



CLASS A CREATIVE OFFICE — REDWOOD CITY, CA

699 Veterans Boulevard

699 Veterans Blvd, Redwood City, CA 94063 · Presented by EMN Redwood LLC

SPACE AVAILABLE

6,849 SF

RENTAL RATE

\$63 /SF/YR NNN

BUILD-OUT VALUE

\$3M completed
2018

AVAILABLE

Sept 2026

ABOUT THIS SPACE

Turnkey Creative Office Built for Excellence

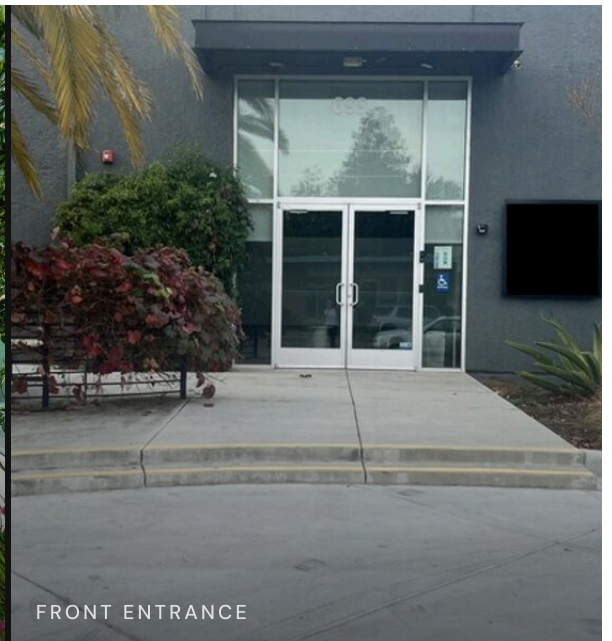
A rare opportunity to occupy one of Redwood City's most distinctive creative office spaces. Originally designed for a premier technology company, this 6,849 SF turnkey suite features a landmark \$3 million build-out completed in 2018 — with soundproofed conference rooms, dramatic exposed wood ceilings, open-plan mezzanine, and lush award-quality landscaping that sets this property apart from anything in the market.

