

# SHOREBREEZE

— REDWOOD CITY / CA



— FACTS & FEATURES

# ENERGETIC WATERFRONT WORKPLACE



± 230,931  
TOTAL SQ FT



LEED PLATINUM  
CERTIFIED



2 BUILDING, CLASS A  
OFFICE CAMPUS

- + Class A 7-story office building
- + Tranquil views from all floors
- + Waterside outdoor collaboration spaces
- + Common area Wi-Fi inside and out
- + On-site fitness center, showers & lockers
- + State-of-the-art conference center facility
- + EV charging stations, 3.0/1,000 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



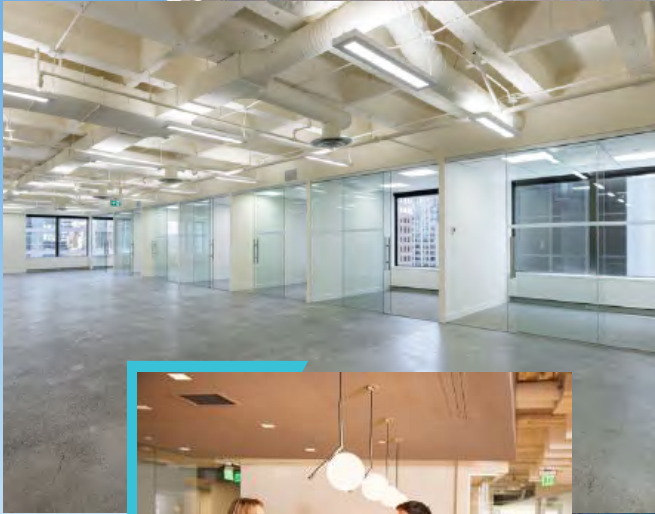
**MY HPP  
OFFICE**  
TENANT APP



**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



WATER VIEWS FROM EVERY FLOOR



RENOVATED LOBBIES



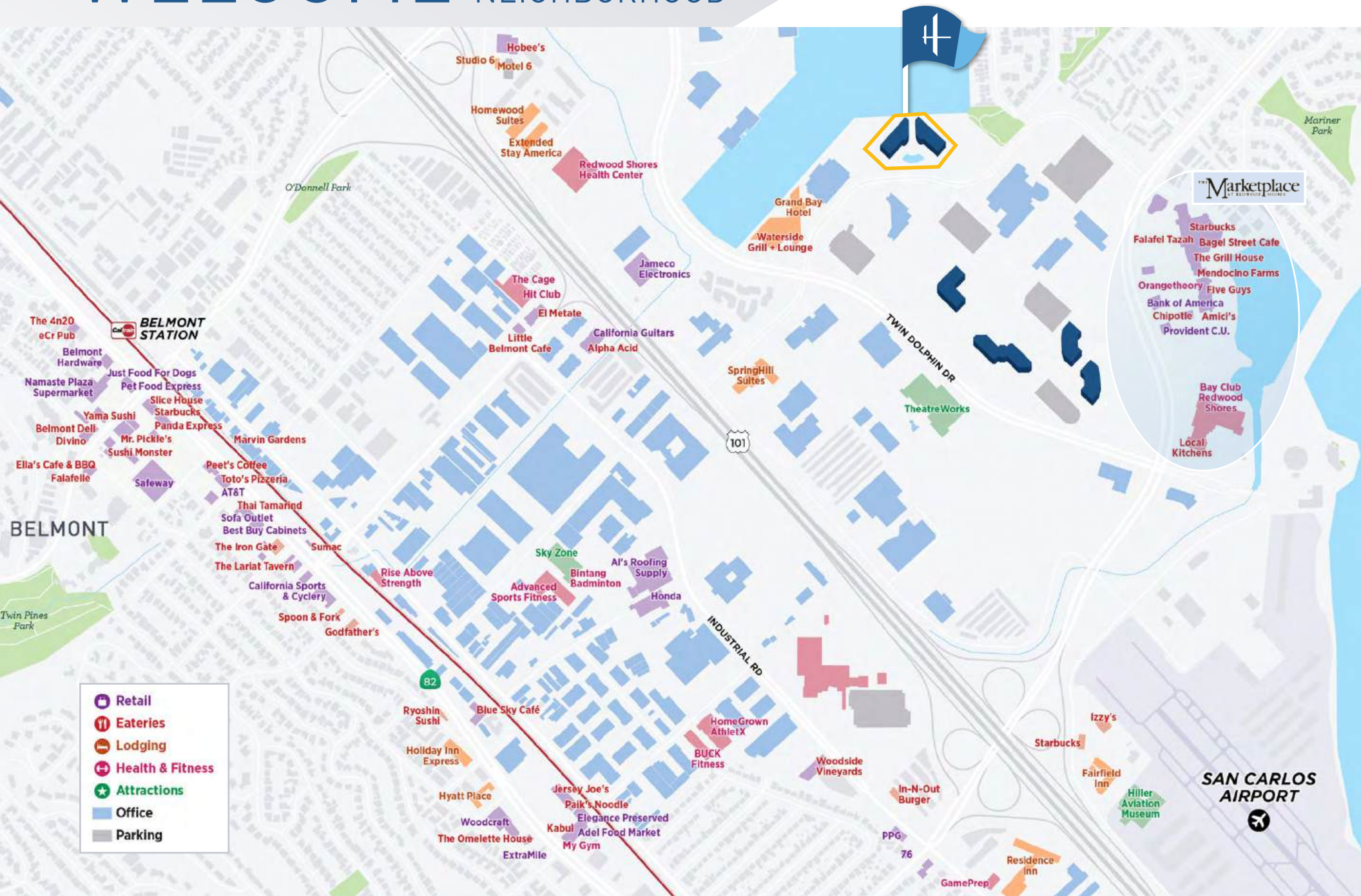
TRANQUIL SETTING



EV CHARGING

LOCATION

# WELCOME TO THE NEIGHBORHOOD



**Marketplace**  
 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

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

**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](http://HUDSONPACIFICPROPERTIES.COM)



## Available Suites

Suite #	Size (Square Feet)
255: 130	2,592
255: 510	3,939
255: 540	1,962
255: 550	1,936
255: 600	20,219
275: 120	1,001
275: 130	1,323
275: 325	1,900
275: 505	2,710
275: 600	20,253

