

333 Twin Dolphin Drive

Redwood City, California



333 TWIN DOLPHIN PLAZA

333 Twin Dolphin is a seven-story, Class A office building totaling approximately 183,000 square feet with approximately 550 surface parking spaces in the master-planned office park of Redwood Shores. Built in 1986, the property is located within and offers spectacular views of an elegantly landscaped, five-acre Great Meadow, featuring outdoor seating areas and recreational facilities, including volleyball and bocce ball courts. Additional amenities include an on-site fitness center and café, as well as proximity to the Redwood Shores Marketplace and the Bay Club Redwood Shores. 333 Twin Dolphin is a 10-minute drive to downtown Redwood City's restaurants and amenities and a 15-minute drive to the San Francisco International Airport, and affords convenient access to the 101, 280 and 92 Freeways, as well as the San Carlos and Belmont Caltrain stations.



PROJECT HIGHLIGHTS

Highlights & Features

- Premier seven-story 182,798 SF Class A office building
- Located within a beautiful master-planned office park
- Central Peninsula location – 15 minutes from SFO & downtown Palo Alto
- Walking distance to Redwood Shores Marketplace, Bay Club Redwood Shores & Hotel Sofitel

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- On-site conference room
 - Gym with showers & lockers
 - Shuttle service to San Carlos train station
 - On-site property management team
 - Set in five acre park – “Great Meadow”
 - Abundant outdoor seating, sand volleyball court, bocceball court & BBQ area



