

270

EAST LANE

AT BURLINGAME AVENUE

TRAIN STATION





CALTRAIN AT YOUR FRONT DOOR

Steps from Burlingame Avenue Caltrain with fast access to SF, Palo Alto, and SFO



PROMINENT TENANT SIGNAGE

Prime HQ branding opportunity with Peninsula & Silicon Valley exposure
(Est. 40k daily commuters)



98 WALK SCORE

Five-minute walk to Burlingame Avenue's dining, retail, fitness, services



DISTINCTIVE ARCHITECTURE

One of the Peninsula's most unique creative office environments



20-FOOT CEILINGS

Dramatic ceiling heights deliver volume, light, and energy



INDOOR-OUTDOOR WORKSPACE

Glass roll-up doors and private terraces extend the workplace outdoors



PLUG-AND-PLAY CREATIVE SPACE

Open collaboration and breakout areas



DOWNTOWN BURLINGAME

Located in one of the Peninsula's most desirable downtowns



DEDICATED ONSITE PARKING

Dedicated onsite parking (3.4/1,000 SF) – rare for downtown



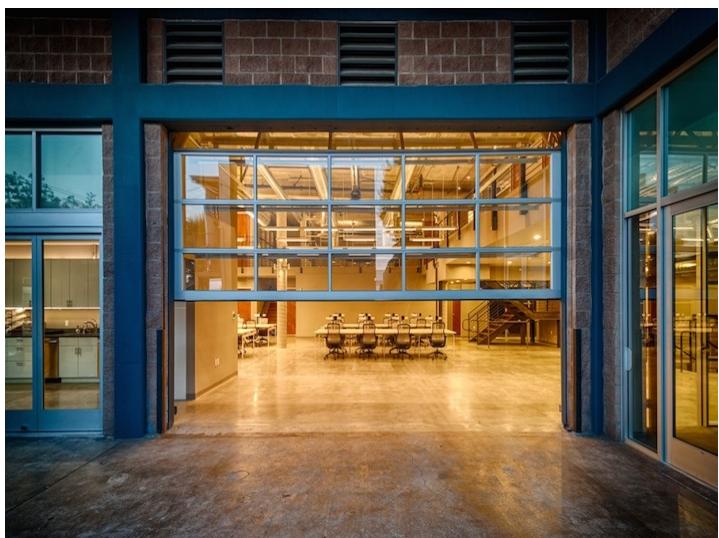
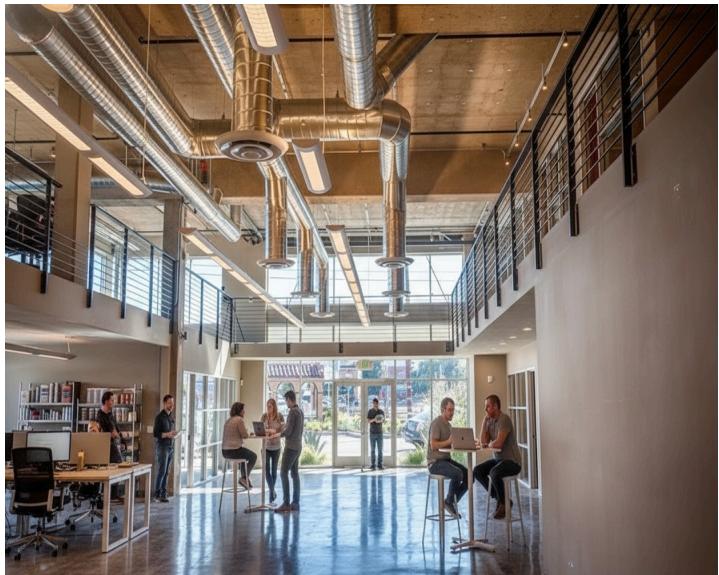
4,660 -25,795 SF
Available in a
Transit Oriented
Development

