





# 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** 



- 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 270	±7,906 SF	10 Private Offices, 2 Conference Rooms, Break Room, Storage, Open Office  Available 2/1/2026
Suite 328	±3,748 SF	6 Private Offices, Conference Room, Open Office Available with 90 Days Notice
Suite 380	±2,033 SF	UNOBSTRUCTED BAY VIEW SUITE 3 Private Office, Conference Room, Storage Room, Open Workplace
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 Suites 500 & 560 contiguous to ±4,676 SF
Suite 520	±7,683 SF	Downtown San Francisco and Panoramic Bay Views, 15 private offices, 4 conference rooms, Kitchen, Open Office, Market Ready Finishes
Suite 560	±2,873 SF	4 Private Offices, 2 Conference Rooms, 2 Breakout Rooms, Kitchen, Open Office, Bay Views Suites 500 & 560 contiguous to ±4,676 SF
Suite 690	±2,759 SF	MARKET READY SUITE I 360° CLICK HERE FOR VIRTUAL TOUR Break Room, Server/Storage Closet, Open Workplace, Bay Views
Suite 850	±4,832 SF	MARKET READY SUITE I 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





 $\Box$ 



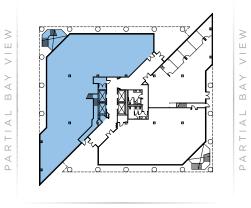
### **AVAILABLE**

Suite 100

±7,215 RSF

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

BAY VIEW



MONTARA MOUNTAIN VIEW

BAY VIEW





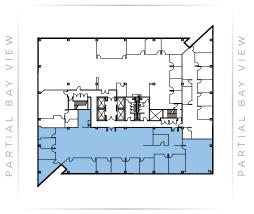
Suite 270

±7,906 SF

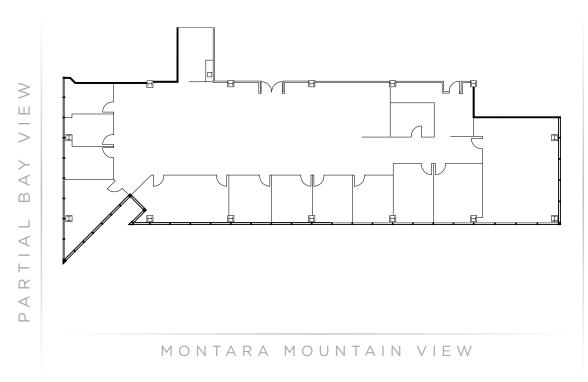
- 10 Private Offices
- 2 Conference Rooms
- Break Room
- Storage
- Open Office

Available 2/1/2026

BAY VIEW



MONTARA MOUNTAIN VIEW



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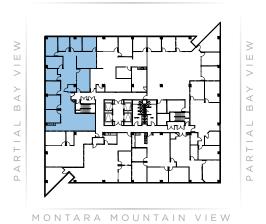
Suite 328

±3,748 SF

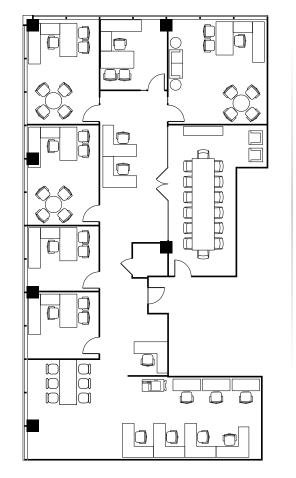
- 6 Private Offices
- Conference Room
- Open Office

