

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Class C Office Space

PROPERTY HIGHLIGHTS

- Prime Location in Downtown Burlingame
- Close Proximity to Burlingame Caltrain
- Ample parking nearby
- Fantastic Food Options Nearby



OFFERING SUMMARY

Lease Rate:	\$36.00 - 49.66 SF/yr (Full Service)
Available SF:	215 - 2,720 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,077	4,400	11,619
Total Population	2,334	9,319	25,860
Average HH Income	\$172,432	\$159,983	\$161,656

FOR MORE INFORMATION, PLEASE CONTACT

BRETT BARRON

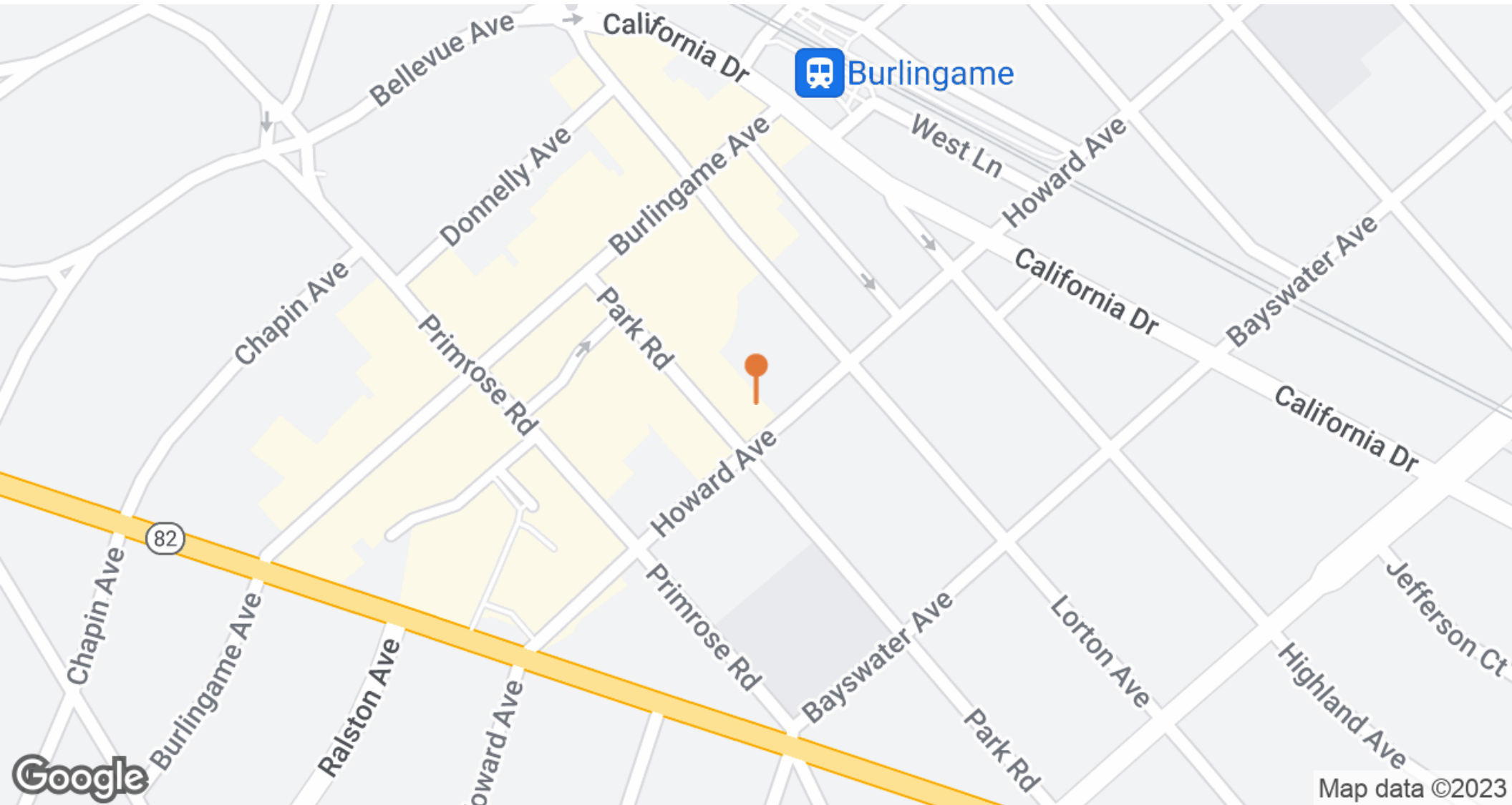
650.437.5223

brettbarron@capitalrealtygrp.com

CalDRE #00893787



LOCATION MAP



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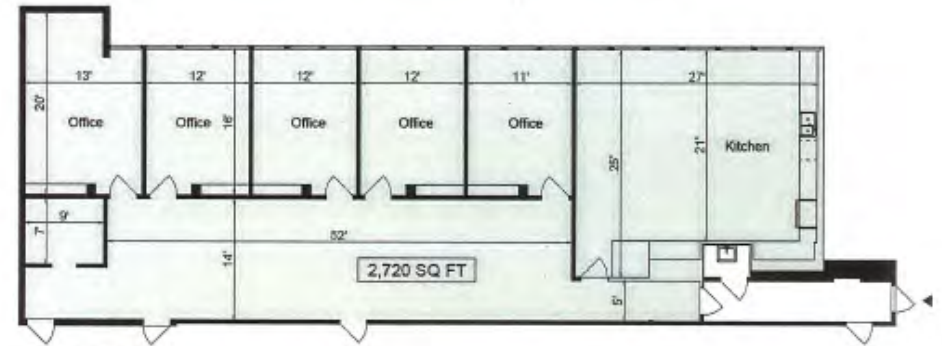


-CAPITAL-
REALTY GROUP

