

The logo for 400 South, featuring an orange stylized '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 highly reflective, showing the sky and surrounding environment. 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 few cars are parked or driving on the street in front of the building.

**400**  
SOUTH

**DOWNTOWN SAN MATEO**

**±1,825 - ±6,799**  
**AVAILABLE**

**WWW.400SOUTH.COM**



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# 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 225	±1,825 RSF	Market ready suite 2 Conference rooms 3 Private offices Open kitchenette Available Now <b>360°</b>
SUITE 1100	±5,031 RSF	1 Board room 2 Conference rooms 10 Private offices IT/ Storage room Kitchenette Available 5/1/27 <b>360°</b>
SUITE 1175	±1,768 RSF	4 Private offices 1 Conference room Storage Available 5/1/27 <b>360°</b>



# FLOOR PLANS

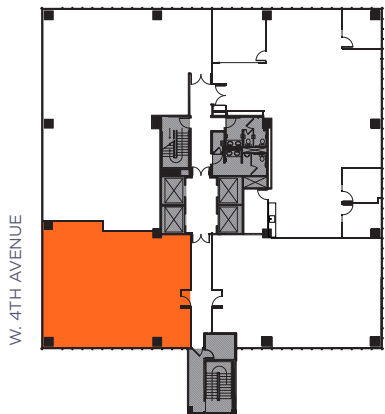
## SUITE 225 | ±1,825 RSF

- Market ready suite
- 2 Conference rooms
- 3 Private offices
- Open kitchenette
- Available Now

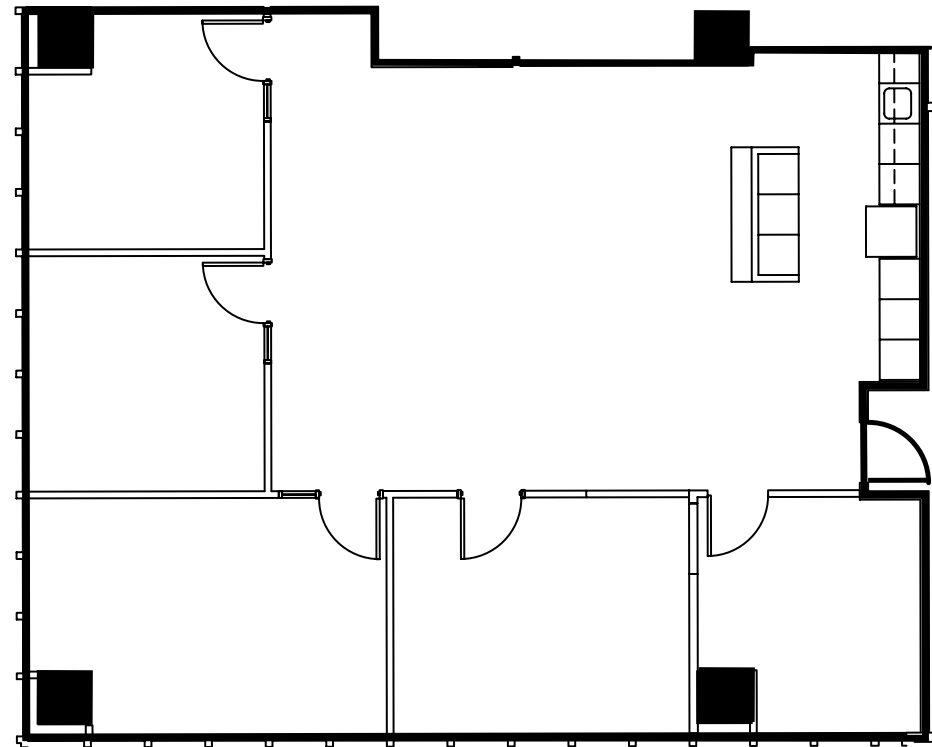
**360°**

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

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



W. 4TH AVENUE



# FLOOR PLANS

11<sup>TH</sup> FLOOR | ±6,799 RSF

## SUITE 1100 | ±5,031 RSF

- 1 Board room
- 2 conference rooms
- 10 private offices
- IT/Storage room
- Kitchenette
- Available 5/1/27

**360°**

## SUITE 1175 | ±1,768 RSF

- 4 private offices
- 1 conference room
- Storage
- Available 5/1/27

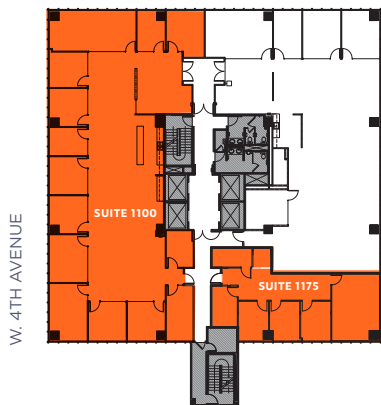
**360°**



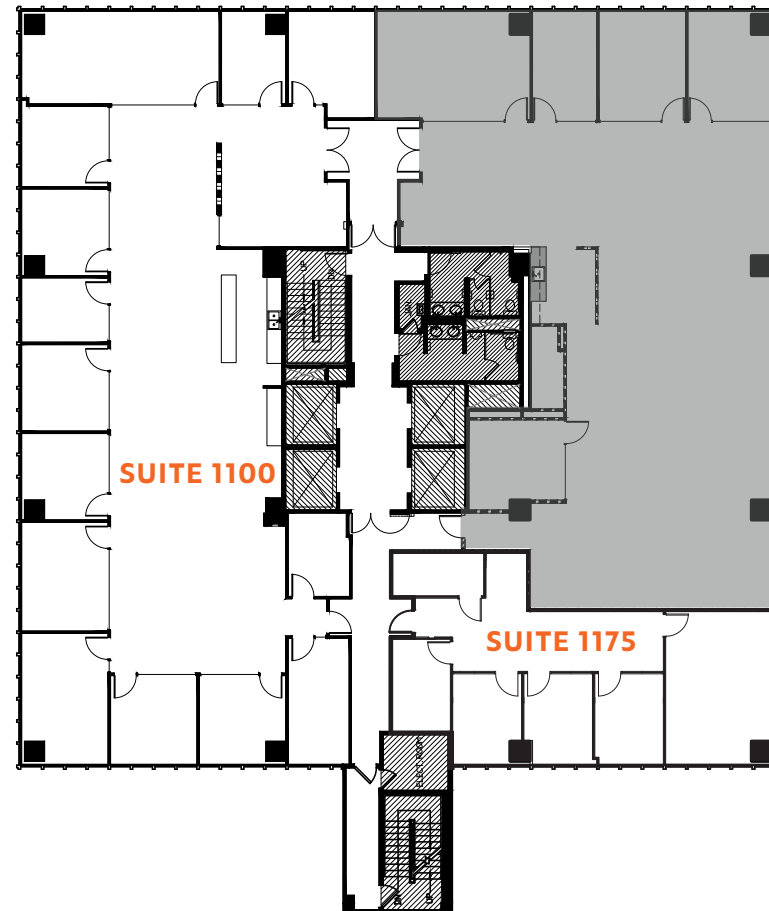
**BAY VIEWS**

S. EL CAMINO REAL / BAY VIEWS

### 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

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