

THE TOWERS At Sierra Point

SUITE 600

**PLUG & PLAY
SUBLEASE**

20,116 TOTAL SF

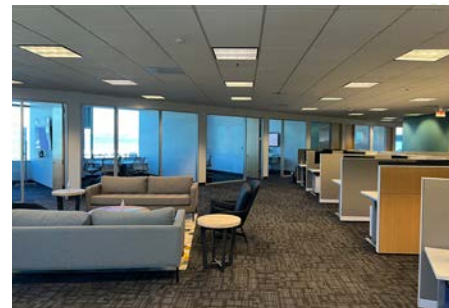
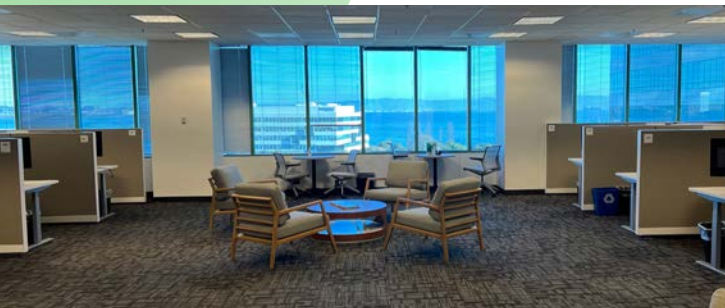
TERM THOUGH 5/31/2026





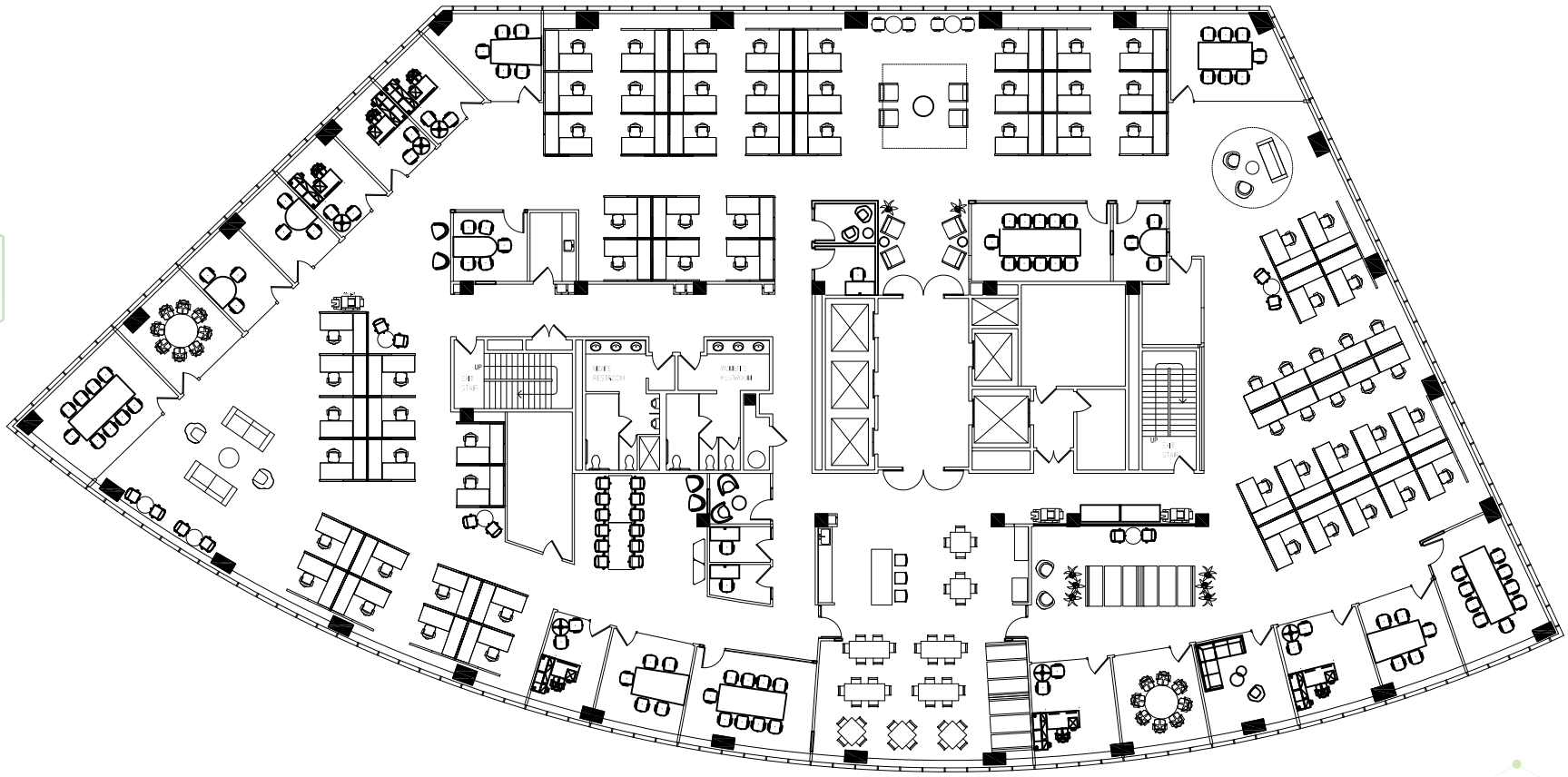
PROPERTY HIGHLIGHTS

- 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
- Potential for a Direct Deal



