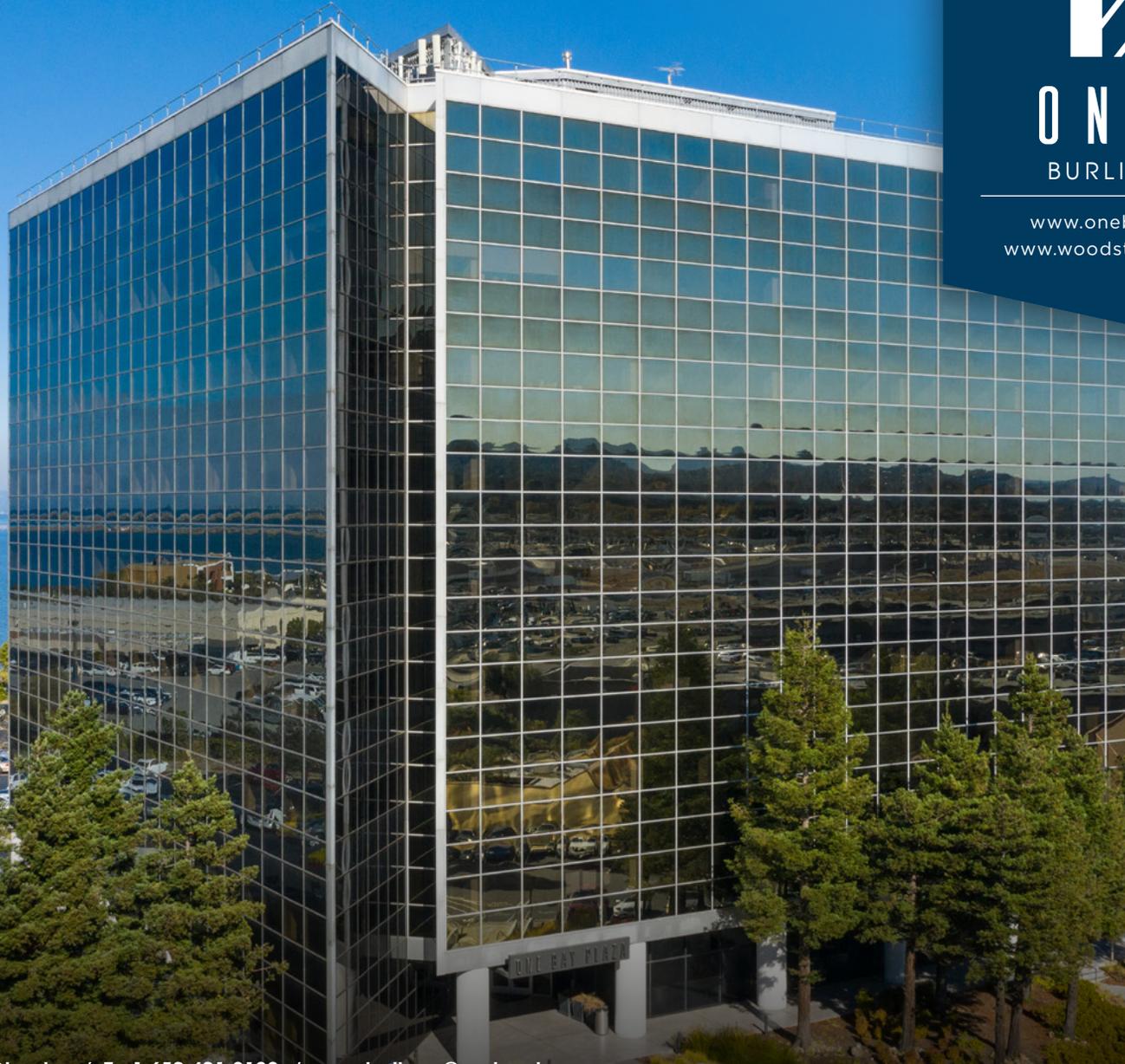


AVAILABILITIES



ONE BAY
BURLINGAME, CA

www.onebayburlingame.com
www.woodstockdevelopment.com



Gary Boitano / Executive Director / T+ 1 650 401 2122 / gary.boitano@cushwake.com

Clarke Funkhouser / Senior Managing Director / T+ 1 650 619 5579 / clarke.funkhouser@jll.com

Nick Waldsmith / Director / T+ 1 650 320 0244 / nick.waldsmith@cushwake.com



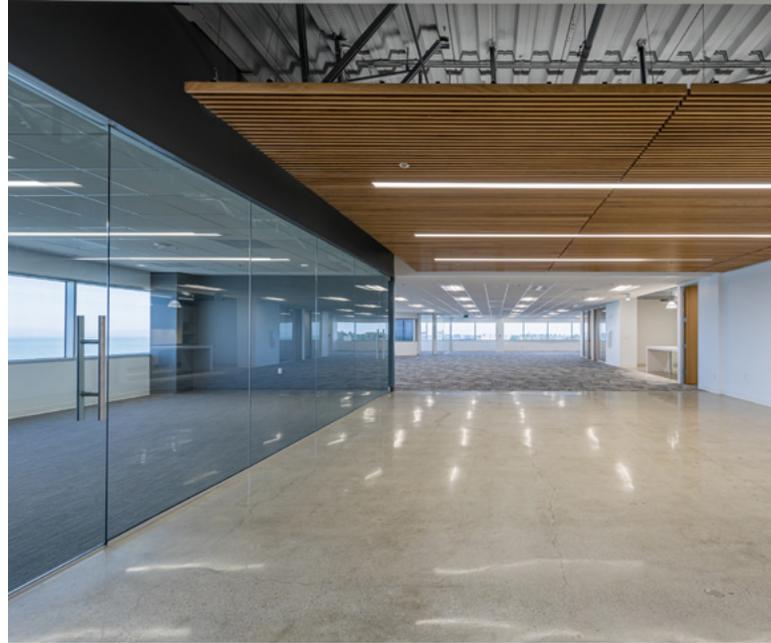
CUSHMAN &
WAKEFIELD



JLL



WOODSTOCK



NEW MODERNIZED RENOVATION

- Updated Building Exterior, Landscaping, Path of Travel and Signage
- Newly Completed Fitness Center
- New Modern Lobby and Elevators
- New Outdoor Seating Area, Landscaping and Bocce Court along Bay Trail