15

minutes from SFO &
downtown Palo Alto

182,789

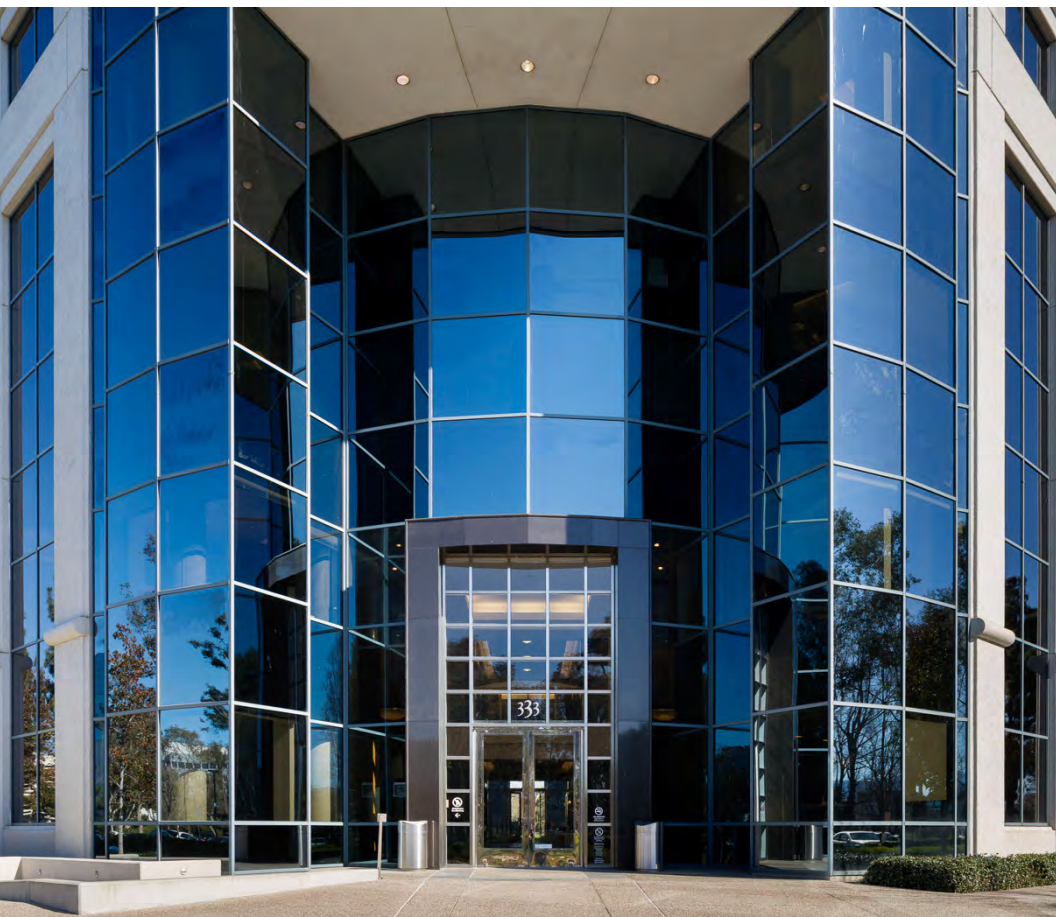
square foot available

5

acre park

Class A

office building



333 Twin Dolphin Plaza is a premier, 182,789-square-foot, Class A building located within a beautiful master-planned office park

Availabilities:

