

# 831-839

mitten road  
Burlingame, CA

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





# PROPERTY HIGHLIGHTS



Completely transformed, two-story ±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

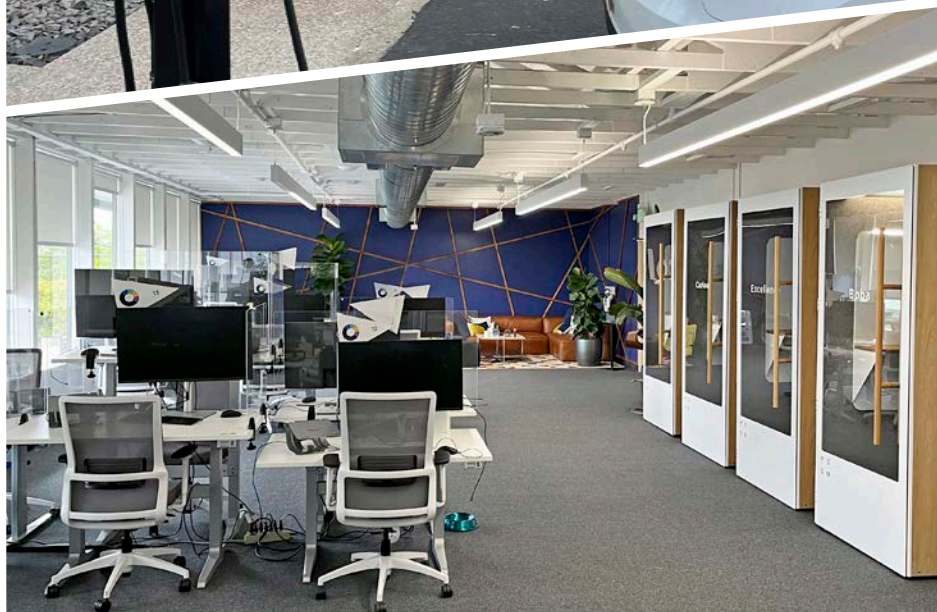


## RECENT PROJECT IMPROVEMENTS:

- 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.

