

B STREET SOUTH

425 S. ELLSWORTH AVENUE
SAN MATEO, CA

±140,000 SF Class A+ Office Building
in the Heart of Downtown San Mateo

Future Home of **WOODLANDS MARKET**



B Street South will utilize CLT (mass timber) construction and represents one of the most sustainable HQ opportunities on the Peninsula.

TARGETING Q3 2028 OCCUPANCY

bstreetsouthsm.com



ICONIC HEADQUARTERS OPPORTUNITY



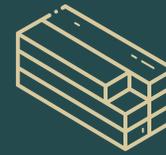
ICONIC HQ

Opportunity in the heart of downtown San Mateo



1 CITY BLOCK

An entire city block surrounded by downtown amenities



MASS TIMBER

CLT construction; sustainable HQ opportunity



TERRACES

Expansive terraces and roof deck with views of the Bay and Hills



38-50,000 SQFT

Rare, large downtown floorplates



14 FT

Slab-to-slab height on all floors



PARKING

Dedicated ground floor and underground parking available.



BIKE STORAGE

Secure bike storage and showers



WOODLANDS MARKET ONSITE

Organic & Specialty Grocer Deli, Café and Bakery



LANDMARK

Landmark location with spacious public plaza onsite



16.3 ACRES

of green and gathering space at Central Park just steps away



3 BLOCKS

To the Caltrain bullet stop

B STREET SOUTH

WOODLANDS MARKET

A premium neighborhood grocer at B Street South known for quality, convenience, and community.



A KEY ON-SITE DIFFERENTIATOR:



Curated Fresh Essentials

Produce, premium proteins, artisan breads, and everyday staples thoughtfully selected and seasonally focused.



Prepared Foods, Deli & Bakery

Chef-crafted meals and grab-and-go offerings for effortless lunches and dinners.



Locally Rooted

A strong commitment to regional producers and community connection.



Ground-Floor Convenience

A walkable, on-site destination that differentiates B Street South as a fully integrated downtown environment.

PROJECT TIMELINE

Q4 2022

ENTITLEMENTS

Q3 2026

CONSTRUCTION
START

Q1 2028

SHELL
COMPLETE

Q3 2028

EXPECTED
OCCUPANCY





PHENOMENAL OUTDOOR SPACES

Designed for seamless connectivity
with indoor workspaces



SUSTAINABLE CLT MASS TIMBER CONSTRUCTION



Volume of wood products used:
91,828 cubic feet of mass timber



**U.S and Canadian forests
grow this much wood in:**
7 minutes



Carbon stored in the wood:
2,324 metric tons of CO₂



Avoided greenhouse gas emissions:
899 metric tons of CO₂



Total potential carbon benefit:
3,223 metric tons of CO₂

Equivalent to:



681 cars off the road for a year



Energy to operate 340 homes for a year

(Source: US EPA)

Authentic and Diverse. Downtown San Mateo provides an abundance of retail offerings in a walkable urban setting.



Downtown San Mateo Caltrain

BULLET TRAIN TO SAN MATEO

SAN FRANCISCO = 26 Minutes

PALO ALTO = 17 Minutes

SAN JOSE DIRIDON = 39 Minutes



Caltrain	0.2 mi
101	0.8 mi
92	1.1 mi
280	4.0 mi
SFO	7.0 mi

Baldwin Ave

2nd Ave

San Mateo Drive

DOWNTOWN
RETAIL CORE

3rd Ave

4th Ave

B Street

5th Ave

Ellsworth Ave

El Camino

B STREET
SOUTH

CENTRAL PARK

Over 170 Restaurants and Retailers

5 mins



SITE PLAN





SECOND FLOOR

±50,710 SF

Large Open Floor Plate

±14 ft slab-to-slab height





THIRD FLOOR

±50,377 SF

Large Open Floor Plate with Two Terraces
Totaling ±10,000 SF
Overlooking 4th Ave
and B Street