Available with 90 Days Notice

BAY VIEW



BAY VIEW







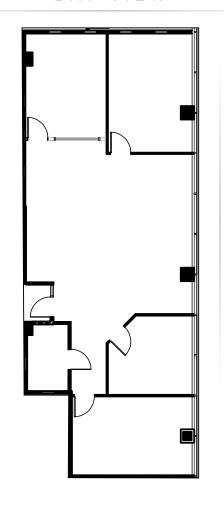
BAY VIEW

Suite 380

±2,033 RSF

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





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BAY VIEW



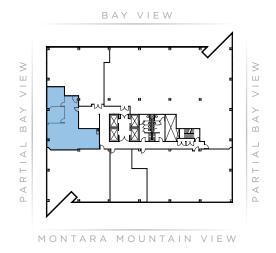
### Suite 500

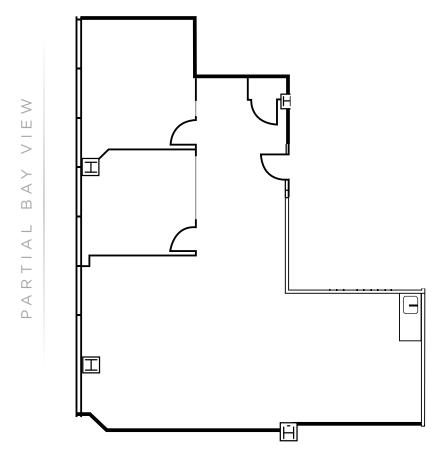
### ±1,803 RSF

- 1 Private Office
- 1 Conference Room Sitting 8
- Open Workspace with
   Bay Views 8 Cubicles
- Server room

- Small Kitchen
- Reception Desk by the Entrance Door
- Available with 30 Day Notice

Suites 500 & 560 contiguous to ±4,676 SF









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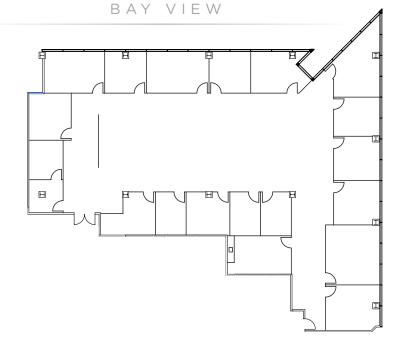


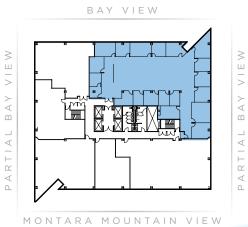
### Suite 520

±7,683 RSF

- Downtown San Francisco and Panoramic Bay Views
- 15 private offices
- 4 conference rooms
- Kitchen
- Open Office
- Market Ready Finishes







