



R&D SPACE FOR LEASE

*±1,367 SF space available with
convenient access to the BART and
Caltrain Stations in Burlingame*

8 ADRIAN COURT, BURLINGAME, CA



Property Highlights

Double door access for shipping & receiving

2.9 miles to SFO

Walking distance to restaurants

US 101 frontage & visibility

AVAILABILITIES

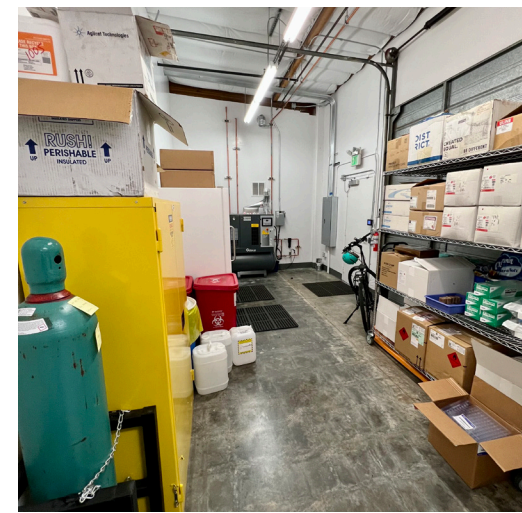
8 ADRIAN CT

±1,367 SF

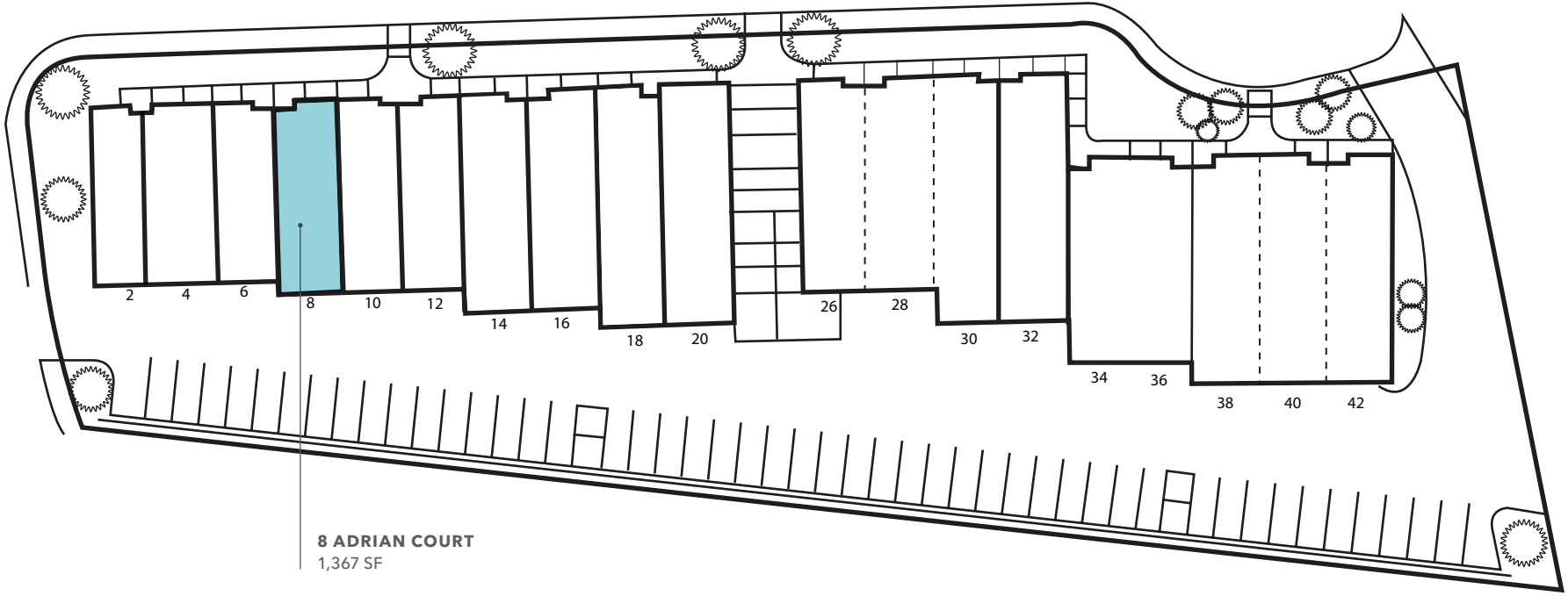
\$2.10 NNN
ASKING RATE

\$0.59
OPEX (\$/SF)

