

# THE TOWERS At Sierra Point

SUITES 600 + 900

**PLUG & PLAY  
SUBLEASE**

40,232 TOTAL SF

TERM THOUGH 5/31/2026

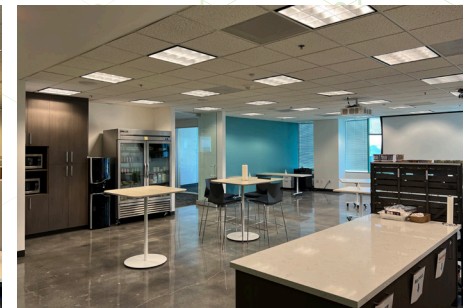
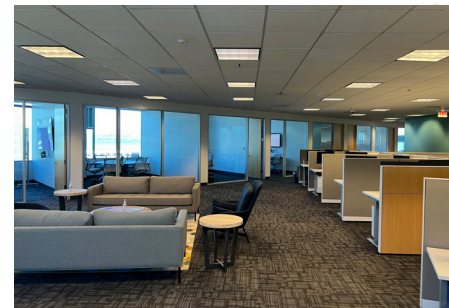


# VIEW FROM SUITE



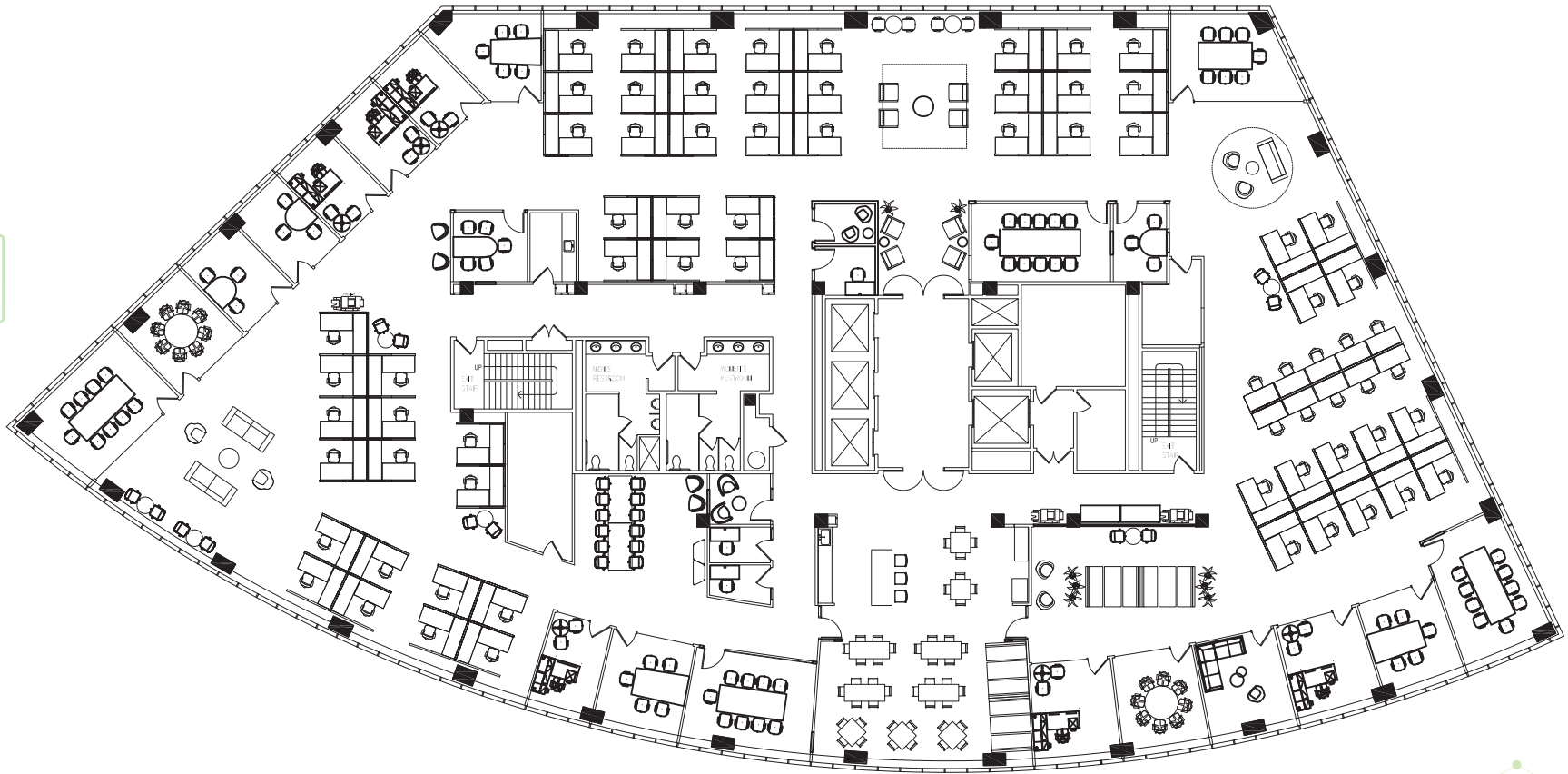
## PROPERTY HIGHLIGHTS

- Class A Office Project in Sierra Point
- Stunning 360-Degree Vistas of San Francisco Bay
- Fully Amenitized Campus Including a Fitness Center, Conference Center, On-site Property Management and Outdoor Meeting Space
- Scenic Bay Trail Surrounding the Building
- Free Shuttle to BART and Caltrain Stations
- Abundant On-site Parking



# FLOOR PLAN

- Suite 600 - 20,116 SF
- Full Floor of Class A, Plug & Play, View Space
- Mix of Private Offices, Conference Rooms and Open Space
- Kitchen/Break Area
- Term Through: 5/31/2026



# FLOOR PLAN

- Suite 900 - 20,116 SF
- Full Floor of Class A, Plug & Play, View Space
- Mix of Private Offices, Conference Rooms and Open Space
- Kitchen/Break Area
- Term Through: 5/31/2026



# LOCAL AMENITIES

## RESTAURANTS ●

- The Towers at Sierra Point**  
Little Green Cyclo  
The Chandlery at The Shore
- The Cove**  
Starbucks  
Truffle Poke Bar  
Nick the Greek  
Foundry & Lux
- Chico Marx
- Esposito's Delicatelyzza
- Darby Dan's Gourmet Sandwiches
- The Lighthouse
- Antigua Coffee Shop
- Ben Tre Vietnamese  
Homestyle Cuisine  
El Farolito Taqueria
- Di Napoli Pizzeria  
Buon Gusto  
Peet's Coffee & Tea
- Two Fifty Restaurant
- Villa Del Sol Argentinian Restaurant
- La Tapatia Mexicatessen Grand Palace
- Starbucks
- Thai Satay  
Big Belly Deli
- Basque Cultural Center

