

555 TWIN DOLPHIN

REDWOOD CITY / CA



FACTS & FEATURES

PROMINENT REDWOOD SHORES ADDRESS



± 201,129
TOTAL SQ FT



LEED GOLD
CERTIFIED



EXTENSIVE
IMPROVEMENTS

- + Class A 6-story office building
- + Park views from all floors
- + Renovated outdoor spaces featuring outdoor seating, sand volleyball & bocce ball courts
- + Common area Wi-Fi inside and out
- + State-of-the-art conference center facility
- + On-site fitness center, showers & lockers
- + EV charging stations, 3.1/1,000 parking ratio
- + 24-hour security
- + Dedicated property management
- + Move-in ready suite program
- + Walking distance to shopping, dining, fitness & hotels
- + Dedicated shuttle from Hillsdale Caltrain station



SCAN TO
LEARN MORE



AMENITIES & EVENTS

ELEVATED TENANT EXPERIENCE

Premium tenant amenities and events are designed to enhance the employee workday and create community. Bright and modern collaborative public workspaces, premium tenant-only amenities and a robust tenant appreciation events calendar offer the essential elements you and your team need to thrive in a connected, inspiring environment.



**COLLABORATION
SPACES**
ACROSS CAMPUS



**FITNESS
CENTER**
SHOWERS & LOCKERS



**CONFERENCE
CENTER**
WITH KITCHEN



**OUTDOOR
SPACES**
RECENTLY RENOVATED



**DOG
FRIENDLY**
BRING YOUR DOG TO WORK



**MY HPP
OFFICE**
TENANT APP



**PROPERTY
MANAGEMENT**
ONSITE

HUDSON PACIFIC PROPERTIES



YOUR WORKSPACE

MOVE-IN READY

SUITES THAT GO THE DISTANCE



MARKET-LEADING SPACES

PREMIUM WORKSPACES INCLUDE KITCHENS, CONFERENCE ROOMS AND MORE



READY FOR YOU

WE'VE THOUGHT OF EVERYTHING SO ALL YOU HAVE TO DO IS UNPACK AND GET TO WORK



SCALABLE OPTIONS

MULTIPLE MOVE-IN OPTIONS AVAILABLE TO GROW WITH YOU



FLEXIBLE FLOOR PLANS

A VARIETY OF OFFICE SIZES AND CONFIGURATIONS TO ACCOMMODATE THE WAY YOU WORK

HPP's move-in ready suites provide the perfect companion to our highly amenitized buildings. Designed for immediate productivity, these move-in ready workspaces ensure your team is ready to hit the ground running from day one.

TRUSTED BY:



PHOTO GALLERY



MULTIPLE OUTDOOR SEATING AREAS



CONFERENCE CENTER



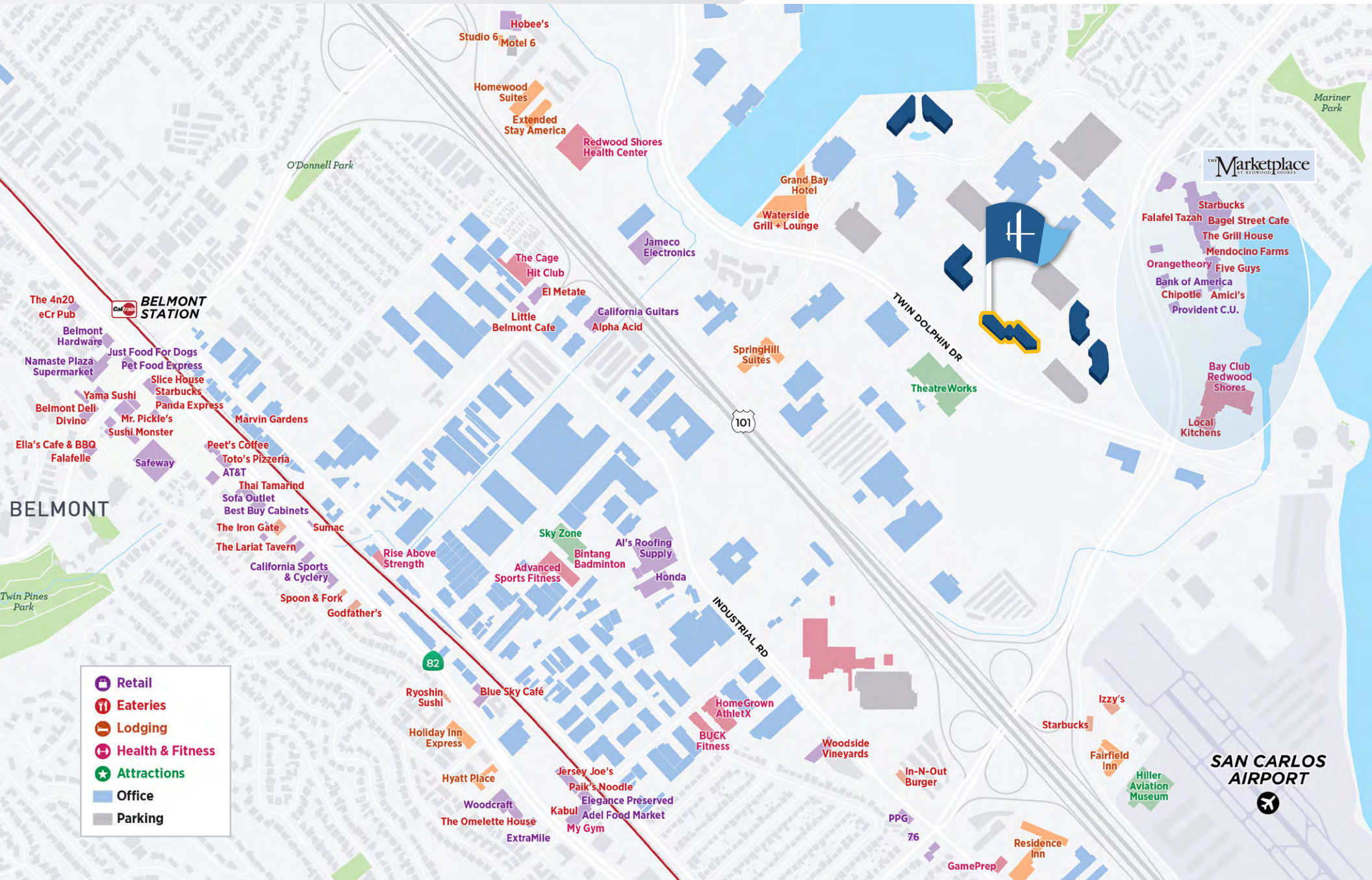
TRANQUIL SETTING



EV CHARGING

LOCATION

WELCOME TO THE NEIGHBORHOOD



- Retail
- Eateries
- Lodging
- Health & Fitness
- Attractions
- Office
- Parking

THE Marketplace
AT REDWOOD SHORES

- Starbucks
- Falafel Tazah
- Bagel Street Cafe
- The Grill House
- Mendocino Farms
- Orangetheory
- Five Guys
- Bank of America
- Chipotle
- Amici's
- Provident C.U.

- Bay Club
- Redwood Shores
- Local Kitchens

SAN CARLOS AIRPORT



— SUSTAINABILITY

BUILDING A BETTER BLUEPRINT

OUR PROPERTIES ARE RECOGNIZED WITH THE INDUSTRY'S LEADING AWARDS AND CERTIFICATIONS, INCLUDING:



We are committed to building and operating with a long-term vision to protect the environment, as well as support the safety and well-being of those in and around our buildings. Our Better Blueprint fosters the growth of sustainable, healthy and equitable buildings and cities – today and in the future.

- + 100% Carbon neutral operations
- + Recycling
- + Eco-initiatives
- + Water & Waste Management
- + Sustainable Transportation
- + Health & Wellness
- + Community Impact



— HUDSON PACIFIC PROPERTIES

REIMAGINING NOW. TO CREATE WHAT'S NEXT.

Where we work is not just where we work. It's part of who we are and how we thrive. At Hudson Pacific Properties, that's what drives us to stay one step ahead, looking for opportunities in just the right places to bring innovation to life. When you partner with us, you get a lasting relationship focused on addressing your every need. From an entrance that signals you've arrived to an environment that fosters collaboration, creativity and success, we provide the state-of-the-art infrastructure and excellent service necessary to fulfill your business strategy. And when you're ready, we're here to help you expand for the future, because the sky's the limit.

