

1699 & 1701
Bayshore Highway
Burlingame, CA

The Landing[®]



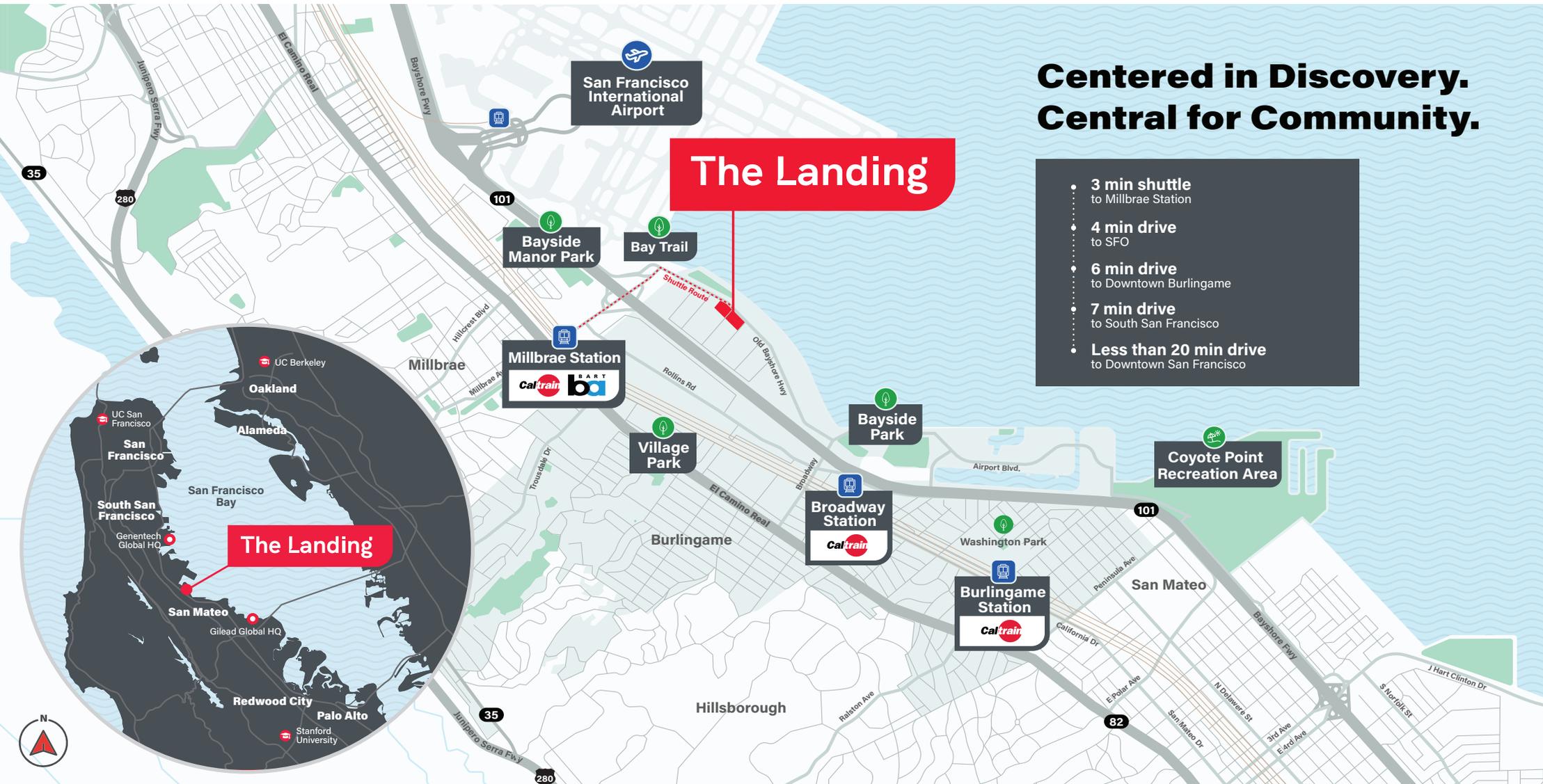
TheLandingBurlingame.com



A Purpose-Built Innovation Campus

Welcome to the future workspace for innovative life science companies. Overlooking the Burlingame Bayfront, The Landing offers 503,500 square feet of lab space on a 4.5-acre, amenity rich campus. This state-of-the-art campus encompasses everything companies require for groundbreaking discoveries. From robust building systems to a well-connected location, The Landing is the ultimate destination for driven and innovative scientists who are passionate about exploring the uncharted territories of tomorrow's challenges.





Centered in Discovery. Central for Community.

The Landing

- 3 min shuttle to Millbrae Station
- 4 min drive to SFO
- 6 min drive to Downtown Burlingame
- 7 min drive to South San Francisco
- Less than 20 min drive to Downtown San Francisco

■ Location & Access

Burlingame, CA

The Landing is located in one of the most transit-rich areas in the Peninsula with immediate access to the 101 Freeway and close proximity to the Millbrae BART and Caltrain Intermodal station. For those flying in and out of the area, the San Francisco International Airport (SFO) is only four minutes away from The Landing, offering local and global access to and from any point of interest.