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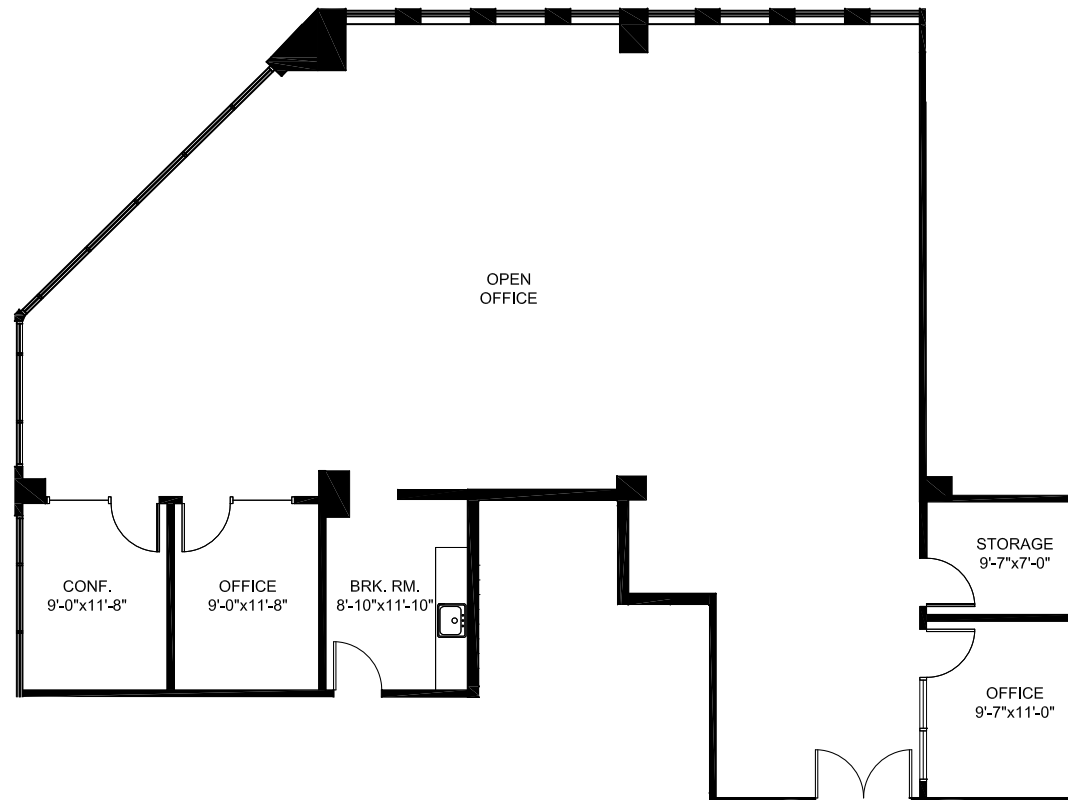
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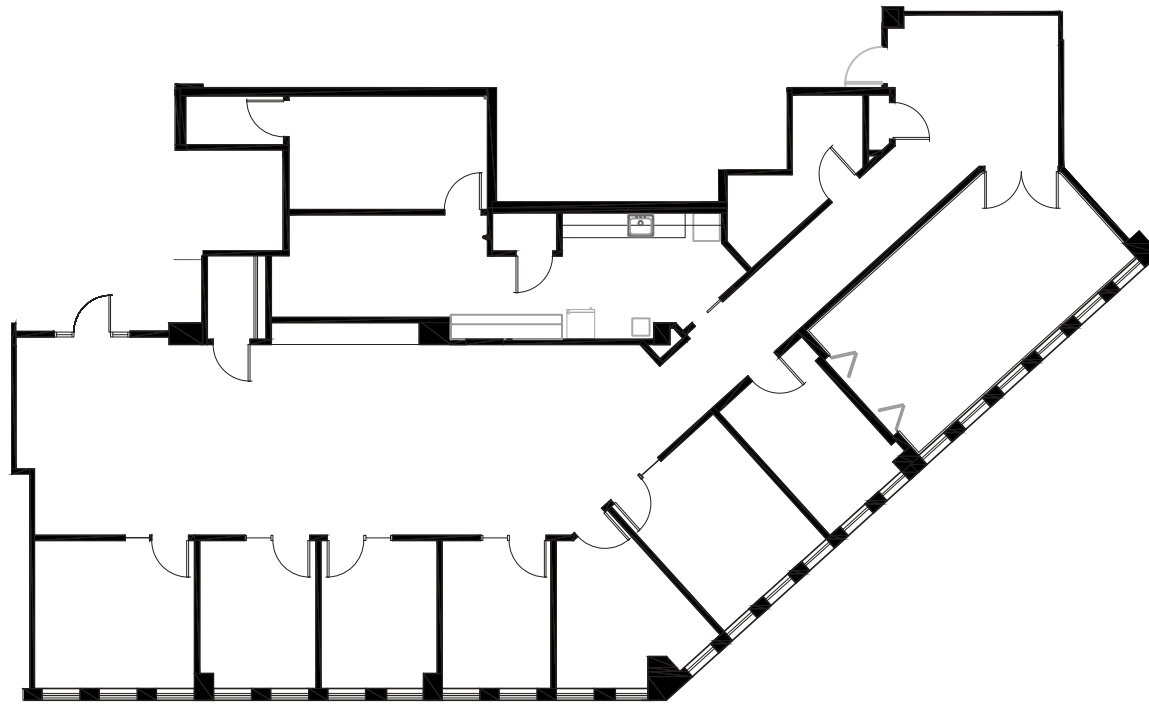