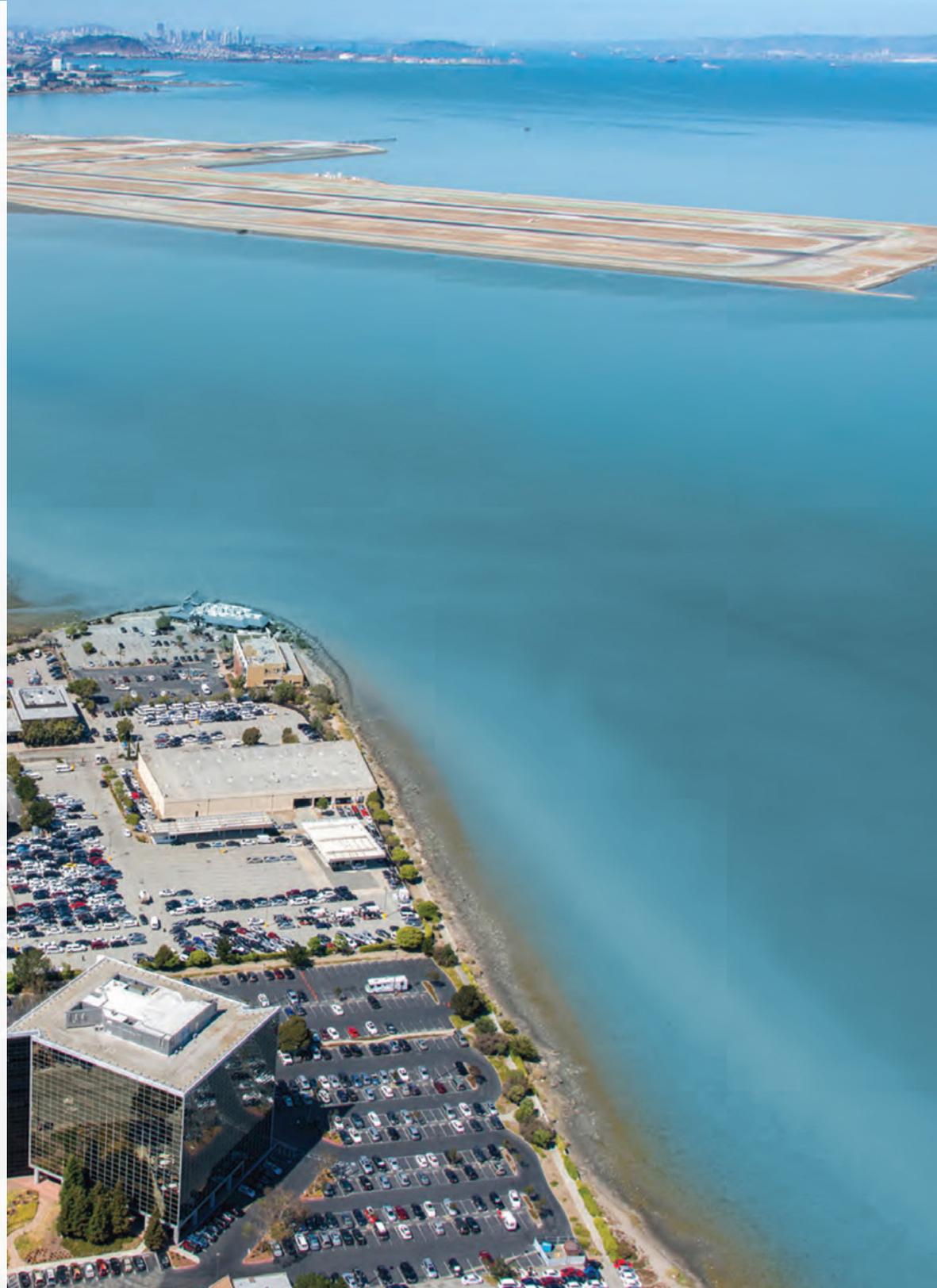
NEW TENANT LOUNGE



ONE BAY

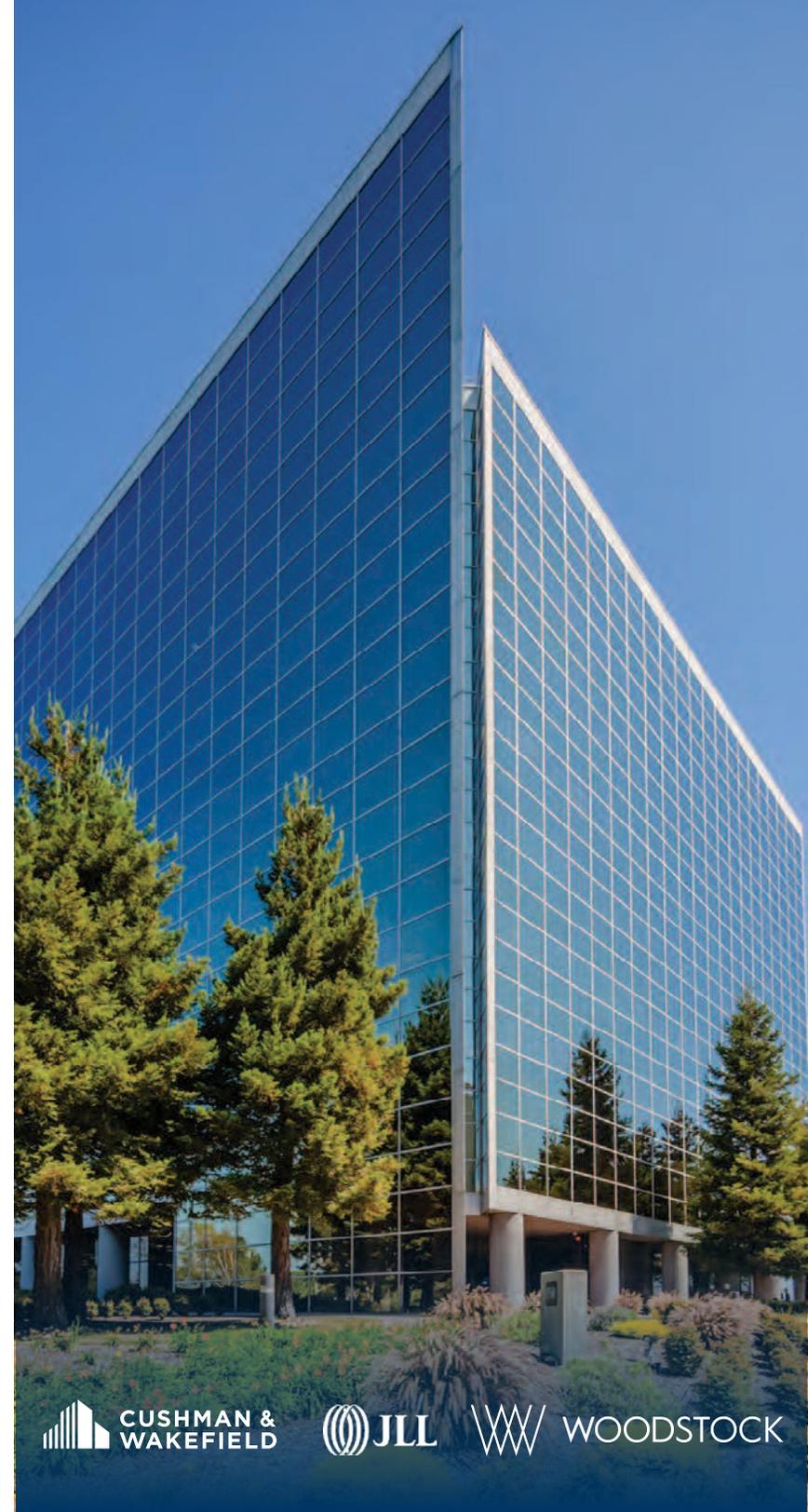
PROPERTY HIGHLIGHTS

- **Baytrail Access**
- **Airport Parking**
- **Bay Views**
- Recently renovated modern lobby, building exterior, signage, landscaping and elevators
- Newly completed fitness center
- Minutes to Millbrae Intermodal Station (BART/ Caltrain), Broadway Caltrain Station and San Francisco International Airport
- Surrounded by Retail, Hotel, and Dining Amenities
- Just 2 miles from SFO Airport
- Café on-site
- Immediate Access to Highway 101
- Centrally Located to San Francisco, East Bay, Peninsula, and Silicon Valley
- Stunning views of the Peninsula, Bay, Mountains, and San Francisco skyline



AVAILABLE SUITES

SUITE #	SF	COMMENTS
Suite 100	±7,215 SF	4 Private Offices, 2 Conference Rooms, Break Area, IT Room, Open Office
Suite 328	±3,748 SF	UNOBSTRUCTED BAY VIEW SUITE 6 Private Offices, Conference Room, Open Office
Suite 380	±2,033 SF	UNOBSTRUCTED BAY VIEW SUITE 3 Private Offices, Conference Room, Storage Room, Open Workplace
Suite 450	±5,008 SF	UNOBSTRUCTED BAY VIEW SUITE 7 Private Offices, 2 Conference Rooms, 1 Break Room, Server Room <i>Available July 1, 2026</i>
Suite 500	±1,803 SF	1 Private Office, 1 Conference Room Sitting 8, Open Workspace with 8 Cubicles, Server Room, Small Kitchen, Reception Desk by the Entrance Door, Bay Views, Available with 30 Day Notice <i>Suites 500 & 560 contiguous to ±4,676 SF</i>
Suite 560	±2,873 SF	4 Private Offices, 2 Conference Rooms, 2 Breakout Rooms, Kitchen, Open Office, Bay Views <i>Suites 500 & 560 contiguous to ±4,676 SF</i>
Suite 570	±1,414 SF	2 Private Offices, Storage, Break Area, Open Office <i>Available with 30 Days Notice</i>
Suite 690	±2,759 SF	MARKET READY SUITE 360° CLICK HERE FOR VIRTUAL TOUR Break Room, Server/Storage Closet, Open Workplace, Bay Views
Suite 800	±2,910 SF	5 Private Offices, 1 Conference Room, Break Room
Suite 850	±4,832 SF	MARKET READY SUITE UNOBSTRUCTED BAY VIEW SUITE 2 Conference Rooms, 4 Private Offices, Kitchen, Open Space, Corner office with Bay views
Suite 910	±3,709 RSF	1 Board Room, 6 Private Offices, Kitchen, Server Room, Storage, Mountain Views





ONE BAY

AVAILABLE

Suite 100 ±7,215 RSF

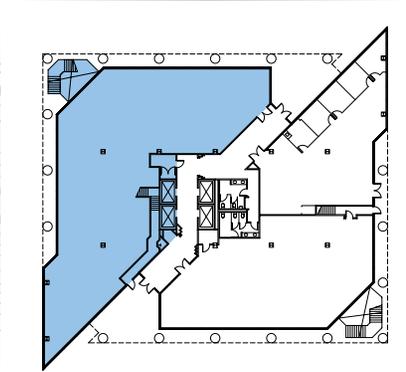
- 4 Private Offices
- 2 Conference Rooms
- Break Area
- IT Room
- Open Office