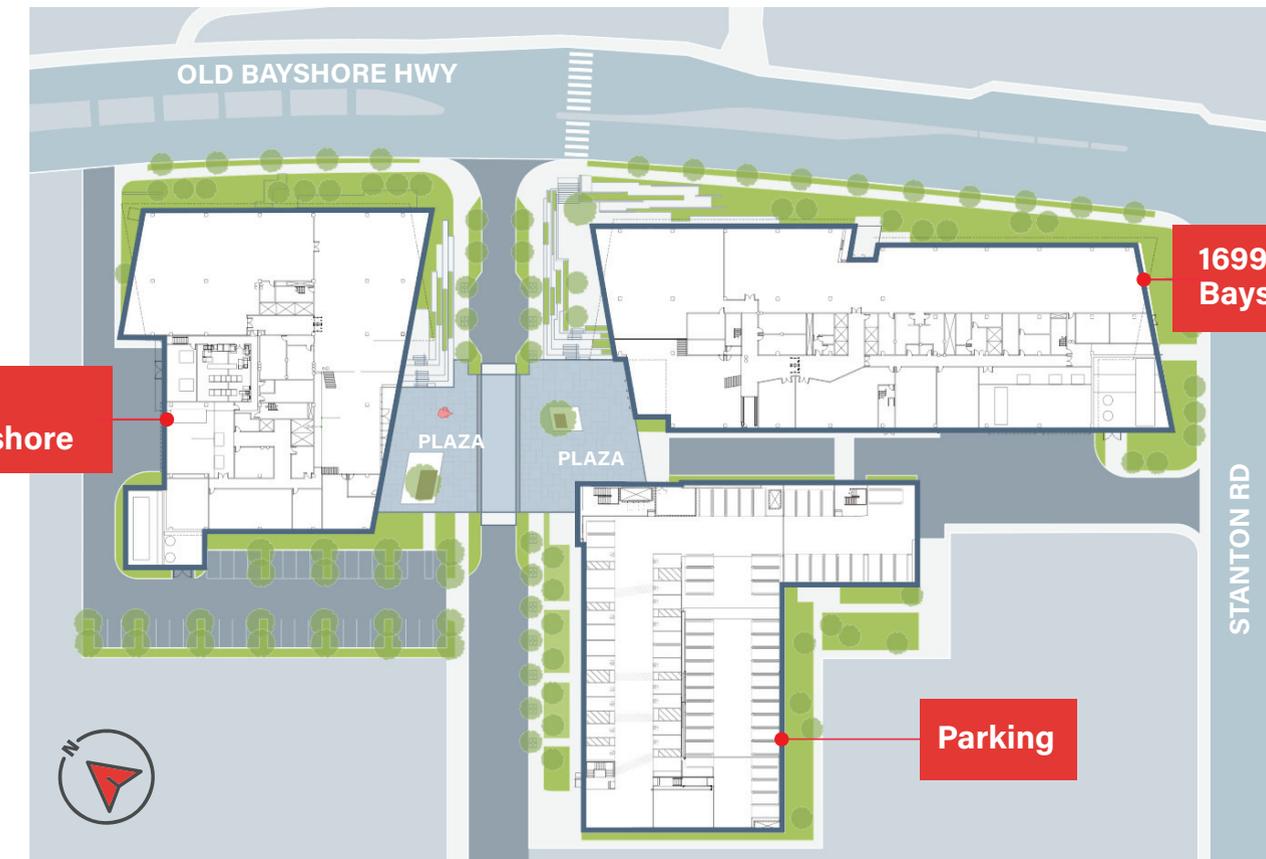
■ Neighborhood and Access



Along with its extraordinary accessibility for commuters throughout the entire San Francisco Bay Area and beyond, The Landing is also just steps away from the Bay Trail, and close to the thriving Broadway and Burlingame Ave retail corridors.

Built to Connect, Designed to Empower

Two Buildings, One Dynamic Campus
503,500 SF of State-of-the-Art Lab Space



1701
Bayshore

1699
Bayshore

Parking

1701 Bayshore Highway North Building

- Six (6) floors + mechanical penthouse
- 203,500 SF
- 38,000 SF floorplates
- Building infrastructure to support 60/40 lab to office ratio
- Welcoming lobby with staffed reception
- Private Boardroom
- Tenant lounge with shared meeting rooms & gathering space
- State-of-the-art fitness center with spa-inspired shower suites
- Private training and yoga studio

1699 Bayshore Highway South Building

- Seven (7) floors + mechanical penthouse
- 300,000 SF
- 46,500 SF floorplates
- Building infrastructure to support 60/40 lab-to-office ratio
- Welcoming lobby with staffed reception
- The Apron, a full service cafe with indoor/outdoor work space
- 150-person technology-enabled conference center with pre-function area
- Individual shower and changing suites

Parking Garage Available for tenant and public use

- Includes EV charging stations
- Nine (9) levels of parking
- Secured bicycle storage

*All amenities shared with both buildings

Explore. Innovate. Discover.

