

CAMPUS HIGHLIGHTS

 Campus Opportunity
±536,500 RSF

 High Image Opportunity,
Highly Visible from HWY 101

 Amazing Bay Views

 On-Site Garage &
Surface Parking

 Flexible Long-Term
Opportunity Through 2039

 EV Charging Stations

 Close Proximity
to SFO Airport

577
AIRPORT BOULEVARD
2ND GENERATION
±149,391 RSF

567
AIRPORT BOULEVARD
NEW CONSTRUCTION
±260,663 RSF

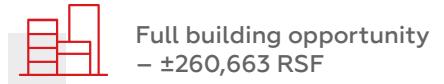
555
AIRPORT BOULEVARD
SHELL CONDITION
±126,446 RSF



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



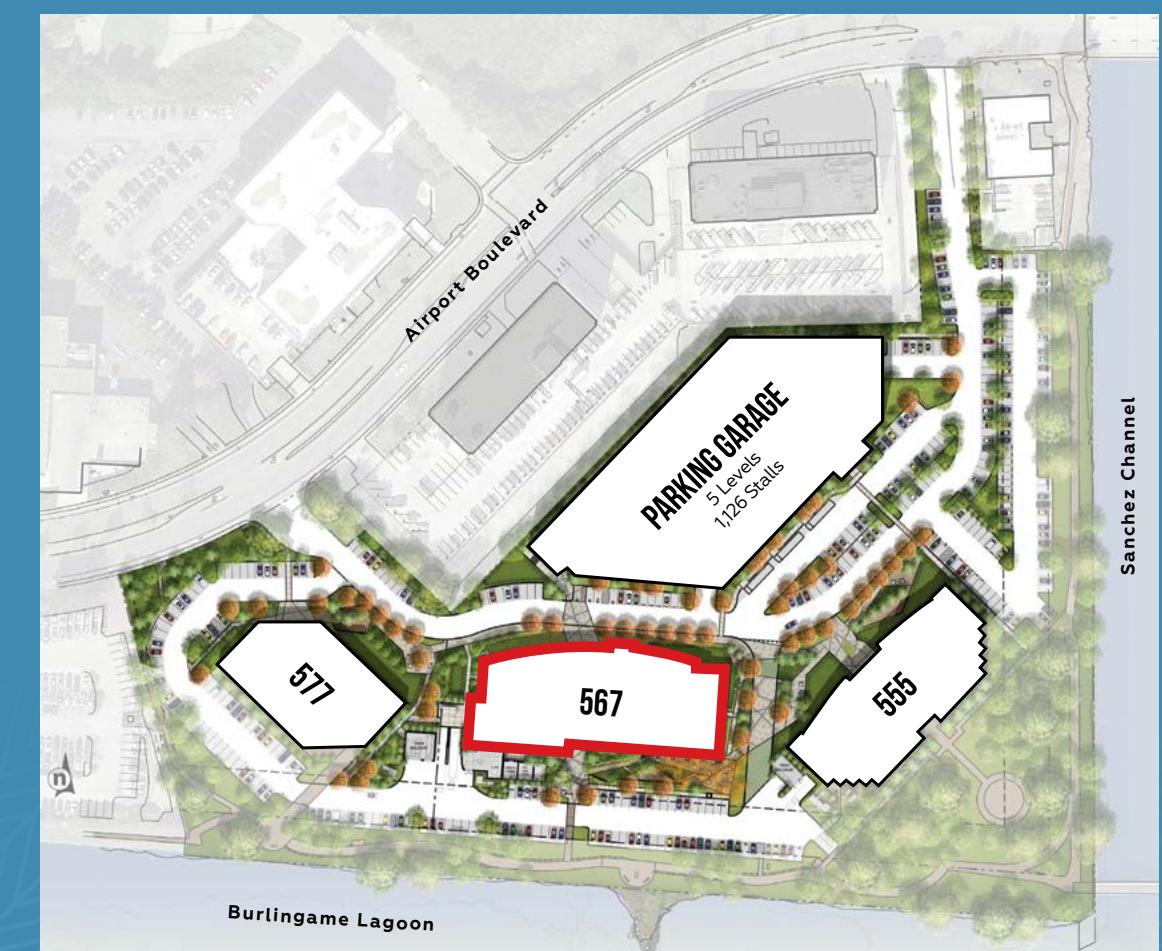
Dock High Loading



Grade and Dock Loading



SITE PLAN

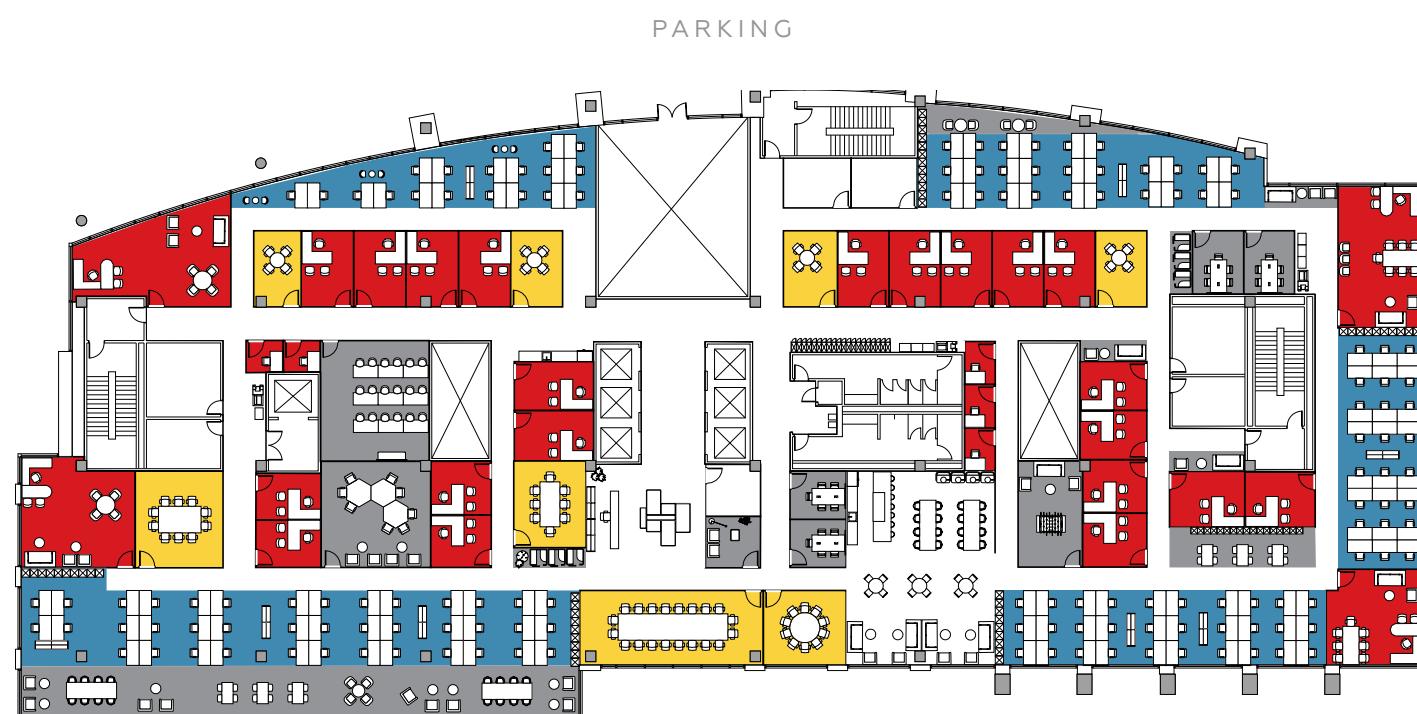


567

AIRPORT BOULEVARD

HYPOTHETICAL FURNITURE PLAN

