

Franklin Parkway

SAN MATEO, CA

SINGLE USER / MULTI-TENANT
Opportunity

HIGHLY AMENITIZED
Mixed-Use Project

WELL LOCATED
Near Hwys 101/92, CalTrain,
Abundant Retail and Housing



BROKER CONTACTS



TUCKER FORBES
Senior Vice President
+1 650 486 2234
tucker.forbes@colliers.com
License #02028861

KEVIN COLOMBO
Executive Vice President
+1 415 293 6298
kevin.colombo@colliers.com
License #01496740



MARC POPE
Vice Chairman
+1 650 401 2131
marc.pope@cushwake.com
License #0147448

CHRIS D'AMBROSIA
Executive Director
+1 408 572 4127
chris.dambrosia@cushwake.com
Lic. #01363795

JEFF CUSHMAN
Vice Chairman
+1 408 572 4122
jeff.cushman@cushwake.com
License #01308295

TABLE OF CONTENTS

BLDG 910

AVAILABILITIES	/ 04
BUILDING HIGHLIGHTS	/ 06
FLOOR PLANS	/ 08
PHOTO GALLERY	/ 10

BLDG 930

AVAILABILITIES	/ 16
BUILDING HIGHLIGHTS	/ 18
FLOOR PLANS	/ 20
PHOTO GALLERY	/ 24

BLDG 930

BLDG 910

BLDG 970

AVAILABILITIES

/ 30

CAMPUS & MARKET

COMMUNAL SPACES

/ 32

AREA OVERVIEW

/ 34

MAP & NEARBY AMENITIES

/ 36



BLDG 970

AVAILABILITIES

AVAILABLE

100,030 RSF

TOTAL BUILDING RSF

±118,700 RSF

1ST FLOOR (PARTIAL)

±18,746 RSF

Available 7/1/27

2ND FLOOR

±40,760 RSF

Available 10/1/26

3RD FLOOR

±40,614 RSF

Available 7/1/27





BUILDING HIGHLIGHTS





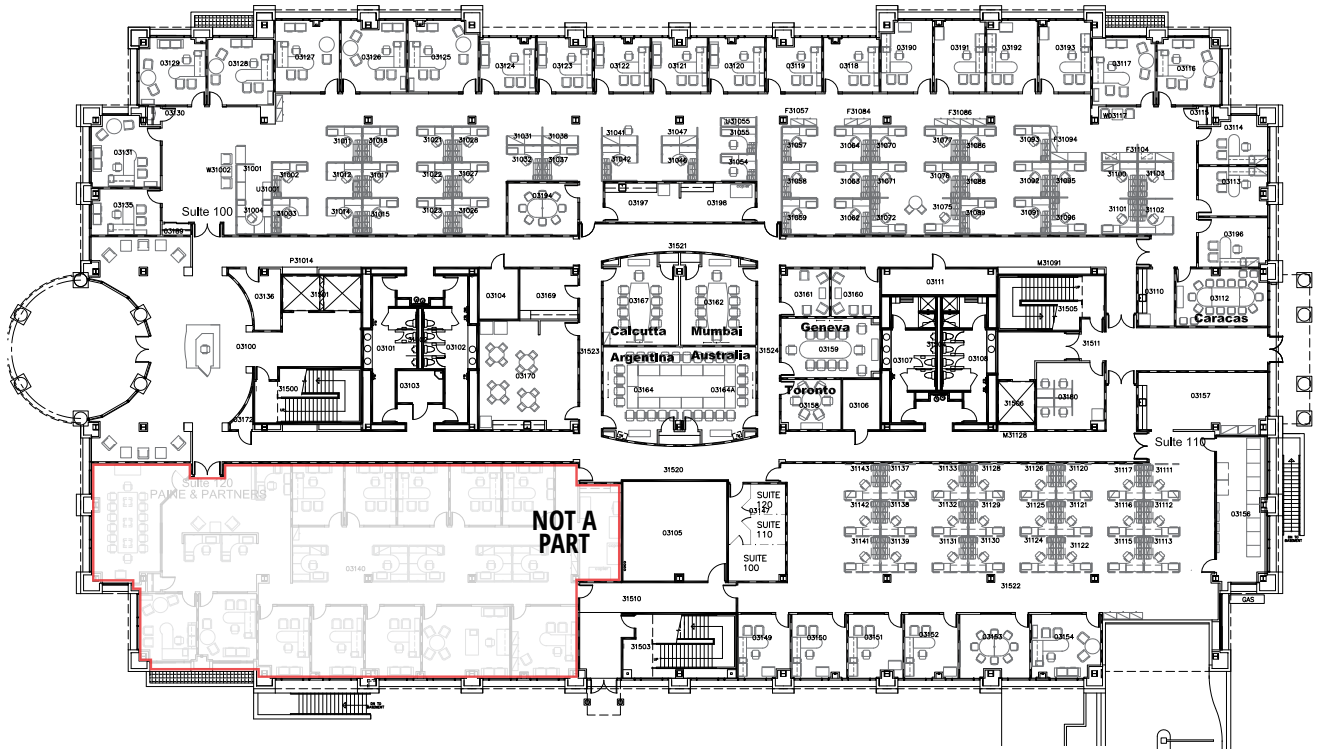
Single User or Multi-Tenant Opportunity

- + Single User or multi-tenant opportunity
- + Secured Surface and Covered Parking
- + Plug & Play / Furniture Available
- + Private Outdoor Terrace
- + 2024 Renovation
- + Well located off Hwys 101/92 Walkable to Caltrain
- + High image credit tenant environment
- + Campus design provides potential expansion opportunities



