

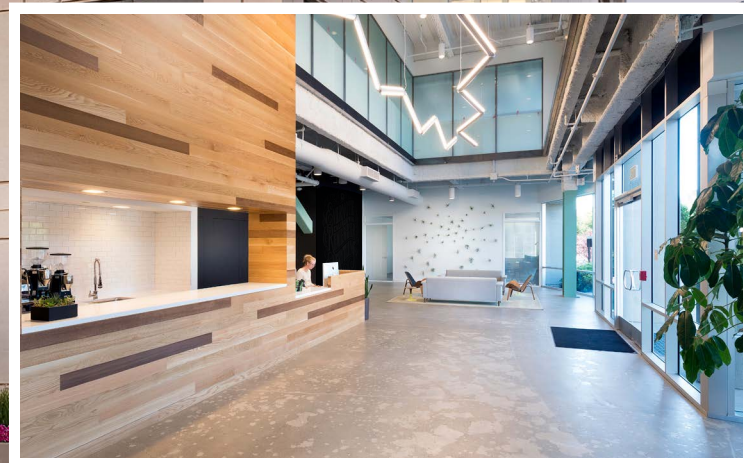
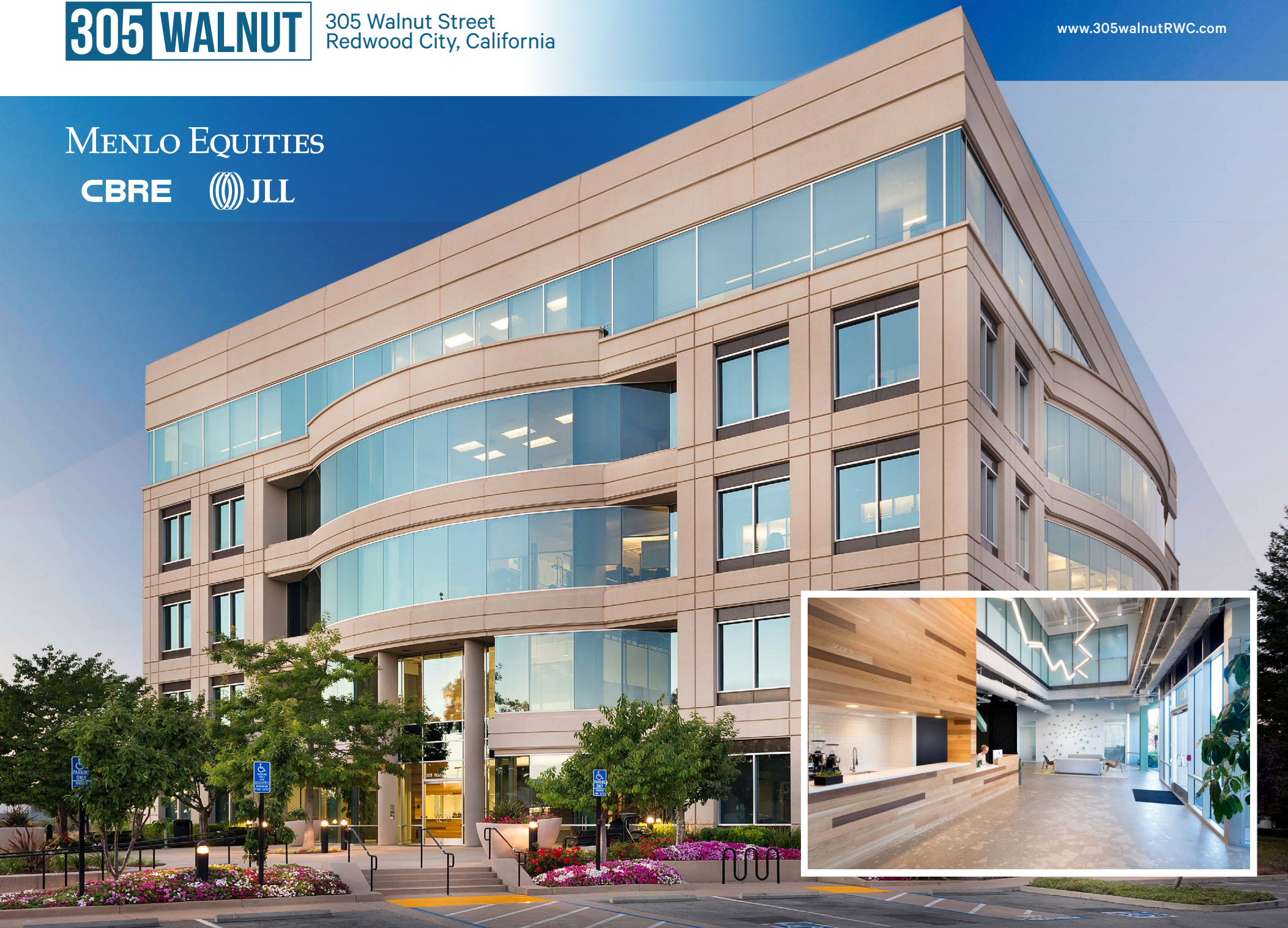
305 WALNUT

