

1450 Veterans Boulevard

.....

Redwood City, CA 94063

±53,000 SF PLUG & PLAY
DOWNTOWN CLASS A OFFICE FOR LEASE



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PROPERTY SUMMARY

1450 VETERANS BOULEVARD

Address	1450 Veterans Boulevard, Redwood City, CA 94063	APN	053-211-160
Building Size	±53,000 SF	Lot Size	±78,974 SF Corner Lot (1.81 AC)
Available Space	±53,000 SF	Year Built	2000
Number of Units	3 Floors / Steel Frame	Parking	171 Spaces (3.3/1,000 RSF) + 1 EV Charger
Zoning	Mixed-Use Corridor Veterans Blvd (MUC-VB)	Property Use	Modern—Class A Office Bldg (Single-Tenant)
Asking Rate	\$2.25 NNN, OPEX \$0.75	Available	October 2025



PROPERTY SUMMARY



1450 VETERANS BOULEVARD

Total Area ±53,000 SF building
±78,974 SF lot

Design Class A steel-frame construction built in 2000 with freeway visibility.

Office Space This property features tenant improvements, expansion options, ample natural light, high ceilings, full training room on 2nd floor, showers, lockers and partially covered parking. Covered parking garage could also be used as outside testing area.

Transport Prominent Downtown Redwood City location with direct access to Hwy 101 and the Redwood City Baby-Bullet CalTrain Station.

Zoning Mixed-Use Corridor Veterans Blvd (MUC-VB) which provides a primary entrance gateway into Downtown Redwood City from U.S. 101, Woodside Road, and neighboring jurisdictions.

PROPERTY SUMMARY

1450 VETERANS was originally built by DPR Construction (“DPR” for its own use in 2000. The property is a three story steel framed Class A single-tenant office building with expansion options available. Located in the heart of the San Francisco Bay Area’s thriving economic landscape, this address is a prime choice for businesses looking to establish or expand their presence in one of the world’s most dynamic regions.

1450 VETERANS BOULEVARD

FIRST FLOOR: ±17,667 SF

Suite 100 – 5,387 SF

Suite 120 – 2,343 SF (Office/Lab/R&D)

Suite 125 – 3,300 SF

Suite 150 – 4,000 SF

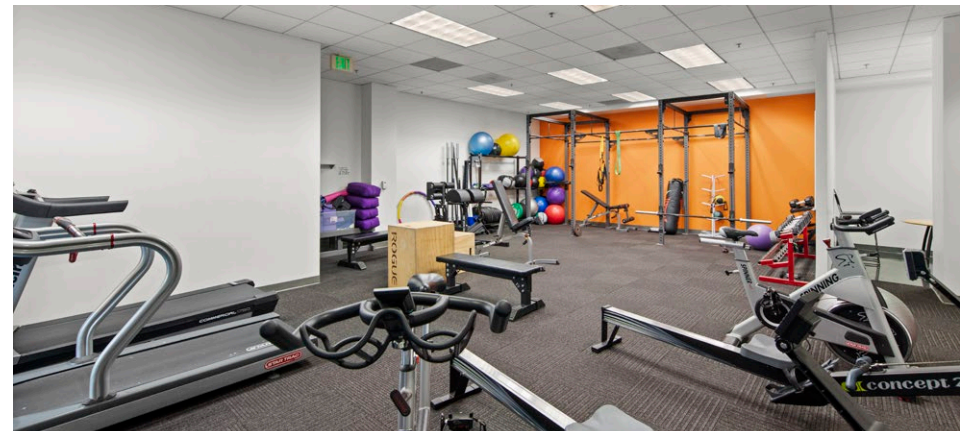
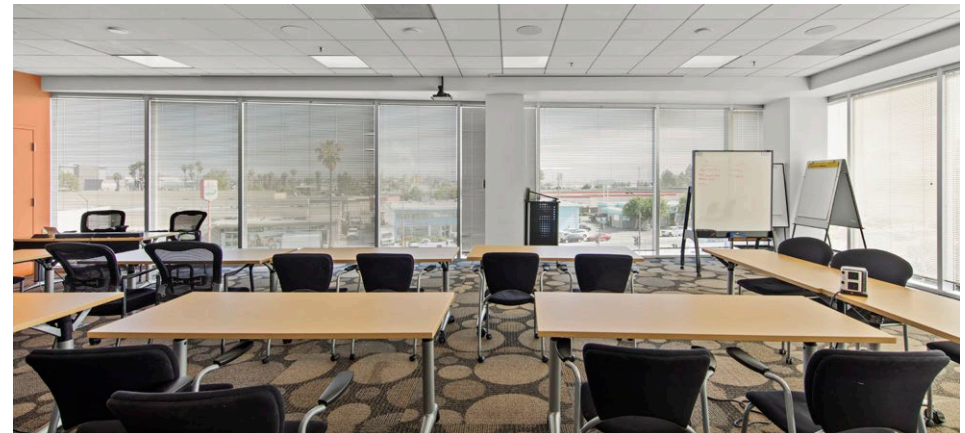
SECOND FLOOR: ±17,667 SF

