



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

Rentable SF

RENTAL RATE

\$66

/SF/YR NNN

BUILD-OUT VALUE

\$3M

Completed 2018

AVAILABLE

Sept '26

September 8, 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 – soundproofed conference rooms, dramatic exposed wood beam ceilings, open-plan mezzanine, and lush award-quality landscaping that sets this property apart. Move-in ready. No construction delays. No TI required.

SPACE HIGHLIGHTS

- 3 fully soundproofed conference rooms – ideal for AI / tech teams
- Dedicated IT / server room with its own HVAC system
- 8 reserved on-site parking spaces with EV charging
- High-speed fiber optic internet throughout
- Full commercial kitchen + team dining area
- Gender-neutral bathroom with shower & nursing room
- Two outdoor patio areas + landscaped seating
- Dramatic exposed wood beam ceilings + natural skylights
- Open mezzanine level overlooking main floor
- ADT security + on-site property manager
- Monument signage – 20,000+ vehicles/day

IDEAL FOR

- AI & Machine Learning Companies
- Tech Startups & Scale-Ups (Series A–B)
- Software & SaaS Teams
- Professional Services Firms

AVAILABLE

September 8, 2026

Furniture negotiable

ASKING RATE

\$66 / SF / Year NNN

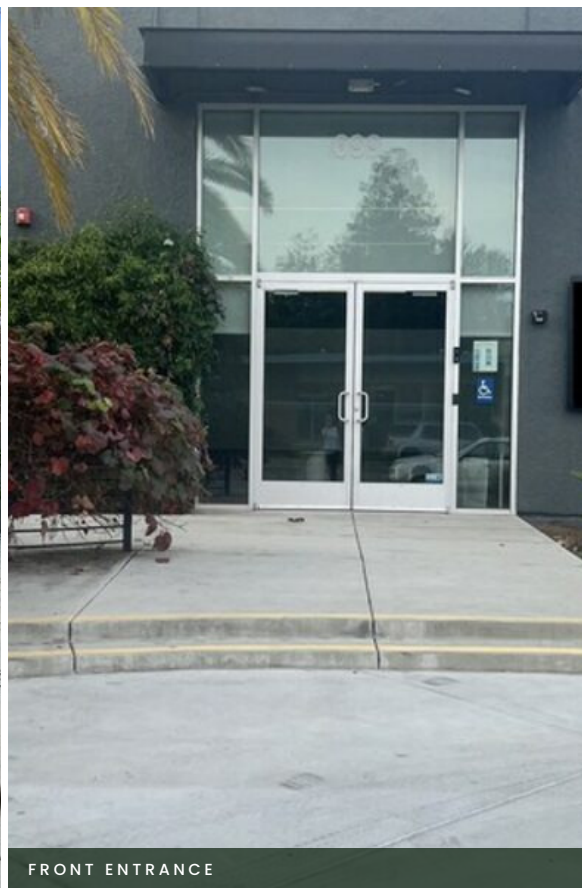
\$37,672 / month

EXTERIOR & BUILDING

An Inviting Presence in the Heart of Redwood City



OUTDOOR PATIO & LANDSCAPING



FRONT ENTRANCE

DESIGNED FOR HIGH-PERFORMANCE TEAMS

Move-in ready — no construction delays, no TI required



RECEPTION LOUNGE & MEZZANINE STAIRCASE

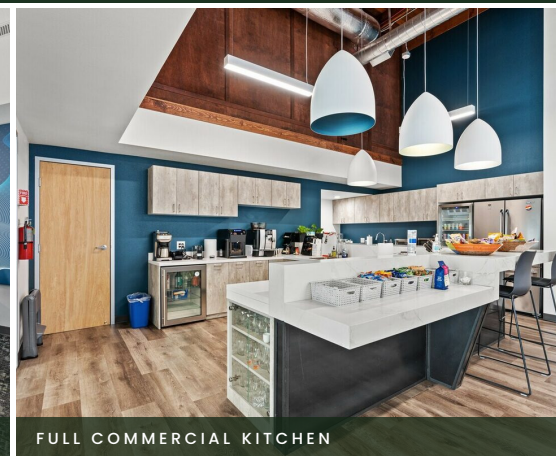
"Prime Location · Turnkey Ready · Award-Quality Design · \$3M Build-Out"



