

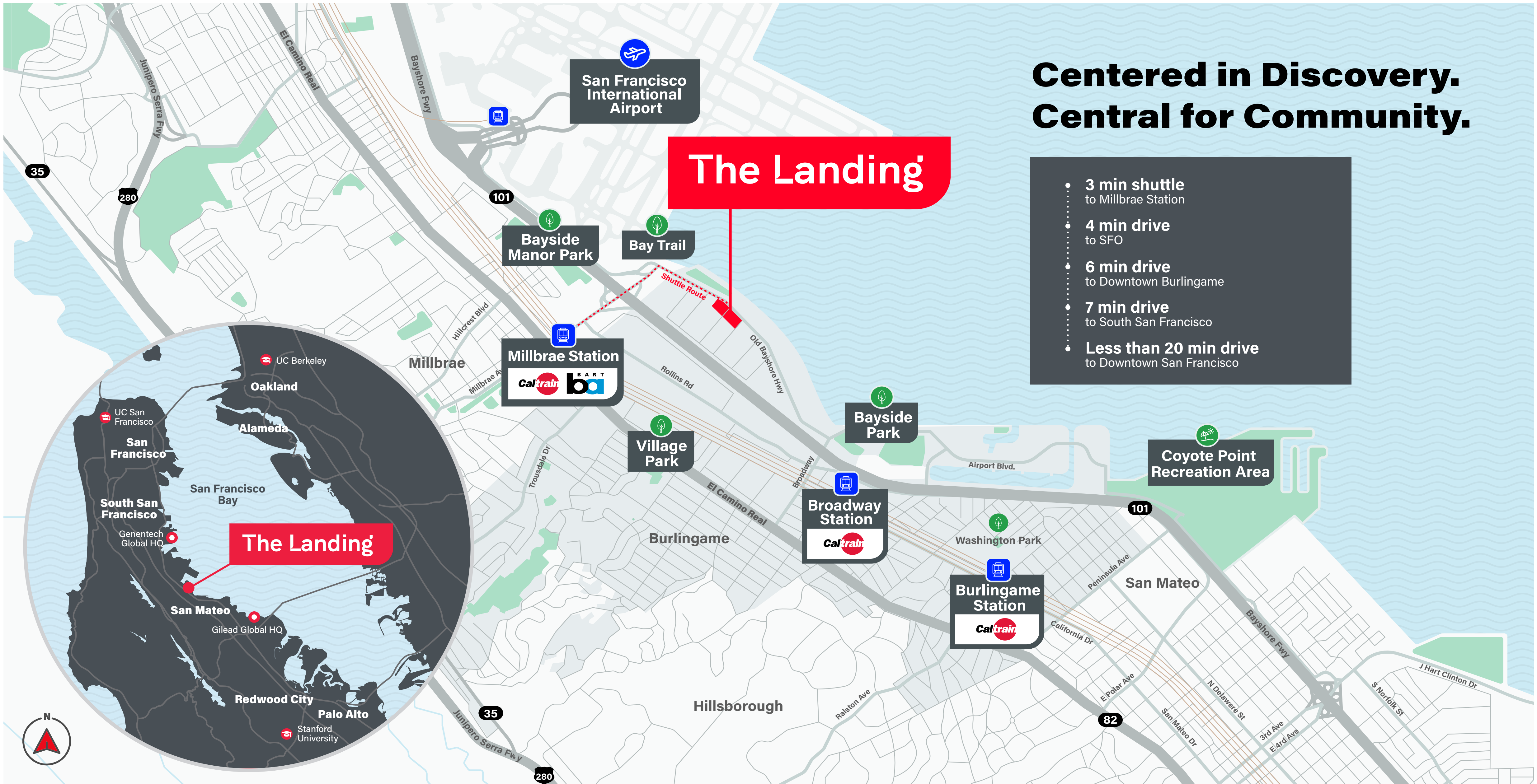
1699 & 1701
Bayshore Highway
Burlingame, CA