PHOTO LIGHTLY EDITED FOR CONFIDENTIALITY

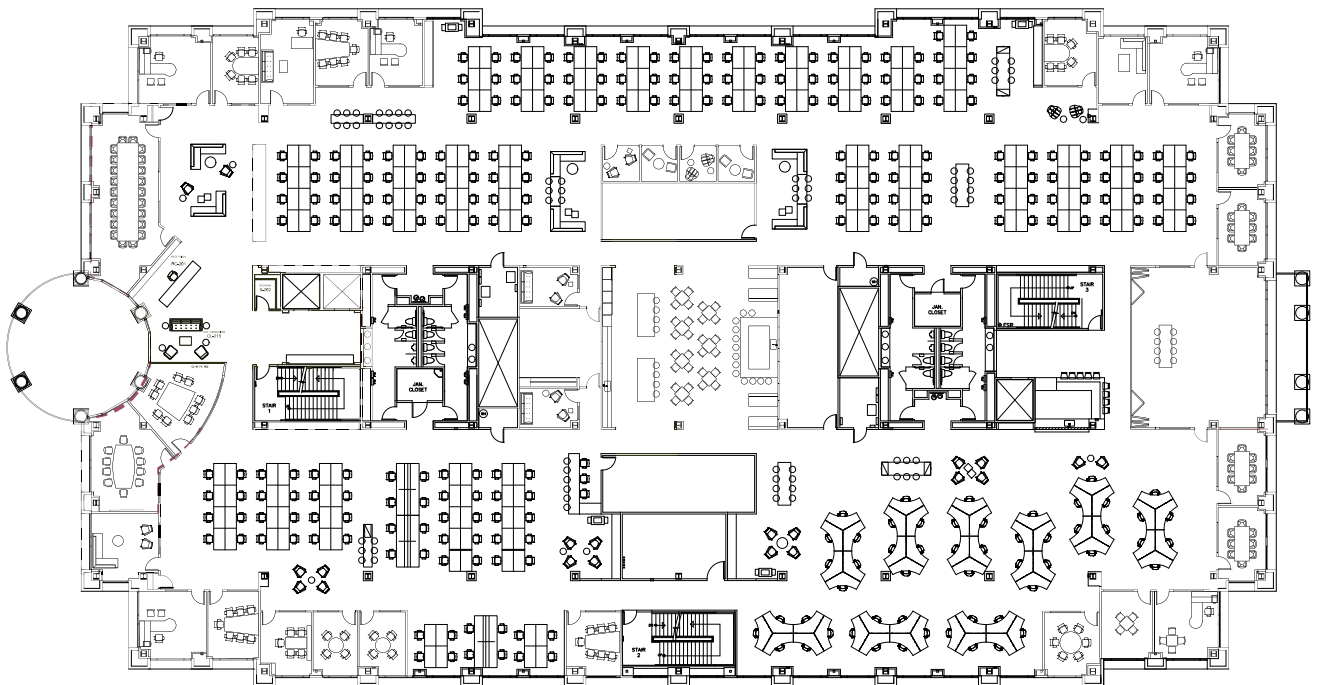
FLOORPLANS | BLDG 910

**1ST FLOOR (PARTIAL)**

±33,428 RSF

80-106 workstations

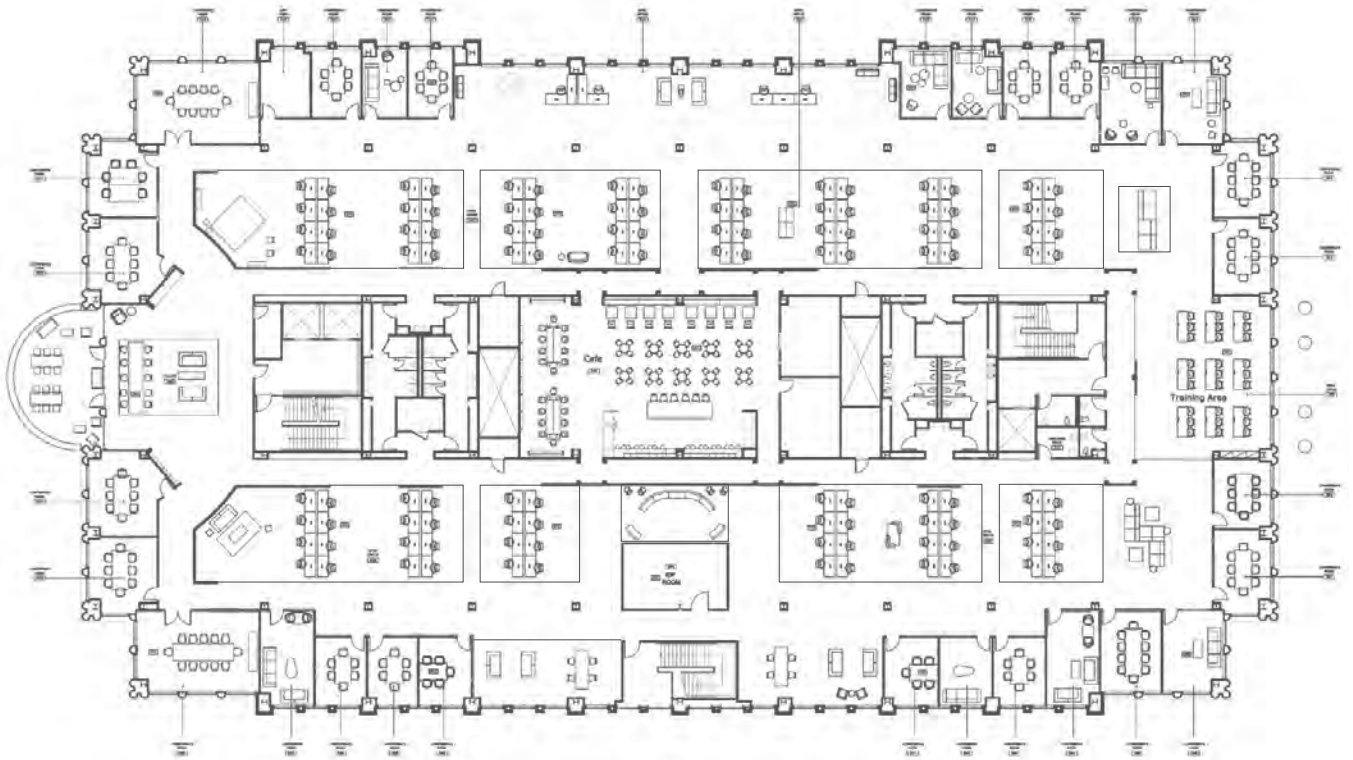
- 14 Conference Rooms on windowline
- Multiple lounge and breakout areas
- 1 Activity Room

**2ND FLOOR**

±40,760 RSF

268 workstations

- 6 Private Offices (2-3 Person)
- 22 Private Offices (4-9 Person)
- 3 Conference rooms (10+ Person)
- Executive Business Center + Reception
- Break Room
- All Hands Room

**3RD FLOOR**

±40,614 RSF

114 workstations

- 29 Meeting Rooms on window line
- Training area
- Collaboration areas
- Large cafe & break room
- Private outdoor terrace