First Floor

Suite 100: ±1,027 Square Feet

Suite 101: ±1,633 Square Feet

Suite 112: ±5,311 Square Feet

Suite 120: ±1,541 Square Feet

Fourth Floor

Suite 415: ±4,790 Square Feet

Suite 425: ±8,019 Square Feet

Can be combined for suite 450: ±12,809 Square Feet

Sixth Floor

Suite 600: ±27,532 Square Feet

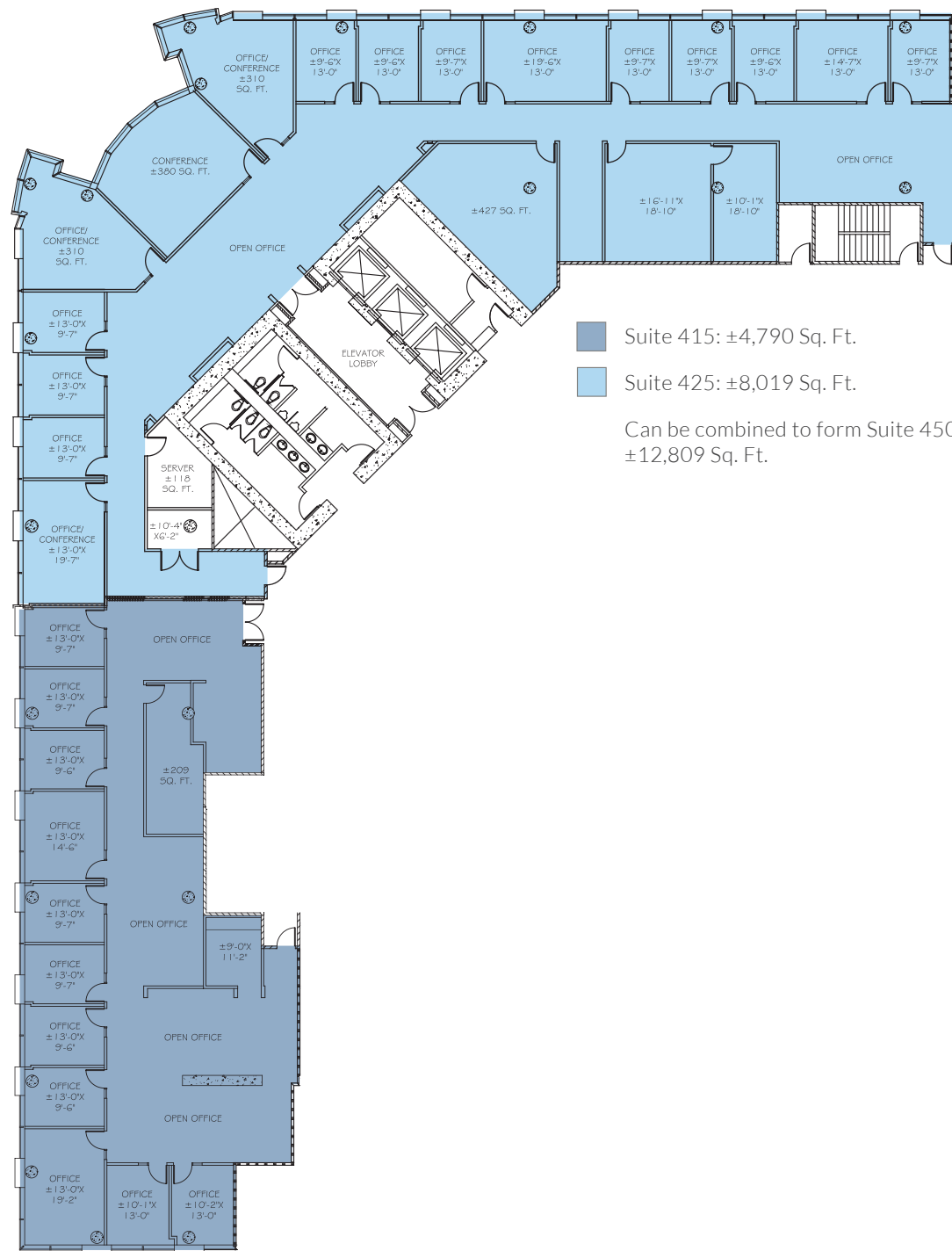
FLOORPLANS

333 Twin Dolphin Drive
First Floor



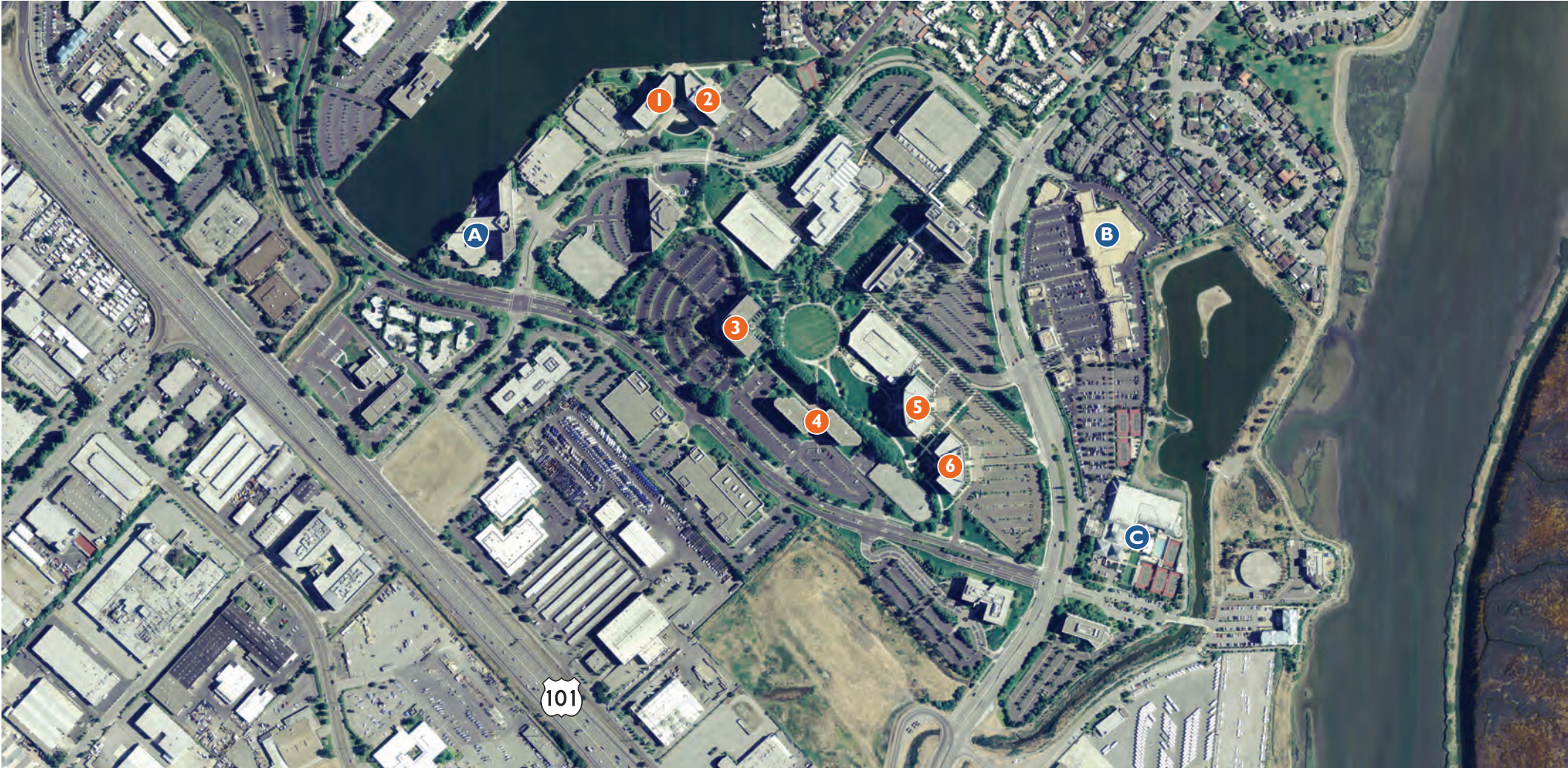