BAY VIEW



PARTIAL BAY VIEW

BAY VIEW



PARTIAL BAY VIEW

PARTIAL BAY VIEW

MONTARA MOUNTAIN VIEW

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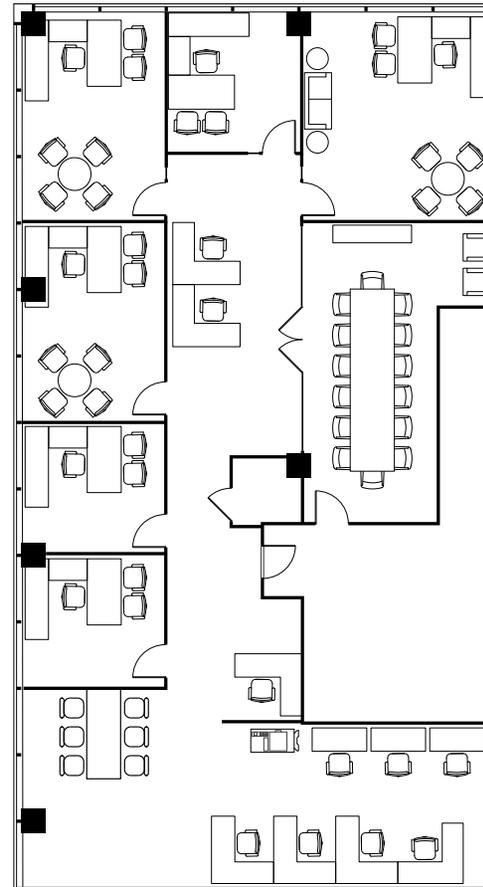
ONE BAY

