

**NOW MARKETING:**  
TURNKEY, OCCUPANCY READY SUITES  
IN BOTH BUILDINGS A AND B

Floor plans shown herein



**NEWMARK**

**Hines**

LARGE BLOCK AND MULTIPLE DEMISING OPTIONS  
ALL THE WAY DOWN TO APPROXIMATELY 16,000 RSF

**DELIVERABLE NOW**

# CLEARVIEW - OFFERING A DISTINCT ADVANTAGE FOR NEW OFFICE ENVIRONMENTS

SHAPE YOUR OFFICE HERE



## CAMPUS REPOSITIONING COMPLETED

SELECT ADVANTAGES:

- New HERCULITE® doors with touchless entry at lobby entrances
- Touchless fixtures and entry to newly renovated restrooms
- New contemporary landscaping and site activation

# CLEARVIEW – FLEXIBILITY

OPTIONALITY AND COMPLETE CONTROL OF  
DESIRED OFFICE CONFIGURATION

**3055**  
Building C  
±68,025 RSF

**3125**  
Building B  
±66,945 RSF

**3155**  
Building A  
±49,856 RSF

## LARGE BLOCK AVAILABILITY

±184,826 RSF

With three 3-story Class A office buildings currently available—and future growth opportunities throughout the 380k square foot, 6-building campus—Clearview San Mateo is the clear choice for your growing workforce.



# CUSTOMIZABLE SPACES

Clearview San Mateo's flexible, functional, and efficient buildings mean your office is fully customizable. Floor plates range from 16,000 to 22,500 square feet – and include stunning views of the Bay and San Francisco Peninsula.

# NEW AND EXCITING CAMPUS WIDE IMPROVEMENTS AND WARM SHELL SPACES READY FOR TENANT'S COMPLETE CUSTOMIZATION



# CLEARVIEW - COLLABORATE AT WILL

ENHANCE TEAM SYNERGY IN A BEAUTIFUL NATURAL ENVIRONMENT



## OUTDOOR SPACE

The campus of Clearview San Mateo features 22 acres of beautiful landscaping with wraparound decks and patios, ample outdoor spaces for full control over company congregation events.

# SITEPLAN

## SELECT ADVANTAGES:

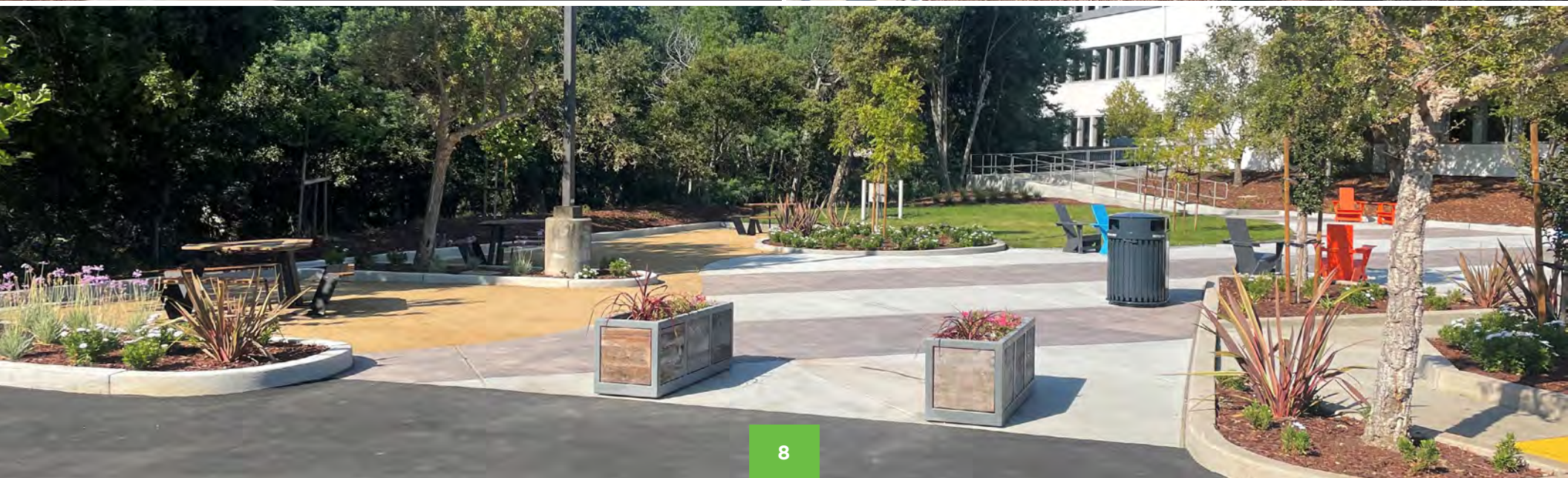
- Secure campus with exclusive lobbies for easy workforce monitoring.
- Easily control congregated events, high-touch contact points, and employee and visitor flow
- Multiple amenity areas ideal for packaged grab and go food programs