±14 ft slab-to-slab height





THIRD FLOOR

±50,377 SF

HYPOTHETICAL TECH
SPACE PLAN



- 184 workstations
- 24 phone/huddle rooms
- 13 medium conference rooms
- 4 large conference rooms
- Boardroom
- Large kitchen area
- Multiple collaboration and touchdown spaces
- Private terraces



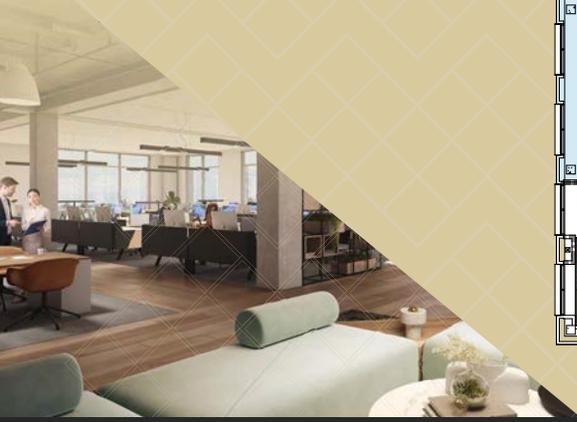
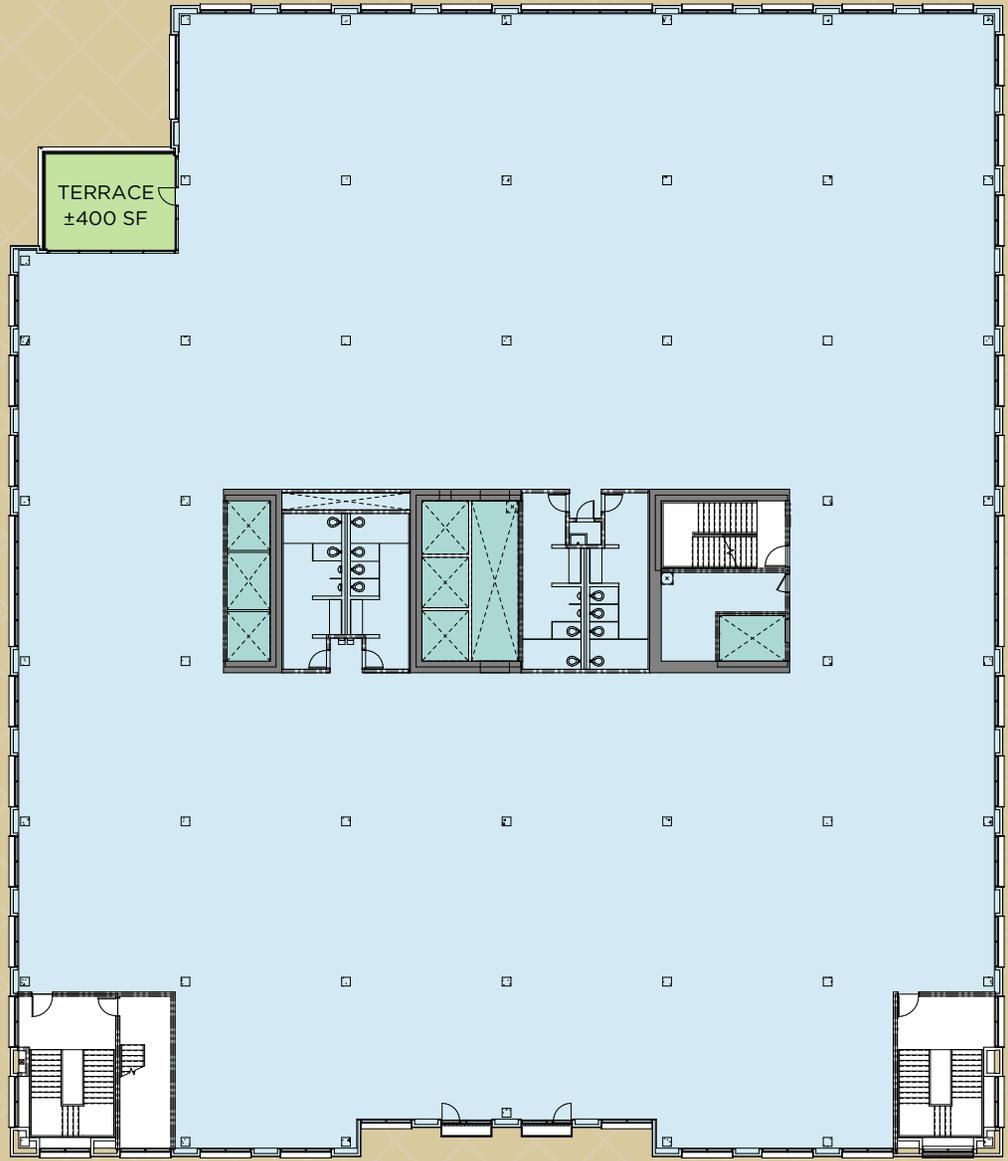