We're driven to find the next amazing space for today and tomorrow's leading companies – building it from the ground up or reimagining it from the inside out. With Hudson Pacific Properties everything is possible.

FOR MORE INFORMATION CONTACT

333 TWIN DOLPHIN DRIVE SUITE 100 REDWOOD CITY, CA 94065

650 200 2900

HUDSONPACIFICPROPERTIES.COM



Available Suites

Suite #	Size (Square Feet)
280	15,732
300	4,857
400	17,404
450	17,632
4th Floor	35,036
620	4,631

For leasing information, contact:

MARK COURSON

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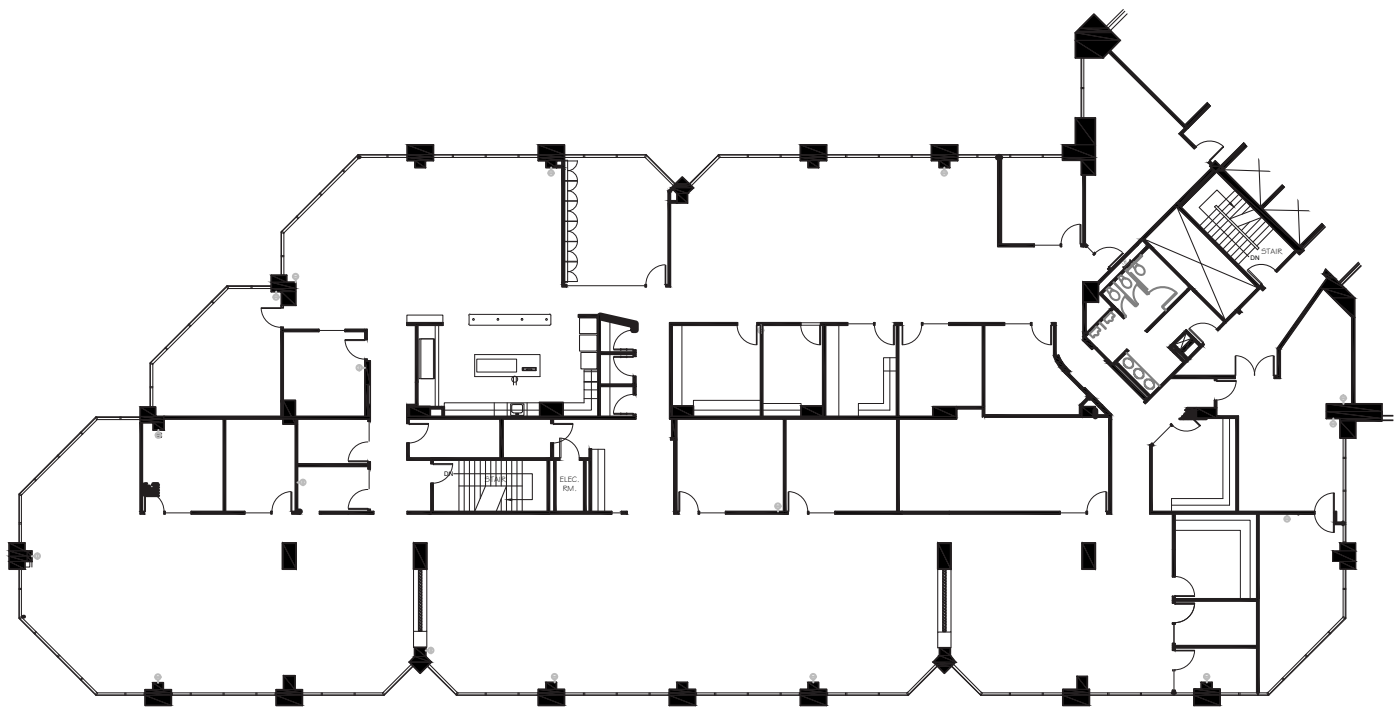
graham.woodall@nrmk.com

