

OFFICE SPACE IN DOWNTOWN BURLINGAME
±670 - ±2,120 SF AVAILABLE FOR LEASE OR SALE



345 LORTON

345 Lorton Ave | Burlingame | California





Available Suites 203 & 204 | ±670 - ±2,120 SF

- Five (5) Private Offices
- One (1) Conference Room
- One (1) Board Room
- Open Workspace
- Reception Area
- Operable Windows
- Abundant Natural Light
- Underground Parking Available
- Additional Parking Available in the Caltrain Parking Lot Across the Street
- Prime Downtown Burlingame Location
- Walking Distance to Restaurants, Retail, Coffee Shops, and Service Amenities
- Suites May Be Leased Separately; Suites Must Be Sold Together

FLOOR PLAN

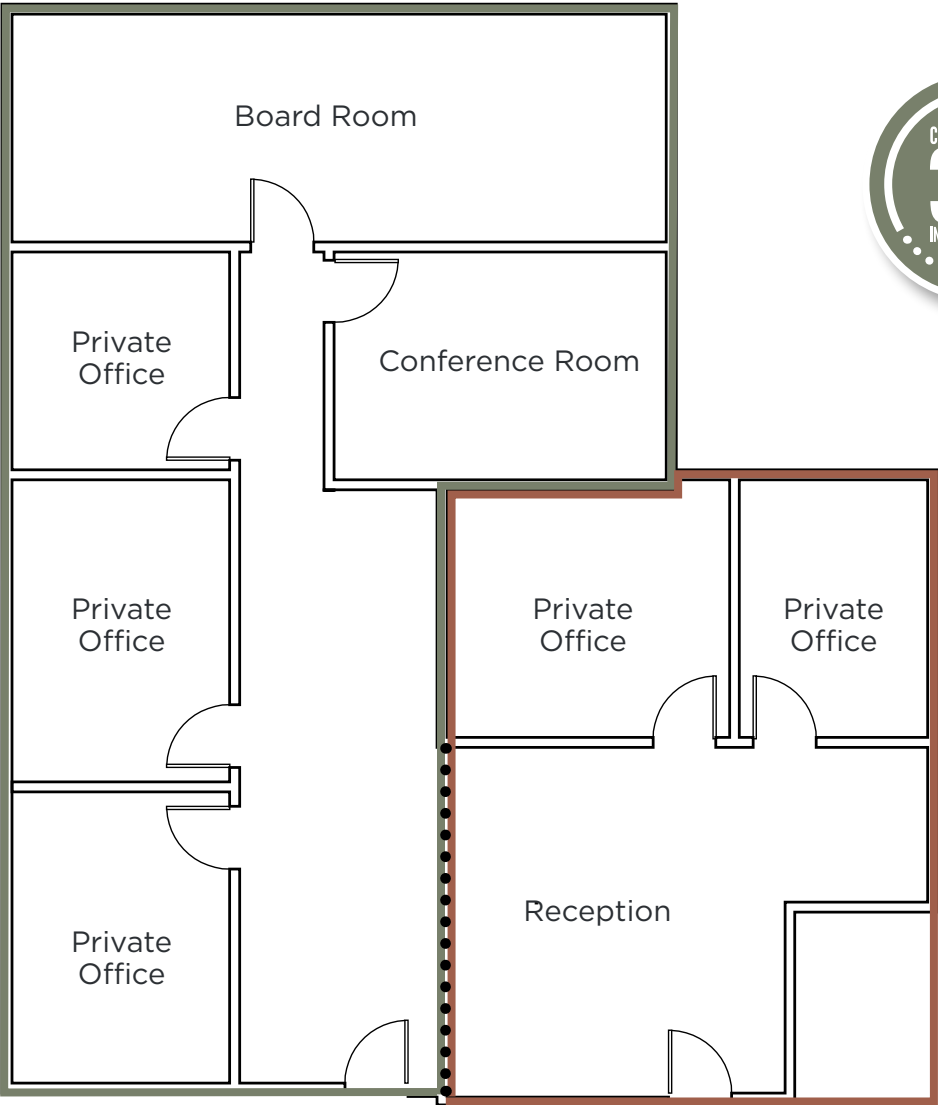
±670 - ±2,120 SF



Unit 203: ±1,450 SF

Unit 204: ±670 SF

..... Hypothetical Connection



NOT TO SCALE



DOWNTOWN AMENITIES

Located in the heart of Downtown Burlingame, the property is surrounded by an exceptional mix of restaurants, cafés, boutique retail, hotels, and everyday conveniences. Employees and visitors can enjoy a highly walkable environment that blends Peninsula charm with a vibrant, amenity-rich downtown experience.

RESTAURANTS

- | | |
|----------------------------------|------------------------------|
| 1 Il Fornaio | 26 Mykonos Meze House |
| 2 Amado Cocina Regional Mexicana | 27 Mints and Honey Cafe |
| 3 Blue Line Pizza | 28 Backhaus Bakery |
| 4 BARRELHOUSE | 29 Christie's |
| 5 Twelvemonth | 30 Sakae Sushi |
| 6 Stacks Restaurants | 31 Buri Buri Bento |
| 7 Saltyard Restaurant and Bar | 32 Tomokazu Japanese Cuisine |
| 8 Starbucks Coffee | 33 Coconut Bay Restaurant |
| 9 Urban Kitchen | 34 Mingalaba Restaurant |
| 10 Caffè Stellato | 35 Peets Coffee and Tea |
| 11 Royal Donut | 36 Sidewalk Juice |
| 12 Truffle Poke Bar | 37 Salt and Straw |
| 13 Maison Alyzee | 38 Joe and the Juice |
| 14 Copenhagen Bakery and Cafe | 39 Asian Box |
| 15 Crepevine | 40 Philz Coffee |
| 16 Mediterranean Kebab | 41 Alana's Cafe |
| 17 Caffè Central | 42 Capri Lasagneria |
| 18 Limon Rotisserie | 43 VINYL ROOM |
| 19 Lotus Falafel & Shawarma | 44 Park & Howard Bistro |
| 20 Tuna Kahuna | 45 Palmetto Superfoods |
| 21 La Corneta Taqueria | 46 Pizza My Heart |
| 22 Dumpling Kitchen and Bar | 47 Ike's Love & Sandwiches |
| 23 Mediterranean Kitchen | |
| 24 Satoshi Ramen Shop | |
| 25 Bay Area Bagels | |