305 Walnut Street
Redwood City, California

www.305walnutRWC.com

MENLO EQUITIES

CBRE  JLL





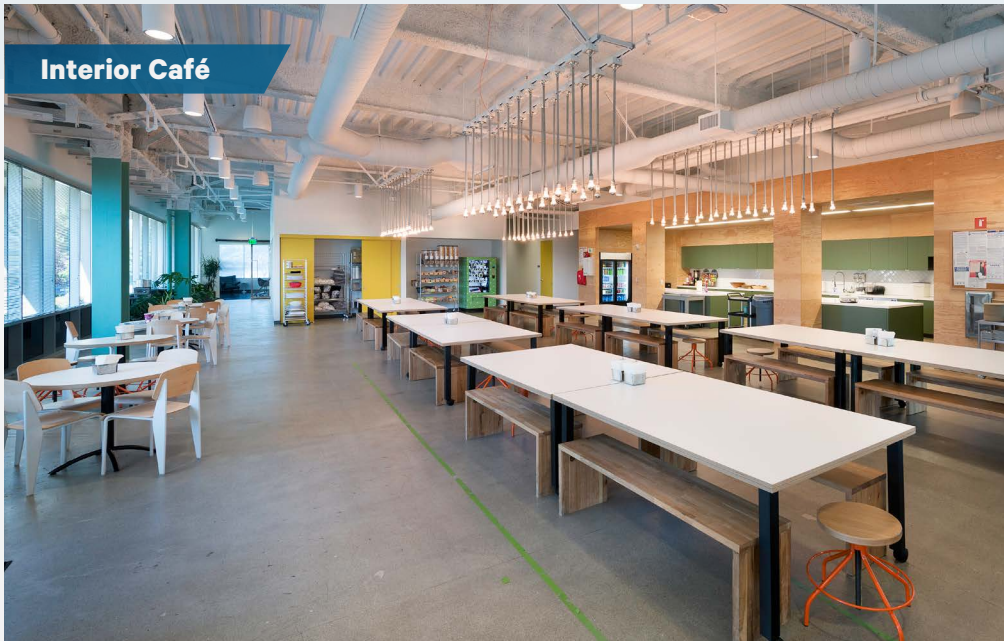


Property Specs

- 88,411 SF
- 5 floors \pm 18,000 SF each
- Hwy. 101 freeway facing signage (visible to 240K cars/day)
- Less than 1 mile from Redwood City Caltrain Station
- Over 100 restaurants and shops within walking distance
- 3/1,000 parking ratio with private parking structure
- On-site fitness center, showers, lockers, café and conference center
- Private outdoor plaza for BBQ's and employee R&R
- New restrooms & showers, fitness center & lobby improvements
- Raised floor computer room

Amenities | 305 Walnut Street

Interior Café



Fitness Center



Private Tenant Plaza



Bike Racks



Transit Map | 305 Walnut Street

HIGHWAY ACCESS

- 101 - 5 MINUTES | 1 MILE
- 92 - 10 MINUTES | 5.9 MILES
- 80 - 30 MINUTES | 24.5 MILES
- 280 - 26 MINUTES | 22 MILES

Caltrain BABY BULLET

- SAN FRANCISCO STATION
35 MINUTES*
- SOUTH SAN FRANCISCO STATION
30 MINUTES*
- MILLBRAE STATION
16 MINUTES*
- HILLSDALE STATION
7 MINUTES*
- REDWOOD CITY STATION
305 WALNUT AVENUE
- PALO ALTO STATION
8 MINUTES*
- MOUNTAIN VIEW STATION
16 MINUTES*
- SAN JOSE STATION
29 MINUTES*