Project & Location Highlights



- *Just Steps From Burlingame Avenue Train Station*
- *Exceptional “98” Walking Score – 5 Minute Walk To Countless Restaurants, Shopping & Service Amenities On Burlingame Avenue*
- *Directly Across the Street From Washington Park (Pickleball, Bocce, Basketball, Open Field)*
- *Secured & Dedicated Onsite Parking (3.4/1,000)*
- *Less Than 3 Miles From the Millbrae BART/SFO/Caltrain Station*
- *Ideally Positioned Between San Francisco And Palo Alto (Caltrain Commute Times: 25 Minutes To SF, 3 Minutes to Downtown San Mateo, 21 Minutes To Palo Alto, 4 Minutes To SFO/BART Station)*
- *Prominent Caltrain Station-Facing Tenant Signage-Ideal For an HQ Branding Opportunity with Peninsula & Silicon Valley Exposure (Est. 40k Commuters Per Day)*
- *Rare, Large-Scale Floor Plate (25,795 SF), Located On The Ground Floor*

Unparalleled Architecture & Interior Design



- ***One Of The Most Unique & Distinctive Work Environments On The Peninsula***
- ***Adaptable Floor Plan, Integrating Open Collaboration Space, Conference Rooms & Private Offices***
- ***Dramatic Glass Mezzanines, Multiple Kitchens and Restrooms***
- ***Large, Multiple Glass Rollup Doors For A Seamless Indoor/Outdoor Work Environment***
- ***Covered, Private Outdoor Terraces***
- ***Approximately 20' High Ceilings***
- ***Sandblasted Concrete Walls, Columns & Ceilings***
- ***Custom Designed Steel Staircases***
- ***Polished Concrete Floors***
- ***Fully Built Out – Immediate Availability***





Amenities & Surroundings

“98” Walking Score

<5 minute walk
to Burlingame Avenue

Located in one of the most desirable shopping and dining districts in the Bay Area, the property is ideally positioned in Downtown Burlingame, and is just steps from the Burlingame Avenue Caltrain station.

Downtown Burlingame offers an exceptional concentration of retail, dining, and everyday services. The immediate area is home to many of the Peninsula's most popular destinations, providing office tenants with unparalleled convenience and lifestyle amenities, immediately outside their front door.





Backhaus
Bakery

Cafés, Bakeries, And Juice Bars In The Immediate Area Include....

- *Backhaus Bakery*
- *Philz Coffee*
- *Sunright Tea Studio, Déjà Vu Organic Juice, Sidewalk Juice Bar*
- *Starbucks*
- *Peet's Coffee*
- *Mints & Honey*
- *Caffe Central*
- *Copenhagen Bakery*



Restaurants Ranging From Casual To Upscale Dining Include...

