

BURLINGAME

NEW DEVELOPMENT CAMPUS SUBLEASE OPPORTUNITY




±126,446 – ±536,500 RSF


Flexible Long-Term Opportunity Through 2039





Jones Lang LaSalle Brokerage, Inc. License #01856260


CAMPUS HIGHLIGHTS


- 


Campus Opportunity
±536,500 RSF
- 

Flexible Long-Term
Opportunity Through 2039
- 

High Image Opportunity,
Highly Visible from HWY 101
- 

EV Charging Stations
- 

Amazing Bay Views
- 

Close Proximity
to SFO Airport
- 

On-Site Garage &
Surface Parking

577
AIRPORT BOULEVARD
2ND GENERATION
±149,391 RSF

567
AIRPORT BOULEVARD
NEW CONSTRUCTION
±260,663 RSF













555
AIRPORT BOULEVARD
SHELL CONDITION
±126,446 RSF



SITE PLAN



BUILDING HIGHLIGHTS

- | | | |
|--|---|---|
|  Full building opportunity
– ±260,663 RSF |  Brand new construction |  On-site garage &
surface parking |
|  8 floors – ±32,500 RSF
floorplates |  Bay views |  EV charging stations |
|  Available for TIs Now |  Open floorplans with
ample natural light |  16' deck-to-deck |
|  Flexible long-term
opportunity through 2039 |  Dock High Loading |  Grade and Dock Loading |

