

**FOR LEASE**

*R&D facility with multiple spaces available ranging from  $\pm 3,535$  SF -  $\pm 12,820$  SF, with exterior renovation construction complete; ideally located in Burlingame*

1305-1331 ROLLINS RD, BURLINGAME, CA

*Exclusively listed by*

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### PROPERTY HIGHLIGHTS

- Excellent signage on Rollins Rd
- 18' clear height
- Multiple grade level doors
- ±0.3 - 1.6 miles to BART/Caltrain
- Close proximity to Broadway amenities

### AVAILABILITIES

SUITE 1331	±5,320 SF
SUITE 1323	±3,965 SF
SUITE 1315	±3,535 SF
SUITE 1331 & 1323	±9,285 SF
SUITE 1331, 1323 & 1315	±12,820 SF

**\$1.75**  
ASKING RATE

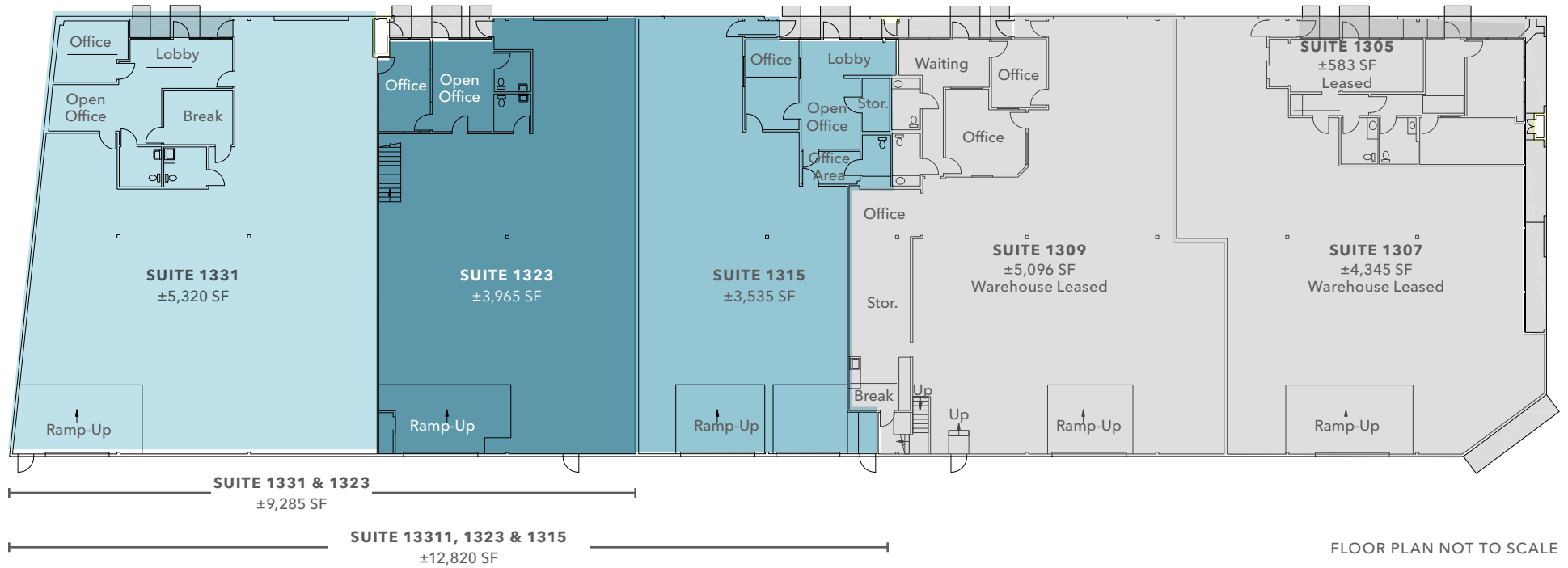
**\$0.89**  
OPEX PSF/MO

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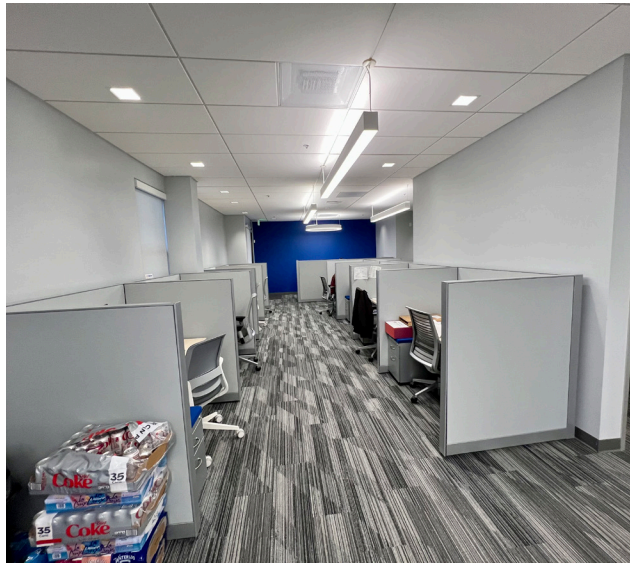
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# FIRST FLOOR PLAN







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