



# Bay Meadows Station

763,000+ RSF CLASS A OFFICE DEVELOPMENT  
AT THE HILLSDALE CALTRAIN STATION

BAY MEADOWS  
SAN MATEO

OFFICES | RESIDENCES | PARKS | RETAIL | NUEVA SCHOOL | CALTRAIN



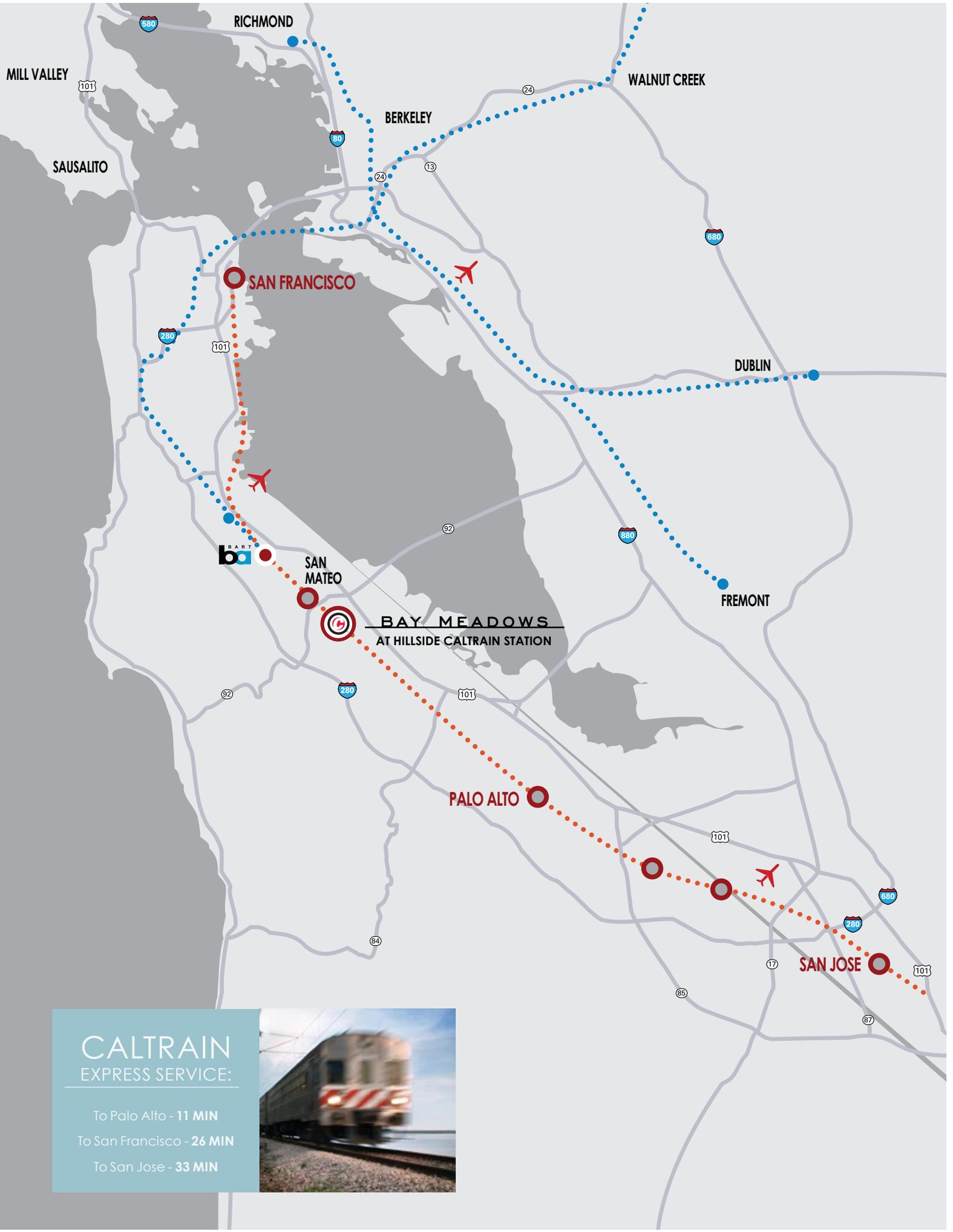
# A New Way to Work on the Peninsula

Bay Meadows, a new urban village in the heart of San Mateo, offers inspired office space so close to its new residential neighborhoods that work and home feel one and the same. And getting to work is easy for employees not living at Bay Meadows. The community's central location provides access to the top talent from around the Bay Area via a short commute on 101 or a stress-free ride on Caltrain. Surrounding Bay Meadows is San Mateo's rich and authentic Peninsula lifestyle – including over 200 retail shops, 60+ Zagat-rated restaurants, parks, green spaces, and a Whole Foods Market within walking distance. Bay Meadows is inspired by the demands of a new generation.



# Close to Everywhere You Want to Be

Appealing to the San Francisco Peninsula's growing job market, Bay Meadows offers a convenient new alternative for both businesses and their employees. Centered between San Francisco and San Jose, and ideally located on the Caltrain line in San Mateo, employees can easily get to Bay Meadows, whether arriving by foot, car, bike, or train. The sophisticated, balanced design of Bay Meadows is both classic and ahead of its time. A traditional town square, expansive green space, and active social spaces are the perfect complement to the high-tech, urban office campus.



# CALTRAIN EXPRESS SERVICE:

To Palo Alto - 11 MIN

To San Francisco - 26 MIN

To San Jose - 33 MIN





# A Whole World In One Place

Employees will be inspired by San Mateo's gorgeous and seasonal weather. San Mateo's 300+ days of sunshine are best enjoyed outdoors – in Bay Meadows' network of parks, trails, community garden, and 15-acres of open space. Team members can take advantage of several outdoor spaces along Delaware Street offering bocce, fitness, ping pong and more, or can enjoy proximal access to Whole Foods Market, Hillsdale Shopping Center and San Mateo's thriving downtown. Best of all, employees who live at Bay Meadows are only steps away from the office.



# Building Features

Bay Meadows is home to an office campus composed of five buildings perfect for creative space. Each one is constructed to adhere to sustainable building practices designed to LEED Gold standards. With up to 763,000 rentable square feet (RSF) of office and retail space, Bay Meadows Station is the largest, new, Class A development on the San Francisco Peninsula – all located within California's most progressive urban village.

