

831-839
mitten road

Burlingame, CA

**±42,840 SF
TRANSFORMED
OFFICE BUILDING**

FOR LEASE



CBRE

PROPERTY HIGHLIGHTS



Completely transformed, two-story $\pm 42,840$ SF office building



3.5/1,000 parking ratio



24 electric vehicle charging stations



Elevator served multi-tenant second floor



Extensive glassline on all suites



Suite improvements available



1 mile from Millbrae BART and Caltrain Station, minutes to San Francisco International Airport (SFO), and downtown Burlingame



RECENT PROJECT IMPROVEMENTS:

- New landscaping/outdoor amenity area
- Upgraded interior common areas
- New paving and drainage system
- Building repainted



Rental Rate: \$3.25/SF/Mo. Full Service



AVAILABLE SUITES

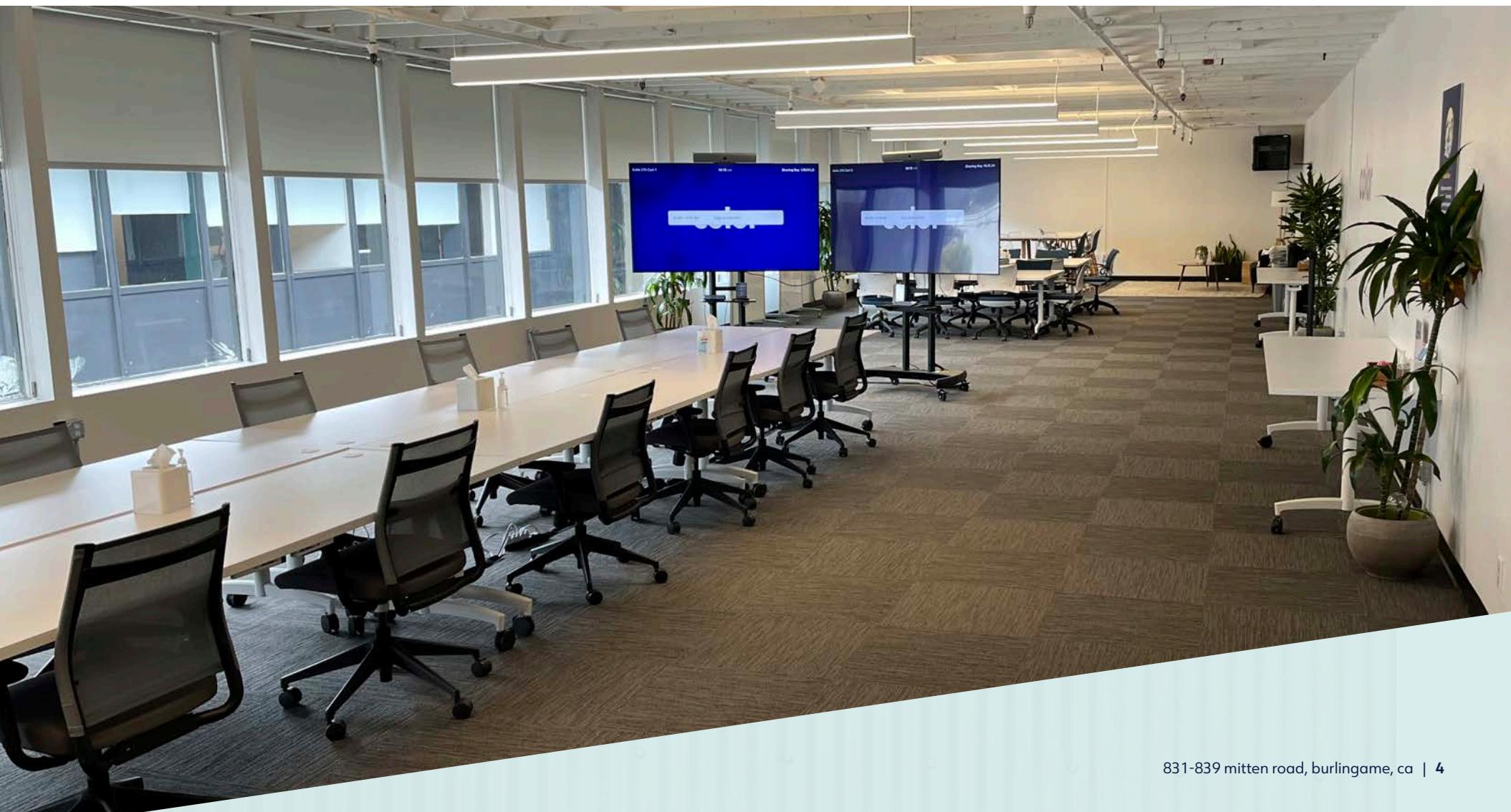
SUITE	SF	COMMENTS
Suite 201	598 SF	Open area and 2 private offices
Suite 204	570 SF	Open area and 1 private office
Suite 205	1,367 SF	Newly refurbished open office
Suite 215	2,392 SF	Open office with exposed wood beam ceilings and HVAC ducting.