The Landing provides a platform for your organization to amplify its global presence and enables your people to make new discoveries from one of the world's preeminent innovation clusters.

- Hospitality-infused amenities in both the North and South buildings
- 1.7 acres of landscape and plaza space
- 2/1,000 parking ratio

Core and shell complete
Ready for tenant build-out
Spec suites available now



Enabling Discovery with Versatile Workspaces

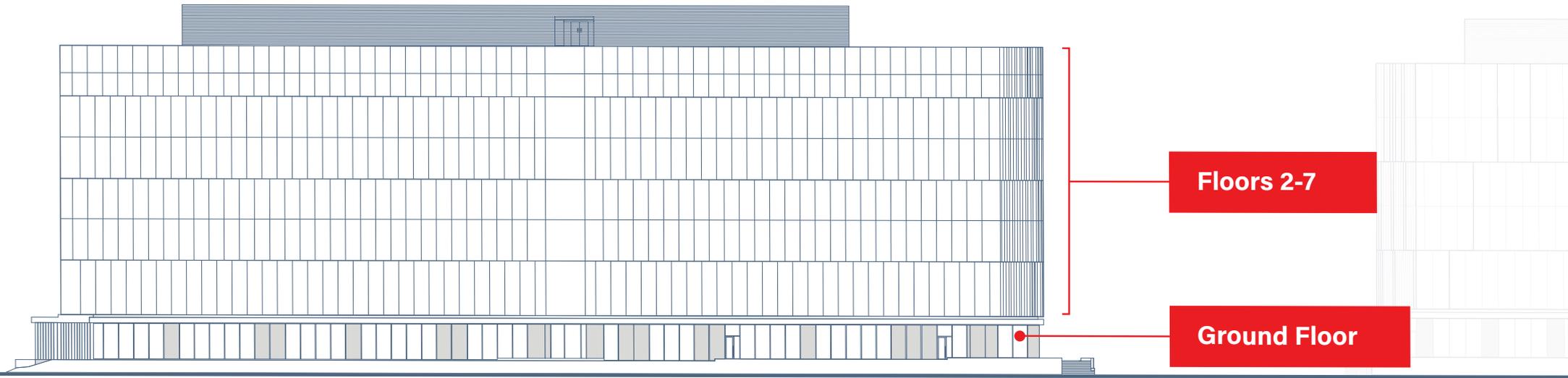
Landlord provided warm shell/base building infrastructure.

- 15' floor-to-floor on upper levels
- 20' floor-to-floor on ground level
- 33' and 44' structural grid
- 60/40 lab-and-office spaces with robust mechanical, electrical, and plumbing systems
- 3,500 kW of generator power for emergency back-up
- 2.0 CFM/SF of lab space (12 air exchanges Per Hour)



