

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**

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WALKER'S PARADISE



VERY BIKEABLE

Property Highlights

- Prime Location in Downtown Burlingame
- Steps From Over 50 Restaurants, Caf  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
2 ND , 3 RD & 4 TH Floor	�10,222 RSF	
2 ND Floor	�3,594 RSF	CLICK HERE
3 RD & 4 TH Floor	�6,628 RSF	CLICK HERE



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2ND Floor

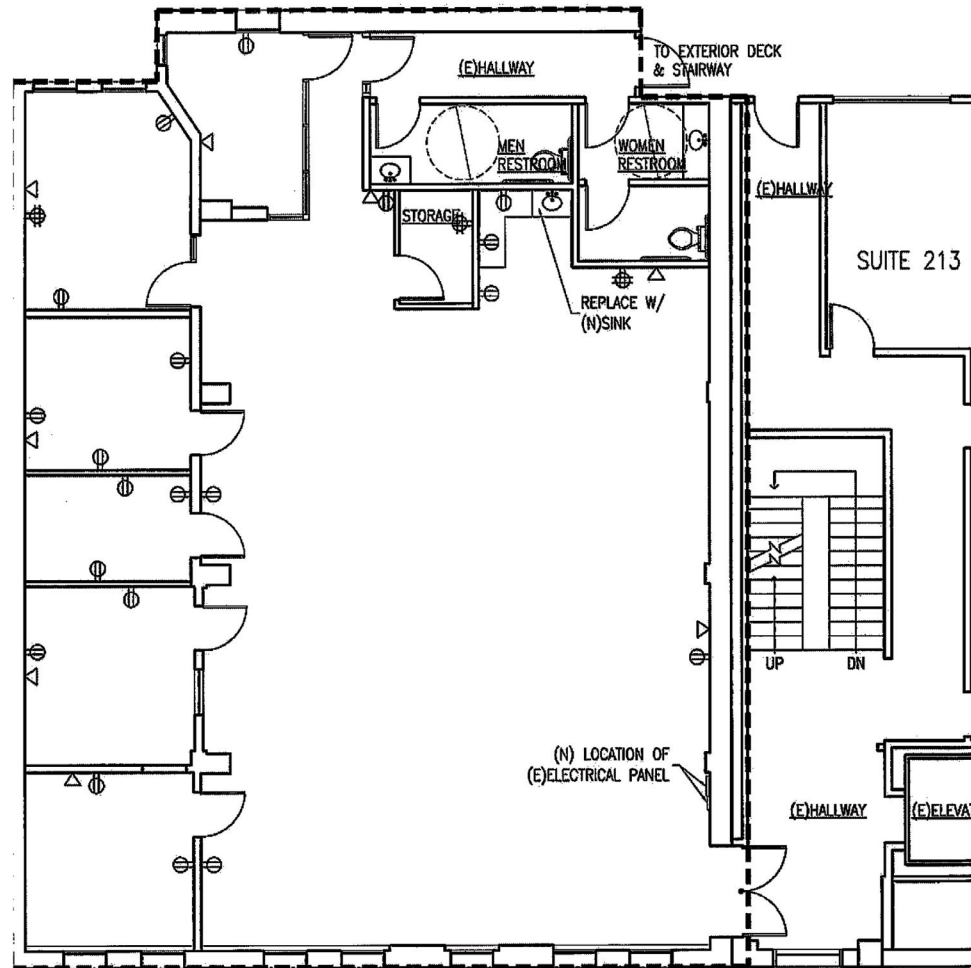
±3,594 RSF

Suite Highlights

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



**SUITE
VIDEO TOUR**



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2ND Floor

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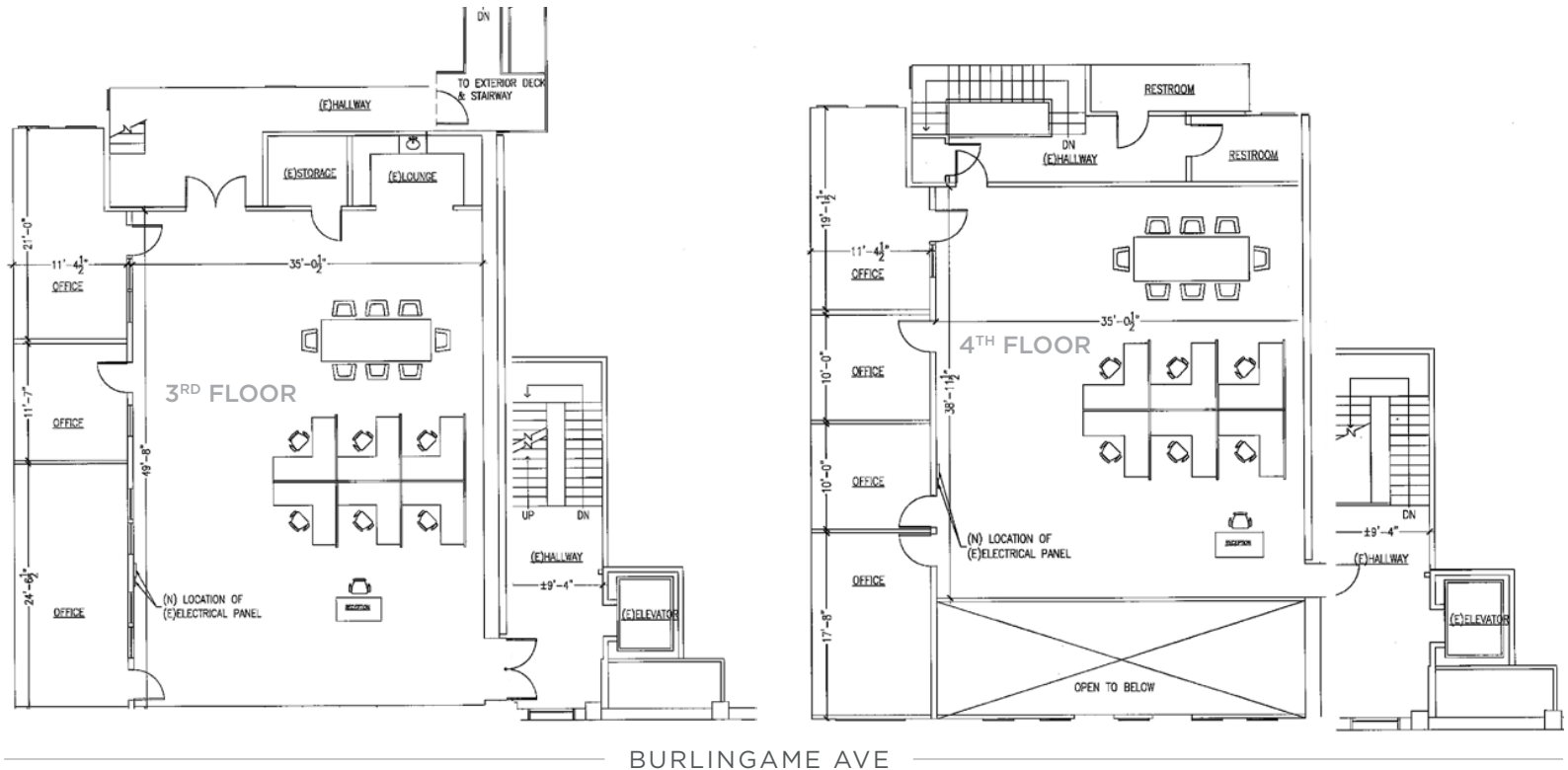
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3RD Floor & 4TH Floor