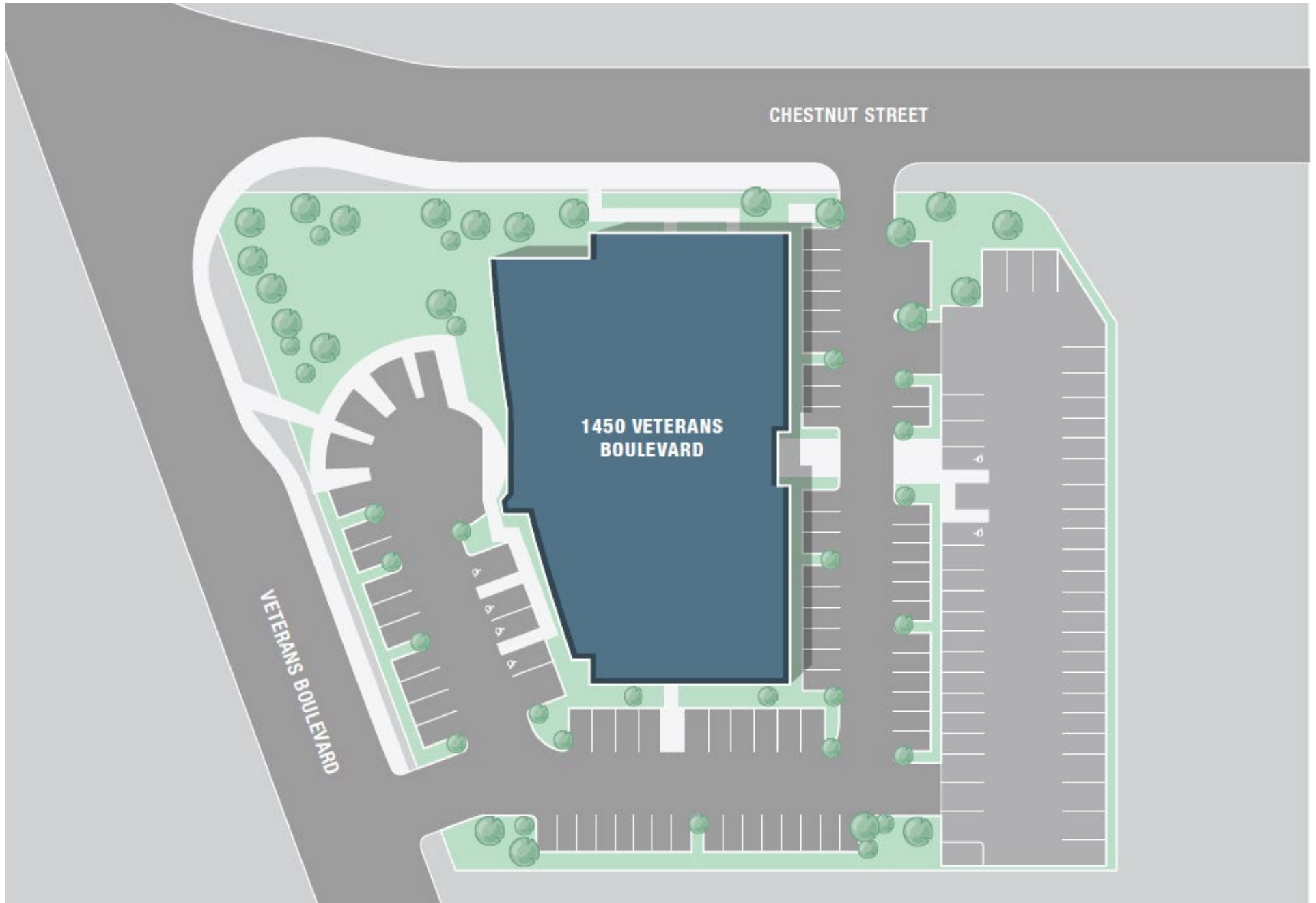
THIRD FLOOR: ±17,667 SF



INVITING INTERIORS

1450 VETERANS BOULEVARD





AVAILABILITY