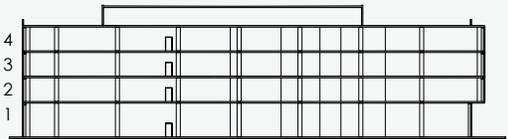
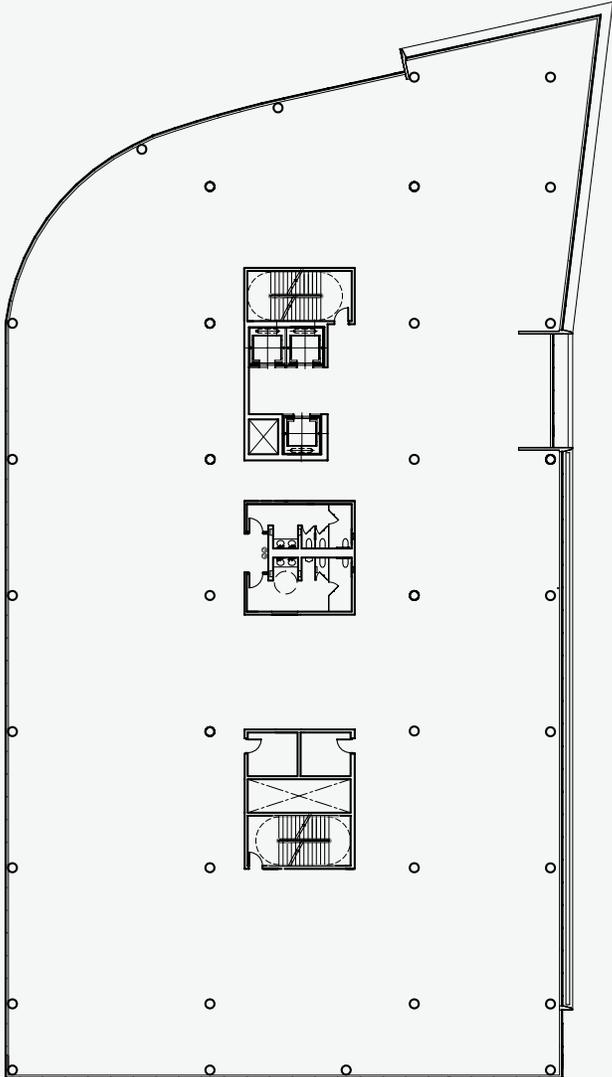
- Campus-like setting in walkable, mixed-use community
- 763,000 RSF
- Distinctive architecture
- LEED Gold certification
- Two-story open entrance lobby with 14' glass curtain pivoting wall system that allows for full opening to the plaza
- Large, flexible floor plates with 12'6" floor to ceiling heights
- Optimize planning with 30'x30' column spacing and 5' planning module
- Floor-to-ceiling glass and high floor-to-floor dimensions maximizing natural light
- State-of-the-art building operating systems providing highest levels of energy efficiency and comfort
- Parking ratio up of 2.5/1,000
- Bicycle storage and shower/locker room facilities in each building
- Ability to deliver backup power and service from multiple fiber providers



# STATION 1

BAY MEADOWS

2750 SOUTH DELAWARE ST.  
95,000 RSF



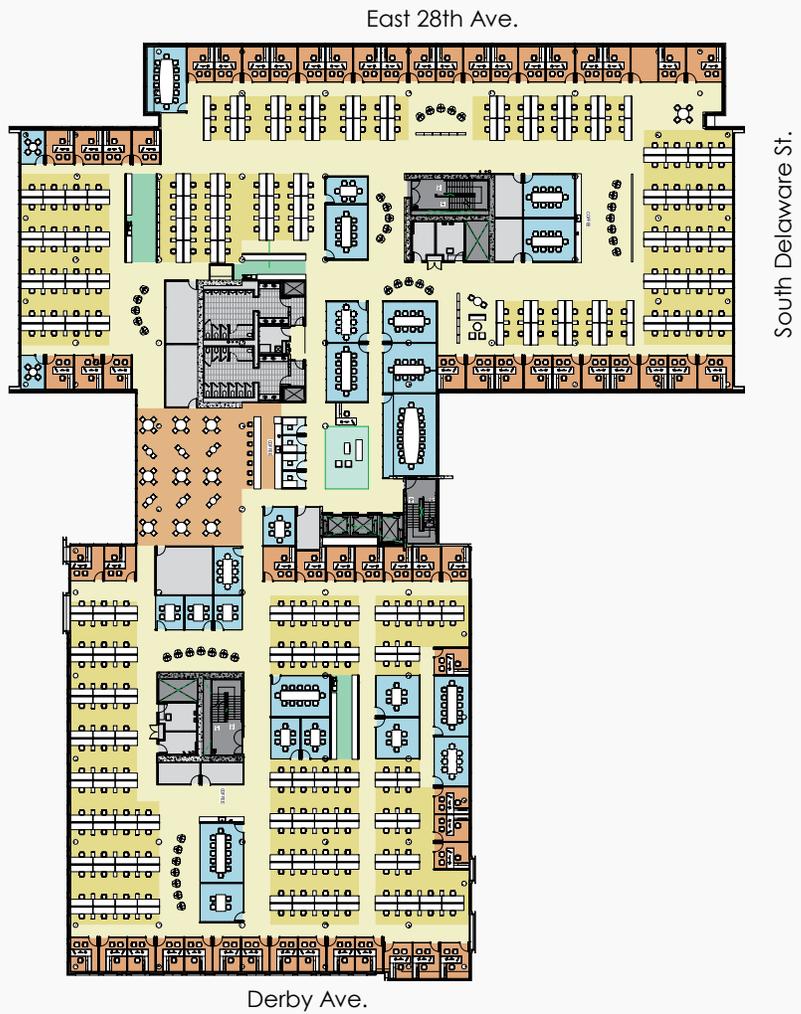
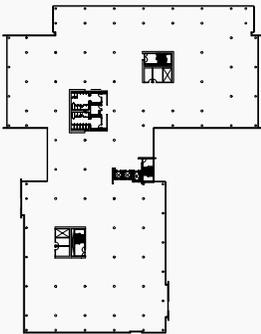
Typical Floor Plate: 25,000 RSF (approx.)