±30,000 RSF

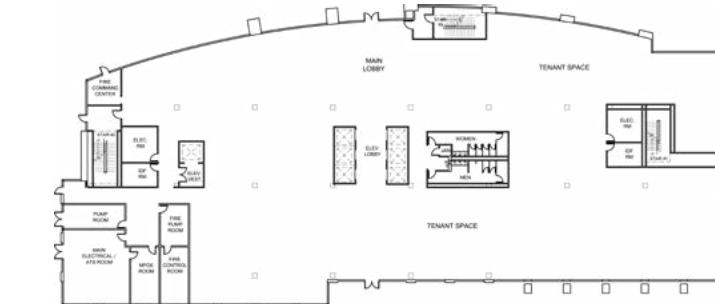


175	30	8	167.89
Seats	Offices	Conference Rooms	Density SF per person

- Offices
- Conference Rooms
- Open Space
- Collaboration

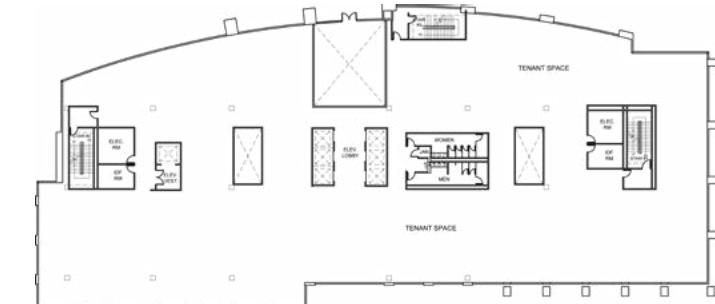
FLOOR 1

30,449 RSF



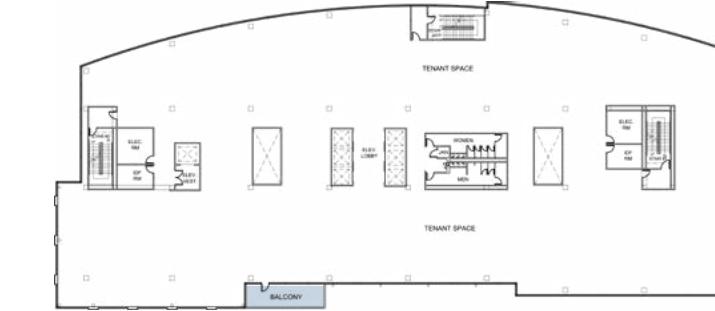
FLOOR 2

29,380 RSF



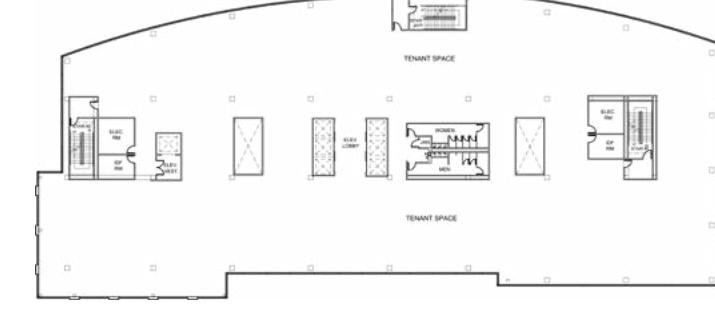
FLOOR 3