SUITE 215

SECOND FLOOR

Suite 215 | 2,392 SF

- Open office with exposed HVAC ducting and wood beam ceilings



EXPERIENCE FITNESS STEPS AWAY



BARRY'S

BASECAMP
FITNESS



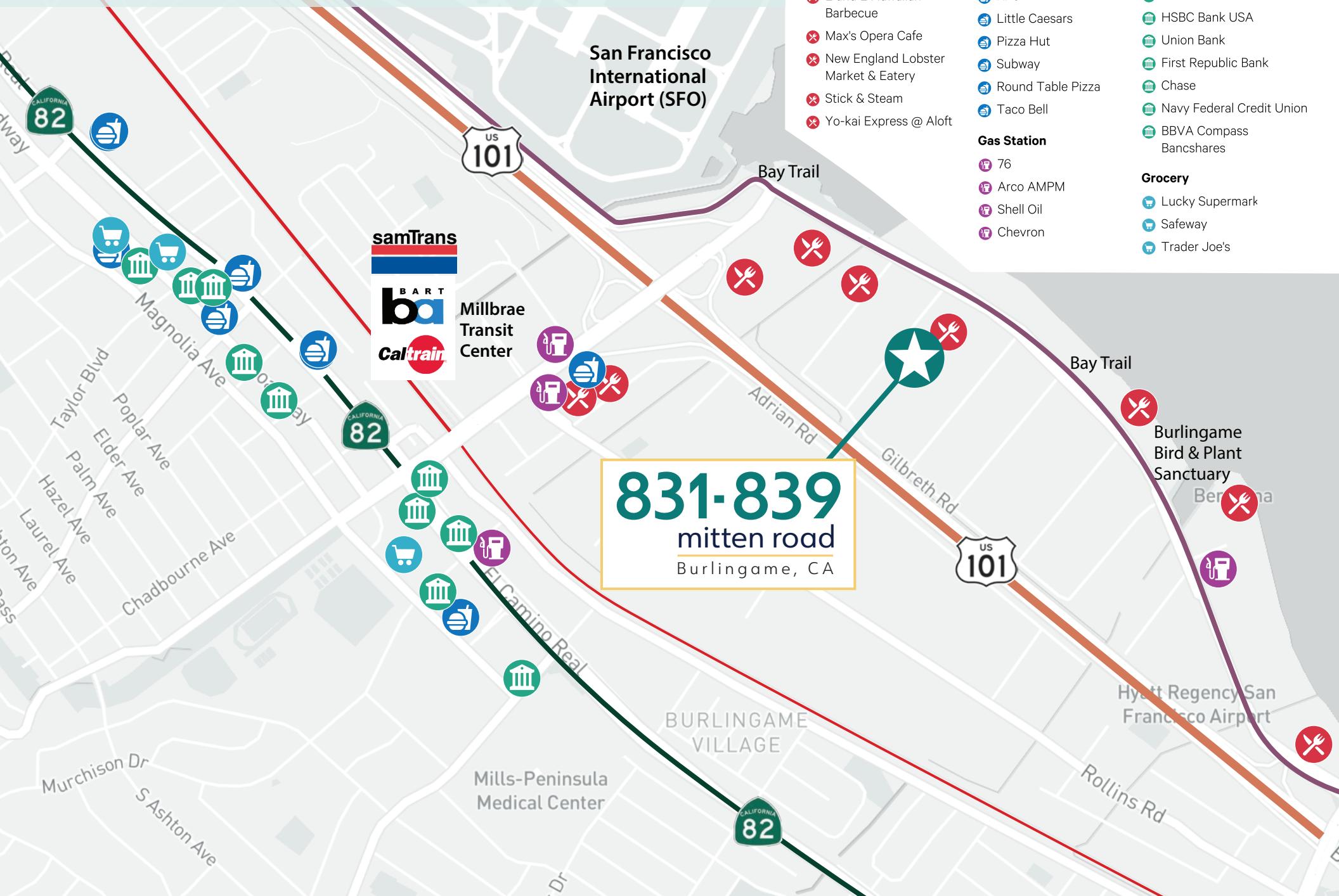
Prime Time
Athletic Club



The Bay Area Trail has miles of walking/biking trails only minutes away.



AMENITIES MAP



Restaurants

- ✖ Benihana
- ✖ BullsHead Express
- ✖ Grill & Vine
- ✖ L and L Hawaiian Barbecue
- ✖ Max's Opera Cafe