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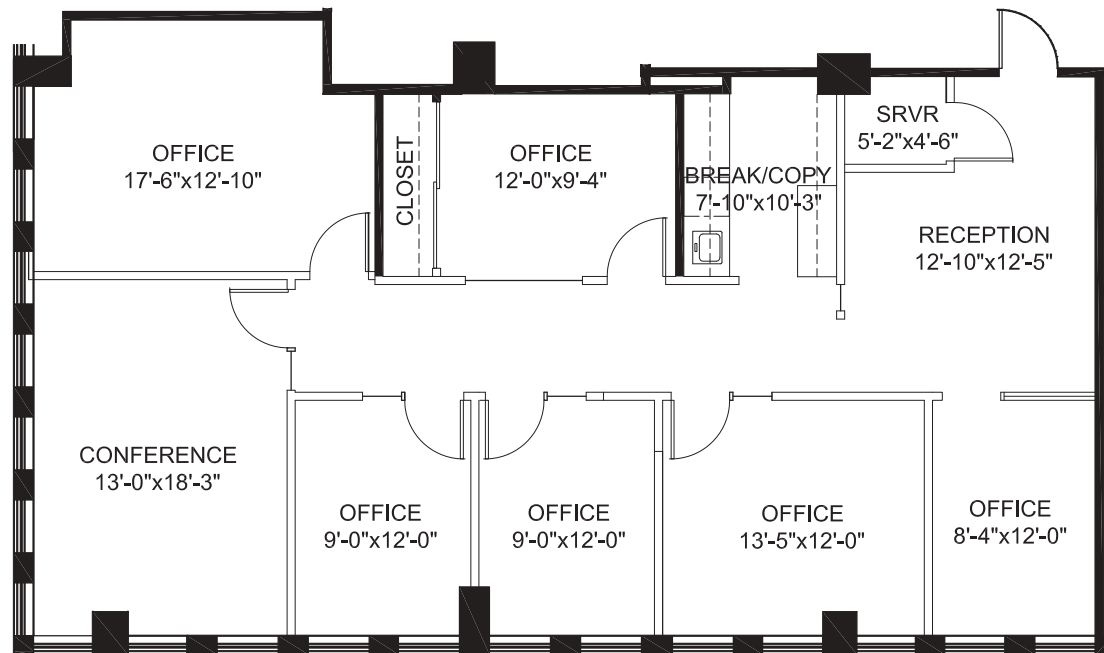
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# SHOREBREEZE

