

*6 Months Free Rent & 6 Months  
1/2 Base Rent on 5 Year Leases*

FOR LEASE

*R&D facility with multiple spaces available  
ranging from  $\pm 3,535$  SF -  $\pm 12,820$  SF, with  
exterior renovation construction complete;  
ideally located in Burlingame*

1305-1331 ROLLINS RD, BURLINGAME, CA

*Exclusively listed by*

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### PROPERTY HIGHLIGHTS

- Excellent signage on Rollins Rd
- 18' clear height
- Multiple grade level doors
- ±0.3 - 1.6 miles to BART/Caltrain
- Close proximity to Broadway amenities

### AVAILABILITIES

SUITE 1331	±5,320 SF
SUITE 1323	±3,965 SF
SUITE 1315	±3,535 SF
SUITE 1331 & 1323	±9,285 SF
SUITE 1331, 1323 & 1315	±12,820 SF

**\$2.15**  
ASKING RATE

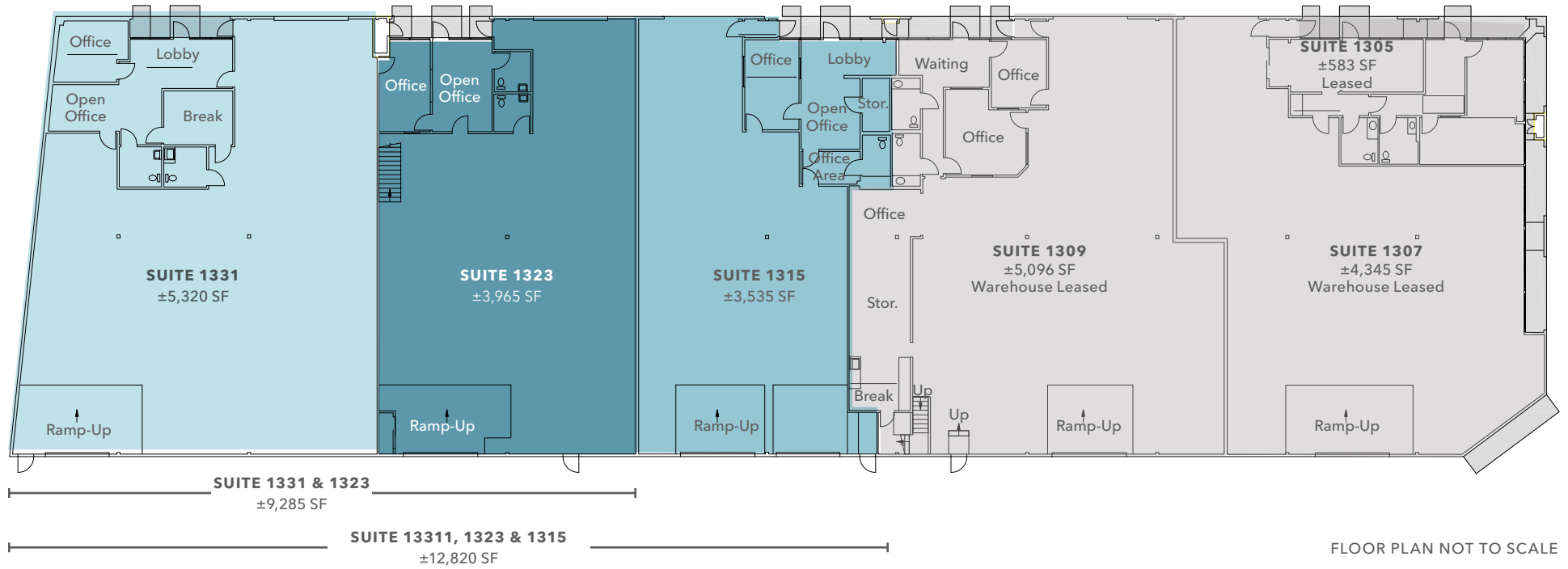
**\$1.00**  
OPEX PSF/MO

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# FIRST FLOOR PLAN

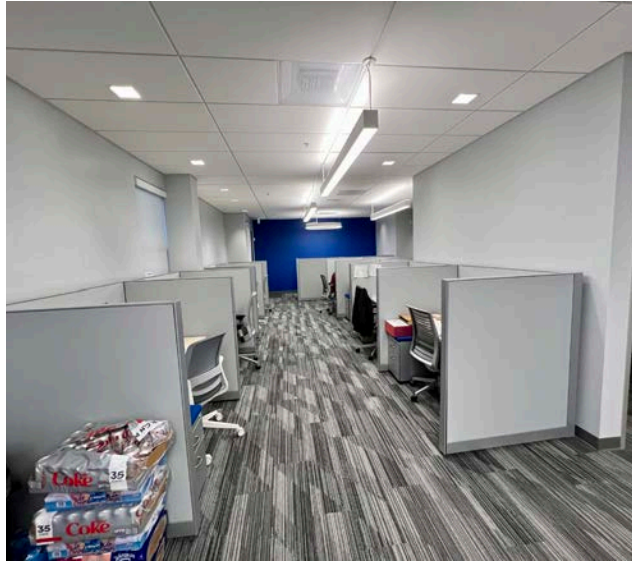
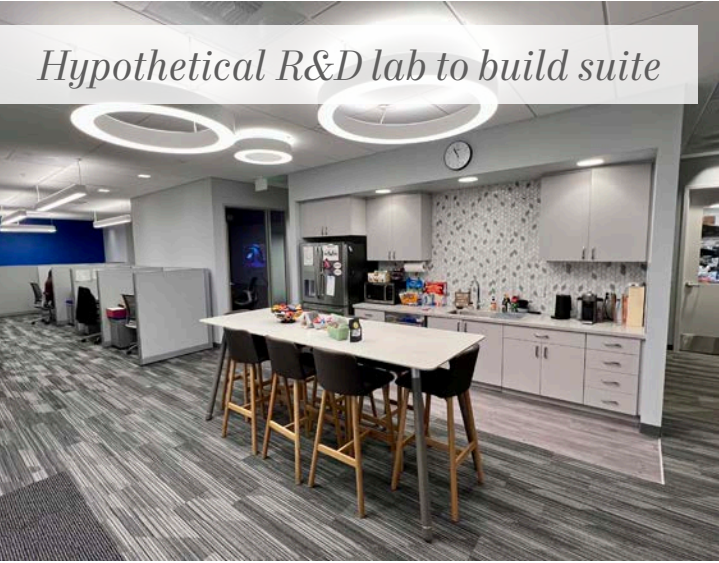




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*Hypothetical R&D lab to build suite*



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