

Downtown San Mateo's Premier Office Building

► READY FOR TI'S NOW

MODERNIZATION
COMPLETE

520

SOUTH
EL CAMINO

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WESTLAKE
URBAN

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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 4,000 SF

LOWER LEVEL ±11,515 SF

±30,599 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



DOWNTOWN SAN MATEO AMENITIES

520

SOUTH
EL CAMINO

EL CAMINO REAL

520

SOUTH
EL CAMINO

SAN MATEO
CENTRAL PARK

24 Hour Fitness

Equinox

5TH AVE

4TH AVE

BIKE
5 Minutes

PARKING

SHOPPING

SALONS

ACTIVITIES

SERVICES

Rubios

Jamba Juice

Starbucks

Le Boulanger

The Sandwich Spot

Champagne Seafood

Pizza My Heart

Hummus

Little Sichuan

Thai Satay

Mr. Pizza Man

Mordisco Cakes

McGoverns

Pausa Bar Cookery

Ravioli House

Espetus Churrascaria

Everyday Beijing

Yuppie Bar

Charles Taqueria

Ramen Dojo

Dragers Market

Izakaya Ginji

Tomatina

Pancho Villa

Amour Amour Cafe

Pacific Catch

C Food Crush

Century 12 Theater

KFC

Saigon City

Fuji Sukiyaki

Antojitos Salvadoreños Aminta

Wing Fat

Las Palomas Taqueria

