



R&D SPACES FOR LEASE

*Multiple spaces available with
convenient access to the BART/
Caltrain Stations in Burlingame*

4, 18, 38 ADRIAN CT, BURLINGAME, CA



Property Highlights

Double door access for shipping & receiving

2.9 miles to SFO

Walking distance to restaurants

US 101 frontage & visibility

AVAILABILITIES

4 ADRIAN CT ±1,260 SF

18 ADRIAN CT ±1,763 SF

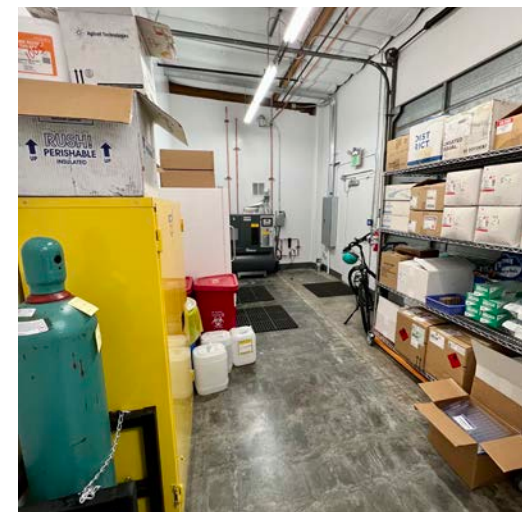
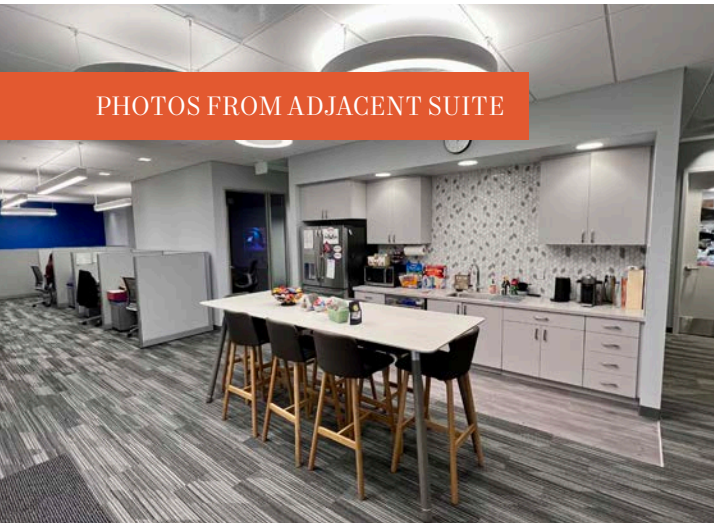
38 ADRIAN CT ±1,714 SF

\$1.95 NNN
ASKING RATE

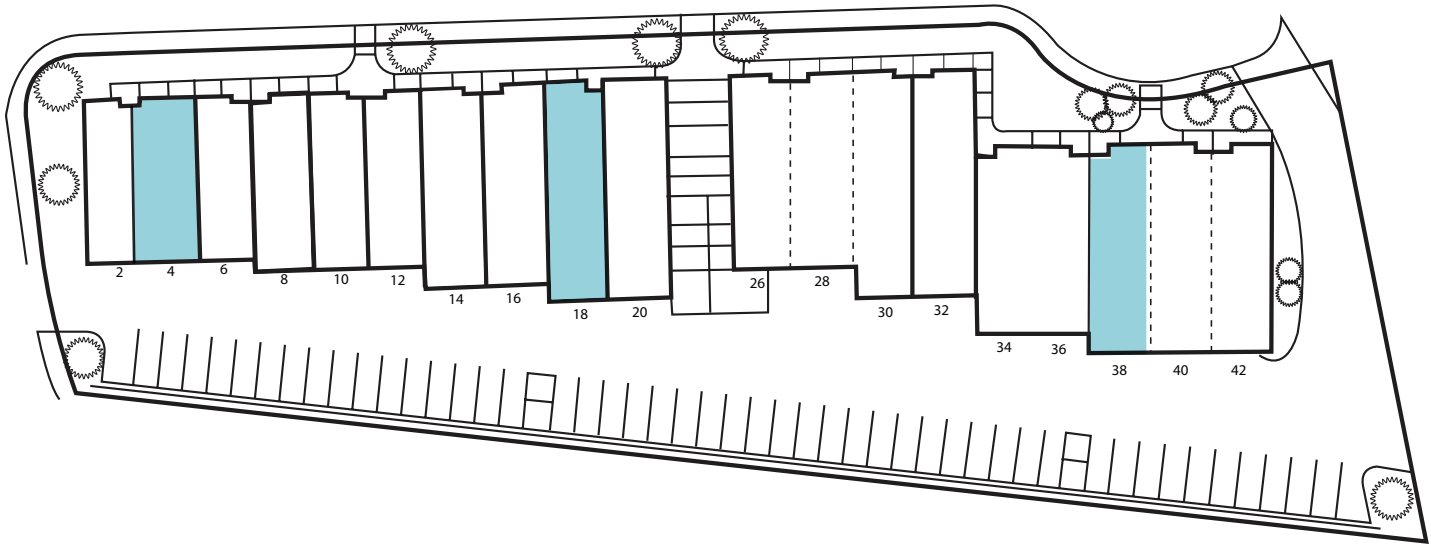
\$0.57
OPEX (\$/SF)