31,979 RSF



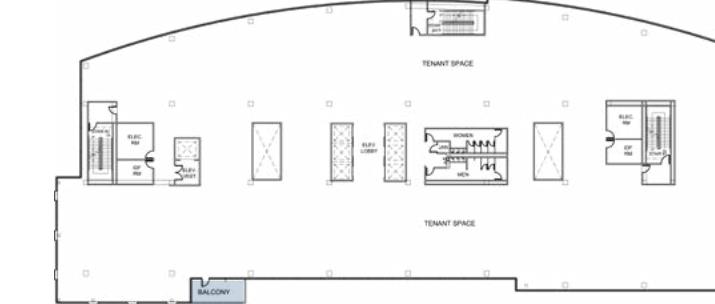
FLOOR 4

31,979 RSF



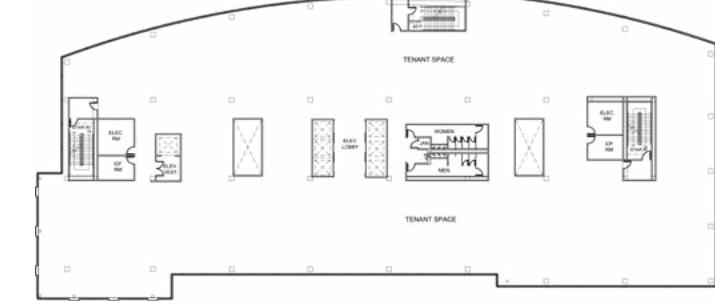
FLOOR 5

31,747 RSF



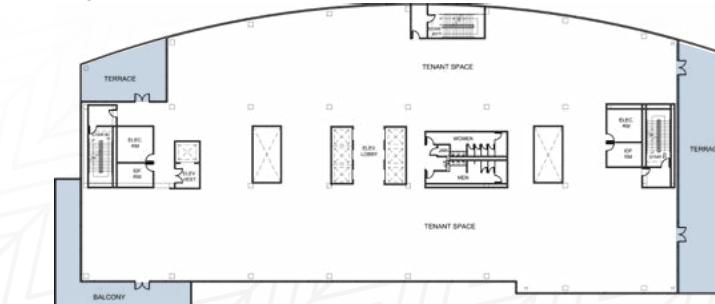
FLOOR 6

31,747 RSF



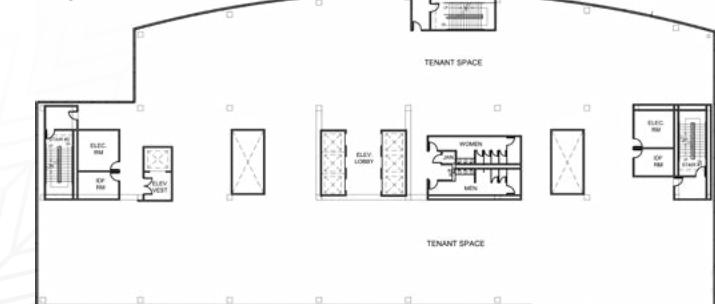
FLOOR 7

27,199 RSF



FLOOR 8

27,199 RSF



BUILDING HIGHLIGHTS

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