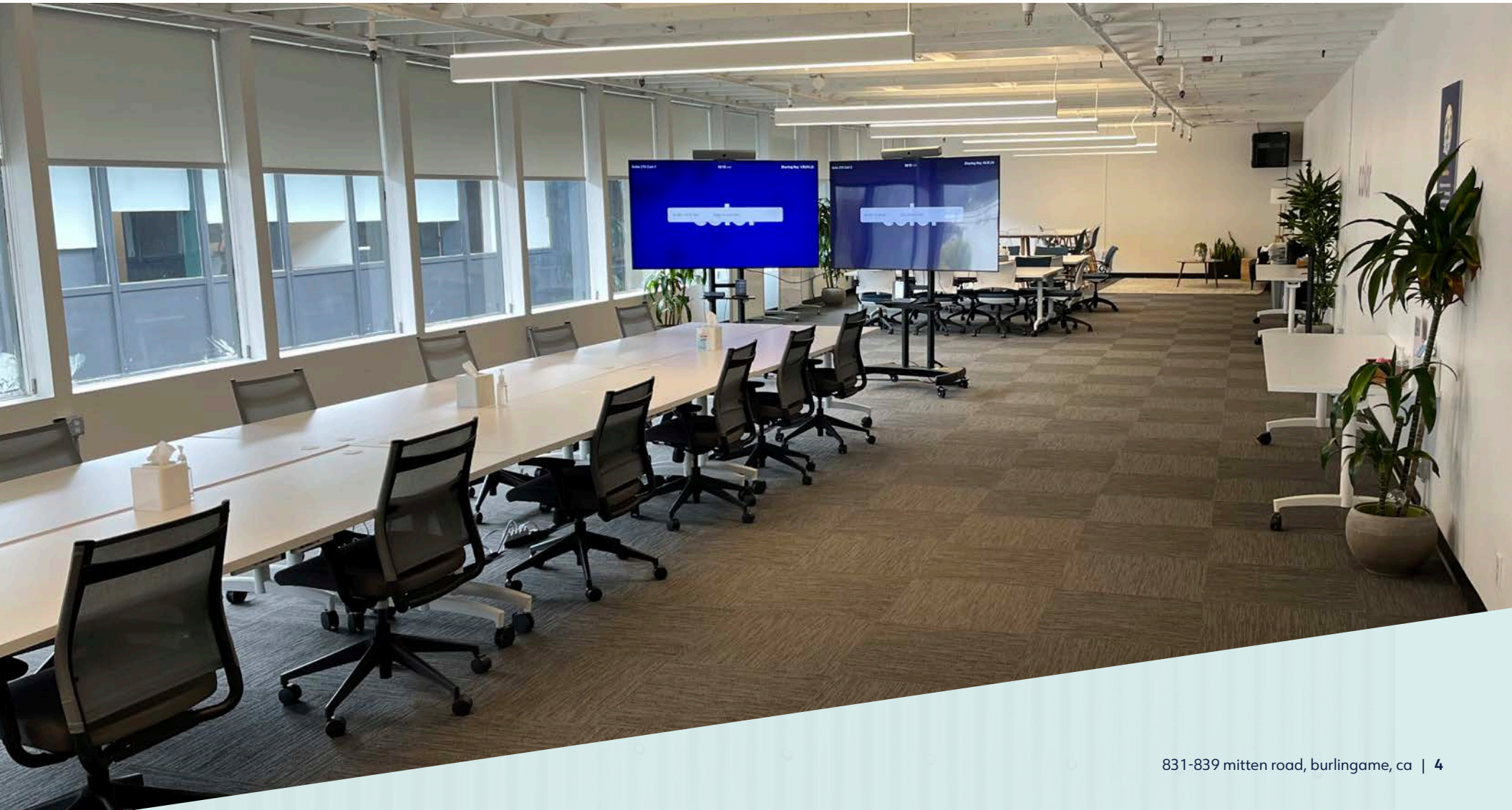


# SUITE 215

## 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



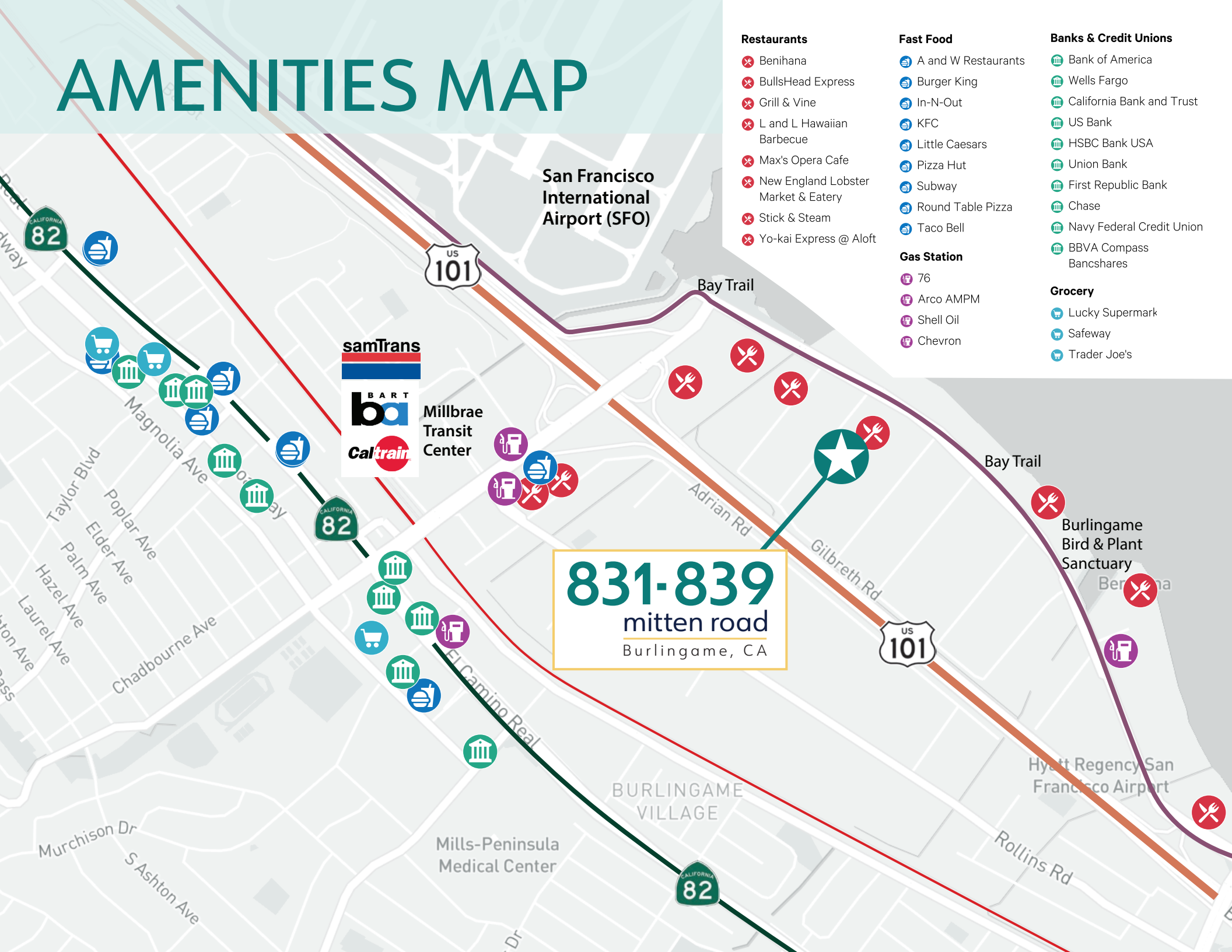
*Prime Time*  
Athletic Club



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

## Gas Station

- 76
- Arco AMPM
