

45 ADRIAN COURT

BURLINGAME, CALIFORNIA

±19,315 SF FOR LEASE
FREESTANDING FLEX BUILDING



FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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PROPERTY HIGHLIGHTS

- + 19,315 Square Feet
- + 1.4 acre parcel with 57 parking spaces
- + Current build out is approximately 1/3 office and 2/3 data labs (tiled floor)
- + HVAC throughout
- + Full building dry pipe fire sprinkler system
- + 2000 Amps, 480 Volt power
- + ½ mile from Bart/Caltrain/Samtrans transit center and restaurants
- + Right off Millbrae Ave. Highway 101 exit
- + Available immediately with lease until July 31, 2020
- + \$1.00/SF per Month NNN



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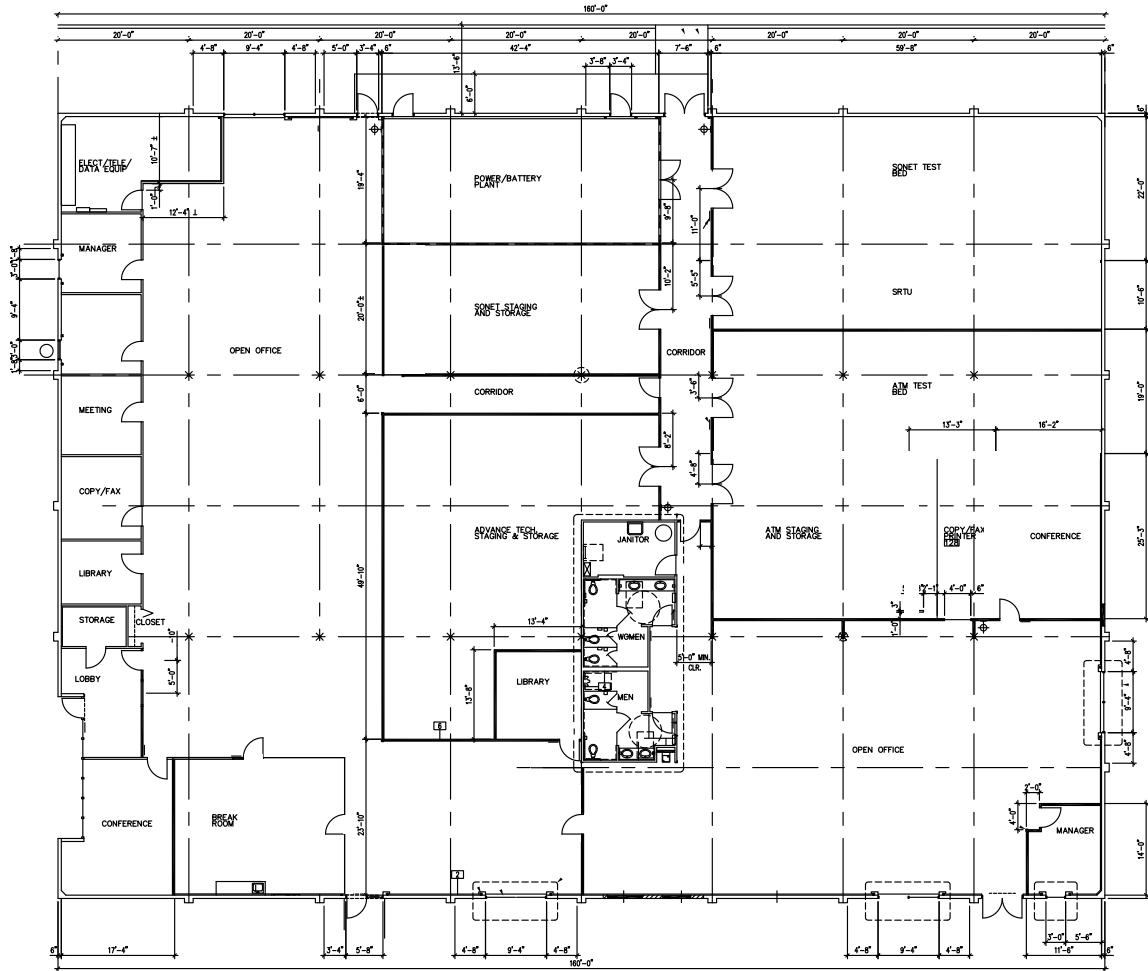
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FLOOR PLAN



