

BAY MEADOWS  
STATION

SAN MATEO

Four New  
Buildings!  
740,385 rsf



Station 1: ±219,831 rsf  
Station 5: ±218,554 rsf  
Station 6: ±182,000 rsf  
Station 7: ±120,000 rsf

NEWMARK

STOCKBRIDGE

WILSON  
MEANY

Robert Garner  
bob.garner@nrmk.com  
t 650-358-5266 | CA RE Lic#00936790

Jack Troedson  
jack.troedson@nrmk.com  
t 650-688-8520 | CA RE Lic#00833129

Josh Rowell  
josh.rowell@nrmk.com  
t 650-358-5261 | CA RE Lic#01236434

Shawn Troedson  
shawn.troedson@nrmk.com  
t 650-688-8529 | CA RE Lic#02023948



219,831 SF  
AVAILABLE  
**STATION 1**

182,000 SF  
NOW APPROVED  
**STATION 6**

120,000 SF  
NOW APPROVED  
**STATION 7**

218,554 SF  
AVAILABLE  
**STATION 5**



STATION 1: NOW UNDER CONSTRUCTION

STATION 5: NOW UNDER CONSTRUCTION

# Campus View

BAY MEADOWS STATION TENANT ROSTER

SurveyMonkey
 OPENTEXT
 GUIDEWIRE  
 freshworks
 workday.
 Upstart

# BAY MEADOWS STATION

## Building Features

- **4 FOUR STORY CLASS A OFFICE BUILDINGS**

- **STATION 1: ±219,831 RSF**
- **STATION 5: ±218,554 RSF**
- **STATION 6: ±182,000 RSF**
- **STATION 7: ±120,000 RSF**

- Campus-like setting in walkable, mixed-use community
- Complete Bay Meadows Station is ±1,250,000 RSF
- Distinctive architecture
- Designed to LEED Gold standards
- Large, flexible floor plates

- 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 ratios
  - Station 1: ±2.2/1000
  - Station 5: ±2.3/1000
  - Station 6: ±2.2/1000
  - Station 7: ±2.2/1000
- Roof deck opportunities
- Bicycle storage and shower/locker room facilities in each building

## Delivering for TI's

Q2 2022

STATION 1



Q2 2023

STATION 5



Q2 2024

STATION 6



STATION 7



# STATION 1

BAY MEADOWS



# STATION 5

BAY MEADOWS



# STATION 6

BAY MEADOWS



# STATION 7

BAY MEADOWS



# Bay Meadows Station



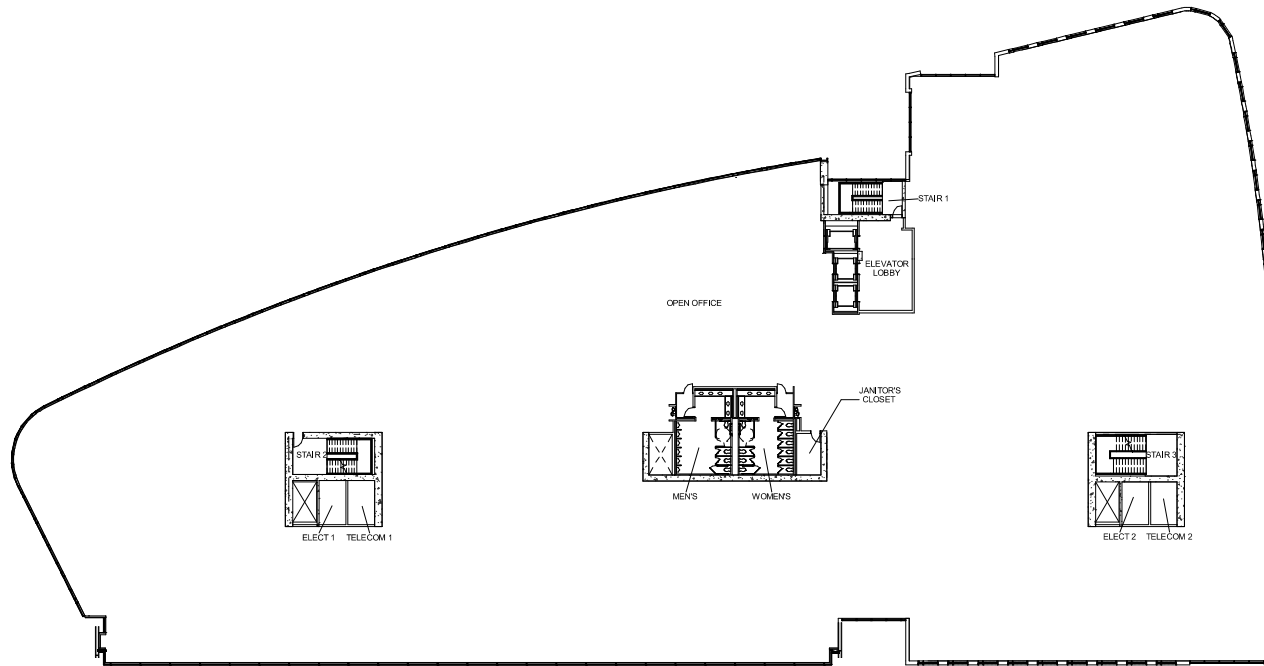
- Office campus composed of seven buildings perfect for creative space
- Up to ±1,250,000 rentable square feet (RSF) of office and retail space
- Located within California's most progressive urban village
- Constructed to adhere to sustainable building practices designed to LEED Gold standards
- Largest, new, Class A development on the San Francisco Peninsula
- Directly adjacent to Hillsdale Caltrain Station on baby bullet

