

**1699 & 1701**  
**Bayshore Highway**  
**Burlingame, CA**

# The Landing



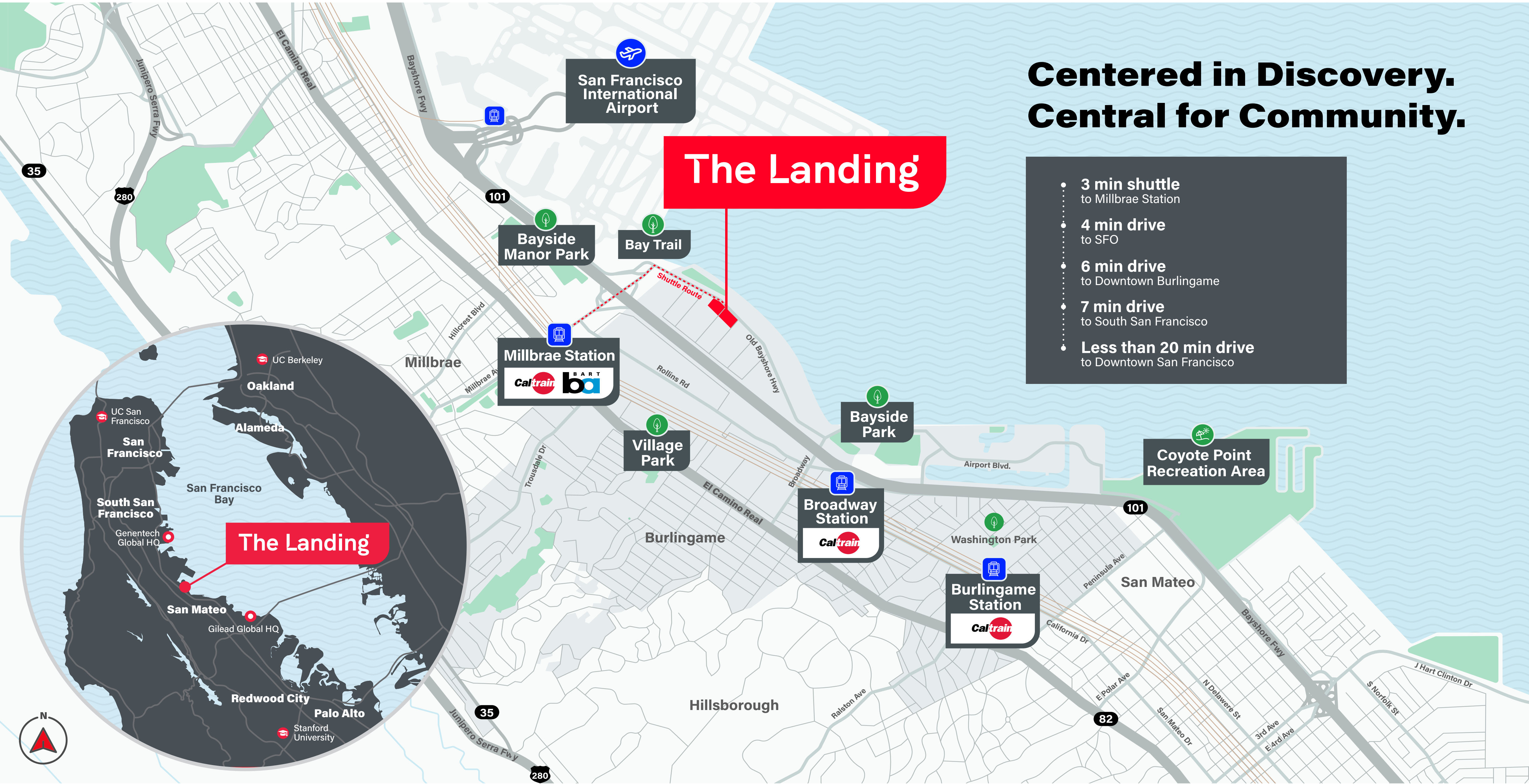
[TheLandingBurlingame.com](http://TheLandingBurlingame.com)