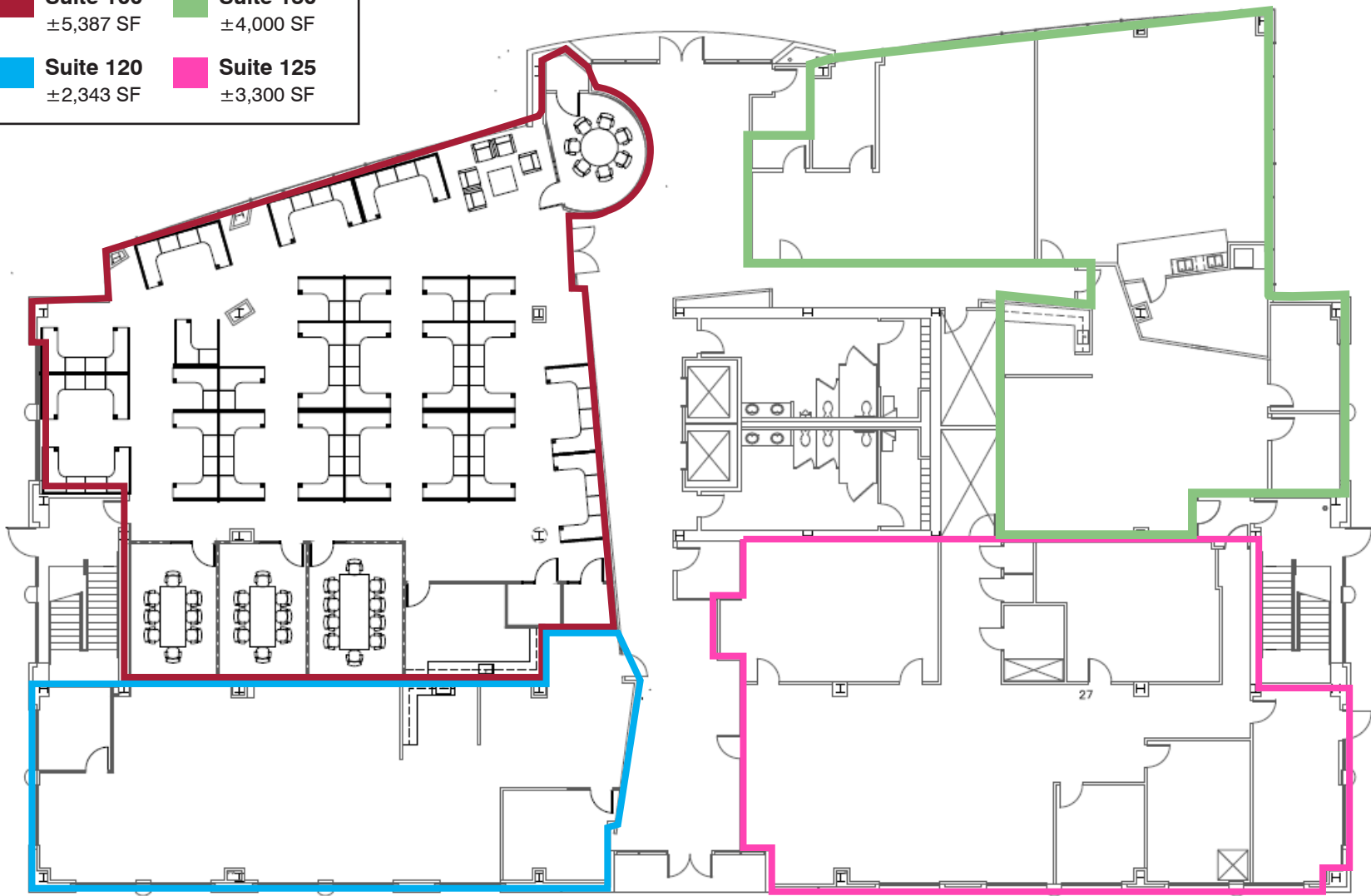
- Suite 100

±5,387 SF
- Suite 150

±4,000 SF
- Suite 120

±2,343 SF
- Suite 125

±3,300 SF



±53,000 SF