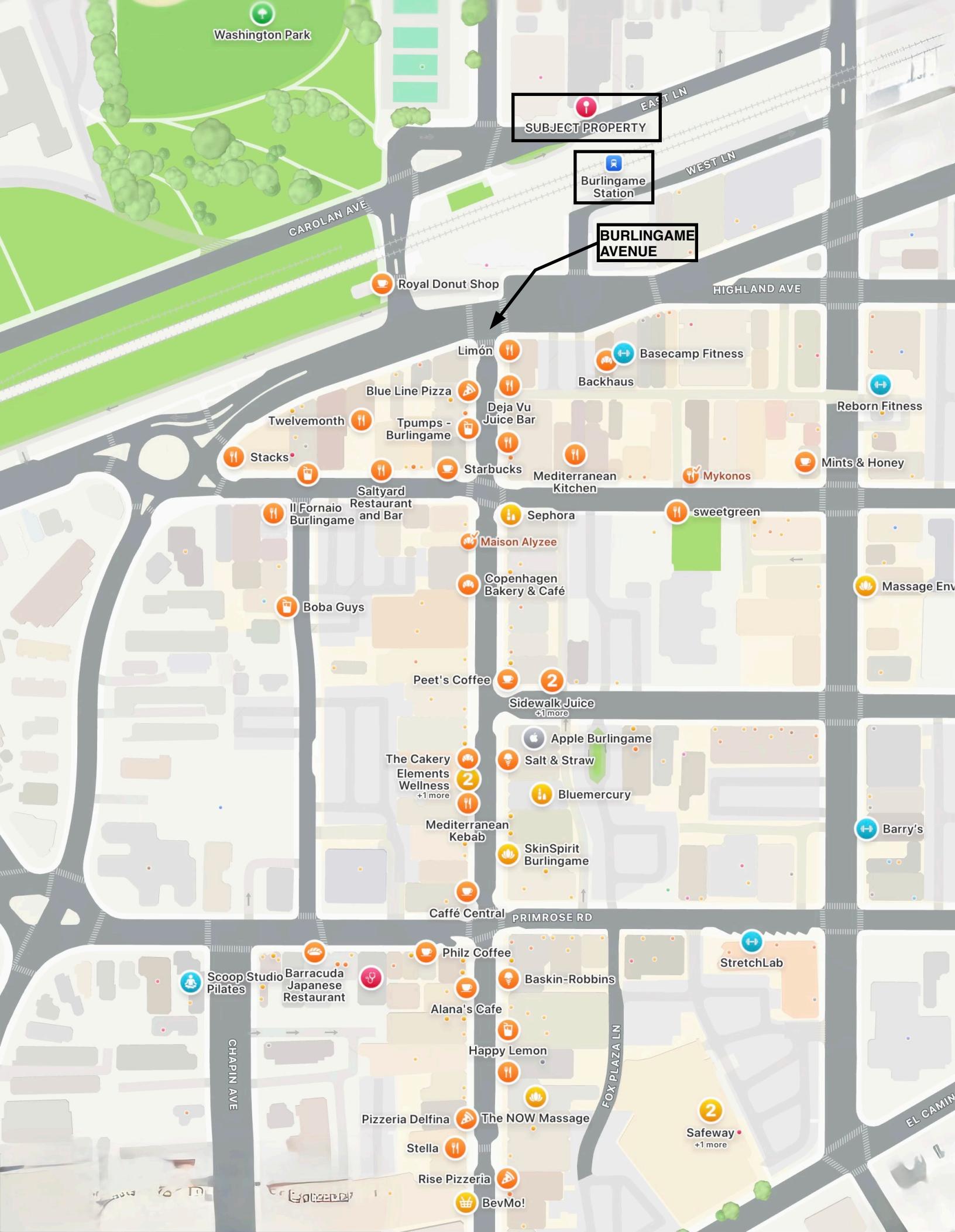
- *Salads....Sweetgreen, Crepevine, Caffe Central, Urban Kitchen*
- *Breakfast....Stacks, Alana's Café, Copenhagen*
- *Pizzerias.....Delfina, Rise, Blue Line, Pizza My Heart*
- *Italian Cuisine.....Stella, Sapore, Il Fornaio*
- *Japanese....Sakae Sushi, Tuna Kahuna Poke Bar, Barricuda*
- *California Cuisine.....Twelvemonth, Park & Howard, Saltyard, Barrel House, Farm & Vine*
- *Fast.....Five Guys, La Corneta, Asian Box, Panda Express, Lotus Falafel, Mediterranean Kabab*
- *International....Mykonos, Limón Peruvian, Mediterranean Kitchen, Mingalaba Burmese, Rasoi, Rasa*
- *Dessert.....Salt & Straw, Maison Alyzee, Busy Lizzie's, Buena's Soft Serve, Baskin Robbins, Royal Donuts*
- *(Other Important Retail Services Include.....Mollie Stones, Bevmo, Safeway, Walgreens, Apple, UPS, And Most Major Banks)*



Fitness And Wellness Offerings Nearby Include...

- *Barry's Bootcamp*
- *The NOW Massage, Project Zen, Massage Envy*
- *StretchLab*
- *Basecamp Fitness*
- *SkinSpirit*
- *Elements Wellness*
- *Bluemercury*
- *Scoop Pilates, Westcore Studio (Lagree)*
- *Top Golf (a 1.9 mile drive from the property)*
- *One Medical*
- *And located directly across the street from the property is Washington Park Sports Courts (featuring pickleball, basketball, bocce court, open field, green space, jogging track), an additional amenity rarely found in an immediate office setting.*





For Tour Information, Floorplans, Additional Photos, And Any Inquiries Please Contact

Agents Representing This Exclusive Listing:

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