# STATION 1

BAY MEADOWS

2750 SOUTH DELAWARE STREET • SAN MATEO

TYPICAL FLOOR PLATE | RSF: ±73,000 SF



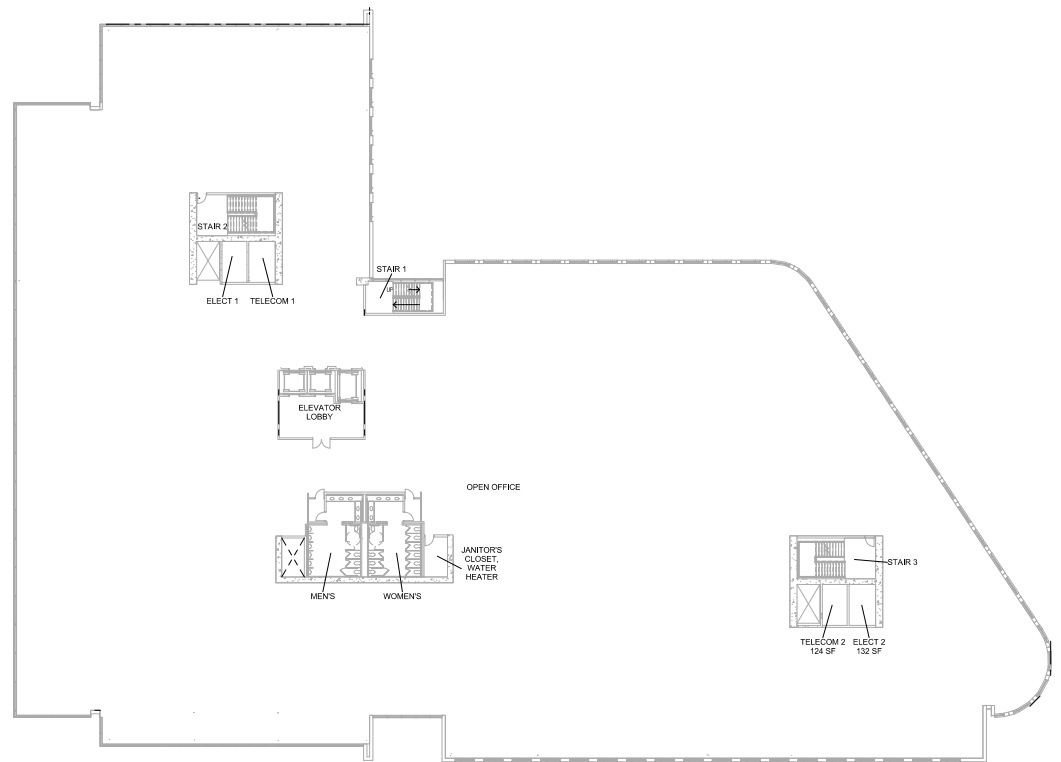
# STATION 5

BAY MEADOWS

3150 SOUTH DELAWARE STREET • SAN MATEO



## TYPICAL FLOOR PLATE | RSF: ±71,000 SF



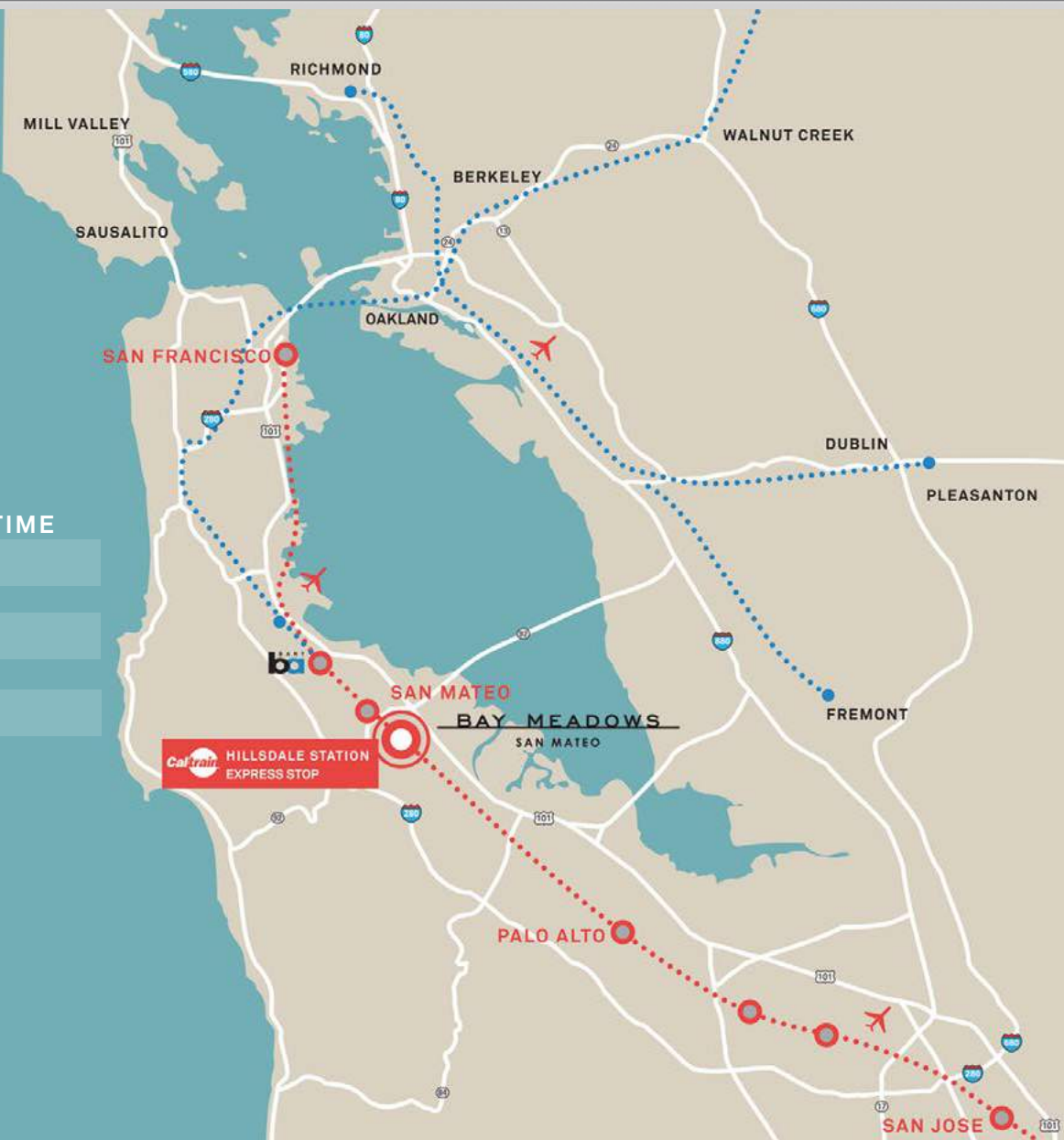
# BAY MEADOWS STATION

SAN MATEO