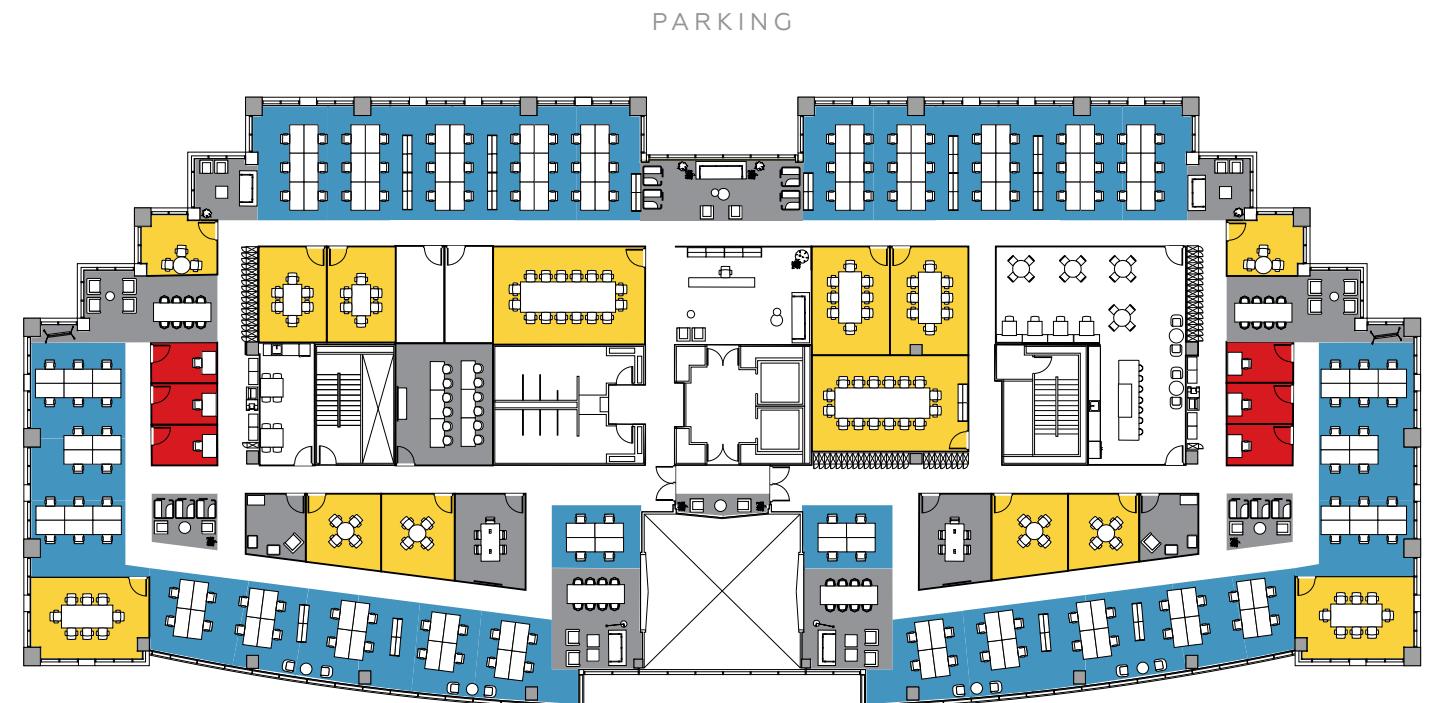
SITE PLAN



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

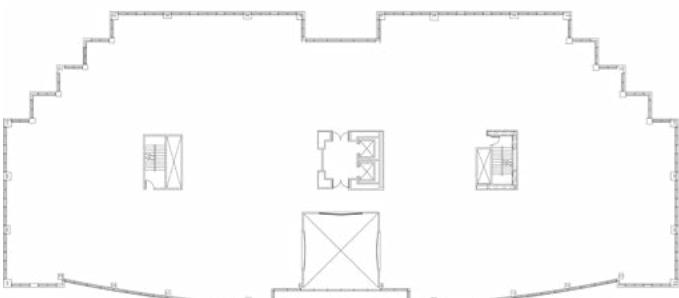
FLOOR 1

±24,998 RSF



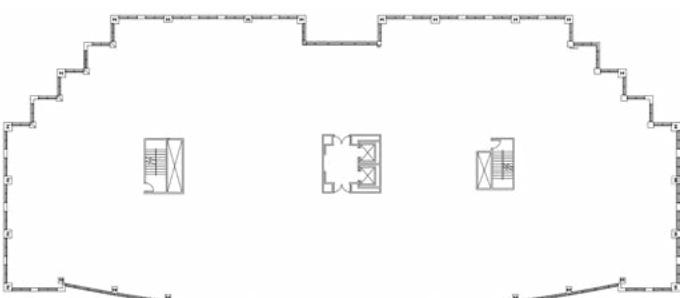
FLOOR 2

±24,483 RSF



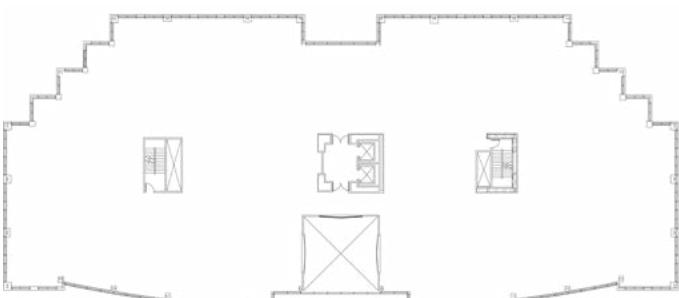
FLOOR 3

±25,667 RSF



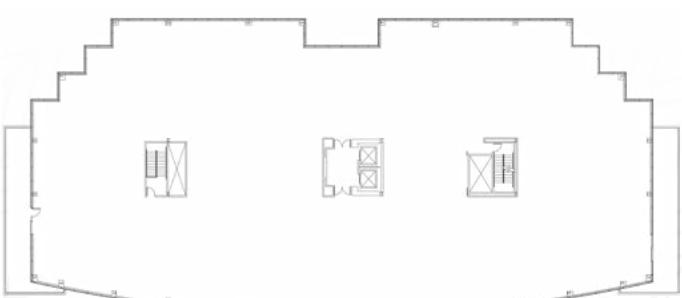
FLOOR 4