±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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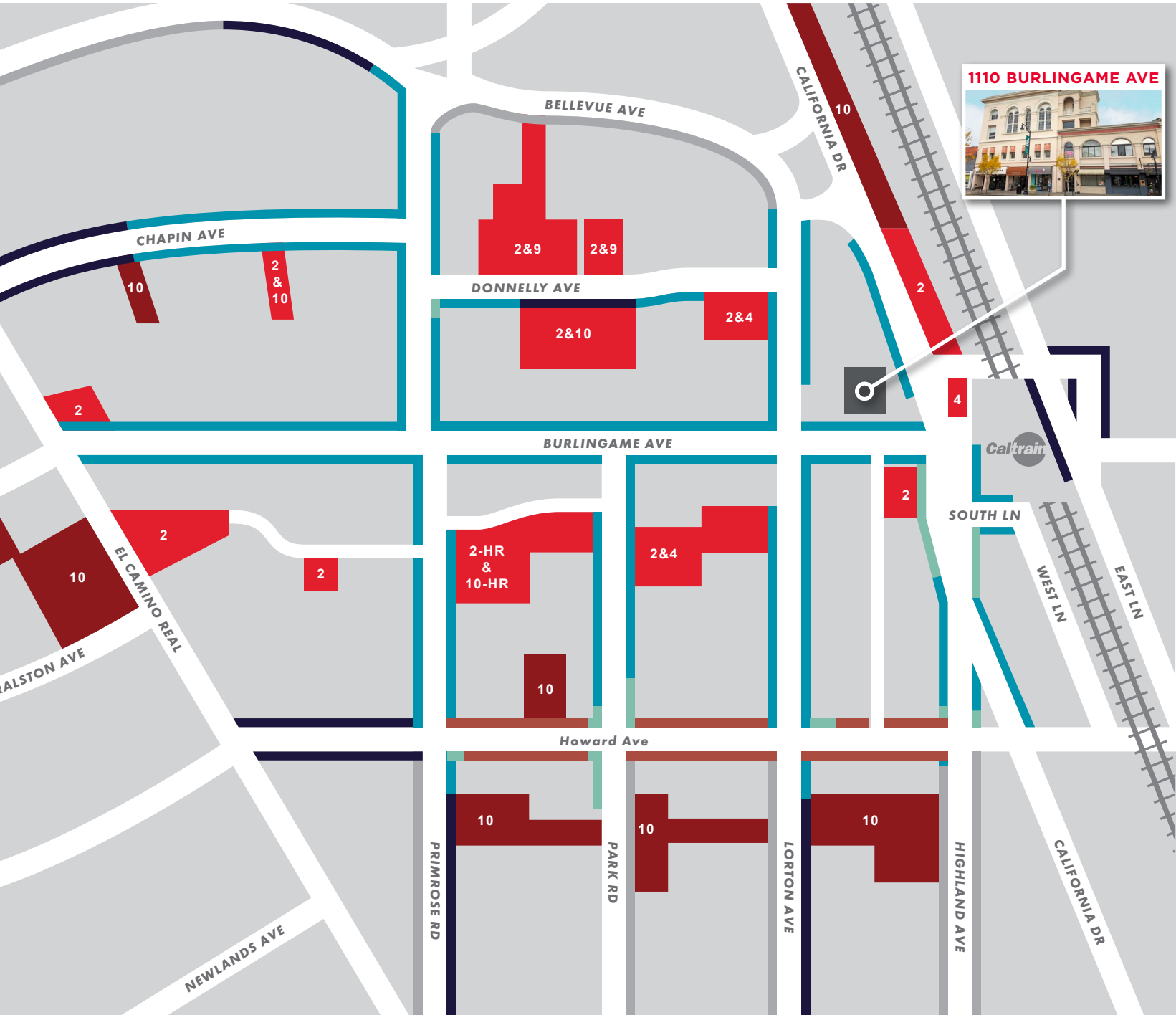
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PARKING MAP