- ✖ New England Lobster Market & Eatery
- ✖ Stick & Steam
- ✖ Yo-kai Express @ Aloft

Fast Food

-  A and W Restaurants
-  Burger King
-  In-N-Out
-  KFC
-  Little Caesars
-  Pizza Hut
-  Subway
-  Round Table Pizza
-  Taco Bell

Banks & Credit Unions

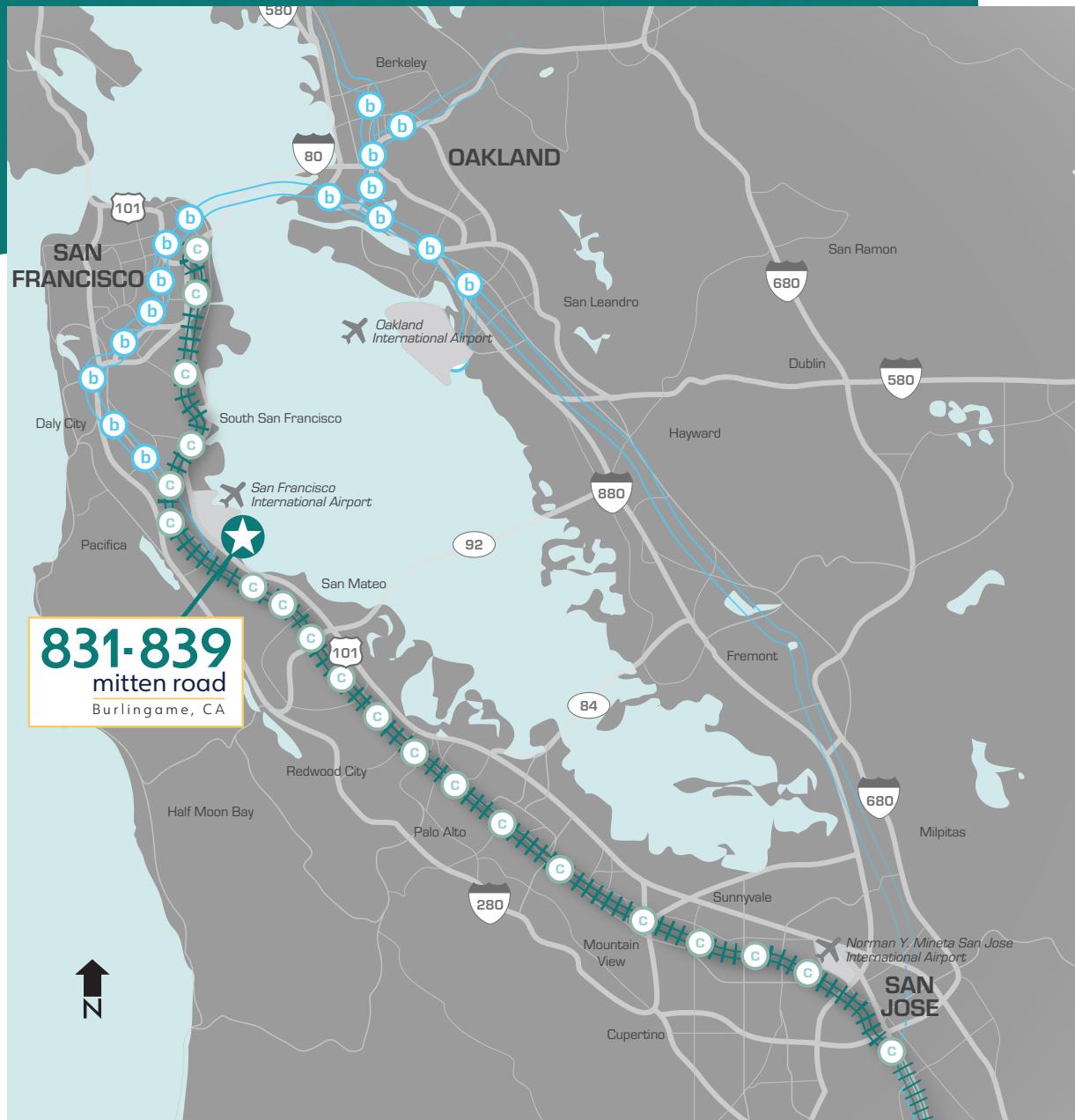
-  Bank of America
-  Wells Fargo
-  California Bank and Trust
-  US Bank
-  HSBC Bank USA
-  Union Bank
-  First Republic Bank
-  Chase
-  Navy Federal Credit Union
-  BBVA Compass
-  Bancshares