BROKER CONTACTS**TUCKER FORBES**

+1 650 486 2234
tucker.forbes@
colliers.com

MARC POPE

+1 650 401 2131
marc.pope@
cushwake.com

KEVIN COLOMBO

+1 415 293 6298
kevin.colombo@
colliers.com

CHRIS D'AMBROSIA

+1 408 572 4127
chris.dambrosia@
cushwake.com

JEFF CUSHMAN

+1 408 572 4122
jeff.cushman@
cushwake.com

PHOTO GALLERY



PHOTO LIGHTLY EDITED FOR CONFIDENTIALITY

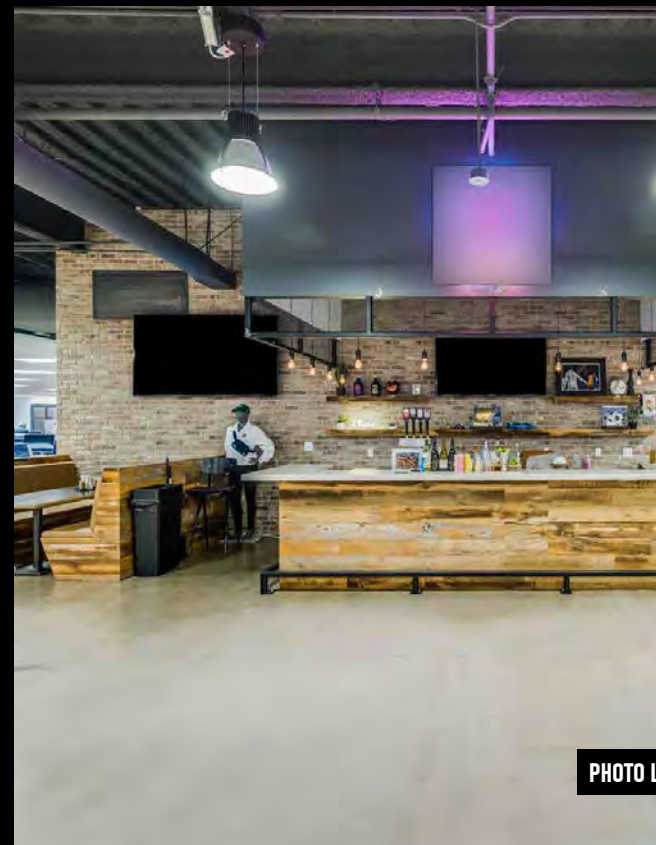
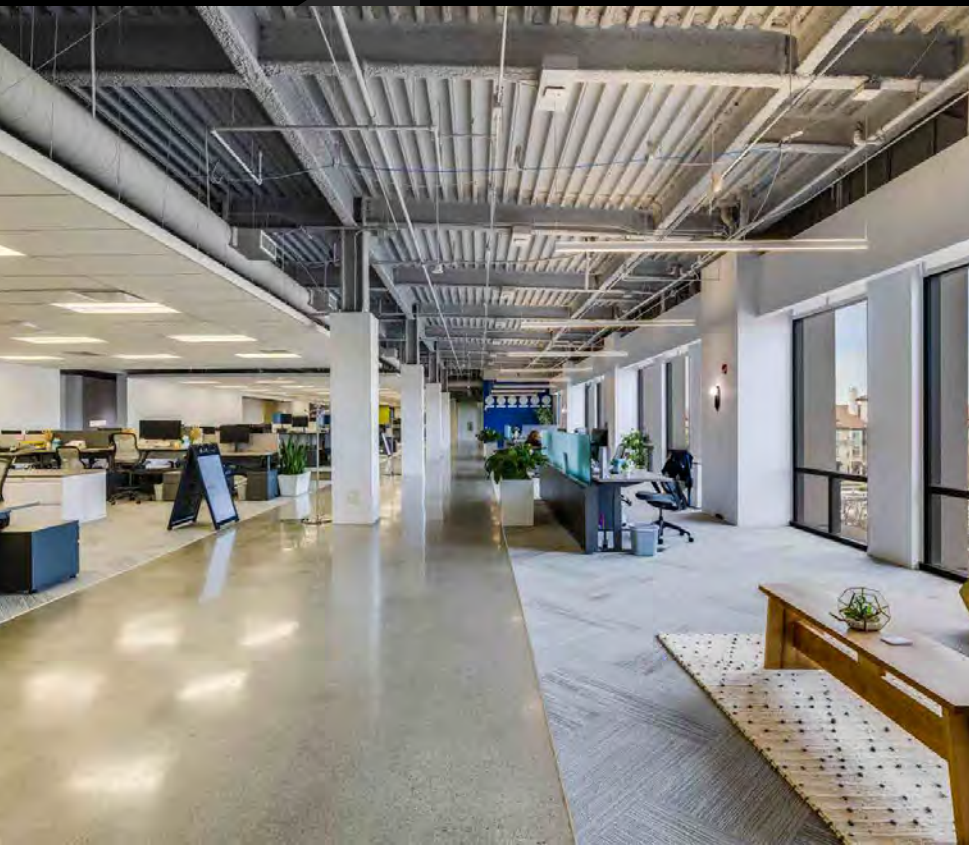