567
AIRPORT BOULEVARD
NEW CONSTRUCTION
±260,663 RSF



SITE PLAN

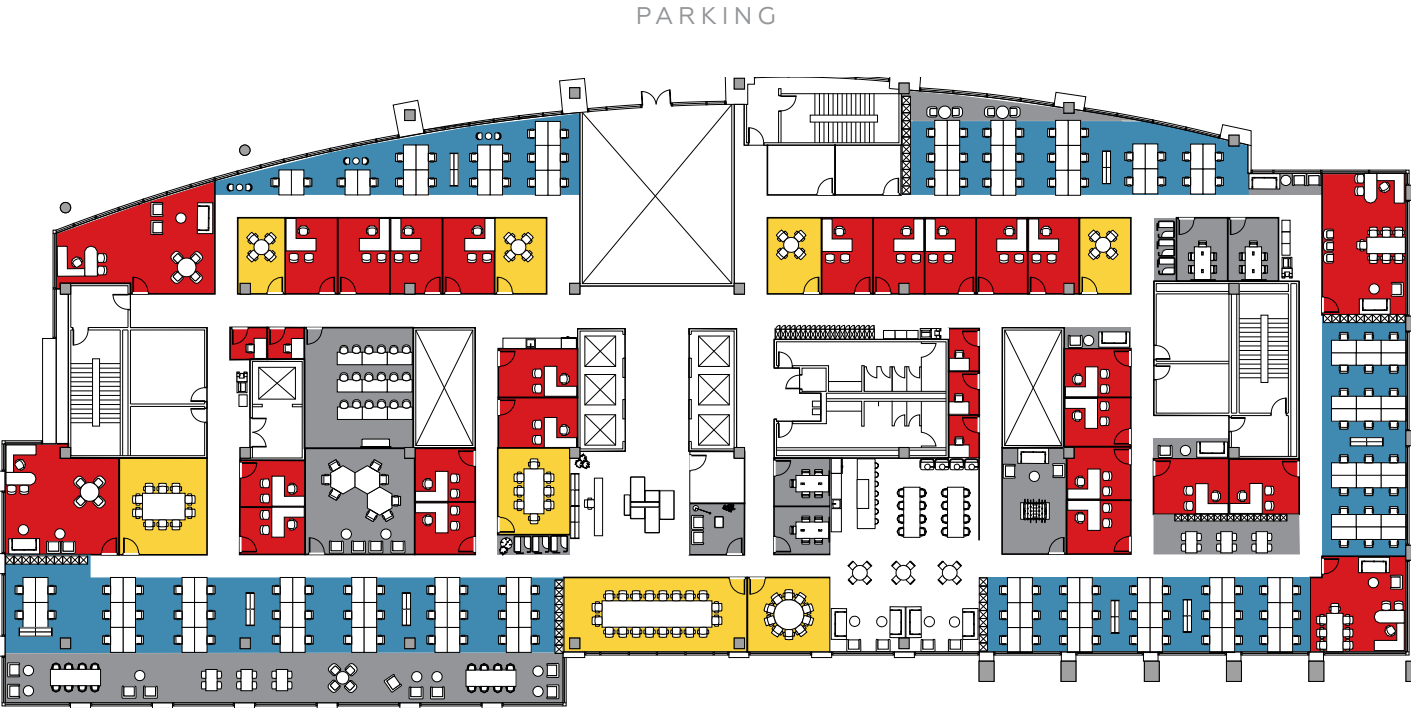


567

AIRPORT BOULEVARD

HYPOTHETICAL FURNITURE PLAN

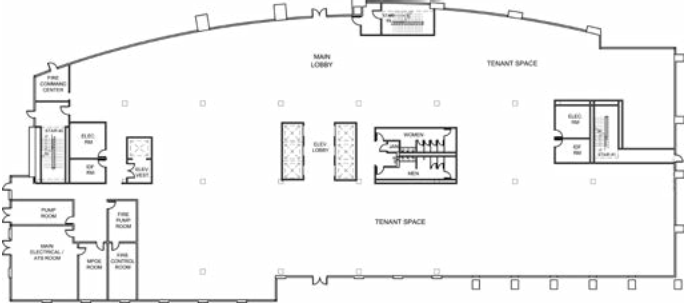
±30,000 RSF



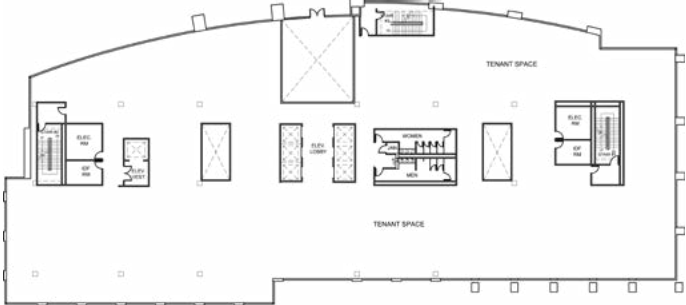
175	30	8	167.89
Seats	Offices	Conference Rooms	Density SF per person