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



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
- Esposto's Delictezza
- 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

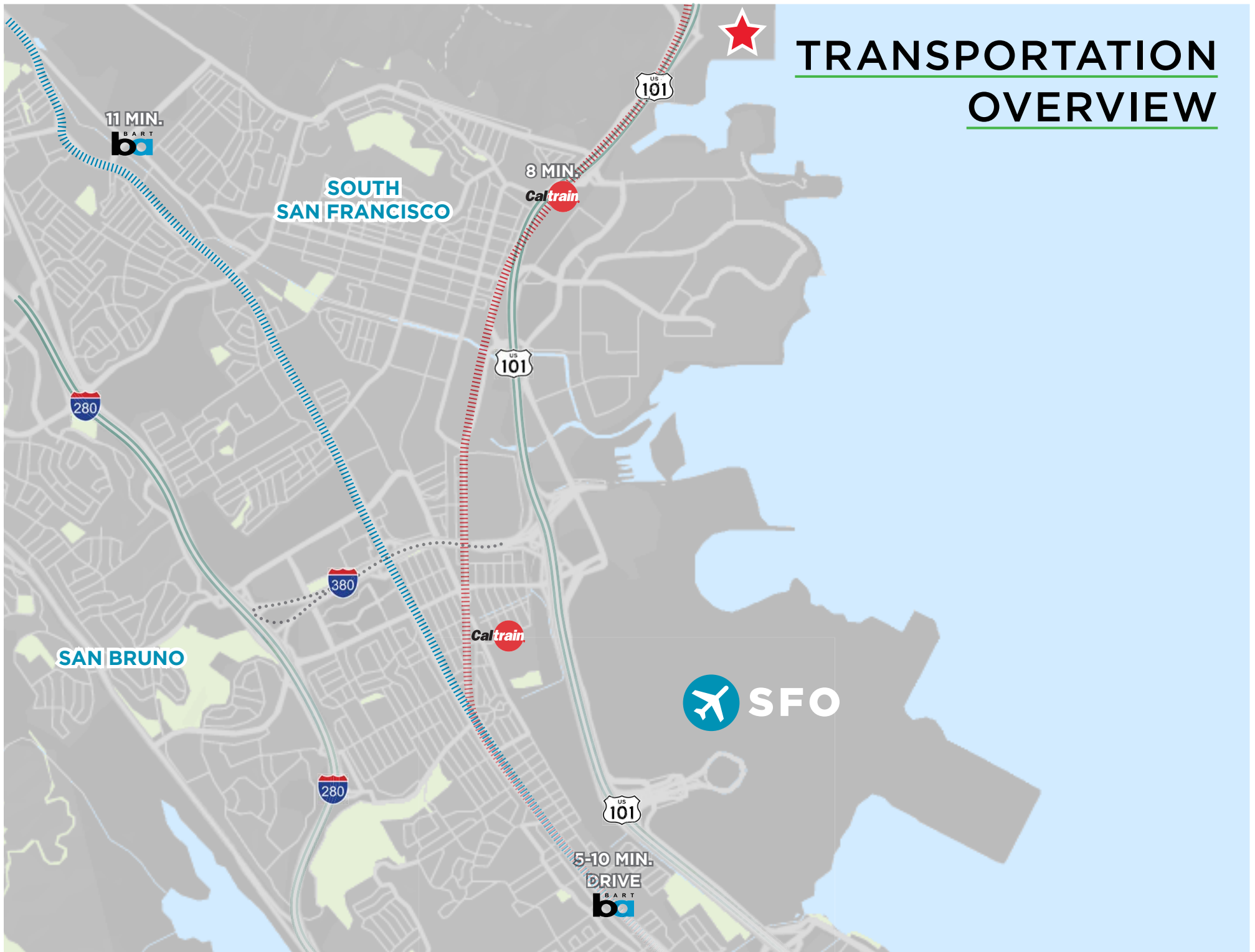
- Marina
- Park Sierra Point
- Oyster Point Park
- Bay Trail 

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
Balboa Park BART	4:10	4:30	4:50	5:10	5:30	5:50	6:10	6:30	6:50	7:10	7:30

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
Millbrae Transit Center	4:37	5:30	6:14	6:55	7:40



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