

FOR LEASE

791 MIDDLEFIELD ROAD, REDWOOD CITY

OFFICE SUITES FOR LEASE

SUITE 201: ±1,089 SQ. FT.

SUITE 200: ±3,642 SQ. FT.



**PREMIER
PROPERTIES**
COMMERCIAL
REAL ESTATE

BRAD EHIKIAN

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JON GOLDMAN

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PROPERTY HIGHLIGHTS

- Prime Location in Downtown Redwood City
- Private Lobby for Office Tenants on First Floor
- Bike Storage in Lobby
- Surrounded by Downtown Restaurants & Amenities
- Three Blocks from Caltrain Station

Suite 201: ±1,089 Sq. Ft.

- Two (2) Privates / Meeting Rooms
- In-Suite Kitchenette & Restroom
- Great Natural Light from Window Line & Skylight
- Available August 1, 2025



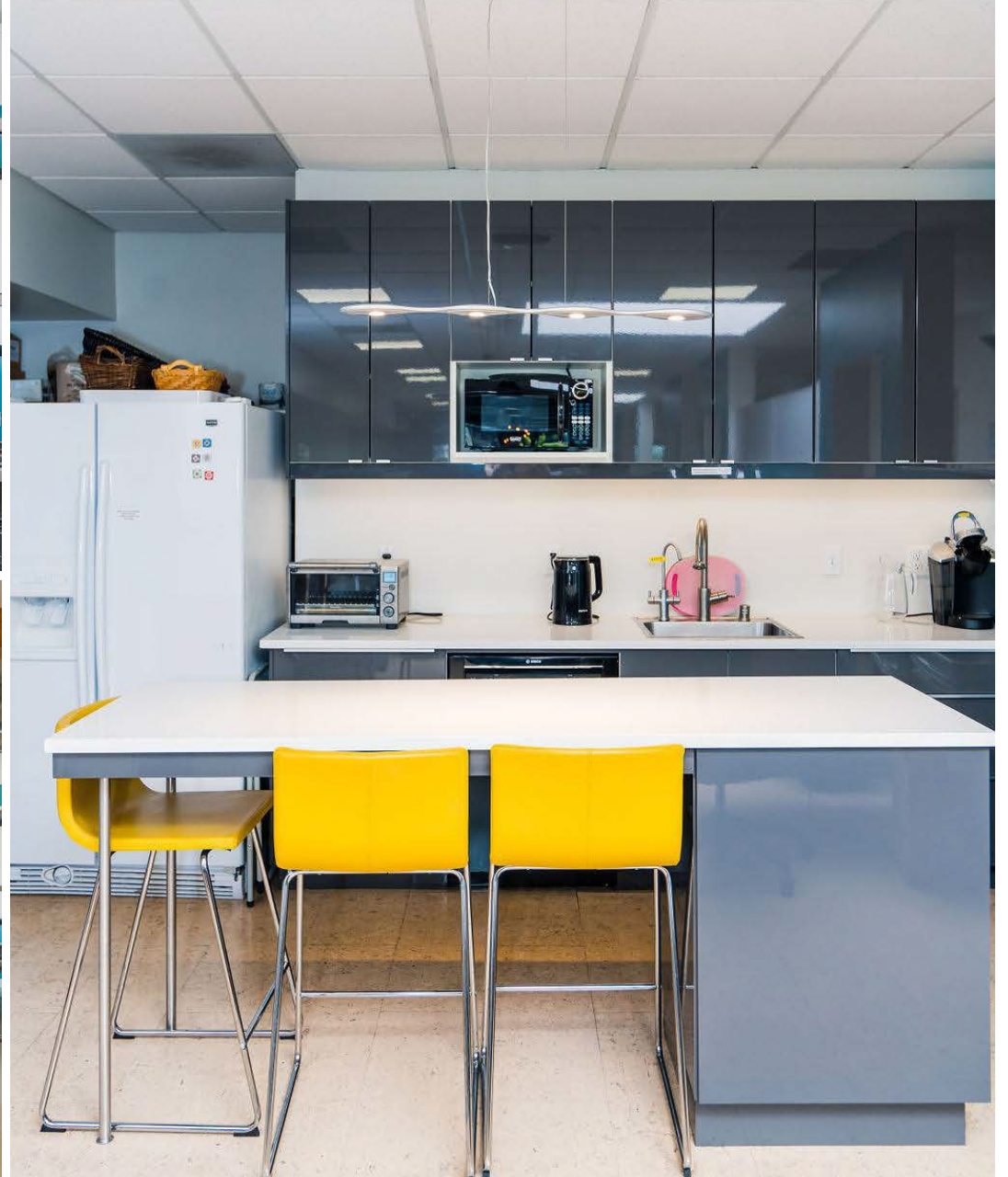
VIEW SUITE
201 3D TOUR

Suite 200: ±3,642 Sq. Ft.

- Mostly Open Layout with Three (3) Conference/Meeting Rooms
- In-Suite Kitchenette & Restrooms
- Great Window Line
- Natural Light Throughout Provided by Skylights
- Available Immediately

