

250

# CALIFORNIA

AT BURLINGAME STATION

[WWW.250CALIFORNIA.COM](http://WWW.250CALIFORNIA.COM)



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**±44,605 SF CLASS A+ TRANSIT ORIENTED DEVELOPMENT**

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 **CUSHMAN & WAKEFIELD**



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Walk Score  
**98**

## WALKER'S PARADISE

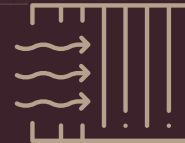
Walking distance to numerous restaurants, shopping and service amenities.

[www.walkscore.com](http://www.walkscore.com)



## TRANSIT ORIENTED

Steps from the Burlingame Caltrain Station and less than 3 miles from the Millbrae BART/Caltrain Station.



## BUILDING WELLNESS

Designed for a post-pandemic world with wildfire consideration.



## NEW CONSTRUCTION

Designed to LEED specifications. 106 parking stalls and dedicated bike parking.





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### PROPERTY HIGHLIGHTS

- ±44,605 Square Foot Class A+ Transit Oriented Development
- ±12,365 SF of Office Available
- Adjacent to Downtown Burlingame CalTrain Station
- Hospital grade air filtration systems
- Dedicated Bike Parking
- 106 On-Site Parking Stalls
- Over 300 New Residential Units Approved within Walking Distance of Downtown

### AVAILABILITIES

|              |            |           |
|--------------|------------|-----------|
| GROUND FLOOR | ±5,904 SF  | LEASED    |
| SECOND FLOOR | ±12,365 SF | AVAILABLE |
| THIRD FLOOR  | ±12,365 SF | LEASED    |
| FOURTH FLOOR | ±12,311 SF | LEASED    |