*To REDWOOD CITY STATION



ULTIMATE 101 IDENTITY HERE 236,300 CARS PER DAY

Unobstructed bay and mountain views

Interstitial stairwell between
4th and 5th floors

Expansive glass line
with lots of natural light

Two-story atrium style lobby

Fitness center at rear

Private parking structure

Conference center



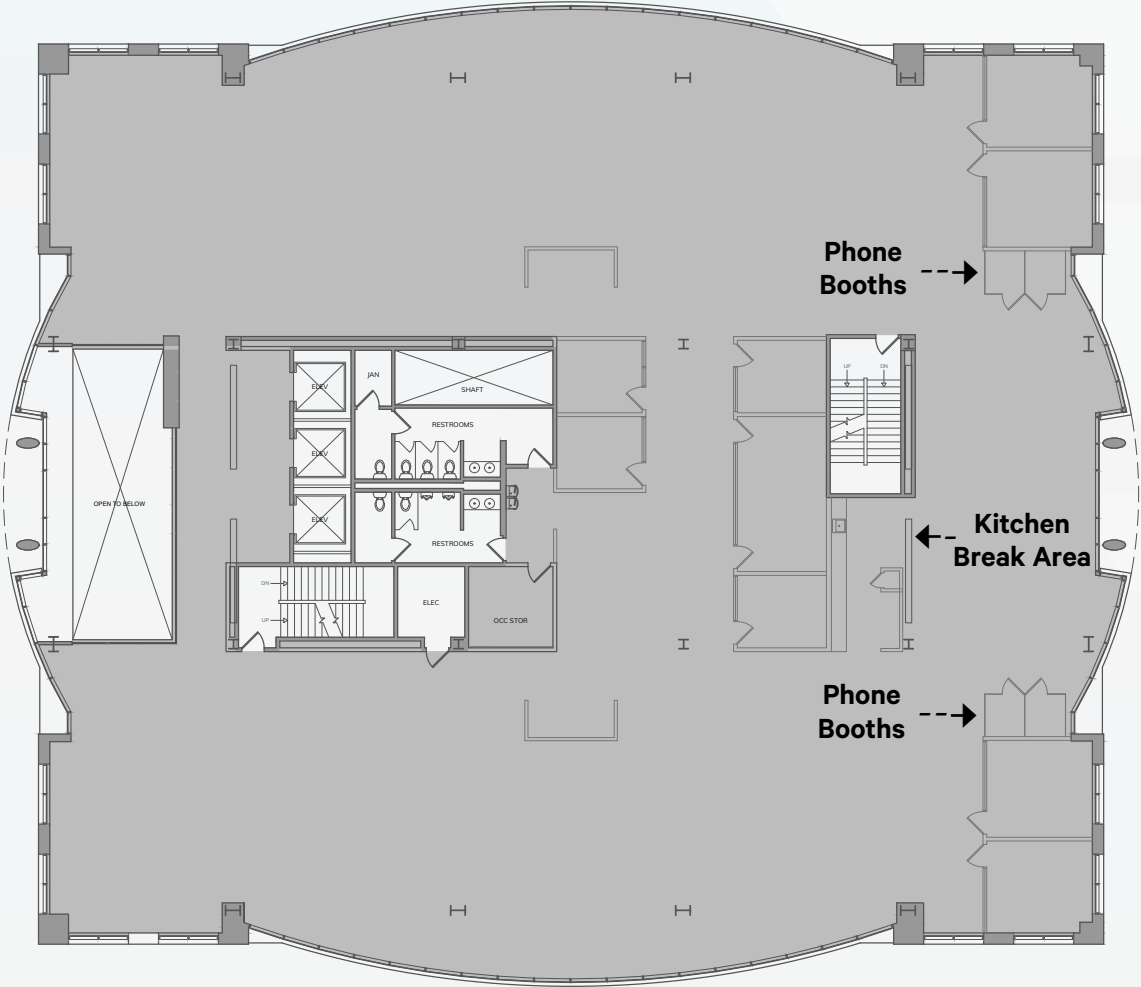
1st Floor

Open floorplan
4 Private offices
6 Conference rooms
1 Training room
1 Show room / conference room
Open kitchen/break area/café
Private access to rear
Onsite fitness center
Raised floor server room
Lobby barista bar