The Landing

TheLandingBurlingame.com







Burlingame, CA

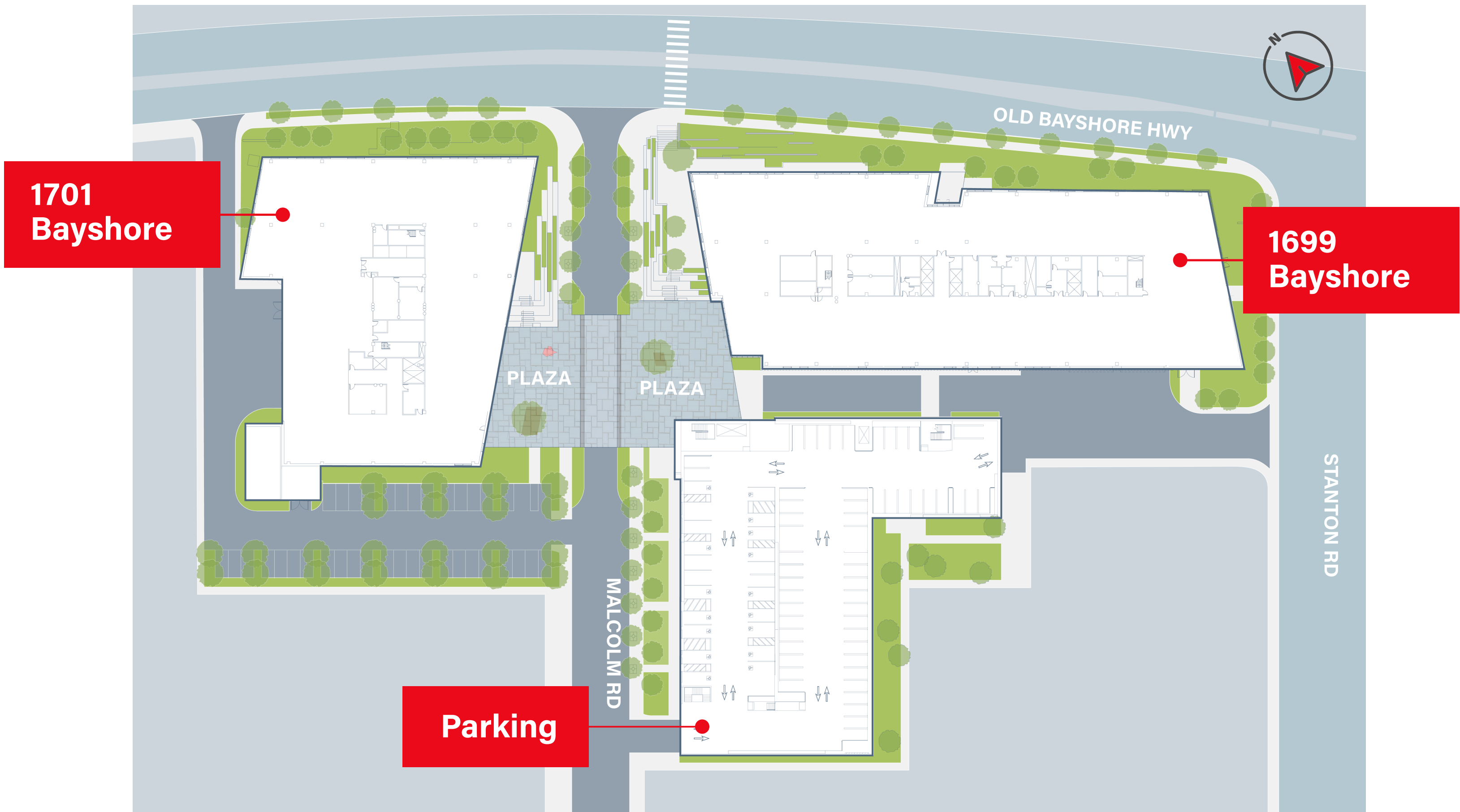
The Landing is located in one of the most transit-rich areas in the Peninsula with immediate access to the 101 Freeway and close proximity to the Millbrae BART and Caltrain Intermodal station. For those flying in and out of the area, the San Francisco International Airport (SFO) is only four minutes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

