



For Lease or Sale

831-839 Mitten Ave, Burlingame

±42,840 SF OFFICE PROJECT

±1,050 SF STANDALONE WAREHOUSE

±540 – 37,363 SF OFFICE AVAILABLE FOR LEASE



Property Highlights



Two-story: $\pm 42,840$ SF Office Project & $\pm 1,050$ SF Standalone Warehouse



Perfect owner user opportunity



Expansive window lines with abundant natural light



3.5/1000 parking ratio



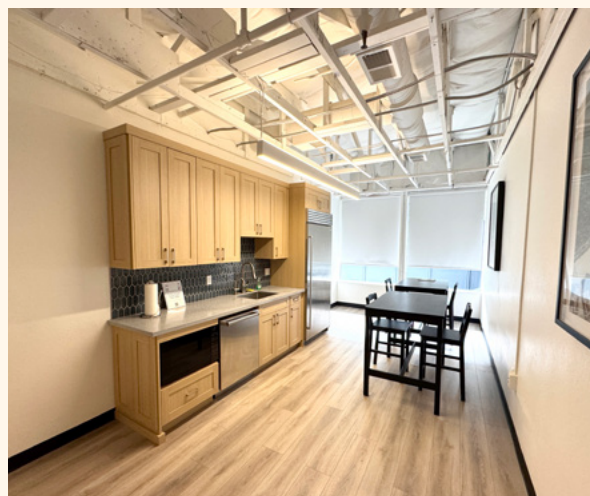
24 electric vehicle charging stations



New landscaping/outdoor amenity area