Grocery

-  Lucky Supermark
-  Safeway
-  Trader Joe's

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TRANSPORTATION



SITE ACCESS TO BART AND CALTRAIN STATIONS

1 MILE / 22 MIN WALK FROM MILLBRAE BART/CALTRAIN STATION

--- BART EXTENSION (FUTURE)

— BART ROUTE

(b) BART STATION

- 4 minutes to/from San Francisco Airport
- 25 minutes to/from Downtown San Francisco
- 25 minutes to/from Palo Alto
- 35 minutes to/from Downtown Oakland
- 50 minutes to/from Berkeley

CALTRAIN ROUTE

(c) CALTRAIN STATION

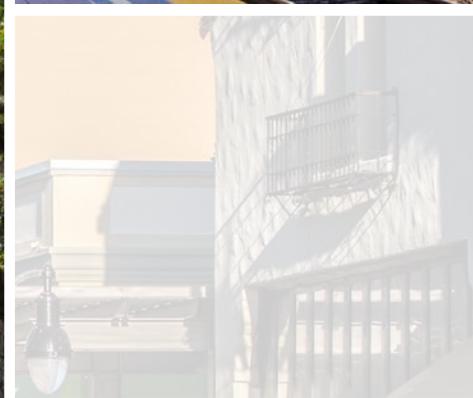
- 19 minutes to/from Downtown San Francisco
- 25 minutes to/from Downtown Palo Alto
- 35 minutes to/from Downtown San Jose Diridon (Baby Bullet)



LESS THAN A 2 HOUR FLIGHT TO:

• Los Angeles	• Seattle	• Dallas
• San Diego	• Denver	• Austin
	• Phoenix	

ABOUT BURLINGAME



DINING

BURLINGAME RESTAURANTS:

- Flights Restaurant – 2.6 miles
1100 Burlingame Ave
- Fuumi Restaurant – 1.5 miles
1190 Broadway
- Il Fornaio Cucina Italiana – 2.5 miles
327 Lorton Ave
- Limon – 2.6 miles
1101 Burlingame Ave
- Maverick Jack's – 1.5 miles
1190 California Drive
- Pizzeria Delfina – 2.7 miles
1444 Burlingame Ave
- Ristorante Rocca – 1.5 miles
1205 Broadway
- Salt & Straw – 2.6 miles
1309 Burlingame Ave, Suite 110
- SaltYard Restaurant and Bar – 2.5 miles
322 Lorton Ave
- Stack's – 2.5 miles
361 California Drive

FLIGHTS
RESTAURANT & BAR



Il Fornaio
CUCINA ITALIANA

LIMÓN

MOSTLY BURGERS
EST. 2016
**MAVERICK
JACK'S**
BUT ALSO DRINKS
AND
OTHER FOOD

**PIZZERIA
DELFINA**
SAN FRANCISCO

Rocca
ristorante

SALT & STRAW

SALTYARD
Restaurant & Bar

STACKS
BURLINGAME



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