

838 MITTENRD

BURLINGAME | CA

**FLEX BUILDING TOTALING ±13,552 SF
ON APPROXIMATELY .72 ACRES**



**EXCLUSIVE
ADVISORS**

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**FOR
LEASE**

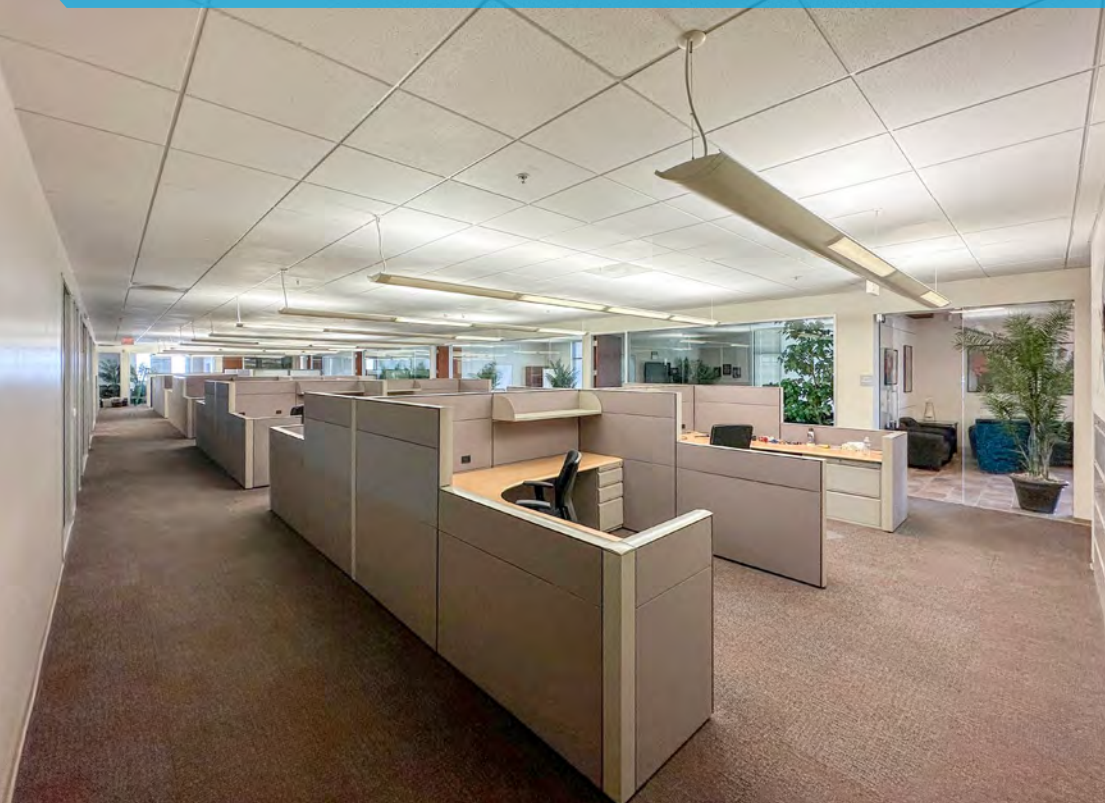
HIGHLIGHTS

FREE-STANDING
± 13,552 SF FLEX
BUILDING ON
± 31,500 SF LOT



WAREHOUSE – 2,363 SF

OFFICE – 11,189 SF



- High quality, move in ready office space with clean rear warehouse
- Multiple private offices, conference rooms, restrooms, open area, mail room, multiple storage/flex rooms, kitchen/break room and server room
- Gated parking lot including 32 passenger stalls
- 2 roll-up doors with punchouts possible for 2 more
- Fully sprinklered
- Power: 600 amps, 240/120 v, 3 phase, 4w delta
- Backup power generator: Provides full building uninterrupted power
- Server Room:
 - 10.5 Ton of cooling capacity
 - APS uninterrupted power supply
- Building is divisible with multiple points of entry
- Building is seismically retrofitted
- Zoned innovative industrial for a variety of uses
- Asking Price: \$3.25 NNN



FLOORPLAN



MITTEN ROAD

LOCATION



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KEY TRANSIT DESTINATIONS

DESTINATION	MILES FROM 838 MITTEN
HIGHWAY 101	1
MILLBRAE BART/CALTRAIN STATION	1
SAN FRANCISCO INTERNATIONAL AIRPORT (SFO)	1.3
INTERSTATE 280	3.3
HIGHWAY 92 (SAN MATEO BRIDGE)	6.7
PORT OF OAKLAND	24.1
OAKLAND INTERNATIONAL AIRPORT (OAK)	29.4
SAN JOSE INTERNATIONAL AIRPORT (SJC)	31.3