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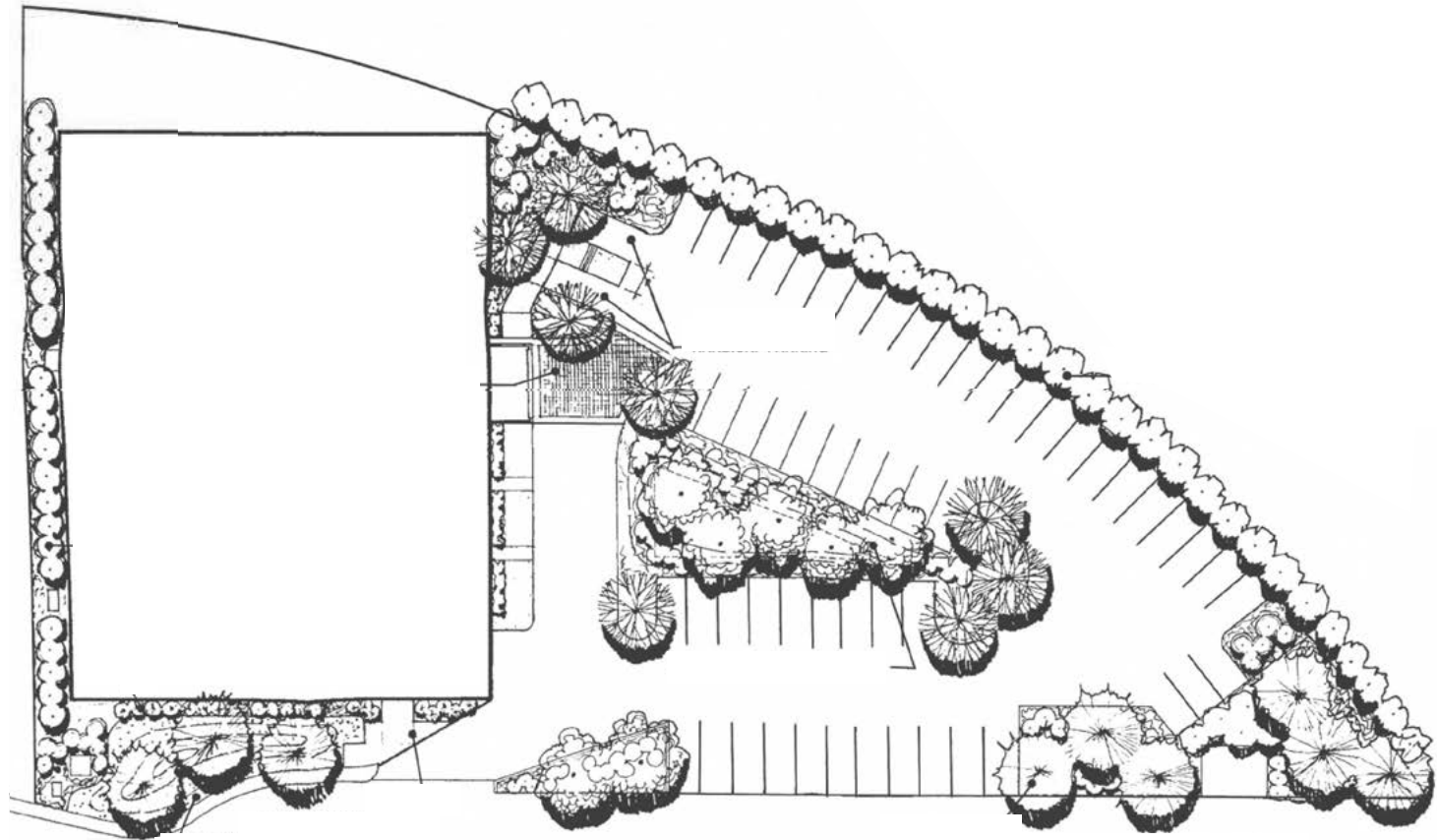
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SITE PLAN



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AREA AMENITIES



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BART SCHEDULE

BART TRAINS EVERY 15 MINUTES

CALTRAIN SCHEDULE

MILLBRAE

NORTHBOUND WEEKDAY SCHEDULE

AM: 5:36, 6:11, 6:26, 7:03, 6:51, 7:26, 7:31, 8:03, 7:51, 8:27, 8:31, 8:51, 9:24, 9:44, 10:20, 10:56, 11:20, 12:20

PM: 1:20, 2:20, 3:20, 3:29, 4:23, 4:42, 5:05, 5:10, 5:30, 6:01, 6:06, 6:30, 7:01, 7:06, 7:36, 8:15, 8:52, 9:52, 10:52, 11:38

SOUTHBOUND WEEKDAY SCHEDULE

AM: 5:18, 5:48, 6:22, 6:39, 6:52, 7:04, 7:16, 7:39, 7:52, 8:04, 8:16, 8:39, 8:52, 9:02, 9:25, 10:01, 10:25, 11:25

PM: 12:25, 1:25, 2:25, 2:59, 3:24, 3:51, 4:27, 4:53, 5:15, 5:33, 5:53, 6:15, 6:33, 6:53, 7:15, 7:56, 8:56, 9:56, 11:06

BABY BULLET TRAIN

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