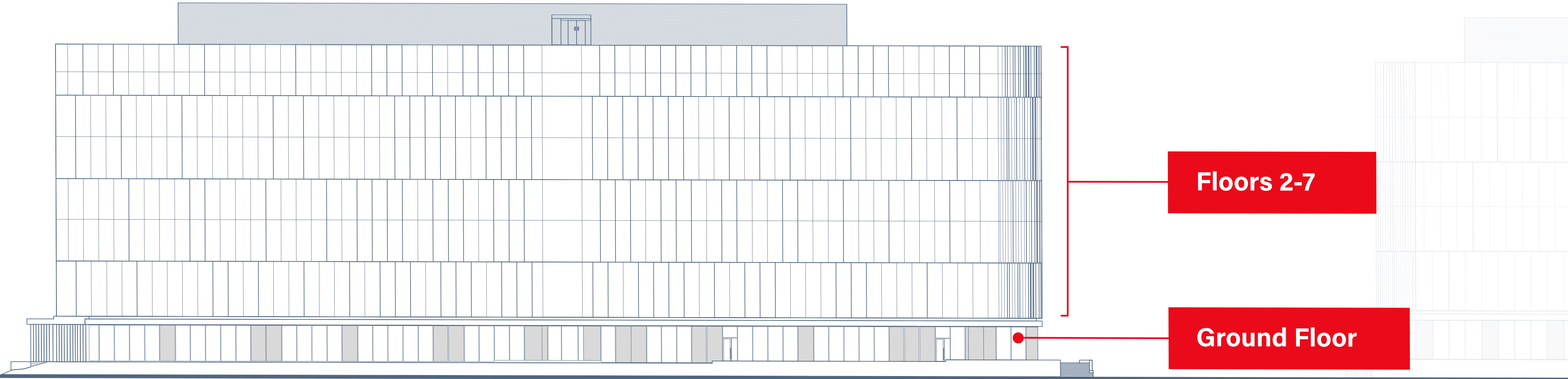
Parking Garage Available for tenant and public use