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REDWOOD CITY / CA

Suite 280 - 15,732 SF



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NEWMARK

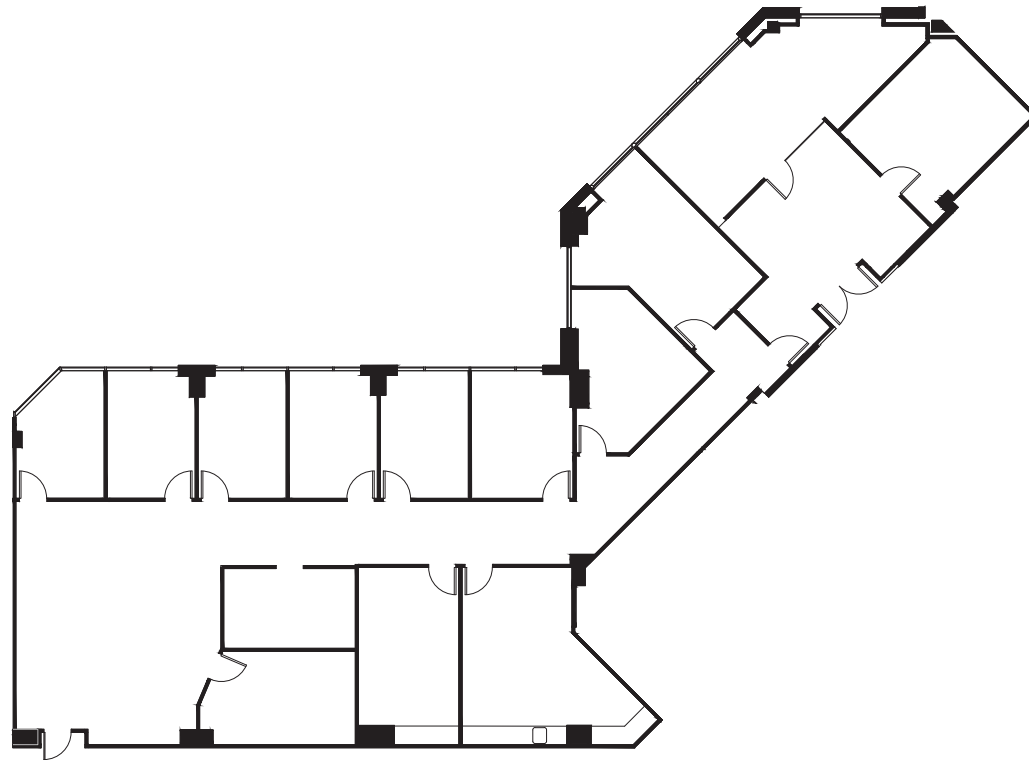
HUDSON
PACIFIC
PROPERTIES

HUDSONPACIFICPROPERTIES.COM

555 TWIN DOLPHIN

REDWOOD CITY / CA

Suite 300 - 4,857 SF



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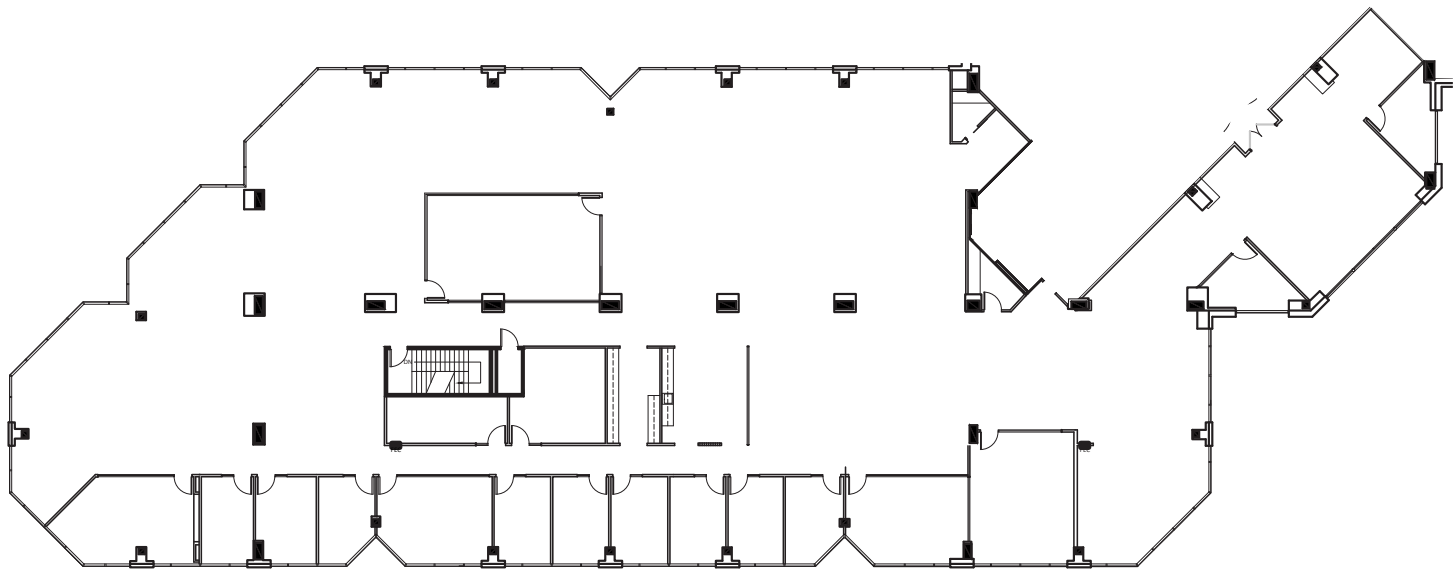
NEWMARK