SERVICES

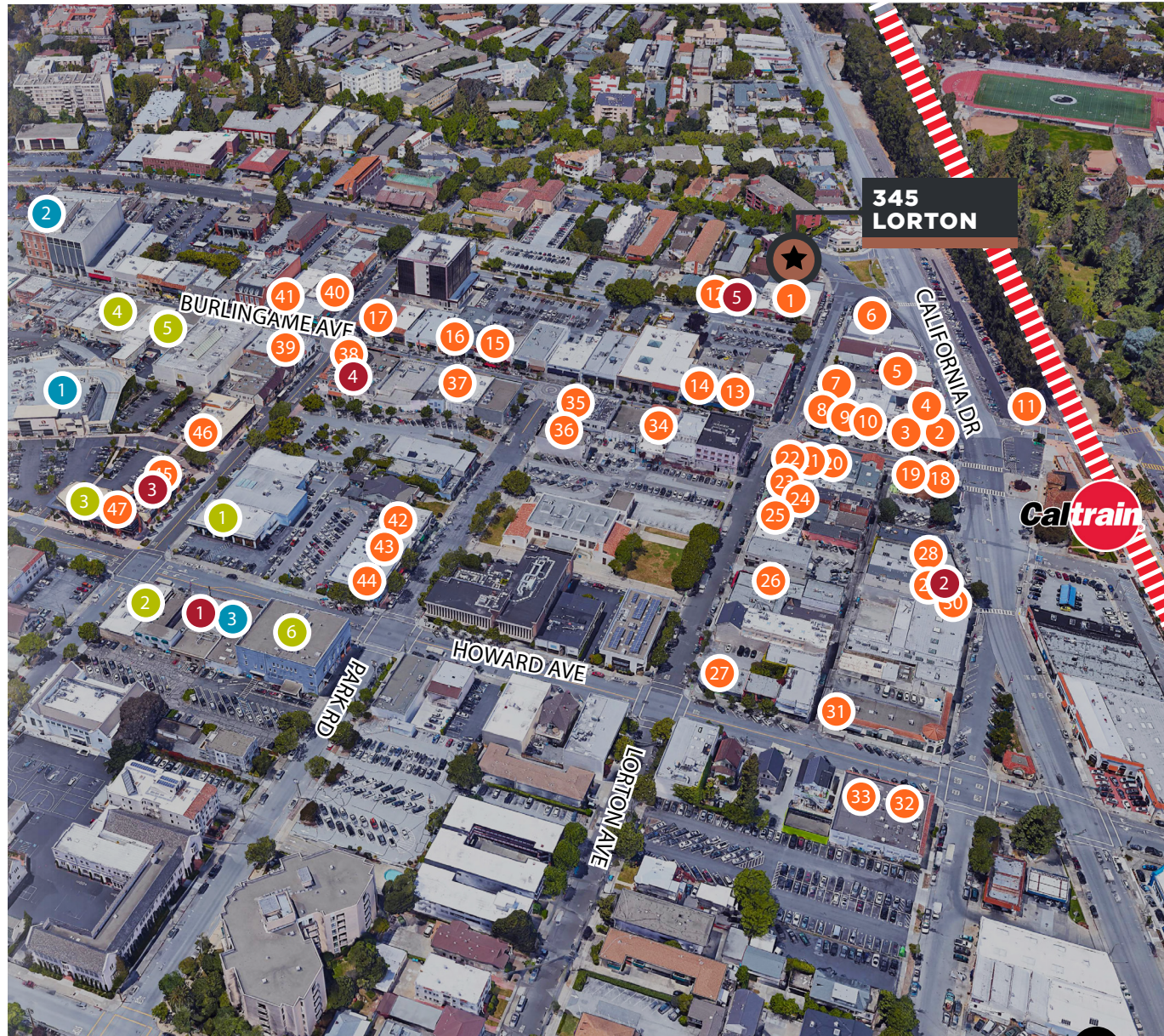
- 1 Safeway
- 2 Mollie Stones
- 3 The UPS Store

BANKS

- 1 Citibank
- 2 Comerica Bank
- 3 US Bank
- 4 Wells Fargo
- 5 Bank of the Orient
- 6 BMO Harris

FITNESS

- 1 Barry's
- 2 Basecamp Fitness
- 3 StretchLab
- 4 Luyi Pilates
- 5 Criminal Fitness



LOCATION OVERVIEW

Strategically located in Downtown Burlingame, the property is just steps from the Burlingame Caltrain Station and offers immediate access to Highway 101, Interstate 280, and San Francisco International Airport (SFO). Its central Peninsula location provides seamless connectivity to San Francisco, Silicon Valley, and destinations throughout the Bay Area.





**CUSHMAN &
WAKEFIELD**

Marc Pope

+1 650 619 2981

marc.pope@cushwake.com

LIC #01474483

Nick Waldsmith

+1 650 320 0244

nick.waldsmith@cushwake.com

LIC #02148008

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