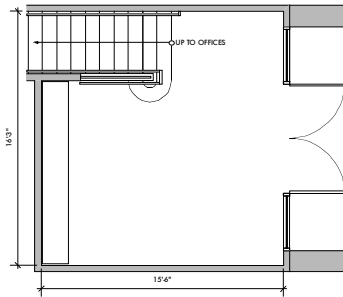


SUITE 200 INTERIOR PHOTOS

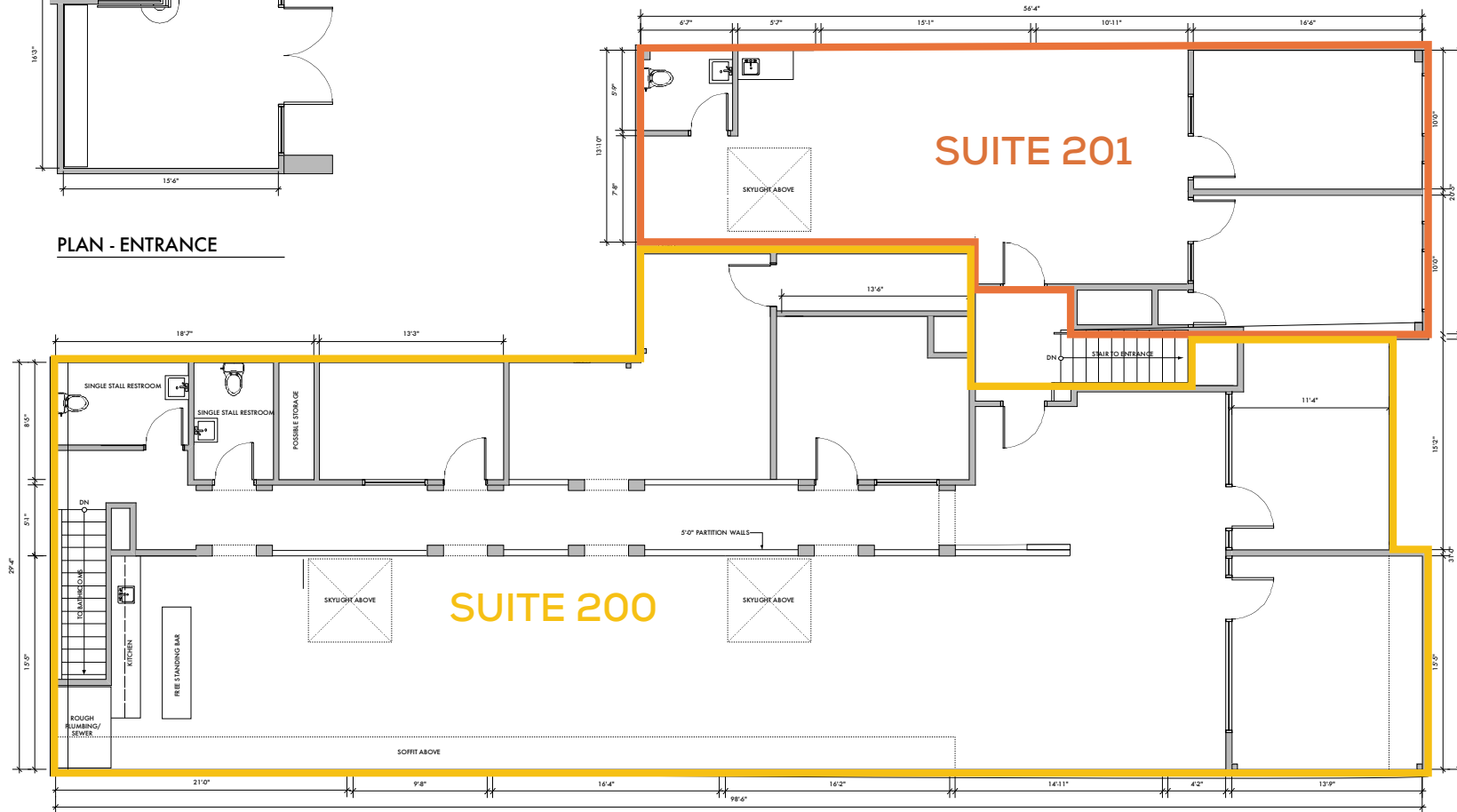


FLOOR PLAN

Middlefield Road



PLAN - ENTRANCE



PLAN - OFFICE SPACE

May Not Be Accurate / To Scale

AMENITIES MAP



791 MIDDLEFIELD ROAD,
REDWOOD CITY

Caltrain

CHASE

Bank of America

UnionBank

RED GIANT COFFEE

SANDWICH

ORENCHI

SAN MATEO COUNTY
HISTORICAL ASSOCIATION

Philz Coffee

Varam

Sakura
Japanese
and Sushi

POLAM
FEDERAL CREDIT UNION

COFFEE BAR

MARGARITAS
MEXICAN RESTAURANT

Nomadic Kitchen

BLACKSMITH

LYMAR
TAPAS & COCKTAILS

Broadway

BROADWAY MASALA
INDIAN CUISINE

STARBUCKS COFFEE

FOX THEATRE

Quinto Sol

CINEMARK

FIVE GUYS

PIZZA
HEART

CHIPOTLE
MEXICAN GRILL

MARUFUKU
RAMEN

TIMBER & SALT

LIMON
RESTAURANTE PERUANO

CRU

CURRY
PIZZA HOUSE

LOBBY
SHACK

Broadway

Training

zareen's

UNITED STATES
POSTAL SERVICE

Redwood
City
California
Founded 1917

SAFeway

citibank

Middlefield Rd

Jefferson Ave

REDWOOD CITY PUBLIC
library

the
Habit
BURGER GRILL

OLD NAVY

DONATO
ENOTECA

BARNES & NOBLE

SUBWAY

CVS
pharmacy

MATTRESS
FIRM

metro
by 9 - Mobile

