

CASE STUDY: OFFICE BUILDING

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5 SEM

BURLINGAME POINT



INTRODUCTION

- On a beautifully landscaped point overlooking San Francisco Bay, a unique opportunity is taking shape.
- Burlingame Point is a new business campus designed from the inside out, creating flexible spaces that allow form to follow function.

- Strategically located — and easily accessible — Burlingame Point is an environment that fosters creativity while supporting the advanced technology necessary for true innovation.
- Here — with clear views of downtown San Francisco — you will discover workspace that is smart, green, efficient and perfectly integrated into its waterfront surroundings.

BASIC INFO

OWNER	Millennium Partners
LEASING	CBRE
BUILDINGS	Four office/R&D buildings and one amenities center
MATERIALS	Steel construction with glass-fiber reinforced concrete, natural stone, insulated glass, stainless steel, and contemporary finishes
TOTAL SF	767,000 SF
PARKING	3/1,000 parking ratio; options for surface, below-building podium and multi-deck garage parking combine for total of 2,318 parking spaces.
FLOOR-TO-FLOOR	14 to 16 feet

LOCATION

- Burlingame Point is situated **between Silicon Valley and San Francisco.**
- Visible from downtown and just minutes away from San Francisco International Airport, tenants here enjoy **convenient access** to major transportation corridors, Caltrain and BART.





SITE PLAN

- Burlingame Point encourages **work-life balance** by combining light-filled workspace, **landscaped park areas**, and a long list of amenities.
- **Parking is plentiful** with a combination of structured, podium and surface spaces.



AMENITIES INCLUDE

- Restored shoreline and open space with new Bay trails and bike paths
- Sports Club/ LA
- Shuttle service to Millbrae Caltrain/ BART station and Downtown Burlingame
- Pedestrian promenade, plazas, and outdoor dining and activities areas
- Video conferencing center

- Electric car charging stations
- Licensed day care center
- Showers and changing rooms
- Bicycle loaner and storage
- House car loaner
- Retail and dining amenities



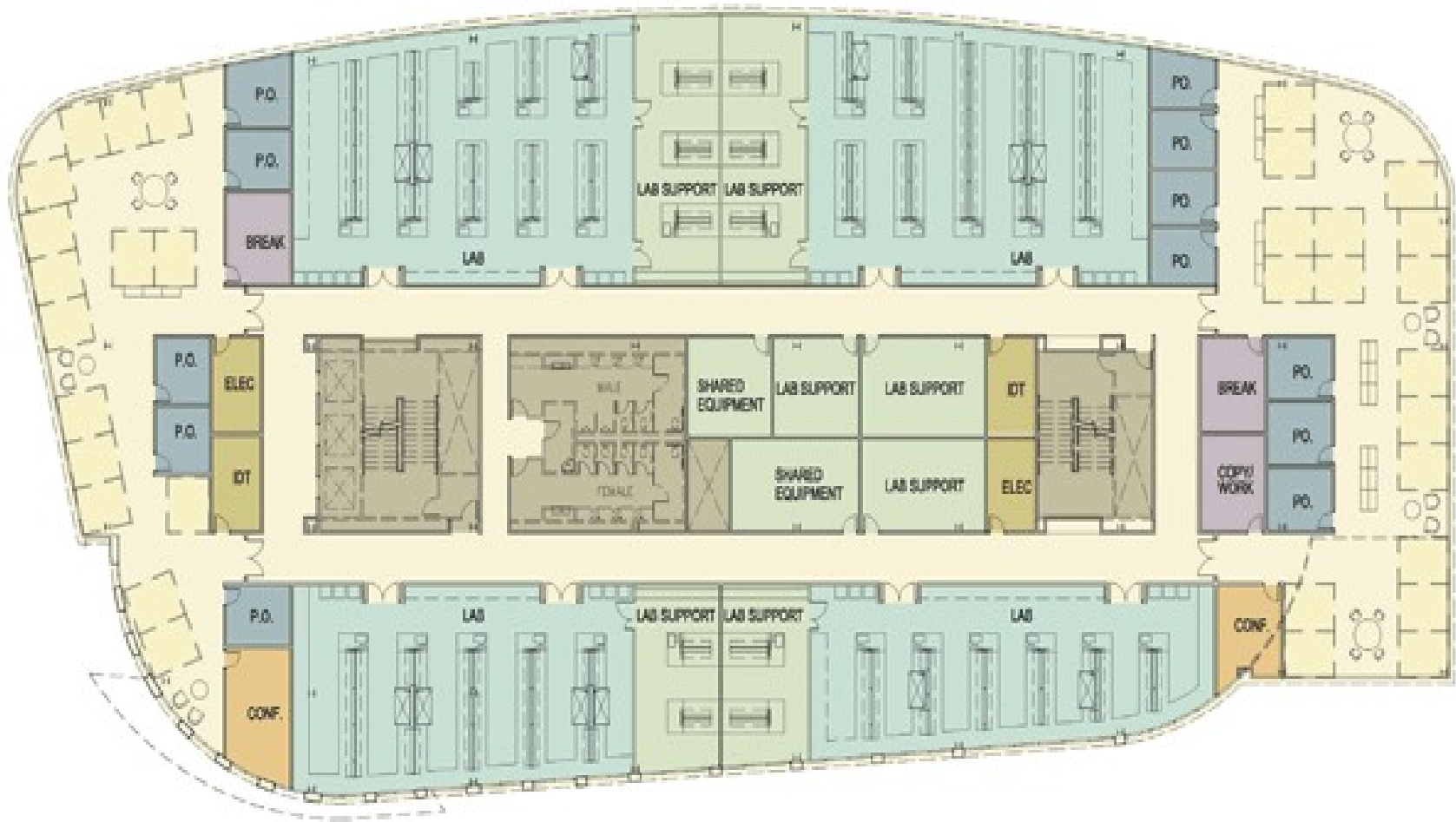
PLANS

- Burlingame Point is designed to satisfy the needs of a variety of tenants, offering 14'-16' floor-to-floor heights and **flexible layouts for technology**, life science and professional services.
- With typical floor plates of 29,200 SF, the buildings feature **virtually column-free** floors and core services to maximize usable space.
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OFFICE PLAN



