

±3,594 RSF AVAILABLE FOR SUBLEASE

1110 BURLINGAME AVENUE

BURLINGAME, CA 94010

CREATIVE TECH OFFICE
FOR LEASE IN THE HEART OF
DOWNTOWN BURLINGAME

LONGER DIRECT DEAL POSSIBLE



2ND FLOOR | FOR SUBLEASE
1110 BURLINGAME AVENUE
BURLINGAME, CA 94010



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)



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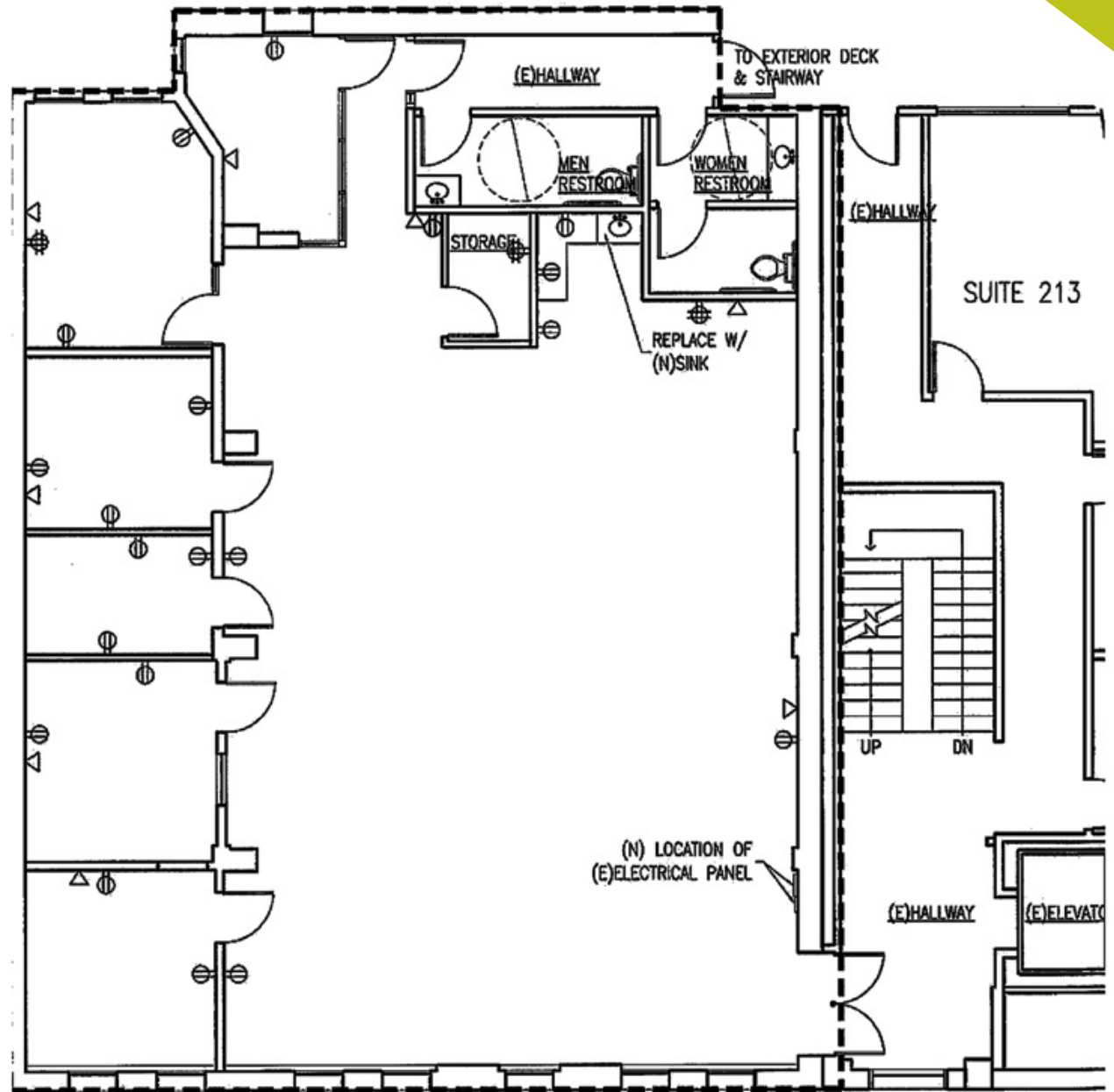
**FLOOR
PLAN**

