1110 BURLINGAME AVENUE

BURLINGAME, CA 94010

CREATIVE TECH OFFICE
FOR LEASE IN THE HEART OF
DOWNTOWN BURLINGAME

WWW.1110BURLINGAMEAVE.COM

360° CLICK HERE FOR **VIRTUAL TOUR**

CUSHMAN & WAKEFIELD | JLL

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WALK SCORE 95 — WALKER'S PARADISE

BIKE SCORE 83 — VERY BIKEABLE

Property Highlights

- Prime Location in Downtown Burlingame
- Steps From Over 50 Restaurants, Cafè's & Retail Establishments
- Abundant Natural Light & Historical Architectural Features
- 500 Feet to Caltrain
- Updated lobby, bathrooms and common areas (2020)
- Furnished Spaces Available

Space Available

Floor	Square Footage	Virtual Tour
2ND, 3RD & 4TH Floor	±10,222 RSF	
2ND Floor	±3,594 RSF	CLICK HERE
3RD & 4TH Floor	±6,628 RSF	CLICK HERE

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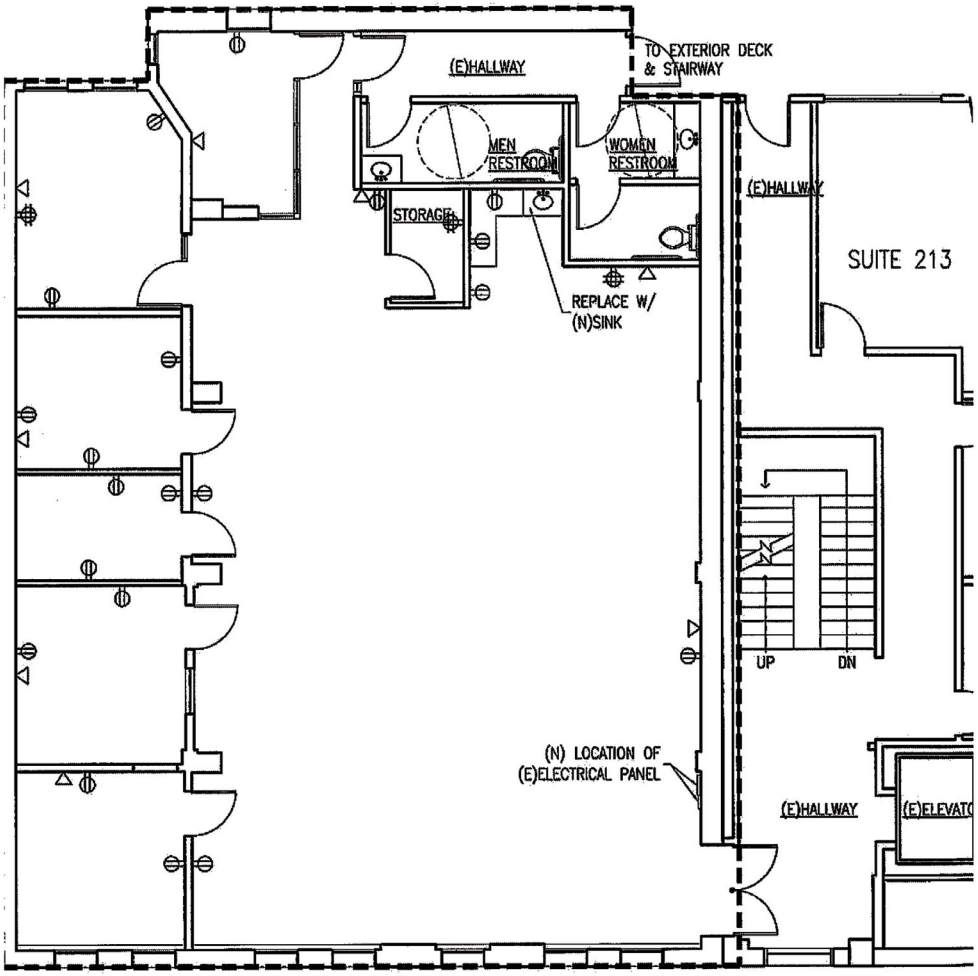
SUITE VIDEO TOUR

2ND Floor

±3,594 RSF

Suite Highlights

- Operable Windows
- Fiber Ready
- Dedicated HVAC Unit
- Double Door Glass Entry
- Recently Renovated Space
- Partially Furnished