- 1 Pedestrian Walkway
- 2 Entry Feature & Hardscape
- 3 Outdoor Break Area
- 4 Urban Garden
- 5 Outdoor Fitness Plaza
- 6 Outdoor Collaborative Seating

# IMPROVED

# OUTDOOR AMENITY AREA COMPLETED





# CLEARVIEW – VISIBILITY

UNPARALLELED BUILDING TOP SIGNAGE VISIBLE TO MAJOR HWY 92

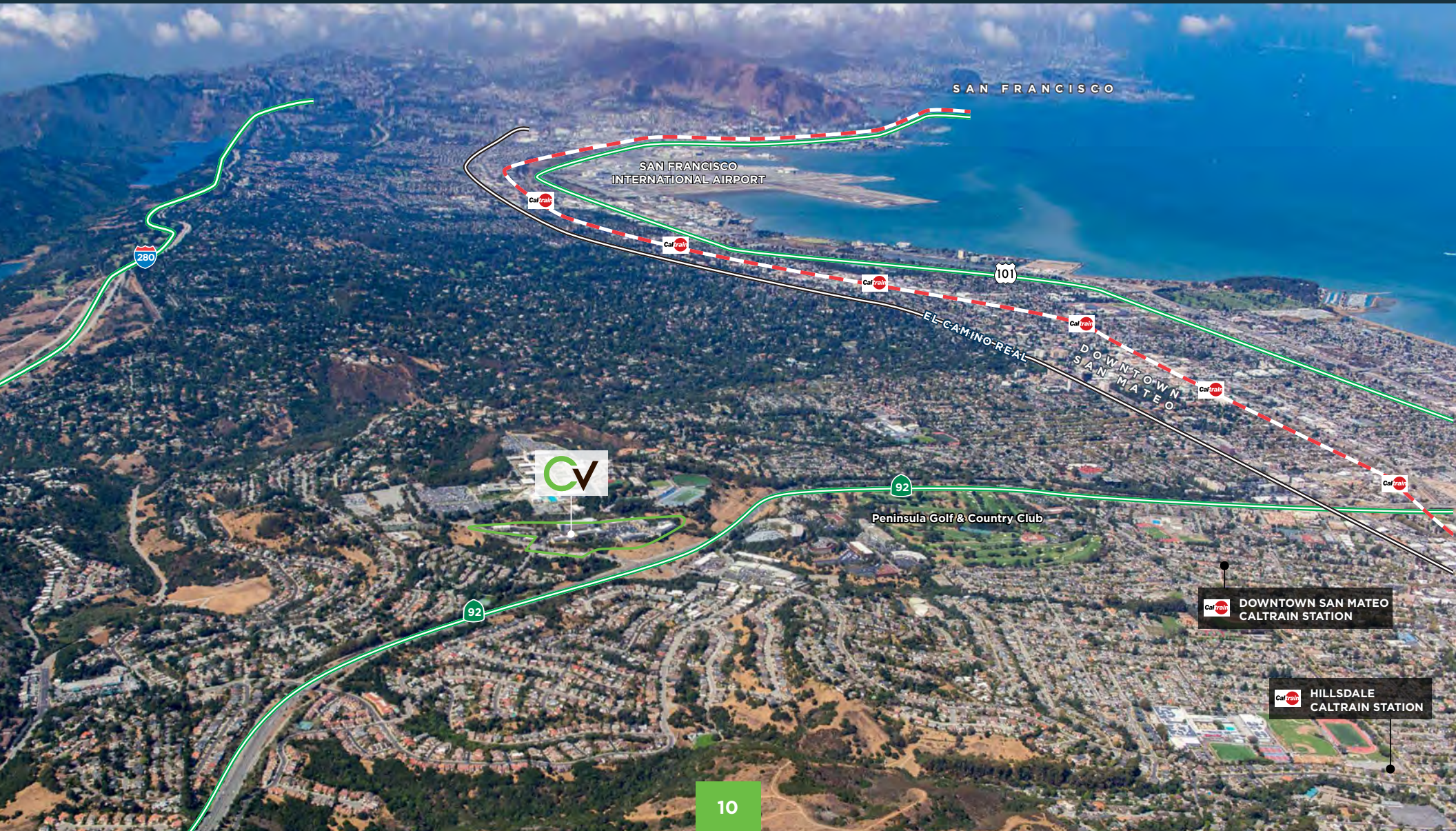


## SIGNAGE

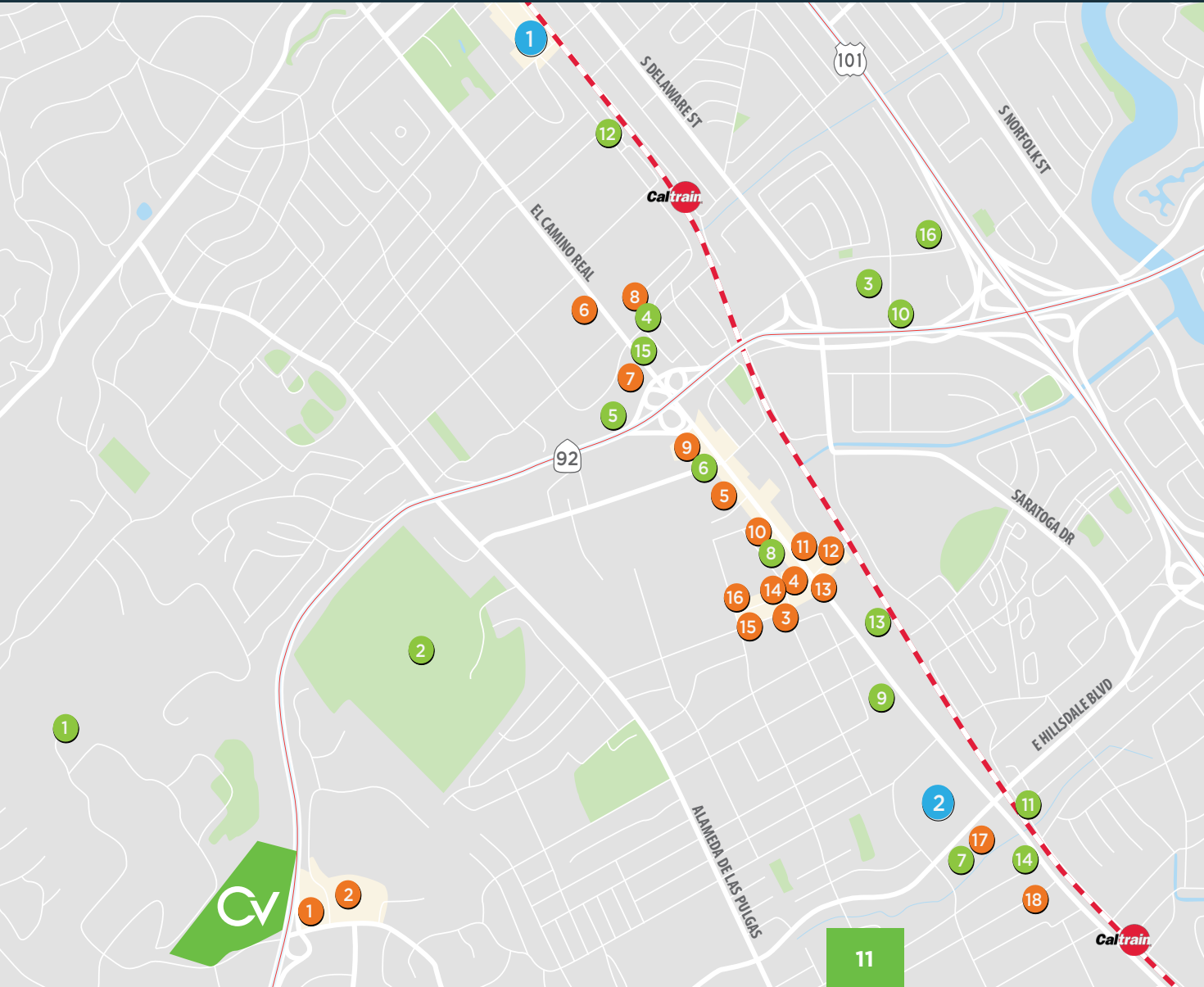
Clearview San Mateo gives you the opportunity to reach 77,000 cars every day with super-high visibility on SR 92. Give your brand a prominent position on Clearview's available freeway-oriented signage.