# 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



# Burlingame, CA

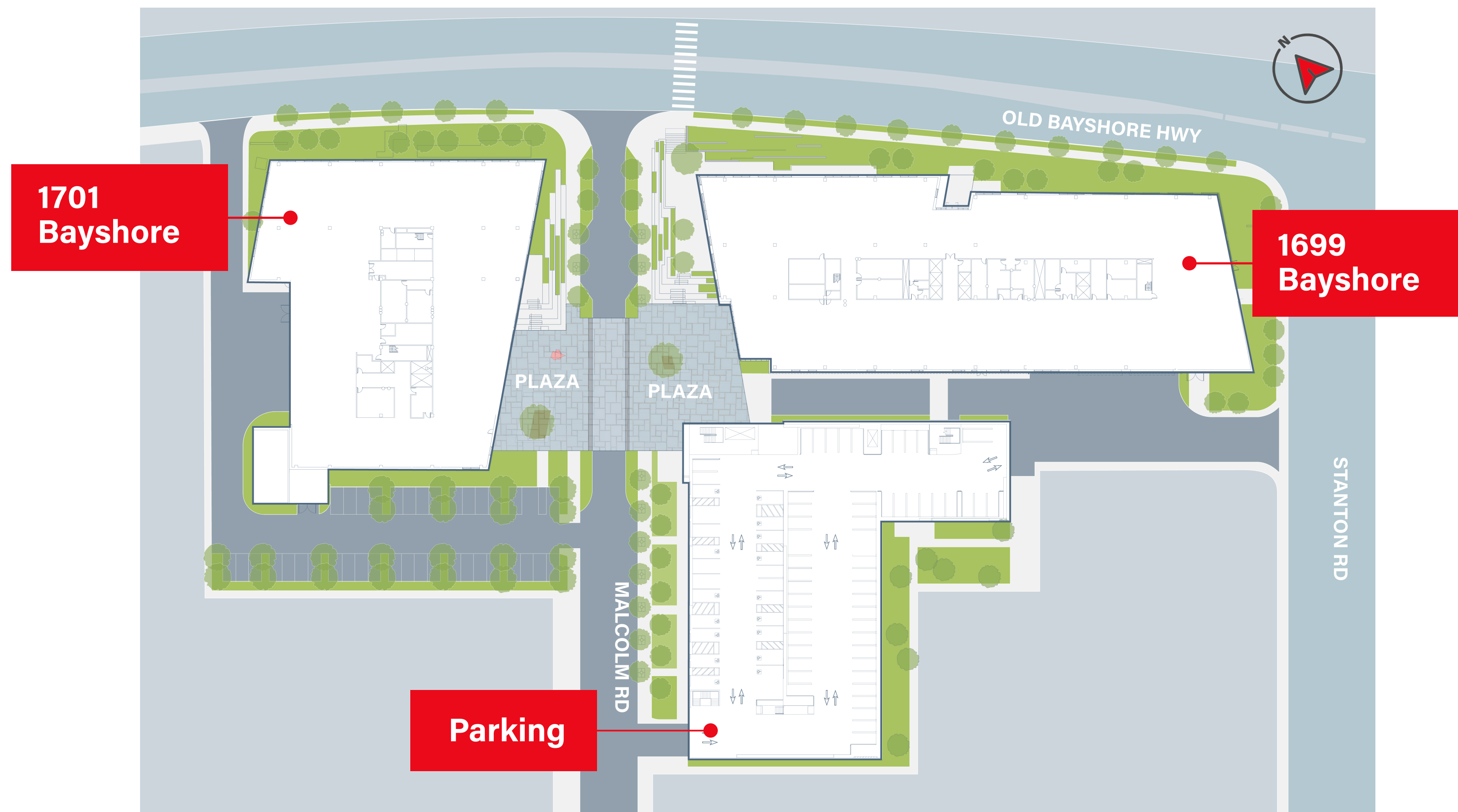
The Landing is located in one of the most transit-rich areas in the Peninsula with immediate access to the 101 Freeway and close proximity to the Millbrae BART and Caltrain Intermodal station. For those flying in and out of the area, the San Francisco International Airport (SFO) is only four minutes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



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

■ Site Plan

## 1701 Bayshore Highway North Building

- Six (6) floors + mechanical penthouse
- 203,500 SF
- 38,400 SF floorplates
- Building infrastructure to support 60/40 lab to office ratio\*
- Staffed lobby\*
- Reservable boardroom\*
- Tenant lounge with work and gathering space\*
- Fitness center with yoga room and club-style locker rooms\*

## 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\*
- Staffed lobby with gathering space\*
- Public café with indoor and outdoor seating\*
- 100-person conference room with pre-function area\*
- Restrooms with showers\*

## Parking Garage Available for tenant and public use

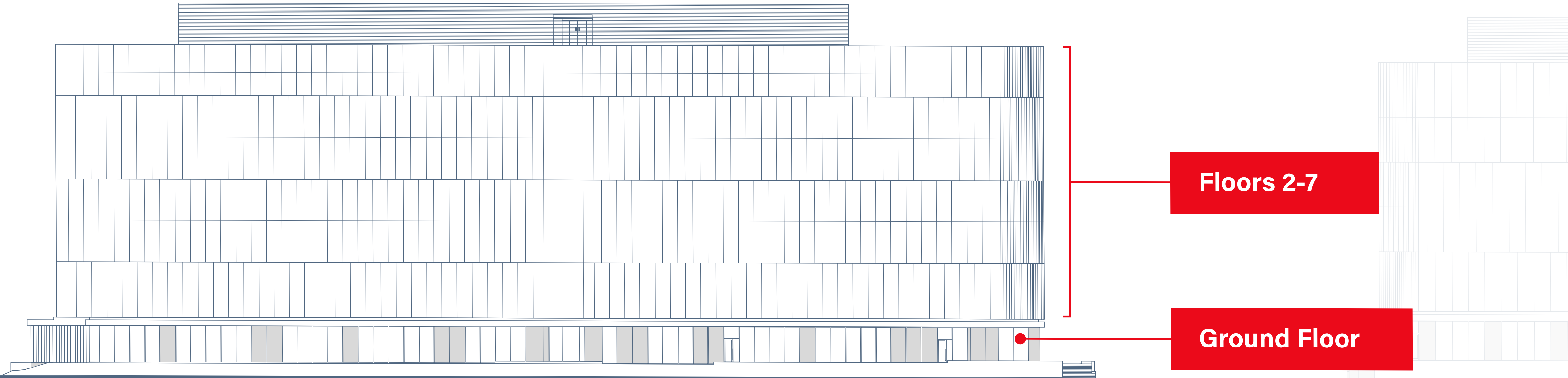
- Includes EV charging stations
- Nine (9) levels of parking
- Secured bicycle parking area