Prime location near Millbrae BART and Caltrain station and SFO Airport



Available Suites



831 MITTEN RD | ±540-15,186 SF AVAILABLE

SUITE	SF	AVAILABILITY	VIRTUAL TOUR
100	±10,673	Available 11/1/26	-
200	±540	Available Now	Link
204	±570	Available Now	Link
205	±1,103	Available Now	Link
215	±2,300	Available Now	Link

839 MITTEN RD. | ±10,793-22,177 SF AVAILABLE

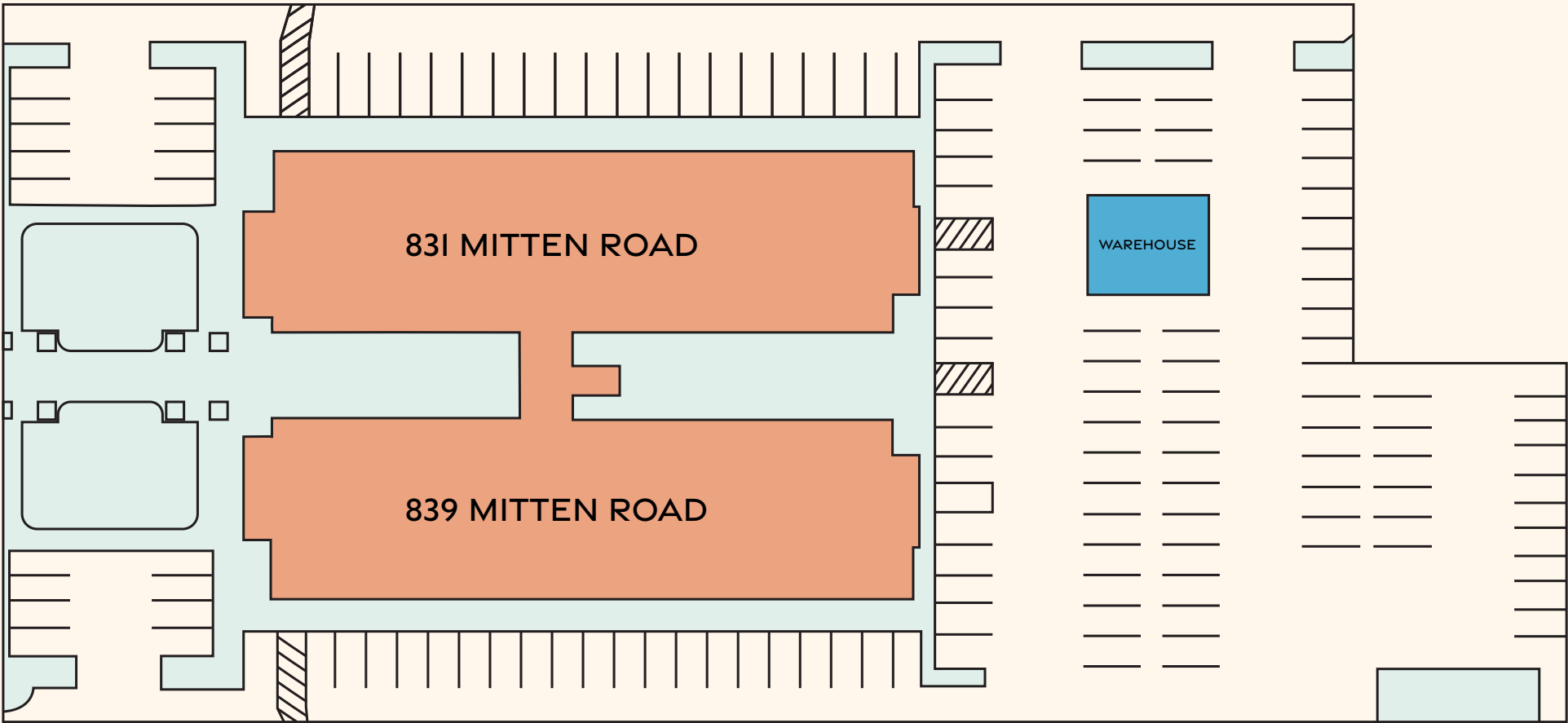
SUITE	SF	AVAILABILITY	VIRTUAL TOUR
100	±10,793	Available 11/1/26	-
200	±11,384	Owner occupied but is available for full building user or owner occupier	Link



