

Downtown San Mateo's Premier Office Building

► READY FOR TI'S NOW

MODERNIZATION
COMPLETE

520

SOUTH
EL CAMINO

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NEWMARK

WESTLAKE
URBAN

520

SOUTH
EL CAMINO

AVAILABLE SPACES

- ▶ FLEXIBLE OPTIONS AVAILABLE ON 1ST FLOOR AND LOWER LEVEL
- ▶ ONE FULL FLOOR OPPORTUNITY REMAINING

5TH FLOOR ±11,226 SF

1ST FLOOR ±7,858 SF* DIVISIBLE TO 3,858 AND 4000 SF

LOWER LEVEL ±4,365 SF

±23,449 SF
TOTAL SPACE AVAILABLE

PROJECT HIGHLIGHTS



Brand New Modern Workspace



Landmark Identity in
Downtown San Mateo



Building Signage Available



Walking Distance to Caltrain



Food & Entertainment
at Your Doorstep



Parking On-Site



Overlooking Central Park with
Views of the Bay



Outdoor Terraces

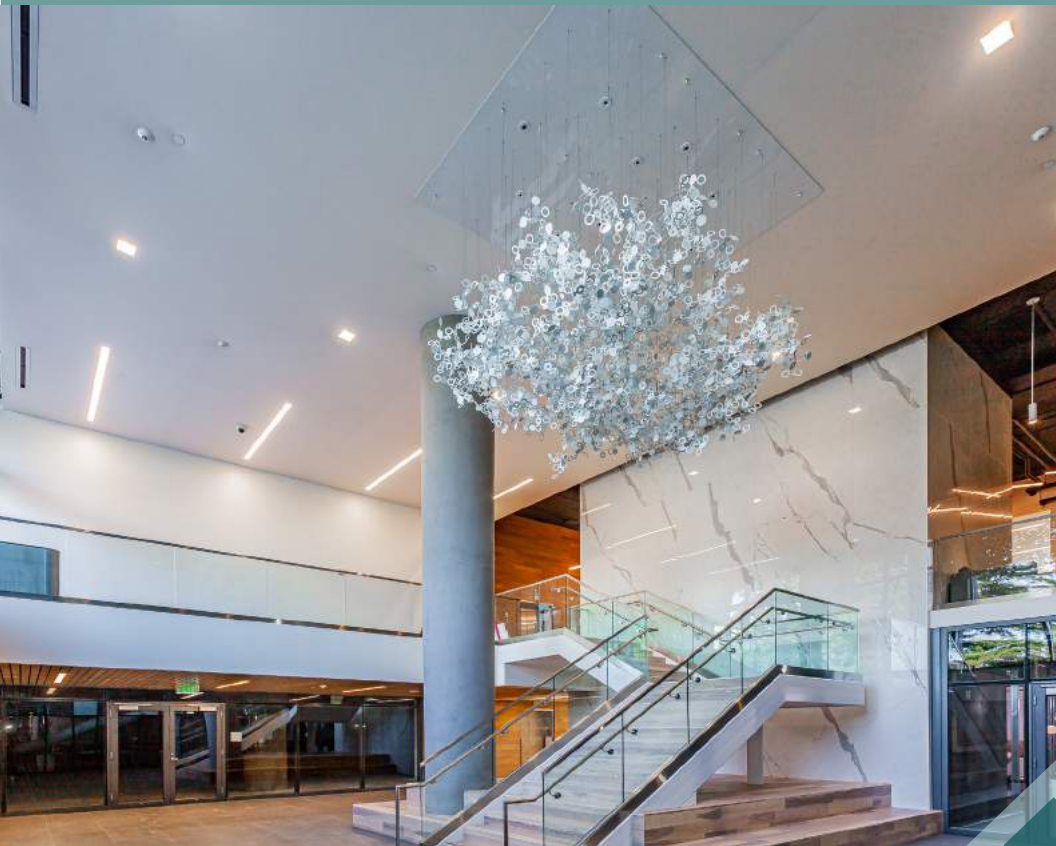


Suntuitive Smart Glass

520

SOUTH
EL CAMINO





INTERIOR PHOTOS

520

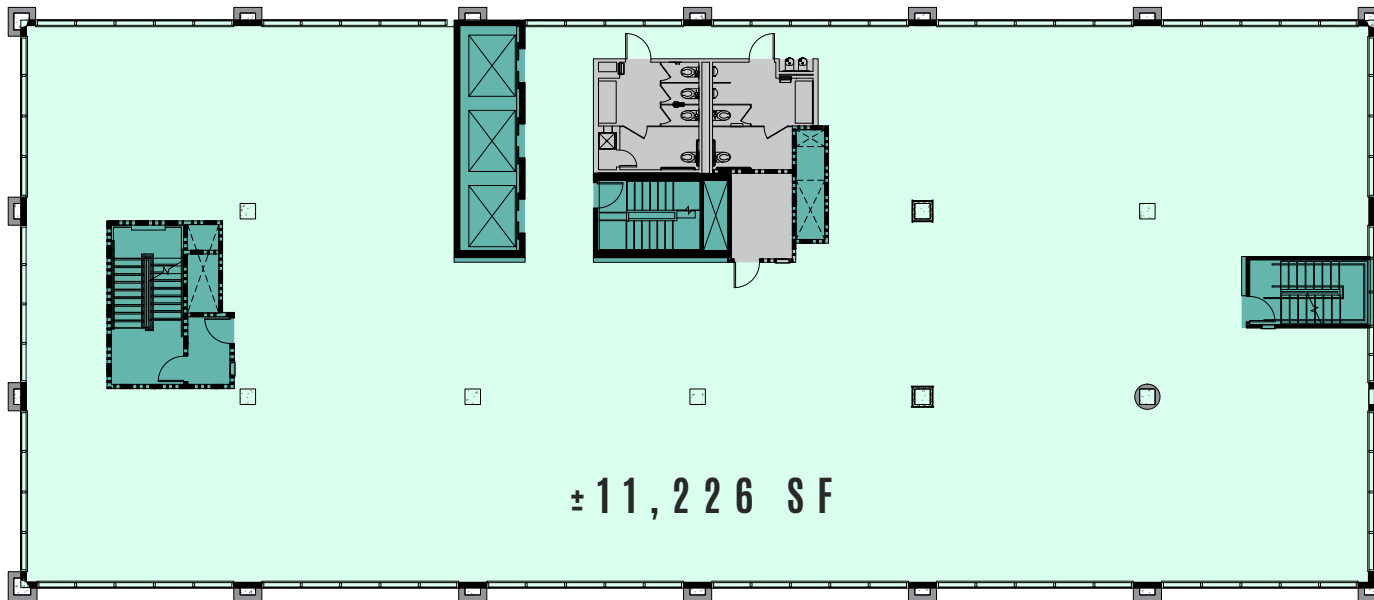
SOUTH
EL CAMINO



SOUTH
EL CAMINO

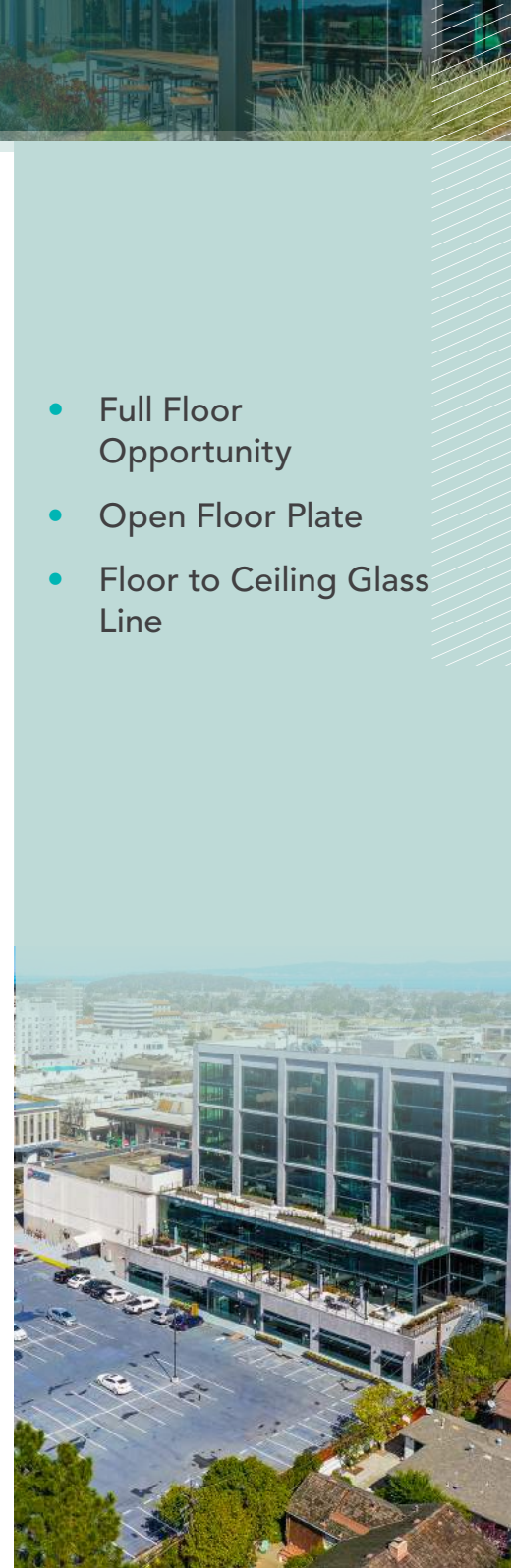


FLOOR 5



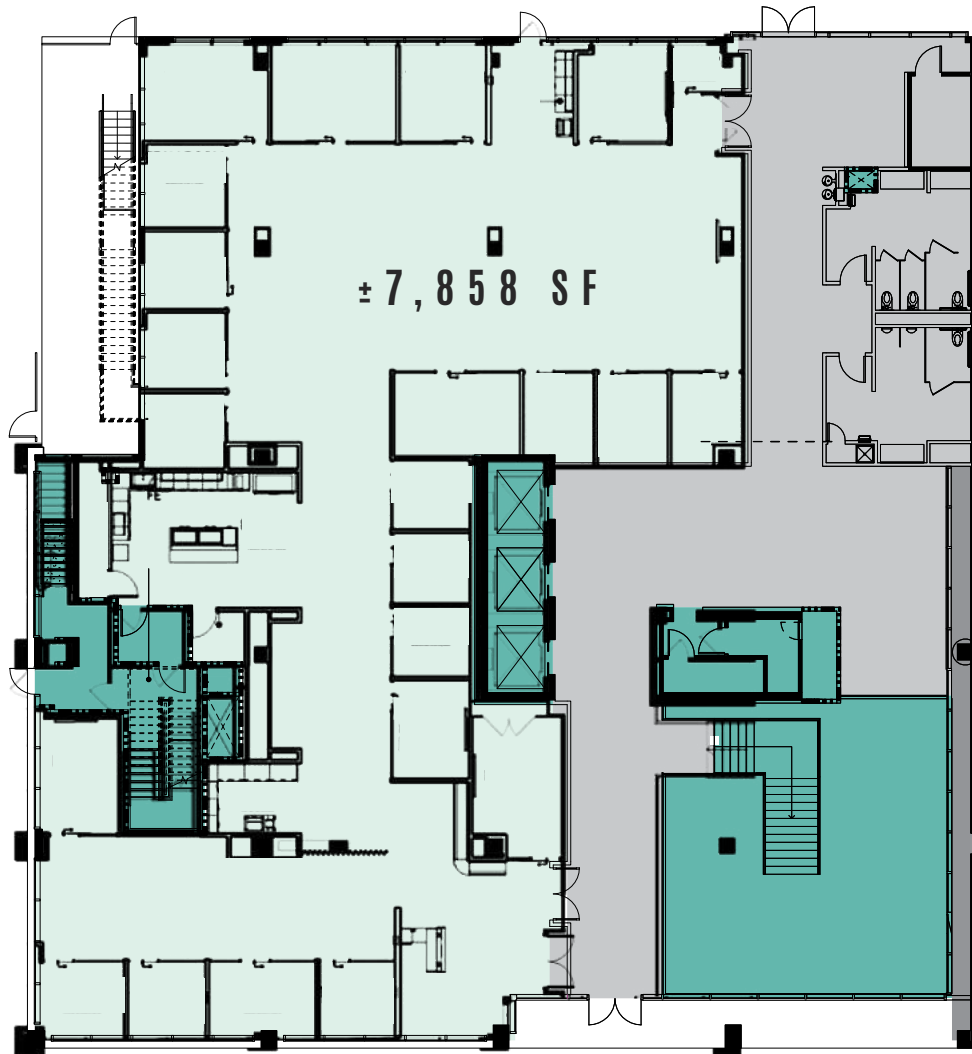
- Full Floor Opportunity
- Open Floor Plate
- Floor to Ceiling Glass Line