\* Campus-wide amenities available to all tenants

The Landing

# Stacking Plan

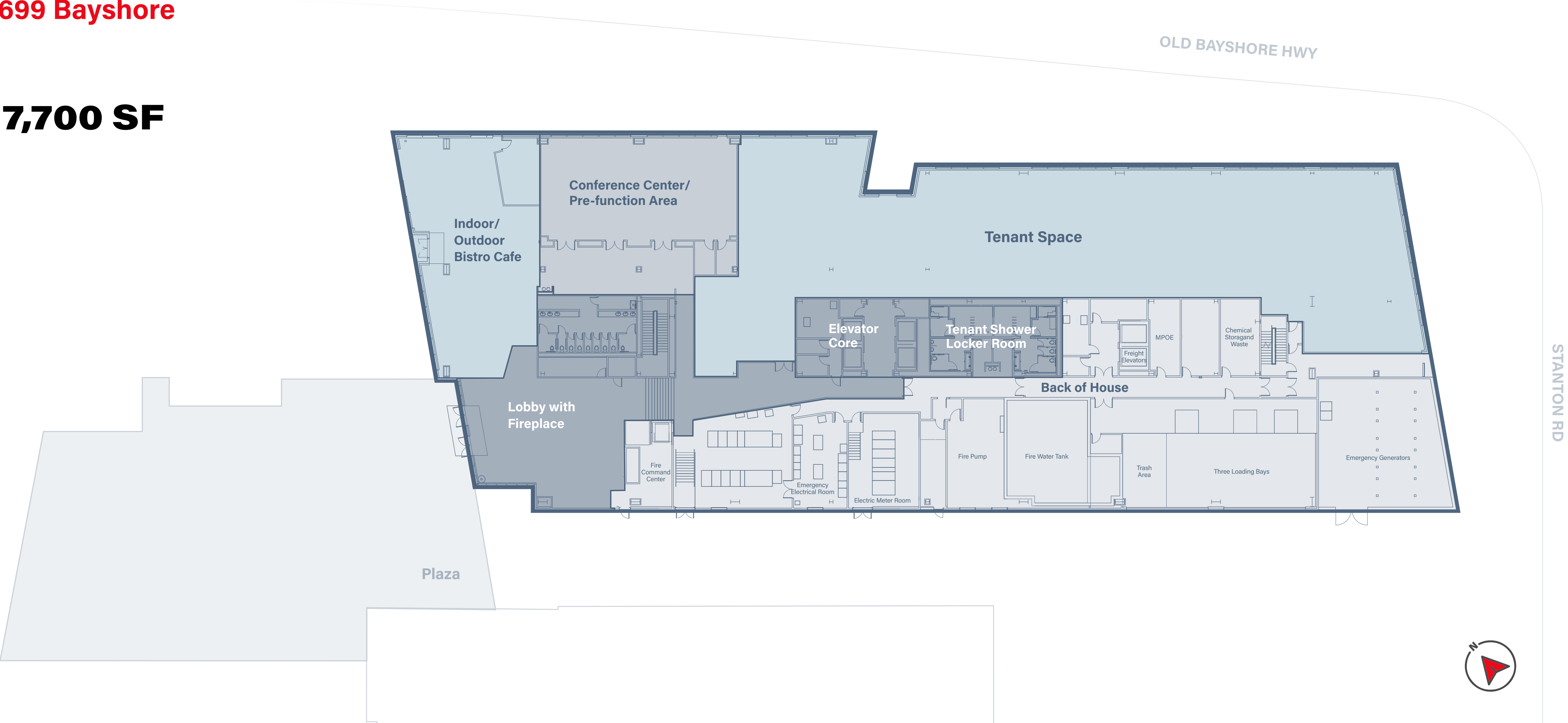
1699 Bayshore



# Core and Shell

1699 Bayshore

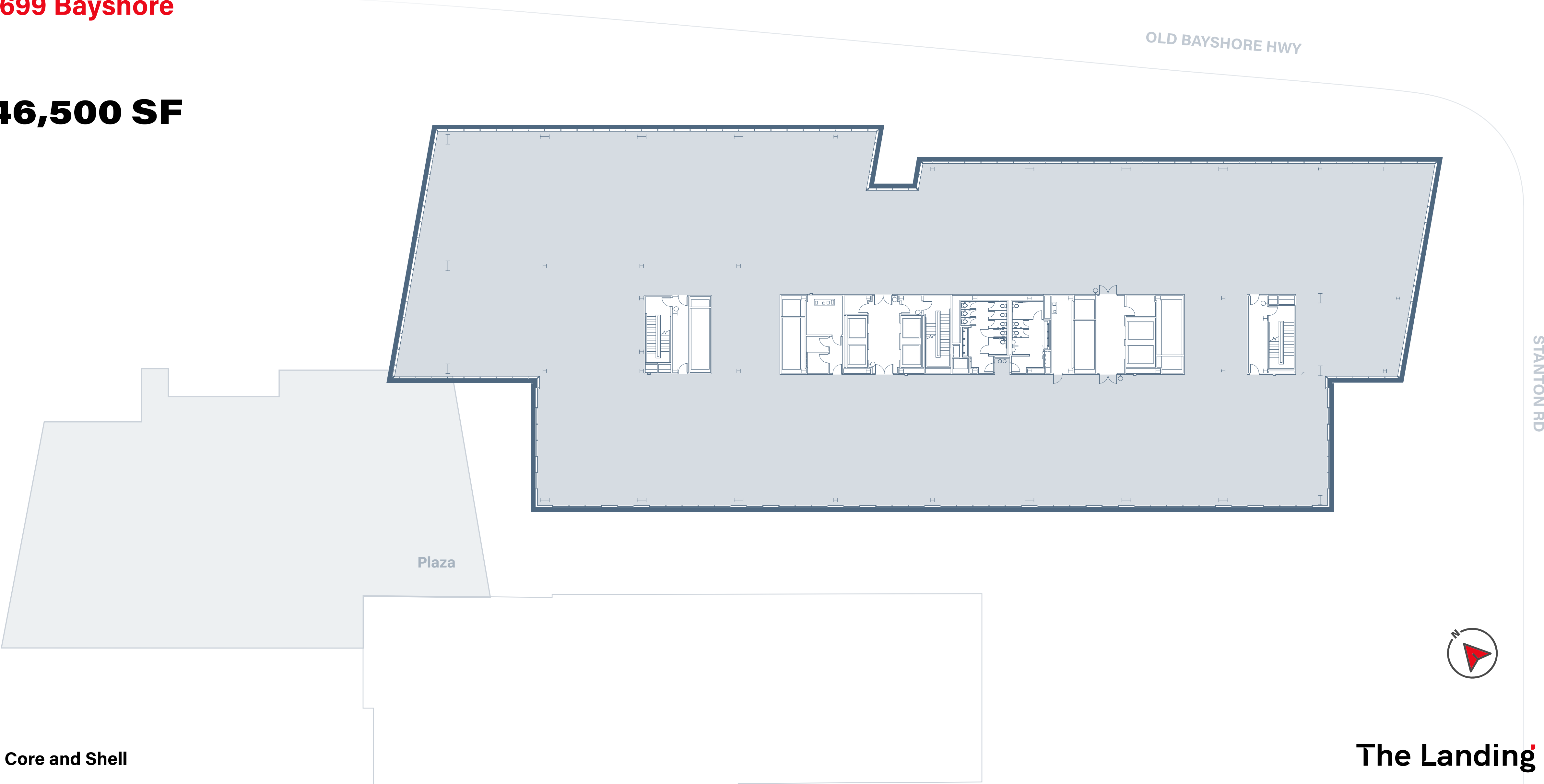
17,700 SF



# Core and Shell

1699 Bayshore

46,500 SF



■ Core and Shell

The Landing

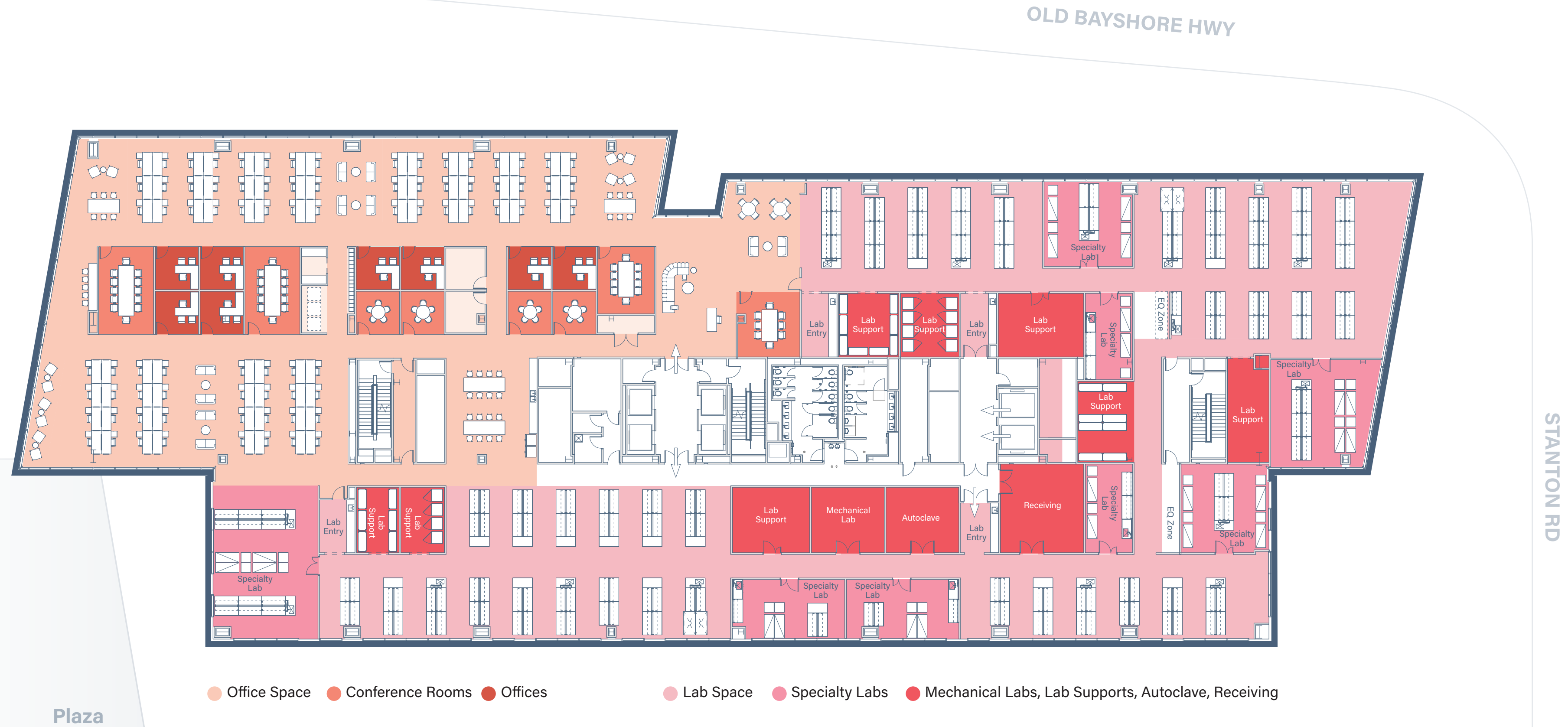


# Test Fit

1699 Bayshore

## 1 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



# Test Fit

1699 Bayshore

## 2 Tenant

### 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

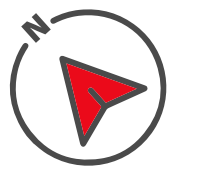


- Lab Space    ● Specialty Labs    ● Mechanical Labs, Cold Storage, Autoclave    ● Lab Space    ● Specialty Labs    ● Mechanical Labs, Cold Storage, Autoclave, Lab Supports
- Office Space    ● Offices/ Conference Rooms    ● Office Space    ● Offices/ Conference Rooms