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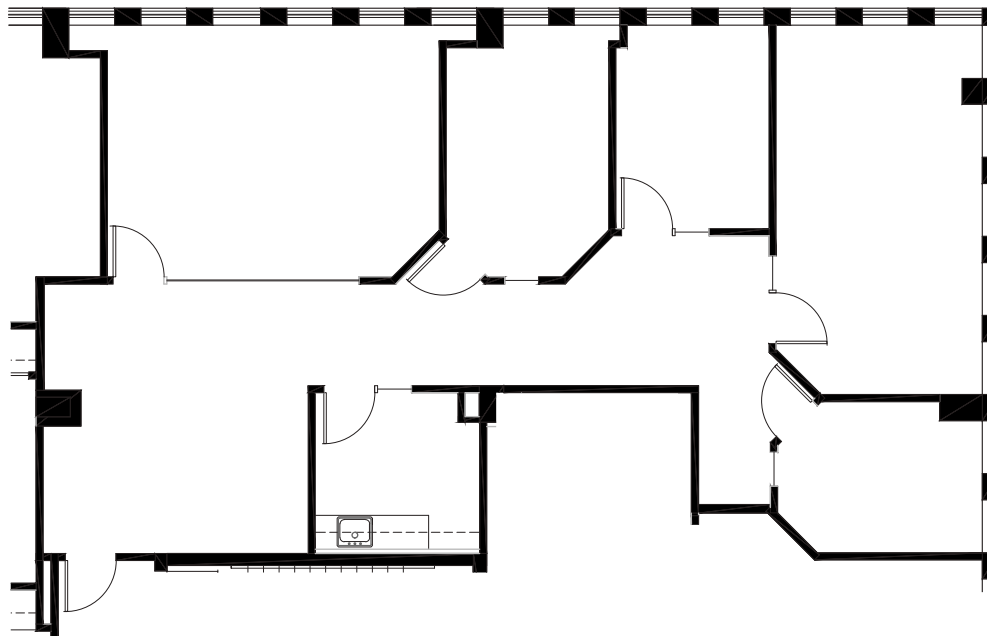
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**NEWMARK**



