

10,000 ft.<sup>2</sup> @  
Burlingame Avenue Train Station



255-257 Myrtle Road



### **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



**10,000 ft.<sup>2</sup> 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 10,000 ft.<sup>2</sup> Floor Plate, 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...

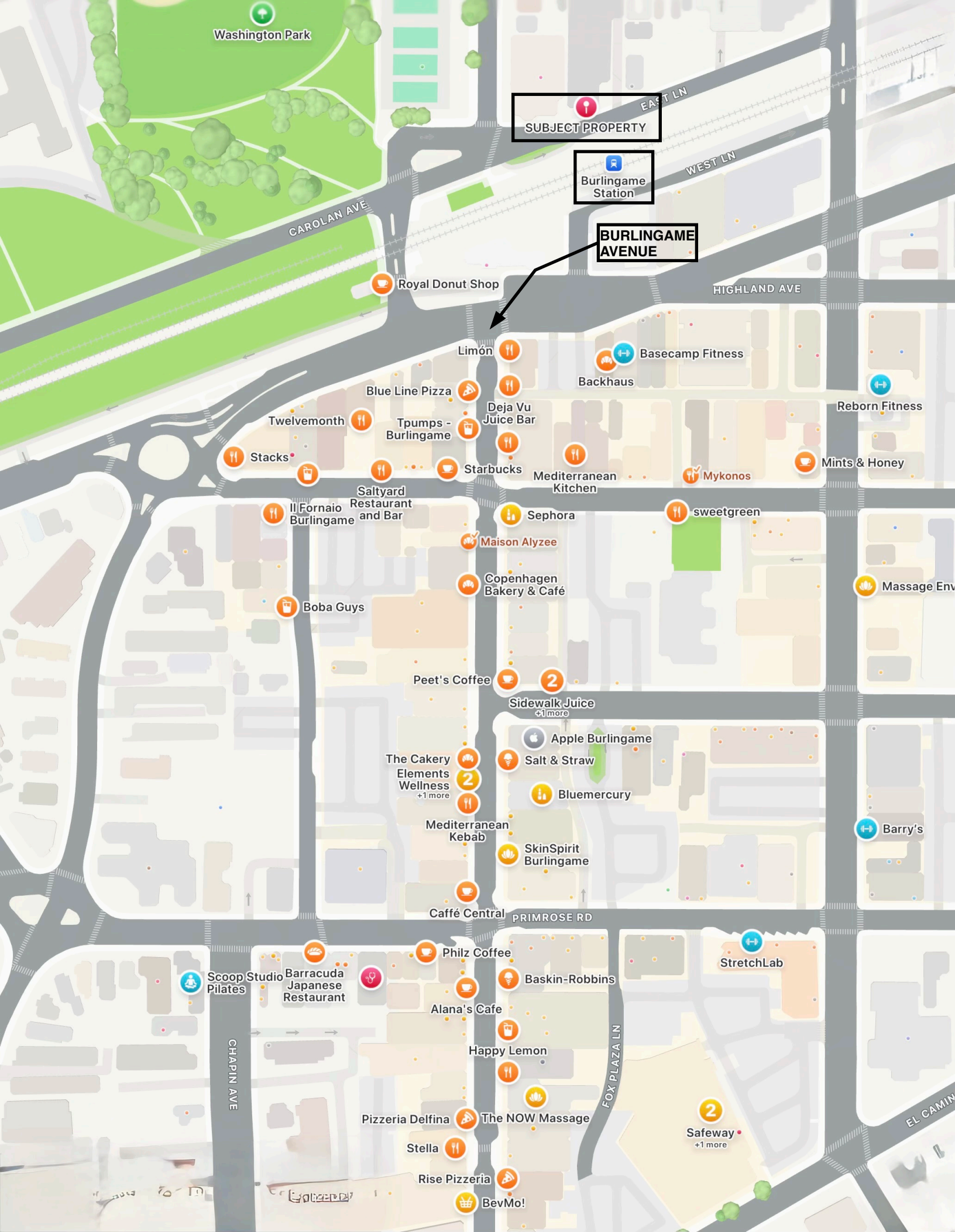
- *Salads.....Sweetgreen, Crepevine, Caffe Central, Urban Kitchen*
- *Breakfast.....Stacks, Alana's Café, Copenhagen*
- *Pizzerias.....Delfina, Rise, Blue Line, Pizza My Heart*
- *Italian Cuisine.....Stella, Sapore, Il Fornaio*
- *Japanese.....Sakae Sushi, Tuna Kahuna Poke Bar, Barricuda*
- *California 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.*





Washington Park

SUBJECT PROPERTY

Burlingame Station

BURLINGAME AVENUE

CAROLAN AVE

EAST LN

WEST LN

HIGHLAND AVE

Royal Donut Shop

Limón

Basecamp Fitness

Blue Line Pizza

Backhaus

Twelvemonth

Tpumps - Burlingame

Deja Vu Juice Bar

Reborn Fitness

Stacks

Starbucks

Mediterranean Kitchen

Mykonos

Mints & Honey

Saltyard Restaurant and Bar

Sephora

sweetgreen

Il Fornaio Burlingame

Maison Alyzee

Copenhagen Bakery & Café

Massage Env

Boba Guys

Peet's Coffee

Sidewalk Juice

Apple Burlingame

The Cakery Elements Wellness

Salt & Straw

Bluemercury

Barry's

Mediterranean Kebab

SkinSpirit Burlingame

Caffé Central

PRIMROSE RD

StretchLab

Scoop Studio Pilates

Barracuda Japanese Restaurant

Philz Coffee

Baskin-Robbins

Alana's Cafe

Happy Lemon

Pizzeria Delfina

The NOW Massage

Safeway

Stella

Rise Pizzeria

BevMo!

CHAPIN AVE

FOX PLAZA LN

EL CAMINO

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

**Agents Representing This Exclusive Listing:**

**Gary Cohn**  
**BR Commercial**  
**415-999-0780**  
**[garycohn@me.com](mailto:garycohn@me.com)**  
**LIC #00873825**

**Steve Cohn**  
**BR Commercial**  
**650-343-4550**  
**[Stcohn@gmail.com](mailto:Stcohn@gmail.com)**  
**LIC #00973148**

**Marci Cohn**  
**BR Commercial**  
**650-343-4550**  
**[marci.i.cohn@gmail.com](mailto:marci.i.cohn@gmail.com)**  
**LIC #01990564**