±25,665 RSF

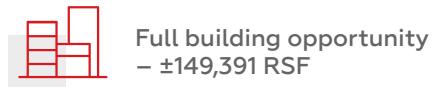


FLOOR 5

±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



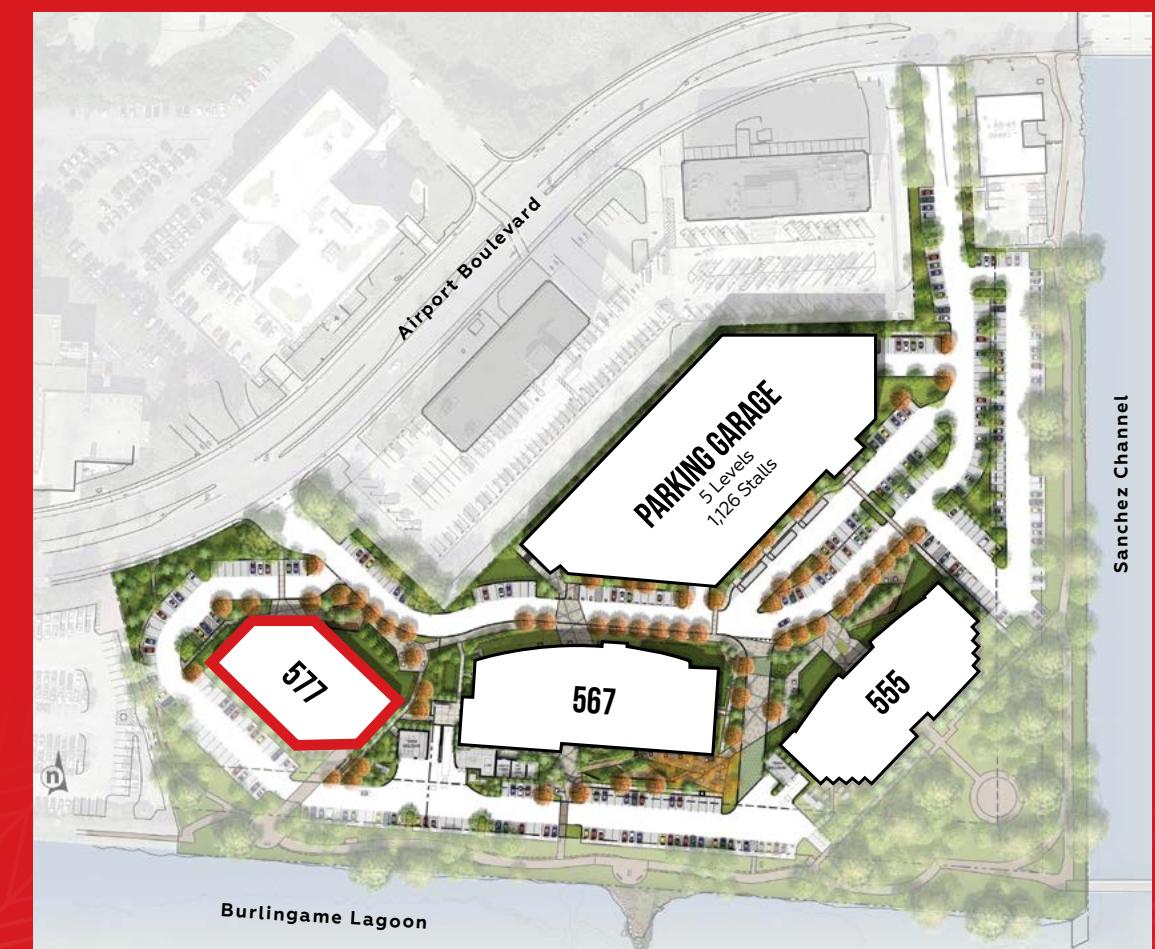
Available 2/1/2026



Bay views



SITE PLAN





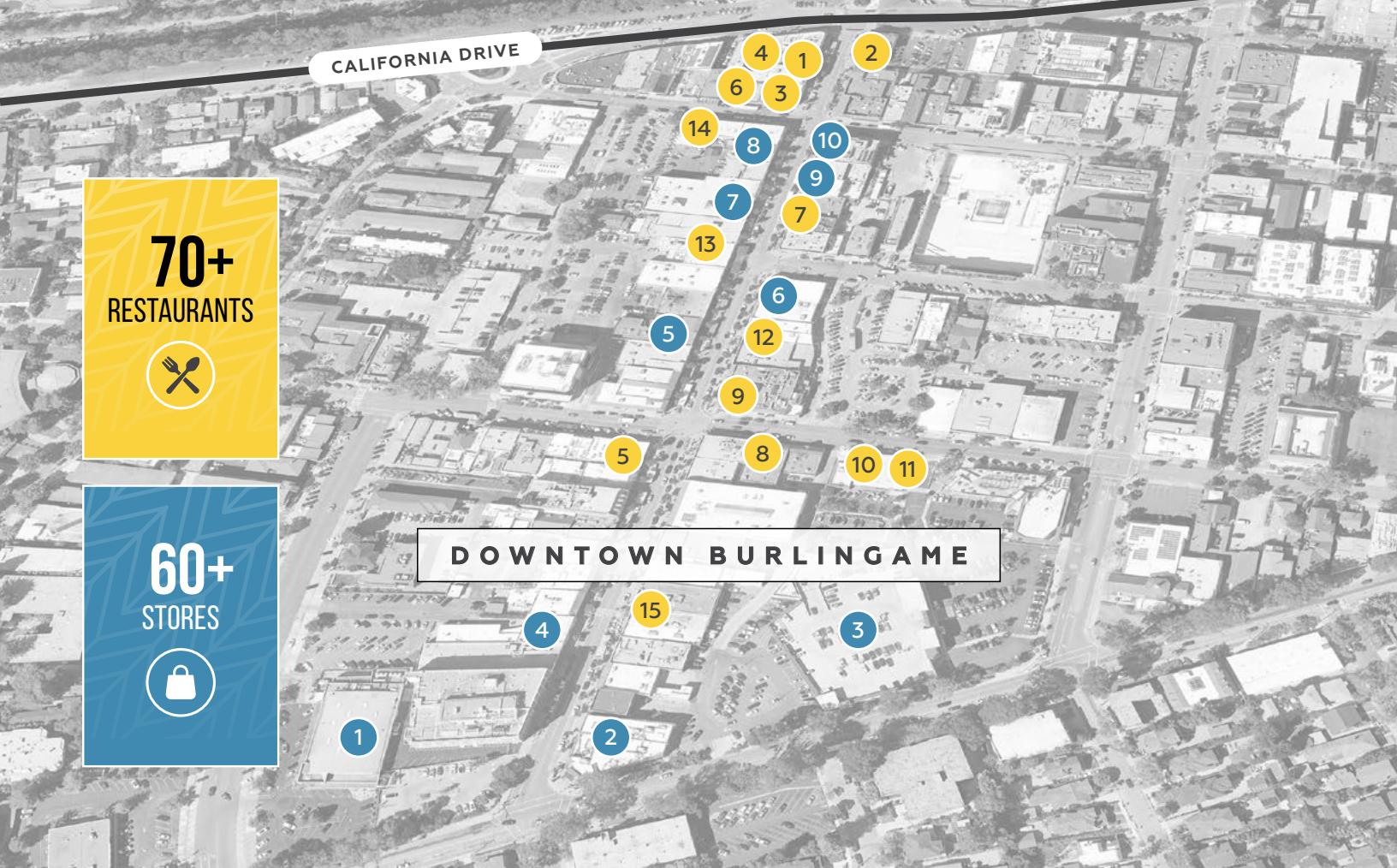
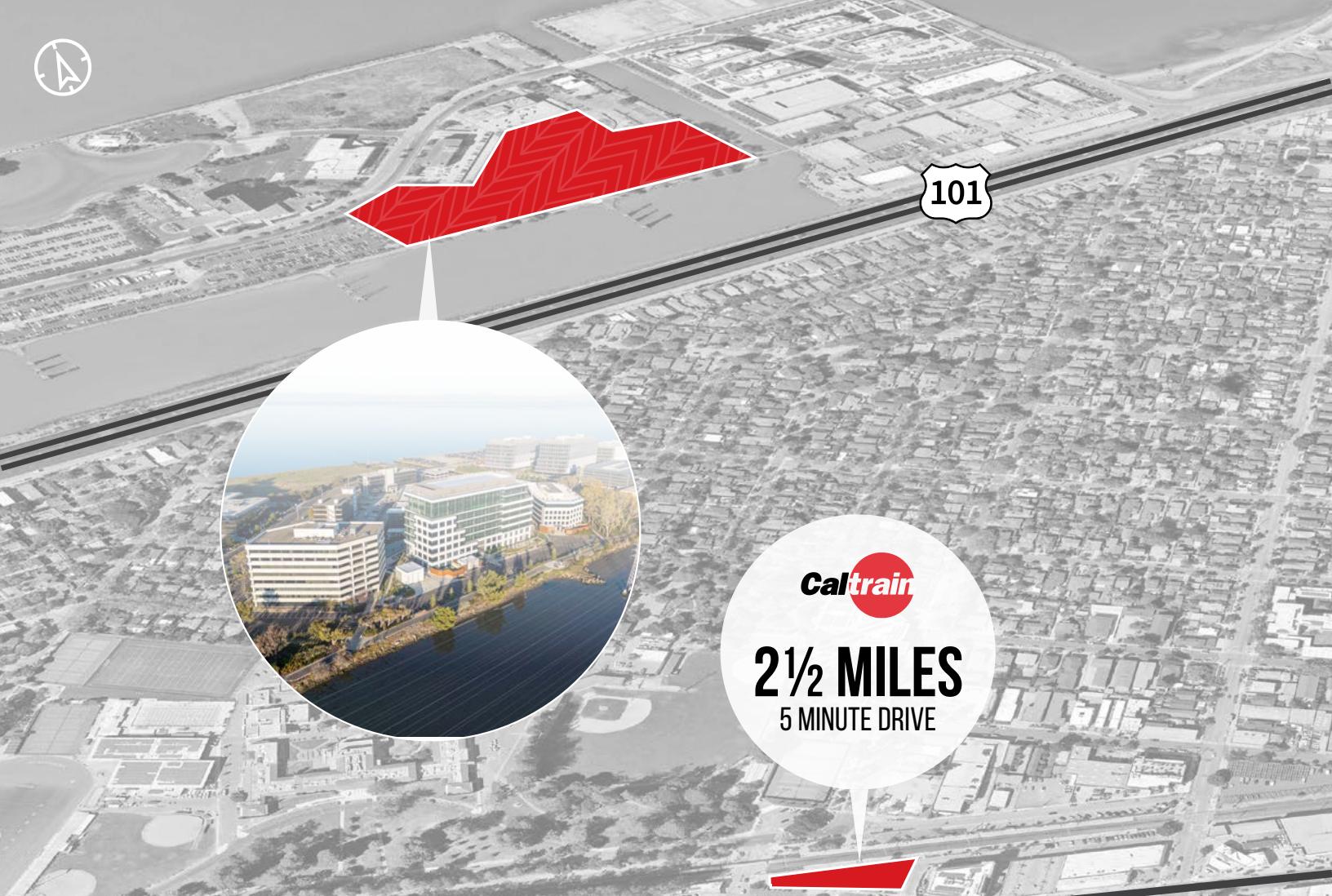
CONNECTED
TO THE BAY AREA
AND BEYOND

RESTAURANTS

HOTELS

1 Equator Coffees	8 WXYZ Lounge	1 Hilton Bayfront	8 Vagabond Inn
2 Kincaid's Fish, Chop & Steakhouse	9 Yo-kai Express	2 Embassy Suites	9 Bay Landing Hotel
3 Gigi's Cafe	10 HL Peninsula Hotpot	3 The Bayshore Hotel	10 Marriott Waterfront
4 Gabriel & Daniel's Mexican Grill	11 HL Peninsula Pearl	4 DoubleTree	11 The Westin
5 Max's of Burlingame	12 Benihana	5 Crowne Plaza	12 Aloft
6 3Sixty	13 Grand Harbor Seafood and Dimsum Restaurant	6 Holiday Inn Express	
7 Mr Teriyaki Sushi	14 New England Lobster Market & Eatery	7 Hyatt Regency	





RESTAURANTS

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

SHOPPING

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



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