2ND FLOOR
±3,594 RSF

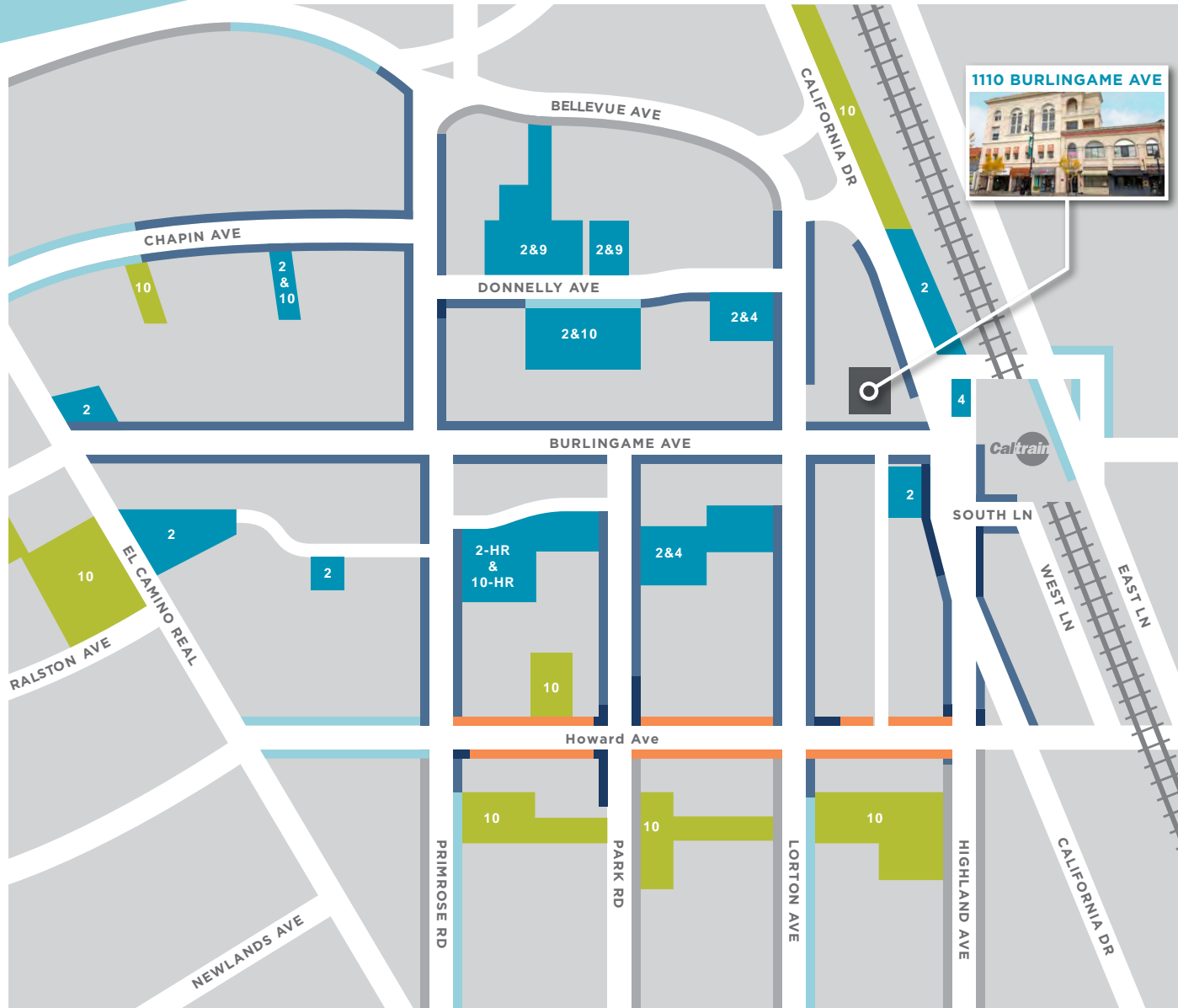
Suite Highlights

- Operable Windows
- Fiber Ready
- Dedicated HVAC Unit
- Double Door Glass Entry
- Recently Renovated Space
- LED: 07/31/2025*

**Longer direct deal possible*



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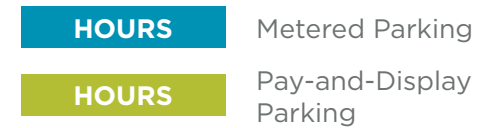


PARKING MAP
 IN DOWNTOWN BURLINGAME

ON-STREET PARKING



PARKING LOTS



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



AMENITIES MAP



1110 BURLINGAME AVE



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



FOR MORE INFORMATION, CONTACT:

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