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

* Campus-wide amenities available to all tenants

Stacking Plan

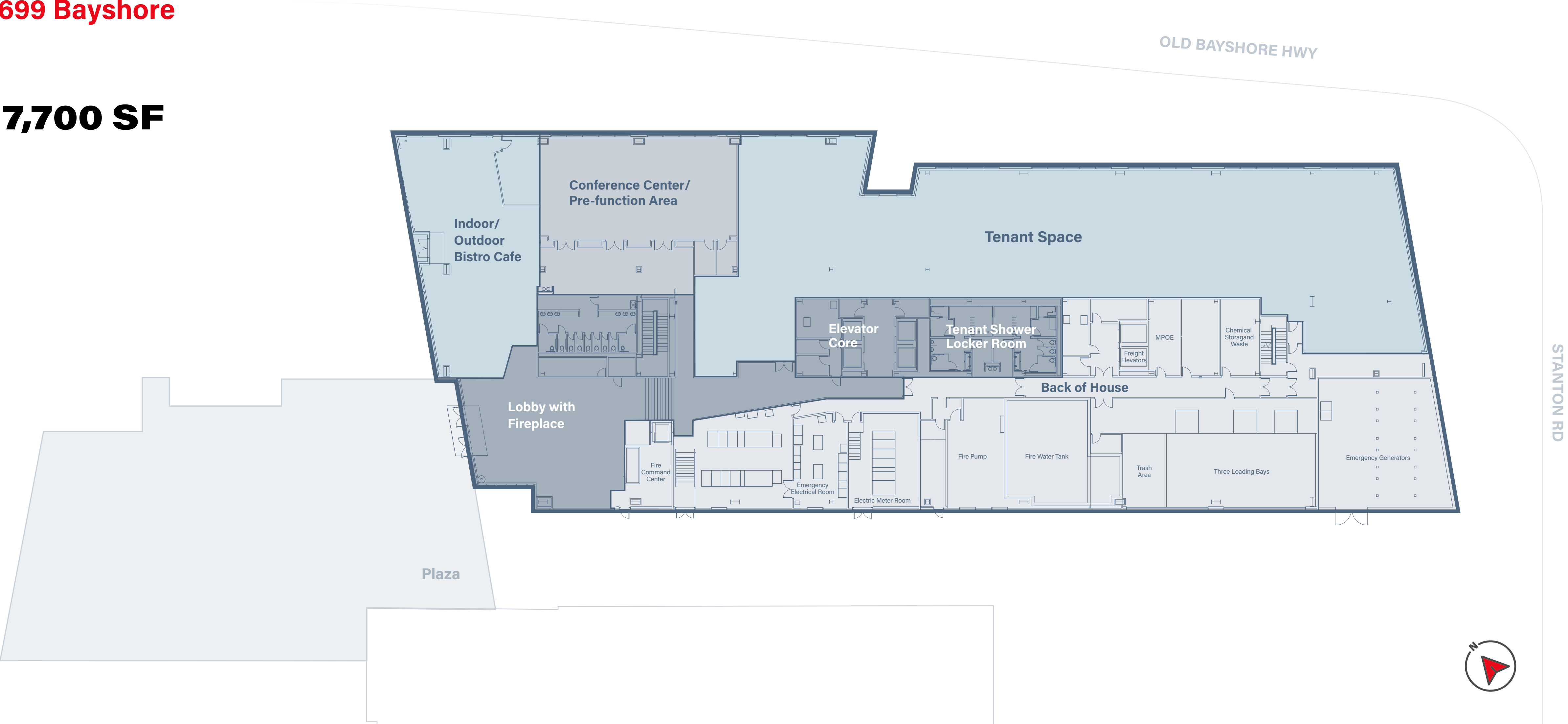