555 TWIN DOLPHIN

REDWOOD CITY / CA

Suite 400 - 17,404 SF



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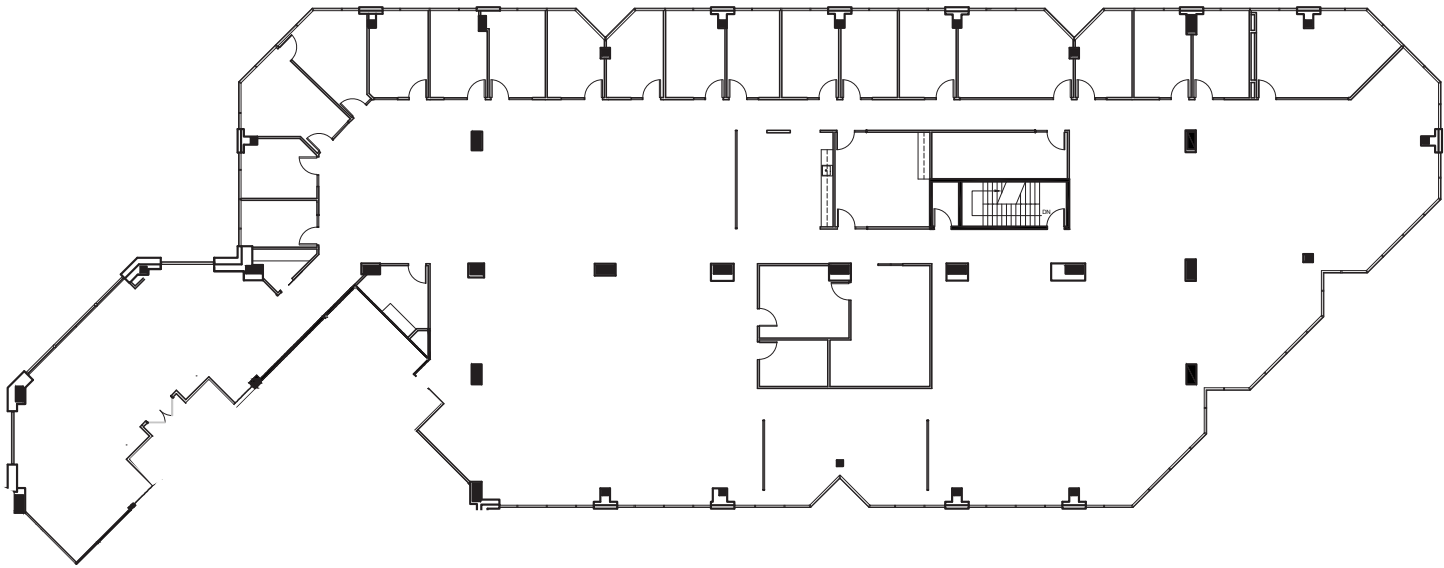
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555 TWIN DOLPHIN