HYPOTHETICAL R&D LAB CONVERSION



SITE PLAN



Site plan not to scale

AVAILABLE FOR LEASE

KIDDER MATHEWS

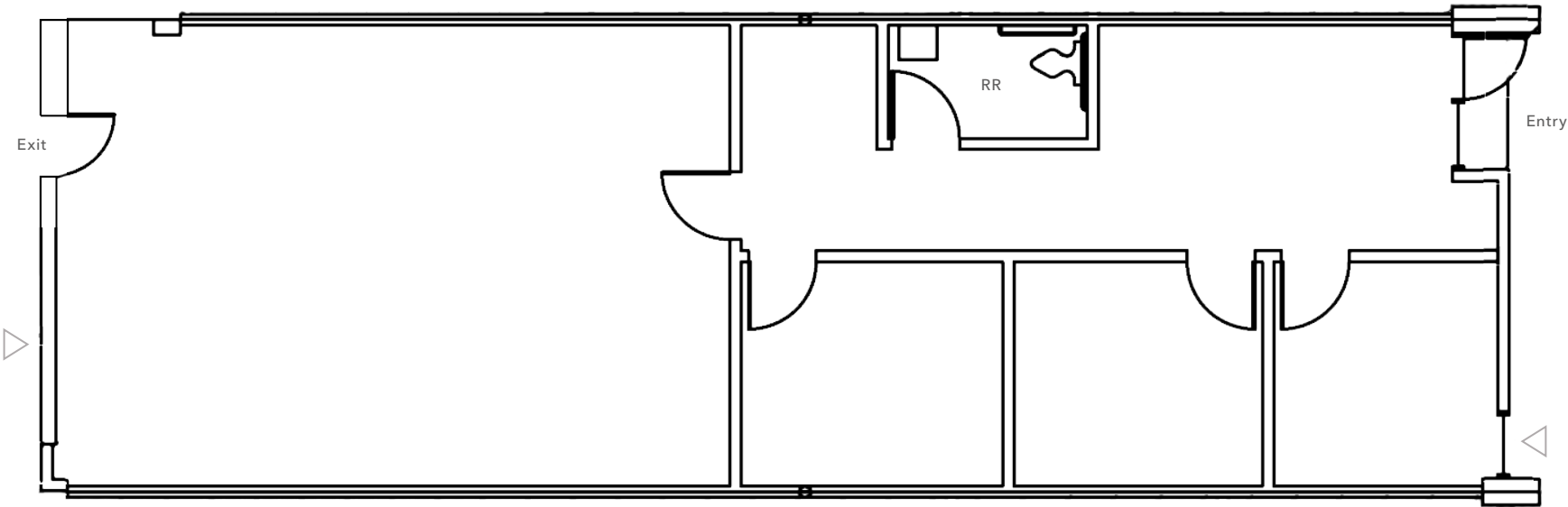
SUITE 8

±1,367 SF
AVAILABLE

NOW
AVAILABLE

\$2.10 NNN
ASKING RATE

\$0.59
OPEX (\$/SF)



Floorplan not to scale

△ Grade Level Door

HIGHLY- ACCESSIBLE LOCATION

Easy access to Hwy 101

Walkable to Bart/Caltrain

Minutes to San Francisco Int'l Airport

US 101 frontage & visibility



8 ADRIAN COURT

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