OLD BAYSHORE HWY

STANTON RD

Plaza



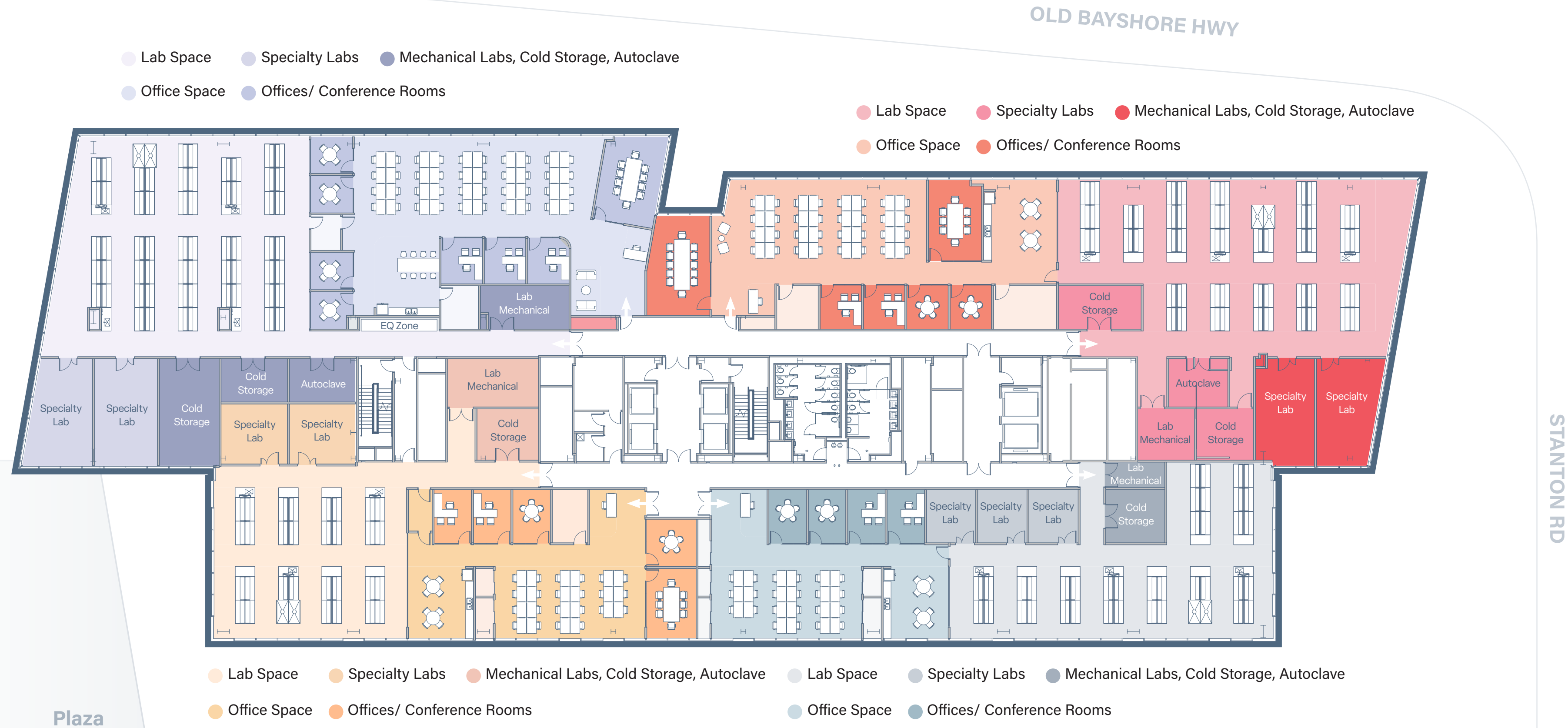
# Test Fit

1699 Bayshore

## 4 Tenant

- **Tenant 1**
- 8,700 SF
- Office - 40%
- Lab - 60%
- Office - 2
- Workstations - 32
- Conference (4-6pp) - 2
- Conference (8+pp) - 2
- ELF (Open Lab) - 391'
- Lab Sinks - 3
- Fume Hoods - 2
- % of Lab Support - 30%
- **Tenant 2**
- 9,200 SF
- Office - 40%
- Lab - 60%
- Office - 2
- Workstations - 22
- Conference (4-6pp) - 2
- Conference (8+pp) - 1
- ELF (Open Lab) - 315'
- Lab Sinks - 3
- Fume Hoods - 2
- % of Lab Support - 23%
- **Tenant 3**
- 13,700 SF
- Office - 40%
- Lab - 60%
- Office - 2
- Workstations - 22
- Conference (4-6pp) - 1
- Conference (8+pp) - 1
- ELF (Op Lab) - 257'
- Lab Sinks - 3
- Fume Hoods - 2
- % of Lab Support - 28%
- **Tenant 4**
- 14,900 SF
- Office - 40%
- Lab - 60%
- Office - 3
- Workstations - 40
- Conference (4-6pp) - 4
- Conference (8+pp) - 1
- ELF (Open Lab) - 413'
- Lab Sinks - 4
- Fume Hoods - 2
- % of Lab Support - 31%

