



THE
CROSSROADS
SAN MATEO, CA

The Crossroads Project Facts



Three Class A office buildings with over 400,000 sf and 9' finished and 13' open ceiling heights



Centrally located in San Mateo, with direct access to San Francisco, East Bay and Silicon Valley



Modern workspace and state-of-the-art amenities including new building lobbies, outdoor improvements, state-of-the-art conference center, and fitness center with showers and locker rooms



Surface parking ratio 3.12 per 1,000 sf



On-site EV and Tesla charging stations



Newly installed Comcast Business Service and AT&T fiber



Vibrant Technology Hub

Tenants at The Crossroads benefit from direct access to San Francisco and Silicon Valley.





Crossroads

MAP KEY

AMENITIES

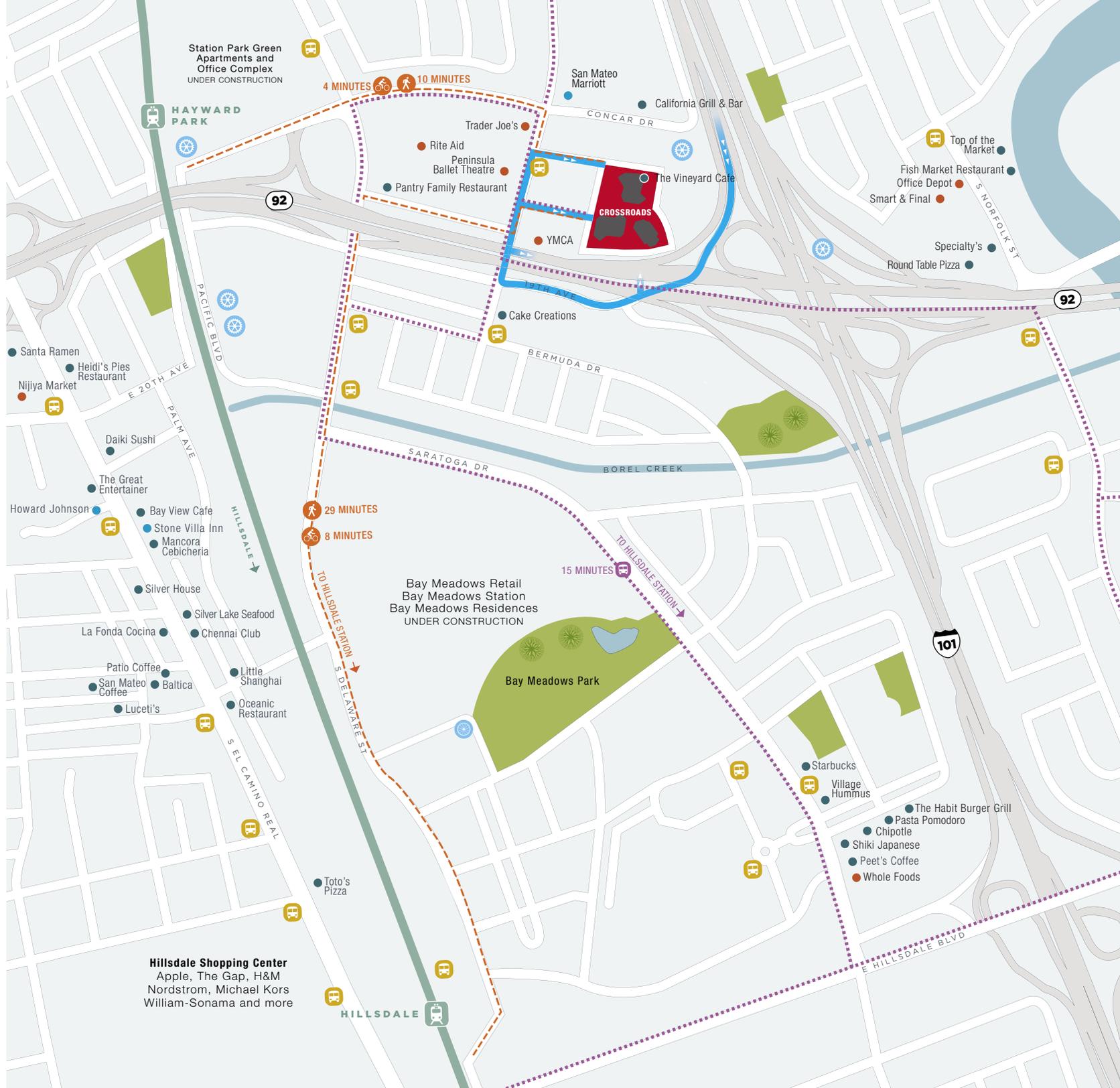
- DINING
- RETAIL/SERVICES
- HOTELS

TRANSPORTATION

- LIGHT RAIL
- SAMTRANS
- BIKE SHARE
- SHUTTLE
- BIKE LANE

SHUTTLE SCHEDULE

DEPARTS HILLSDALE	ARRIVES CROSSROADS
7:00 AM	7:11 AM
7:30 AM	7:41 AM
8:00 AM	8:11 AM
8:30 AM	8:41 AM
9:04 AM	9:15 AM
DEPARTS CROSSROADS	ARRIVES HILLSDALE
4:09 PM	4:22 PM
4:41 PM	4:56 PM
5:23 PM	5:38 PM
6:02 PM	6:15 PM
6:48 PM	7:01 PM



Hillsdale Shopping Center
 Apple, The Gap, H&M
 Nordstrom, Michael Kors
 William-Sonoma and more

Premier Address