PHOTO L



AVAILABILITIES

129,353 RSF

1ST FLOOR

±29,724 RSF

2ND FLOOR

±33,218 RSF

3RD FLOOR

±33,204 RSF

4TH FLOOR

±33,207 RSF

Available 1/1/2028



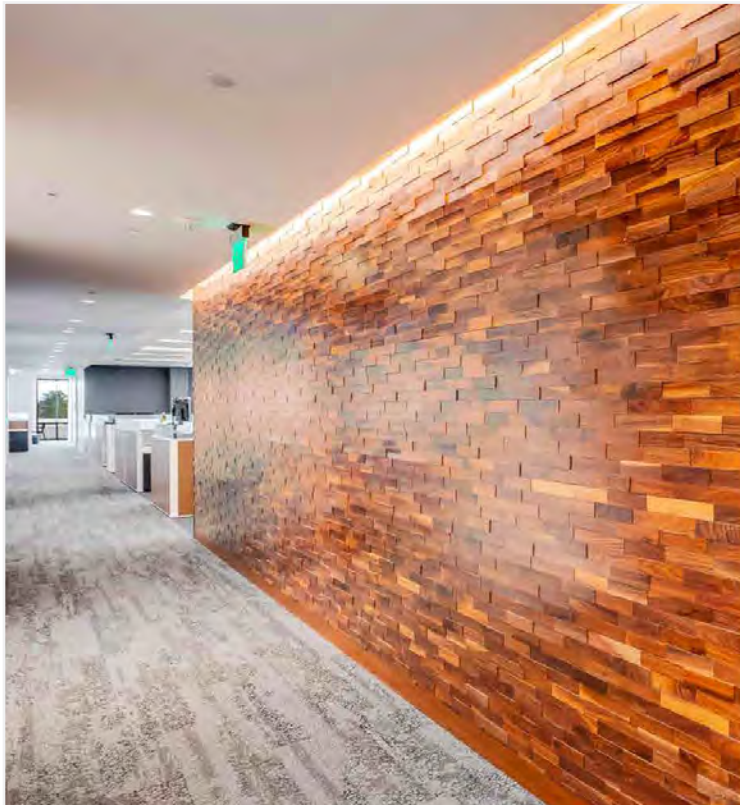
NEWER CONSTRUCTION

Built in 2019

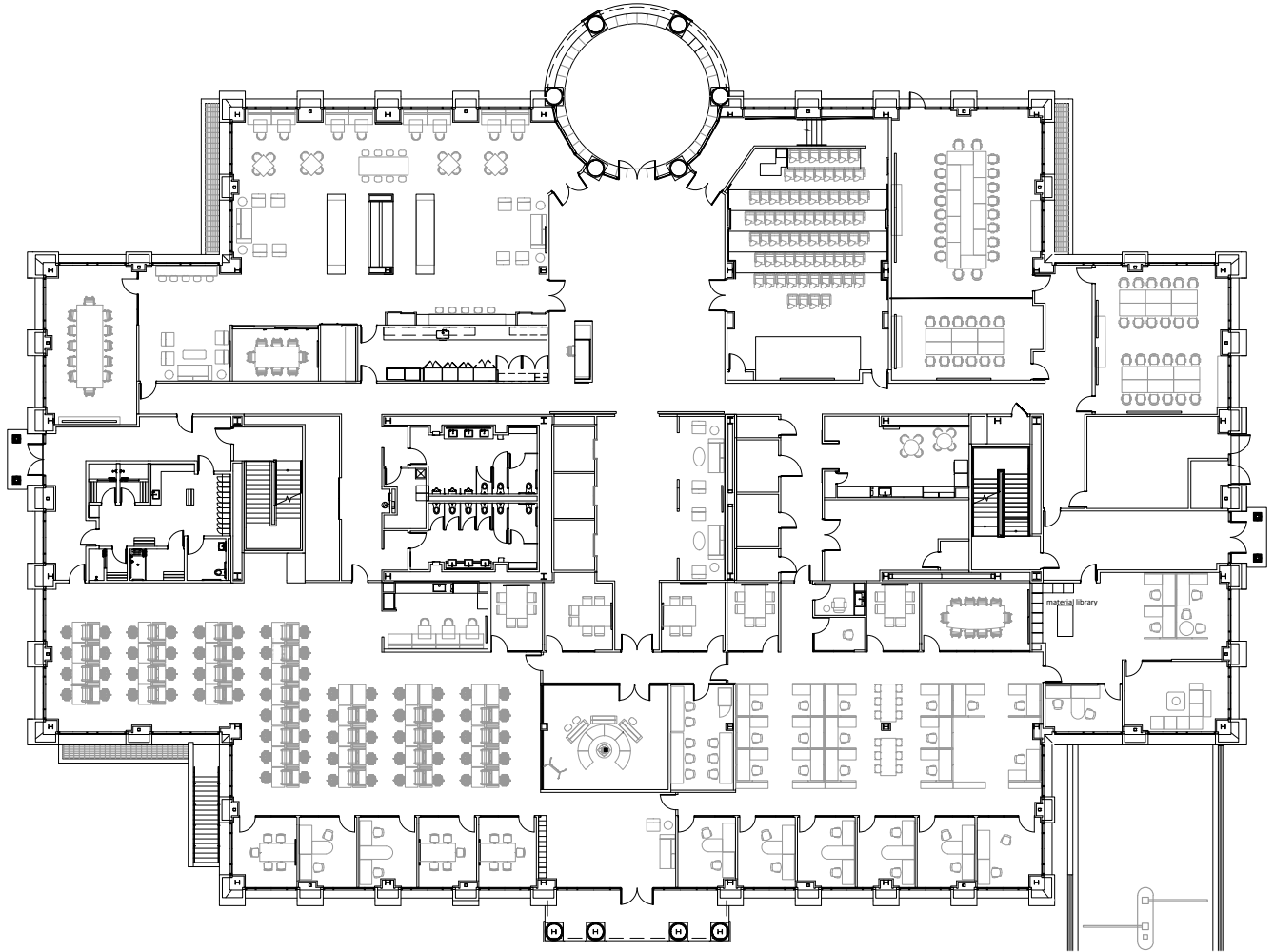


BUILDING
HIGHLIGHTS





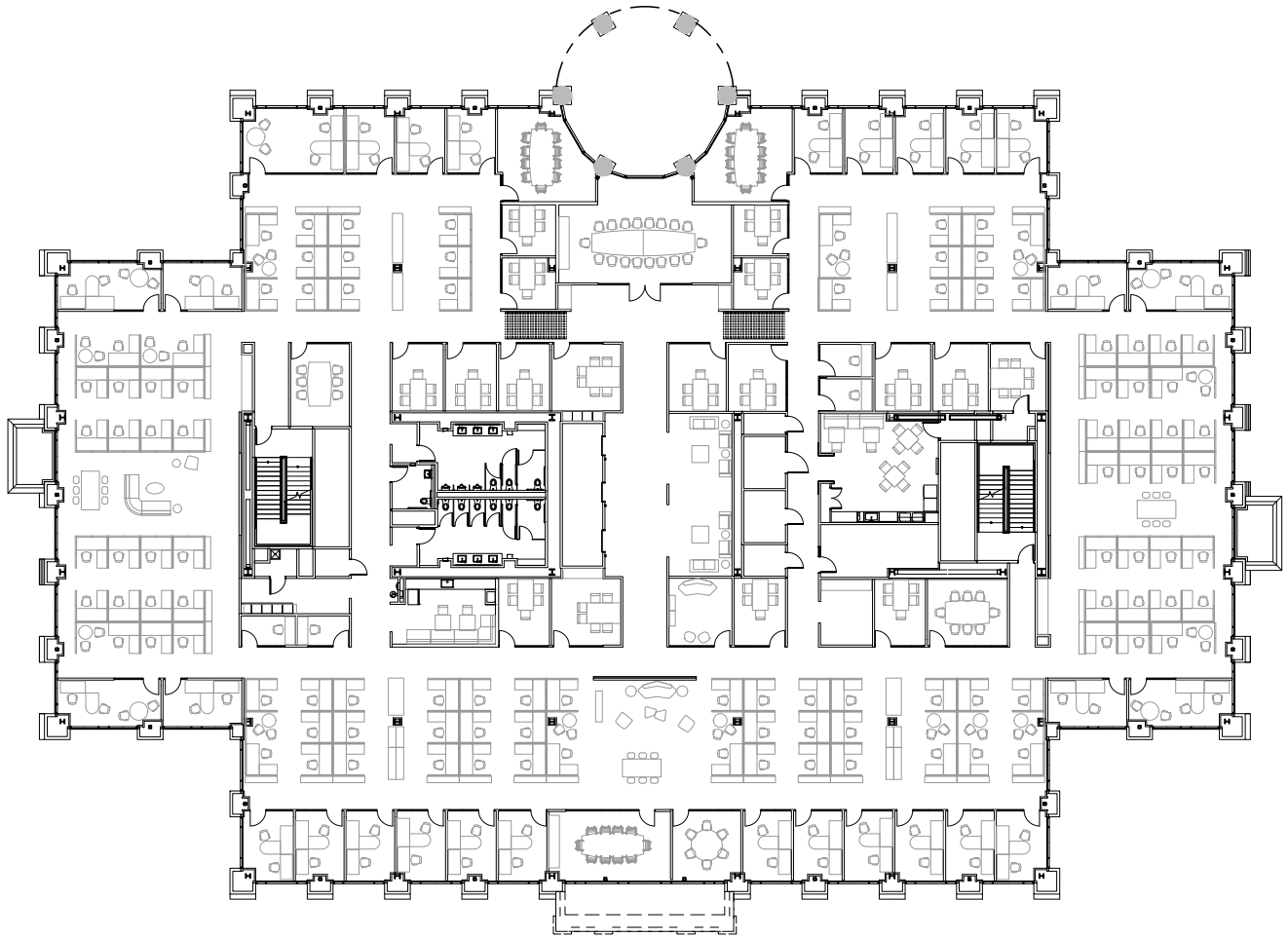
FLOORPLANS | BLDG 930



1ST FLOOR - ±29,724 RSF

79 workstations

- 5 large conference rooms (10+ seats)
- 1 medium conference rooms (6-8 seats)
- 6 small conference/huddle/call rooms
- 11 private offices



2ND FLOOR - ±33,218 RSF

99 workstations

- 4 large conference rooms (10+ seats)
- 3 medium conference rooms (6-8 seats)
- 23 small conference/huddle/call rooms
- 29 private offices