AVAILABLE

Suite 328 ±3,748 SF

- 6 Private Offices
- Conference Room
- Open Office

BAY VIEW



PARTIAL BAY VIEW

BAY VIEW



PARTIAL BAY VIEW

PARTIAL BAY VIEW

MONTARA MOUNTAIN VIEW

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CUSHMAN & WAKEFIELD



WOODSTOCK



ONE BAY

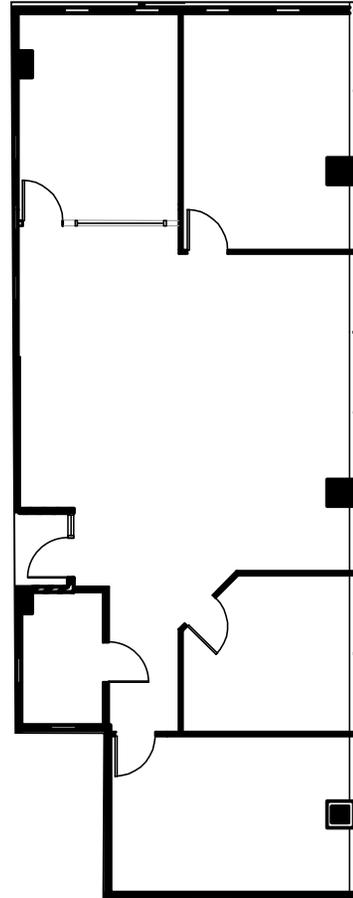
AVAILABLE

Suite 380 ±2,033 RSF

- 3 Private Offices
- Conference Room
- Storage Room
- Open Workplace

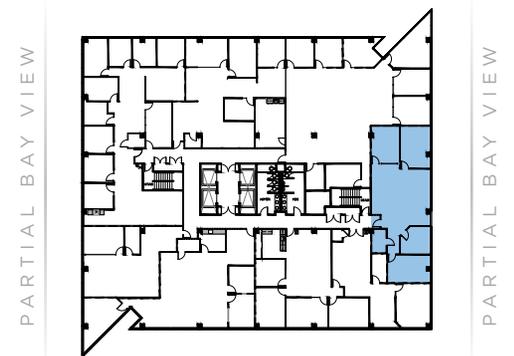


BAY VIEW



PARTIAL BAY VIEW

BAY VIEW



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CUSHMAN & WAKEFIELD



WOODSTOCK



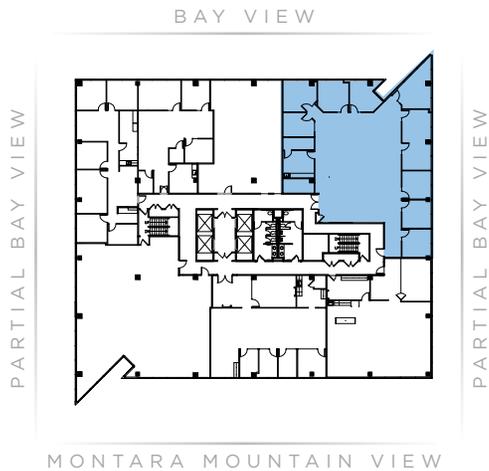
ONE BAY

AVAILABLE

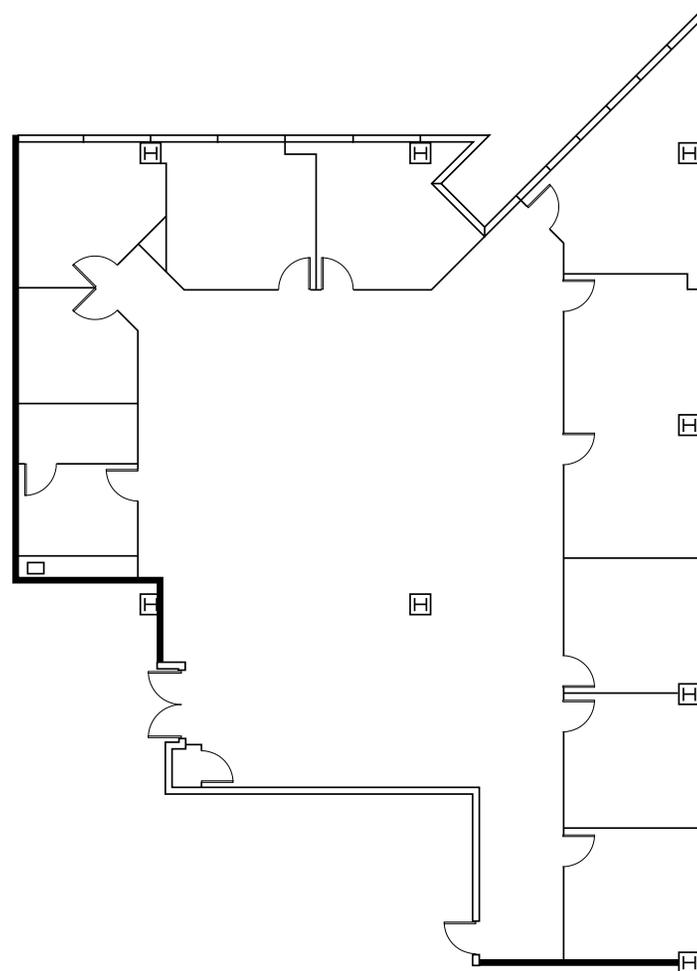
Suite 450 ±5,008 RSF

- 7 Private Office
- 2 Conference Rooms
- 1 Break Room
- Server room
- Bay Views

Available July 1, 2026



BAY VIEW



PARTIAL BAY VIEW

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CUSHMAN & WAKEFIELD



WOODSTOCK



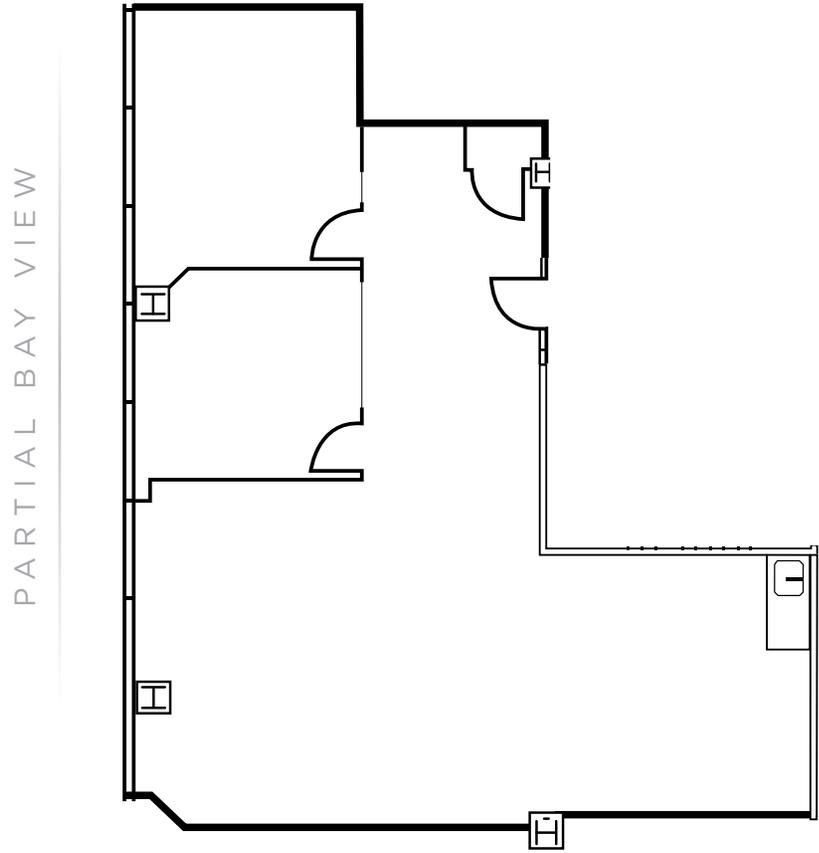
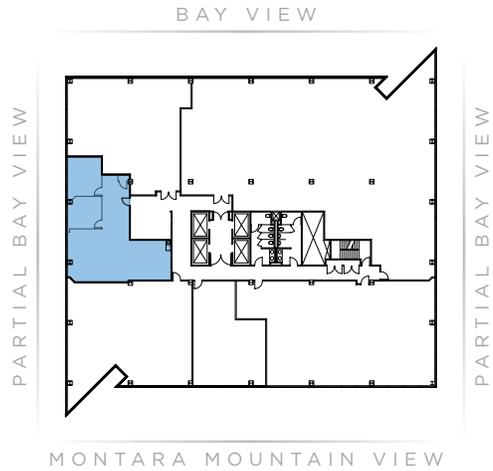
ONE BAY

AVAILABLE

Suite 500 ±1,803 RSF

- 1 Private Office
- 1 Conference Room
- Open Workspace with 8 Cubicles
- Server room
- Small Kitchen
- Reception Desk by the Entrance Door
- Bay Views
- Available with 30 Day Notice

Suites 500 & 560 contiguous to ±4,676 SF



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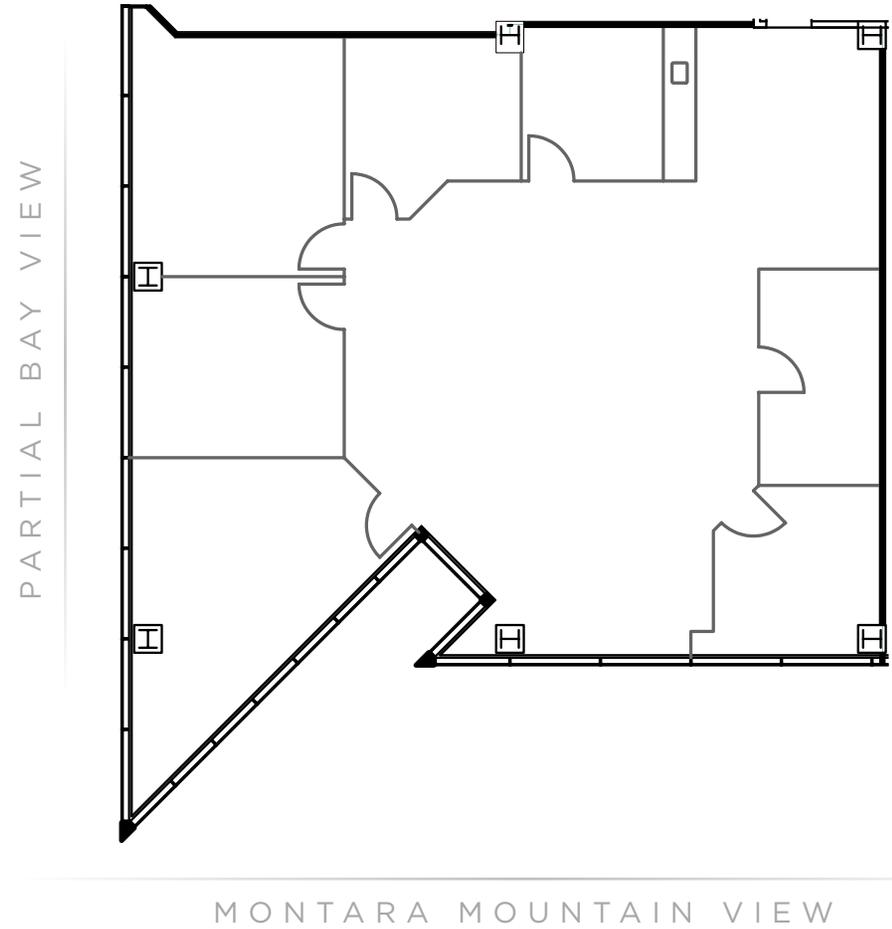
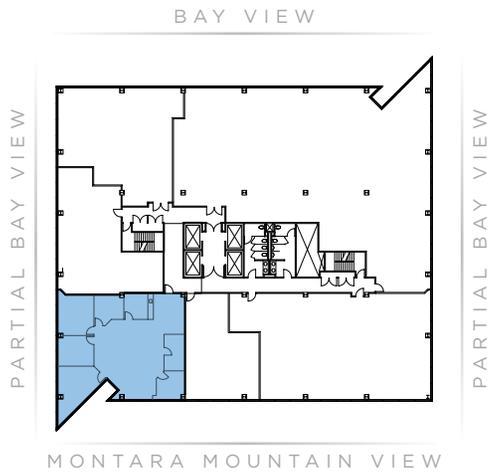
ONE BAY

AVAILABLE

Suite 560 ±2,873 RSF

- 4 Private Offices
- 2 Conference Rooms
- 2 Breakout Rooms
- Kitchen
- Open Office

Suites 500 & 560 contiguous to ±4,676 SF



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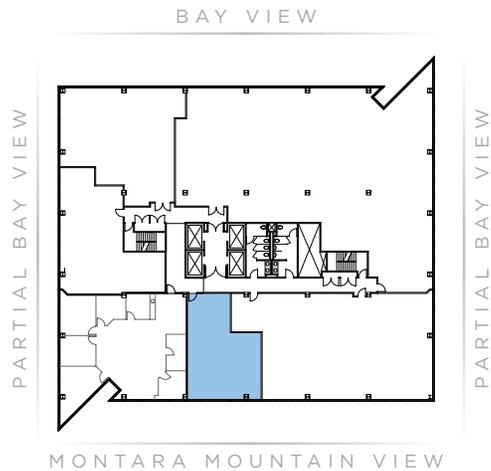
ONE BAY

Suite 570

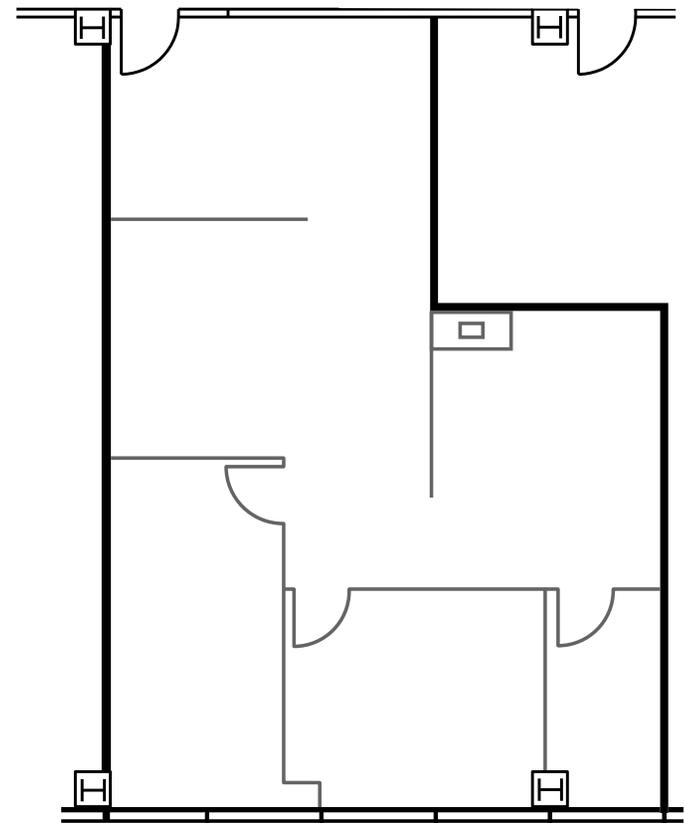
±1,414 RSF

- 2 Private Offices
- Storage
- Break Area
- Open Office

Available with 30 Days Notice



AVAILABLE



MONTARA MOUNTAIN VIEW

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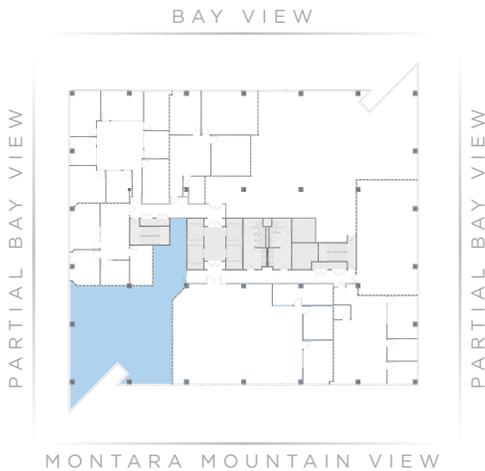