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Suite 450 - 17,632 SF



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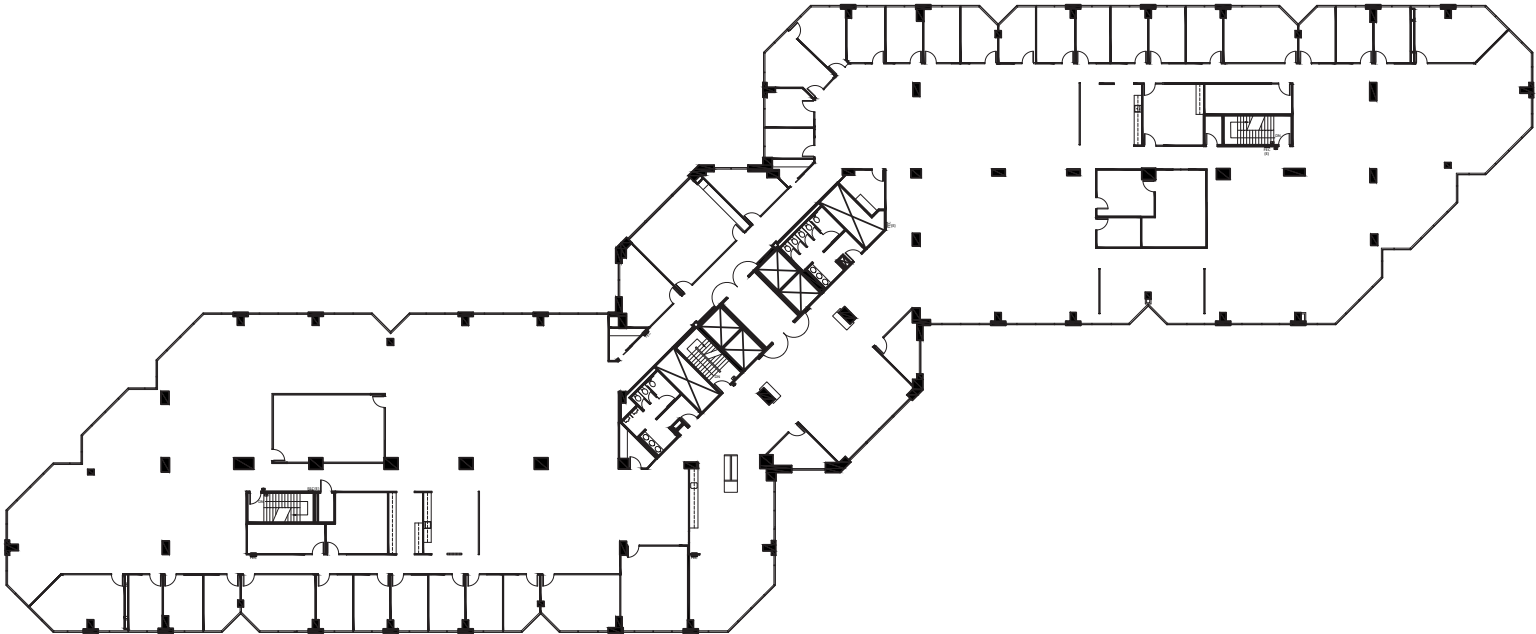
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555 TWIN DOLPHIN

