

BAY MEADOWS

# STATION 3



NEW ±48,244 SF CLASS A+ SUBLEASE @ BAY MEADOWS  
(DIVISIBLE TO ±28,000 SF & ±20,000 SF)

**NEWMARK**

**CHRISTIAN PRELLE**

650.688.8504

[christian.prelle@nmrk.com](mailto:christian.prelle@nmrk.com)

CA RE License #01888351

**CARTER LYMAN**

650.688.8559

[carter.lyman@nmrk.com](mailto:carter.lyman@nmrk.com)

CA RE License #02067725

# PROJECT HIGHLIGHTS



- ±48,244 SF located on the 3rd Floor (Divisible to ±28,000 SF & ±20,000 SF)
- LED February 28, 2028
- Move-in Ready Condition with Class A+ Improvements and Furnishings
- High End Creative Space with Exposed Ceiling
- Abundance of Natural Light with Floor to Ceiling Glass Throughout
- Private Decks with Bay Views

- Adjacent to Hillsdale Caltrain Station
- Steps Away from Hillsdale Shopping Center & Park Place Amenities
- Secured Covered Parking Onsite with Bicycle Storage and Shower/Locker Room Facilities
- 2 Story Open Entrance Lobby
- All Hands Area with Capacity up to 300 People

Executive Board Room  
(Seats 18-20)



Perimeter Open Office Layout  
with Bay Views



PROPERTY  
PHOTOS

Exclusive Patio Deck



Training Room/Large Conference Area



Game Room



Large Kitchen  
Suitable for Company All Hands



PROPERTY  
PHOTOS

All Hands (Capacity up to 300)



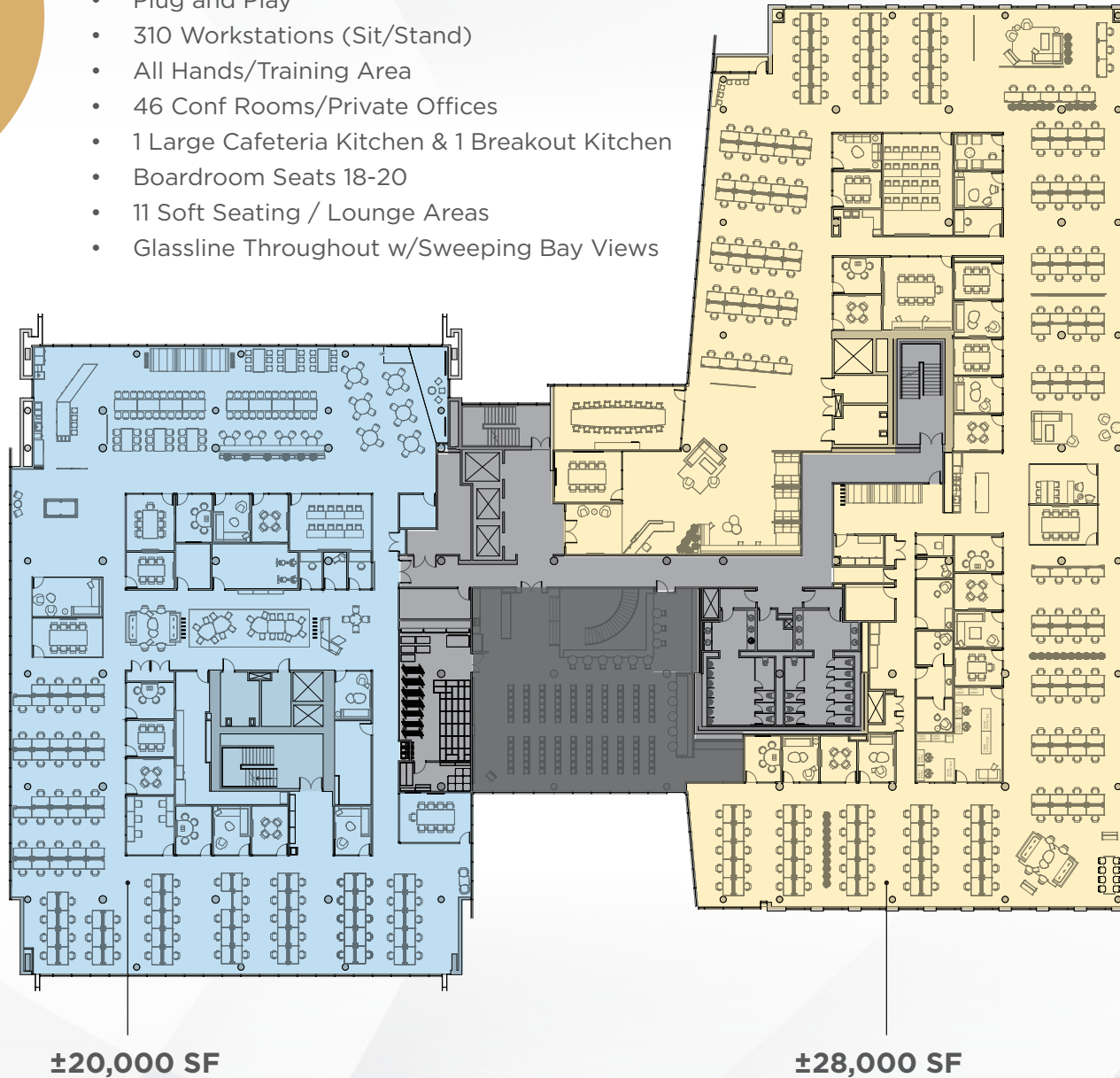
Team Breakout/Lounge Area



# THIRD FLOOR

**±48,244 Total SF (Divisible to ±28,000 SF & ±20,000 SF)**

- Plug and Play
- 310 Workstations (Sit/Stand)
- All Hands/Training Area
- 46 Conf Rooms/Private Offices
- 1 Large Cafeteria Kitchen & 1 Breakout Kitchen
- Boardroom Seats 18-20
- 11 Soft Seating / Lounge Areas
- Glassline Throughout w/Sweeping Bay Views



**±20,000 SF**

**±28,000 SF**

BAY MEADOWS

STATION 3

# AMENITIES MAP



DOWNTOWN SAN MATEO

BAY MEADOWS

BAY MEADOWS STATION 3

STATION 3

# 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



**Caltrain** HILLSDALE STATION EXPRESS STOP

BAY MEADOWS STATION

BAY MEADOWS

# STATION 3

**CHRISTIAN PRELLE**

650.688.8504

christian.prelle@nmrk.com

CA RE License #01888351

**CARTER LYMAN**

650.688.8559

carter.lyman@nmrk.com

CA RE License #02067725

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 23-0114.06/23

**NEWMARK**