- Shell Oil
- Chevron

## Banks & Credit Unions

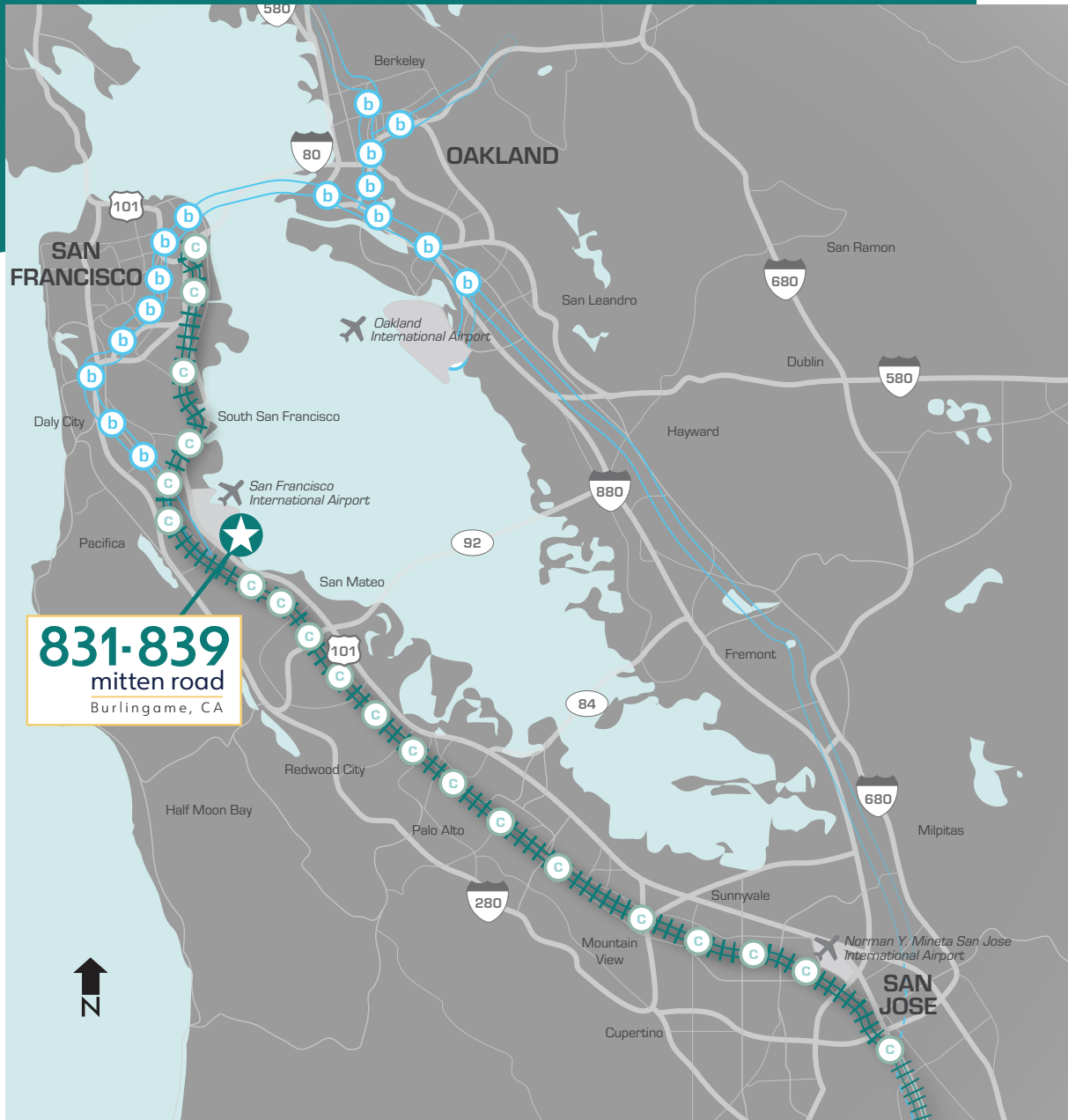
- Bank of America
- Wells Fargo
- California Bank and Trust
- US Bank
- HSBC Bank USA
- Union Bank
- First Republic Bank
- Chase
- Navy Federal Credit Union
- BBVA Compass
- Bancshares