Site Plan

±42,840 SF

±1,050 SF



831 Mitten Rd

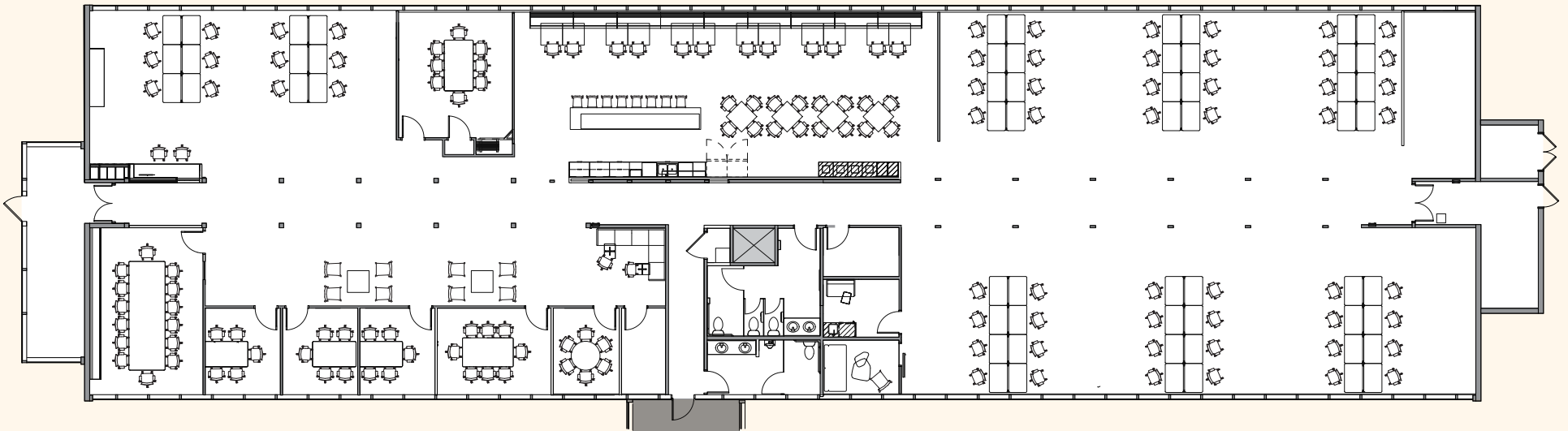
First Floor

SUITE 100 | ±10,673 SF

AVAILABLE 11/1/26

HYPOTHETICAL FURNITURE PLAN SHOWN

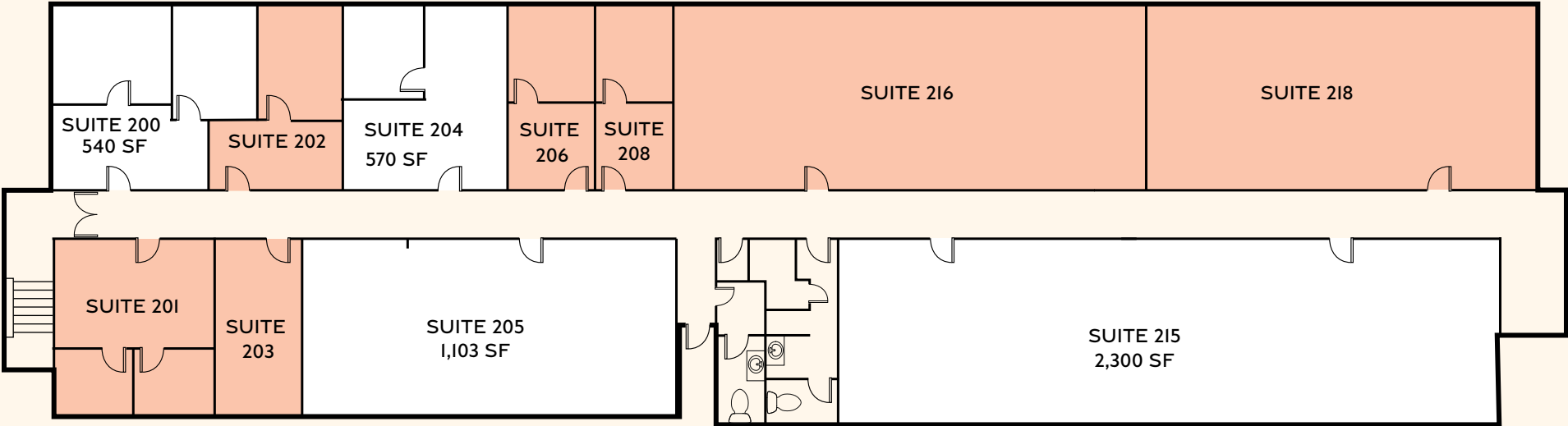
- CREATIVE TECH OFFICE BUILDOUT
- 7 MEETING ROOMS
- 3 PRIVATE OFFICES
- LARGE BREAK ROOM