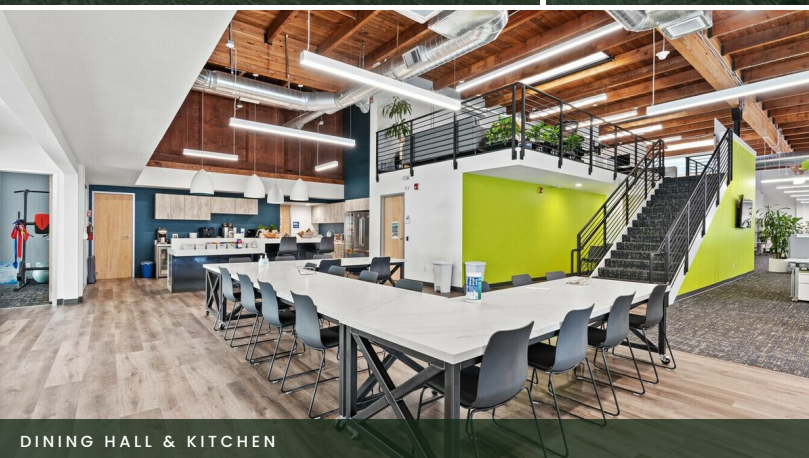
OPEN WORKFLOOR



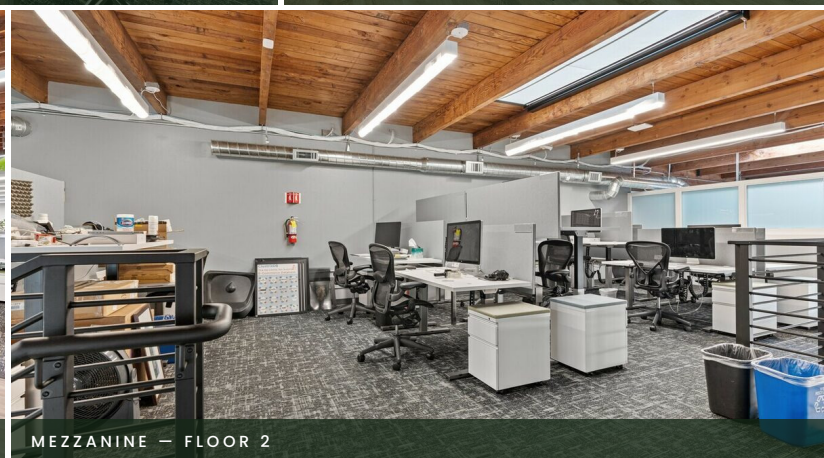
SOUNDPROOFED CONFERENCE ROOM



FULL COMMERCIAL KITCHEN

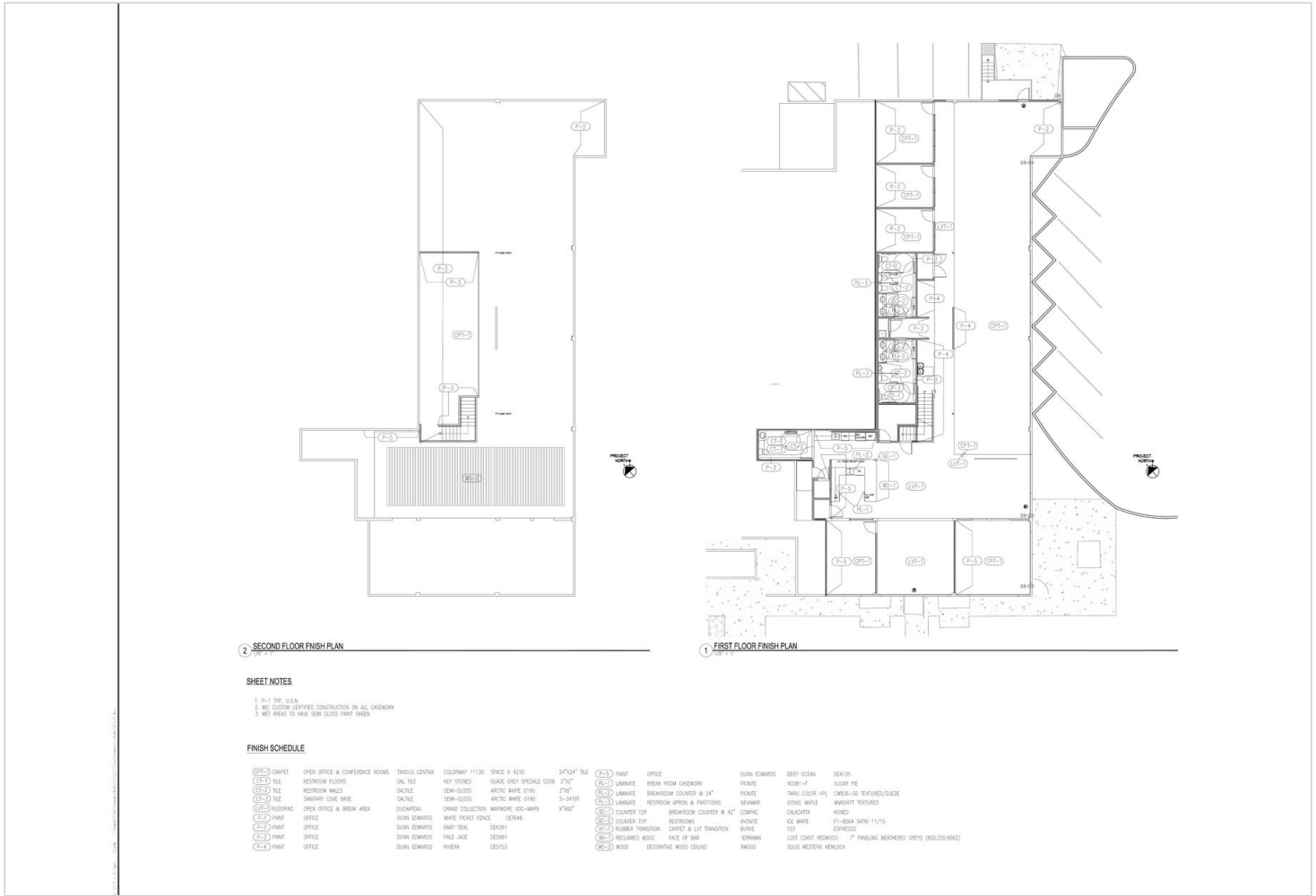


DINING HALL & KITCHEN



MEZZANINE — FLOOR 2

6,849 SF · FIRST FLOOR + MEZZANINE LEVEL



GROUND FLOOR

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

MEZZANINE LEVEL

- Large open-plan workspace
- Exposed wood beam ceilings
- Natural skylights · Overlooks main floor

PROPERTY SPECS

Address	699 Veterans Blvd, Redwood City, CA 94063
Size	6,849 SF
Class	Class A Creative Office
Floors	Ground Floor + Mezzanine
Build-Out	\$3,000,000 completed 2018
Lease Type	Triple Net (NNN)
Lease Term	Negotiable
Parking	8 reserved spaces + EV charging
Internet	Fiber optic throughout
Security	ADT + on-site property manager
Signage	Monument signage available
Furniture	Negotiable purchase
Rate	\$66 / SF / Year NNN (\$37,672/mo)
Available	September 8, 2026

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

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

<p>-1,000 yards / 12-min walk Redwood City Caltrain — Baby Bullet to SF & SJ</p>	<p>Less than ½ mile to Hwy 101 Woodside Rd & Whipple Rd on-ramps</p>
<p>20 minutes to SFO San Francisco International Airport</p>	<p>30 minutes to San Francisco Via Caltrain Baby Bullet or Hwy 101</p>