- Offices
- Conference Rooms
- Open Space
- Collaboration

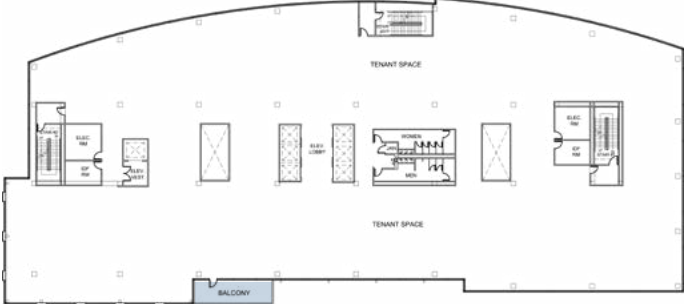
FLOOR 1
30,449 RSF



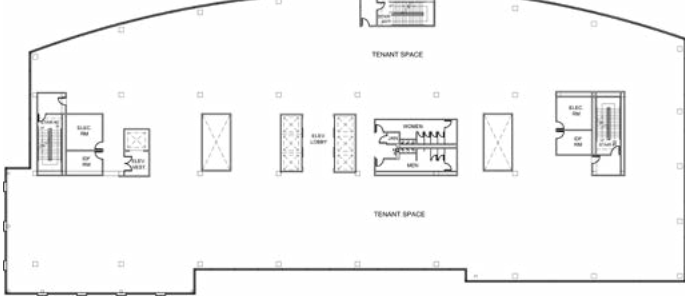
FLOOR 2
29,380 RSF



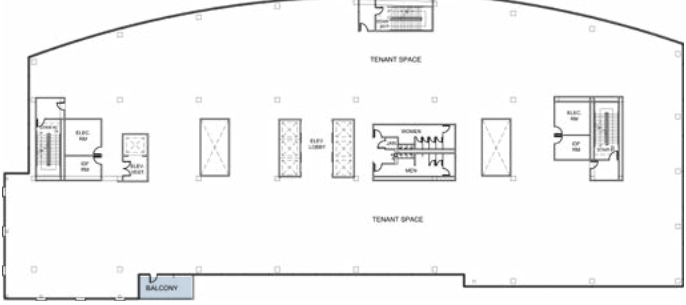
FLOOR 3
31,979 RSF



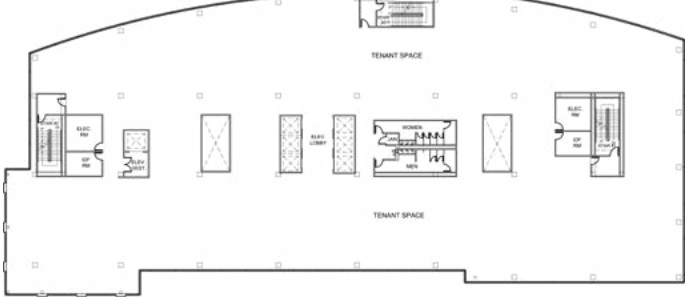
FLOOR 4
31,979 RSF



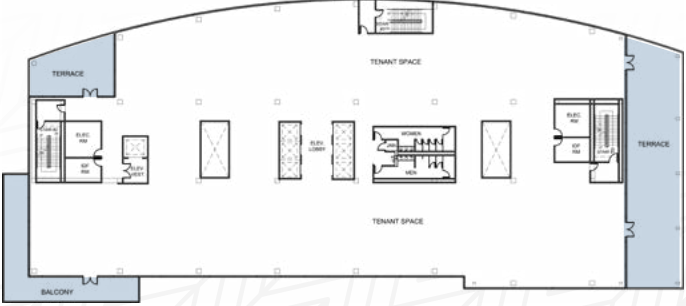
FLOOR 5
31,747 RSF



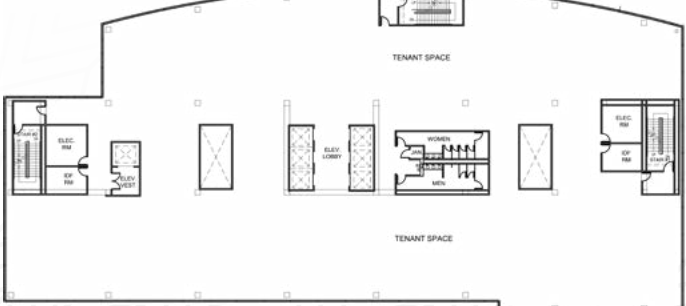
FLOOR 6
31,747 RSF














FLOOR 7
27,199 RSF



FLOOR 8
27,199 RSF



BUILDING HIGHLIGHTS

-  Full building opportunity
– ±126,446 RSF
-  5 floors – ±25,000 RSF
floorplates
-  Available for TIs now
-  Flexible long-term
opportunity through 2039
-  Shell condition
-  Bay views
-  Open floorplans with
ample natural light
-  On-site garage &
surface parking
-  EV charging stations
-  13' deck-to-deck
-  Grade Level Loading