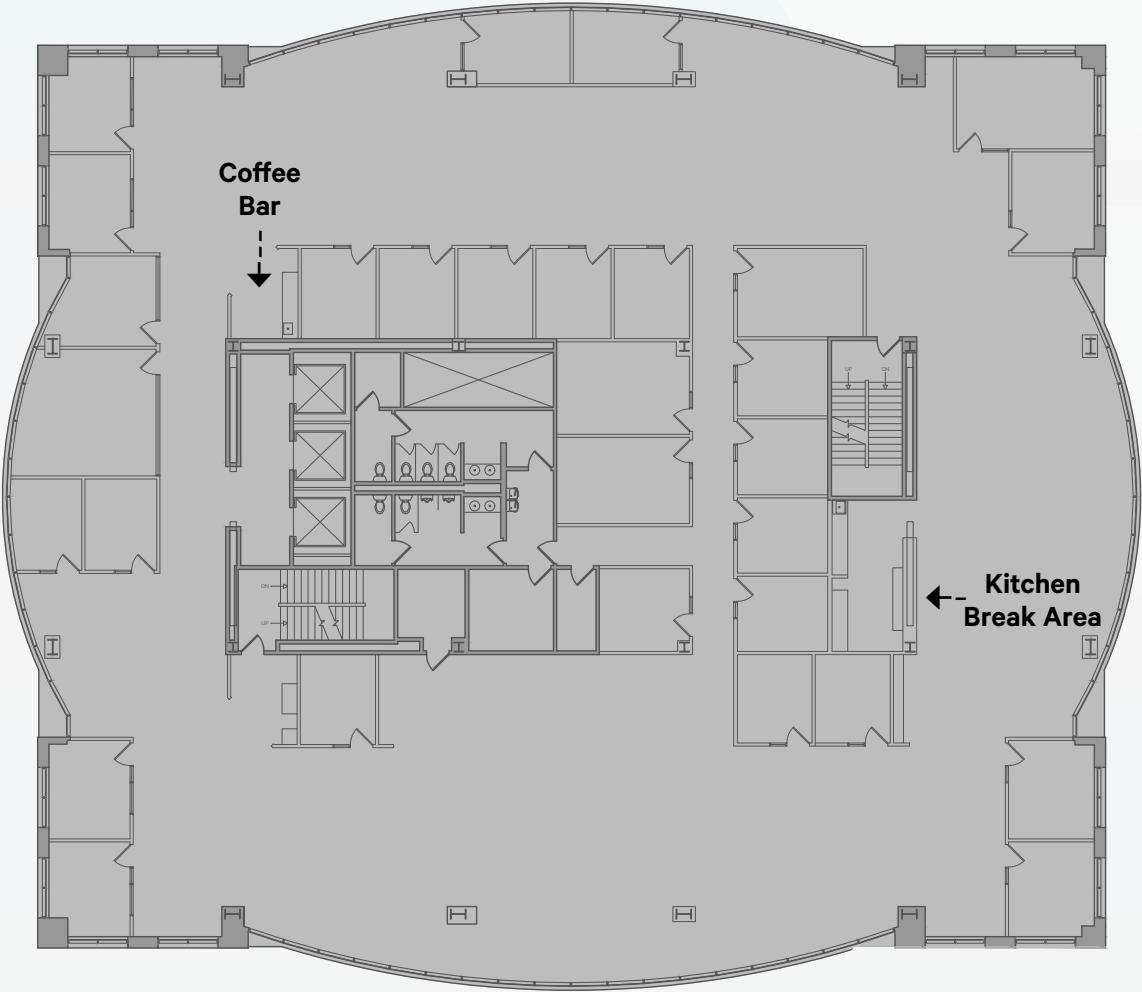
2nd Floor

Open floorplan
4 Private offices
5 Conference rooms
Open kitchen/break area
Private restrooms
2-Story lobby view