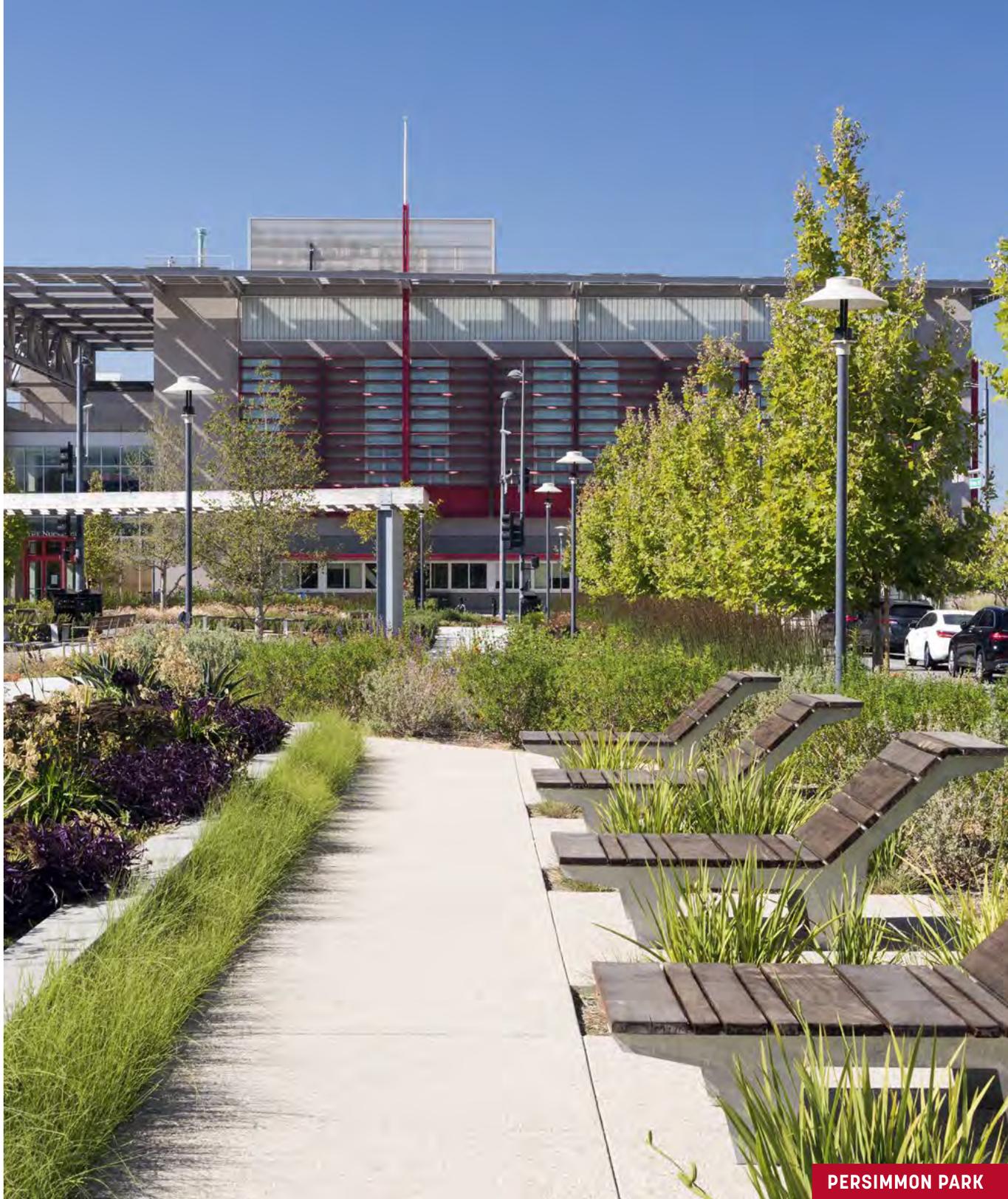
The Crossroads' address places tenants in close proximity to everyday conveniences and two Caltrain Stations. Opened in late 2017, the new Station Park Green mixed-use community is within walking distance, offering 599 apartments and over 60,000sf of retail and restaurants. The Hillsdale Shopping Center is expanding with the addition of new retail, dining and entertainment transforming the area into a bustling shopping and social hub. In addition, the campus is only two miles from downtown San Mateo, an urban, pedestrian-friendly neighborhood with award-winning dining, eclectic street art and boutique shops.