El Camino
Real

TRANSPORTATION MAP

791 MIDDLEFIELD ROAD, REDWOOD CITY



PLANES

SJC - 21 miles
SFO - 14 miles
OAK - 29 miles



TRAINS

San Francisco - 50 min
Milbrae - 28 min
San Jose - 46 min



AUTOMOBILES

San Francisco - 26 miles
Downtown San Jose - 23 miles
Downtown Oakland - 36 miles

92

Downtown
San Carlos

San Francisco
Int. Airport

Downtown
San Mateo

Bayshore Fwy

101

(222,600 VPD)

791 MIDDLEFIELD ROAD,
REDWOOD CITY

Caltrain

Sequoia
Station

Downtown
Redwood City

El Camino Real (35,200 VPD)

DEMOGRAPHICS



ONE-MILE POPULATION: 32,586

MEDIAN AGE

36.9

AVERAGE HOUSEHOLD SIZE



FAMILIES



FAMILIES

7,163



Average Household Income

\$165,796

Average Household Size: 2.6 | Owner Occupied Housing Units: 3,956 | Renter Occupied Housing Units: 8,227 | Median Household Income: \$115,866 | Average Household Income: \$165,796

MAJOR EMPLOYERS:

Data for all businesses in area	1 mile
Total Businesses:	1,988
Total Employees:	20,651
Total Residential Population:	18,133
Employee/Residential Population Ratio (per 100 Residents)	180



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