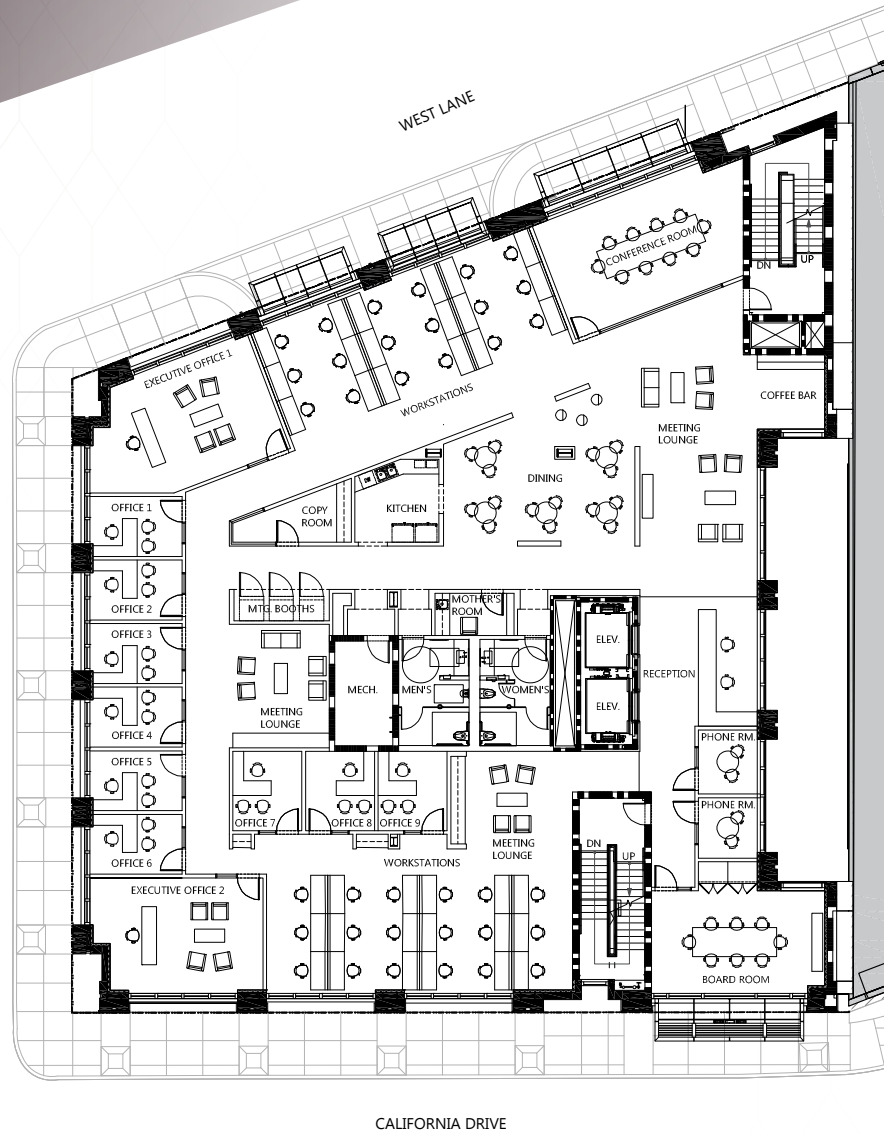




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# FLOORPLANS



**SECOND FLOOR - TEST FIT - ±12,365 SF**

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# BUILDING WELLNESS

Designed for a post-pandemic world with wildfire consideration.



50% increase in outside air –  
larger air handler



Carbon filtration system for  
wildfire smoke events



Hospital grade  
HEPA filtration in all common  
areas (lobby, bike rooms, etc)  
and opportunity to do so in  
tenant spaces



Nanoseptic self cleaning  
elevator controls



Single pass air  
in restrooms

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# LOCATION



BURLINGAME STATION **Caltrain**

DOWNTOWN BURLINGAME

|                                                                                     |                                    |         |
|-------------------------------------------------------------------------------------|------------------------------------|---------|
|  | <b>CALTRAIN TO 250 CALIFORNIA:</b> |         |
|                                                                                     | San Francisco                      | 27 Min. |
|                                                                                     | Millbrae (BART)                    | 5 Min.  |
|                                                                                     | Palo Alto                          | 21 Min. |
| <hr/>                                                                               |                                    |         |
|  | <b>BART TO 250 CALIFORNIA:</b>     |         |
|                                                                                     | SFO                                | 4 Min.  |
|                                                                                     | Civic Center                       | 29 Min. |
|                                                                                     | West Oakland                       | 40 Min. |

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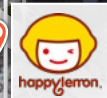
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# AMENITY HIGHLIGHTS



BANANA REPUBLIC



- RESTAURANTS
- RETAIL
- FINANCIAL SERVICES



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## CALIFORNIA

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# PARKING

## ON-STREET PARKING

- >1 Hour Metered
- 2 Hour Metered
- 4 Hour Metered
- 10 Hour Metered
- Free Parking

## PARKING LOTS

- HOURS Metered Parking
- HOURS Pay-and-Display Parking

## Caltrain DEPARTURE TIMES

### NORTHBOUND WEEKDAYS

5:30, 6:05, 7:13, 7:37, 8:13, 8:37, 9:13, 9:42, 10:15, 10:48, 11:15, 12:10, 1:10, 2:10, 3:15, 3:38, 4:07, 4:53, 5:17, 5:55, 6:17, 6:53, 7:17, 7:37, 7:50, 8:30, 9:30, 10:30, 11:30

### SOUTHBOUND WEEKDAYS

5:23, 5:53, 6:33, 6:52, 7:40, 7:52, 8:40, 8:52, 9:35, 9:59, 10:35, 11:35, 12:35, 1:35, 2:35, 2:59, 3:35, 3:59, 4:38, 5:00, 5:39, 6:00, 6:39, 7:00, 7:58, 9:08, 10:08, 11:08, 12:29

- AM Trains
- PM Trains

- 250 CALIFORNIA





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