



THE
CROSSROADS
SAN MATEO, CA

The Crossroads Building Facts



Three Class A office buildings with over 400,000 sf and 9' finished and 13' open ceiling



Centrally located in San Mateo, with direct access to San Francisco, East Bay and Silicon Valley



Modern workspace and state-of-the-art amenities including new building lobbies, outdoor improvements, state-of-the-art conference center, and fitness center with showers and locker rooms.



Surface parking ratio 3.12 per 1000 sf



On-site EV charging stations



Newly installed Comcast Business Service and AT&T fiber



Vibrant Technology Hub

Tenants at The Crossroads benefit from direct access to San Francisco and Silicon Valley.





MAP KEY

AMENITIES

- DINING
- RETAIL/SERVICES
- HOTELS

TRANSPORTATION

- LIGHT RAIL
- SAN TRANS
- BIKE SHARE
- SHUTTLE
- BIKE LANE

SHUTTLE SCHEDULE

DEPARTS HILLSDALE	ARRIVES CROSSROADS
7:11 AM	7:25 AM
7:49 AM	8:03 AM
8:19 AM	8:33 AM
8:49 AM	9:03 AM
9:19 AM	9:33 AM
DEPARTS CROSSROADS	ARRIVES HILLSDALE
3:59 PM	4:16 PM
4:32 PM	4:49 PM
5:03 PM	5:20 PM
5:34 PM	5:51 PM
6:04 PM	6:21 PM



Premier Address

The Crossroads address places tenants in close proximity to everyday conveniences and two Caltrain Stations. Opening in late 2017, the new Station Park Green mixed-use community is within walking distance, offering 599 apartments and over 60,000sf of retail and restaurants. The Hillsdale Shopping Center is expanding with the addition of new retail, dining and entertainment transforming the area into a bustling shopping and social hub. In addition, the campus is only two miles from downtown San Mateo, an urban, pedestrian-friendly neighborhood with award-winning dining, eclectic street art and boutique shops.

- Close proximity to the retail of the Bay Meadows residential community, which includes Whole Foods and numerous dining options
- Immediate access to San Mateo's major thoroughfares and highways, including 92, 101 and I-280
- 30 minutes to downtown San Francisco via Caltrain
- Short walk to Hayward Park Station