FOURTH FLOOR

±38,612 SF

Large Open Floor Plate with Outdoor Terrace Overlooking the Public Plaza

±14 ft slab-to-slab height





FIFTH FLOOR

EXCLUSIVE ROOF DECK

±5,300 SF

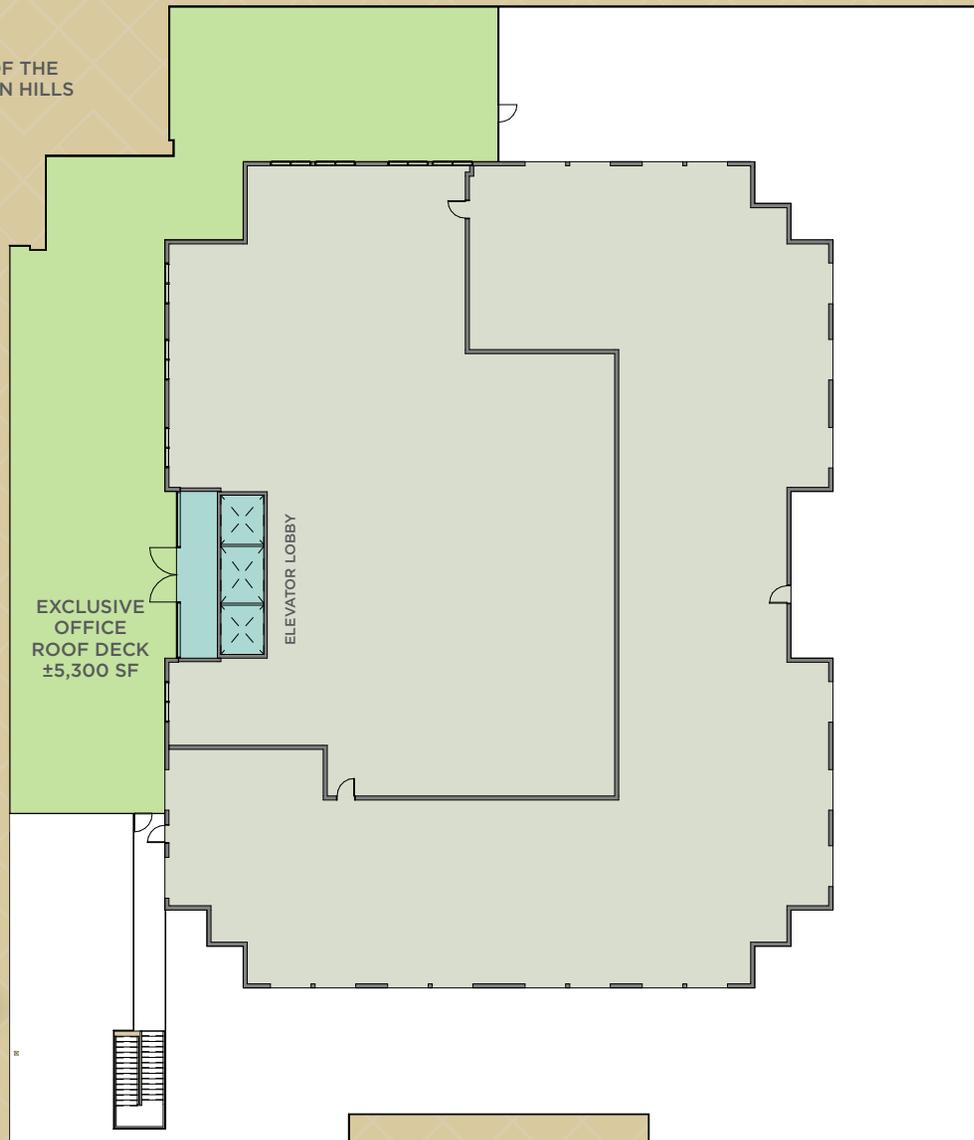
VIEWS OF THE BAY

VIEWS OF THE WESTERN HILLS

VIEWS OF THE CENTRAL PARK

EXCLUSIVE OFFICE ROOF DECK ±5,300 SF

ELEVATOR LOBBY



START AND GROW IN DOWNTOWN SAN MATEO

B Street South is part of B_Street Blocks, a refined collection of office/retail and apartment buildings being developed in the heart of downtown San Mateo—all within a half-mile radius. Together, they form a connected campus designed to enliven the city's urban core and enable easy access to the very best of the peninsula.

**B STREET
SOUTH**

±140,000 SF

BESPOKE

±150,000 SF

BRICKLINE

±66,000 SF

1ST & B

±40,000 SF

B STREET

3RD AVE

2ND AVE

Caltrain

**B-STREET
BLOCKS**

DOWNTOWN PARKING OPTIONS



PARKING

- Dedicated parking stalls on site.
- Parking permits available for ±1,000 downtown stalls

 PARKING GARAGES



FOOD & BEVERAGE

3 Bees Coffee
 3 Pigs
 Al Carbon
 Amour Amour Cafe
 Antoine's Cookie Shop
 B Street & Vine
 Bambu Desserts Drinks
 Bay Watch Restaurant
 Beard Papa
 Between the Bun
 Blue Bottle Coffee
 Bobabia
 Boiling Point
 Central Park Bistro
 Cha Express