FLOORPLANS

333 Twin Dolphin Drive
Fourth Floor



333 Twin Dolphin Drive
Sixth Floor





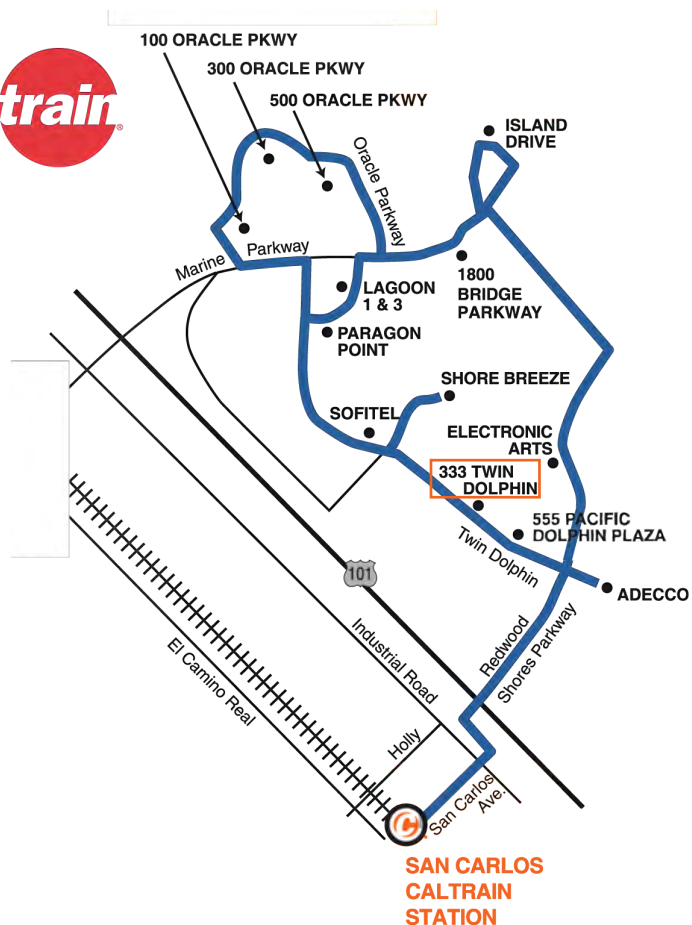
AERIAL MAP

HUDSON PACIFIC PROPERTIES PORTFOLIO

1. 255 Shoreline Boulevard: ±115,310 SF
2. 275 Shoreline Boulevard: ±115,622 SF
3. 333 Twin Dolphin Drive: ±182,789 SF
4. 555 Twin Dolphin Drive: ±198,936 SF
5. 201 Redwood Shores Parkway: ±141,355 SF
6. 203 Redwood Shores Parkway: ±193,146 SF