- Close proximity to the retail of the Bay Meadows residential community, which includes Whole Foods and numerous dining options
- Immediate access to San Mateo's major thoroughfares and highways, including 92, 101 and I-280
- 30 minutes to downtown San Francisco via Caltrain
- Short walk to Hayward Park Station





WHOLE FOODS



PERSIMMON PARK



HILLSDALE SHOPPING CENTER



DOWNTOWN SAN MATEO



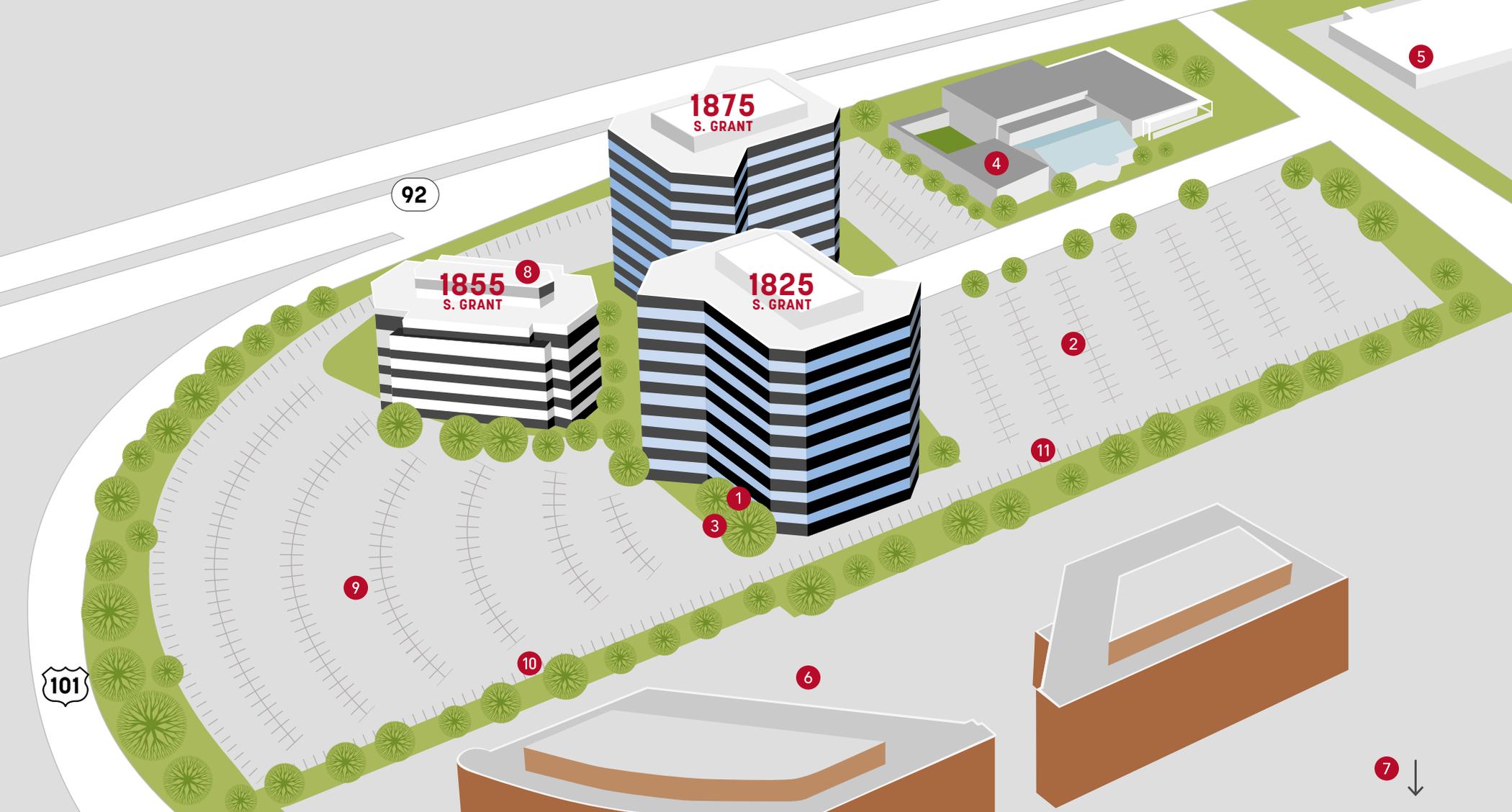
DOWNTOWN SAN MATEO

Work & Play Amenities

New building lobbies, amenities, and outdoor spaces create a myriad of social and creative experiences.

- Central garden provides an oasis for tenants and guests
- On-site café with outdoor patio
- Food trucks
- Secure bike storage
- Conference center including a boardroom and training room with up to 40 person capacity
- State-of-the-art fitness center with showers and lockers
- Shift amenity program offers tenants a mix of scheduled programs, special events and select fitness classes tailored to tenants' interests.