ONE BAY

Suite 690

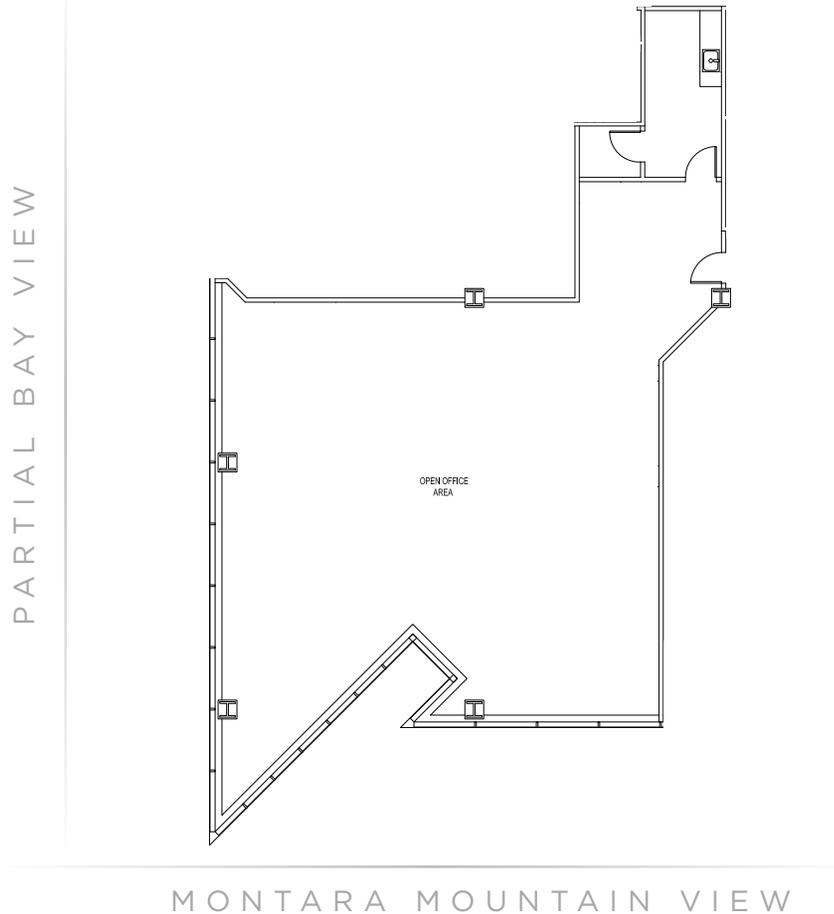
±2,759 RSF

- Bay Views of Downtown San Francisco
- Break Room
- Server/Storage Closet
- Open Workplace
- Spec Suite Complete



MARKET READY SUITE

[360° CLICK HERE FOR VIRTUAL TOUR](#)



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CUSHMAN & WAKEFIELD



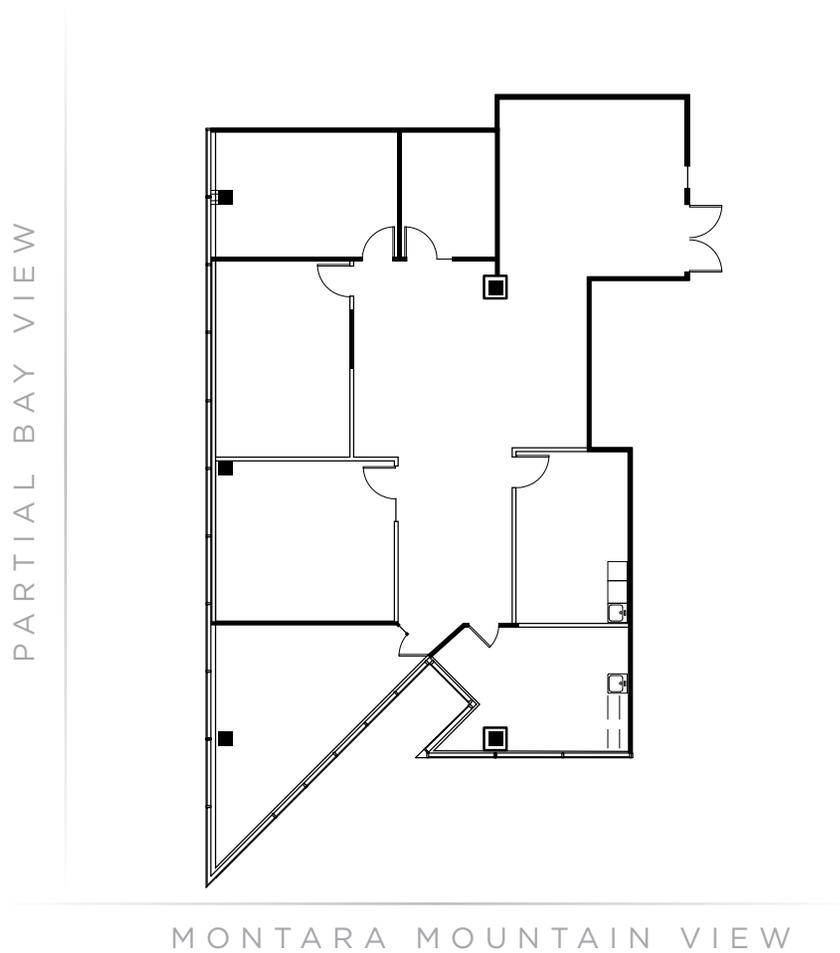
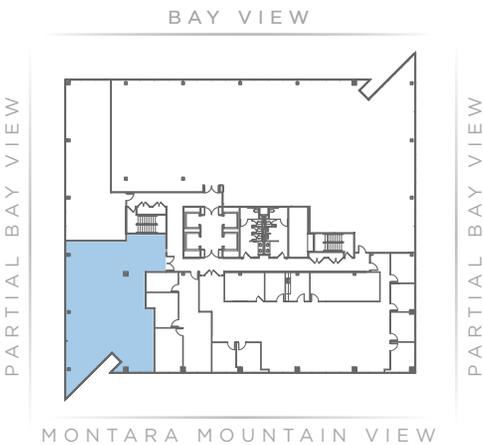
WOODSTOCK



AVAILABLE

Suite 800 ±2,910 RSF

- 5 Private Offices
- 1 Conference Room
- Break Room



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ONE BAY

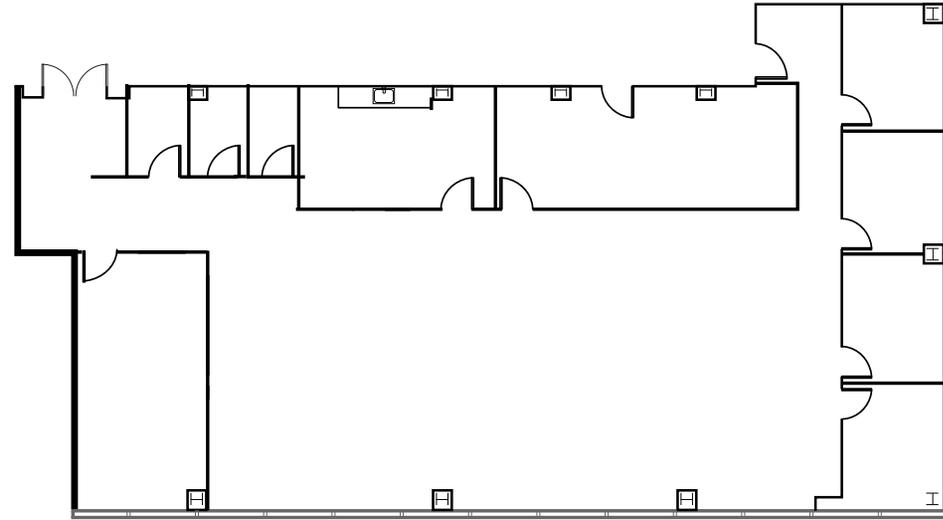
Suite 850 ±4,832 RSF

- 4 Private Offices
- 2 Conference Rooms
- Storage Closet
- Kitchen
- Open Space
- Corner office with Bay views