## Location Map

1 MINUTE TO CALTRAIN, US 101, HWY 82 AND 92,  
WITH I-280 LESS THAN 10 MINUTES AWAY

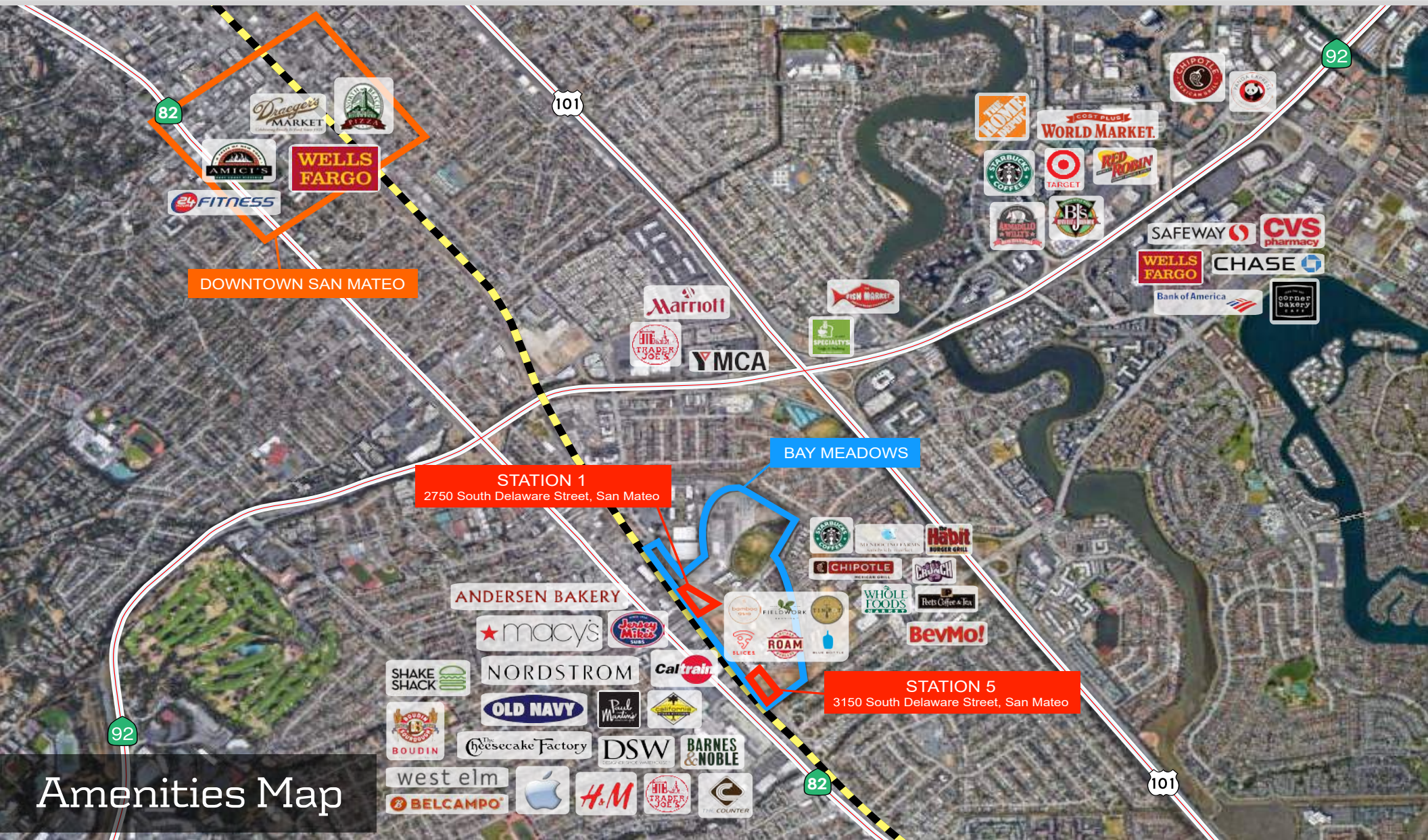
DESTINATION	DISTANCE	TRANSIT TIME
San Francisco	22 Miles	26 Minutes
SF International Airport	10 Miles	13 Minutes
Palo Alto	13 Miles	18 Minutes
Oakland	30 Miles	32 Minutes
San Jose	28 Miles	30 Minutes





# BAY MEADOWS STATION

SAN MATEO



DOWNTOWN SAN MATEO

STATION 1  
2750 South Delaware Street, San Mateo

BAY MEADOWS

STATION 5  
3150 South Delaware Street, San Mateo

Amenities Map

BAY MEADOWS  
**STATION**

SAN MATEO

# Bay Meadows Retailers



..... *New Retailer* .....

