

**±30,000 SF**  
FREESTANDING OFFICE/  
WAREHOUSE BUILDING  
FOR SUBLEASE



# 1744 ROLLINS RD

BURLINGAME, CALIFORNIA

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**CBRE**

# PROPERTY OVERVIEW



±30,000 SF freestanding office/warehouse building for sublease



6,000 SF high-end HVAC office with 10' ceilings.



Bow and truss insulated warehouse with skylights and 16'-26' clear height



3 dock high loading doors with ability to accommodative large trucks



Warehouse and office kitchen area



Key fob access and fully wired office



Warehouse racking installed and available along with warehouse equipment



Full building fire sprinkler system



2 office restrooms  
4 warehouse restrooms



1/2 mile (10 minute) walk to Millbrae Caltrain/Bart/SamTrans Transit Center, numerous restaurants and adjacent to Primetime fitness center.



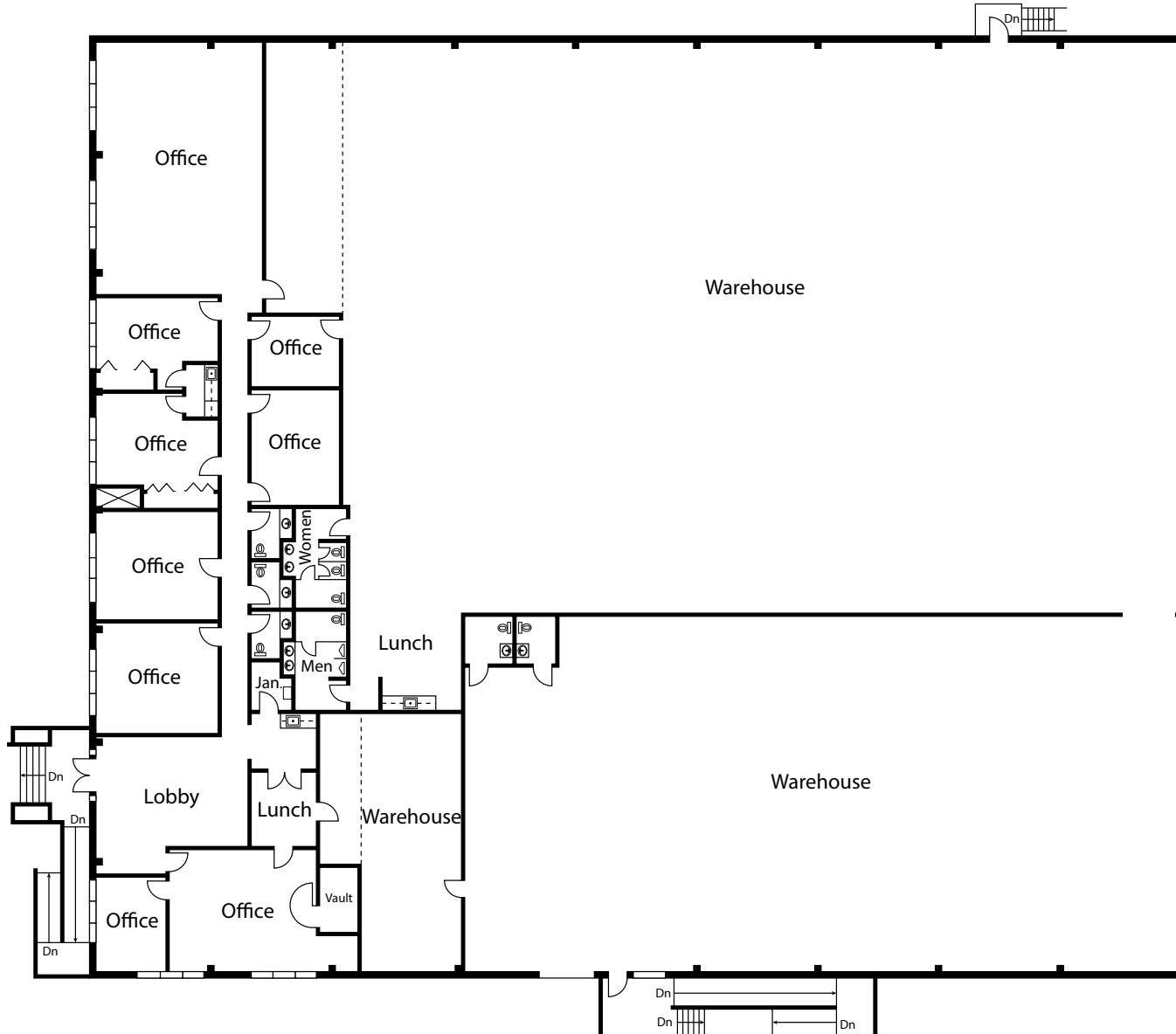
Immediate access to Millbrae Ave and Broadway Ave North and South Highway 101 on/off ramps



Sublease expiration 9/14/2028. Longer term direct available.



# FLOOR PLAN



*Not to scale. All measurements approximate.*



# TRANSIT MAP



## MILLBRAE INTERMODAL TRANSIT STATION

BART TRAINS EVERY 15 MINUTES



## CALTRAIN STOP

CALTRAIN TRAINS EVERY 8-20 MINUTES  
MILLBRAE BABY BULLET BY CALTRAIN



# NEWLY CONSTRUCTED APARTMENTS

NEW AFFORDABLE TO HIGH-END APARTMENT UNITS  
WITHIN WALKING DISTANCE

2,438 HOUSING UNITS NEWLY BUILT IN BURLINGAME, CA



## 1 Adrian Court (0.6 Mi)

- + 265 units
- + Mixed use residential, retail, and public park
- + 14% Affordable

WEBSITE



## 1008 Carolan Avenue (1.4 Mi)

- + 268 apartments and 22 townhomes
- + 29 units affordable to moderate income

WEBSITE



## Gateway at Millbrae Station (0.5 Mi)

- + 400 units (100 units affordable, 80 are veteran preferred)
- + 43K SF of retail

WEBSITE



## 1855-1881 Rollins Road (0.2 Mi)

- + 420 units
- + 35 Below Market Rent

WEBSITE



# HEALTH AND WELLNESS IS STEPS AWAY

PRIME TIME ATHLETIC CLUB IS LOCATED DIRECTLY  
NEXT DOOR AT 1730 ROLLINS ROAD



Fitness and  
Yoga Classes



Heated  
Swimming Pools



Basketball Courts



Racquetball  
and handball



Tennis Courts



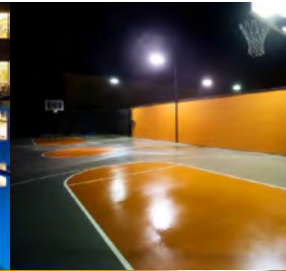
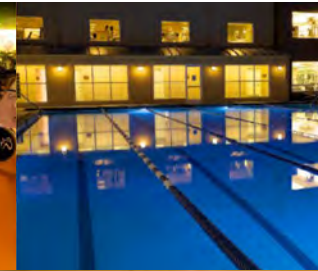
Squash



Locker Room  
Amenities



Free Weight,  
Cardio Equipment





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