555
AIRPORT BOULEVARD
SHELL CONDITION
±126,446 RSF

SITE PLAN

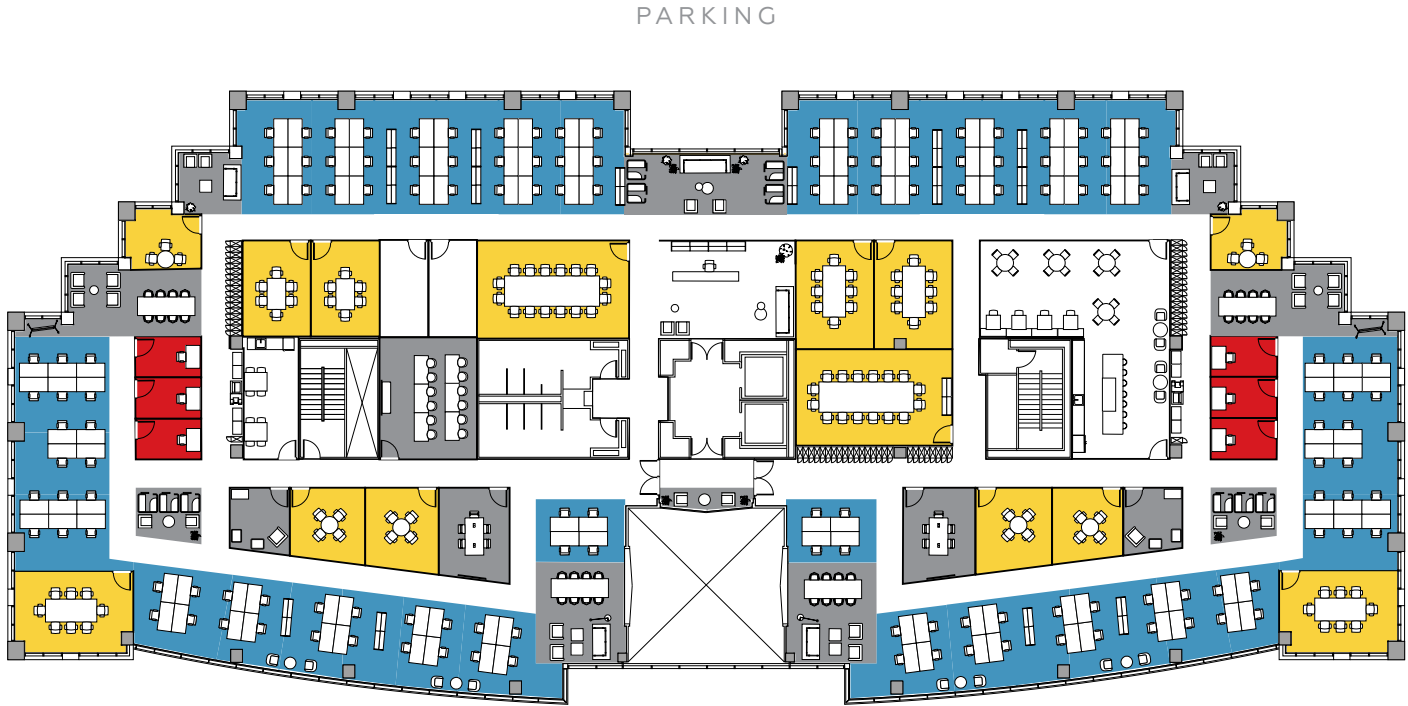


555

AIRPORT BOULEVARD

HYPOTHETICAL FURNITURE PLAN

±25,000 RSF

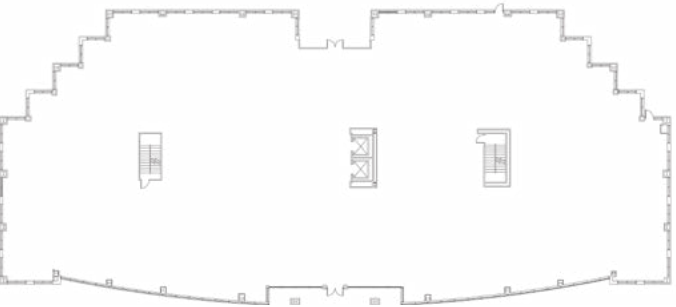


147	6	14	172.03
Seats	Offices	Conference Rooms	Density SF per person

- Offices
- Conference Rooms
- Open Space
- Collaboration

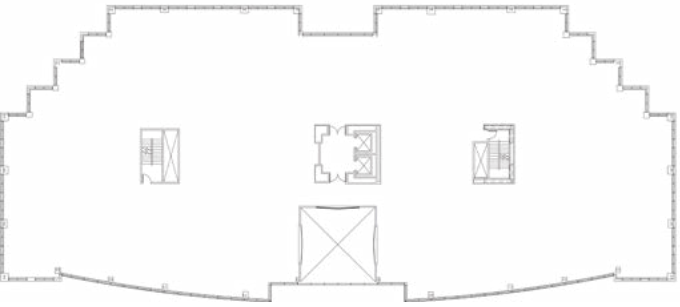
FLOOR 1

±24,998 RSF



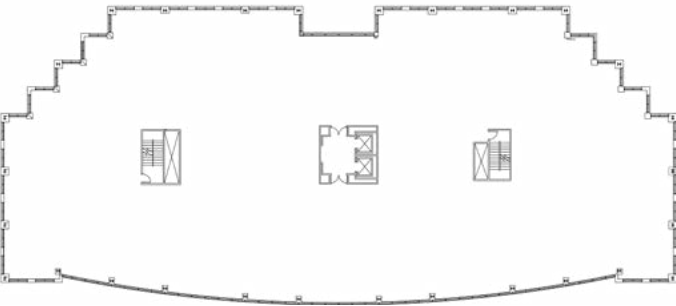
FLOOR 2

±24,483 RSF



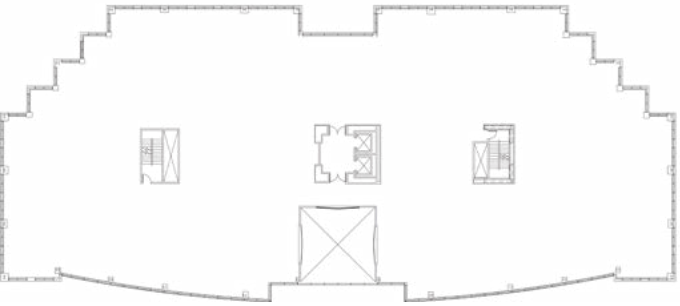
FLOOR 3

±25,667 RSF



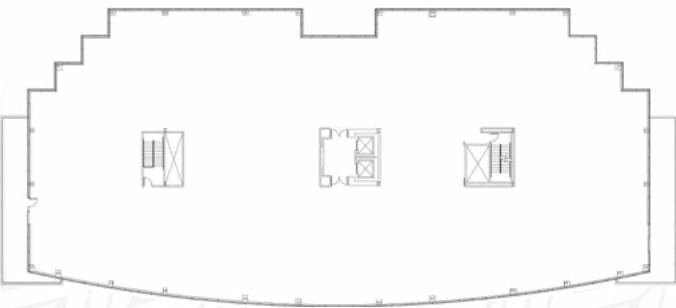
FLOOR 4

±25,665 RSF



FLOOR 5

±25,633 RSF



PROPERTY HIGHLIGHTS



Full building opportunity
– ±149,391 RSF



Flexible long-term
opportunity through 2039



On-site garage &
surface parking



8 floors – ±18,000 RSF
floorplates



2nd generation space



EV charging stations