Stacking Plan

1699 Bayshore



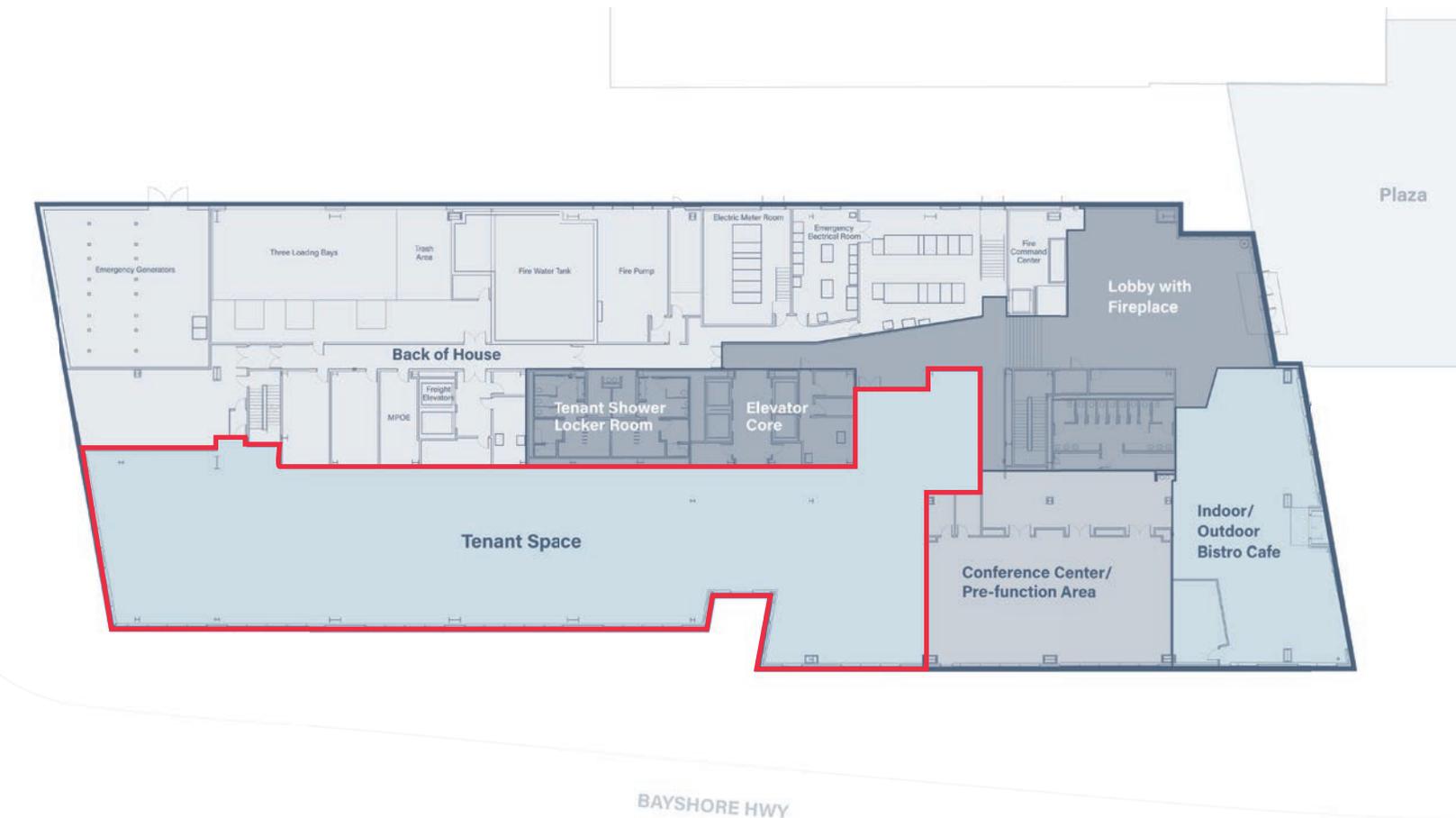
Ground Floor

1699 Bayshore

Tenant Suite - 20' Ceiling

16,000 SF

STANTON RD



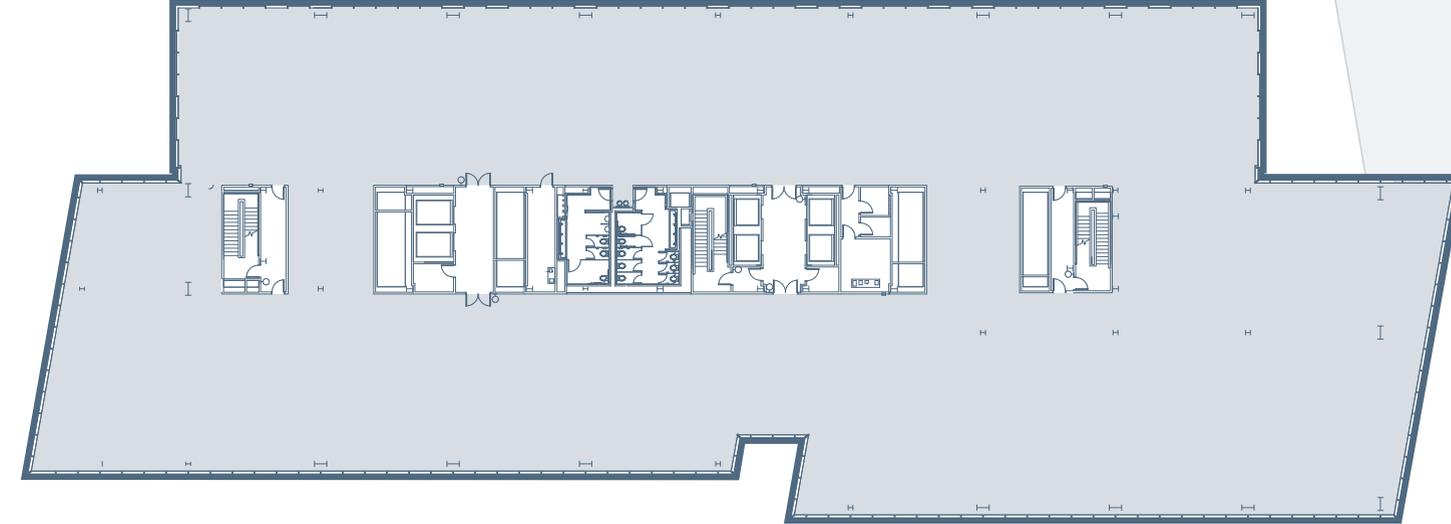
Core and Shell

1699 Bayshore

Floor 2 - 7

46,500 SF

STANTON RD



Plaza

BAYSHORE HWY



The Landing

Core and Shell

Lab Test Fit

1699 Bayshore

Floors 2 - 7

Single Tenant

- 46,500 SF
- Office - 40%
- Lab - 60%
- Office - 8
- Workstations - 80
- Conference (4-6pp) - 4
- Conference (8+pp) - 4
- ELF (Open Lab) - 1,011'
- Lab Sinks - 10
- Fume Hoods - 4