FOR LEASE



±\$2.25 NNN
LEASE RATE



\$0.75
OPEX

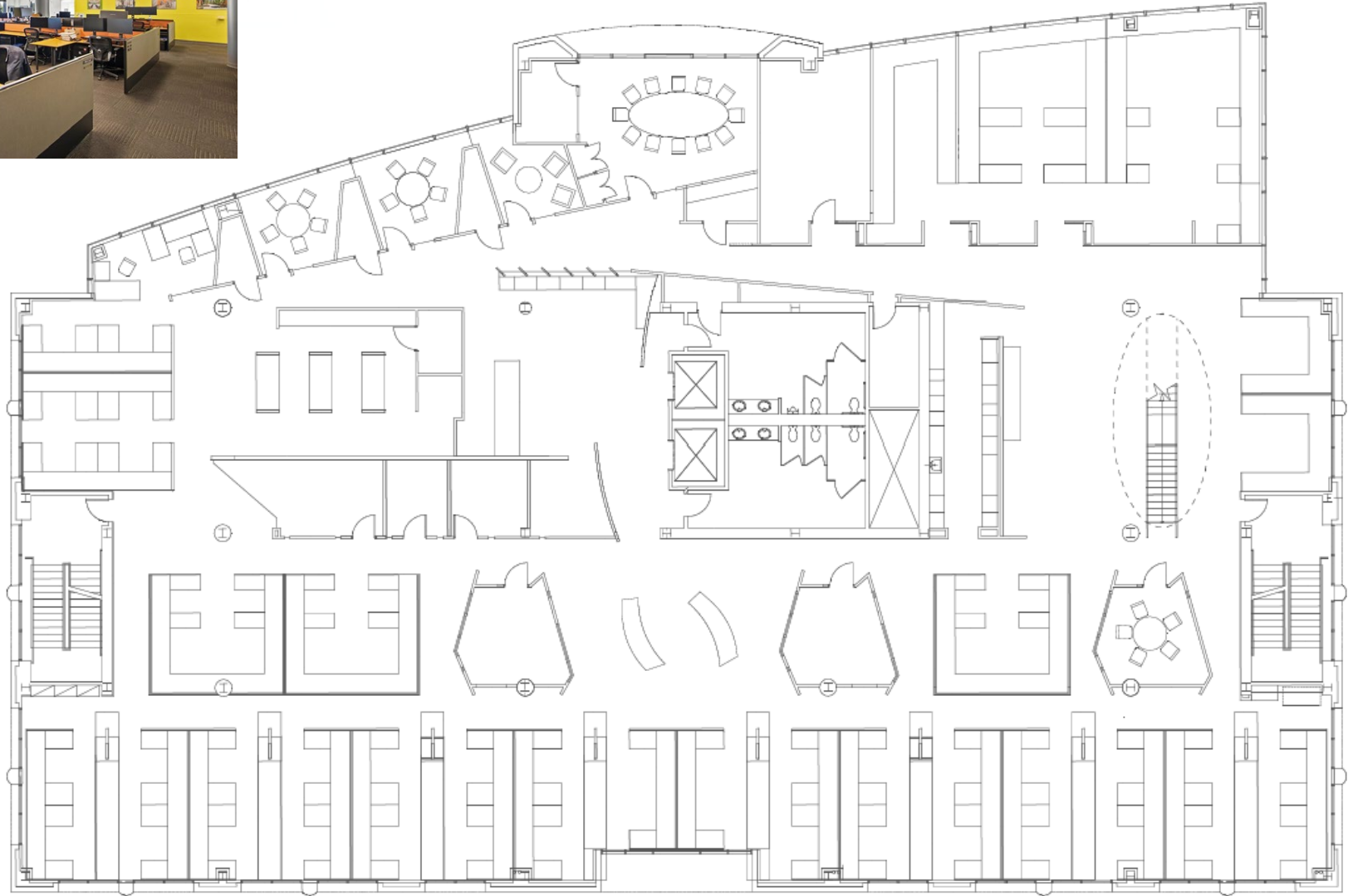
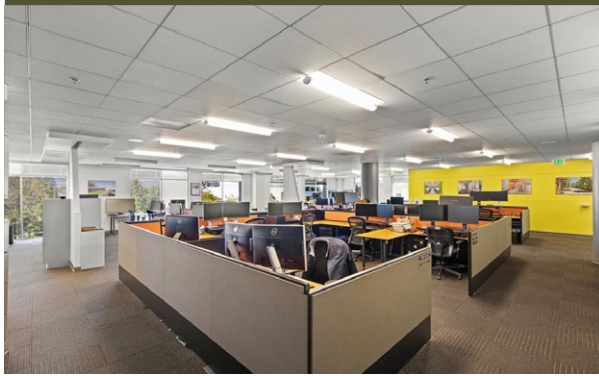