BROKER CONTACTS

TUCKER FORBES

+1 650 486 2234
tucker.forbes@
colliers.com

MARC POPE

+1 650 401 2131
marc.pope@
cushwake.com

KEVIN COLOMBO

+1 415 293 6298
kevin.colombo@
colliers.com

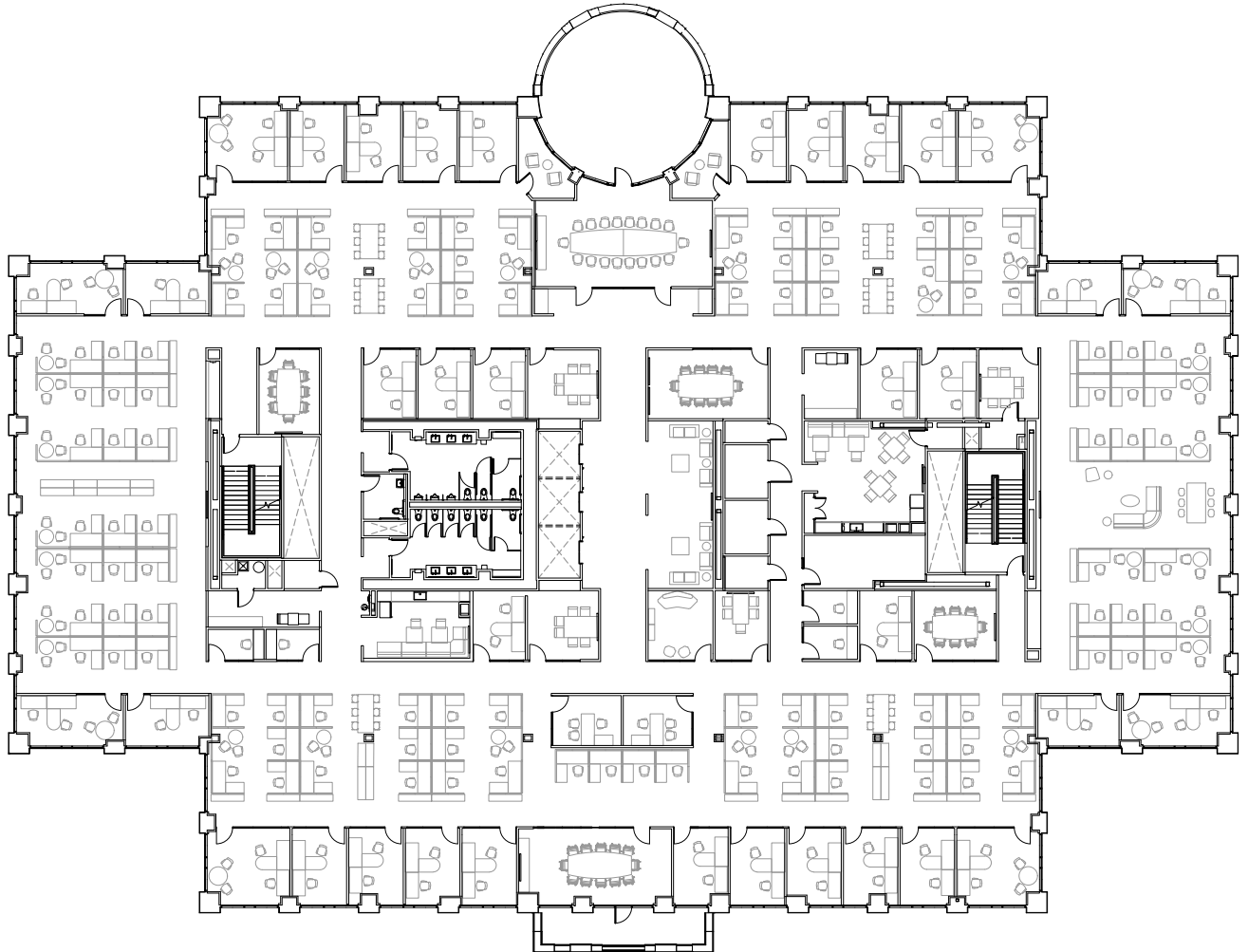
CHRIS D'AMBROSIA

+1 408 572 4127
chris.dambrosia@
cushwake.com

JEFF CUSHMAN

+1 408 572 4122
jeff.cushman@
cushwake.com

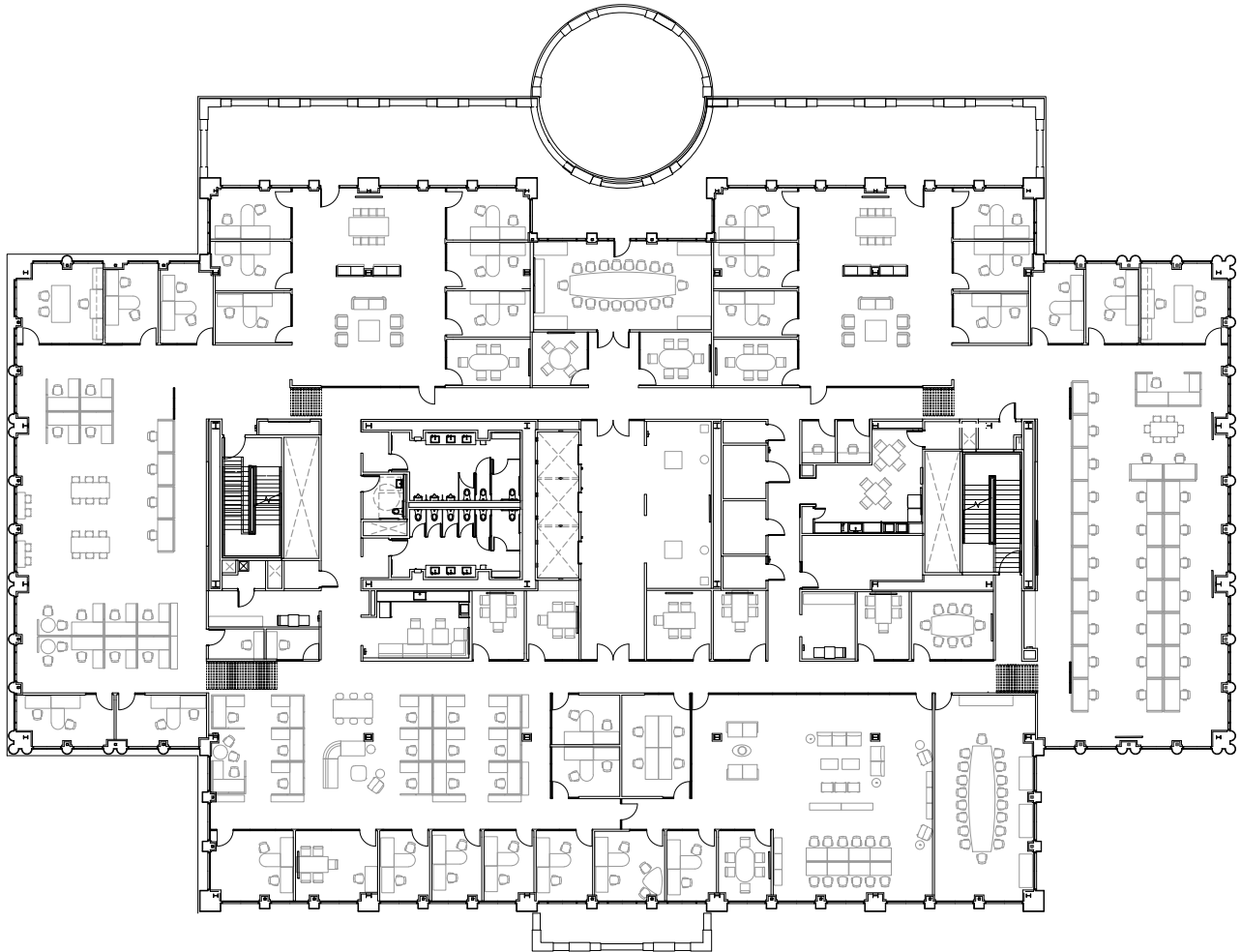
FLOORPLANS | BLDG 930



3RD FLOOR - ±33,204 RSF

101 workstations

- 3 large conference rooms (10+ seats)
- 2 medium conference rooms (6-8 seats)
- 11 small conf/huddle/call rooms
- 38 private offices

4th Floor Virtual Tour **4TH FLOOR** - ±33,207 RSF**60 workstations**

- 3 large conference rooms (10+ seats)
- 5 medium conference rooms (6-8 seats)
- 10 small conf/huddle/call rooms
- 30 private offices