## BANKS ●

- Bank of America
- Wells Fargo Bank
- US Bank

## RECREATION ●

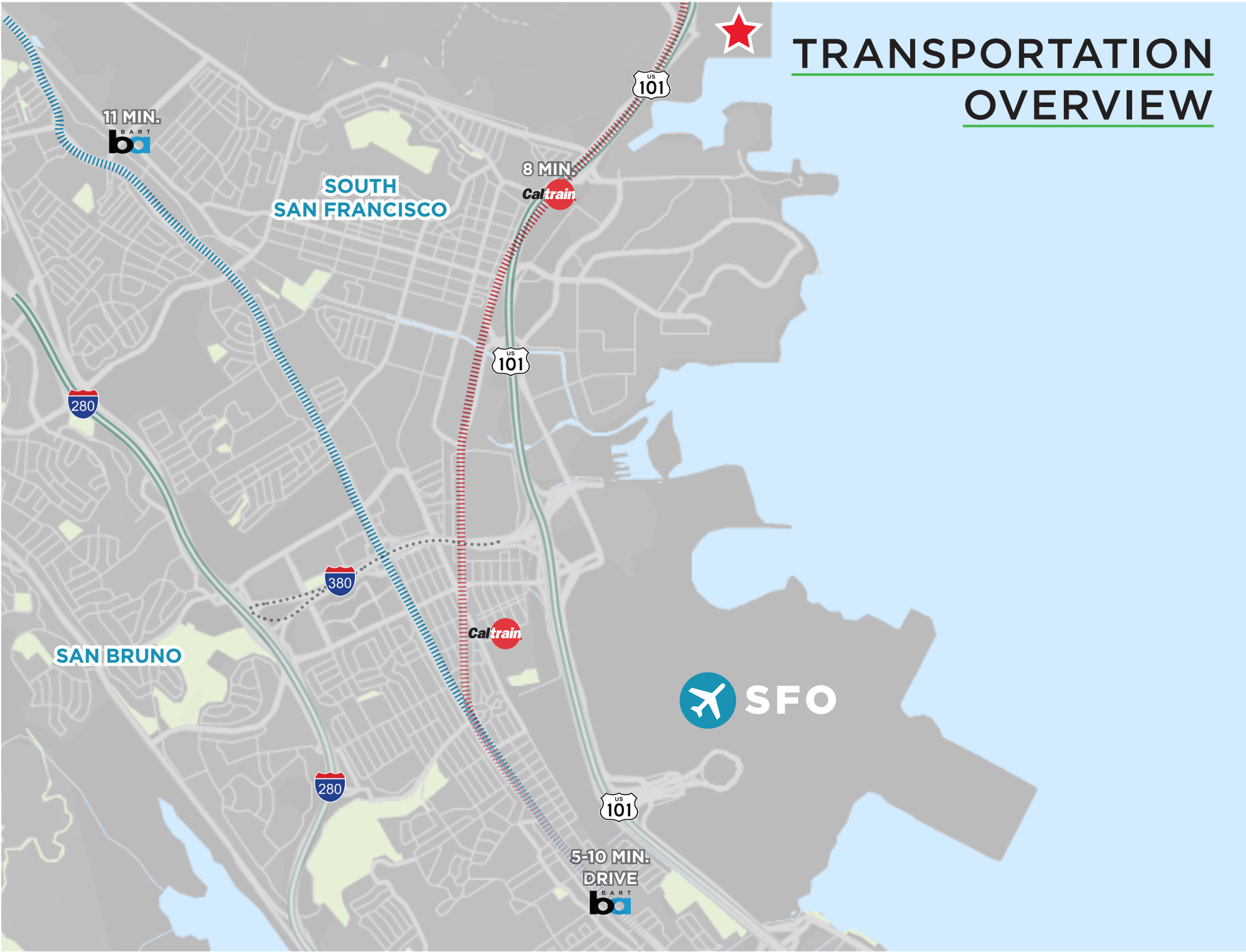
- Marina
- Park Sierra Point
- Oyster Point Park
- Bay Trail - - - -

## HOTELS ●

- DoubleTree by Hilton  
Homewood Suites by Hilton
- Residence Inn by Marriott  
Courtyard by Marriott
- AC Hotel by Marriott
- Larkspur Landing Hotel
- Hilton Garden Inn
- Embassy Suites
- Four Points by Sheraton



# TRANSPORTATION OVERVIEW



# THE TOWERS AT SIERRA POINT

## DESIGNATED SHUTTLE SERVICES TO AND FROM BART AND CALTRAIN

0.4 MILES	HWY 101	13 MILES	DOWNTOWN SAN MATEO
7.5 MILES	HWY 280	20 MILES	DOWNTOWN REDWOOD CITY
7 MILES	SFO	4.4 MILES	SOUTH SAN FRANCISCO CALTRAIN
7 MILES	DOWNTOWN SAN FRANCISCO	6.3 MILES	BALBOA BART