360° Views of the Bay and Western Hills



FLOOR 1 * DIVISIBLE TO 3,858 AND 4,000 SF

HYPOTHETICAL SPACE PLAN



El Camino

- Prominent Ground Floor Space
- Double Door Entry off Lobby
- High Identity Branding Opportunity with Monument Signage
- Dedicated Parking Available in Adjacent Surface Lot

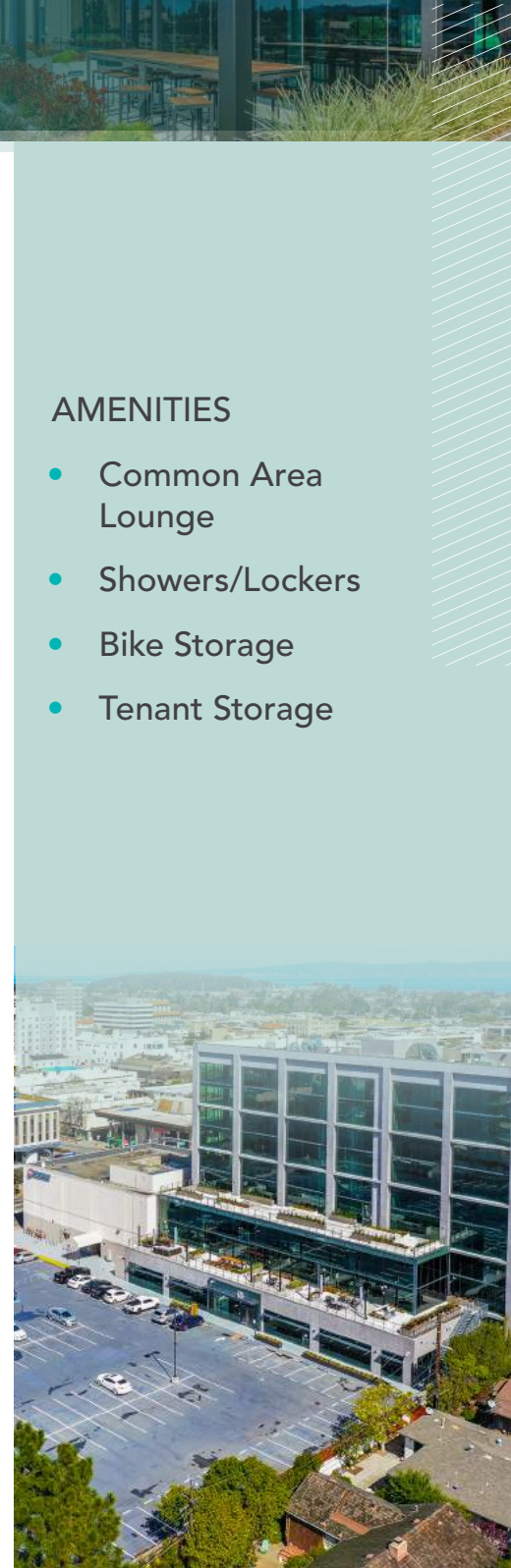


LOWER LEVEL



AMENITIES

- Common Area Lounge
- Showers/Lockers
- Bike Storage
- Tenant Storage





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NEWMARK

**WESTLAKE
URBAN**