BROKER CONTACTS**TUCKER FORBES**

+1 650 486 2234
tucker.forbes@
colliers.com

MARC POPE

+1 650 401 2131
marc.pope@
cushwake.com

KEVIN COLOMBO

+1 415 293 6298
kevin.colombo@
colliers.com

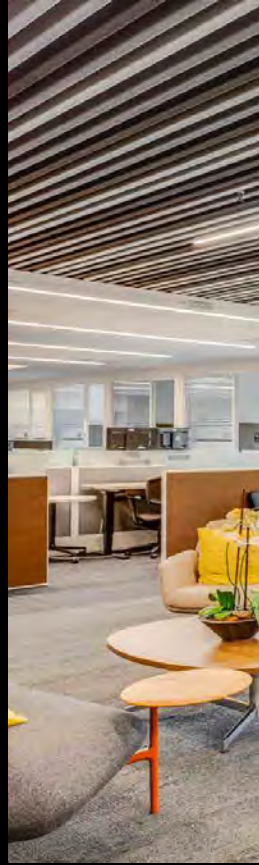
CHRIS D'AMBROSIA

+1 408 572 4127
chris.dambrosia@
cushwake.com

JEFF CUSHMAN

+1 408 572 4122
jeff.cushman@
cushwake.com

PHOTO
GALLERY





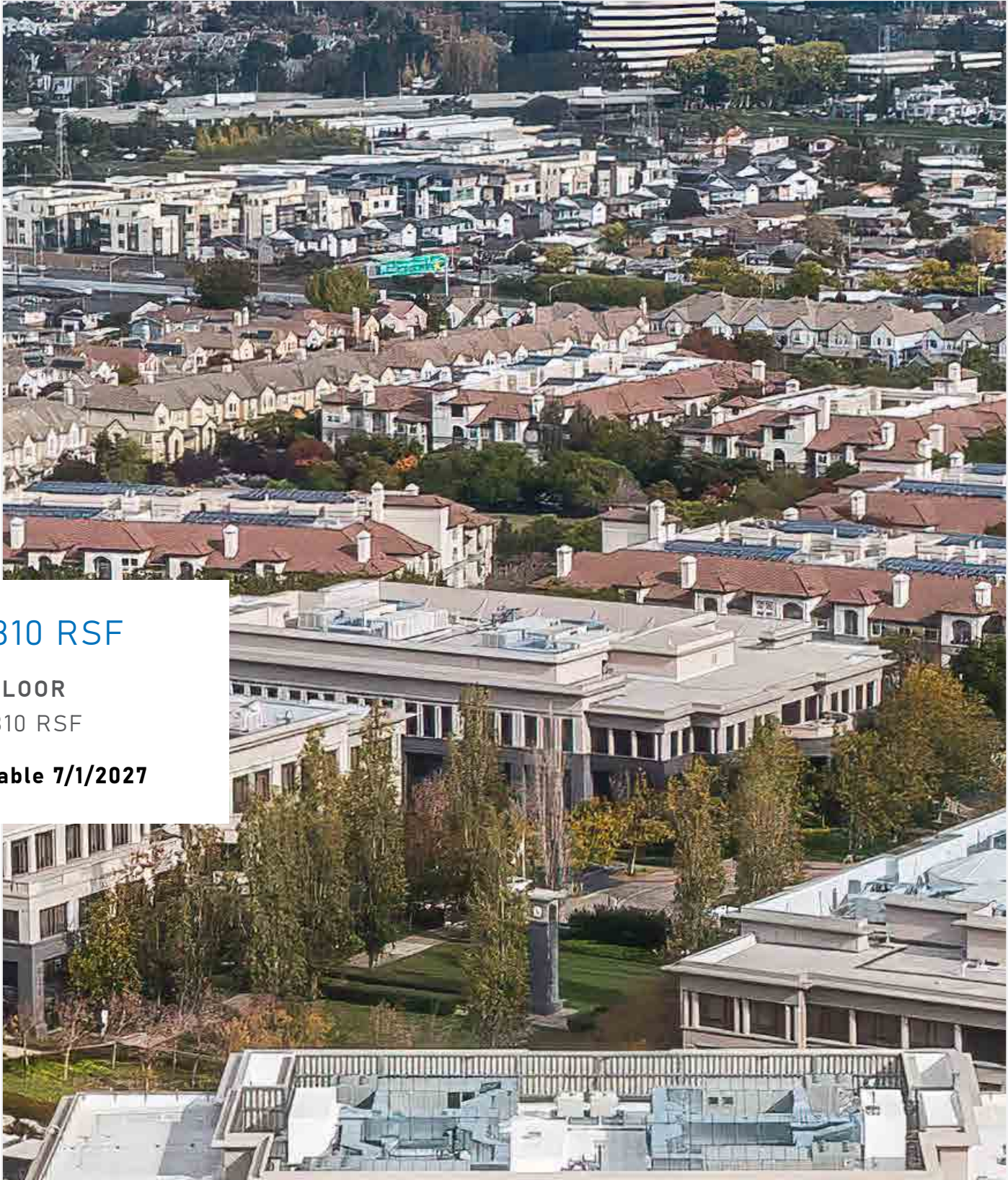
AVAILABILITIES

33,810 RSF

1ST FLOOR

±33,810 RSF

Available 7/1/2027





1ST FLOOR - ±33,810 RSF

- 16 Conference rooms of different sizes
- 1 Large Training Room
- 1 Large Breakroom + Kitchen

BROKER CONTACTS

TUCKER FORBES

+1 650 486 2234
tucker.forbes@
colliers.com

MARC POPE

+1 650 401 2131
marc.pope@
cushwake.com

KEVIN COLOMBO

+1 415 293 6298
kevin.colombo@
colliers.com

CHRIS D'AMBROSIA

+1 408 572 4127
chris.dambrosia@
cushwake.com

JEFF CUSHMAN

+1 408 572 4122
jeff.cushman@
cushwake.com

1 FRANKLIN PKWY

24

MAP & NEARBY AMENITIES

- 1 Bay Area Boxing
- 2 Crunch Fitness - San Mateo
- 3 CYCLEBAR
- 4 F45 Training San Mateo
- 5 Fitness 19
- 6 Movement
- 7 Orangetheory Fitness
- 8 Peninsula Family YMCA
- 9 The Fitness Farm
- 10 Total Impact Sports and Fitness
- 11 Westside Fitness
- 12 Firestone Lodge
- 13 Hillsdale Inn
- 14 Kasa - The Catrina San Mateo
- 15 Stone Villa Inn
- 16 The Catrina Hotel
- 17 Apple Fritter
- 18 Beach Hut Deli
- 19 Bizza
- 20 Curry & Kabab
- 21 Curry Point Indian Cuisine
- 22 Denny's
- 23 Heidi's Pies Restaurant
- 24 Jack's Prime Burgers & Shakes
- 25 Jayli's Cocina
- 26 Kaizen & Coffee
- 27 Kaori Sushi and Sake Bar
- 28 La Lanterna Ristorante
- 29 La Ronda Restaurant
- 30 Little Shanghai Restaurant
- 31 Lobster Chef
- 32 Mendocino Farms
- 33 MidiCi Neapolitan Pizza
- 34 Palette Tea Garden & Dim Sum
- 35 Paul Martin's American Grill
- 36 Roam Artisan Burgers

- 37 Sapporo Rock-N-Roll Sushi
- 38 Shiki Japanese Restaurant
- 39 Sole Ristorante Italiano
- 40 Tacos Peralta
- 41 The Cheesecake Factory
- 42 The Pantry
- 43 The Refuge
- 44 Tokemoana's
- 45 Velo City Pizza
- 46 Winner Winner Chicken
- 47 Blue Bottle Coffee
- 48 Fieldworks Brewing
- 49 Better Source
- 50 BevMo!
- 51 Creative Energy
- 52 DSW
- 53 Gator Games & Hobby
- 54 Gilmans Kitchens and Baths
- 55 Guitar Center
- 56 House of Values
- 57 Innovation Luggage
- 58 Lucky Brand
- 59 Lush
- 60 Mancini's Sleepworld
- 61 Marina Good Market
- 62 Mattress Firm
- 63 Michaels
- 64 Nordstrom
- 65 San Mateo Electronics
- 66 Sleep Haven Bedding
- 67 The Beach House
- 68 The Cave
- 69 The Lego Store
- 70 Trader Joe's
- 71 Whole Foods

