



DOWNTOWN SAN MATEO

# 318 South B Street

OFFICE AVAILABLE

Move-in-ready, front-facing office suite with existing furnishings available in Downtown San Mateo, just blocks from the San Mateo Caltrain Station.

SIZE	TYPE	AVAILABLE	STRUCTURE	RATE
±1,350 SF	Office	Jul 1, 2026	Modified Gross	Upon Request

*Well-suited for startups, professional service firms, satellite offices, and growing teams seeking a flexible, move-in-ready office.*

THE SPACE

- Fully built out & partially furnished
- Private offices
- Conference room
- Open work area
- Kitchen & break area
- Dedicated IT room · air conditioning

THE SETTING

- Downtown San Mateo
- One block to Caltrain
- Adjacent public parking garage
- Walk to dining, coffee & retail
- Quick access to Hwy 101 & 92
- ±15 minutes to SFO

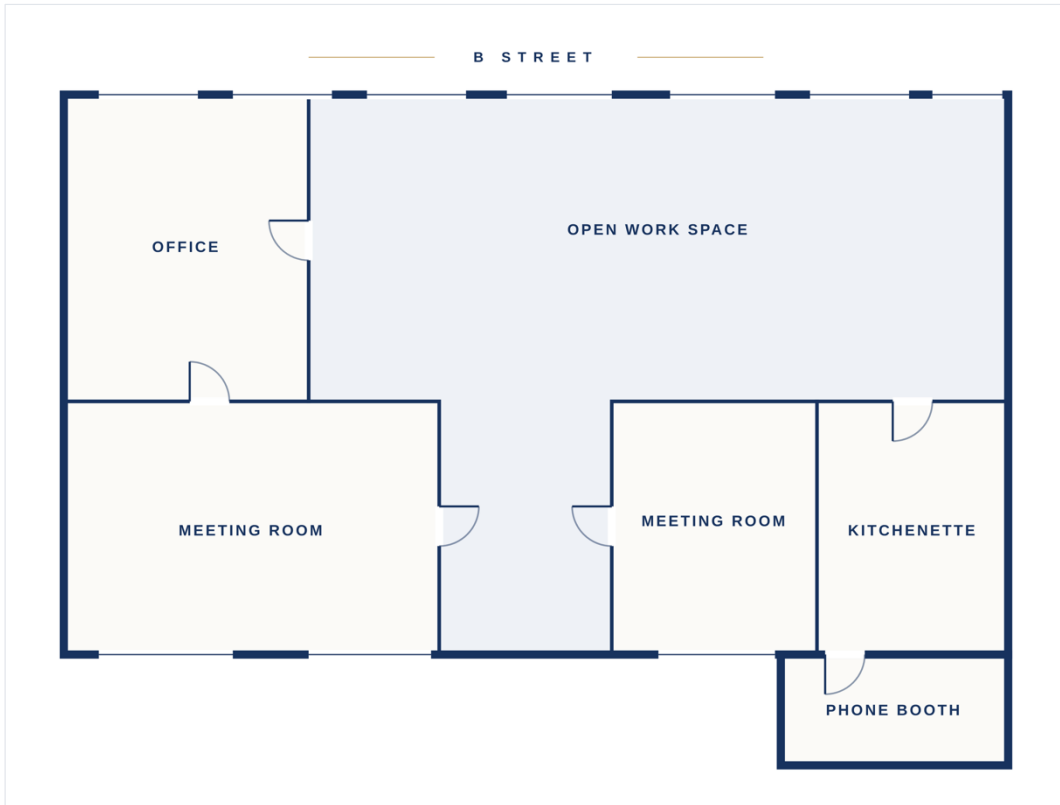
THE TERMS

- Available July 1, 2026
- Flexible lease terms
- Modified gross structure
- Move-in ready
- Front-facing suite
- Price upon request

SECOND FLOOR

# Floor plan & spaces

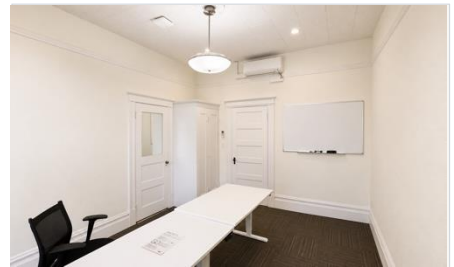
Efficient second-floor layout featuring a reception area, private offices, conference room, open work area, kitchen/break room, and dedicated IT room, with air conditioning throughout.



CONFERENCE ROOM



PRIVATE OFFICE



OFFICE

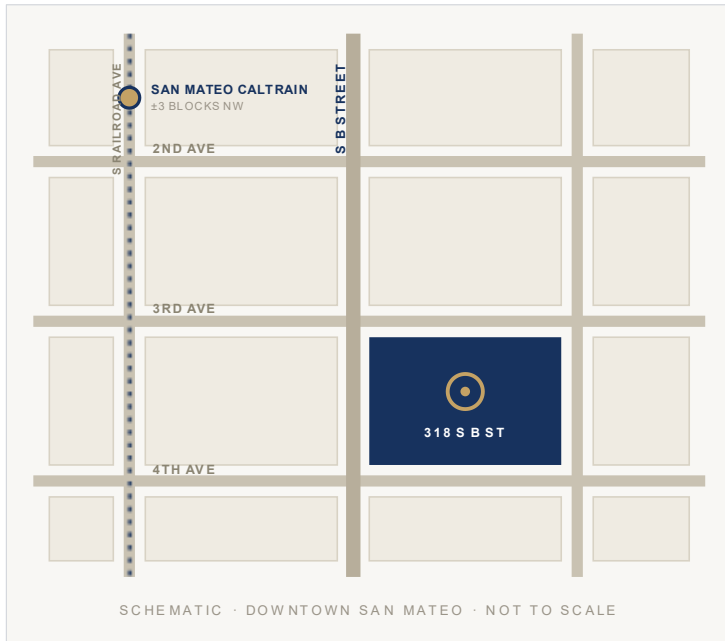


MEETING ROOM



KITCHEN / BREAK

# The location



## BY TRANSIT & CAR

San Mateo Caltrain	1 blk
US-101 on-ramp	±5 min
SR-92 connector	±5 min
SFO Airport	±15 min
Palo Alto	±20 min
San Francisco	±25 min

### DINING & CAFÉS

Restaurants and lunch spots along B Street and 3rd Avenue.

### BANKING

Major banks a block away.

### COFFEE

Independent cafés within a short walk.

### FITNESS

Studios and gyms nearby.

### RETAIL & SERVICES

Shops and everyday errands across the core.

### PARKING

Adjacent public garage.

*Everything a workday needs, within a five-minute walk.*

## Tours by appointment

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### Karp Property Management & Consulting

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