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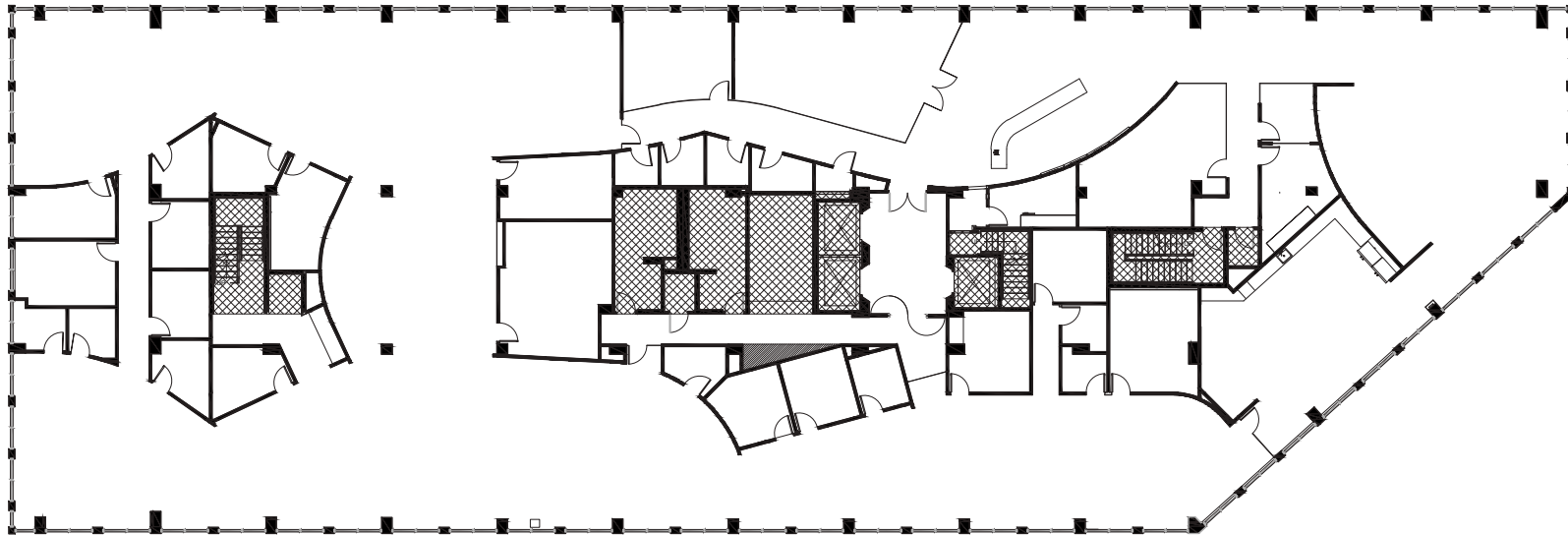
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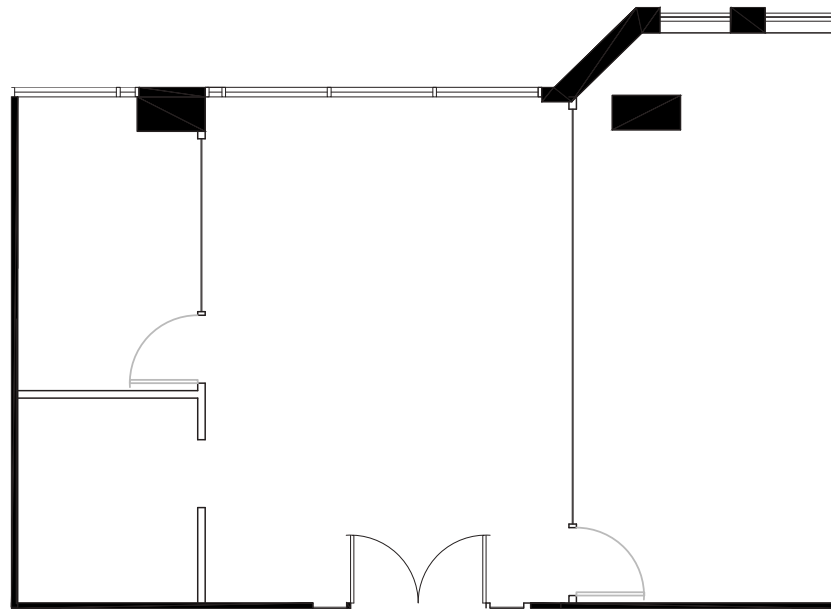