WHOLE FOODS



PERSIMMON PARK

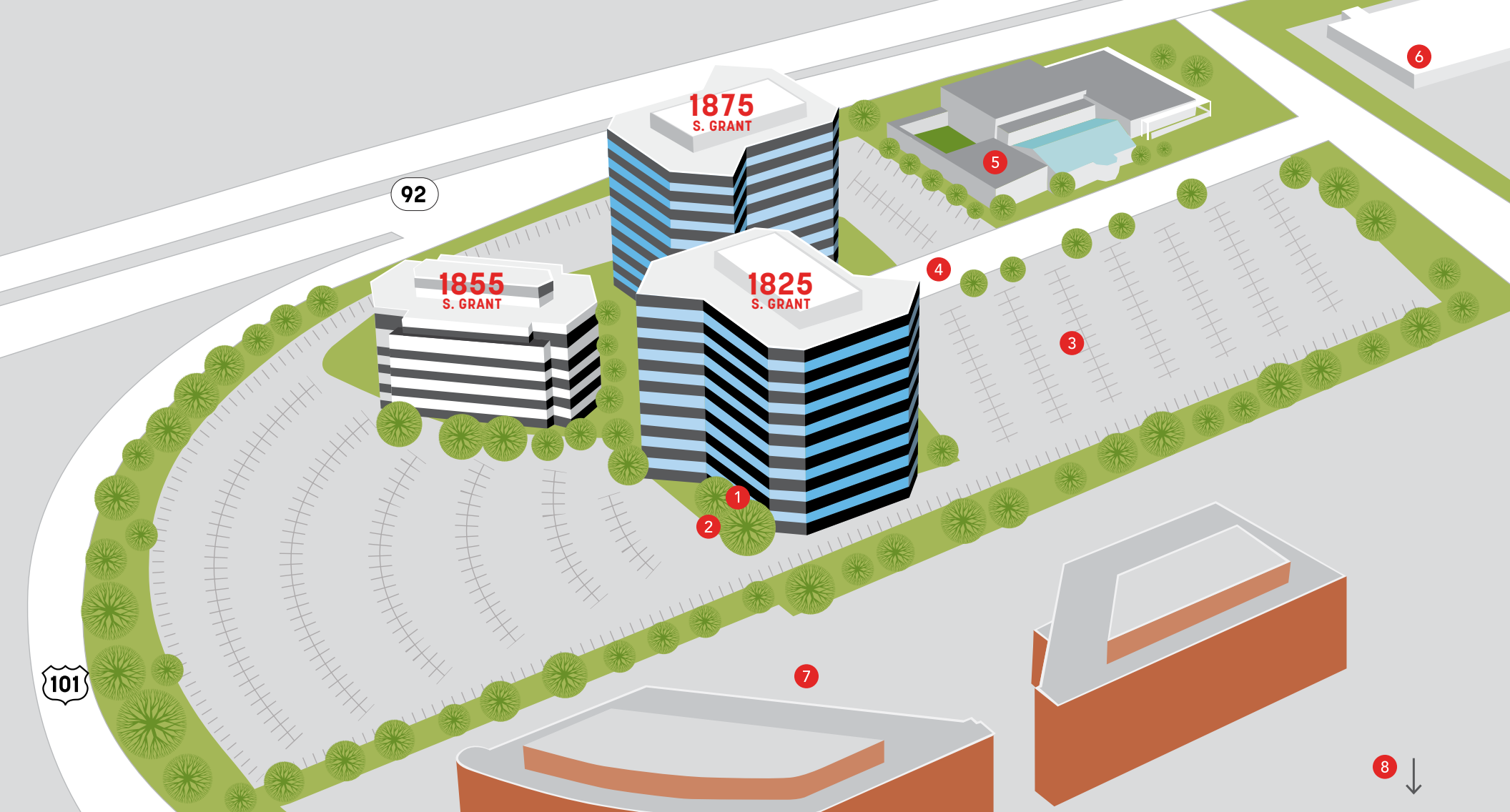


Work & Play Amenities

New building lobbies, amenities, and outdoor spaces create a myriad of social and creative experiences.

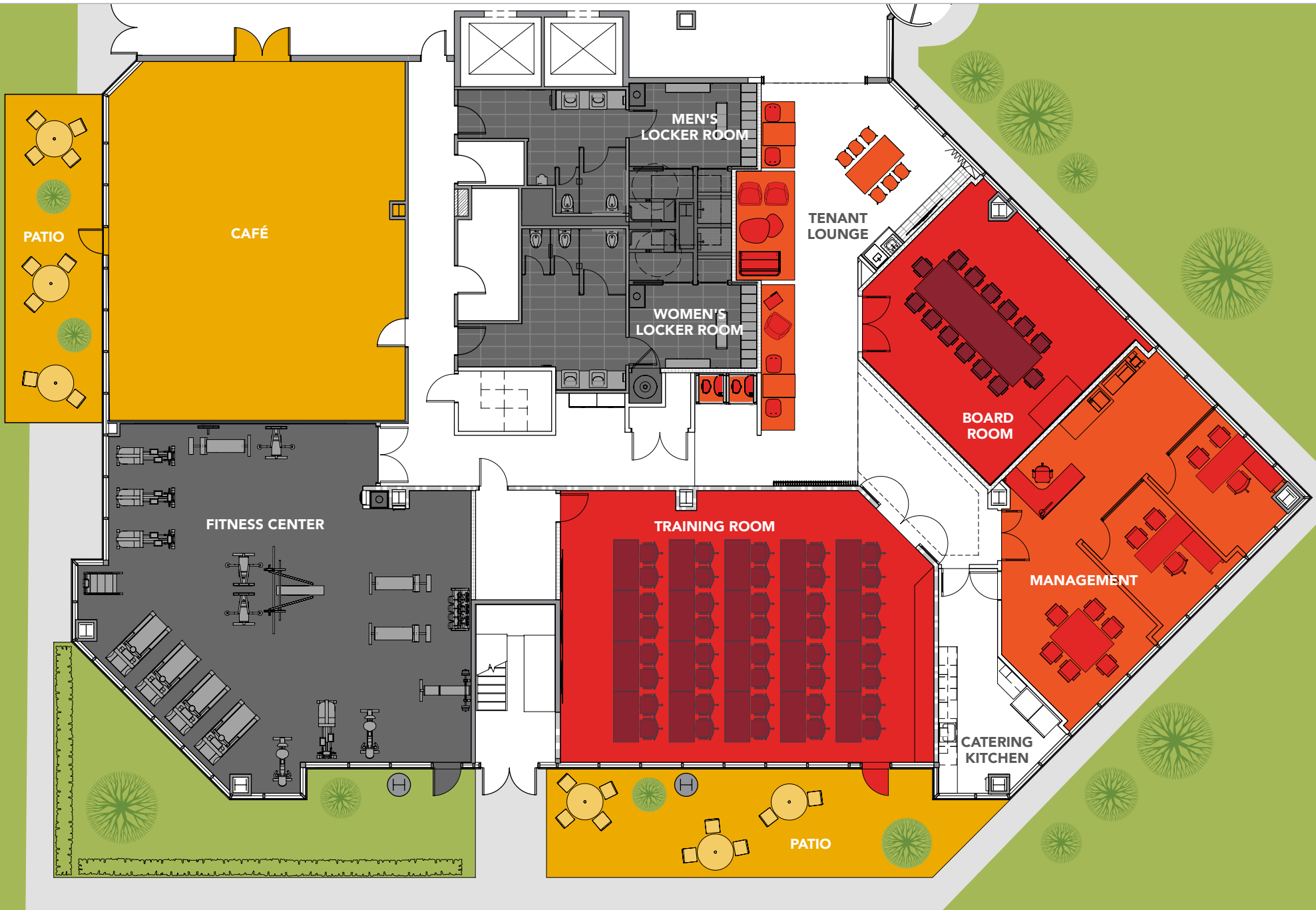
- Central garden provides an oasis for tenants and guests
- On-site café with outdoor patio
- On-site bike share program
- Food trucks
- Secure bike storage
- Conference center including a boardroom and training room with up to 40 person capacity
- State-of-the-art fitness center with showers and lockers





MAP KEY			
1	Vineyard Café	5	YMCA
2	BayBike Station (on-site)	6	RiteAid
3	Parking	7	BayBike Station
4	Free Shuttle	8	Marriott & Airport





AMENITY CENTER

Modern Renovations

Innovative amenities compliment the buildings' existing characteristics, resulting in a landmark project for the next generation of entrepreneurs.