TRADE MARK  
**FIELDWORK**  
BREWING CO.  
.....  
*at Bay Meadows*



..... *New Retailer* .....

Have a Good  
Coffee Day  
.....  
**BLUE BOTTLE COFFEE**



..... *New Retailer* .....

Celebrating Entrepreneurship  
*with*  
Artisan Frozen Treats  
.....  
**TIN POT CREAMERY**



Asian Inspired Meals,  
Cooked & Delivered  
Coming Late 2021

  
**SLICES**  
**YOU'VE NEVER HAD PIZZA  
THIS GOOD BEFORE!**  
HANDCRAFTED PIZZA | PASTA  
SANDWICHES | SALADS | APPETIZERS

BAY MEADOWS  
**STATION**

SAN MATEO

More Retailers & Restaurants  
a Short Walk Away @ Hillsdale Mall

NORDSTROM

Paul Martin's®  
AMERICAN GRILL

Apple Store

The  
Cheesecake  
Factory.

west elm

SHAKE  
SHACK 

 Cinépolis

 BELCAMPO®

The New Dining Terrace - Now Open!

PINSTRIPES  
BISTRO  BOWLING  BOCCE





# Amenities

A TRULY INTERACTIVE ENVIRONMENT

- Community Front Yard with Bocce Ball
- Beer Garden with Fire Pit
- Town Square Events
- Biking + Jogging Trails
- 18 Acres of Parks + Outdoor Areas





FOR LEASE - APARTMENTS



18 ACRES OF PARKS + OPEN SPACE



FOR SALE - TOWNHOMES



PUBLIC ART INSTALLATIONS



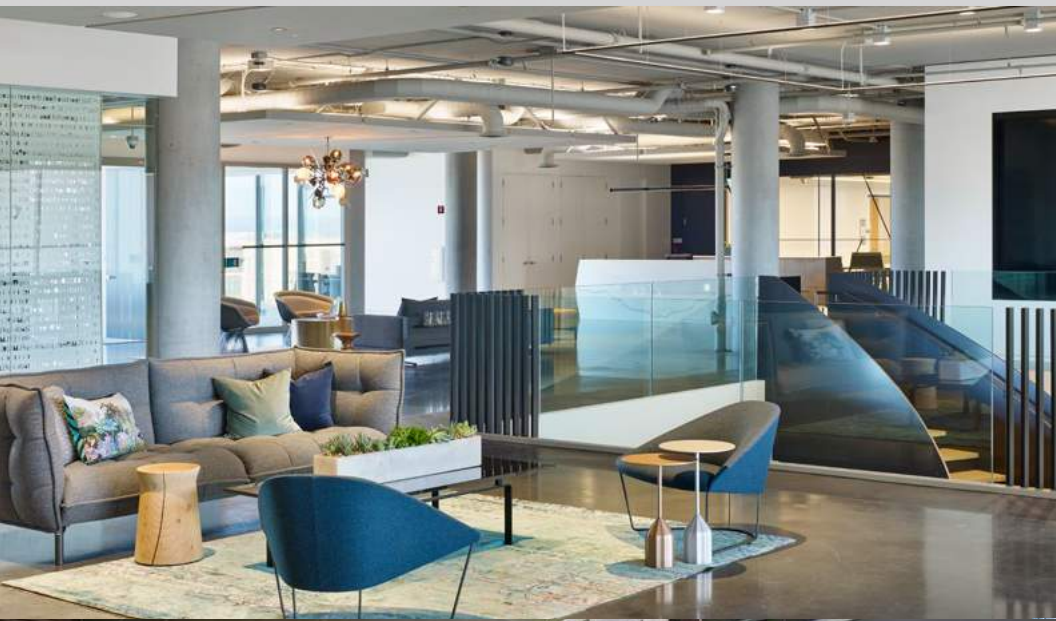
PING PONG



FARMERS MARKET

BAY MEADOWS  
**STATION**

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## PLEASE CONTACT EXCLUSIVE AGENTS

**Robert Garner**  
Executive Vice President  
bob.garner@nmrk.com  
t 650-358-5266  
CA RE License #00936790

**Jack Troedson**  
Vice Chairman  
jack.troedson@nmrk.com  
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