STA



Lab Space Specialty Labs Mechanical Labs, Lab Supports, Autoclave, Receiving

Office Space Conference Rooms Offices

BAYSHORE HWY



The Landing

Test Fit

Lab Test Fit

1699 Bayshore

Floors 2 - 7

2 Tenants

- **Tenant 1**
 - **22,800 SF**
 - **Office - 40%**
 - **Lab - 60%**
 - **Office - 4**
 - **Workstations - 38**
 - **Conference (4-6pp) - 2**
 - **Conference (8+pp) - 2**
 - **ELF (Open Lab) - 763'**
 - **Lab Sinks - 6**
 - **Fume Hoods - 2**
- **Tenant 2**
 - **23,700 SF**
 - **Office - 40%**
 - **Lab - 60%**
 - **Office - 4**
 - **Workstations - 46**
 - **Conference (4-6pp) - 4**
 - **Conference (8+pp) - 1**
 - **ELF (Open Lab) - 583'**
 - **Lab Sinks - 6**
 - **Fume Hoods - 2**



BAYSHORE HWY



The Landing

Test Fit

Office Test Fit

1699 Bayshore

- **207 workstations**
- **32 interior offices**
- **2 Executive offices**
- **245 total headcount**

- **18 small conference rooms (< 6 people)**
- **5 large conference rooms (6+ people)**
- **10 open breakout/collaboration areas**