Caltrain

9

92

51 20

23

14

16

4

28

W 25th Ave

27th Ave

Alameda de las Pulgas

30th Ave

Del Monte St

Laurelwood Dr

Fernwood St

Kingridge Dr

College of San Mateo

W Hillsdale

Los Altos Dr

Peninsula Golf & Country Club

Hillsdale Blvd

Countryside Dr

Glendora

Country Club Dr

Seville Way

Sonora Dr

Edinburgh St

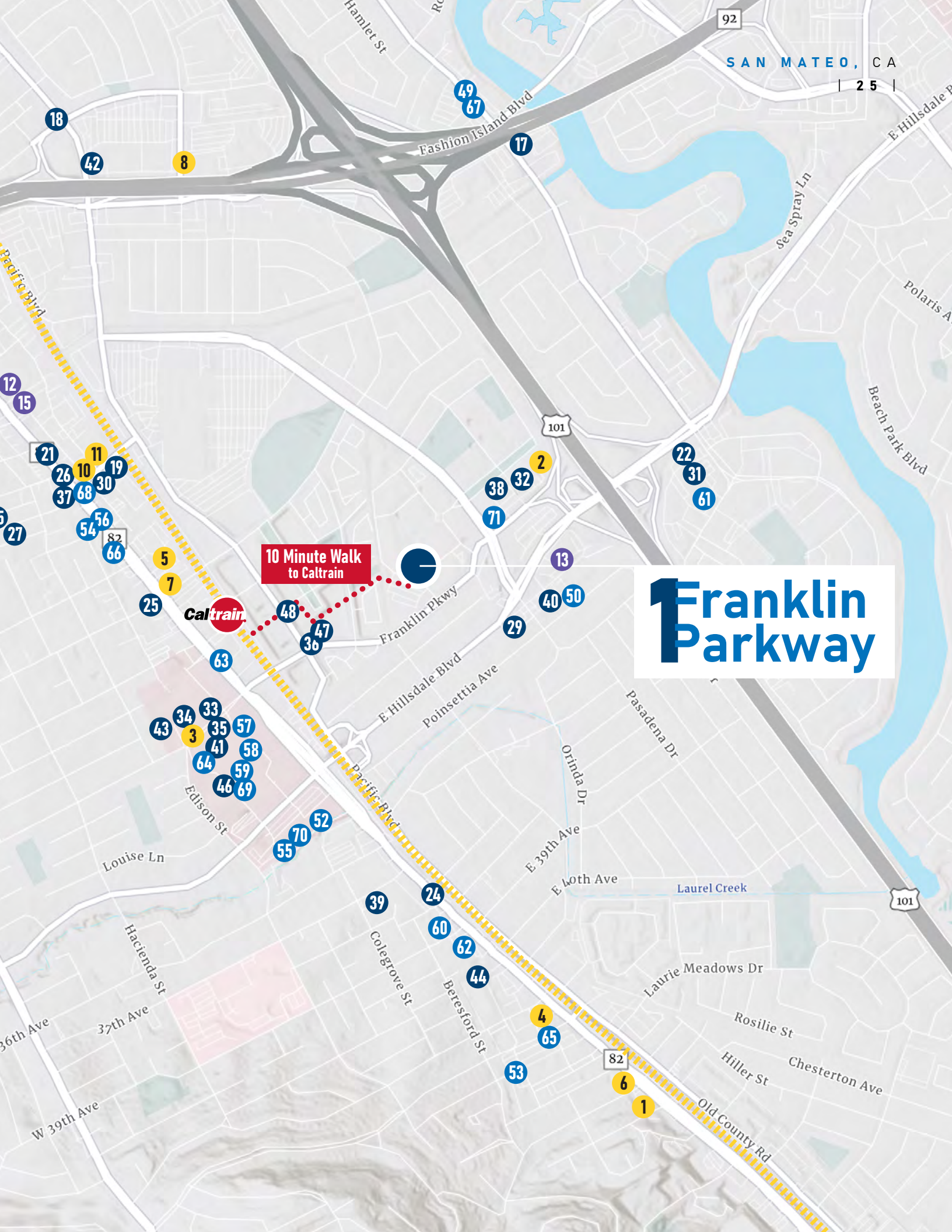
Virginia Ave

Partott Dr

Alameda de las Pulgas

Fairfax Ave

El Cerrito Ave



1 Franklin Parkway





PREMIUM CAMPUS AMENITIES

- + All Hands Auditorium
- + High end campus café
- + Large Fitness Center
- + Covered and surface level secure parking
- + Walking paths connecting to Caltrain
- + Walking paths to Bay Meadows and Park Place
- + Abundant Retail and Housing Nearby

FRANKLIN PKWY

28

AREA OVERVIEW



DRIVE
TIMES

Downtown

San Mateo	11 Mins
Palo Alto	18 Mins
San Francisco	34 Mins
SFO	11 Mins

Bay Meadows Park

ROBLOX

ROBLOX

Bay Meadows

workday

Upstart

FIELDWORK

SurveyMonkey

ROBLOX



Hillsdale Shopping Center

ALDO BARNES & NOBLE

BANANA REPUBLIC DSW

ETHAN ALLEN RED DOOR ESCAPE ROOM WELLS FARGO

STARBUCKS SANDBOX

The Cheesecake Factory SHAKE SHACK



Park Place Shopping Center

WHOLE FOODS MARKET ME Massage Envy CROUCH Mendocino Farms

GUIDEWIRE

Building 970



7 Min. Walk to Shopping

Building 910

Fanatics

ROBLOX

ROBLOX

Franklin Parkway

Building 930

FRANKLIN TEMPLETON

KAISER PERMANENTE

San Mateo Police Dept.

Onsite Covered Parking

Gated Surface Parking

10 Min. Walk to Caltrain

SARATOGA DRIVE

FRANKLIN PARKWAY

E. HILLSDALE BOULEVARD

Abundant Housing

Franklin Parkway

SAN MATEO, CA

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



MARC POPE
Vice Chairman
+1 650 401 2131
marc.pope@cushwake.com
License #0147448

CHRIS D'AMBROSIA
Executive Director
+1 408 572 4127
chris.dambrosia@cushwake.com
Lic. #01363795

JEFF CUSHMAN
Vice Chairman
+1 408 572 4122
jeff.cushman@cushwake.com
License #01308295



TUCKER FORBES
Senior Vice President
+1 650 486 2234
tucker.forbes@colliers.com
License #02028861

KEVIN COLOMBO
Executive Vice President
+1 415 293 6298
kevin.colombo@colliers.com
License #01496740