- Activated outdoor rooms for meetings and informal gatherings
- New main lobbies
- State-of-the-art amenities center with conference and training center, and tenants-only fitness center with showers and locker rooms
- Secure bike storage
- Mechanical upgrades to improve efficiency





Innovative Workspace

The Crossroads is one of the most sought after addresses in Silicon Valley. An experience-based design approach blurs the lines between workspaces and activity places to enhance interaction, invite connections, and create a sense of hospitality.





Panoramic Views of Silicon Valley & The Bay

Centrally located in the mid-Peninsula and equidistant to San Francisco and the heart of Silicon Valley, the trio of Class A office buildings at The Crossroads offer unrivaled prominence at one of the Bay Area's most important intersections.










Sustainability

The Crossroads is pursuing an ENERGY STAR® rating and LEED® Gold certification or higher. Upgrades are underway to the buildings mechanical and control systems to maximize conservation and optimize efficiency, resulting in lower operating expenses. To help tenants reduce their carbon footprint, The Crossroads campus features electric-vehicle charging stations, as well as free shuttle service to the Hillsdale Station and Caltrain Connector.

Tenants benefit from a healthier, more comfortable indoor environment as a result of sustainable cleaning programs, building-standard low-volatile organic compound (VOC) products, and increased natural daylighting.

BEACON CAPITAL PARTNERS | Programs & Partnerships

 <p>Cutting-edge HVAC control software reduces energy use by 20%</p>	 <p>Specialized indoor air filtration systems remove particles and dust to promote a healthier work environment</p>	 <p>On-site electric car charger</p>	 <p>Ultra-high-efficiency bathroom fixtures use 75% less water than normal fixtures</p>	 <p>Tenant energy competitions to voluntarily reduce energy use</p>
 <p>Roof-top rain water collection for landscape irrigation</p>		 <p>Recycle building demolition materials and tenant waste</p>	 <p>Optimized daylighting means more natural light, more views, less stress</p>	 <p>Secure bike storage for alternative transportation</p>
 <p>Green cleaning supplies are used at all properties</p>	<p>Clean fuel cell technology provides electricity and hot water to building tenants</p> 	 <p>Measure and document carbon footprint reductions</p>	 <p>Purchase renewable energy for building use</p>	

BEACON'S VISION AND VALUE OF SUSTAINABILITY

Sustainability is a core value for Beacon Capital Partners. Our green principles reduce operating costs for tenants, contribute to the health, productivity, and well-being of those who work in our buildings and reduce their impact on the environment. We continually evaluate and address our operations from all angles — health, safety, comfort and savings. We ensure our buildings operate with the most advanced green cleaning and recycling programs available and our building managers and engineers are trained in sustainable operations. Not only does this help them manage our buildings more efficiently, but it also aligns them with Beacon's focus on sustainability. From the top down, we're committed to sustainability. It's the right thing to do.



In 2015 Beacon was awarded the U.S. EPA's prestigious ENERGY STAR Partner of the Year for the fourth consecutive year — Sustained Excellence. We are currently working to obtain an ENERGY STAR rating for 85 Broad Street.



Beacon's emergency response program is focused on risk management, security and anti-terrorism, and media and crisis management.



Working closely with WiredScore, we ensure our buildings provide optimal connectivity. 90% of Beacon's portfolio is currently certified at Silver or above and 85 Broad Street is certified at Platinum — the highest level of connectivity.



Beacon is an industry-frontrunner is obtaining LEED certification for its properties, with more than 35 million square feet of office properties certified in the U.S.



Honey bees are the newest tenants at Beacon's buildings. Working with Best Bees, a Boston-based full-service beekeeping operation and leading researcher, we installed bee hives on the rooftops of most Beacon buildings. Honey from each building's harvest is shared with tenants for a sweet treat.

BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership and management. Beacon unlocks value by strategically investing in high-quality office properties in core urban markets with highly-educated workforces. Our hands-on approach transforms these properties for today's tenants, with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives. From Fortune 100 firms to the leading innovative and growth companies, our tenants are proud to call our distinctive workplaces home.

Beacon has raised eight investment vehicles totaling over \$12 billion in equity since 1998 from a diverse investor group including leading endowments, foundations, public, private and foreign pension funds, financial institutions, and sovereign wealth funds. This equity capital has fueled 150 office investments, including joint venture partnerships, with a projected total value of approximately \$30 billion.



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All materials herein are subject to change