October 2025
AVAILABLE

FLOOR PLANS

SECOND FLOOR: $\pm 17,667$ SF

1450 VETERANS BOULEVARD



$\pm 53,000$ SF
FOR LEASE



$\pm \$2.25$ NNN
LEASE RATE



$\$0.75$
OPEX

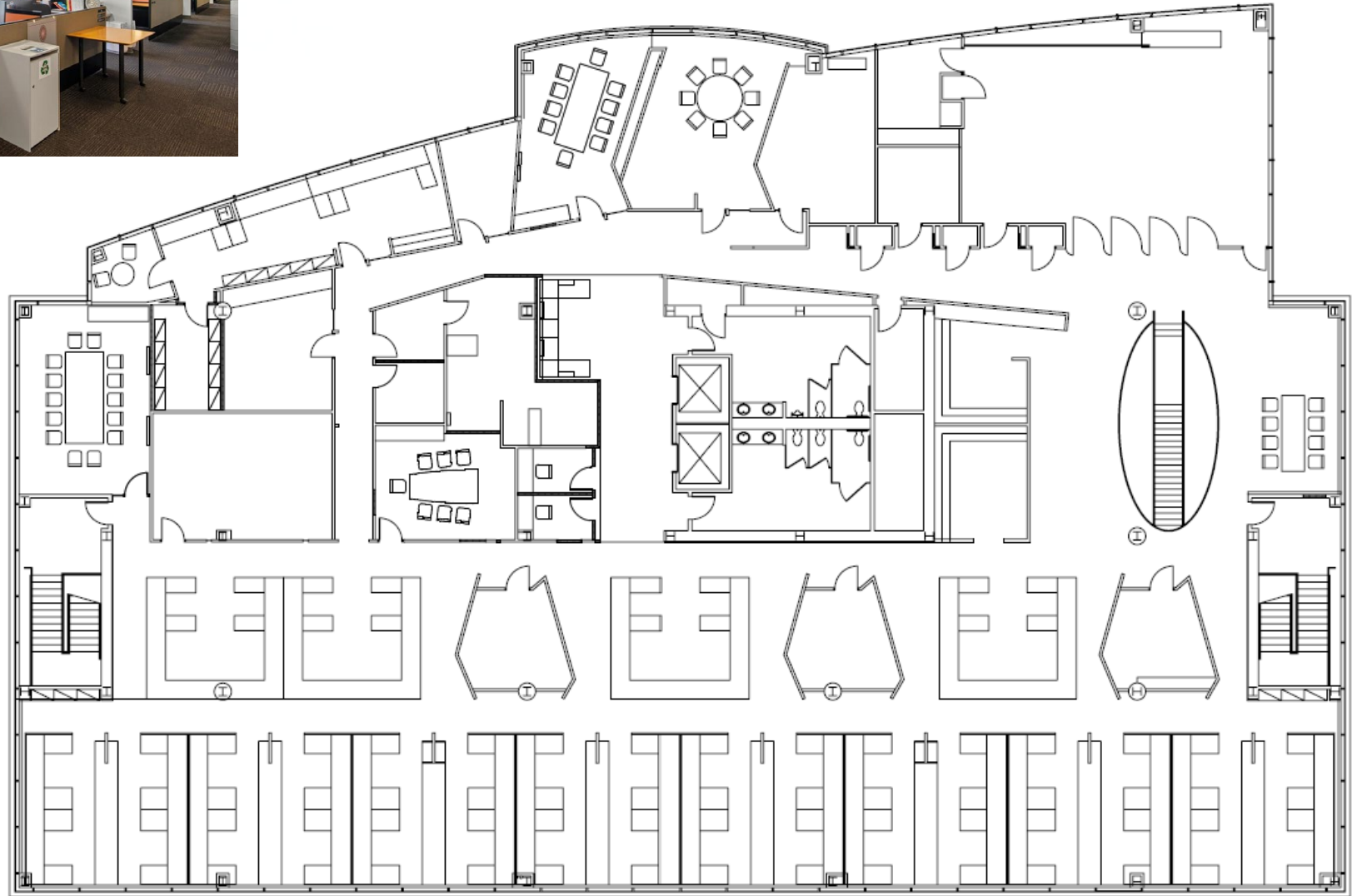
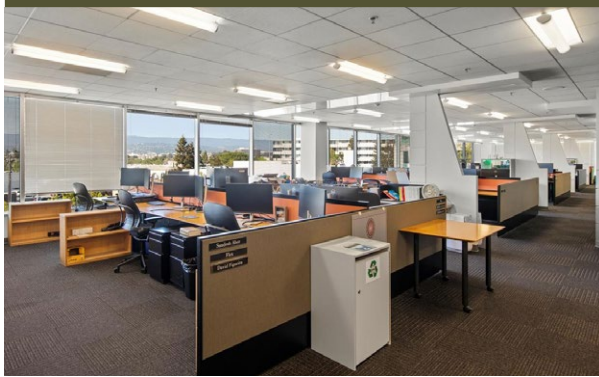