WALKING DISTANCE TO

1. Hotel Sofitel
2. Redwood Shores Marketplace
3. Bay Club Redwood Shores



SHUTTLE SERVICE

Redwood Shores Caltrain Schedule + Map

AM

Northbound Train No.	211	221	231	233
Arrives San Carlos	6:55	7:55	8:55	9:27
Southbound Train No.	206	216	226	230
Arrives San Carlos	6:46	7:54	8:54	9:15

AM LOOP

Leave San Carlos	7:00	8:00	9:00	9:35
Skyway Park	7:06	8:06	9:06	9:41
100 Redwood Shores Pkwy (Bus Stop)	7:10	8:10	9:10	9:45
555 Twin Dolphin	7:12	8:12	9:12	9:47
333 Twin Dolphin	7:13	8:13	9:13	9:48
150 Shoreline	7:14	8:14	9:14	9:49
Shorebreeze	7:15	8:15	9:15	9:50
Sofitel (255 & 275 Shoreline Drive)	7:15	8:15	9:15	9:50
Paragon Point	7:16	8:16	9:16	9:51
10 Twin Dolphin (Oracle Plaza)	7:17	8:17	9:17	9:52
Nikon	7:19	8:19	9:19	9:54
125 Shoreway	7:20	8:20	9:20	9:55
1301 Shoreway	7:22	8:22	9:22	9:57
600 Clipper	7:25	8:25	9:25	10:00