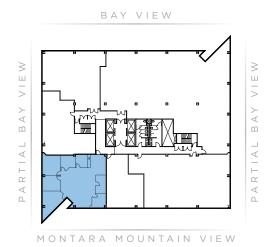


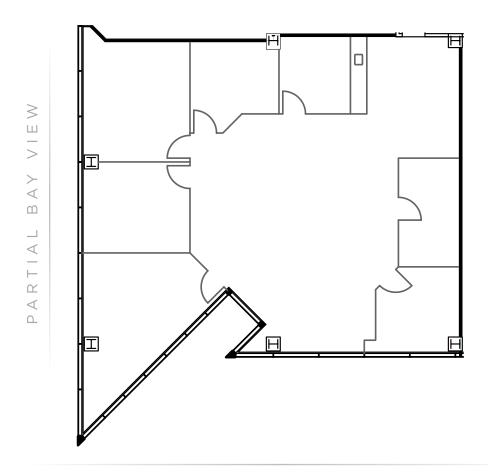
Suite 560

±2,873 RSF

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

Suites 500 & 560 contiguous to ±4,676 SF





MONTARA MOUNTAIN VIEW

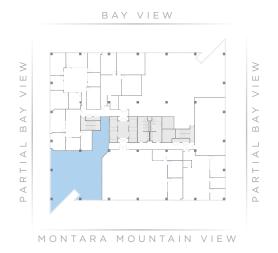


### **MARKET READY SUITE**

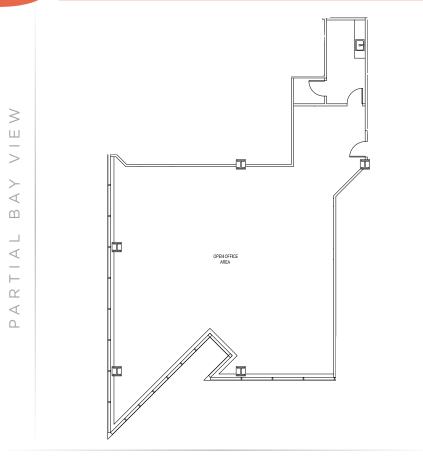
### Suite 690

±2,759 RSF

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



### 360° CLICK HERE FOR VIRTUAL TOUR



MONTARA MOUNTAIN VIEW



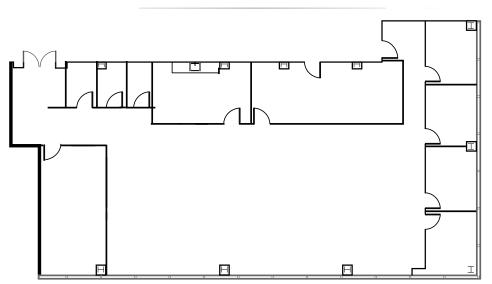
### **MARKET READY SUITE**

BAY VIEW

Suite 850

±4,832 RSF

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



PARTIAL BAY VIE

MONTARA MOUNTAIN VIEW



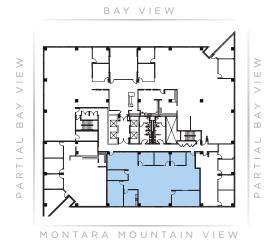


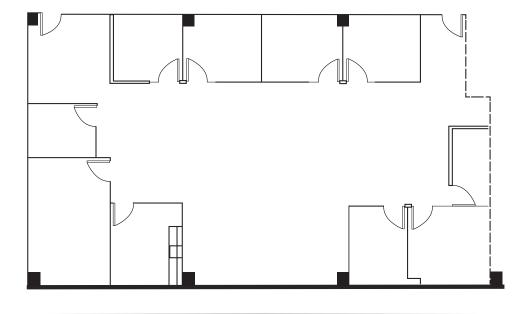


### Suite 910

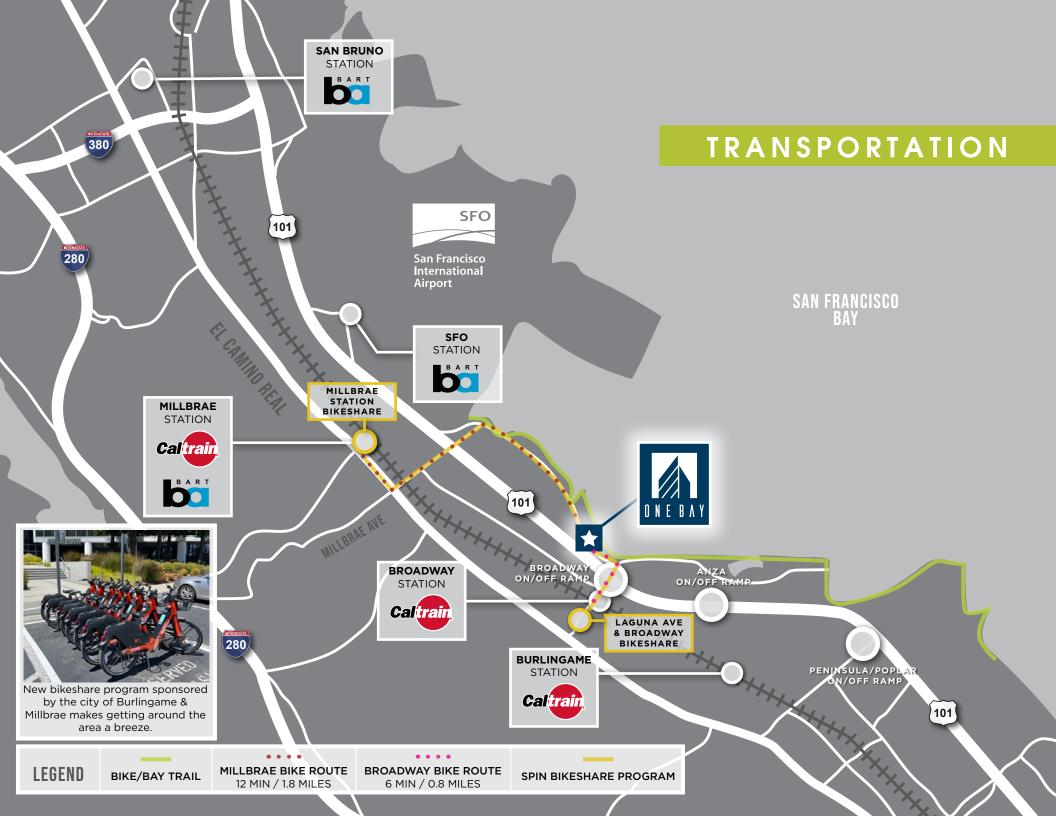
### ±3,709 RSF

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





MOUNTAIN VIEW





## SHUTTLE & CALTRAIN SCHEDULE

#### CALTRAIN/BART SHUTTLE A.M.

<b>Millbrae Station</b> Pick-Up	<b>1333 Bayshore</b> 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.