October 2025
AVAILABLE

FLOOR PLANS

THIRD FLOOR: ±17,667 SF

1450 VETERANS BOULEVARD



±53,000 SF
FOR LEASE



±\$2.25 NNN
LEASE RATE

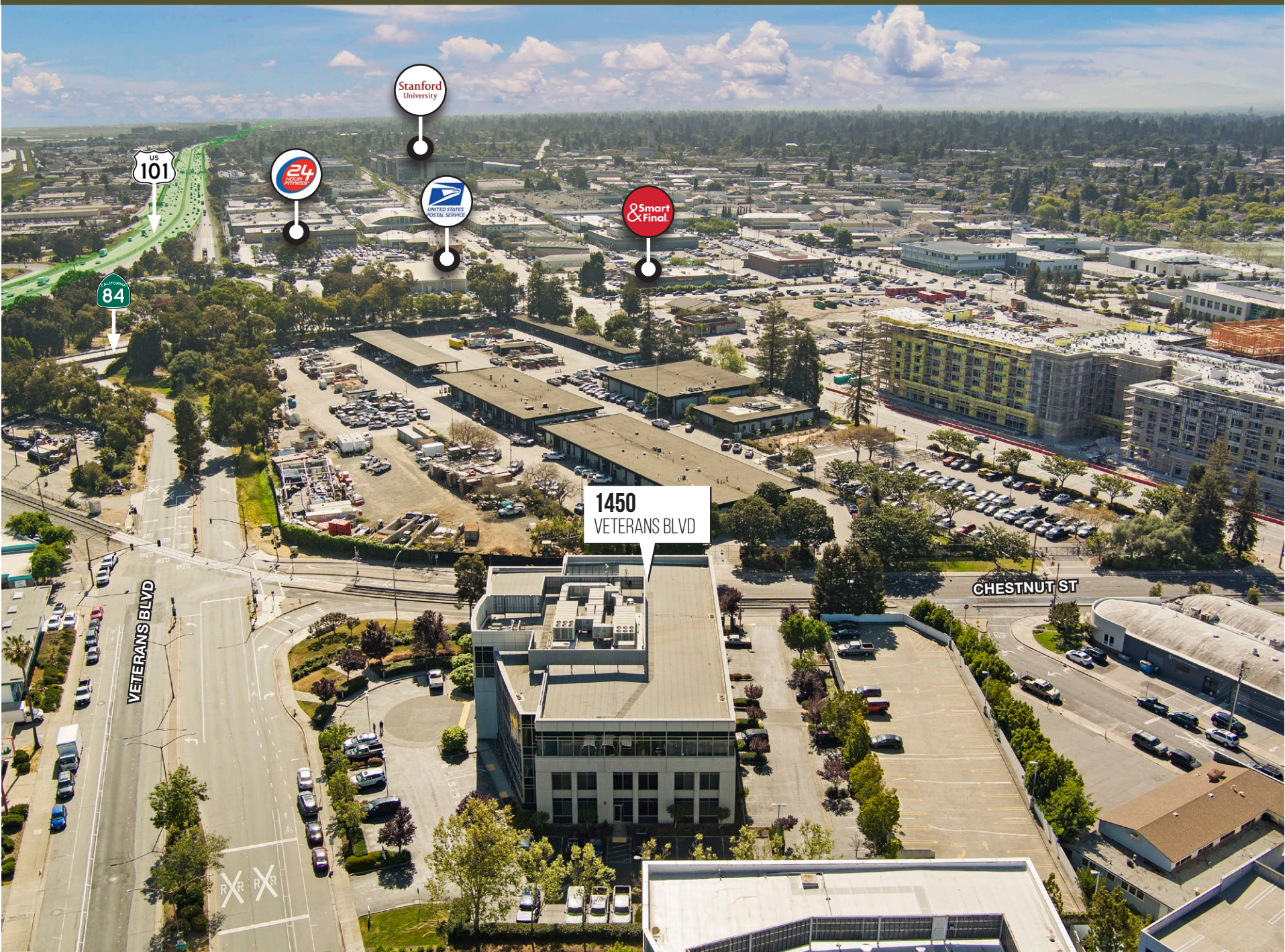


\$0.75
OPEX



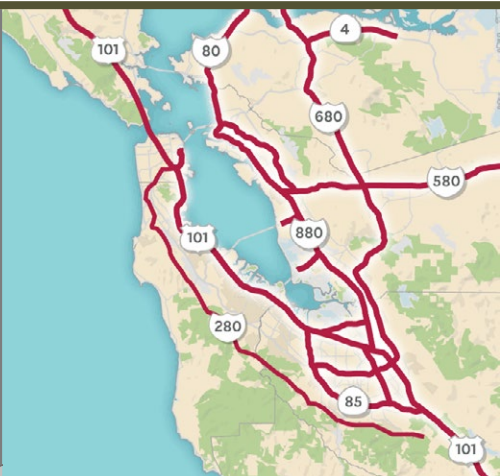
October 2025
AVAILABLE

PROPERTY LOCATION



This map illustrates the major transportation corridors and airports in the San Francisco Bay Area. The map is divided into several counties: Marin, Contra Costa, Alameda, San Francisco, and San Mateo. Key transportation features include:

- Airports:** San Francisco International Airport (marked with a black airplane icon), Oakland International Airport (marked with a black airplane icon), and San Jose International Airport (marked with a black airplane icon).
- Major Routes:**
 - CalTrain:** A red line connecting San Francisco and San Mateo counties, passing through the San Francisco International Airport.
 - BART:** A blue line connecting the San Francisco Peninsula with the East Bay, passing through the Oakland International Airport.
 - Amtrak:** A green line connecting the San Francisco Peninsula with the East Bay, passing through the San Jose International Airport.
 - ACE:** A yellow line connecting the East Bay with the South Bay.
 - VTA LRT:** A pink line connecting the San Jose International Airport with the South Bay.
 - DB/DB1:** An orange line connecting the San Francisco Peninsula with the South Bay.
 - GGT:** A purple line connecting Marin County with the San Francisco Peninsula.
- Geographic Features:** The map shows the San Francisco Bay, the Golden Gate Bridge, and the surrounding landmasses.



- ACE Train
- Amtrak
- BART
- CalTrain
- Golden Gate Transit
- Dumbarton Express
- VTA Light Rail