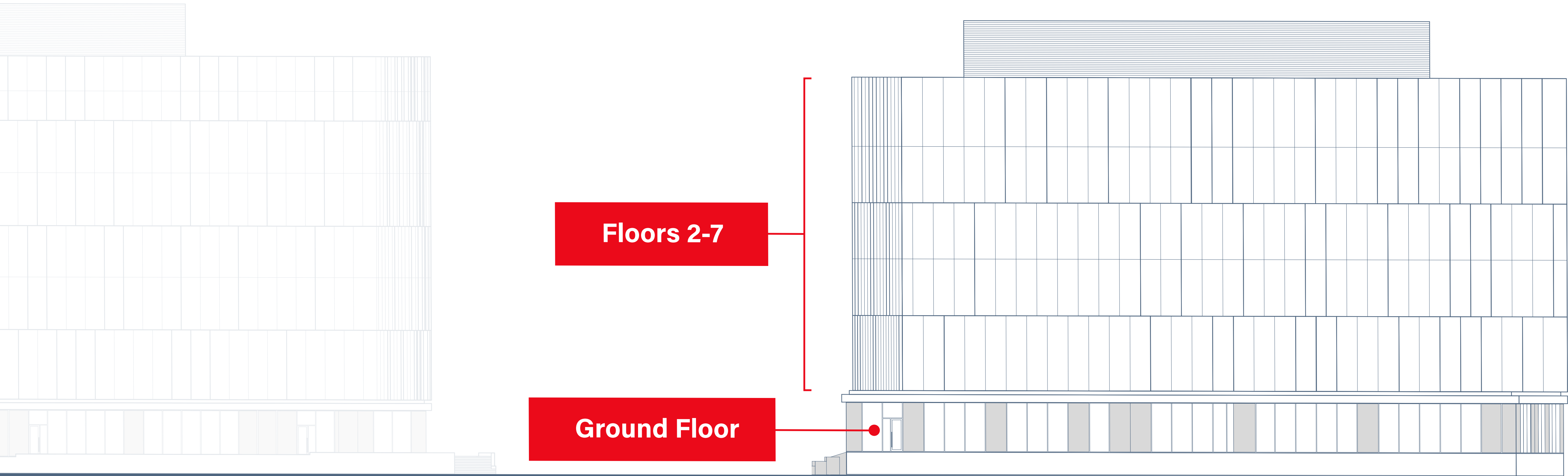
■ Test Fit



The Landing

# Stacking Plan

1701 Bayshore

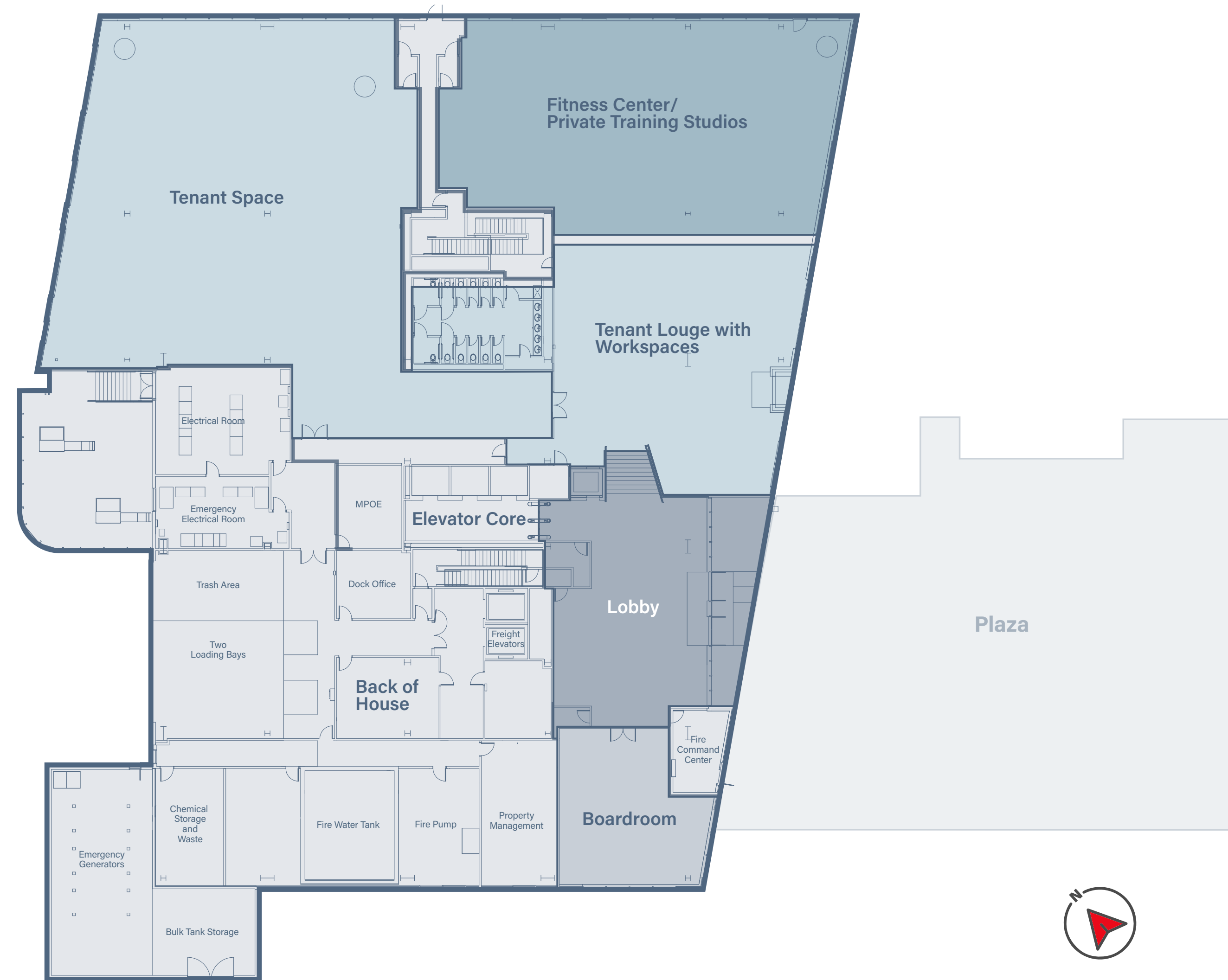


# Core and Shell

1701 Bayshore

10,500 SF

OLD BAYSHORE HWY

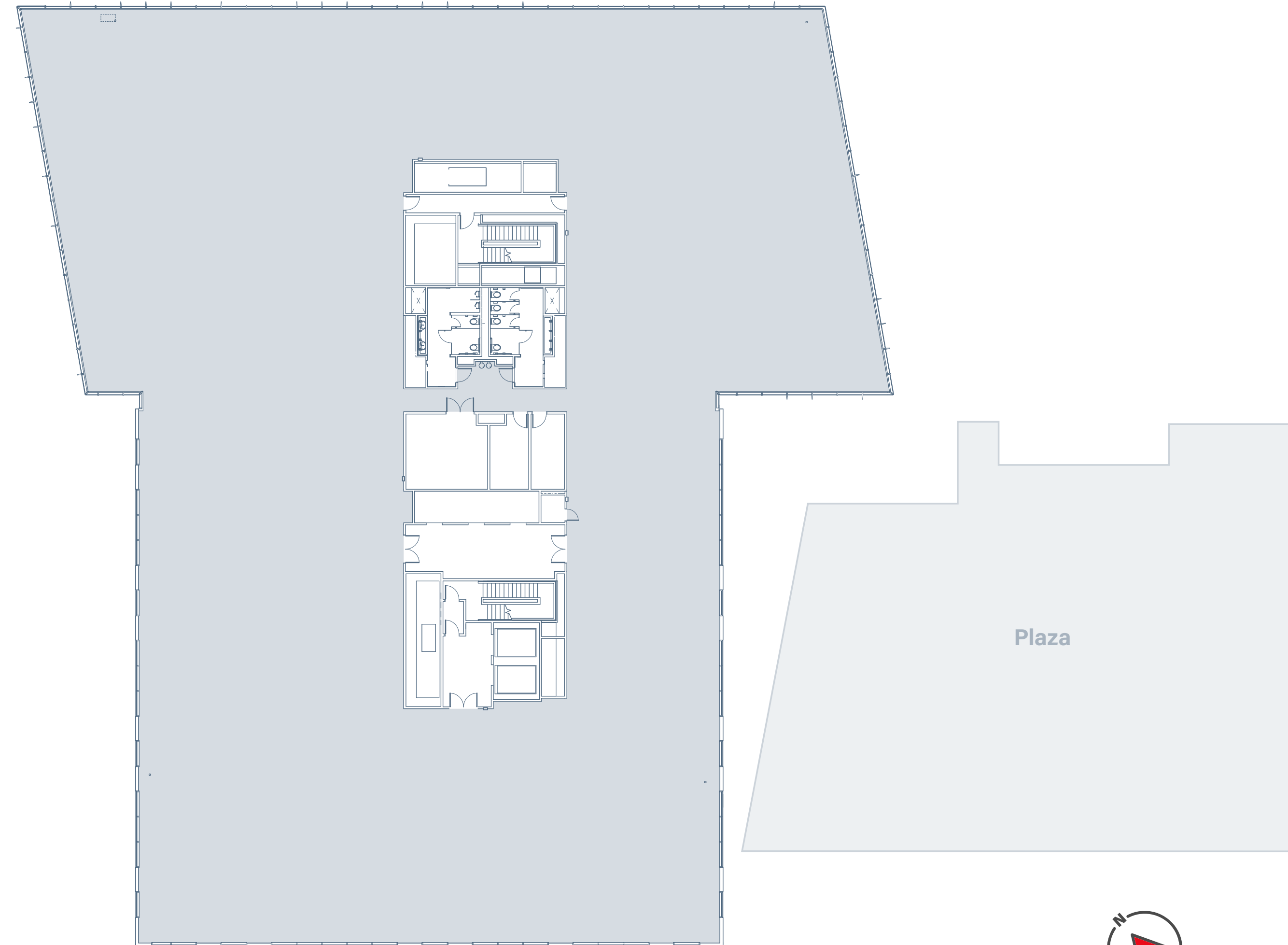


# Core and Shell

1701 Bayshore

38,400 SF

OLD BAYSHORE HWY



# Test Fit

1701 Bayshore

## 1 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

OLD BAYSHORE HWY



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



# Test Fit

1701 Bayshore

OLD BAYSHORE HWY

## 2 Tenant - Option A

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



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





# Test Fit

1701 Bayshore

OLD BAYSHORE HWY

## 2 Tenant - Option B

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



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



# 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

**Q3 2024 tenant  
build-outs can begin**