<b>One Bay Plaza</b> Pick-Up	<b>Millbrae Station</b> 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

#### **SHUTTLE ROUTE**

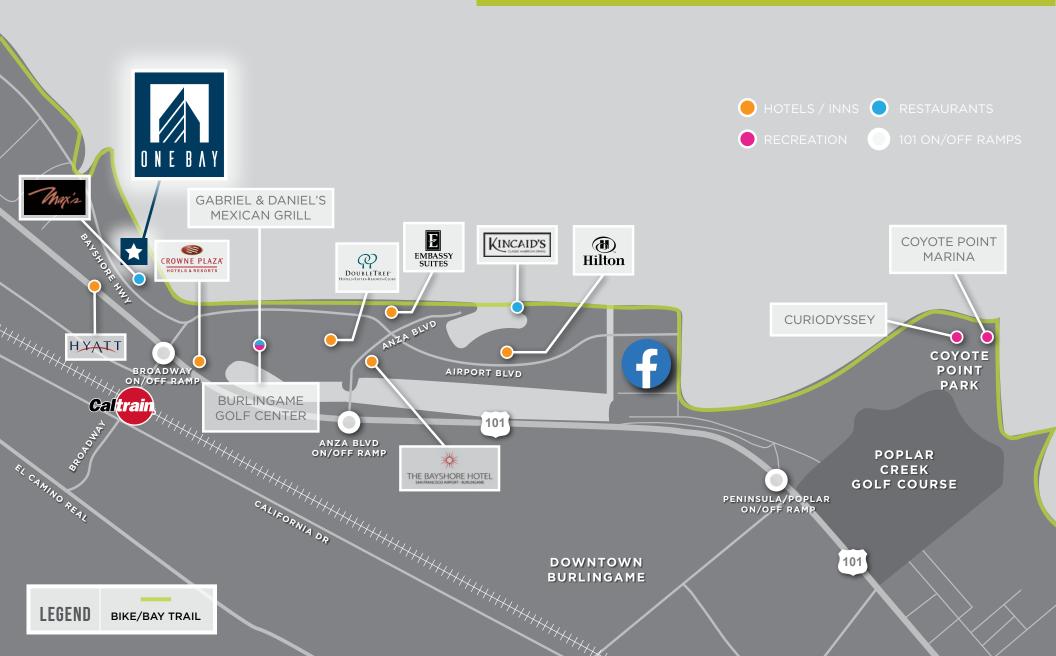


#### **CALTRAIN ROUTE**

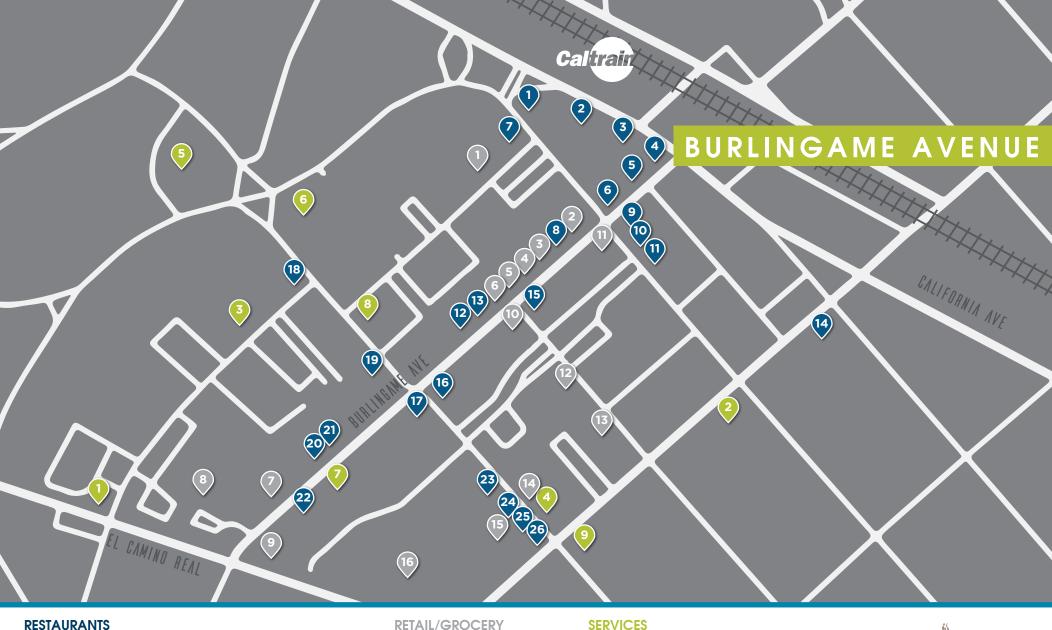




## CLOSE PROXIMITY AMENITIES







1 Stacks 19 Philz Coffee 10 Urban Bistro 20 Sixtos 2 Steelhead Brewery 11 Trapeze Tapas Bar 3 Barrelhouse 12 Crepevine 21 Pizzeria Delfina 22 Sapore Italiano 4 Straits 13 The Cakery 5 Blueline Pizza 14 Coconut Bay 23 Pizza My Heart 6 Starbucks Coffee 15 Pete's Coffee 24 Yogurtland 7 Il Fornio 16 The Plant 25 Five Guys

26 Ikes Love Sandwiches

17 The Melt

