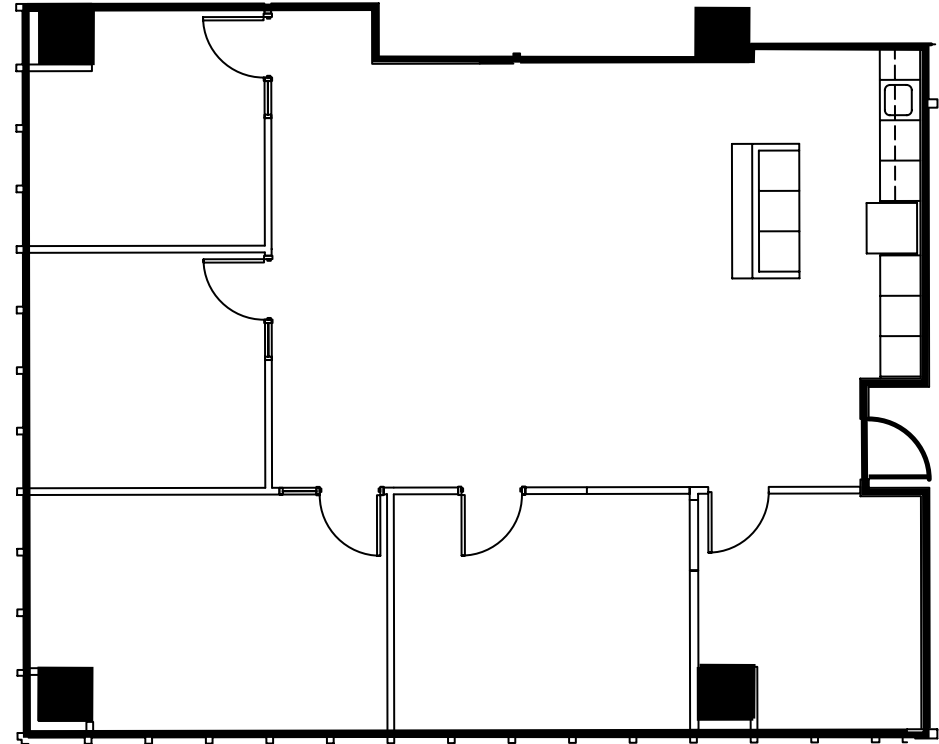


# FLOOR PLANS

## SUITE 202 | ±1,825 RSF

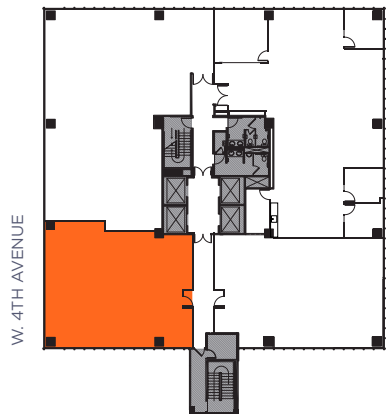
- **2 Conference rooms**
- **3 Private offices**
- **Open kitchenette**
- **Available 8/1/25**