1699 Bayshore



Core and Shell

1699 Bayshore

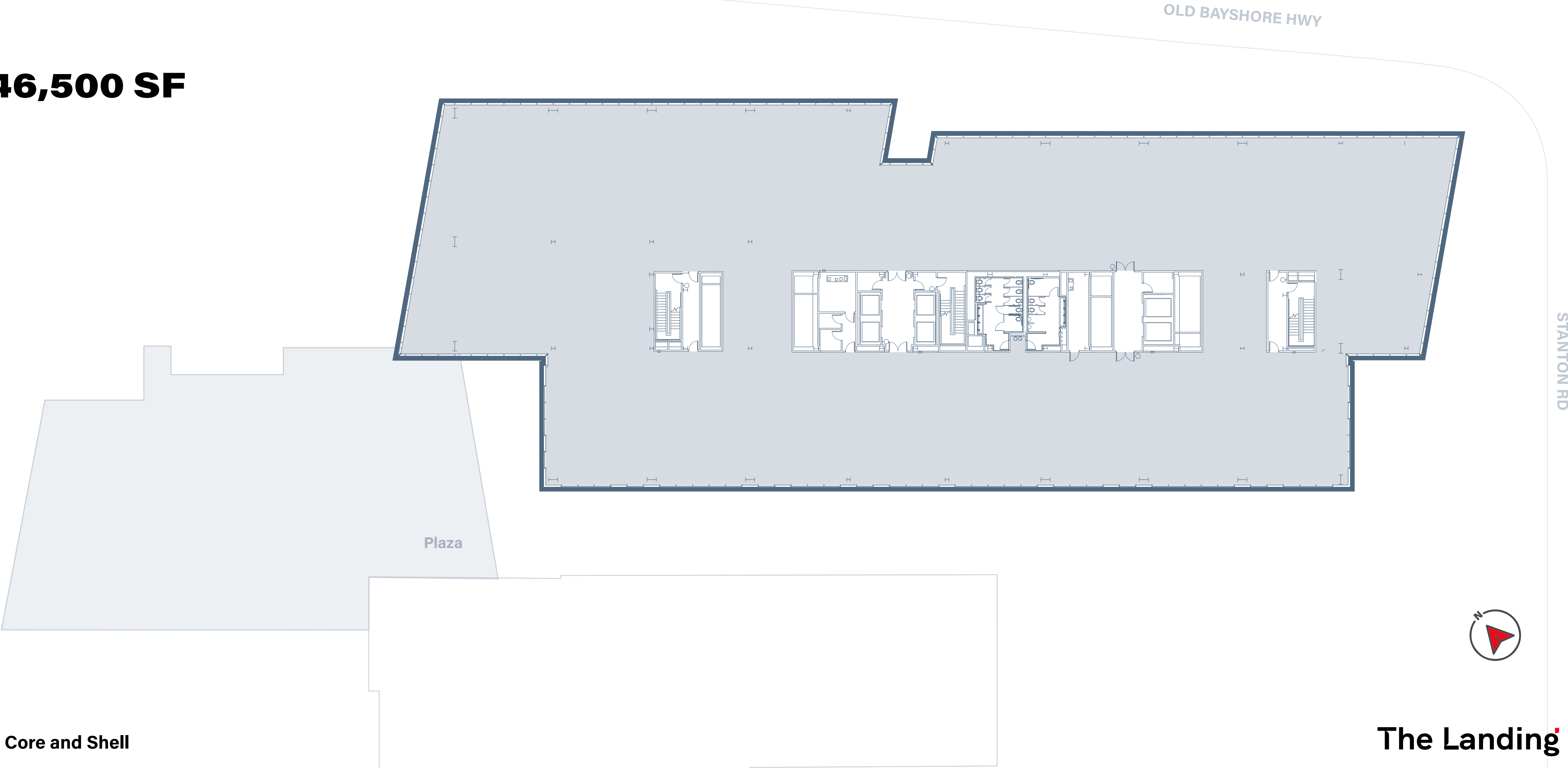
17,700 SF



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