Taco Bell

Al Carbon

Tacos Al Vapor

Chef Nicole Donuts

El Nayarita Taqueria

Bangkok Patio

Little Caesars Pizza

Ikes Place

Jack in the Box

Usagi Kokko

1ST AVE

2ND AVE

3RD AVE

4TH AVE

5TH AVE

6TH AVE

7TH AVE

8TH AVE

9TH AVE

10TH AVE

11TH AVE

12TH AVE

13TH AVE

14TH AVE

15TH AVE

16TH AVE

17TH AVE

18TH AVE

19TH AVE

20TH AVE

21ST AVE

22ND AVE

23RD AVE

24TH AVE

25TH AVE

26TH AVE

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218TH AVE

219TH AVE

220TH AVE

221ST AVE

222ND AVE

223RD AVE

224TH AVE

225TH AVE

226TH AVE

227TH AVE

228TH AVE

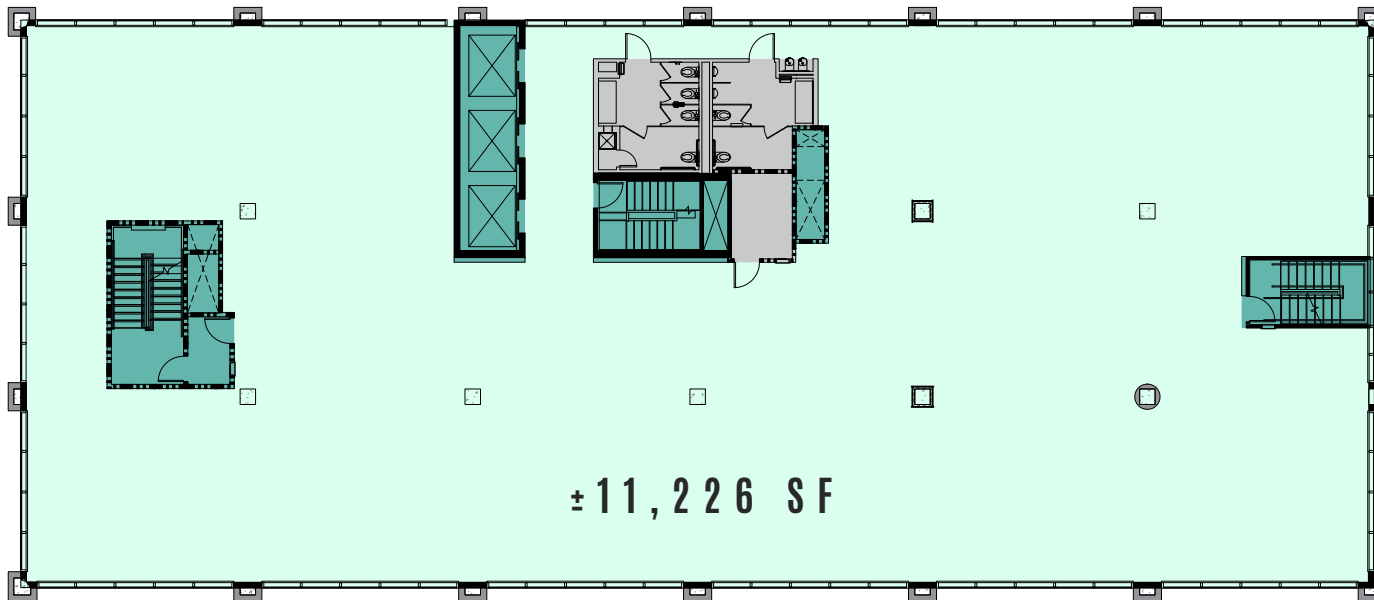
229TH AVE

230TH AVE

231ST AVE

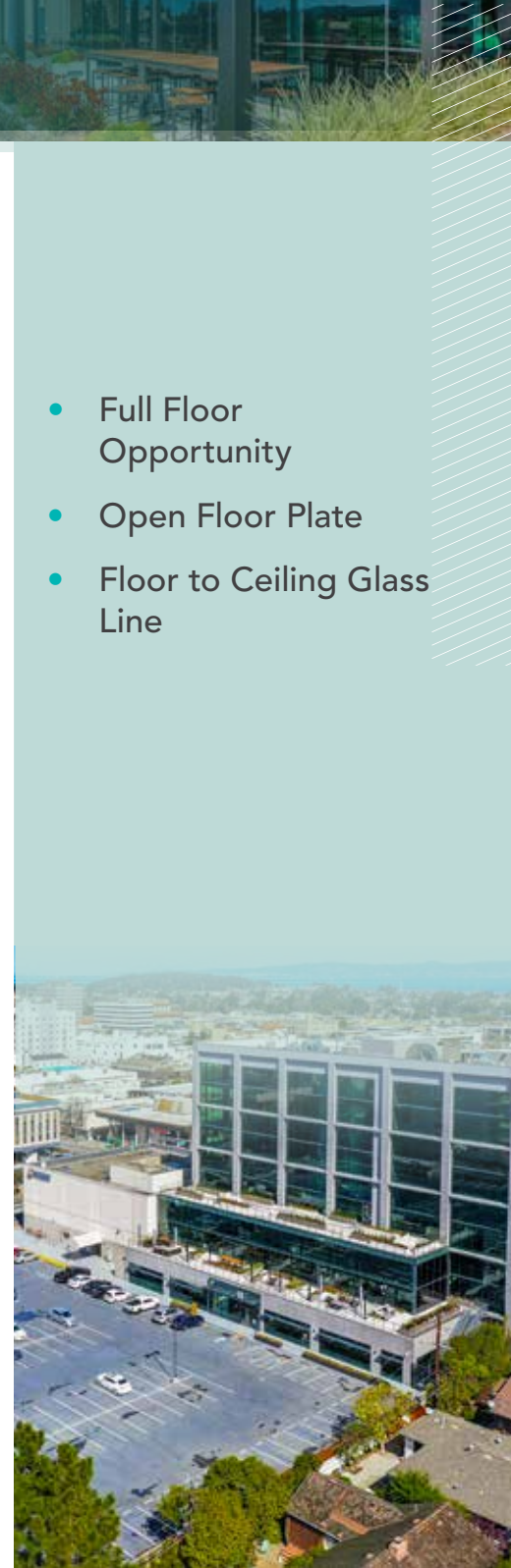
232ND AVE

FLOOR 5



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

360° Views of the Bay and Western Hills

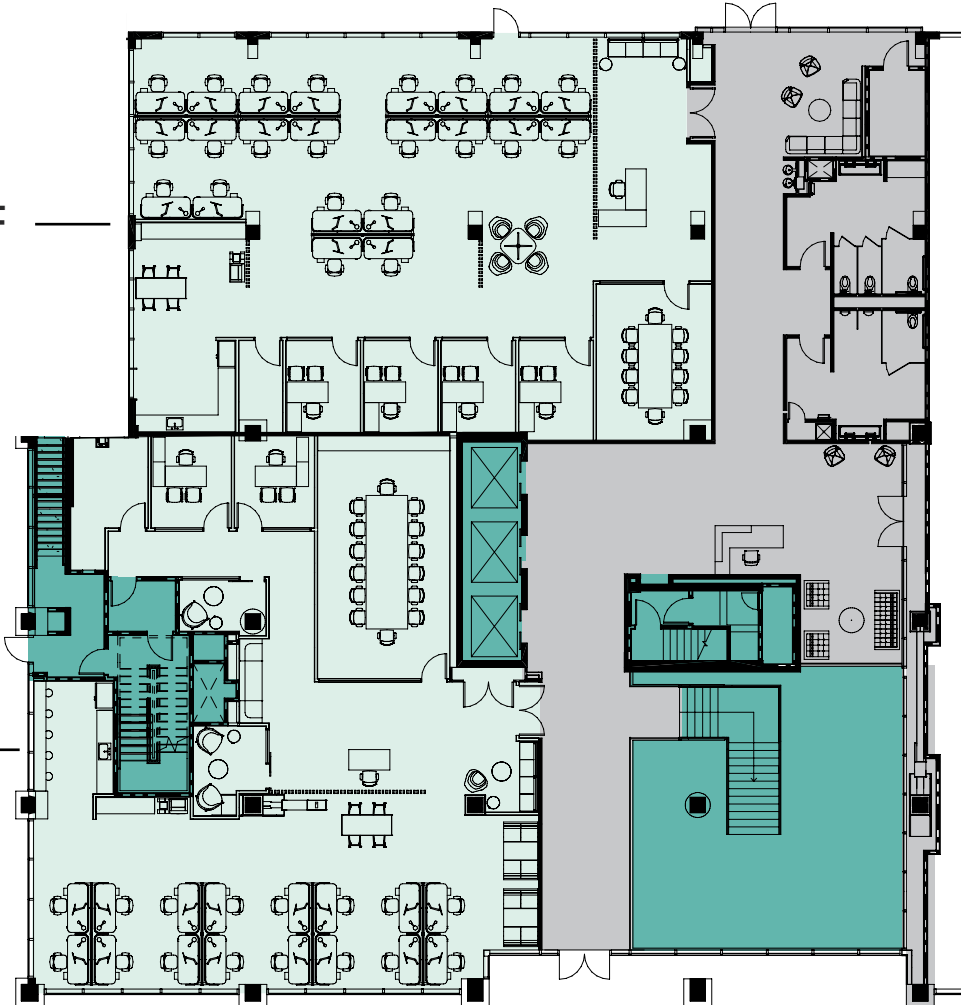


FLOOR 1 $\pm 7,858$ SF * DIVISIBLE TO 3,858 AND 4,000 SF

HYPOTHETICAL SPACE PLAN

$\pm 4,000$ SF

$\pm 3,858$ SF



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
- Fully Built Out
- Fully Furnished





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