S. EL CAMINO REAL / **BAY VIEWS**



W. 4TH AVENUE

**KEY** S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE

# FLOOR PLANS

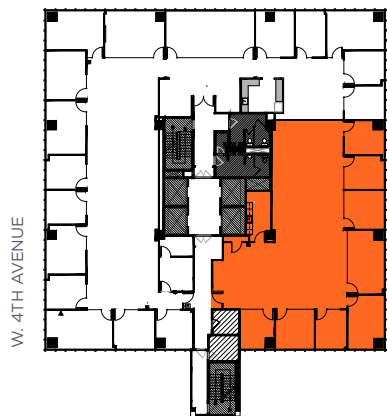
## SUITE 350 | ±3,472 RSF

### Professional services build out

- Fully Furnished
- 3rd floor hallway and restrooms under renovation

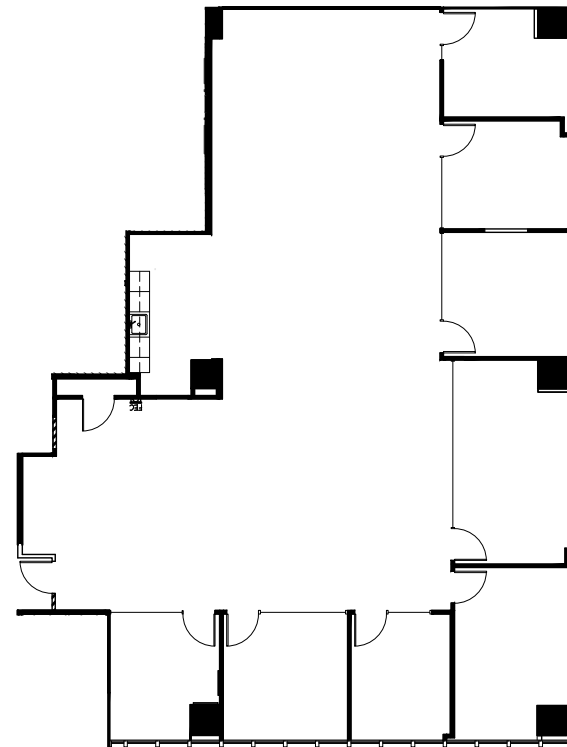
360°

#### KEY S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE

S. EL CAMINO REAL / BAY VIEWS



# FLOOR PLANS

## SUITE 650 | ±5,153 RSF

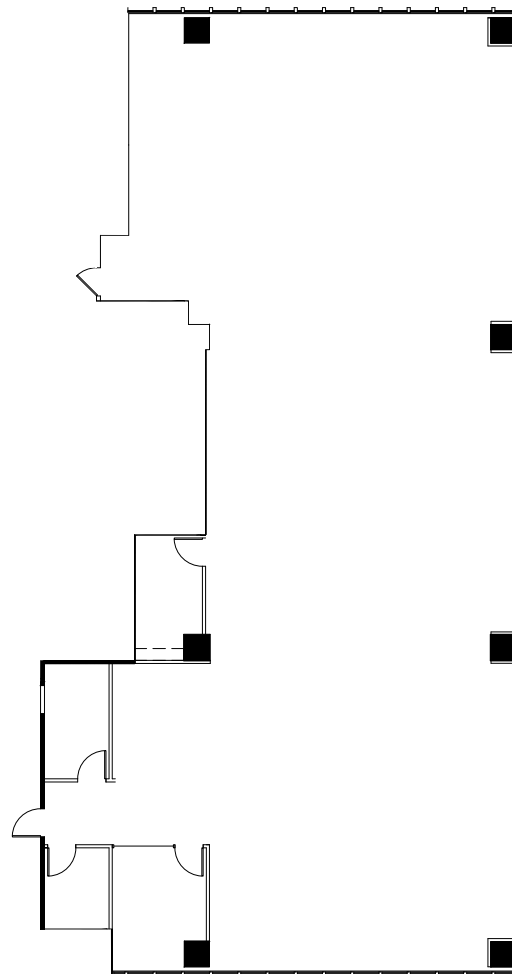
- Half floor availability with exposed ceilings and tech build out
- 1 Private office
- Storage
- Open office
- Hypothetical Plan shown for additional build out
- Available Now

