



## Bay Meadows Announces Leasing Opportunities at Urban Office Campus

*Wilson Meany Sullivan TOD in San Mateo Is Now Offering  
Up to 1.5 Million Square Feet of Office Space in California's Most Comprehensive New Transit-Oriented District*

*Largest New Office Development on the San Francisco Peninsula*

**SAN MATEO, Calif. – Jan. 24, 2012 – Wilson Meany Sullivan** (WMS) has announced the start of leasing for its new urban office campus in San Mateo, **Bay Meadows Station**, at **Bay Meadows**, California's largest Transit Oriented Development (TOD). **Bay Meadows Station** currently is designed to include five Class A buildings on the forefront of creative design with traditional undertones. With opportunity of up to 1.5 million rentable square feet (RSF) of office and retail space, **Bay Meadows Station** is the largest new, Class A development on the San Francisco Peninsula. Each building adheres to sustainable building practices and will be LEED Gold. Architect group **Hellmut Obata + Kassabaum** created a unique



*Station 2: Located at corner of Delaware and 28<sup>th</sup> Ave*

identity for each building, crafted from a rich combination of textures, using glass, concrete and mixed metals. The five buildings, which could be available as soon as early-2014, are on Delaware Street, and range from 95,000 RSF to 185,000 RSF. Station 2 (175,000 RSF) – an L-shaped structure with two rectangular wings and large floorplates – stands out with the largest amount of retail space on its ground floor. The largest building, Station 4 (185,000 RSF), provides an iconic “fourth wall” to **Bay Meadows’** town square via its unique curved façade. It features retail space on its ground floor, as well as an engaging pedestrian path to and from the CalTrain Hillsdale Station.

Representing Wilson Meany Sullivan in the leasing of **Bay Meadows Station** is Cornish & Carey Commercial Newmark Knight Frank.

Ideally located on one of the most transportation accessible sites on the Peninsula, **Bay Meadows Station** is directly adjacent to the CalTrain Hillsdale Station, on the express line, which is a less than 10-minute ride north to the Millbrae Intermodal Terminal, linking commuters to additional transit options. **Bay Meadows**, the Bay Area's most progressive urban commuter village, is additionally home to fourteen sophisticated and architecturally inspired residential communities, 15 acres of public parks, a traditional town square and Main Street retail.



*Station 4: Located at corner of Delaware and 31<sup>st</sup> Ave*

“Companies who find a home here will embrace the vision of **Bay Meadows Station** and will be an integral part of bringing this community to life,” said Christopher Meany, partner at WMS. “Built to rigorous environmental standards, this urban office campus is at the forefront of contemporary and creative office space. **Bay Meadows** is perfect for people who want to work and live in the most sustainable, innovative and comfortable atmosphere possible.”

Designed to address the growing market for accessible and responsible work space for the Bay Area and Silicon Valley’s growing job market, **Bay Meadows** is the new urban village between San Francisco and San Jose on the CalTrain commuter rail line. Employees have the option of living in the one of the adjacent fourteen neighborhoods of **Bay Meadows**, with the convenience of a quick walk to work. **Bay Meadows Station** employees also enjoy the conveniences of downtown San Mateo’s exciting dining options, Whole Foods and bordering Hillsdale Train Station, all of which are nearby. A tenant interest list is now forming at [baymeadows.com](http://baymeadows.com).

### **The Concept – Life in Motion**

**Bay Meadows** is California’s most significant new transit-oriented district. It was designed to afford homeowners the luxury of pulling into a private driveway on Friday evening and not having to get into their car again for the weekend, whether they need groceries, want to have an afternoon picnic in a gorgeous 12-acre park, plant heirloom tomatoes on a plot of the community garden, or even hop on a train for a night out in San Francisco. Beyond this, residents are also able to wake Monday morning and walk down the block to catch a train to an office in Silicon Valley, San Jose or any destination served by CalTrain. Conversely, there is also the option of walking to work at the adjacent LEED Gold office buildings. **Bay Meadows** brings the concept of a “forwardly mobile” lifestyle to the San Francisco Peninsula.

“Here mobility and aspiration have a long history,” said Meany. “In its earliest days, **Bay Meadows** was the site of an airfield. The land then became home to Bay Meadows Racetrack, a place passionate about the pursuit of glory and achievement. Now, the evolution of mobility culminates in this new urban village at the rail station of on this storied site, and continues a legacy of forward thinking, progress, energy and aspiration, for those looking for an inspired way of life.”

### **Comprehensive Sustainability**

**Bay Meadows** will be a comprehensively sustainable transportation-centered pedestrian village mid-way between San Francisco and Silicon Valley designed with state-of-the-art buildings redefining a new walkable urbanism. As a TOD, **Bay Meadows’** sustainable initiatives will allow residents a dramatic reduction of car trips. In addition construction and design are as energy-efficient as possible – minimizing fossil-fuel consumption, recycling of concrete and asphalt, replanting trees, employing advanced storm-water systems and using sustainable materials.

“We are committed to designing a sustainable community, which includes thoughtful planning, distinct architecture and building practices that ensure all buildings are constructed using LEED or Green Point Rated criteria,” said Meany. “Thinking holistically about Bay Meadows and sustainability will create a unique community for people to live and work.”

Enhancing the overall green environment of **Bay Meadows** are three public parks, totaling 15 acres, a community garden, and various open spaces throughout the property. The completed TOD will include housing, employment opportunities, Main Street retail and recreation. The final development will include 1,171 residential units, up to 1.5 million rentable square feet of office space and approximately 90,000 square feet of retail space. With onsite amenities such as healthcare, childcare, automobile/financial services, and dry cleaning, **Bay Meadows** is designed for how people want to live now.

## About Wilson Meany Sullivan

**WMS** is a privately owned real estate investment and development firm focused on urban infill locations in the Western United States. WMS brings more than 35 years of experience to its mixed-use, residential, retail and office developments, all of which reflect the company's commitment to integrity, innovation and quality, including San Francisco's renowned Ferry Building. Founded in 2003, WMS and its predecessor entities have long been recognized among the most respected and consistently successful investment and development firms in the San Francisco Bay Area. Collectively, WMS's partners and professionals have developed over 10 million square feet, including some of the most innovative and distinctive properties in California

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**Interviews with Wilson Meany Sullivan are available, please contact:**

Jack Skelley or Sarah Jenkins

Paolucci Communication Arts, Public Relations

310.791.2755