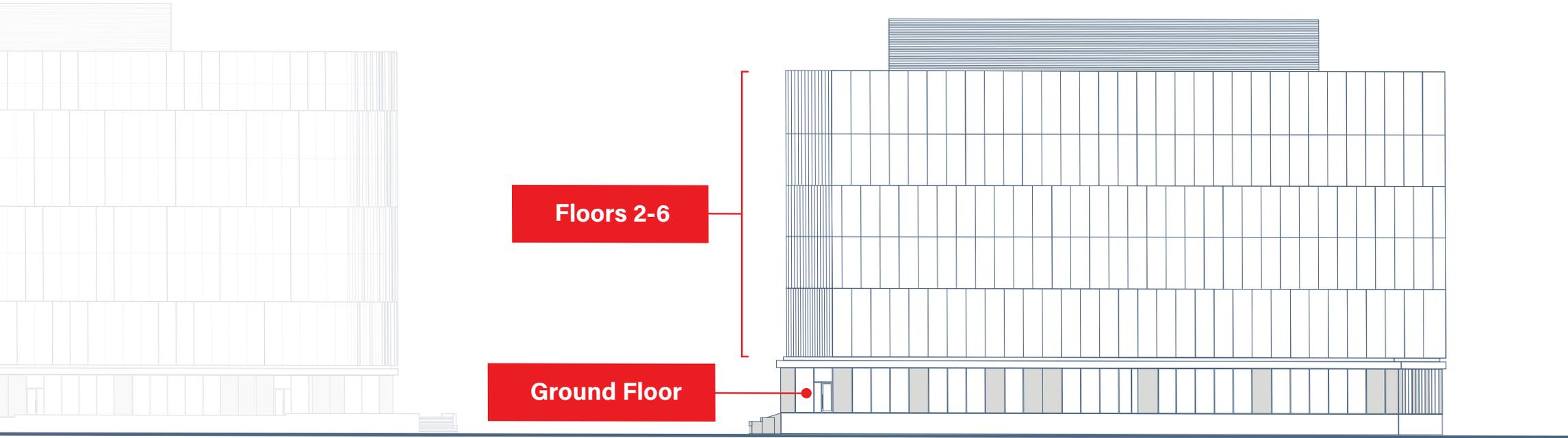
Office Space Conference Rooms Offices

The Landing

Test Fit

Stacking Plan

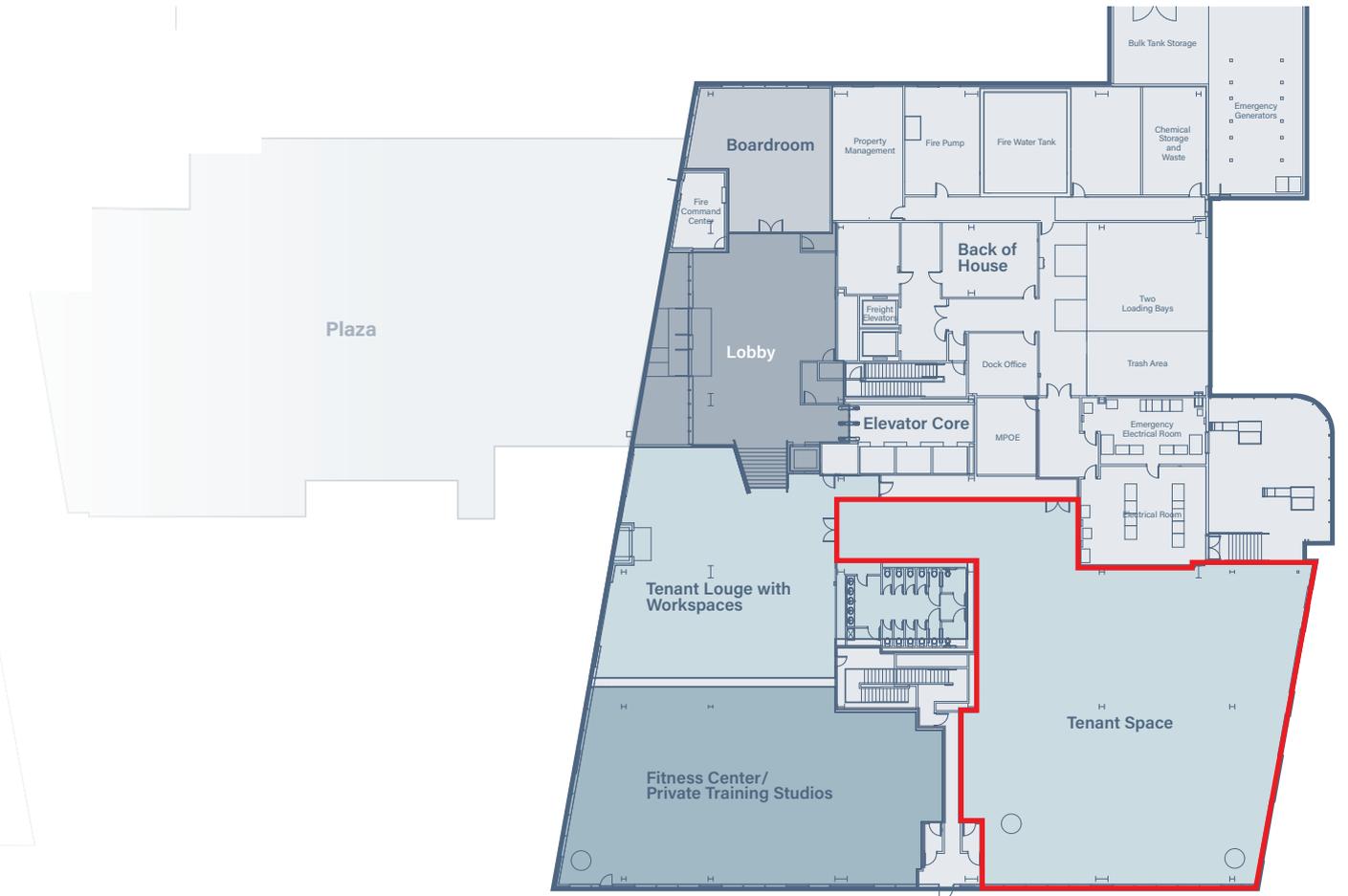
1701 Bayshore



Ground Floor

1701 Bayshore

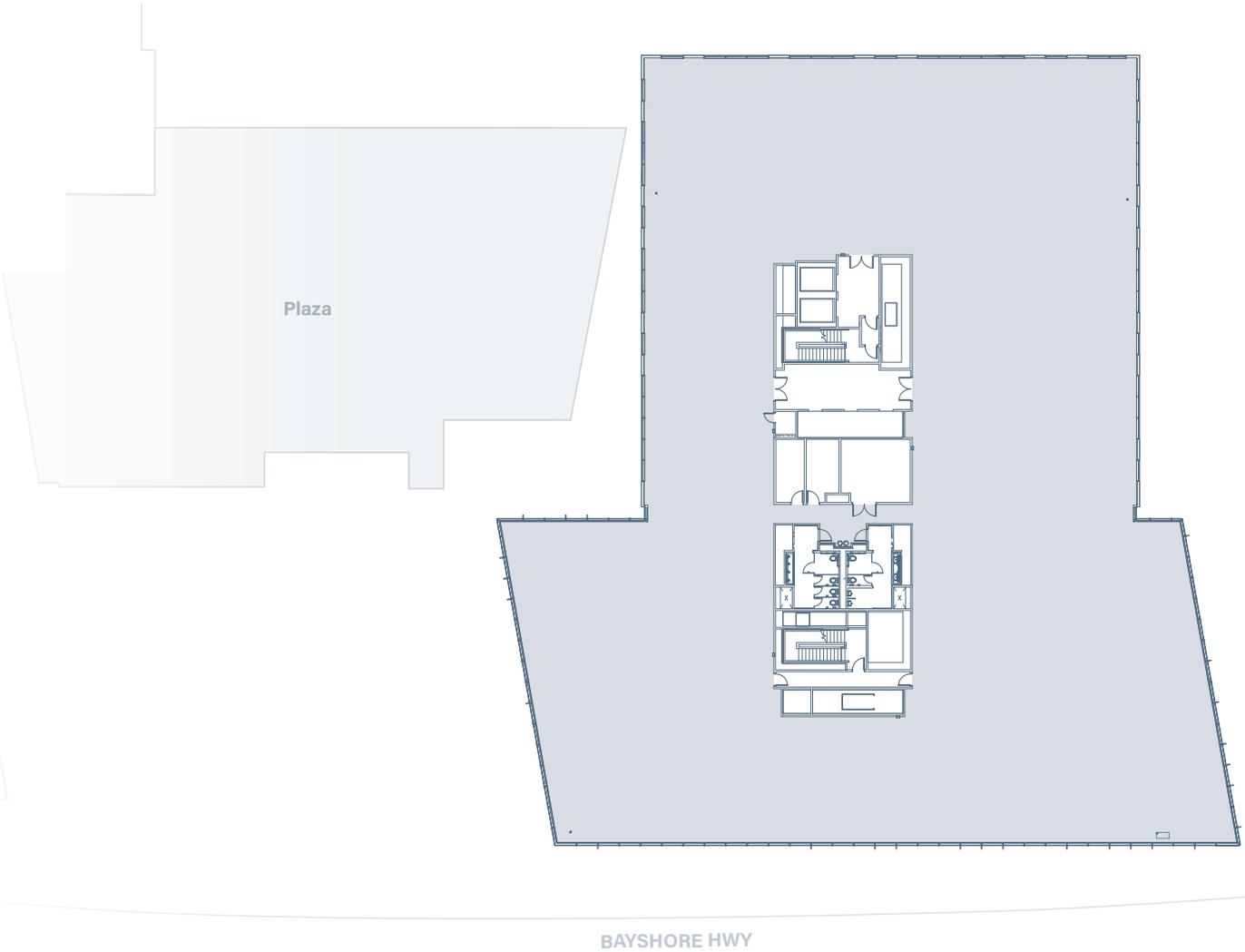
9,600 SF



Core and Shell

1701 Bayshore

38,000 SF



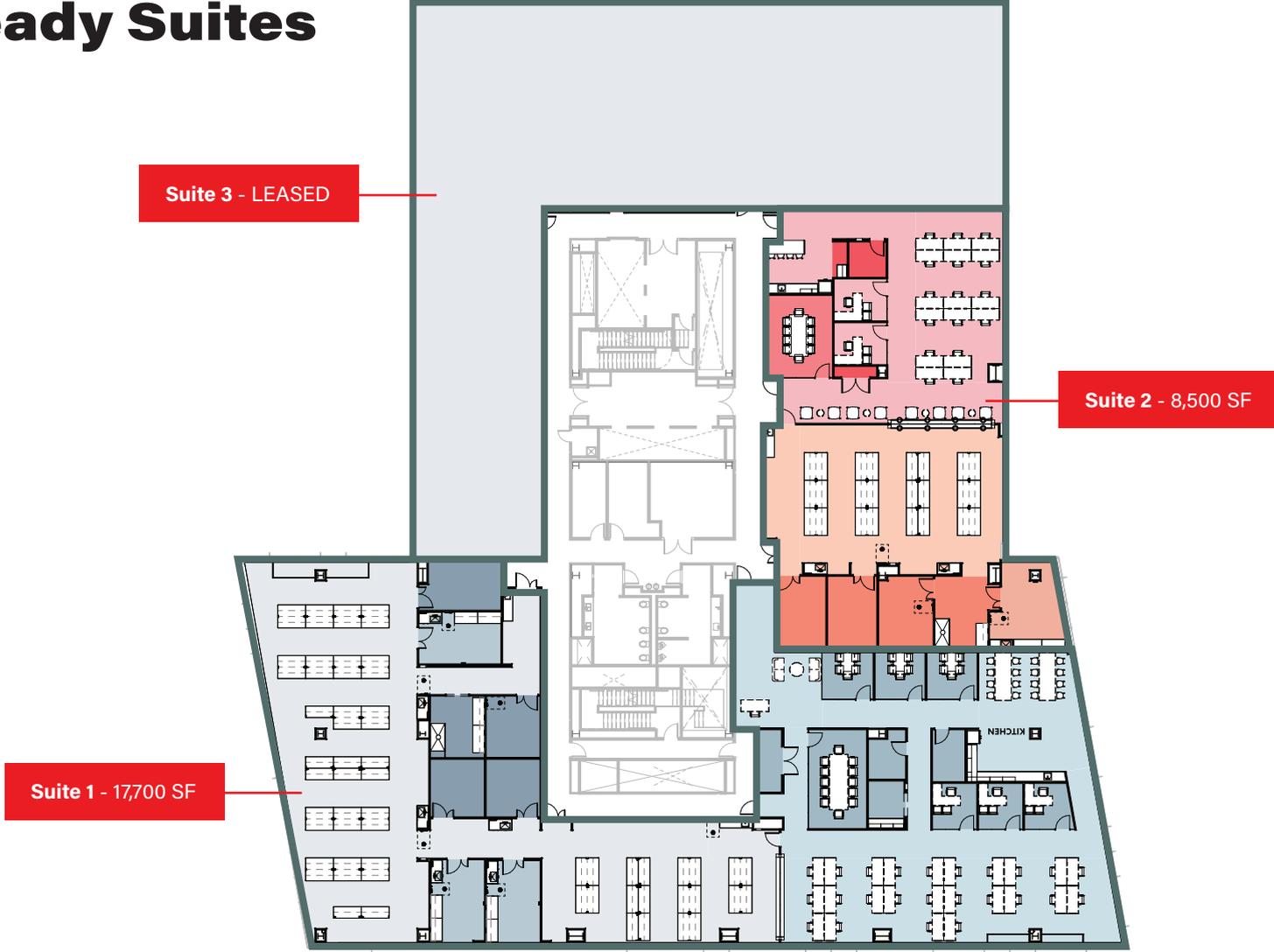
■ Core and Shell

The Landing

Move-In Ready Suites

1701 Bayshore

- Suite 1 - 17,700 SF
- Suite 2 - 8,500 SF
- Suite 3 - Leased



■ Move-In Ready Suites

The Landing

Lab Test Fit

1701 Bayshore

Single Tenant

- 38,400 SF
- Office - 40%
- Lab - 60%
- Office - 4
- Workstations - 64
- Conference (4-6pp) - 5
- Conference (8+pp) - 4
- ELF (Open Lab) - 778'
- Lab Sinks - 9
- Fume Hoods - 4



● Office Space ● Conference Rooms ● Offices ● Lab Space ● Specialty Labs ● Receiving, Lab Supports, Mechanical Lab