S. EL CAMINO REAL / BAY VIEWS

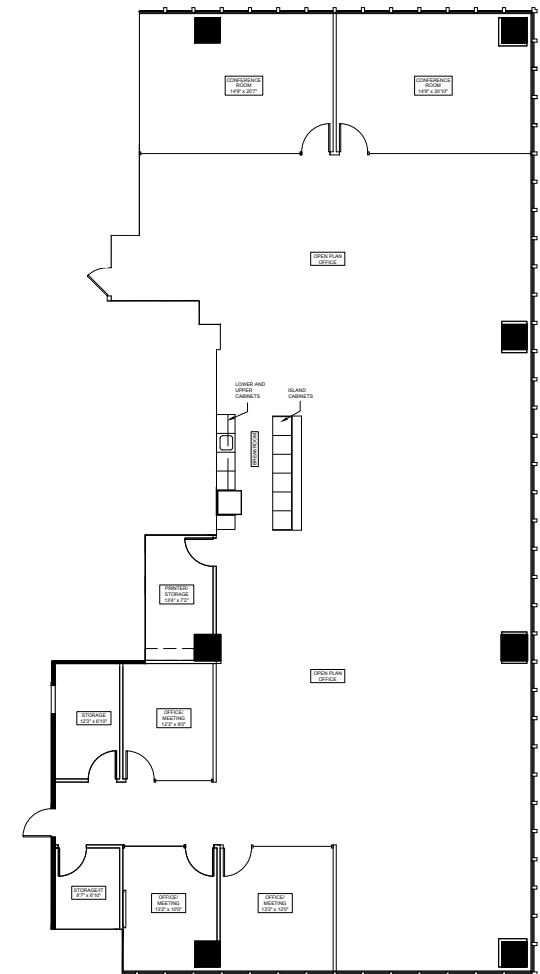
### KEY S. EL CAMINO REAL / BAY VIEWS



AS-BUILT



HYPOTHETICAL PLAN



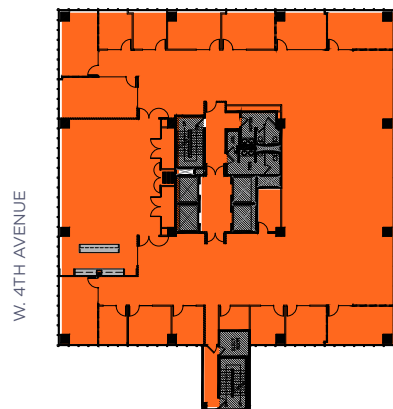
# FLOOR PLANS

## SUITE 1400 | ±10,562 RSF

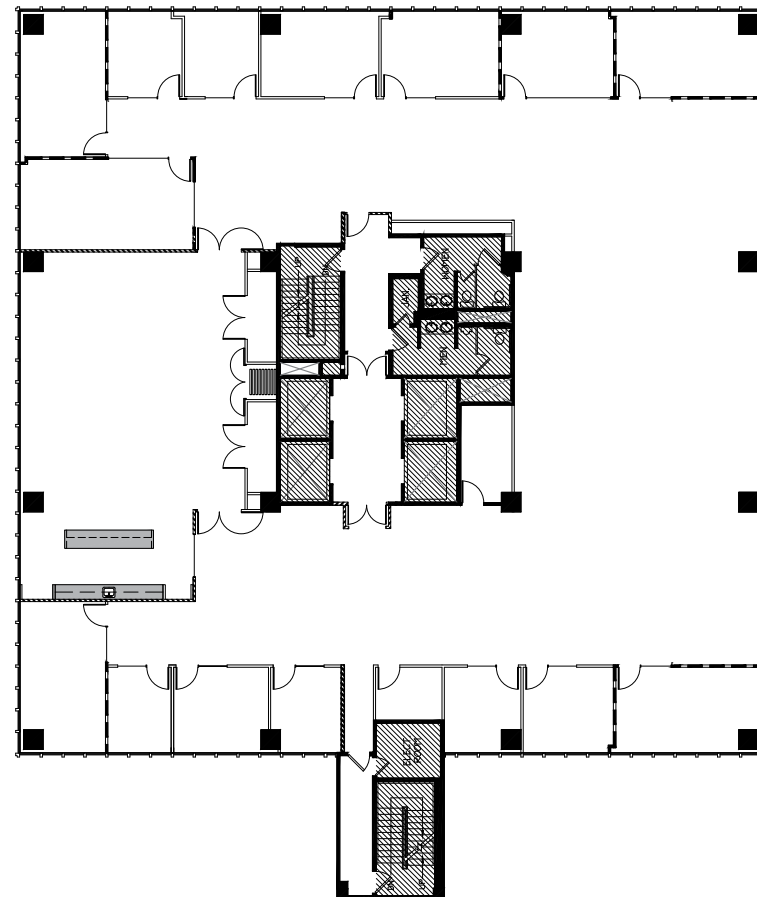
S. EL CAMINO REAL / BAY VIEWS

- Highest Floor Available in Downtown San Mateo
- Panoramic Views
- 8 Conference Rooms
- 8 Private Offices
- Breakroom/All-Hands Area
- Private Bathroom Core
- Available 7/16/26

**KEY** S. EL CAMINO REAL / BAY VIEWS



W. 4TH AVENUE



# AMENITIES

- 150+ Food and Beverage Establishments
- Caltrain Station (10 Minutes)
- Fitness Centers (Equinox, Orangetheory)
- Century 12 Movie Theater
- Multiple Public Parking Garages
- Draeger's Supermarket
- Central Park
- Walk Score - 96 - "Walker's Paradise"



## RESTAURANTS

- |                          |                                 |
|--------------------------|---------------------------------|
| 1 B Street & Vine        | 15 Backhaus                     |
| 2 Sushi Sam's Edomata    | 16 Vespucci Ristorante Italiano |
| 3 Takahashi Market       | 17 Izakaya Mai                  |
| 4 Sushi Yoshizumi        | 18 M Sandwiches                 |
| 5 Himawari               | 19 Gyu-Kaku Japanese BBQ        |
| 6 Taishoken              | 20 Gao Viet Kitchen & Bar       |
| 7 Happy Lamb Hot Pot     | 21 Izakaya Ginji                |
| 8 Pausa Bar & Cookery    | 22 C Food Crush                 |
| 9 The Ravioli House      | 23 Pacific Catch                |
| 10 Pokeatery             | 24 Hummus Mediterranean Kitchen |
| 11 Pancho Villa Taqueria | 25 Joy Sushi                    |
| 12 Yakitori Kokko        | 26 DASH Japanese Tapas & Sushi  |
| 13 Philz Coffee          |                                 |
| 14 Curry Up Now          |                                 |

## SERVICES

- 1 Draeger's Market
- 2 Draper Universtiy
- 3 Walgreen's
- 4 Century 12 San Mateo
- 5 Hero City
- 6 U.S. Post Office
- 7 Shell

## FITNESS

- 1 OPEX KURA
- 2 Fit SF Personal Training
- 3 Orangetheory Fitness San Mateo
- 4 Equinox San Mateo

## BANKS

- 1 Chase Bank
- 2 Wells Fargo Bank
- 3 Bank of America
- 4 Bank of the West
- 5 Citibank
- 6 Union Bank
- 7 U.S. Bank

## PARKING

- |                       |                         |
|-----------------------|-------------------------|
| P 2ND & ECR Garage    | P 4th/B Lot             |
| P Main St Garage      | P Transit Center Garage |
| P Tennis Court Garage | P 5th/Claremont Lot     |
| P Central Garage      | P 4th/Claremont Lot     |
| P 5th/B Lot           |                         |



# LEASING CONTACTS

## **Gary Boitano**

Managing Director

+1 650 401 2122

[gary.boitano@cushwake.com](mailto:gary.boitano@cushwake.com)

LIC #01902693

## **Chris Blom**

Director

+1 650 931 2210

[chris.blom@cushwake.com](mailto:chris.blom@cushwake.com)

LIC #02031205

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