# LOCATION HIGHLIGHTS

- Direct access to **HIGHWAY 92**
- **3 MILES** to I-280 and US-101
- **10 MINUTES** to Downtown San Mateo and Hillsdale Mall with 100+ restaurants and retail
- **10 MINUTES** to the Baby Bullet Caltrain Stop
- **12 MINUTES** to San Francisco International Airport
- **23 MINUTES** to San Francisco
- **15 MINUTES** to Downtown Palo Alto



# RESTAURANTS, RETAIL AND MORE



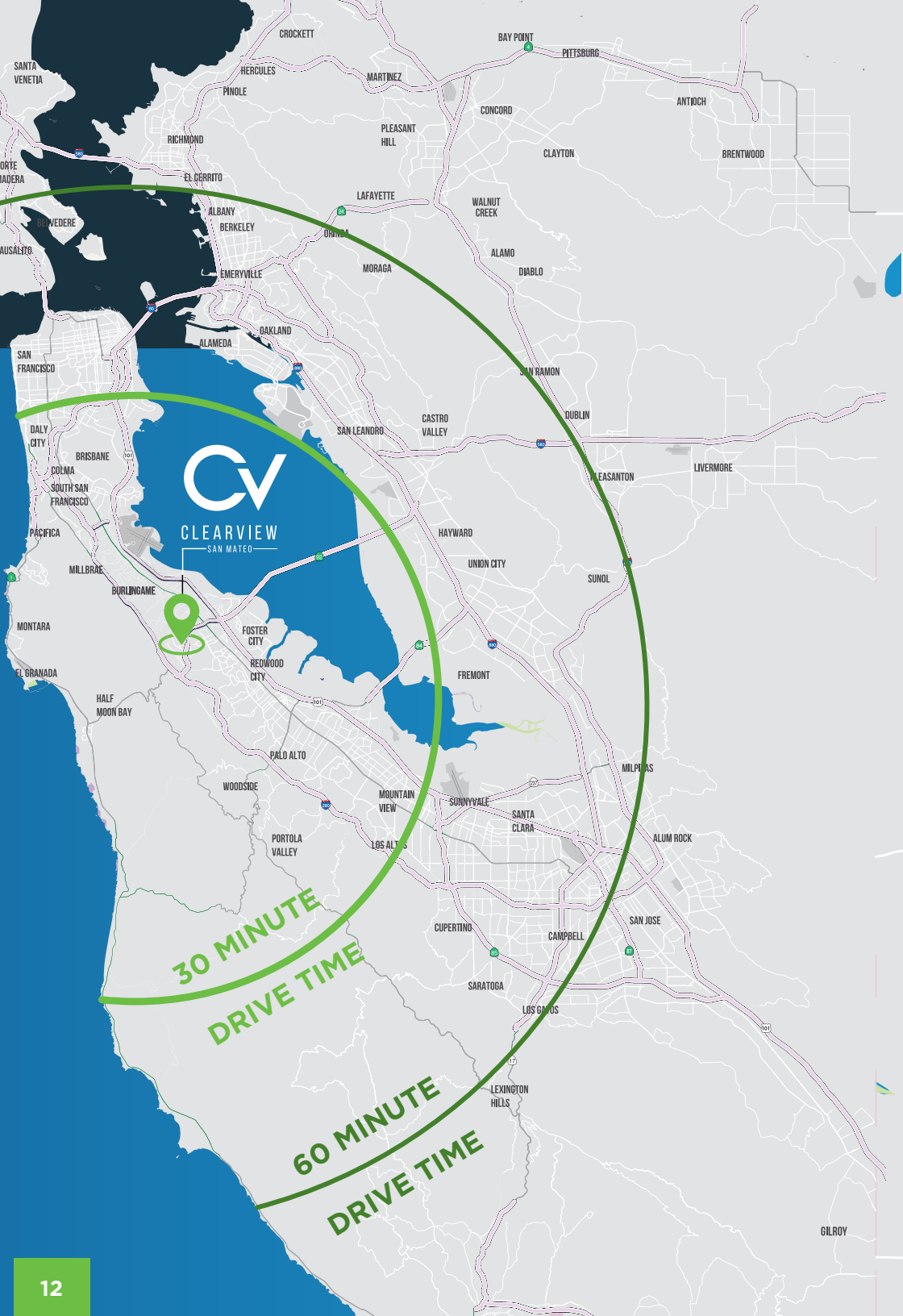
## 1 Laurelwood Shopping Center

- Piazzas Fine Foods
- Round Table Pizza
- Celia's Restaurant
- Southwest Grill
- Jamba Juice
- Subway
- Nick the Greek
- Hill Top Eatery

## 2 Hillsdale Shopping Center

- Anderson Bakery and Café
- Blue Whale Poke Bar
- California Pizza Kitchen
- The Cheesecake factory
- Jamba Juice
- Midici Neapolitan Pizza Company
- Panda Express
- Paul Martins American Grill
- Philz Coffee
- Pinstripes
- Shake Shack
- Starbucks
- The Refuge