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SUITE VIDEO TOUR

2ND Floor

±3,594 RSF

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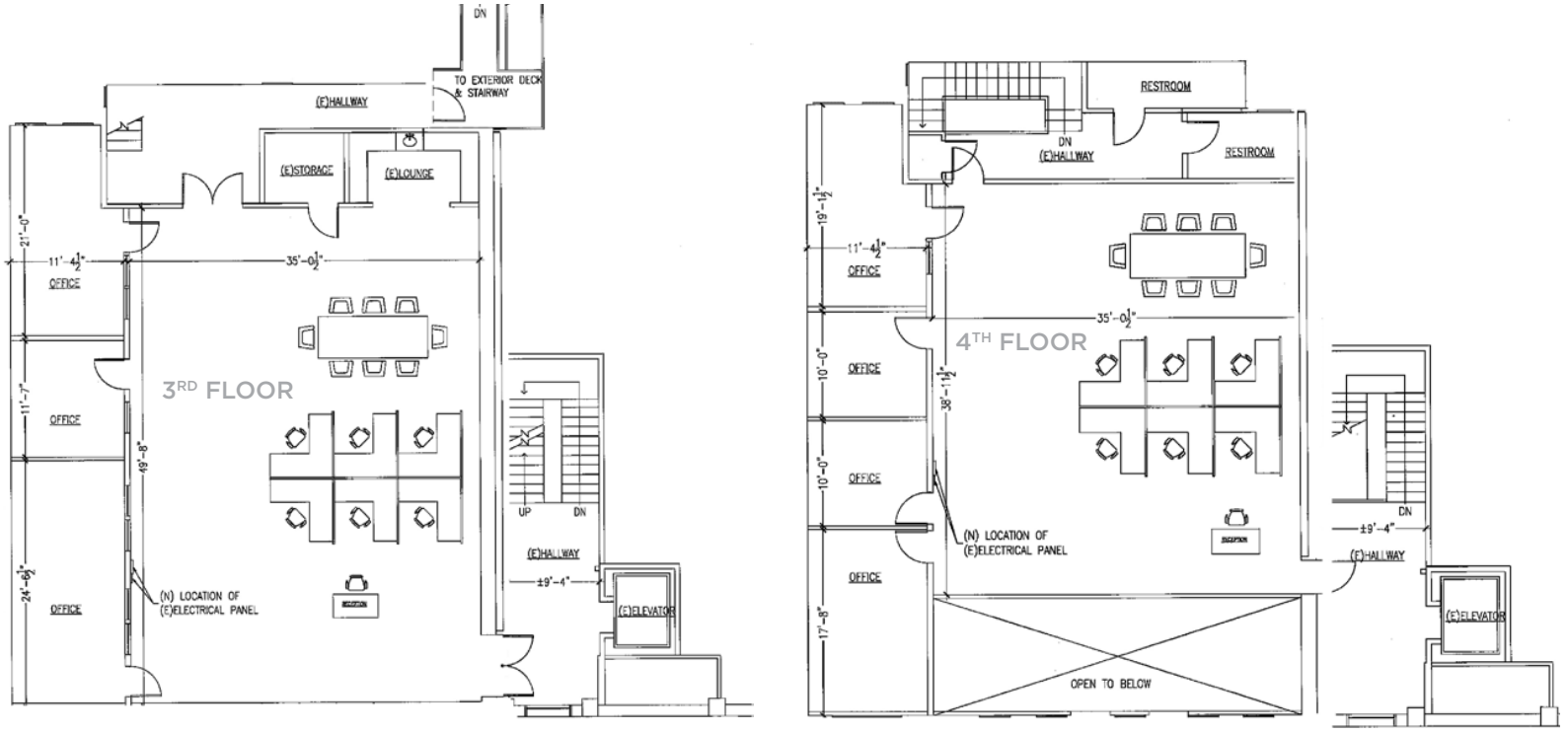
3RD Floor & 4TH Floor

±6,628 RSF

Suite Highlights

- Fully Furnished with:
  - 10 Sit-Stand Desks & Chairs
  - 2 Conference Room Tables w/Chairs
  - 3 Mounted TVs