REDWOOD CITY / CA

4th Floor - 35,036 SF



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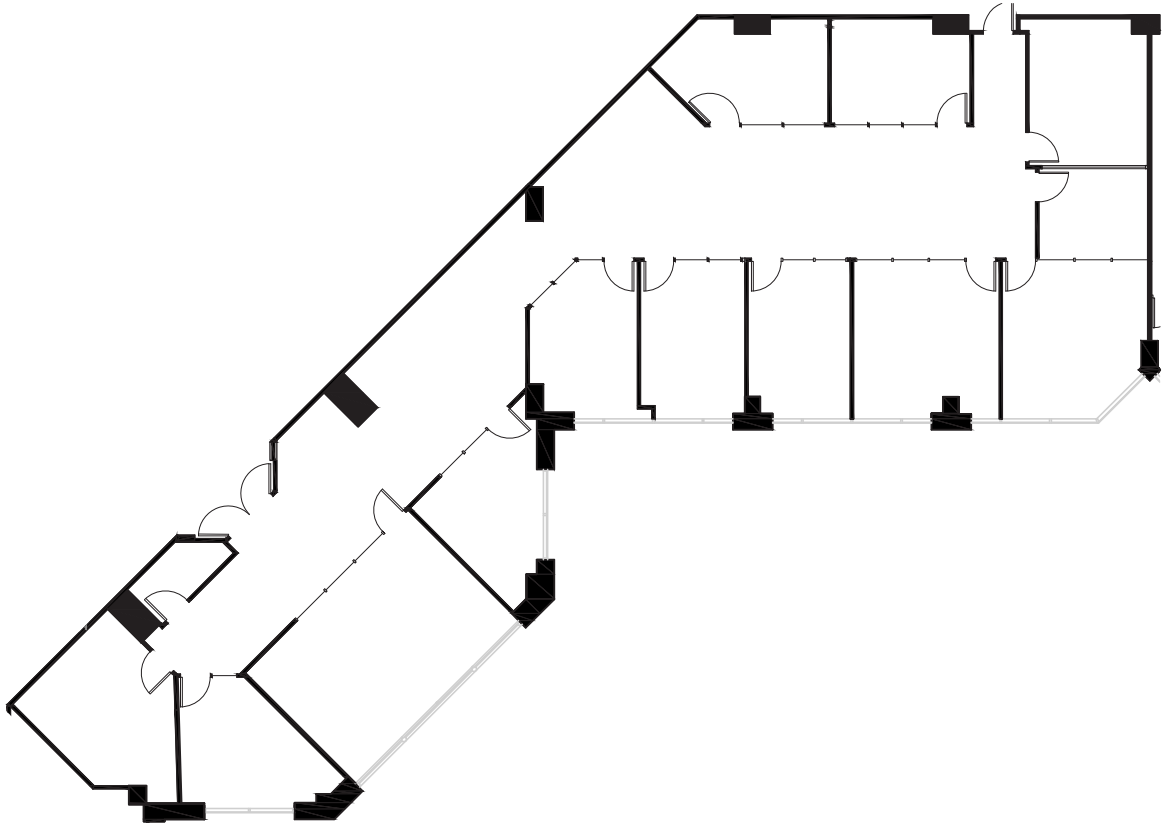
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Suite 620 - 4,631 SF



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MORNING SCHEDULE

STOP LOCATION

Hillsdale Caltrain Station	7:00	8:40	9:43
201 Redwood Shores	8:04	9:04	10:07
555 Twin Dolphin Drive	8:05	9:05	10:08
333 Twin Dolphin Drive	8:06	9:06	10:09
255 Shoreline Drive	8:08	9:08	10:11

AFTERNOON SCHEDULE

STOP LOCATION

201 Redwood Shores	3:30	4:35	5:38	6:26
555 Twin Dolphin Drive	3:34	4:39	5:42	6:30
333 Twin Dolphin Drive	3:38	4:43	5:46	6:34
255 Shoreline Drive	3:42	4:47	5:50	6:38
Hillsdale Caltrain Station	4:02	5:07	6:10	6:55



201 REDWOOD SHORES PKWY



555 TWIN DOLPHIN



333 TWIN DOLPHIN



255 SHORELINE DRIVE



Things to explore around Hillsdale Caltrain Station:

- + Hillsdale Shopping Center
- + Cinepolis Luxury Cinemas San Mateo
- + Trader Joe's
- + Cheesecake Factory
- + Barnes & Noble
- + Fieldwork Brewing
- + Pinstripes

...and many more!



We have partnered with C3 Transportation to provide complimentary shuttle services to the Hillsdale Caltrain Station.

All riders will be asked to sign in using TRAKK technology and a boarding pass unique to them will be generated and will be scanned each time they board the shuttle.

The checkout link for general passes is: <https://hudson-pacific-redwood-shores.mytrakk.com/checkout>

Scan to check out



Scan to track shuttle



Questions?

Call Hudson Pacific Properties at (650) 489-4970 or email RWSBuildingManagement@hudsonppi.com