831 Mitten Rd Second Floor

±540-15,186 SF
AVAILABLE NOW

■ LEASED

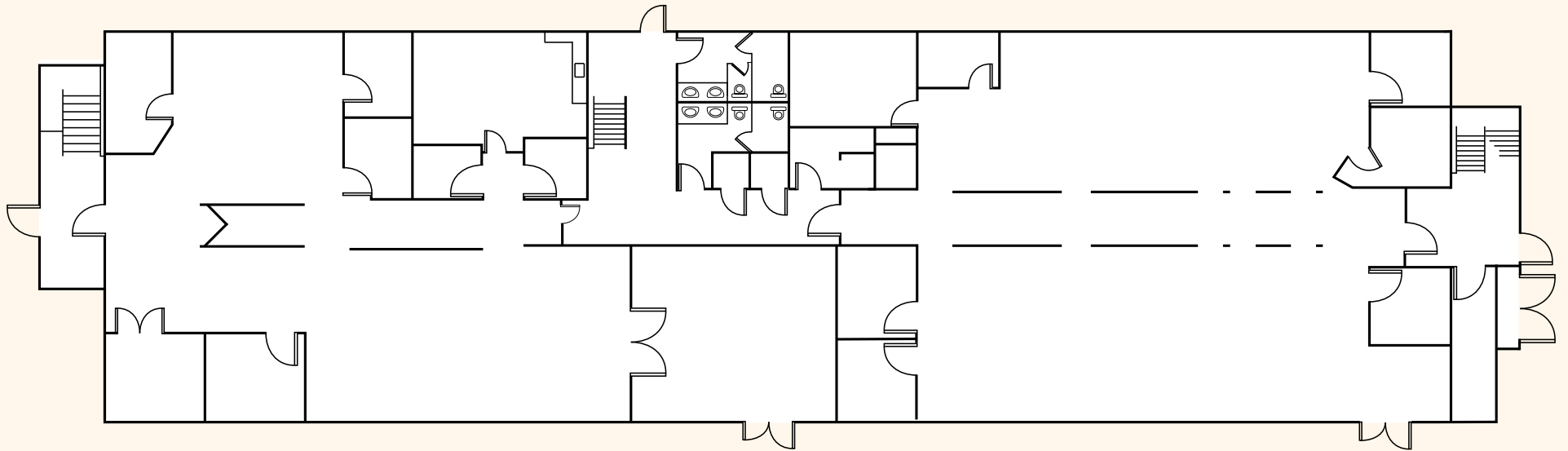


839 Mitten Rd

First Floor

SUITE 100 | ±10,793 SF

AVAILABLE 11/1/26

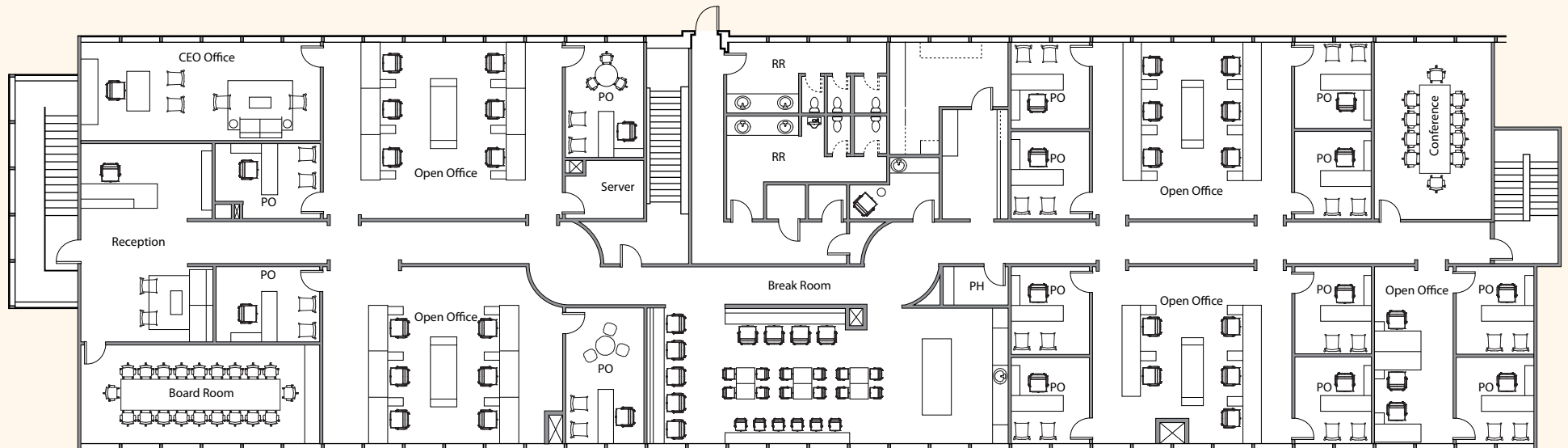


839 Mitten Rd

Second Floor

SUITE 200 | ±11,384 SF

- PROFESSIONAL SERVICES BUILDOUT
- 25 WORKSTATIONS
- 15 PRIVATE OFFICES
- BOARD ROOM
- MEETING ROOM
- LARGE BREAK AREA





4 MIN
DRIVE TO SFO AIRPORT

30 MIN
DRIVE TO SJC AIRPORT

5 MIN
DRIVE TO MILLBRAE BART & CALTRAIN STATION

- EATERIES
- FITNESS
- HOTELS

Location



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