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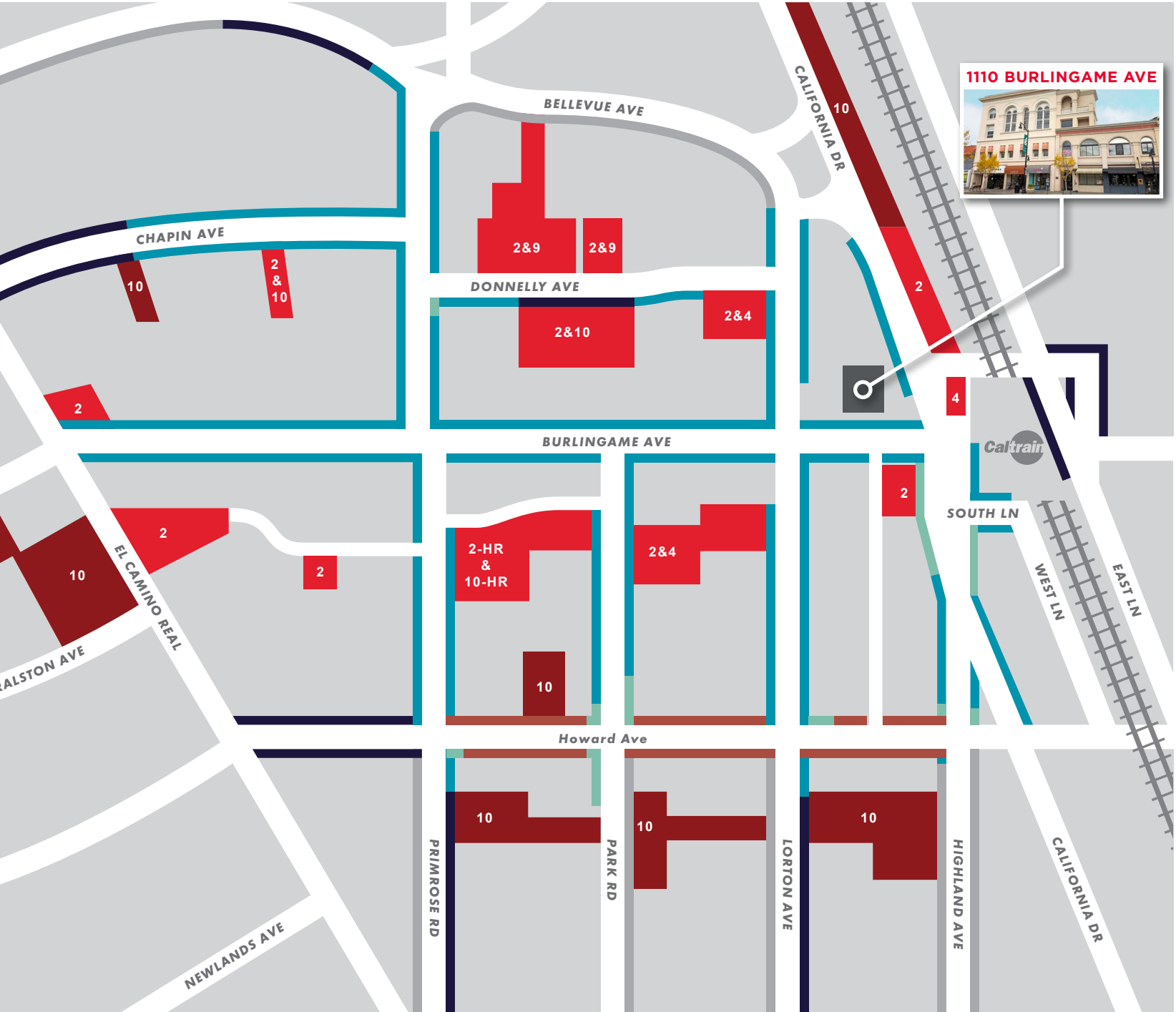
PARKING MAP

IN DOWNTOWN BURLINGAME



ON-STREET PARKING

- >1 Hour Metered
- 2 Hour Metered
- 4 Hour Metered
- 10 Hour Metered
- Free Parking