# STATION 2

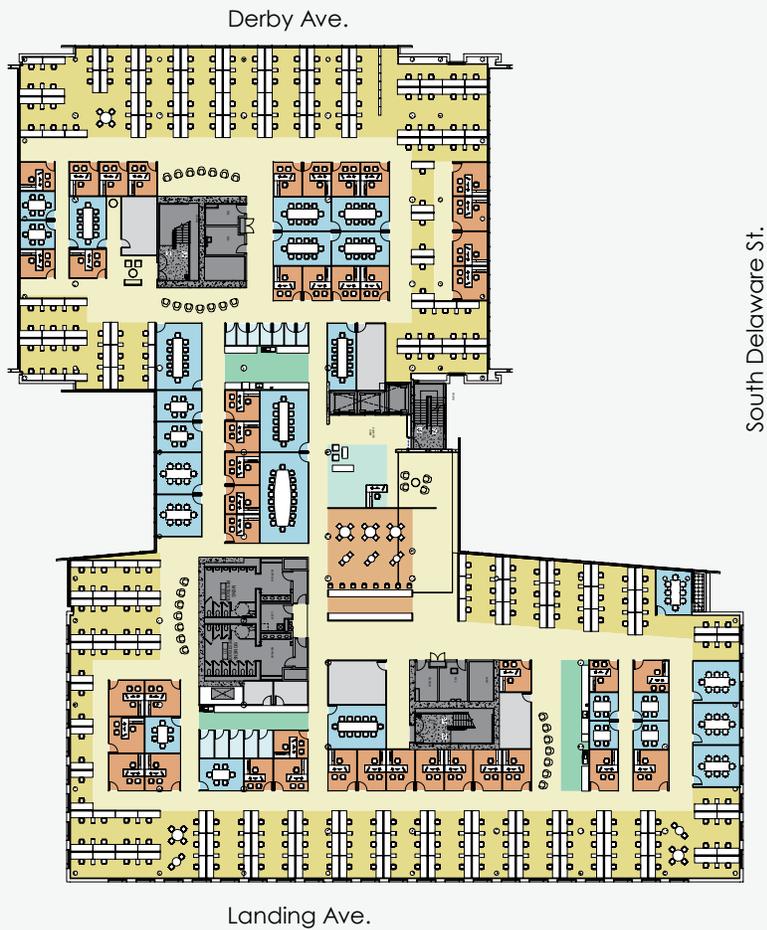
BAY MEADOWS

2850 SOUTH DELAWARE ST.  
189,000 RSF



Total Headcount: 337  
Workstations: 274  
Private Offices: 63  
RSF: 60,399 SF

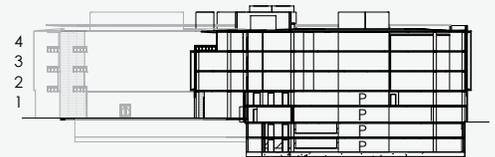
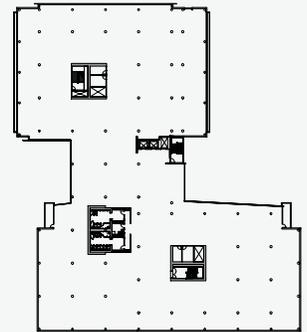
Density: 179 SF / Person  
Conference Seats: 222  
Ratio of Headcount to Conference Seats: 1.5:1