**Q1 2025 delivery of core  
and shell buildings**



# 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
- Three 500kW generators for lab emergency power
- 2.0 CFM/SF of lab space (12 air exchanges Per Hour)



# High Bay Spaces for Advanced Manufacturing

**17,700 SF**

in 1699 Bayshore

**10,500 SF**

in 1701 Bayshore

- **20'** floor-to-floor heights accommodating ample GMP infrastructure
- **13'-6"** clear glass curtain wall
- **Ground floor window line** with great visibility from street frontage/Bayshore Highway
- **Adjacent loading docks** with direct ground-floor access
- **High visibility** to main tenant entry from building lobbies
- **Ample shaft space** direct to roof/mechanical penthouse
- **Lab waste trunk line** pre-run through structural slab
- **Ready now** for tenant improvements



## Professional

- Boardroom
- Tenant Lounge
- Training Space
- Podcast Booths
- Conference Center
- Indoor/Outdoor Workspaces
- Amazon Lockers

## Community

- Outdoor Plazas
- Indoor/Outdoor Bistro Cafe
- Coffee Bar
- Lounge Seating
- Fire Pits

## Wellness

- Fitness Center
- Private Training Studios
- Locker Rooms
- High-End Bike Room
- Meditation Space



# Amenities that Activate



# The Landing

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## NOW LEASING

**Mark Bodie**  
Senior Managing Director  
Lic. # 01941415  
+1 650 480 2212  
[mark.bodie@jll.com](mailto:mark.bodie@jll.com)

**Grant Yeatman**  
Managing Director  
Lic. # 01972905  
+1 510 465 9406  
[grant.yeatman@jll.com](mailto:grant.yeatman@jll.com)

**Cole Smith**  
Executive Vice President  
Lic. # 01848128  
+1 650 480 2230  
[cole.smith@jll.com](mailto:cole.smith@jll.com)

**Toss Vallentine**  
Senior Managing Director  
Lic. # 01742629  
+1 650 213 2172  
[toss.vallentine@jll.com](mailto:toss.vallentine@jll.com)