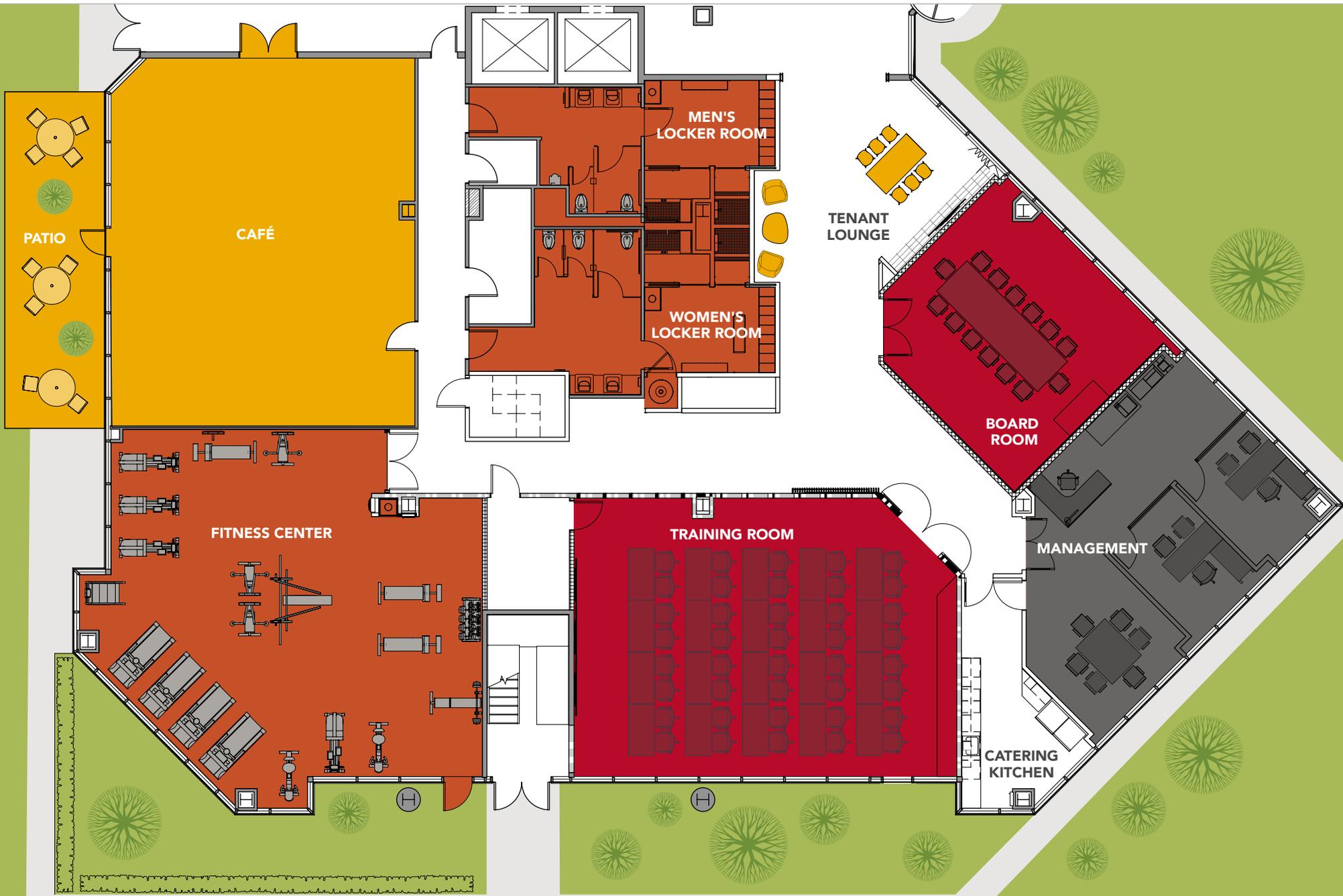




MAP KEY

- | | |
|-------------------|-------------------------------------|
| 1 Vineyard Café | 7 Marriott & Airport |
| 2 Parking | 8 Honey Bees |
| 3 Free Shuttle | 9 Covered Solar Parking |
| 4 YMCA | 10 Tesla Charging Stations |
| 5 RiteAid | 11 ChargePoint EV Charging Stations |
| 6 BayBike Station | |





AMENITY CENTER

Modern Renovations

Innovative amenities compliment the building's existing characteristics, resulting in a landmark project for the next generation of entrepreneurs.

- Activated outdoor rooms for meetings and informal gatherings
- New main lobbies
- State-of-the-art amenities center with conference and training center, and tenants-only fitness center with showers and locker rooms
- Secure bike storage
- Mechanical upgrades to improve efficiency





Innovative Workspace

The Crossroads is one of the most sought after addresses in Silicon Valley. An experience-based design approach blurs the lines between workspaces and activity places to enhance interaction, invite connections, and create a sense of hospitality.





Panoramic Views of Silicon Valley & The Bay

Centrally located in the mid-Peninsula and equidistant to San Francisco and the heart of Silicon Valley, the trio of Class A office buildings at The Crossroads offer unrivaled prominence at one of the Bay Area's most important intersections.