Plaza

STANTON RD



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

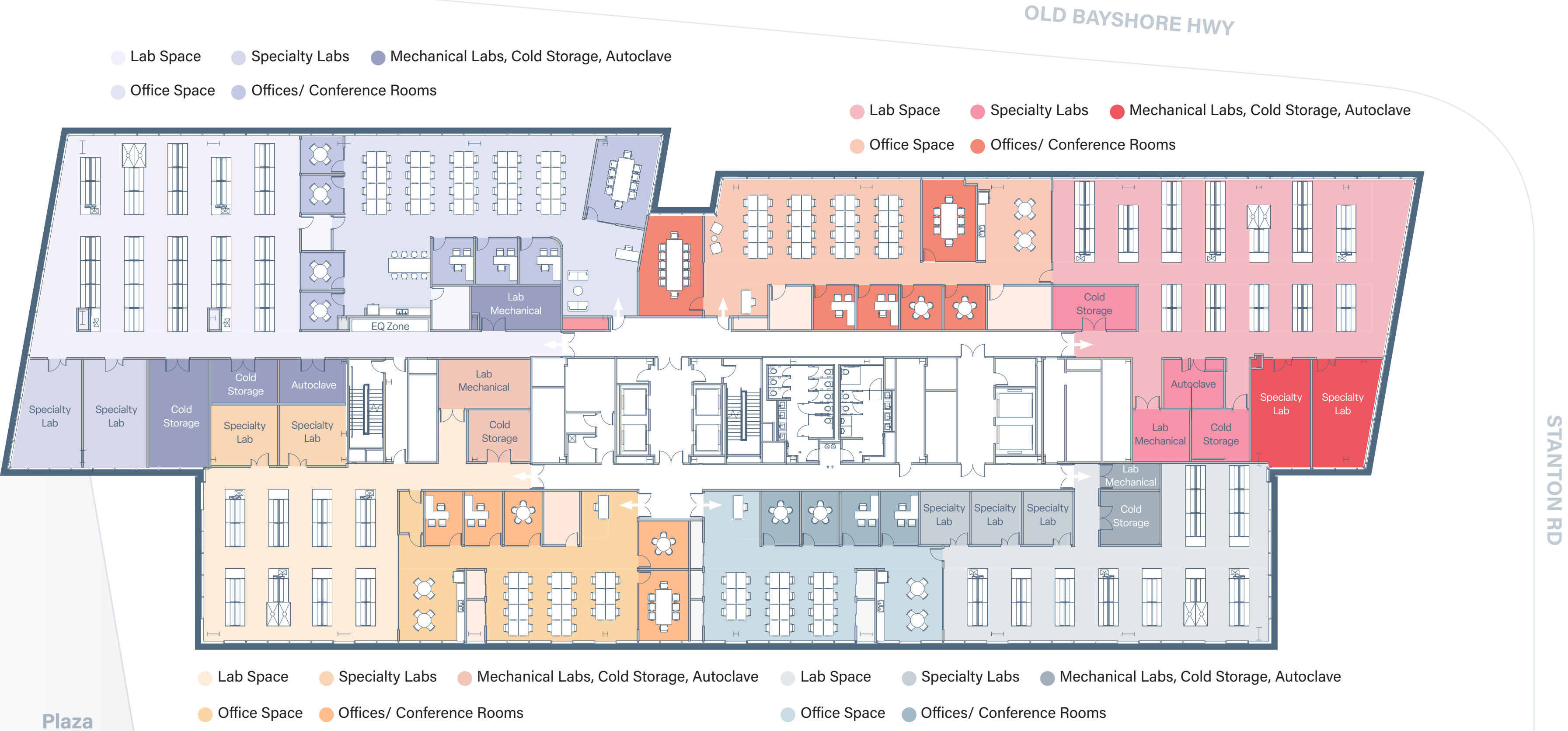
ELF (Open Lab) - 413'

