

BAY MEADOWS
STATION
SAN MATEO



Station 4: ±53,854 rsf
Station 6: ±182,000 rsf
Station 7: ±120,000 rsf

NEWMARK

STOCKBRIDGE

WILSON
MEANY

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Campus View

BAY MEADOWS STATION TENANT ROSTER

 SurveyMonkey

 ROBLOX

 Forge

 freshworks

 workday

 Upstart

BAY MEADOWS STATION

Building Features

- **STATION 4: ±53,854 RSF - AVAILABLE NOW**
DIVISIBLE TO ±33,944 RSF & ±19,910 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 4: ±2.5/1000
 - 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 Q3 2025

STATION 6



STATION 7



STATION 4

BAY MEADOWS



STATION 6

BAY MEADOWS

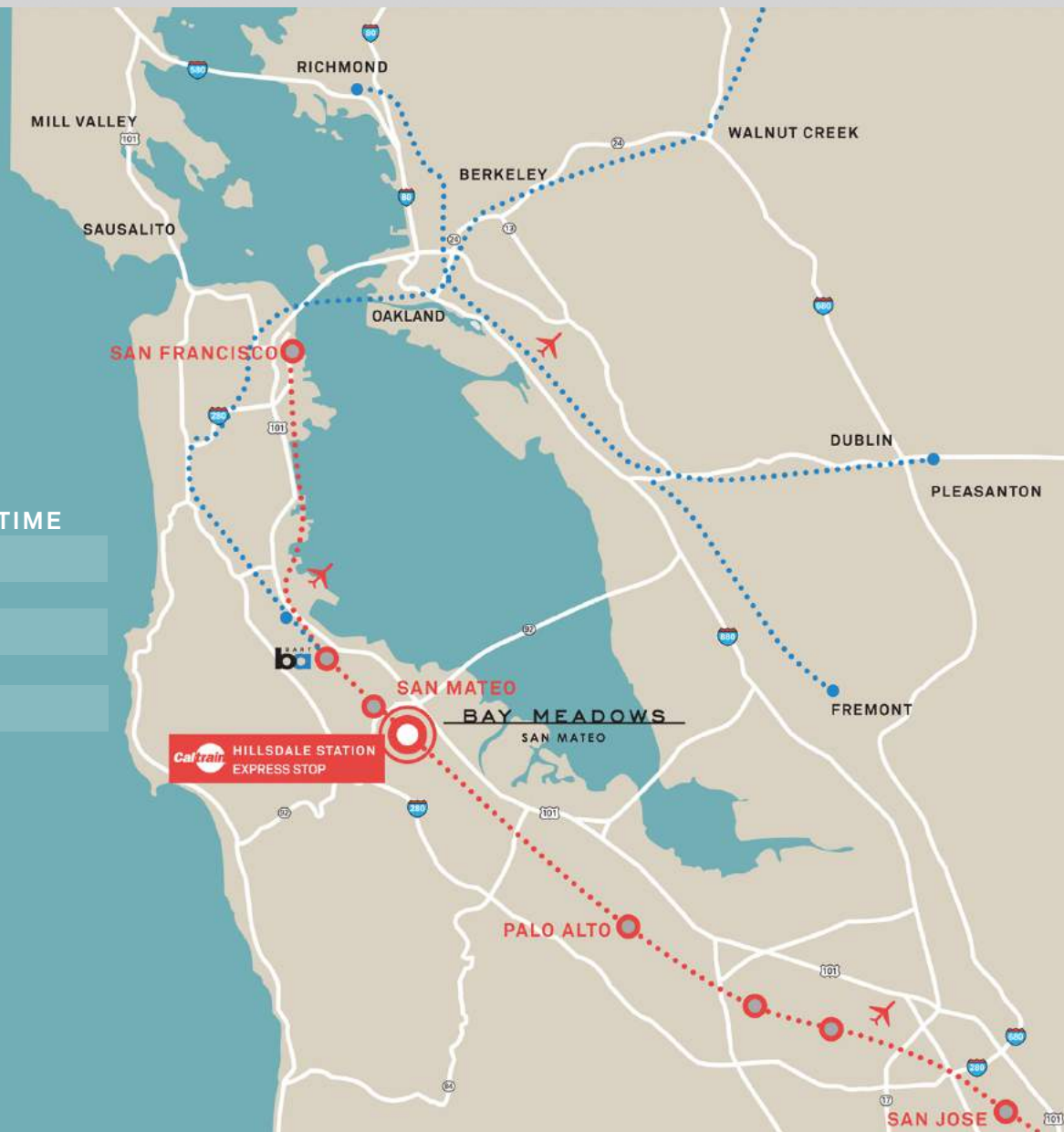


STATION 7

BAY MEADOWS

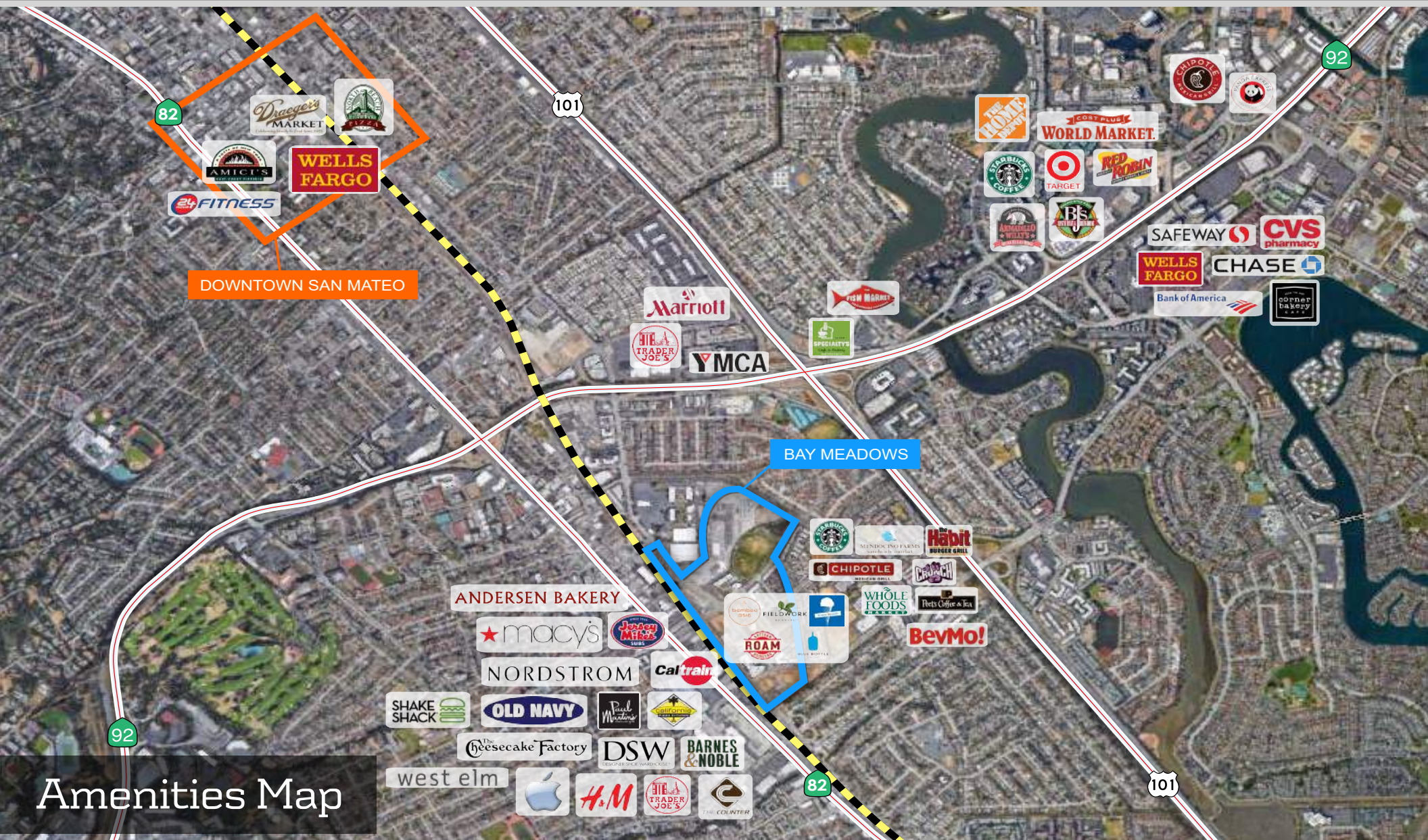


SAN MATEO



BAY MEADOWS STATION

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

Making Unexpected Ice Cream

Since 2008

.....

HUMPHREY SLOCOMBE



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

PINSTRIPES
BISTRO BOWLING BOCCE

The New Dining Terrace - Now Open!





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

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