<p>40 minutes to Silicon Valley San Jose & South Bay</p>	<p>Dedicated Bike Lanes Connect directly to Caltrain and Downtown</p>

DOWNTOWN WALKABILITY

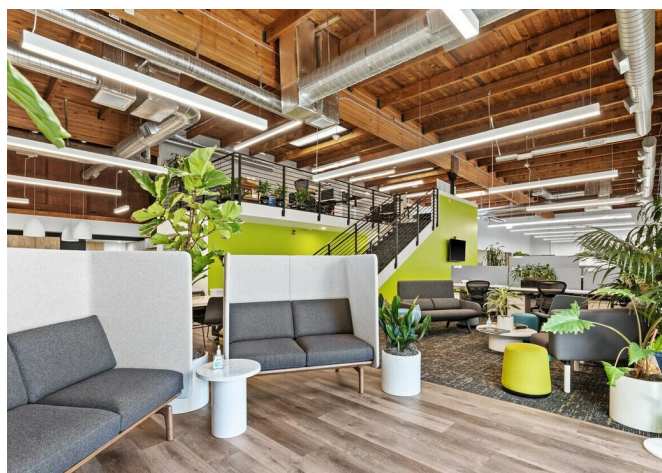
DINING & COFFEE

- Vesta, MAZRA, Limon, Crouching Tiger, Woodlark
- Dozens more award-winning restaurants nearby
- Multiple coffee shops within a few blocks

AMENITIES & CULTURE

- Full-service hotels walkable for clients & visitors
- Redwood City Hall within walking distance
- Fox Theatre & arts venues nearby
- Red Morton Park & open green spaces

<p>Turnkey & Move-In Ready \$3M build-out, no TI, no delays. Operational from day one.</p>	<p>Infrastructure for Tech Server room with HVAC, fiber optic, EV charging, soundproof conf. rooms.</p>	<p>Prime Peninsula Location Caltrain at 12 min walk. SFO at 20 min. Downtown steps away.</p>	<p>Exceptional Workforce \$172K avg. household income. 48% college-educated. 126K+ residents within 3 mi.</p>
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OPEN PLAN LOUNGE & MEZZANINE



COMMERCIAL KITCHEN



MEZZANINE LEVEL

<p>\$172K AVG. HH INCOME (3 MI)</p>	<p>48% COLLEGE EDUCATED</p>	<p>126K+ POPULATION (3 MI)</p>	<p>20K+ DAILY VEHICLE TRAFFIC</p>
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SCHEDULE A PRIVATE SHOWING

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