# REASONABLE COMMUTES

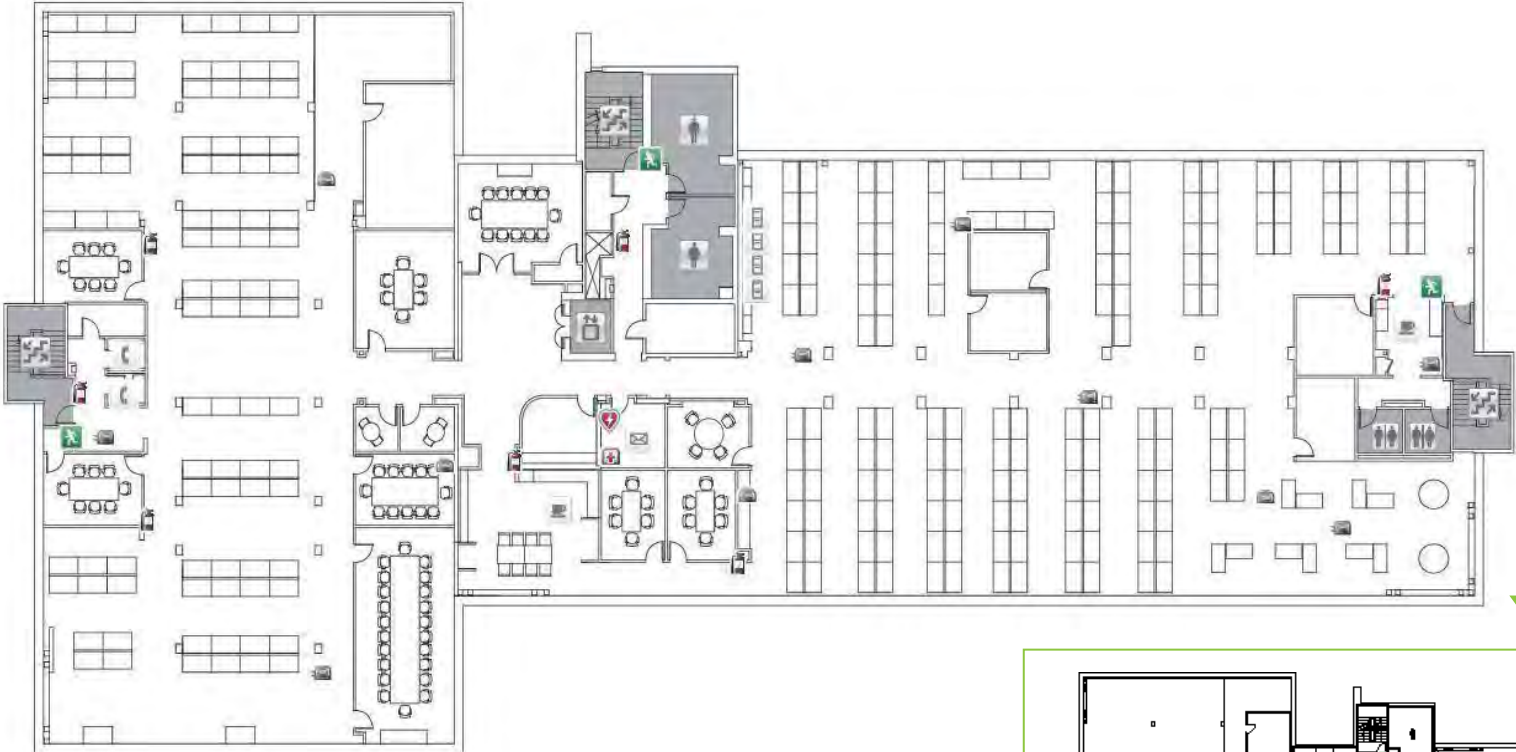


# PARKING

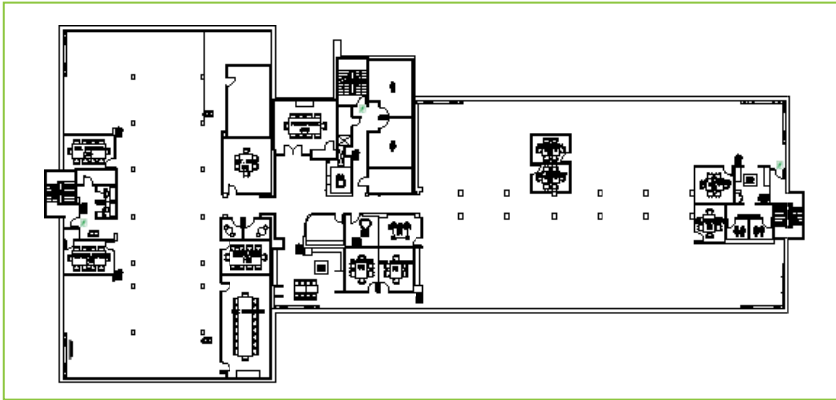
Parking at Clearview San Mateo is abundant, with 1,324 stalls (a 3.5/1000 parking ratio)—and the opportunity to increase with valet. Reserved parking is available, and there are already 52 electric vehicle stalls on the premises.