Lab Sinks - 4

Fume Hoods - 2

% of Lab Support - 31%

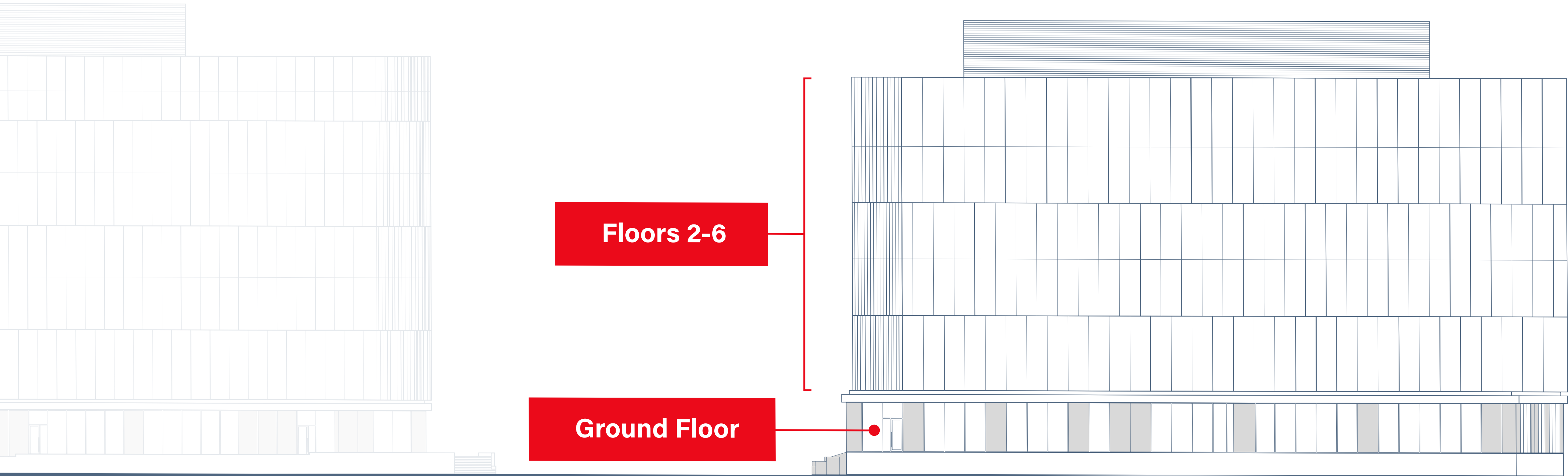
Test Fit



The Landing

Stacking Plan

1701 Bayshore

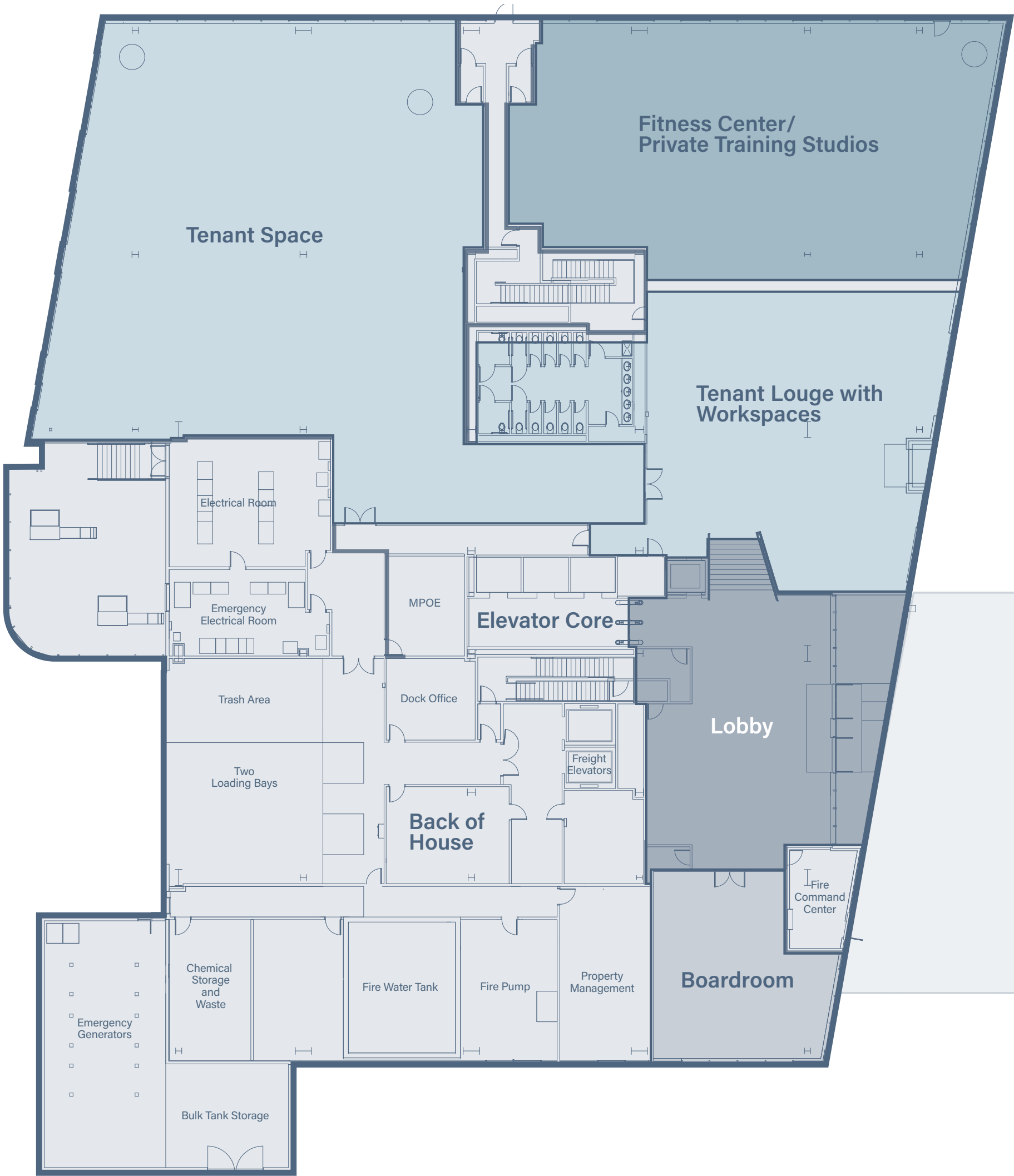


Core and Shell

1701 Bayshore

10,500 SF

OLD BAYSHORE HWY

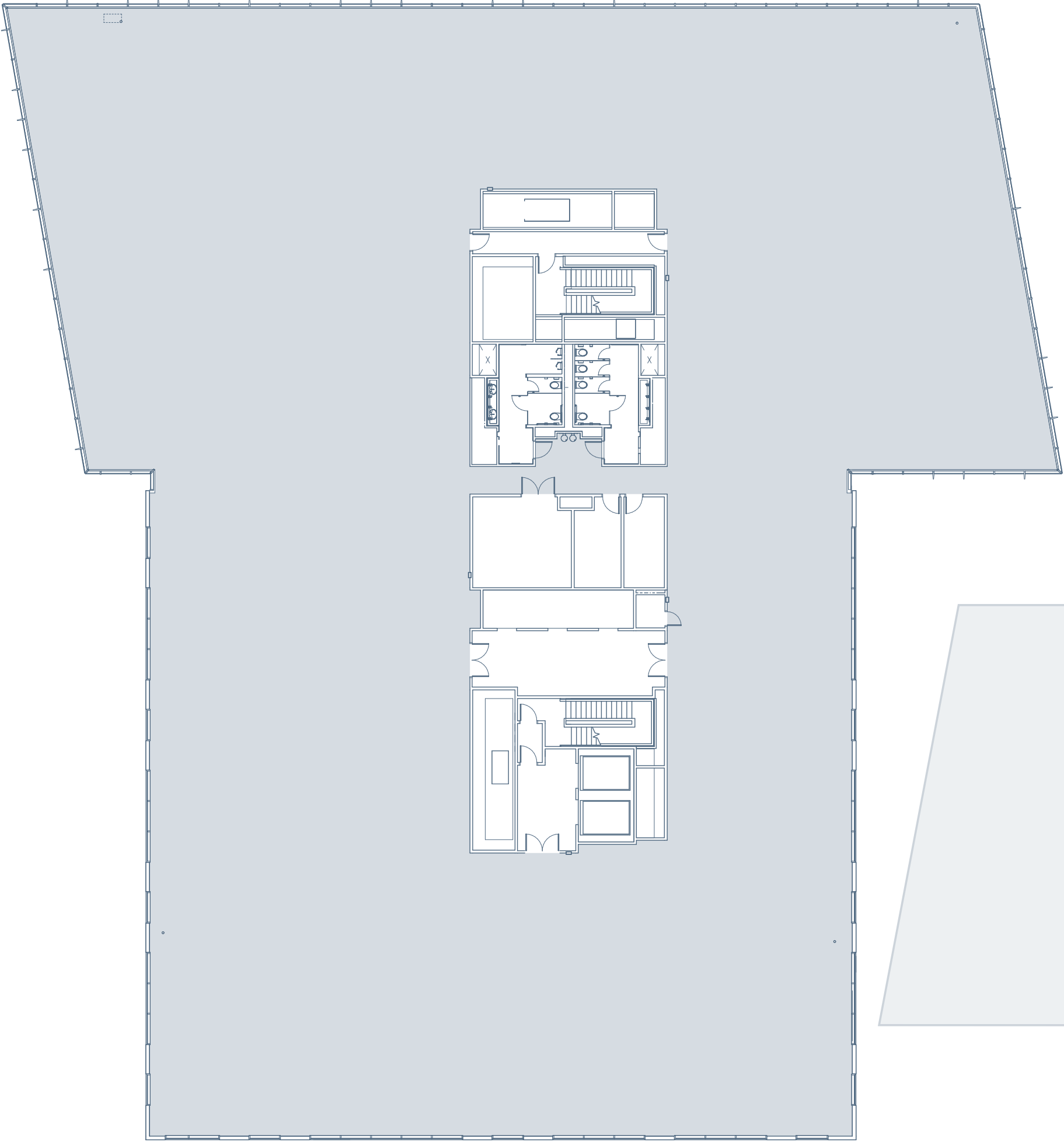


Core and Shell

1701 Bayshore

38,400 SF

OLD BAYSHORE HWY



Plaza



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



Plaza

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

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



Test Fit

1701 Bayshore

OLD BAYSHORE HWY

2 Tenant – Option B

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



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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