BAYSHORE HWY



The Landing

Lab Test Fit

1701 Bayshore

2 Tenants

- | | |
|--------------------------|--------------------------|
| • Tenant 1 | • Tenant 2 |
| • 16,900 SF | • 21,500 SF |
| • Office - 40% | • Office - 40% |
| • Lab - 60% | • Lab - 60% |
| • Office - 3 | • Office - 4 |
| • Workstations - 24 | • Workstations - 24 |
| • Conference (4-6pp) - 2 | • Conference (3-6pp) - 3 |
| • Conference (8+pp) - 1 | • Conference (8+pp) - 2 |
| • ELF (Open Lab) - 324' | • ELF (Open Lab) - 449' |
| • Lab Sinks - 4 | • Lab Sinks - 5 |
| • Fume Hoods - 2 | • Fume Hoods - 2 |



● Office Space ● Offices/ Conference Rooms ● Office Space ● Offices/ Conference Rooms
● Lab Space ● Specialty Labs ● Support Labs ● Lab Space ● Specialty Labs ● Support Labs

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The Landing



Professional

- Technology-enabled conference center with capacity for 150+
- Private boardroom
- Tenant lounge with shared meeting rooms and gathering space

Community

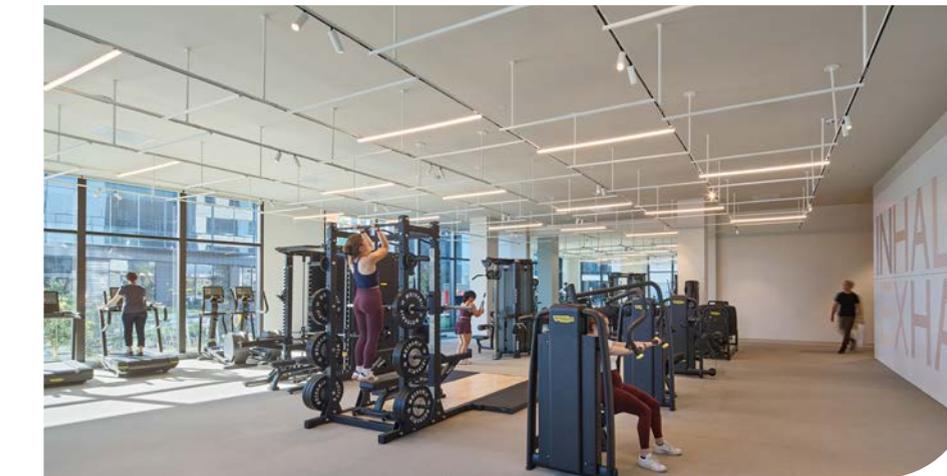
- The Apron, a full-service cafe
- Campus-connecting outdoor plaza with seating
- Indoor and outdoor work spaces
- Welcoming lobbies with staffed reception
- Hospitality lounges with fireplaces

Wellness

- State-of-the-art fitness center
- Private training and yoga studio
- Spa-level locker rooms with individual shower and changing suites
- Secure bicycle storage



Amenities that Activate



The Landing

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NOW LEASING

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