 Champagne Seafood
 Chef Sha
 China Bee
 Clay Oven
 Cold Stone
 Curry Up Now
 Deja Vu Organic Juice
 Bar
 Dessert Republic
 Estate Coffee
 Fusion Peruvian Grill
 Green Leaf Bistro
 Gyu-Kaku Japanese
 BBQ
 Himawari
 Hotaru
 Icicles
 Izakaya Ginji
 Izakaya Mai
 Jamba
 Joy Sushi
 Kaffeehaus

Kaz Teriyaki Grill
 Kokko
 Kostantis Greek Kitchen
 La Piñata
 Little China Kitchen
 Liuyishou Hot Pot
 Mordisko Banh Mi
 Ni-Mo Japanese
 Old Town Sushi
 Pacific Catch
 Panaderia
 Guatemalteca
 Pausa
 Peets Coffee
 Peoples Barber
 Philz Coffee
 Pokeatery
 Porterhouse
 Ramen Dojo
 Ravioli House
 Restaurante Aminta
 Rise
 Saigon City
 Sajj Mediterranean
 San Mateo Prime
 Sharetea
 Snacks
 Starbucks
 Sushi Sam's
 Sweet Green
 Teaspoon
 Tokie's
 Uji Time
 Urban Ritual
 Wursthall
 Yi Fang
 Yu-Raku



FITNESS

B STREET SOUTH

- 24 Hour Fitness
- Aikido by the Bay
- Core Power Yoga
- Core Taekwondo
- Crossfit
- Equinox
- Heartcore
- Nandi Yoga
- Orange theory Fitness
- Rock Salt Pilates
- Scoop Pilates
- Central Park

EQUINOX FITNESS CLUB



**B STREET
SOUTH**



**D O W N T O W N
SAN MATEO**



A TRULY VIBRANT DOWNTOWN EXPERIENCE





TARGETING Q3 2028
OCCUPANCY

bstreetsouthsm.com

B STREET SOUTH

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NEWMARK

LANE PARTNERS