HYPOTHETICAL LAYOUT



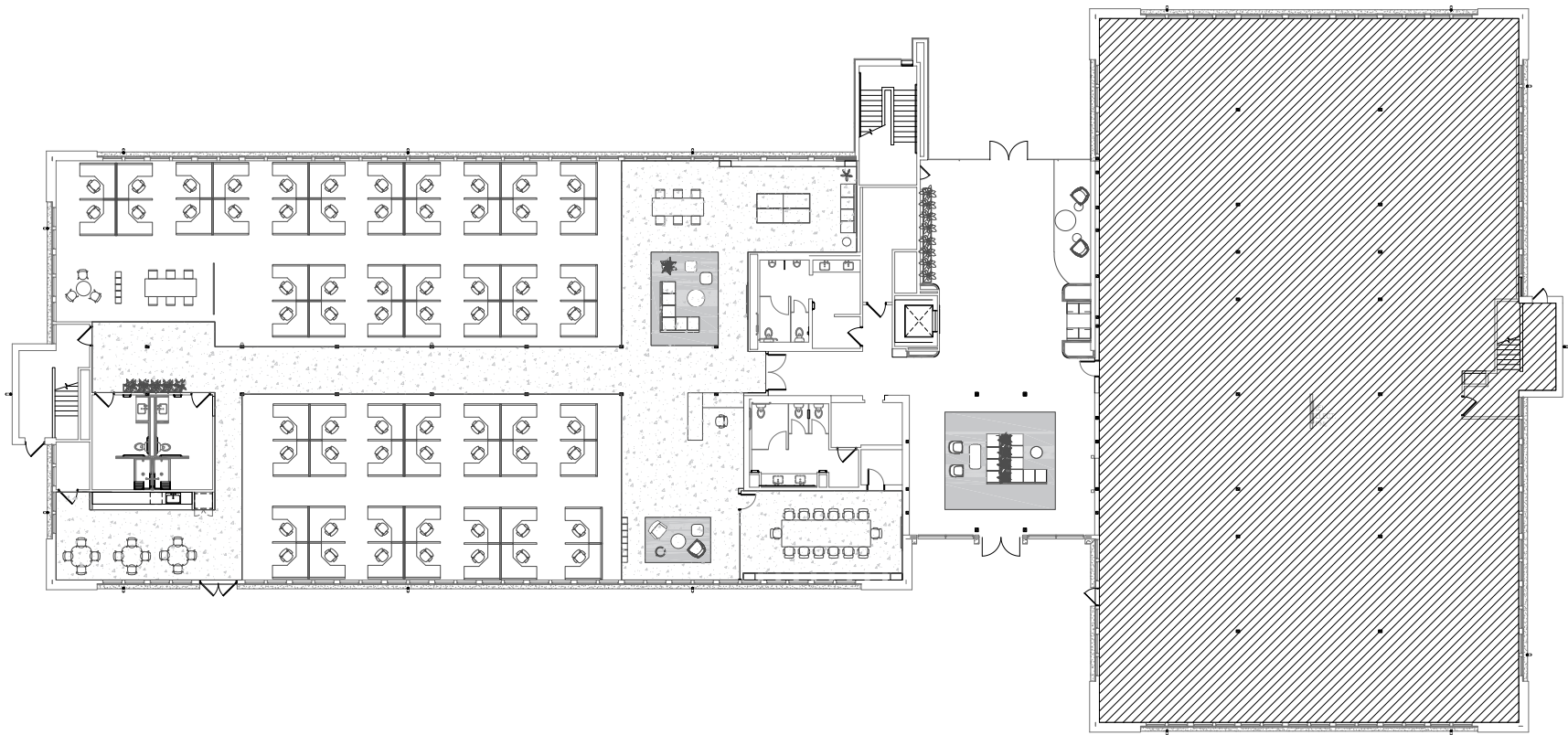
▼ FLOORPLAN



**FLOOR 3**

3055 CLEARVIEW WAY

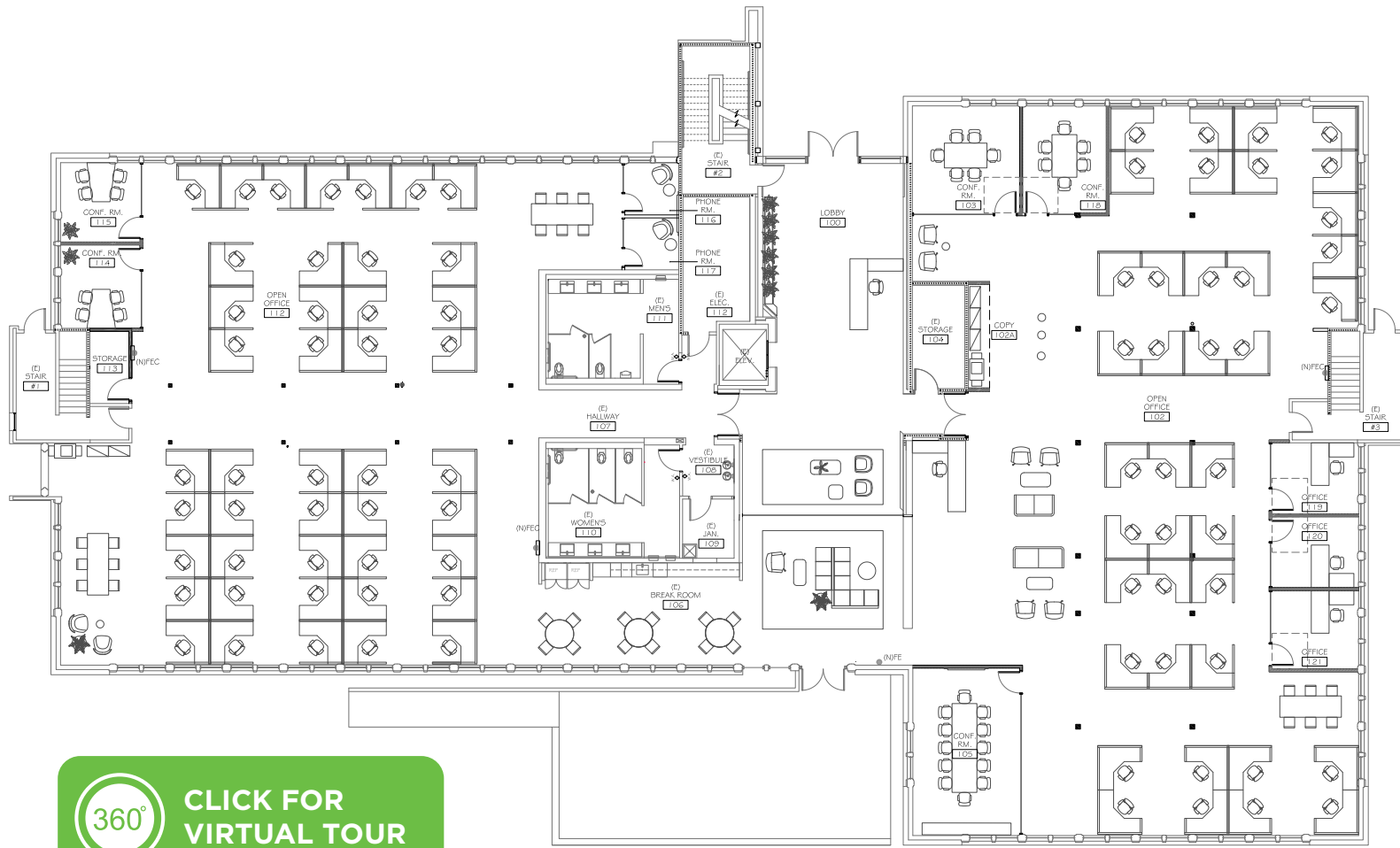
±22,675 RSF



# TEST FIT

3125 CLEARVIEW WAY

±21,941 RSF (DIVISIBLE TO ±11,821 RSF)

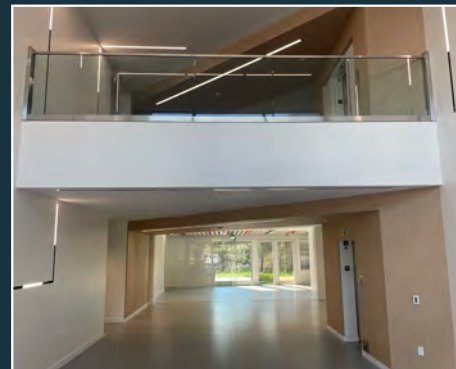


360° [CLICK FOR VIRTUAL TOUR](#)

# FLOOR 1

3155 CLEARVIEW WAY

±16,109 RSF





# BUILDING INFORMATION & SPECIFICATIONS

## **SLAB-TO-SLAB HEIGHT**

Floor 1: 12'-6"  
Floor 2: 12'-6"  
Floor 3: 12'-0"

## **SHOWERS**

Building B: (2) shower stalls  
Building C: (2) shower stalls

## **ELECTRICAL**

Building A: 208v/120v (buildings need two egress stairs)

Building B: 208v/120v (backup generator: 350kw generator is provided for emergency egress lighting and life safety (fire alarm)

## **BUILDING EXTERIOR SIGNAGE**

(1) highway orientated sign at approximately 40'-0" above lobby level and approximately 4'-0" tall by 50'-0" long have been entitled.

Plus up to 150 SF of signage for additional high rise signage, bldg., monument signage, parking ID, building address ID

## **FIRE LIFE SAFETY**

All floors are sprinklered by a wet system and contain smoke detectors and strobe alarms

## **SECURITY**

Both Building have infrastructure for integrated systems including an Access Control System, Security Video System, Security Communication System

## **MONUMENT SIGNAGE**

Monument Sign at the Campus Entrance off of West Hillsdale Drive which is approximately 4'-0" tall and 10'-0" wide.

## **PROPOSED SITE AMENITIZATION**

- Bee Hive Pathway
- Food Truck Stations
- Urban Garden
- Outdoor Break Area
- Outdoor Collaborative Space
- Outdoor Collaborative
- Seating
- Dry Cleaning Service
- 24/7 On-site Security
- On-Site management
- Cal-train Shuttle Service

**FOR LEASING INFORMATION:**

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