AVAILABLE SPACES

1290 HOWARD AVENUE | SUITE 202

BURLINGAME, CA 94010



THIRD FLOOR

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	215 - 2,720 SF	Lease Rate:	\$36.00 - \$42 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#319	Available	2,720 SF	Full Service	\$36.00 SF/yr	5 Private Offices, Large Kitchen/Break Room, Plus Large Open Office Space
201 - E	Available	1,347 SF	Full Service	Negotiable	Three large private offices with open office space
Private Offices	Available	290 SF	Full Service	\$900 - 1,200 per month	Private offices with a variety of options

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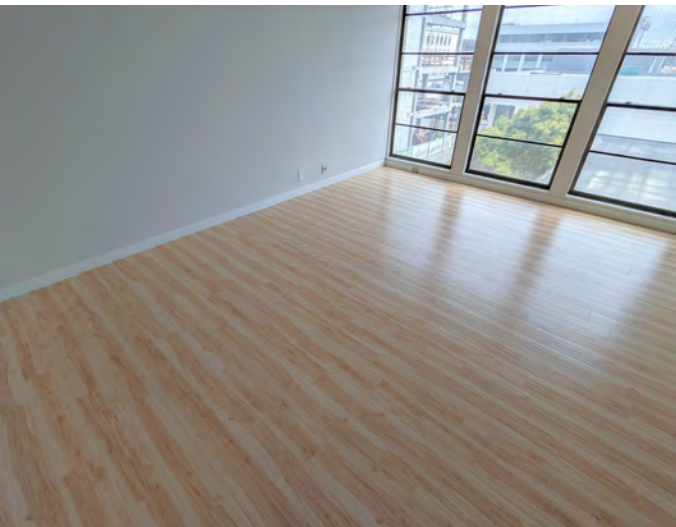
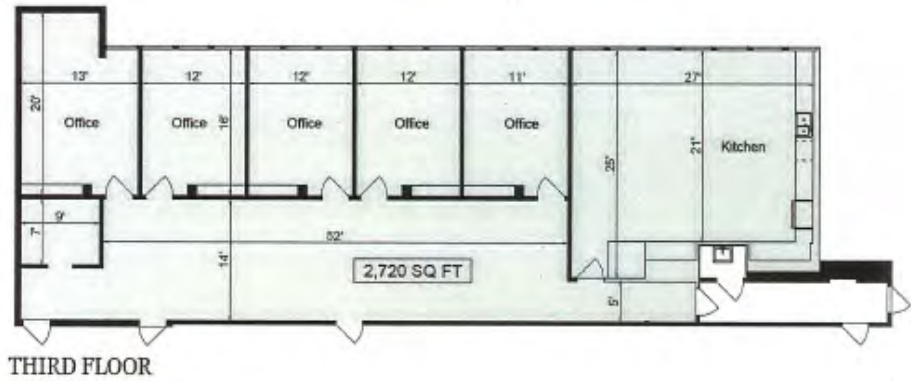
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SUITE 319