GALLERY



LOBBY



MEETING ROOM



MEETING ROOM



PRIVATE OFFICE



MAIL ROOM/STORAGE

GALLERY



WAREHOUSE



GATED PARKING LOT



KITCHEN/BREAK AREA

ZONING MAP

City of Burlingame
ZONING MAP
Updated 11/30/2021

Proposed Zoning Districts

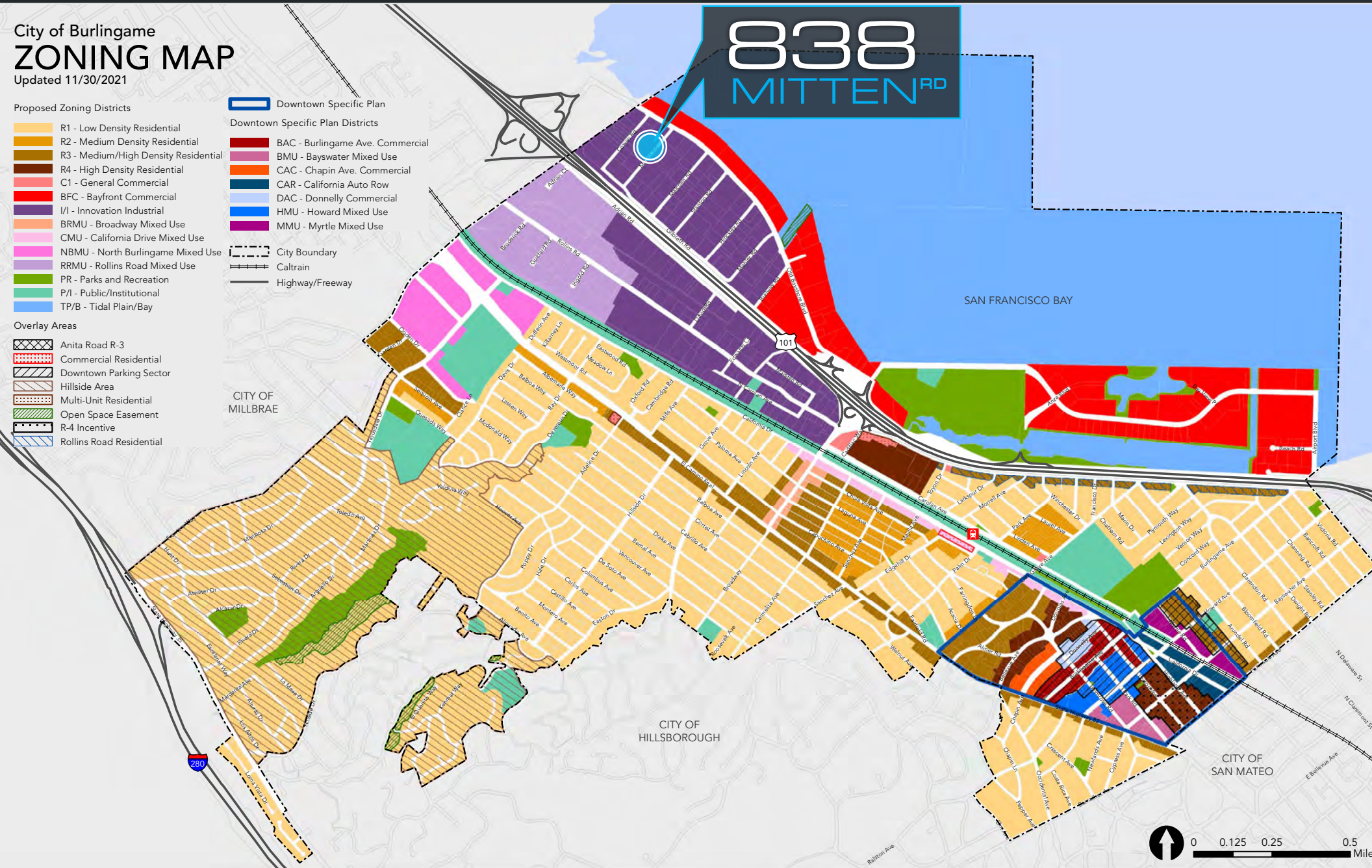
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - Medium/High Density Residential
- R4 - High Density Residential
- C1 - General Commercial
- BFC - Bayfront Commercial
- I/I - Innovation Industrial
- BRMU - Broadway Mixed Use
- CMU - California Drive Mixed Use
- NBMU - North Burlingame Mixed Use
- RRMU - Rollins Road Mixed Use
- PR - Parks and Recreation
- P/I - Public/Institutional
- TP/B - Tidal Plain/Bay

Overlay Areas

- Anita Road R-3
- Commercial Residential
- Downtown Parking Sector
- Hillside Area
- Multi-Unit Residential
- Open Space Easement
- R-4 Incentive
- Rollins Road Residential

- Downtown Specific Plan**
- Downtown Specific Plan Districts**
- BAC - Burlingame Ave. Commercial
 - BMU - Bayswater Mixed Use
 - CAC - Chapin Ave. Commercial
 - CAR - California Auto Row
 - DAC - Donnelly Commercial
 - HMU - Howard Mixed Use
 - MMU - Myrtle Mixed Use
- City Boundary**
- Caltrain
 - Highway/Freeway

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