LAB PLAN



AREA AMENITIES

- Offering access to a **rich amenity base** is a key factor in attracting and **retaining top talent**. At Burlingame Point, tenants have an unparalleled choice of dining, activity, service and entertainment options. And the campus is **less than two miles from San Francisco International Airport**.

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1. Kincaid's Bayhouse
2. Stacks
3. Steelhead Brewery
4. Strait's Cafe
5. La Boulange
6. Starbucks
7. Il Fornaio
8. Crepevine
9. Isobune

1. Safeway
2. Walgreens
3. Mollie Stones
4. BevMo!
5. Lululemon
6. Apple
7. The Gap
8. Pottery Barn
9. Banana Republic
10. Sephora

1. Hilton
2. Embassy Suites
3. Hilton Garden Inn
4. Red Roof Inn
5. Doubletree Hotel
6. SFO Bayshore Hotel Row

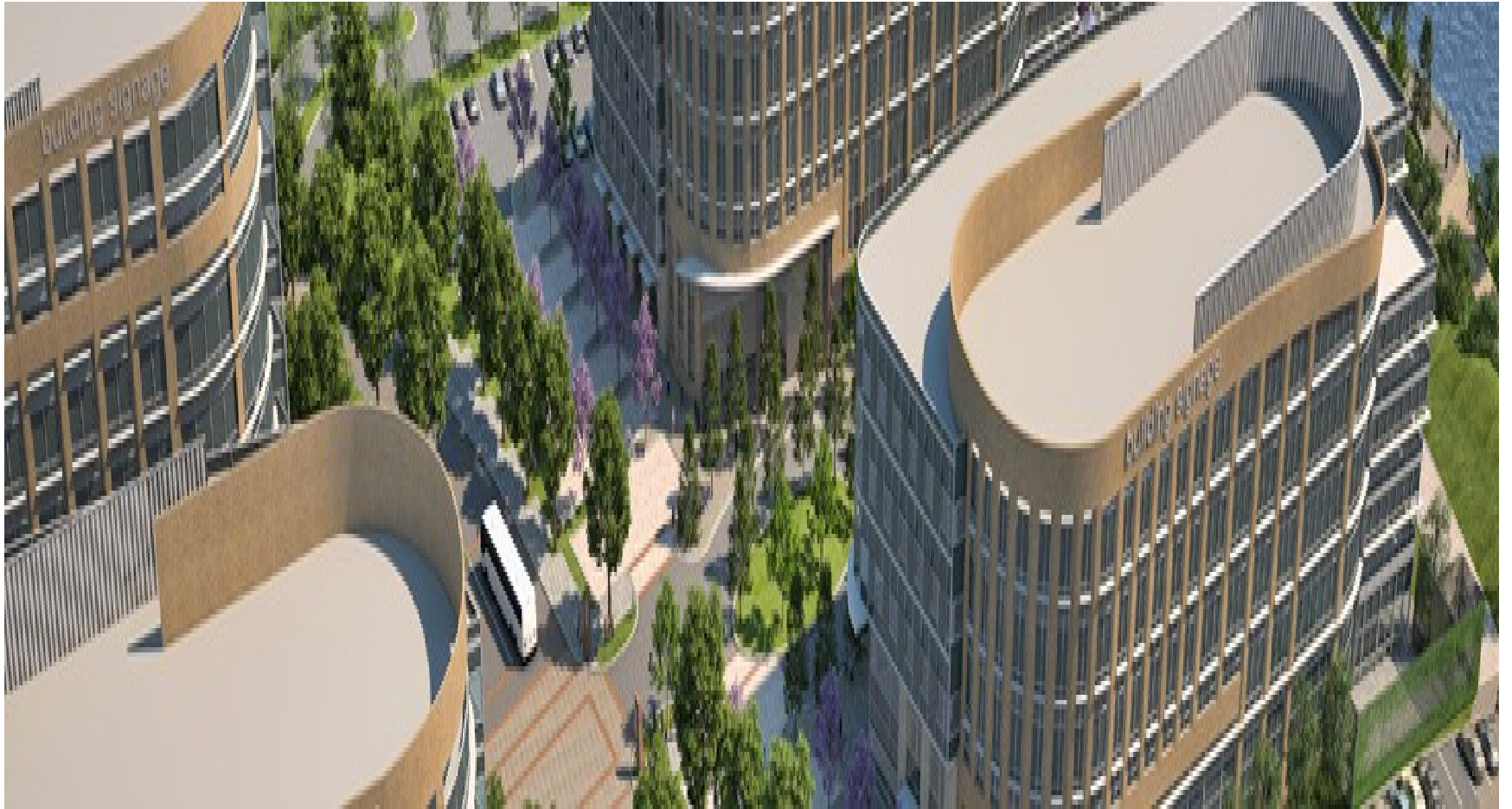
VIEWS











THANK YOU