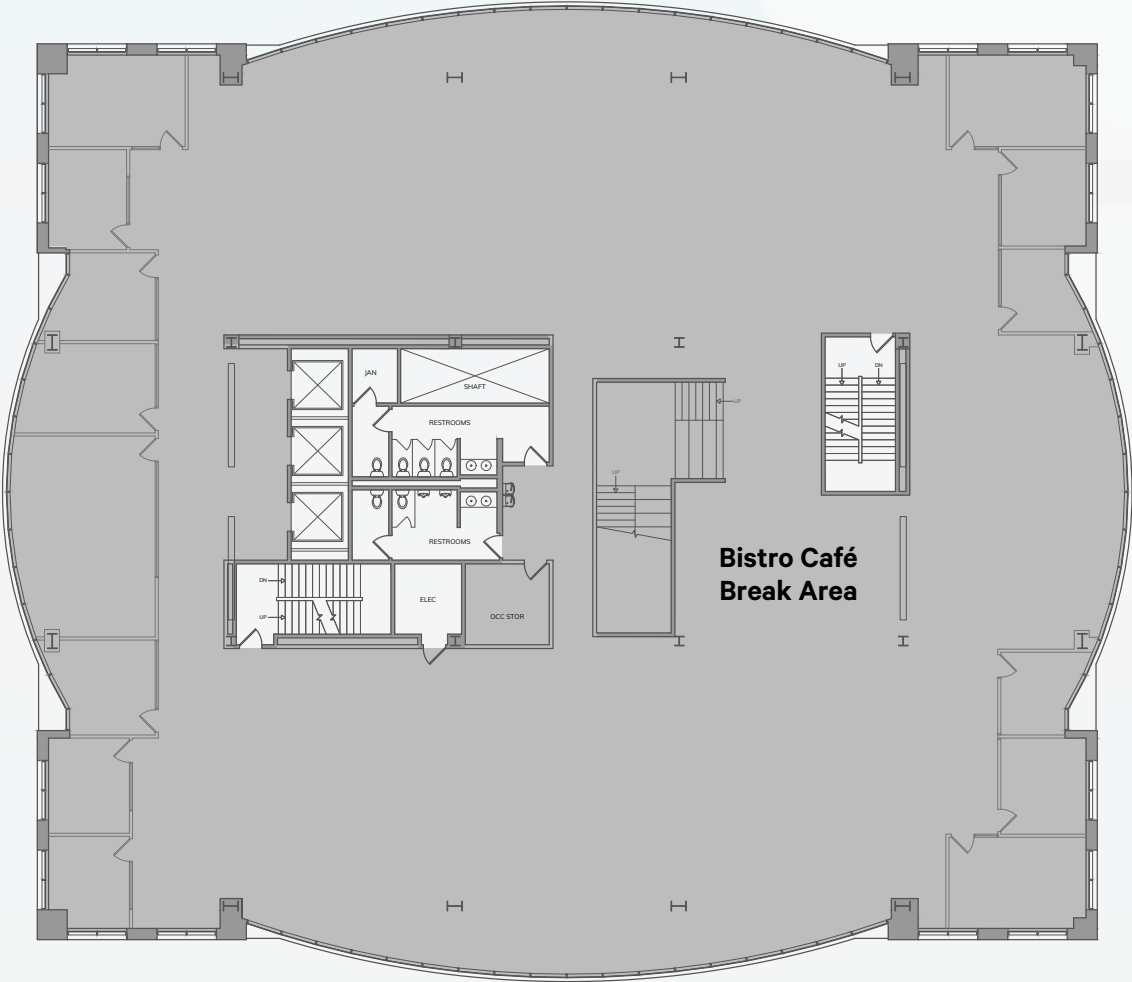
3rd Floor

17 Private offices
13 Conference rooms
Open kitchen/break area
Private restrooms
Full service coffee bar
Great bay and mountain views



