

# 400 Benjamin Franklin Ct.

400 Benjamin Franklin Ct., San Mateo, CA 94401



Presented by  
Davis Stirling Management Corp



## Price: \$33.36 /SF/YR

Nestled within a tranquil, park-like setting in the heart of Downtown San Mateo, this charming office/retail suite at Benjamin Franklin Court offers a unique opportunity for businesses seeking a professional yet inviting environment. Tucked just off bustling East 4th Avenue, the property combines a peaceful atmosphere with exceptional walkability and convenient access to downtown amenities.

The suite features an efficient and functional layout, including a private conference room, dedicated media/break room, and a full bathroom. Ideal for a startup, creative professional, boutique service provider, therapist, consultant, or satellite office operation, the space offers flexibility and immediate usability with minimal tenant improvements required.

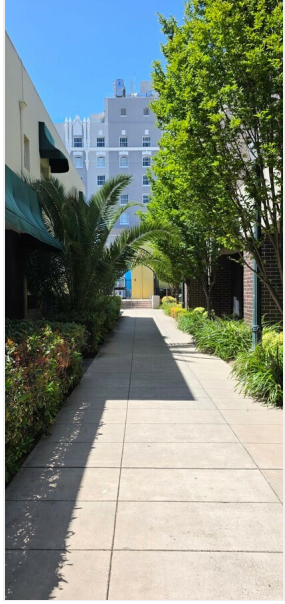
For businesses seeking a short-term leasing opportunity, this turnkey space provides an excellent downtown presence without the long-term commitment often associated with larger commercial properties.

Rental Rate: \$33.36 PSF annually  
Monthly Rent: \$2,363

Property Highlights  
Prime Downtown San Mateo location

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Garden Setting  
Located In Downtown San Mateo  
Conference Room

Abundant nearby dining, shopping, and service amenities



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## Listing space

### 1st Floor

Space Available	850 SF
Rental Rate	\$33.36 /SF/YR
Date Available	June 02, 2026
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	1 Years

Rare opportunity to lease a charming office/retail suite in the highly desirable Benjamin Franklin Court business enclave in Downtown San Mateo. Situated in a peaceful, park-like setting just off E. 4th Avenue, this well-appointed space offers an ideal environment for startups, professional services firms, consultants, therapists, creative agencies, and boutique retailers seeking a professional presence in a premier Peninsula location. The suite features a functional layout with a private conference room, dedicated media or break room, and a full private bathroom. The efficient floor plan allows for immediate occupancy with minimal tenant improvements required. Surrounded by a vibrant mix of neighborhood businesses, including an esthetician, Pilates studio, and Late Bloomers, the property enjoys strong pedestrian activity while maintaining a quiet, campus-like atmosphere. A Starbucks is located just steps away, providing convenient meeting and coffee options for employees and clients alike. Available on flexible short-term lease terms, this is an excellent opportunity for growing businesses seeking a turnkey space in the heart of Downtown San Mateo without a long-term commitment. Key Features: Prime Downtown San Mateo location Park-like courtyard setting Private conference room Media room or break room Full private bathroom Flexible short-term lease available Walking distance to restaurants, coffee shops, and retail amenities Easy access to Highway 101, Highway 92, and Caltrain Ideal for startups, professional services, wellness practitioners, and creative users Asking Rent: \$33.36 PSF annually (\$2,363 per month) plus operating expenses.

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## Property Photos



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## Property Photos



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# 400 Benjamin Franklin Ct.

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## Property Photos



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## Location