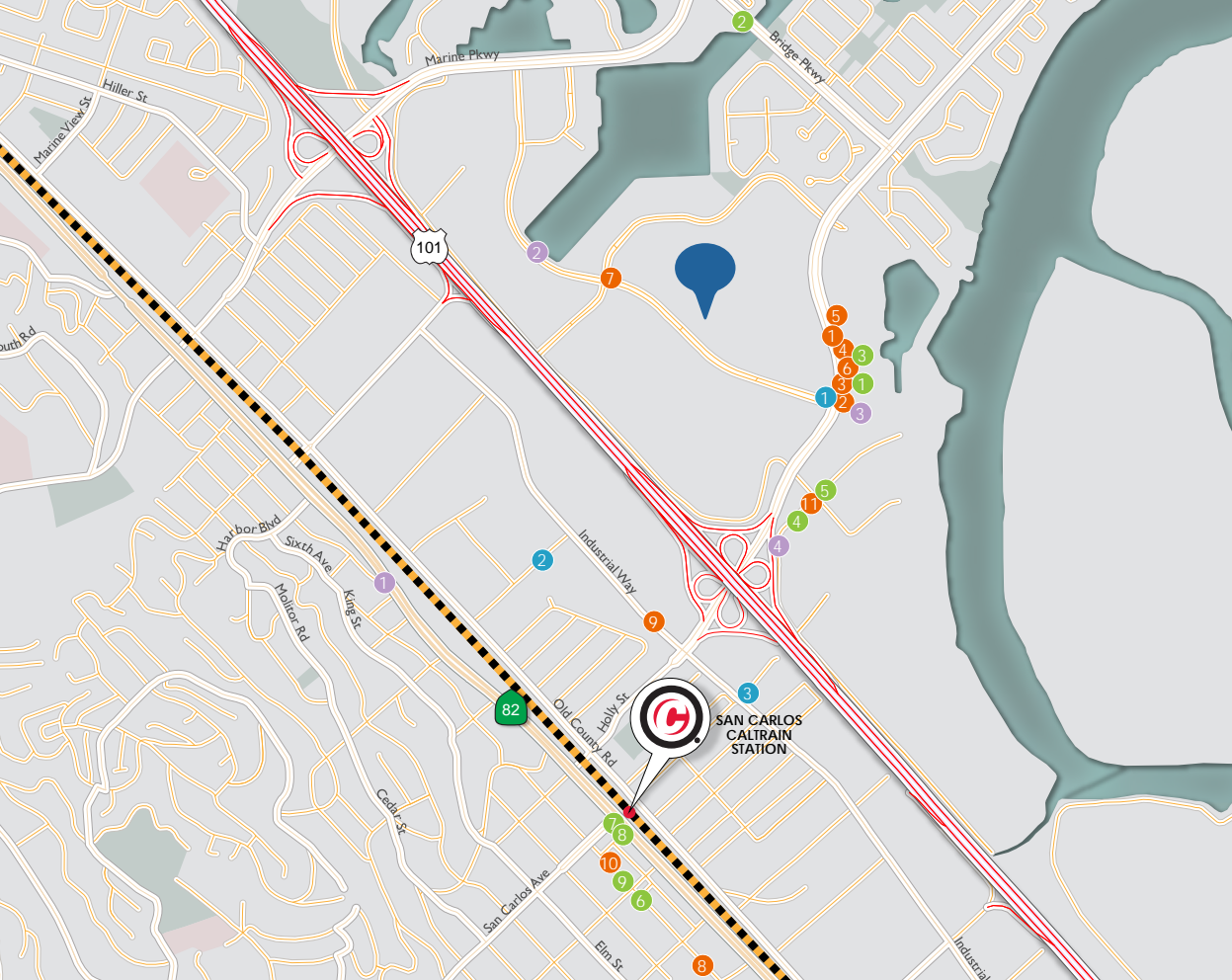
PM

PM LOOP

Skyway Park	3:36	4:25	5:14	6:14
100 Redwood Shores Pkwy (Bus Stop)	3:41	4:30	5:19	6:19
555 Twin Dolphin	3:43	4:32	5:21	6:21
333 Twin Dolphin	3:44	4:33	5:22	6:22
150 Shoreline	3:45	4:34	5:23	6:23
Shorebreeze	3:46	4:35	5:24	6:24
Sofitel (255 & 275 Shoreline Drive)	3:47	4:36	5:25	6:25
Paragon Point	3:48	4:37	5:26	6:26
10 Twin Dolphin (Oracle Plaza)	3:49	4:38	5:27	6:27
Nikon	3:50	4:39	5:28	6:28
125 Shoreway	3:51	4:40	5:29	6:29
1301 Shoreway	3:53	4:42	5:31	6:31
600 Clipper	3:56	4:45	5:34	6:34
San Carlos Caltrain	4:08	4:59	5:48	6:48

Northbound Train No.	261	267	277	287
Arrives San Carlos	4:29	5:04	6:04	7:04
Southbound Train No.	258	264	272	282
Arrives San Carlos	4:14	5:20	5:54	6:54





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QUICK SERVICE

1. Starbucks
2. Jamba Juice
3. Una Mas Mexican Grill
4. Falafel Tazah
5. Nob Hill Foods
6. Togo's Sandwiches
7. Steve's Cafe & Catering
8. Starbucks
9. In N Out Burger
10. Gherkin's Sandwich Shop
11. Burger King

DINING

1. Amici's East Coast Pizzeria
2. Mistral Restaurant and Bar
3. The Grill House
4. Izzy's Steaks & Chops
5. Sky Kitchen
6. Town
7. Cuisenette
8. Delizie Cucina & Vino
9. Rangoon Ruby

HOTELS

1. Holiday Inn Express
2. Sofitel San Francisco Bay
3. TownePlace Suites
4. Fairfield Inn & Suites

GYMS

1. Bay Club Redwood Shores
2. HomeGrown CrossFit
3. Undisputed Boxing Gym