## STATION 3

BAY MEADOWS

2950 SOUTH DELAWARE ST.  
174,000 RSF



Total Headcount: 302  
Workstations: 259  
Private Offices: 42  
RSF: 54,984 SF

Density: 182 SF / Person  
Conference Seats: 153  
Ratio of Headcount to Conference Seats: 1.9:1

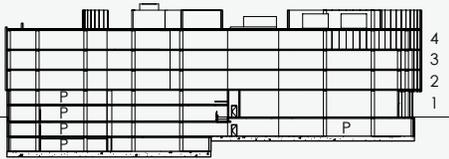
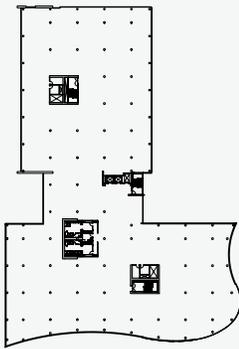




# STATION 4

BAY MEADOWS

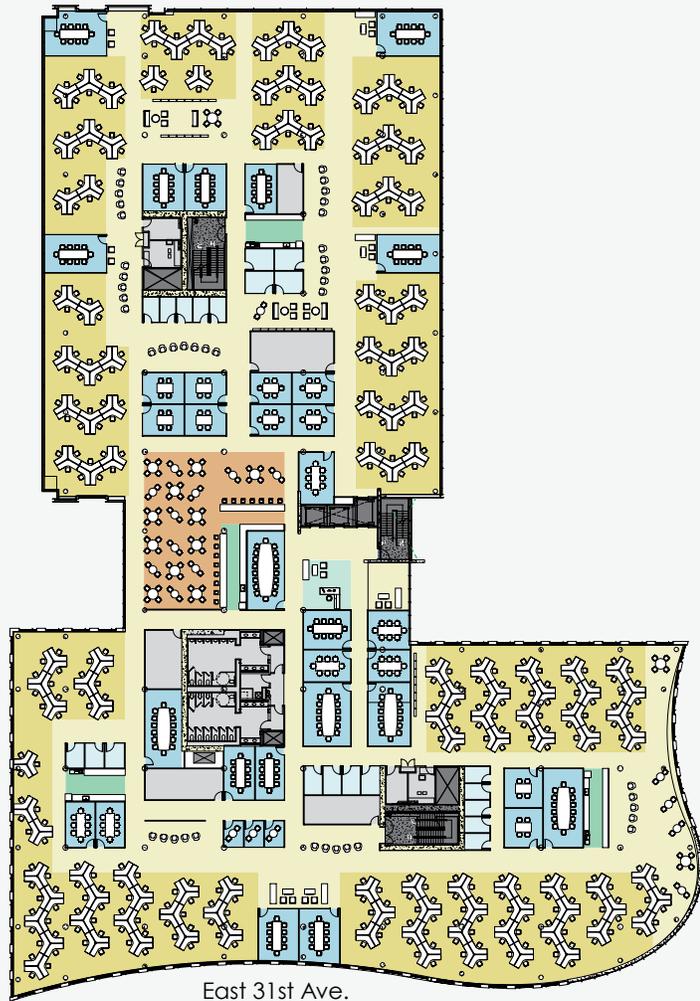
3050 SOUTH DELAWARE ST.  
210,000 RSF



Bay Meadows Site Plan



Landing Ave.



South Delaware St.

East 31st Ave.