HYPOTHETICAL R&D LAB CONVERSION

PHOTOS FROM ADJACENT SUITE



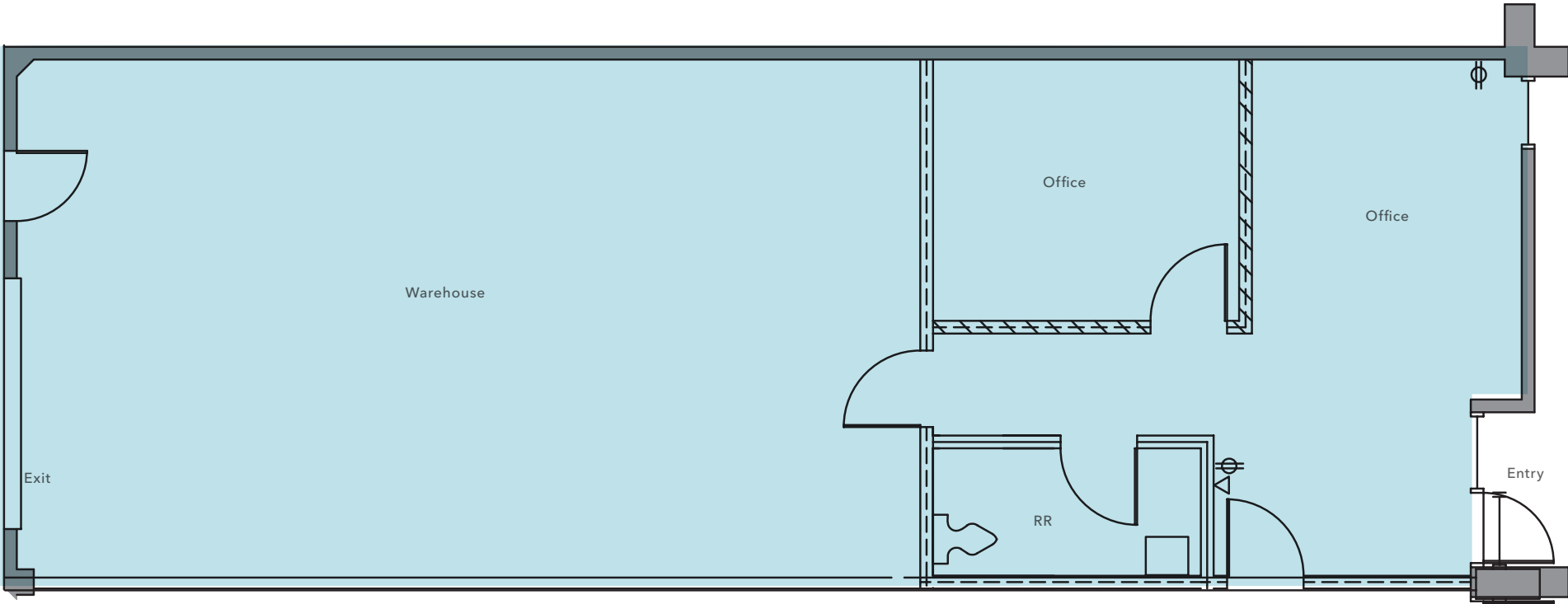
SITE PLAN



SUITE 4

1,260 SF
AVAILABLE

NOW
AVAILABLE

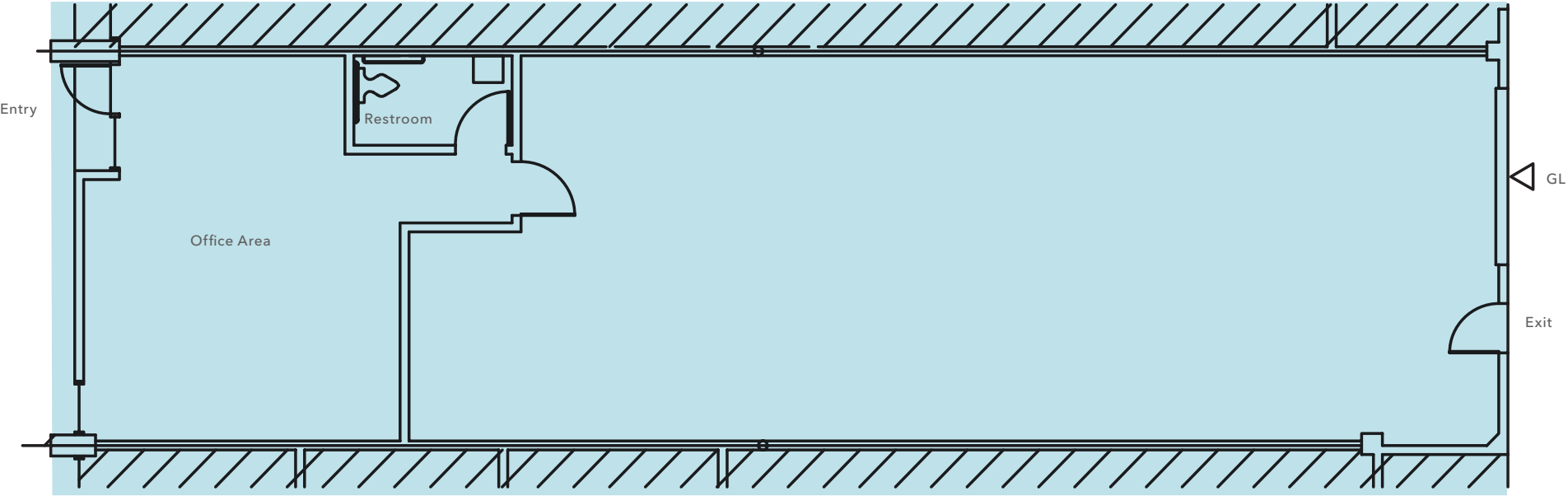


Floorplan not to scale

SUITE 18

1,763 SF
AVAILABLE

NOW
AVAILABLE



Floorplan not to scale

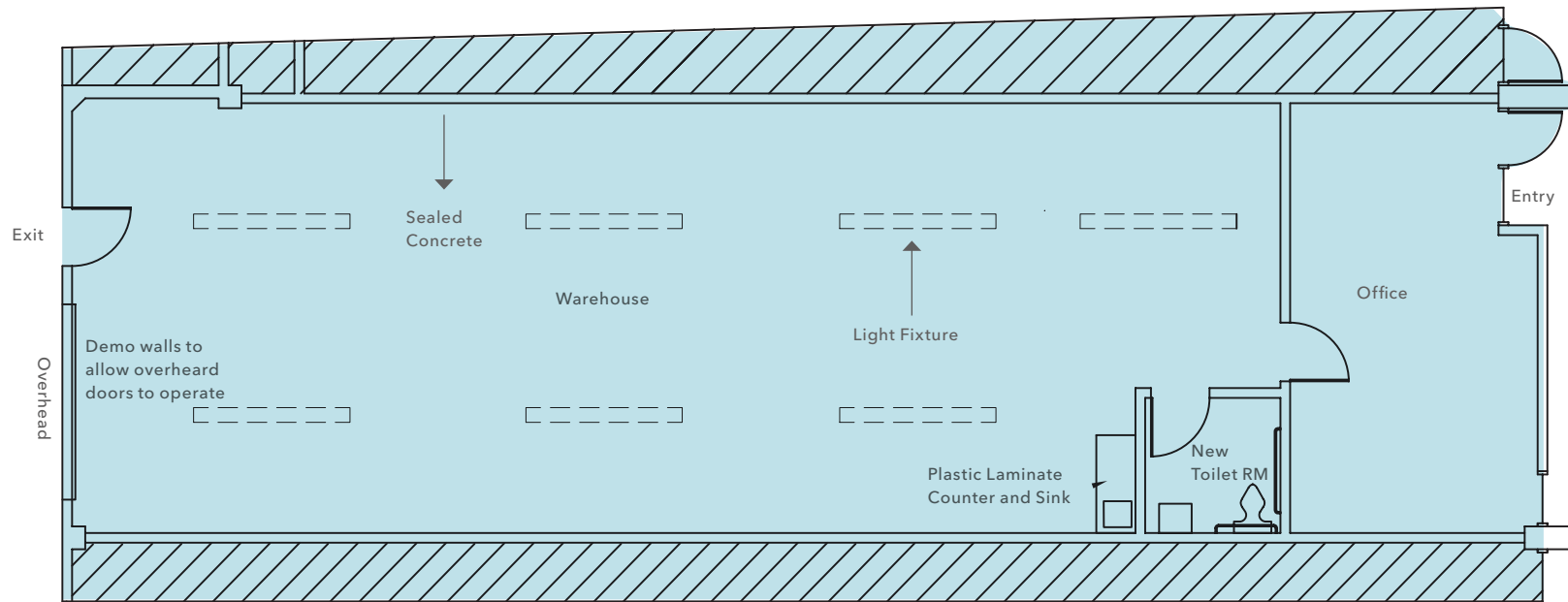
SUITE 38

1,714 SF

AVAILABLE

NOW

AVAILABLE



Floorplan not to scale

AVAILABLE FOR LEASE

KIDDER MATHEWS

HIGHLY- ACCESSIBLE LOCATION

Easy access to Hwy 101

Walkable to Bart/Caltrain

Minutes to San Francisco Int'l Airport

US 101 frontage & visibility



4, 18 & 38 ADRAIN CT

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