Available 2/1/2026



Bay views

577

AIRPORT BOULEVARD
2ND GENERATION
±149,391 RSF

SITE PLAN





CONNECTED
TO THE BAY AREA
AND BEYOND



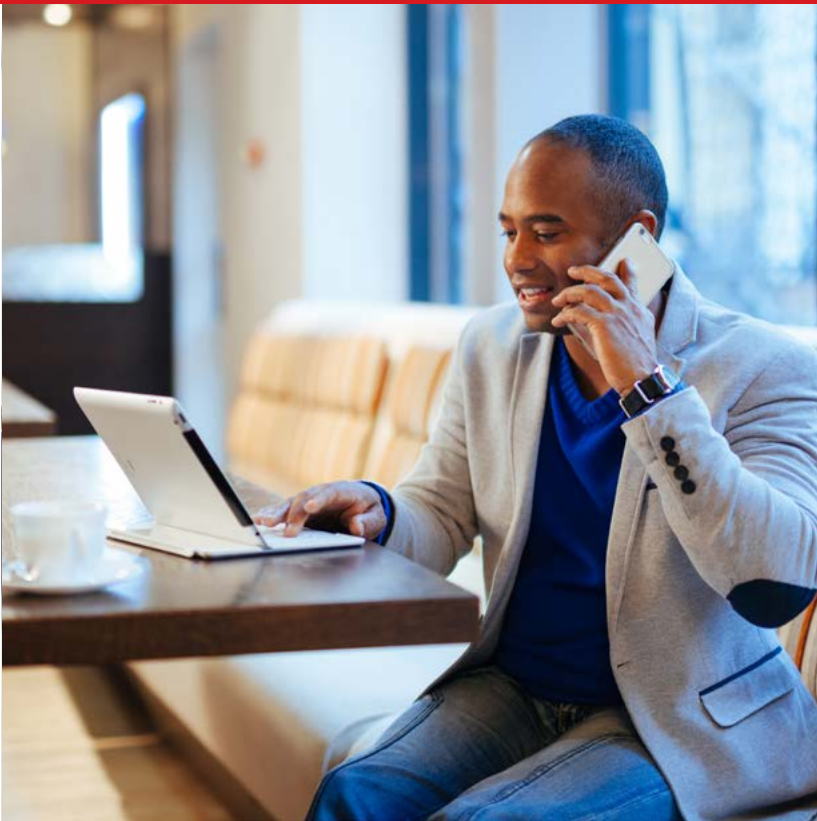
RESTAURANTS

- | | |
|-------------------------------------|---|
| 1 Equator Coffees | 8 WXYZ Lounge |
| 2 Kincaid's Fish, Chop & Steakhouse | 9 Yo-kai Express |
| 3 Gigi's Cafe | 10 HL Peninsula Hotpot |
| 4 Gabriel & Daniel's Mexican Grill | 11 HL Peninsula Pearl |
| 5 Max's of Burlingame | 12 Benihana |
| 6 3Sixty | 13 Grand Harbor Seafood and Dimsum Restaurant |
| 7 Mr Teriyaki Sushi | 14 New England Lobster Market & Eatery |



HOTELS

- | | |
|-----------------------|------------------------|
| 1 Hilton Bayfront | 8 Vagabond Inn |
| 2 Embassy Suites | 9 Bay Landing Hotel |
| 3 The Bayshore Hotel | 10 Marriott Waterfront |
| 4 DoubleTree | 11 The Westin |
| 5 Crowne Plaza | 12 Aloft |
| 6 Holiday Inn Express | |
| 7 Hyatt Regency | |





101



Caltrain

2½ MILES
5 MINUTE DRIVE

CALIFORNIA DRIVE

70+
RESTAURANTS



60+
STORES



DOWNTOWN BURLINGAME

DOWNTOWN BURLINGAME AMENITIES



RESTAURANTS

- | | |
|----------------------|----------------------------|
| 1 Delfina Pizzeria | 9 JOE & THE JUICE |
| 2 Limón | 10 Five Guys |
| 3 Blue Line Pizza | 11 Ike's Love & Sandwiches |
| 4 Flights Restaurant | 12 Peet's Coffee |
| 5 Philz Coffee | 13 Wahlburgers |
| 6 Tpumps | 14 Starbucks |
| 7 Sushirrito | 15 Panda Express |
| 8 Pizza My Heart | |



SHOPPING

- | | |
|-------------------|--------------------------|
| 1 Apple | 7 Mollie Stone's Markets |
| 2 lululemon | 8 Walgreens |
| 3 Banana Republic | 9 Safeway |
| 4 Kate Spade | 10 Vans |
| 5 Sephora | |
| 6 BevMo! | |



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