## Grocery

- Lucky Supermarket
- Safeway
- Trader Joe's



# TRANSPORTATION



## SITE ACCESS TO BART AND CALTRAIN STATIONS

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

--- 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

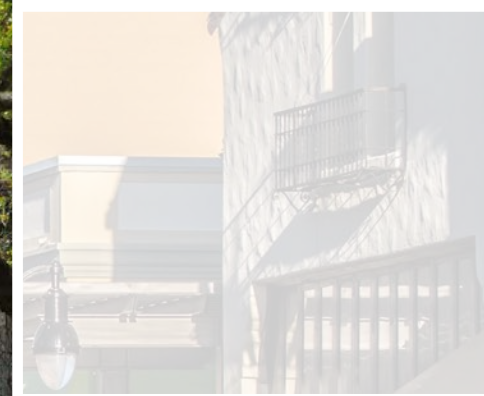
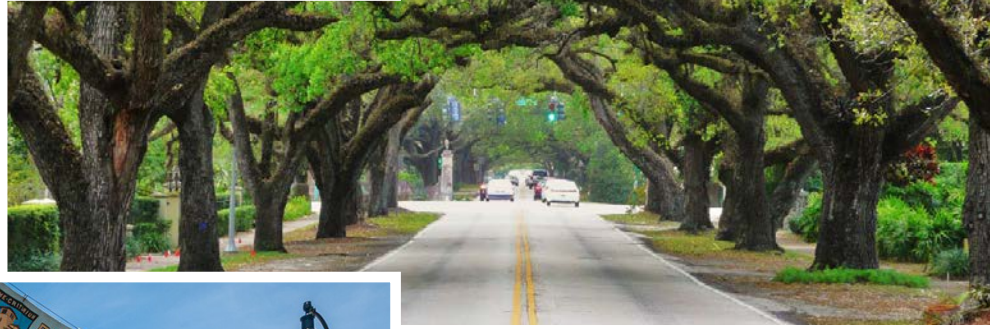
- 19 minutes to/from Downtown San Francisco
- 25 minutes to/from Downtown Palo Alto
- 35 minutes to/from Downtown San Jose Diridon (Baby Bullet)

 LESS THAN A  
2 HOUR FLIGHT TO:

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



# 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*  
restaurant

**SALT & STRAW**

**SALTYARD**  
Restaurant & Bar







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**FOR MORE INFORMATION CONTACT:**

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