## SIERRA POINT SHUTTLE

### Morning Schedule

Balboa Park BART	7:00	7:20	7:40	8:00	8:20	8:45	9:05	9:30	9:50
The Shore	7:12	7:32	7:52	8:12	8:32	8:57	9:17	9:42	10:02
DoubleTree Hotel	7:18	7:37	7:53	8:17	8:33	9:02	9:22	9:43	10:07
4000 Shoreline Ct	7:19	7:38	7:54	8:18	8:34	9:03	9:23	9:44	10:08
6000 Shoreline Ct	7:20	7:39	7:55	8:19	8:35	9:04	9:24	9:45	10:09
7000 Shoreline Ct	7:21	7:40	7:56	8:20	8:36	9:05	9:25	9:46	10:10
5000 Shoreline Ct	7:22	7:41	7:57	8:21	8:37	9:06	9:26	9:47	10:11
2000 SP/ 8000 Marina	7:23	7:42	7:58	8:22	8:38	9:07	9:27	9:48	10:12
5000 Marina	7:24	7:43	7:59	8:23	8:39	9:08	9:28	9:49	10:13
1000 Marina	7:25	7:44	8:00	8:24	8:40	9:09	9:29	9:50	10:14

### Evening Schedule

The Shore	3:42	4:02	4:22	4:42	5:02	5:22	5:42	6:02	6:22	6:42	7:02
DoubleTree Hotel	3:47	4:07	4:27	4:47	5:07	5:27	5:47	6:07	6:27	6:47	7:07
4000 Shoreline Ct	3:48	4:08	4:28	4:48	5:08	5:28	5:48	6:08	6:28	6:48	7:08
6000 Shoreline Ct	3:49	4:09	4:29	4:49	5:09	5:29	5:49	6:09	6:29	6:49	7:09
7000 Shoreline Ct	3:50	4:10	4:30	4:50	5:10	5:30	5:50	6:10	6:30	6:50	7:10
5000 Shoreline Ct	3:51	4:11	4:31	4:51	5:11	5:31	5:51	6:11	6:31	6:51	7:11
2000 SP/ 8000 Marina	3:52	4:12	4:32	4:52	5:12	5:32	5:52	6:12	6:32	6:52	7:12
5000 Marina	3:53	4:13	4:33	4:53	5:13	5:33	5:53	6:13	6:33	6:53	7:13
1000 Marina	3:54	4:14	4:34	4:54	5:14	5:34	5:54	6:14	6:34	6:54	7:14
<b>Balboa Park BART</b>	<b>4:10</b>	<b>4:30</b>	<b>4:50</b>	<b>5:10</b>	<b>5:30</b>	<b>5:50</b>	<b>6:10</b>	<b>6:30</b>	<b>6:50</b>	<b>7:10</b>	<b>7:30</b>

### Morning Schedule

Millbrae Transit Center	7:31	8:13	8:43	9:14	9:44
The Shore	7:41	8:23	8:53	9:24	9:54
DoubleTree Hotel	7:46	8:24	8:58	9:25	9:59
4000 Shoreline Ct	7:47	8:25	8:59	9:26	10:00
6000 Shoreline Ct	7:48	8:26	9:00	9:27	10:01
7000 Shoreline Ct	7:49	8:27	9:01	9:28	10:02
5000 Shoreline Ct	7:50	8:28	9:02	9:29	10:03
2000 SP/ 8000 Marina	7:51	8:29	9:03	9:30	10:04
5000 Marina	7:52	8:30	9:04	9:31	10:05
1000 Marina	7:53	8:31	9:05	9:32	10:06

### Evening Schedule

The Shore	4:10	5:03	5:47	6:25	7:10
DoubleTree Hotel	4:15	5:08	5:52	6:30	7:15
4000 Shoreline Ct	4:16	5:09	5:53	6:31	7:16
6000 Shoreline Ct	4:17	5:10	5:54	6:32	7:17
7000 Shoreline Ct	4:18	5:11	5:55	6:33	7:18
5000 Shoreline Ct	4:19	5:12	5:56	6:34	7:19
2000 SP/ 8000 Marina	4:20	5:13	5:57	6:35	7:20
5000 Marina	4:21	5:14	5:58	6:36	7:21
1000 Marina	4:22	5:15	5:59	6:37	7:22
<b>Millbrae Transit Center</b>	<b>4:37</b>	<b>5:30</b>	<b>6:14</b>	<b>6:55</b>	<b>7:40</b>



**For More Information,  
Please Contact:**

**MARC POPE**  
Vice Chairman  
+1 650 401 2131  
[marc.pope@cushwake.com](mailto:marc.pope@cushwake.com)  
LIC #01474483

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-WEST- 05/03/24