MARKET READY SUITE

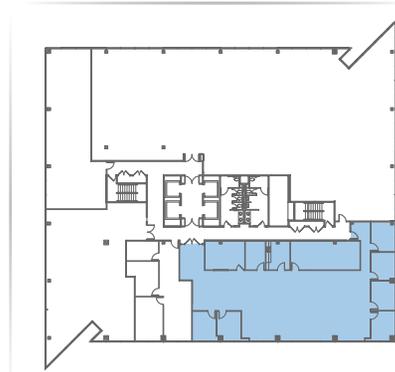
BAY VIEW



PARTIAL BAY VIEW

MONTARA MOUNTAIN VIEW

BAY VIEW



PARTIAL BAY VIEW

PARTIAL BAY VIEW

MONTARA MOUNTAIN VIEW

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CUSHMAN & WAKEFIELD



WOODSTOCK

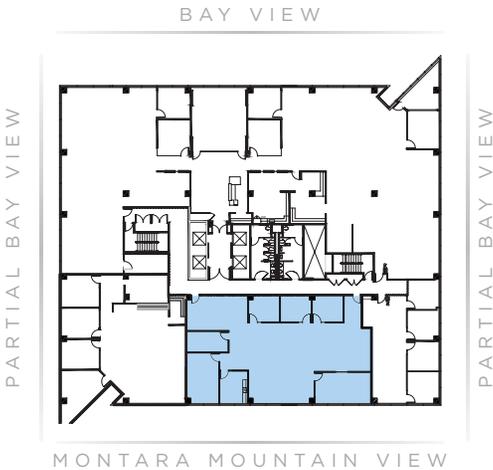
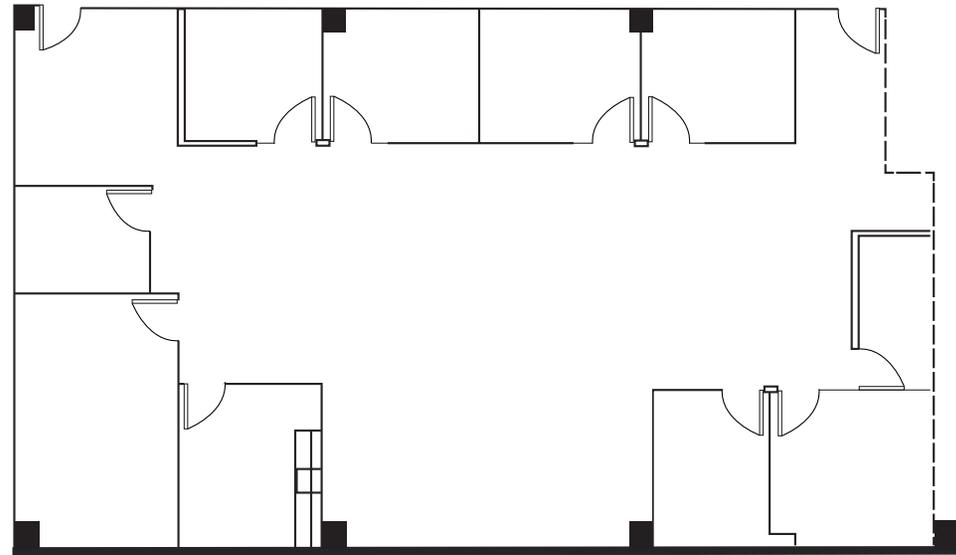


ONE BAY

AVAILABLE

Suite 910 ±3,709 RSF

- 1 Board Room
- 6 Private Offices
- Break Room
- Server Room
- Storage
- Mountain Views



MOUNTAIN VIEW

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CUSHMAN & WAKEFIELD



WOODSTOCK

TRANSPORTATION



New bikeshare program sponsored by the city of Burlingame & Millbrae makes getting around the area a breeze.

LEGEND

BIKE/BAY TRAIL

MILLBRAE BIKE ROUTE
12 MIN / 1.8 MILES

BROADWAY BIKE ROUTE
6 MIN / 0.8 MILES

SPIN BIKESHARE PROGRAM



SHUTTLE & CALTRAIN SCHEDULE

CALTRAIN/BART SHUTTLE A.M.

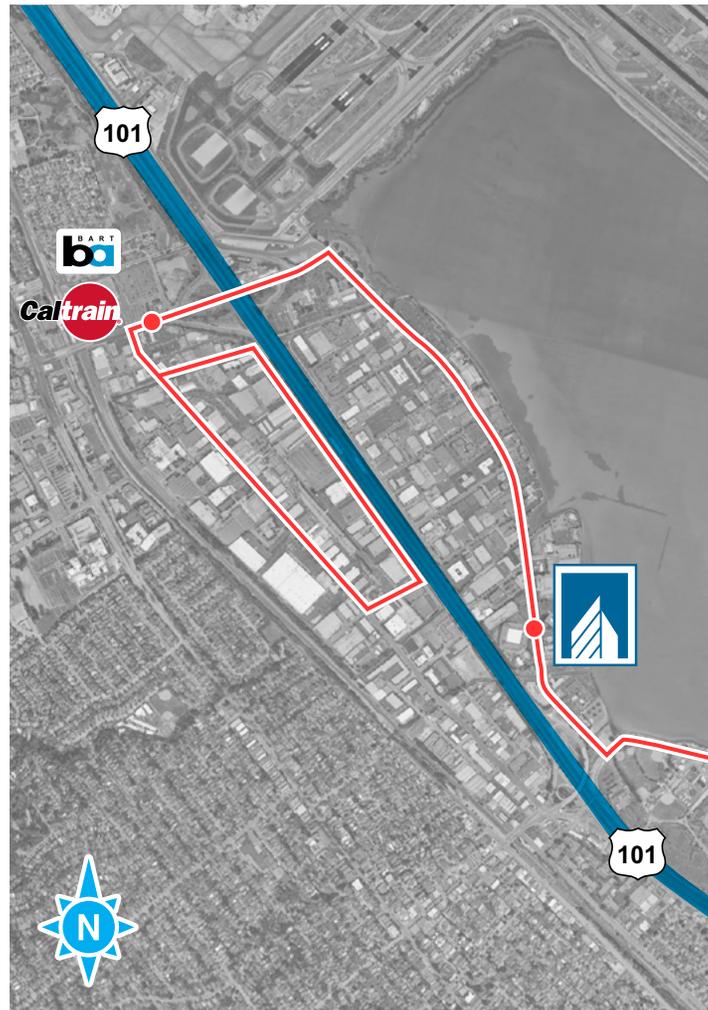
Millbrae Station Pick-Up	1333 Bayshore Drop-Off
6:56 AM	7:08 AM
7:16 AM	7:28 AM
7:36 AM	7:48 AM
7:56 AM	8:08 AM
8:16 AM	8:28 AM
8:36 AM	9:48 AM
8:56 AM	9:08 AM
9:16 AM	9:28 AM

CALTRAIN/BART SHUTTLE P.M.

One Bay Plaza Pick-Up	Millbrae Station Drop-Off
3:51 PM	4:06 PM
4:18 PM	4:33 PM
4:41 PM	4:56 PM
5:08 PM	5:23 PM
5:31 PM	5:46 PM
5:58 PM	6:13 PM
6:23 PM	6:38 PM

[CLICK HERE TO VIEW COMMUTE.ORG SHUTTLE](#) 