SPACE HIGHLIGHTS

- 2,720 Square Feet
- 5 large private offices/conference rooms plus two large open areas
- Large kitchen/breakroom with dishwasher and sink
- Hardwood flooring, large windows
- Suggested pricing is \$8,160 (\$3psf/mo)



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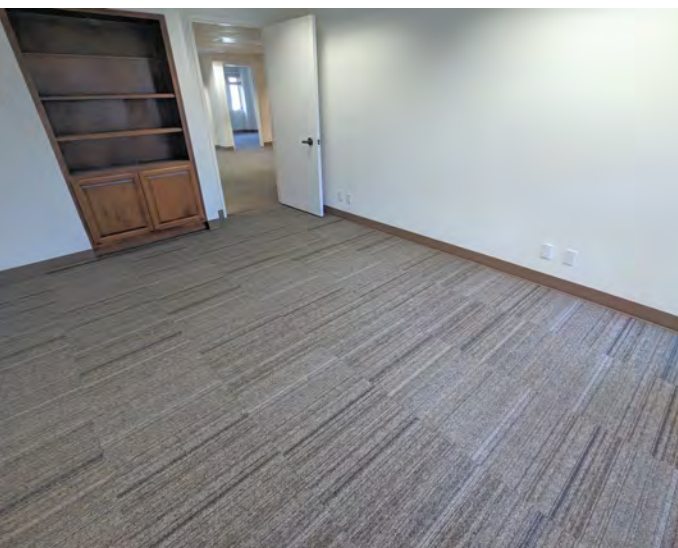
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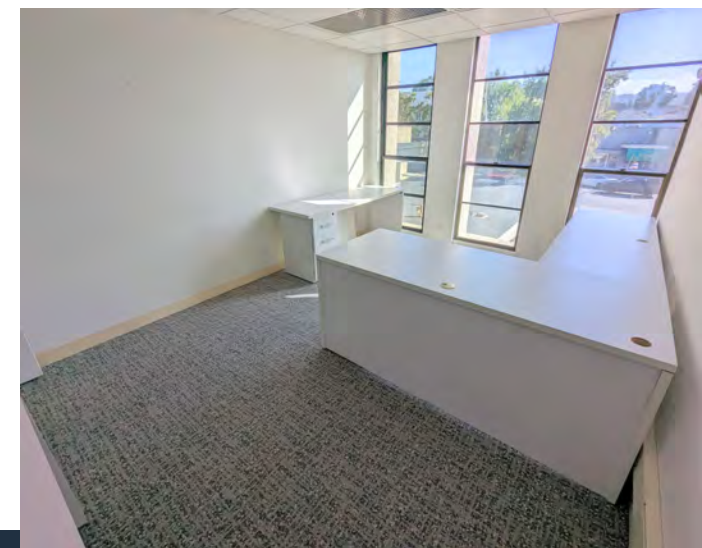


PRIVATE OFFICES



PRIVATE OFFICE HIGHLIGHTS

- Private Offices with a variety of choices available
- PG&E and Internet included
- Access to full kitchen complete with sink, dishwasher and refrigerator
- Some have furniture included (optional)
- Prices range from \$900 to \$1,200 per month depending on size and location



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CORNER OFFICES



CORNER OFFICES HIGHLIGHTS

- 1,346 square feet
- Three private offices with open office area
- Furniture included (optional)
- 7 cubicles in the open area
- Main corner office is large enough for 3-5 people to fit comfortably
- Suggested pricing of \$3.15 psf/mo
- PG&E included



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