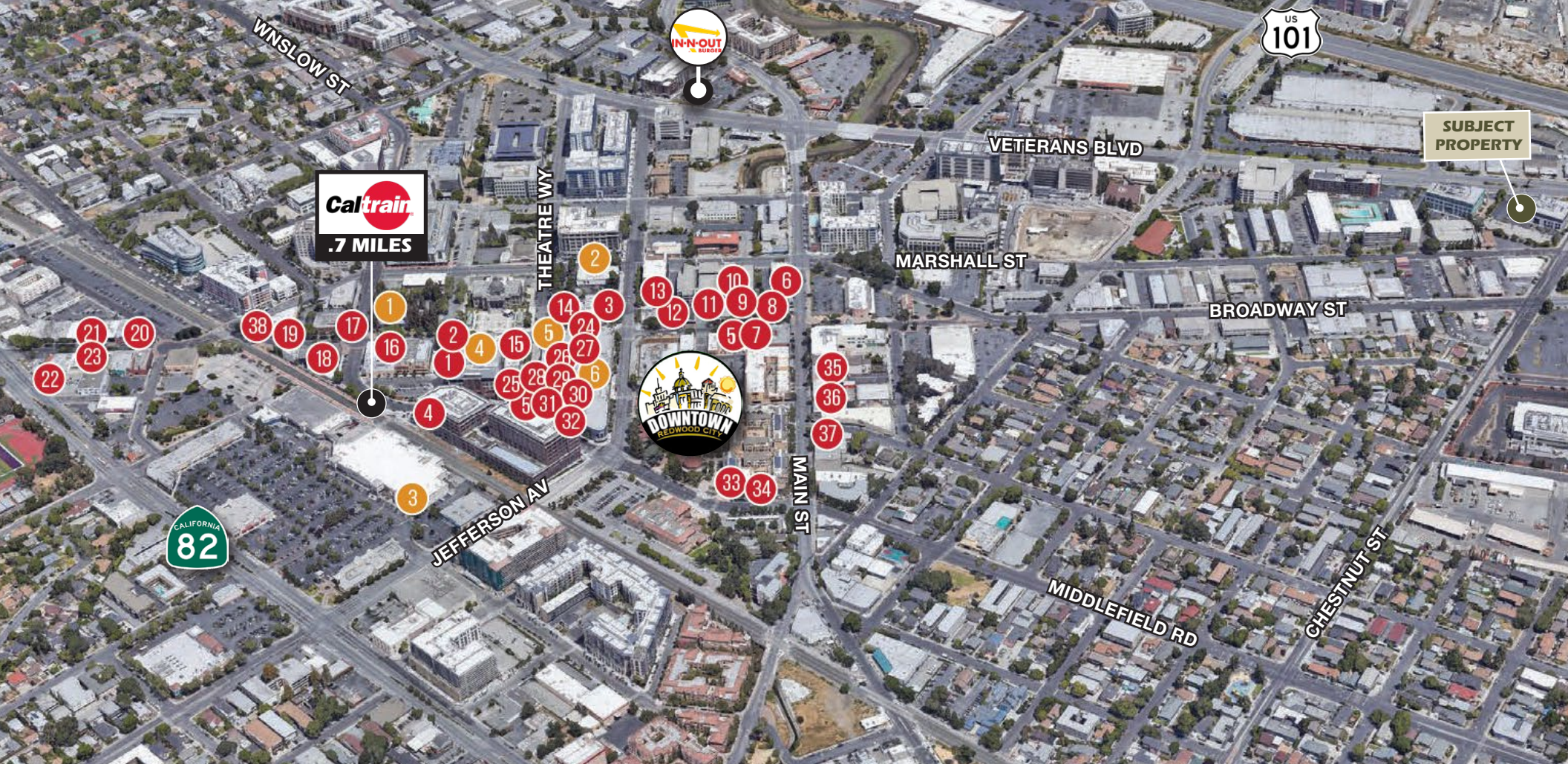
CalTrain Sequoia Station	Time
From Palo Alto to Menlo Park	3 min
Menlo Park to San Francisco	59 min
Menlo Park to San Jose	70 min

Airports	Drive	Distance
San Francisco (SFO)	18 min	17 mi
San Jose (SJC)	25 min	20 mi
Oakland (OAK)	39 min	28 mi

27 MI
SOUTH OF
SAN FRANCISCO

22 MI
NORTH OF
SAN JOSE

35 MI
SOUTHWEST OF
OAKLAND



RESTAURANTS

- 1 GO FISH POKE BAR
- 2 STARBUCKS RESERVE
- 3 PHILZ COFFEE
- 4 CRU WINE BAR
- 5 ZAREEN'S
- 6 COFFEE BAR
- 7 MAZRA MEDITERRANEAN
- 8 VESTA
- 9 VINO SANTO BISTRO
- 10 LV MAR
- 11 NAGAI EDOMAE SUSHI

- 12 REVERE COFFEE & TEA
- 13 YOKOSHAMA JAPANESE BISTRO
- 14 SAKURA TEPPANYAKI & SUSHI
- 15 QUINTO SOL
- 16 BLUEFIN SUSHI
- 17 BOBBY D'S COCKTAIL LOUNGE
- 18 THE SANDWICH SPOT
- 19 SUSHI AI
- 20 PEET'S COFFEE
- 21 THE HUB RWC
- 22 ZADNA MEDITERRANEAN
- 23 IKE'S LAIR

- 24 FIVE GUYS BURGERS AND FRIES
- 25 DAZ BIERHAUZ
- 26 PIZZA MY HEART
- 27 VITALITY BOWL
- 28 HELLA MEDITERRANEAN
- 29 CHIPOTLE
- 30 TERIYAKI MADNESS
- 31 TIMBER AND SALT
- 32 LIMON
- 33 DONATO ENOTECA
- 34 MILAGROS
- 35 ALHAMBRA IRISH HOUSE

- 36 D TEQUILA LOUNGE
- 37 THE STRIPED PIG
- 38 NIKKO'S MEXICAN GRILL



SERVICES

- 1 CHASE BANK
- 2 BANK OF AMERICA
- 3 CITIBANK
- 4 FOX THEATER
- 5 CENTURY 20 THEATER
- 6 POWERHOUSE GYM