18 Stella Alpina

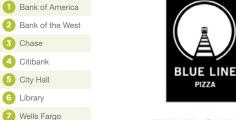
8 Copenhagen Bakery

9 La Corneta

#### RETAIL/GROCERY

9 Walgreens

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



3 Chase

6 Library

8 City National Bank

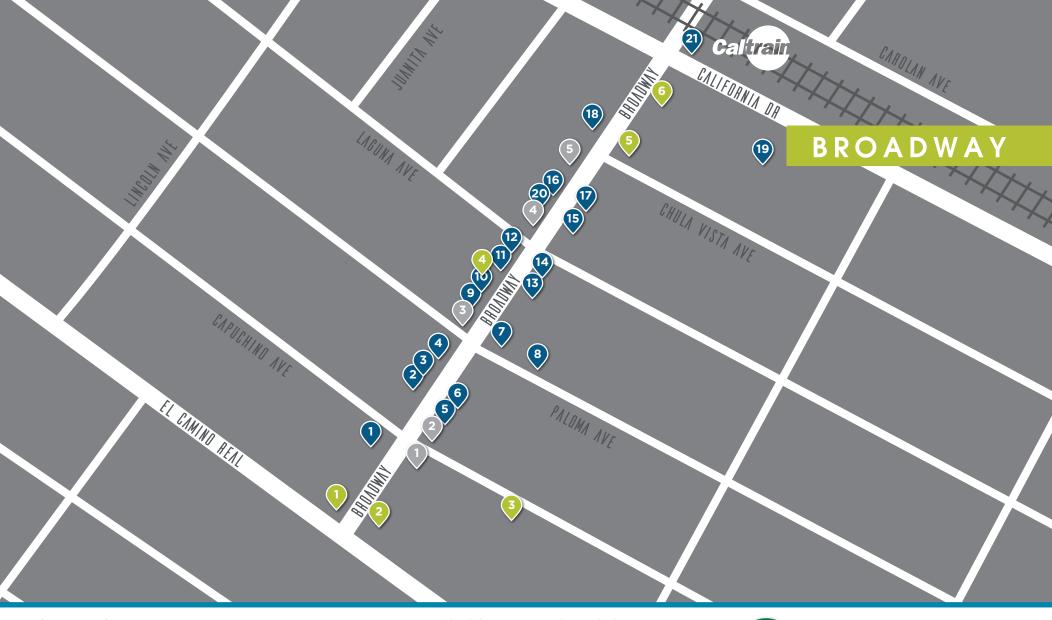
9 Comerica Bank











#### **RESTAURANTS**

9 Mivan Mediterranean

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

18 Shaara Mediterranean Cafe

#### RETAIL/GROCERY

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

## SERVICES 1 76 Gas Station

- 76 Gas StationChase Bank
- 3 US Post Office
- 4 Supercuts
- 5 Wells Fargo Bank
- 6 Chevron