PARKING LOTS

- HOURS — Metered Parking
- HOURS — Pay-and-Display Parking

Caltrain

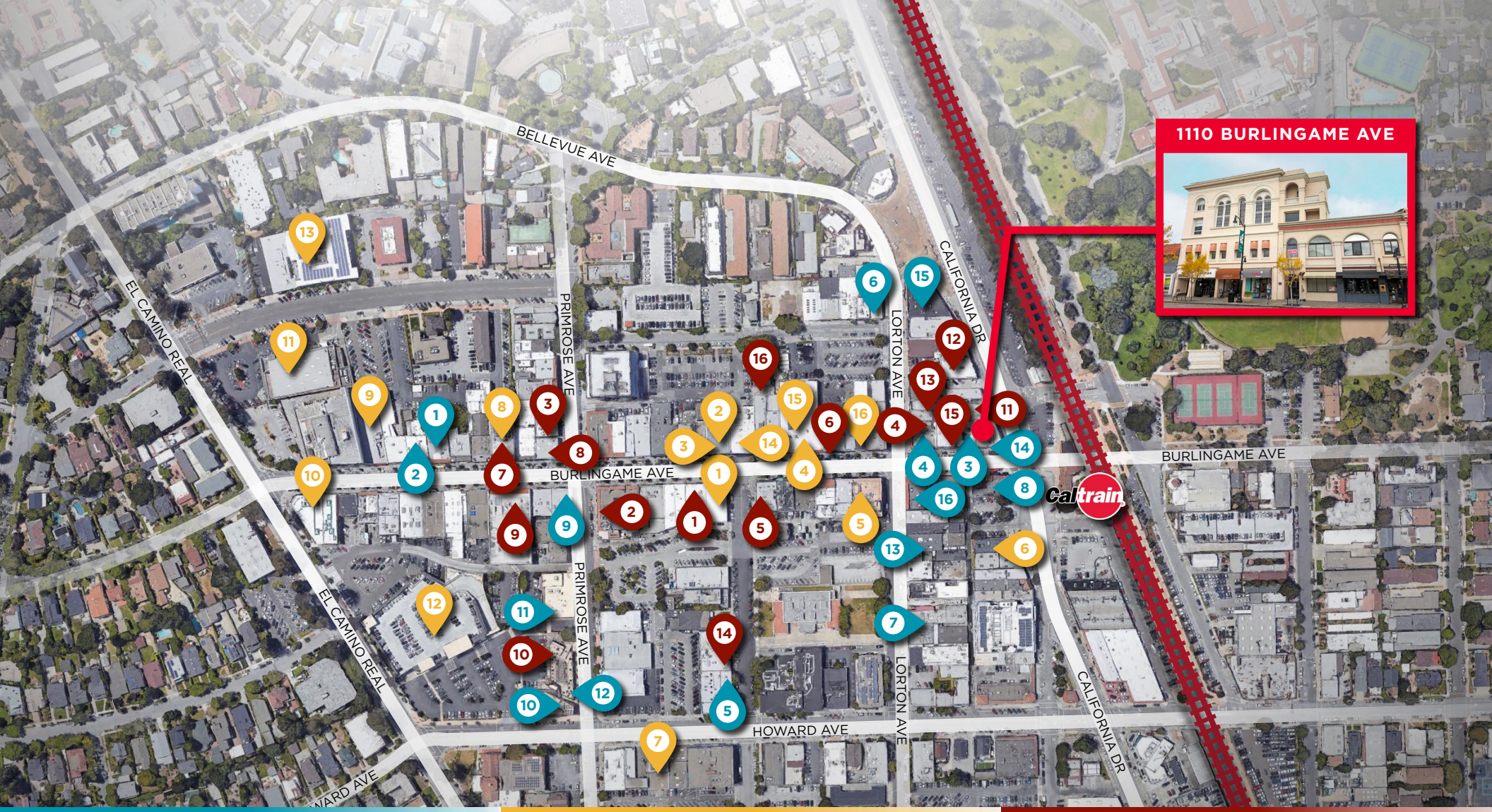
Northbound Weekdays

5:30, 6:05, 7:13, 7:37, 8:13, 8:37, 9:13, 9:42, 10:15, 10:48, 11:15, 12:10, 1:10, 2:10, 3:15, 3:38, 4:07, 4:53, 5:17, 5:55, 6:17, 6:53, 7:17, 7:37, 7:50, 8:30, 9:30, 10:30,11:30

Southbound Weekdays

5:23, 5:53, 6:33, 6:52, 7:40, 7:52, 8:40, 8:52, 9:35, 9:59, 10:35, 11:35, 12:35, 1:35, 2:35, 2:59, 3:35, 3:59, 4:38, 5:00, 5:39, 6:00, 6:39, 7:00, 7:58, 9:08, 10:08, 11:08, 12:29

- AM Trains
- PM Trains



RESTAURANTS

1. Pizzeria Delfina
2. Sixto's Cantina
3. Blue Line Pizza
4. Lemonade
5. Rasa
6. Il Fornaio
7. Nachoria
8. Limon Rotisserie
9. Asian Box
10. Ike's Sandwiches
11. Pizza My Heart
12. Five Guy's
13. Bay Area Bagels
14. Flights
15. Stacks
16. La Corneta Taqueria

RETAIL & GROCERY

1. Apple
2. Lululemon
3. Athleta
4. Banana Republic
5. Sephora
6. Basecamp Fitness
7. Barry's Bootcamp
8. Vineyard Vines
9. BevMo!
10. Walgreens
11. Mollie Stone's
12. Safeway
13. Pure Barre
14. Gap
15. Pottery Barn
16. The North Face

COFFEE, DRINKS & DESSERTS

1. Salt & Straw
2. Joe & The Juice
3. Philz Coffee
4. Starbucks
5. Peet's Coffee
6. Copenhagen Bakery
7. Alana's Café
8. David's Tea
9. Happy Lemon
10. Yogurtland
11. Barrelhouse
12. Steelhead Brewing
13. Velvet 48
14. Vinyl Room
15. Tpumps
16. Leland Tea Company