Total Headcount: 384  
Workstations: 384  
RSF: 67,549 SF

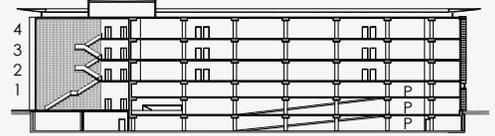
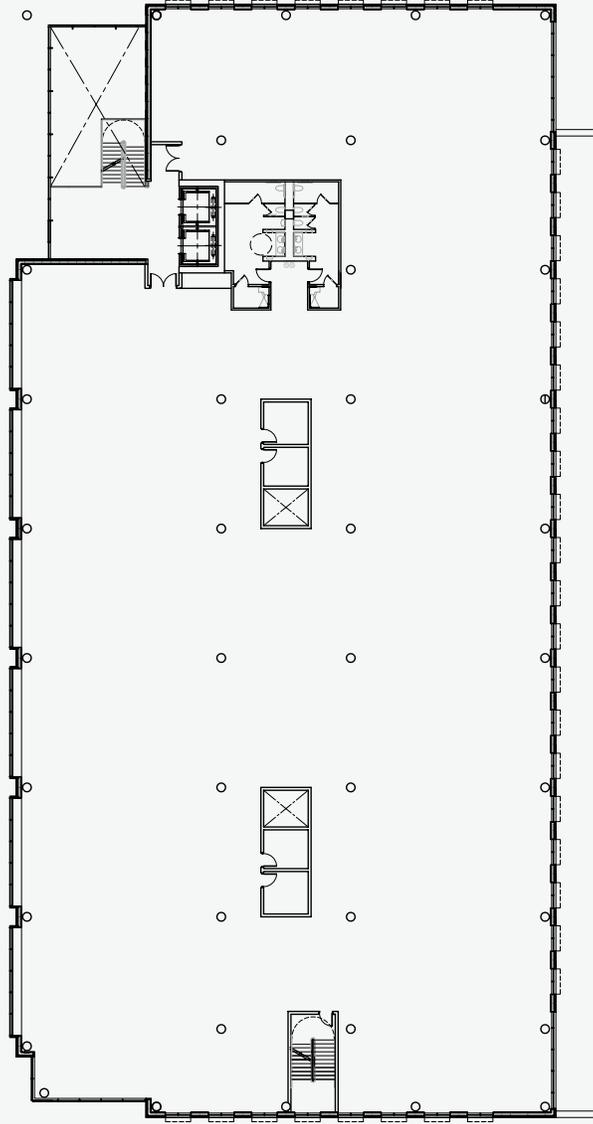
Density: 175 SF / Person  
Conference Seats: 309  
Ratio of Headcount to Conference Seats: 1.25:1



# STATION 5

BAY MEADOWS

3150 SOUTH DELAWARE ST.  
95,000 RSF



Typical Floor Plate: 30,000 RSF (approx.)



**TOP TEN YELP RATED  
SAN MATEO RESTAURANTS**

1. Wakuriya
2. All Spice
3. Vespucci Ristorante
4. Oceanic Chinese
5. Viognier
6. Silver House
7. Mancora Cebicheria
8. Jade Dragon
9. Little China Kitchen
10. Yu-Raku

**Location Map Key**

..... CALTRAIN



WILSON  
MEANY

STOCKBRIDGE  
REAL ESTATE FUNDS

# Wilson Meany Stockbridge Story

Wilson Meany is a privately owned real estate investment and development firm focused on urban infill locations in the Western United States. Wilson Meany 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.

Stockbridge is a real estate investment management firm and Registered Investment Adviser founded in 2003. The firm and its affiliated adviser manage both commingled funds and separate accounts primarily on behalf of institutional investors, and also provide strategic advisory services with respect to real estate assets and portfolios. The firm's portfolio comprises assets across the investment risk spectrum, including core, value-added and opportunistic strategies.

**Owner**

Bay Meadows Land Company  
Stockbridge Real Estate Funds

**Developer**

Wilson Meany

**Architect**

Hellmuth Obata & Kassabaum

**Construction Contractor**

Webcor

[BayMeadows.com](http://BayMeadows.com)



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**BAY MEADOWS**  
SAN MATEO