SHUTTLE ROUTE

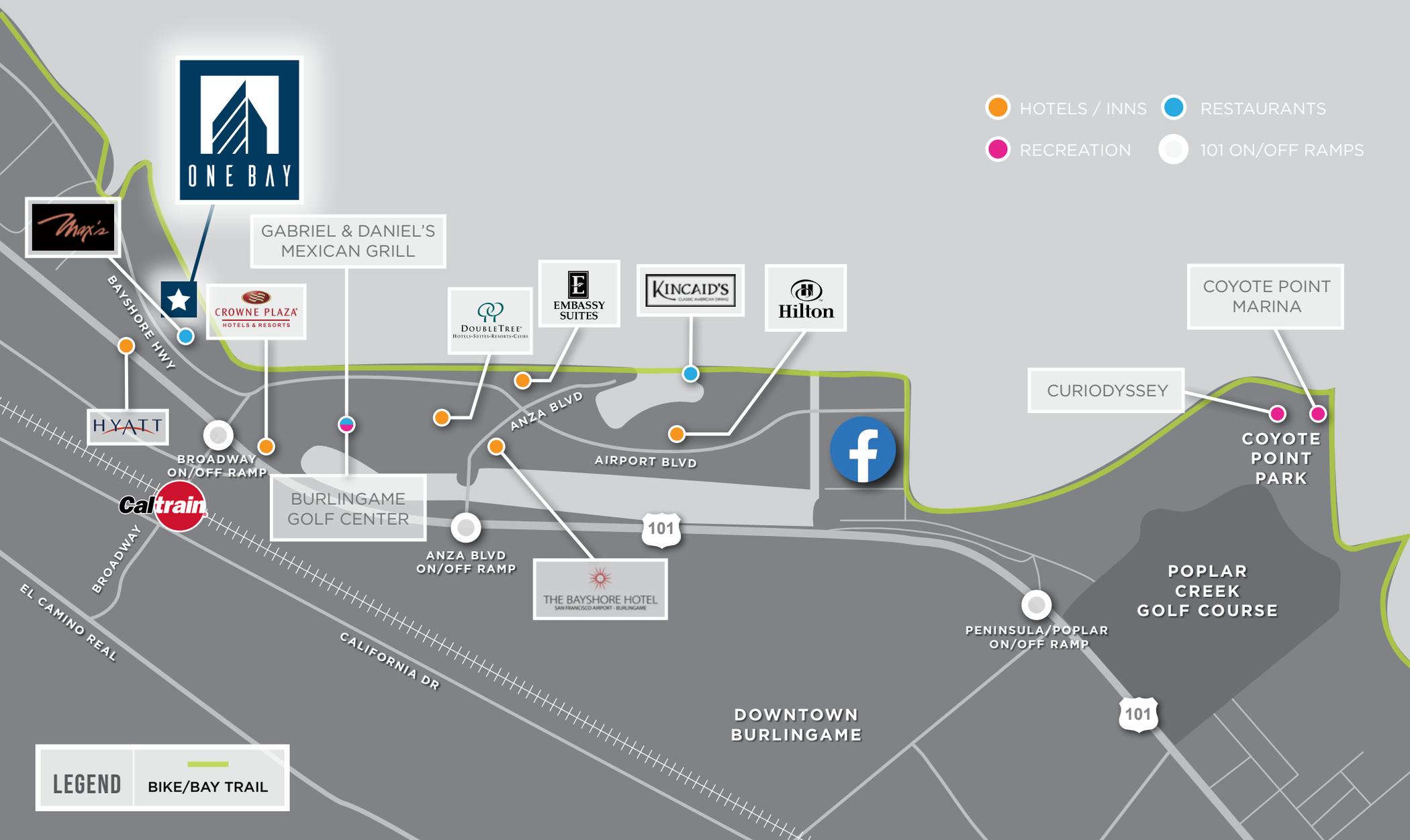


CALTRAIN ROUTE



CLOSE PROXIMITY AMENITIES

- HOTELS / INNS
- RESTAURANTS
- RECREATION
- 101 ON/OFF RAMPS



LEGEND	BIKE/BAY TRAIL
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BURLINGAME DOWNTOWNS

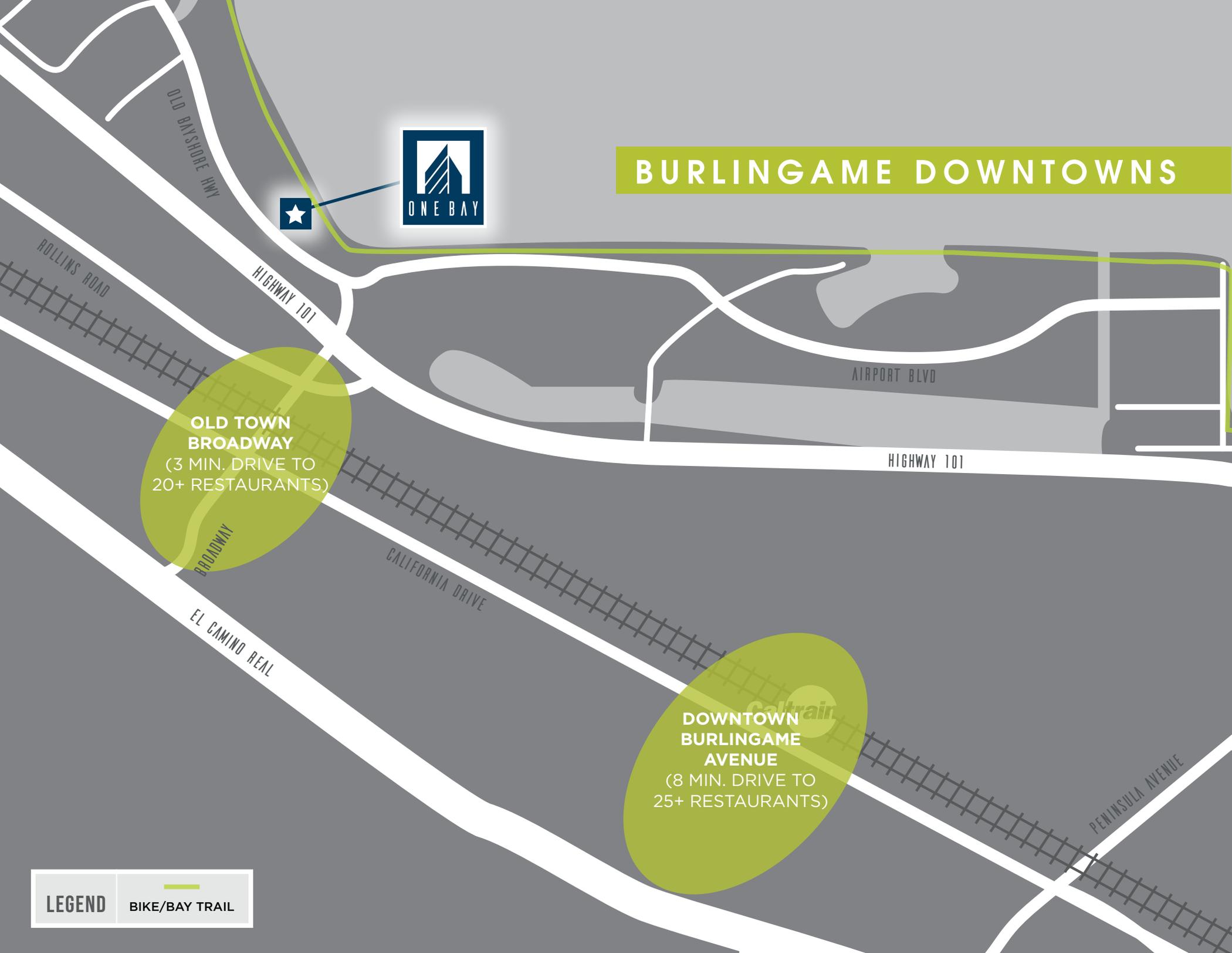


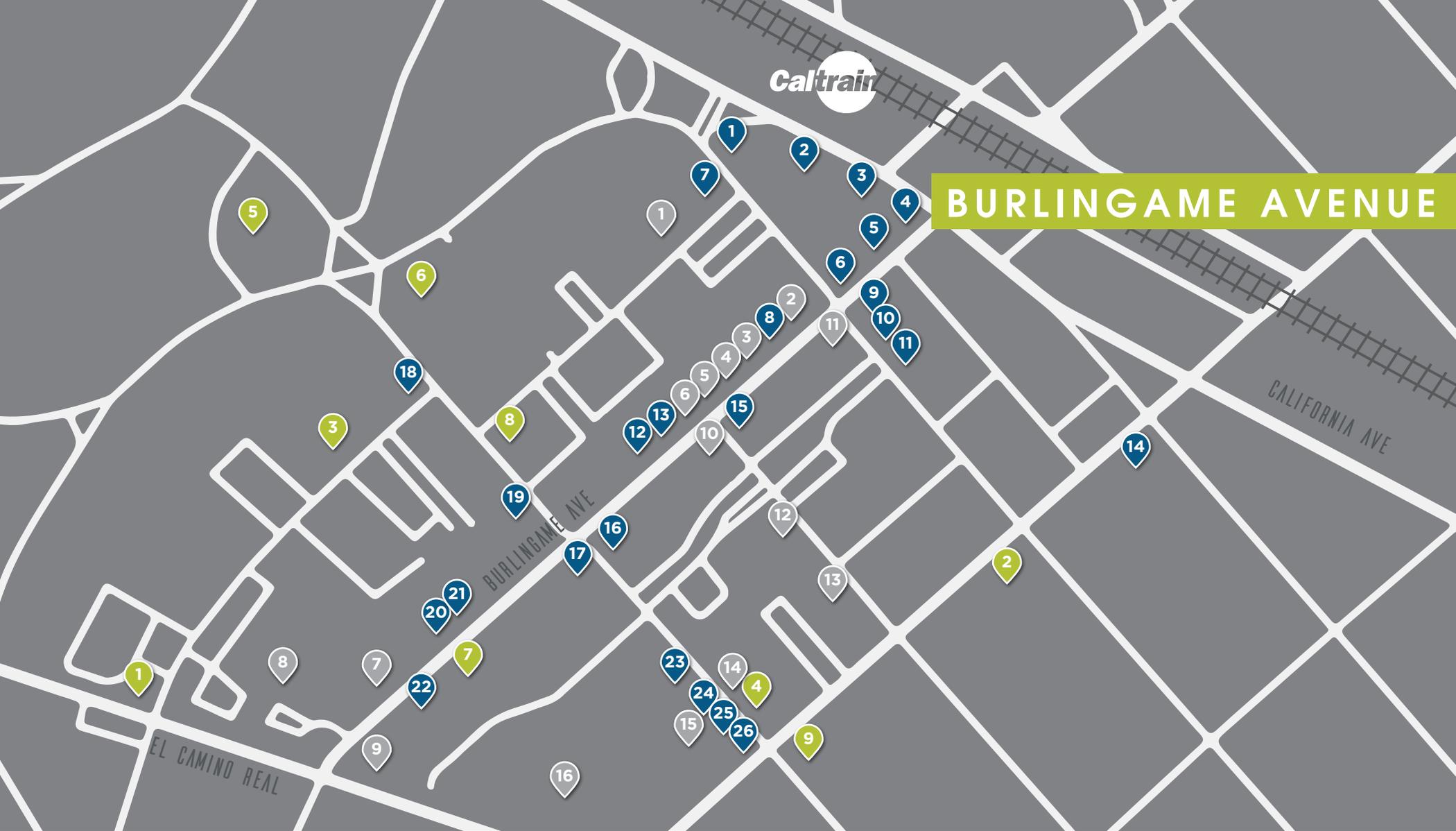
**OLD TOWN
BROADWAY**
(3 MIN. DRIVE TO
20+ RESTAURANTS)

**DOWNTOWN
BURLINGAME
AVENUE**
(8 MIN. DRIVE TO
25+ RESTAURANTS)

LEGEND

BIKE/BAY TRAIL





RESTAURANTS

1 Stacks	10 Urban Bistro	19 Philz Coffee
2 Steelhead Brewery	11 Trapeze Tapas Bar	20 Sixtos
3 Barrelhouse	12 Crepevine	21 Pizzeria Delfina
4 Straits	13 The Cakery	22 Sapore Italiano
5 Blueline Pizza	14 Coconut Bay	23 Pizza My Heart
6 Starbucks Coffee	15 Pete's Coffee	24 Yogurtland
7 Il Forno	16 The Plant	25 Five Guys
8 Copenhagen Bakery	17 The Melt	26 Ikes Love Sandwiches
9 La Corneta	18 Stella Alpina	

RETAIL/GROCERY

1 Sur La Table	10 Apple Store
2 Lucy	11 Sephora
3 Banana Republic	12 Petfood Express