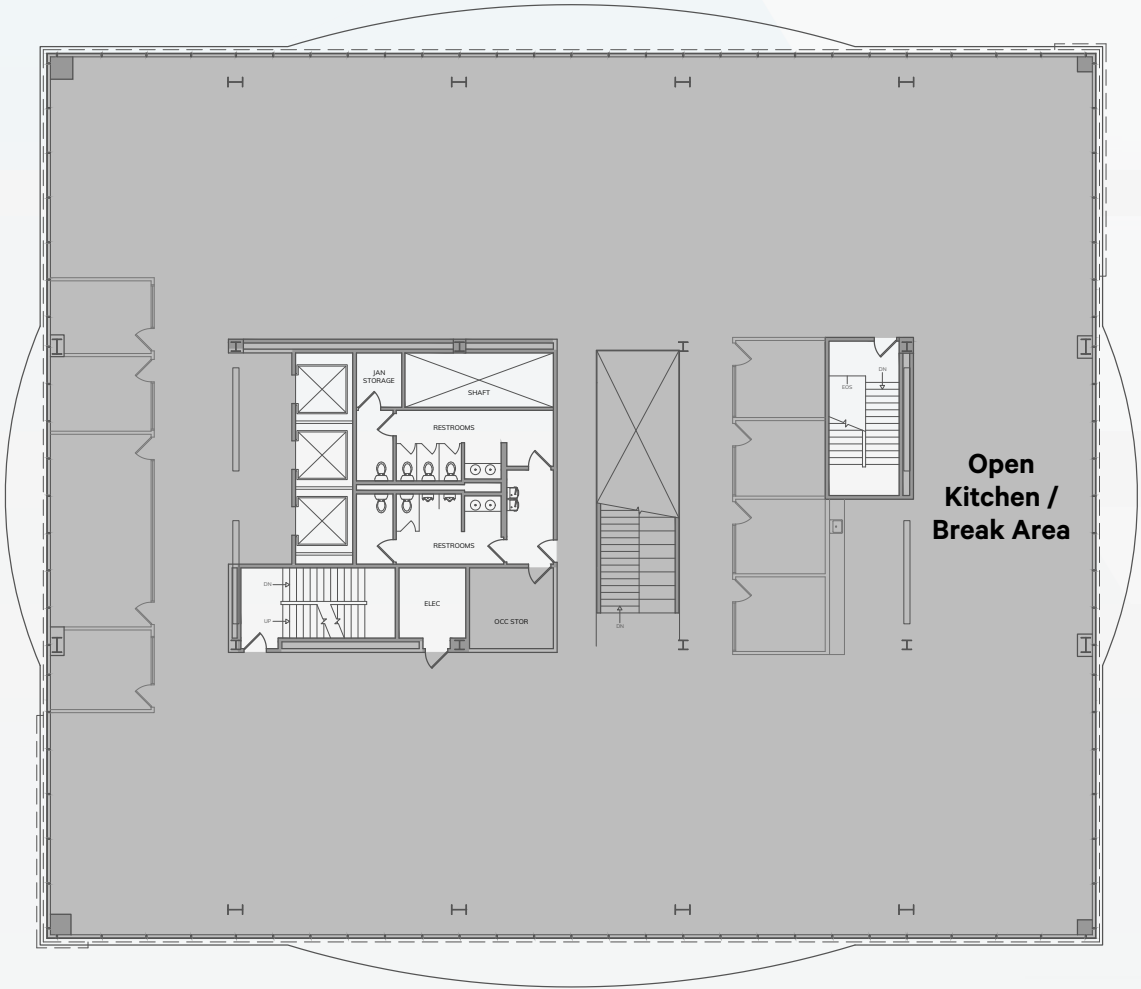
4th Floor

Open floorplan
10 Private offices
4 Conference rooms
Private restrooms
Large open kitchen / café / lounge
Interstitial stairwell to 5th floor
Bay and mountain views
*To be combined with the 5th floor for approximate 36,000 sf



5th Floor

Open floorplan
4 Private offices
4 Conference rooms
Open kitchen/break area
Private restrooms
Interstitial stairwell to 4th floor
Bay and mountain views
*To be combined with the 4th floor for approximate 36,000 sf



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MENLO EQUITIES