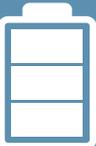


Sustainability

The Crossroads is ENERGY STAR® rated and LEED® Gold certified. Upgrades to the buildings' mechanical and control systems to maximize conservation and optimize efficiency, resulting in lower operating expenses, have been completed. To help tenants reduce their carbon footprint, The Crossroads campus features solar carports which generate approximately 25% of the campus' power needs while providing covered parking, electric-vehicle charging stations, as well as free shuttle service to the Hillsdale Station and Caltrain Connector.

Tenants benefit from a healthier, more comfortable indoor environment as a result of sustainable cleaning programs, building-standard low-volatile organic compound (VOC) products, and increased natural daylighting.

BEACON CAPITAL PARTNERS | Programs & Partnerships

 <p>Cutting-edge HVAC control software reduces energy use by 20%</p>	 <p>Specialized indoor air filtration systems remove particles and dust to promote a healthier work environment</p>	 <p>On-site electric car charger</p>	 <p>Ultra-high-efficiency bathroom fixtures use 75% less water than normal fixtures</p>  <p>Optimized daylighting means more natural light, more views, less stress</p>	 <p>Tenant energy competitions to voluntarily reduce energy use</p>
 <p>Roof-top rain water collection for landscape irrigation</p>		 <p>Recycle building demolition materials and tenant waste</p>		 <p>Secure bike storage for alternative transportation</p>
 <p>Green cleaning supplies are used at all properties</p>	<p>Clean fuel cell technology provides electricity and hot water to building tenants</p> 	 <p>Measure and document carbon footprint reductions</p>	 <p>Purchase renewable energy for building use</p>	

BEACON'S VISION AND VALUE OF SUSTAINABILITY

Sustainability is a core value for Beacon Capital Partners. Our green principles reduce operating costs for tenants, contribute to the health, productivity, and well-being of those who work in our buildings and reduce their impact on the environment. We continually evaluate and address our operations from all angles — health, safety, comfort and savings. We ensure our buildings operate with the most advanced green cleaning and recycling programs available and our building managers and engineers are trained in sustainable operations. Not only does this help them manage our buildings more efficiently, but it also aligns them with Beacon's focus on sustainability. From the top down, we're committed to sustainability. It's the right thing to do.



In 2019 Beacon was awarded the U.S. EPA's prestigious ENERGY STAR Partner of the Year for the eighth consecutive year — Sustained Excellence.



Beacon's emergency response program is focused on risk management, security and anti-terrorism, and media and crisis management.



Working closely with WiredScore, we ensure our buildings provide optimal connectivity. 90% of Beacon's portfolio is currently certified at Silver or above and 85 Broad Street is certified at Platinum — the highest level of connectivity.



Beacon is an industry-frontrunner is obtaining LEED certification for its properties, with more than 35 million square feet of office properties certified in the U.S.



Honey bees are the newest tenants at Beacon's buildings. Working with Best Bees, a Boston-based full-service beekeeping operation and leading researcher, we installed bee hives on the rooftops of most Beacon buildings. Honey from each building's harvest is shared with tenants for a sweet treat.

BEACON

CAPITAL PARTNERS

DISTINCTIVE WORKPLACES

Beacon Capital Partners is a tenant-focused private real estate investment firm with a 70-year legacy of successful real estate development, ownership, and management. Beacon invests in high-potential office properties in core urban markets with highly-educated workforces. Beacon's hands-on approach transforms these properties for today's tenants, with innovative design, state-of-the-art connectivity, modern amenities, and award-winning sustainability and risk management initiatives.

From Fortune 100 firms to the leading innovative and growth companies, Beacon's tenants are proud to call these distinctive workplaces home. Beacon has raised over \$13 billion in equity for nine investment vehicles since 1998 from a diverse investor group including endowments, foundations, public, private and foreign pension funds, financial institutions, and sovereign wealth funds. This equity has fueled over 150 office investments with a projected total value of over \$38 billion (including leverage and JV partner equity). For more information, visit www.beaconcapital.com.



FOR LEASING

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All materials herein are subject to change