4 Pottery Barn	13 Ace Hardware
5 J Crew	14 Anthropologie
6 The Gap	15 AT&T
7 Bevmo!	16 Safeway
8 Mollie Stones	
9 Walgreens	

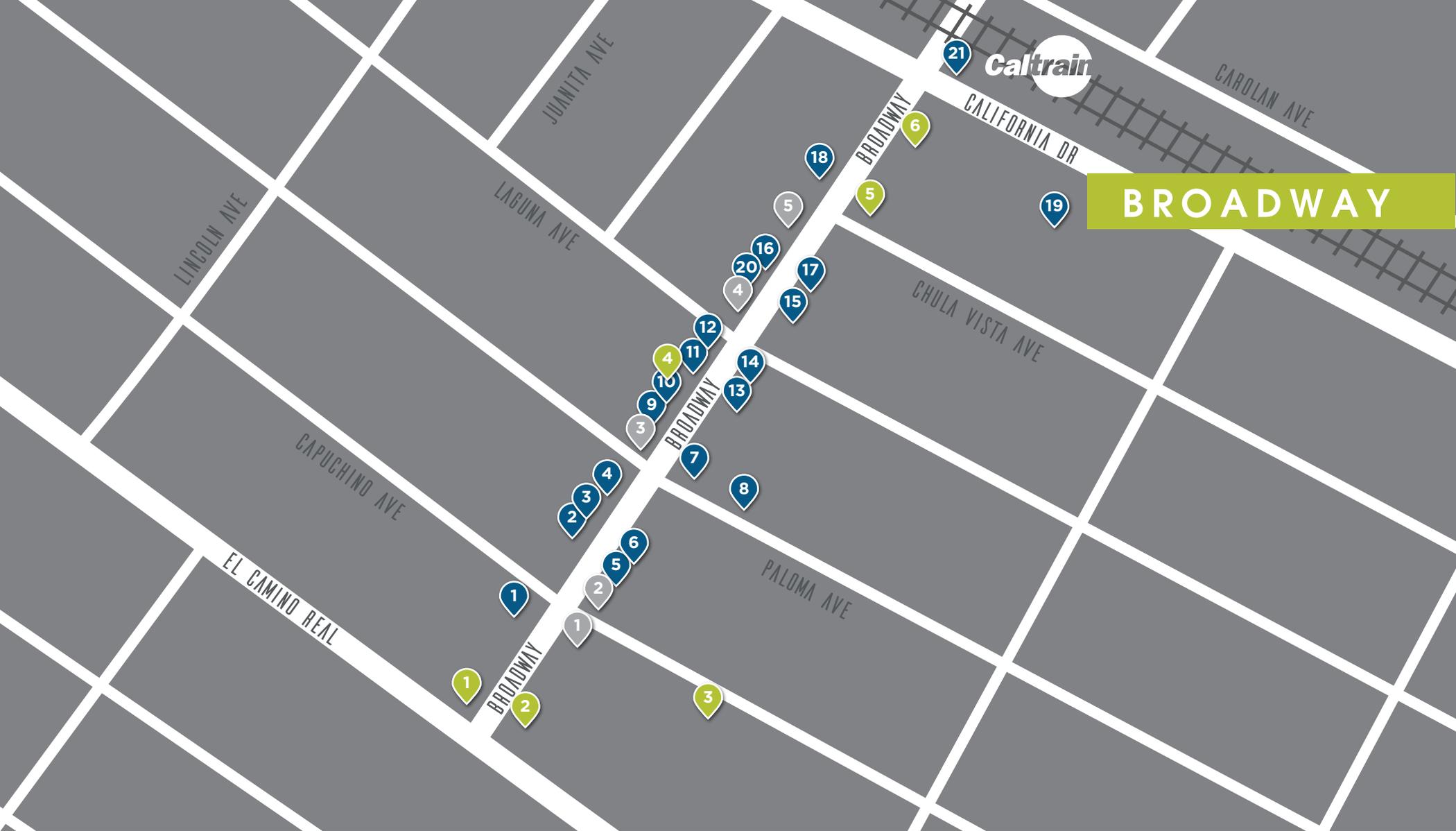
SERVICES

1 Bank of America
2 Bank of the West
3 Chase
4 Citibank
5 City Hall
6 Library
7 Wells Fargo
8 City National Bank
9 Comerica Bank



FIVE GUYS
FAMOUS
BURGERS and FRIES





BROADWAY

RESTAURANTS

1 Broadway Grill	10 Starbucks	19 Mokutanya
2 Broadway Prime	11 Juban Yakini House	20 Preston's Ice Cream
3 Cafe Figaro	12 Young Can Wok	21 Maverick Jack's
4 Subway	13 Ristorante Rocca	
5 Sesame Korean Cuisine	14 Village Host Pizza	
6 Behan's Irish Pub	15 Taste in Mediterranean	
7 Big Joe's Cafe	16 Bonne Sante	
8 Shabu House	17 Royal Donut Cafe	
9 Mivan Mediterranean	18 Shaara Mediterranean Cafe	

RETAIL/GROCERY

1 Footwear Etc
2 Earthbeam Foods
3 Burlingame Farmers Market
4 Weimax Wines & Spirits
5 Walgreens

SERVICES

1 76 Gas Station
2 Chase Bank
3 US Post Office
4 Supercuts
5 Wells Fargo Bank
6 Chevron



ONE BAY