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



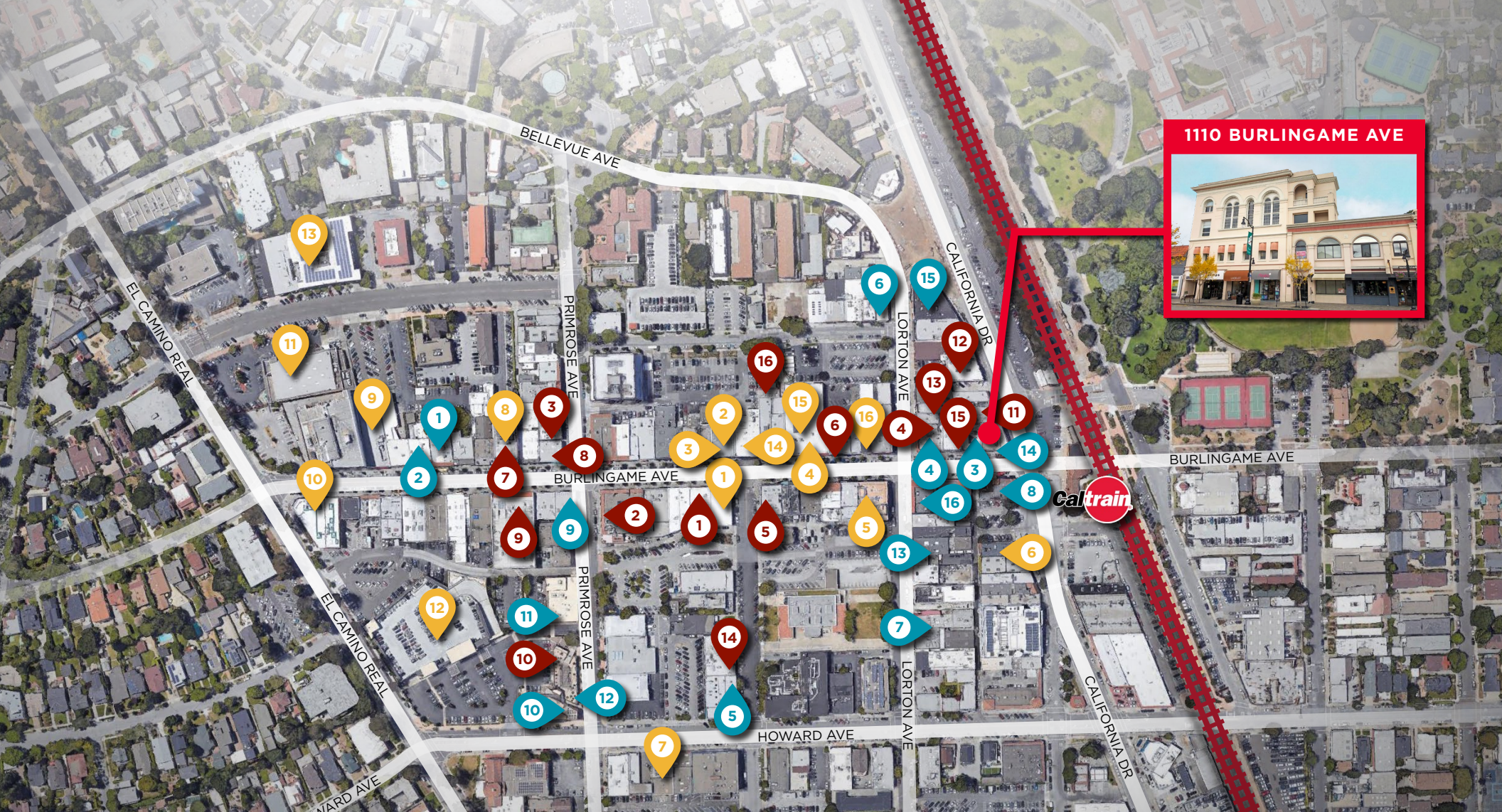
Northbound Weekdays

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		RETAIL & GROCERY		COFFEE, DRINKS & DESSERTS	
1 Pizzeria Delfina	9 Asian Box	1 Apple	9 BevMo!	1 Salt & Straw	9 Happy Lemon
2 Sixto's Cantina	10 Ike's Sandwiches	2 Lululemon	10 Walgreens	2 Joe & The Juice	10 Yogurtland
3 Blue Line Pizza	11 Pizza My Heart	3 Athleta	11 Mollie Stone's	3 Philz Coffee	11 Barrelhouse
4 Lemonade	12 Five Guy's	4 Banana Republic	12 Safeway	4 Starbucks	12 Steelhead Brewing
5 Rasa	13 Bay Area Bagels	5 Sephora	13 Pure Barre	5 Peet's Coffee	13 Velvet 48
6 Il Fornaio	14 Flights	6 Basecamp Fitness	14 Gap	6 Copenhagen Bakery	14 Vinyl Room
7 Nachoria	15 Stacks	7 Barry's Bootcamp	15 Pottery Barn	7 Alana's Café	15 Tpumps
8 Limon Rotisserie	16 La Corneta Taqueria	8 Vineyard Vines	16 The North Face	8 David's Tea	16 Leland Tea Company