EXTERIOR & BUILDING

An Inviting Presence in the Heart of Redwood City



OUTDOOR PATIO & LANDSCAPING



FRONT ENTRANCE

SPACE DETAILS

Everything You Need, Already in Place



Acoustic Conference Rooms

3 fully soundproofed rooms — ideal for AI/tech teams



IT / Server Room

Dedicated room with its own HVAC system



EV Charging

Charging stations for all 8 reserved spaces



Fiber Optic

High-speed fiber internet throughout



Commercial Kitchen

Full kitchen + team dining area included



Shower + WC

Gender-neutral bathroom with shower & nursing room



Outdoor Patios

Two patio areas + outdoor seating accessible from conference room



On-Site Manager

Property manager on-site + ADT security monitoring

INTERIOR

Designed for High-Performance Teams



RECEPTION LOUNGE & MEZZANINE STAIRCASE



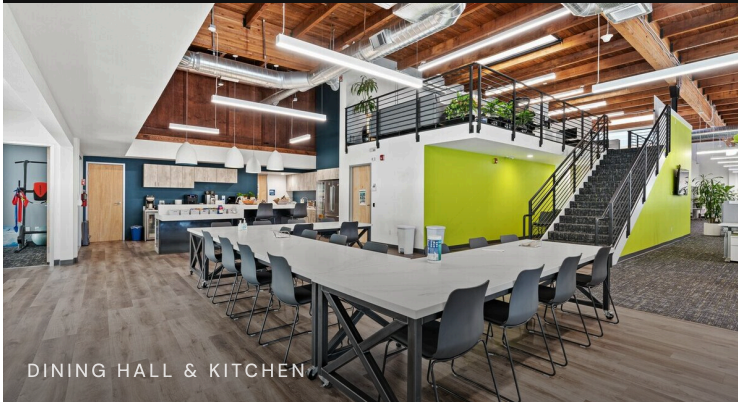
OPEN WORKFLOOR



CONFERENCE ROOM



FULL KITCHEN



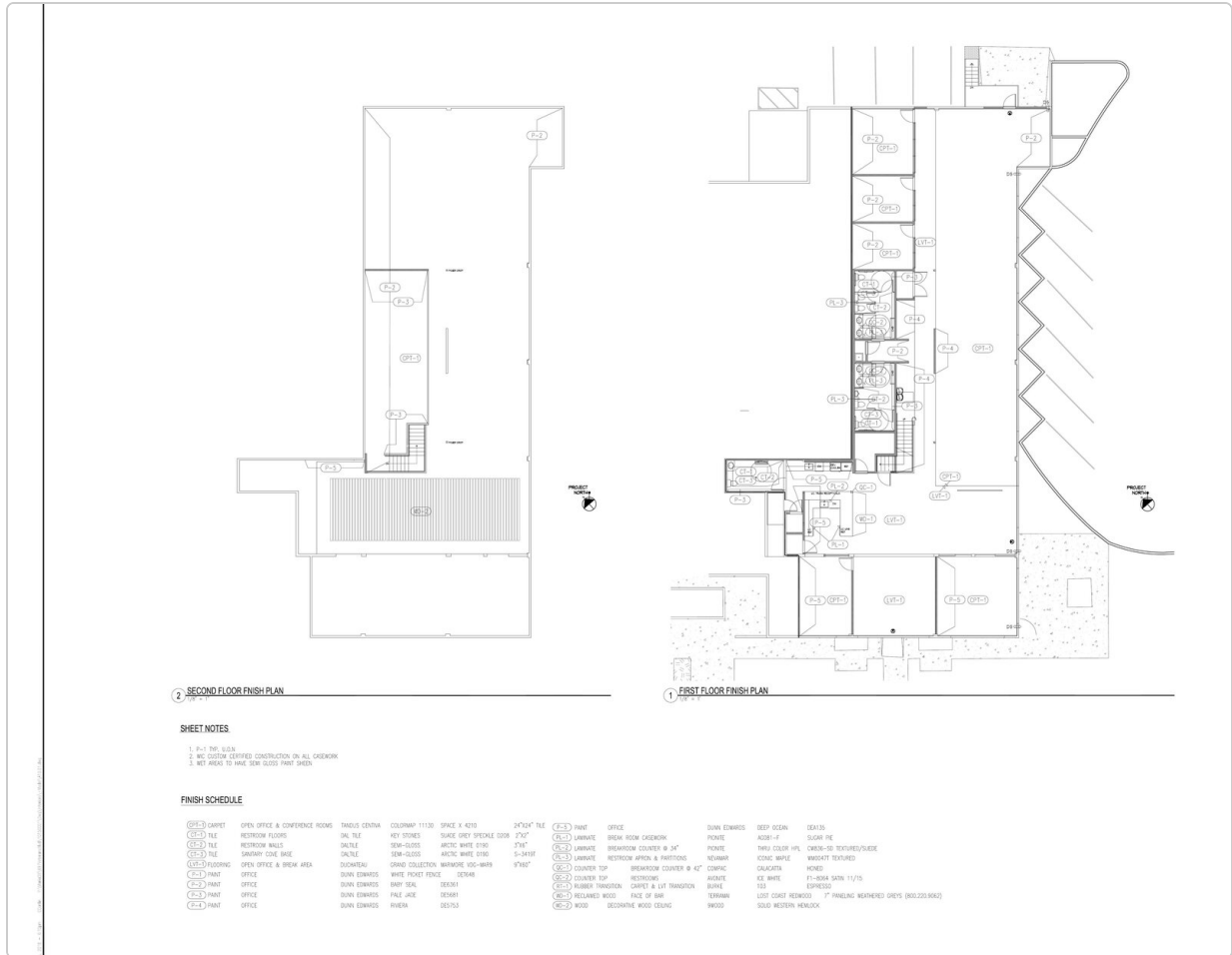
DINING HALL & KITCHEN



MEZZANINE — FLOOR 2

FLOOR PLAN

6,849 SF · Two Levels



LAYOUT OVERVIEW

ASKING RENT

\$63

per SF / year · NNN

GROUND FLOOR

- Visitor reception area
- Large open-plan workflow
- 3 private offices
- 3 soundproofed conference rooms
- Full commercial kitchen
- Large dining area
- Gender-neutral bathroom with shower
- Nursing room
- Dedicated IT / server room
- Storage & copy rooms
- Outdoor patio (off conference room)

MEZZANINE LEVEL

- Second large open-plan workspace
- Exposed wood beam ceilings
- Natural skylights
- Overlooks main floor

| | |
|--------------|-----------------------|
| Size | 6,849 SF |
| Floors | 1st Floor + Mezzanine |
| Use | Office |
| Service Type | Triple Net (NNN) |
| Lease Term | Negotiable |
| Parking | 8 reserved on-site |
| EV Charging | Included |
| Build-Out | \$3M (2018) |
| Available | September 1, 2026 |
| Furniture | Negotiable purchase |

- EV Charging
- Soundproof Conf. Rooms
- Mezzanine
- Wood Ceilings
- Full Kitchen
- Outdoor Patio
- Server Room
- ADT Security
- Shower / WC
- On-site Manager
- Fiber Optic
- Monument Signage
- Class A

LOCATION & CONNECTIVITY

Steps from Everything Redwood City Has to Offer

699 Veterans Boulevard sits at the gateway to one of the Peninsula's most vibrant downtowns — walkable to award-winning restaurants, cafes, hotels, city offices, and the Caltrain Baby Bullet station. Highway 101 is less than half a mile away, putting the entire Peninsula within easy reach.

TRANSIT & COMMUTE

**~1,000 yards / 12-min walk**

Redwood City Caltrain Station — Baby Bullet service to SF & SJ

**Bike lanes**

Dedicated bike lanes connect directly to Caltrain and Downtown

**Less than ½ mile**

Highway 101 on-ramp (Woodside Rd & Whipple Rd exits)

**20 minutes**

San Francisco International Airport (SFO)

**30 minutes**

San Francisco

**40 minutes**

San Jose & Silicon Valley

DOWNTOWN WALKABILITY

Restaurants — Vesta, MAZRA, Limon, Crouching Tiger, Woodlark, and dozens more

Coffee & Cafes — Multiple coffee shops within a few blocks

Hotels — Several full-service hotels walkable for clients & visitors

City Municipal Offices — Redwood City Hall within walking distance

Fox Theatre & Arts — Cultural venues blocks away

Parks & Green Space — Red Morton Park and open green spaces nearby

Surrounding Workforce

Avg. Household Income (3mi) **\$172,000**

College Educated **48%**

Population within 3 miles **126,000+**

Daily Vehicle Traffic **20,000+/day**

Monument Signage **Available**

FOR LEASE INQUIRIES & TOURS

Schedule a Private Showing

Deborah Olenev

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