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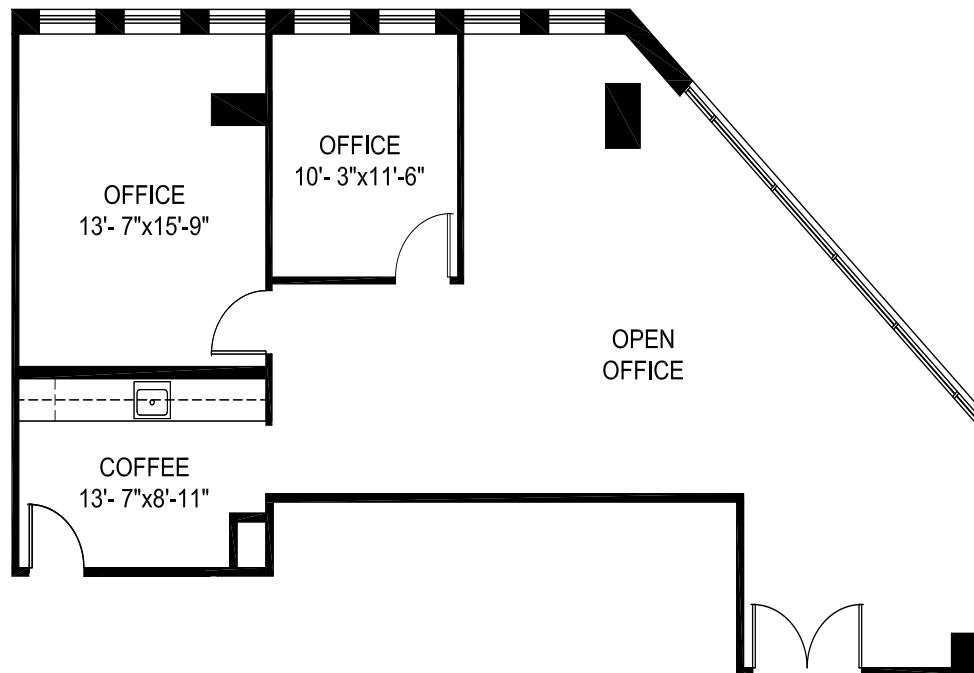
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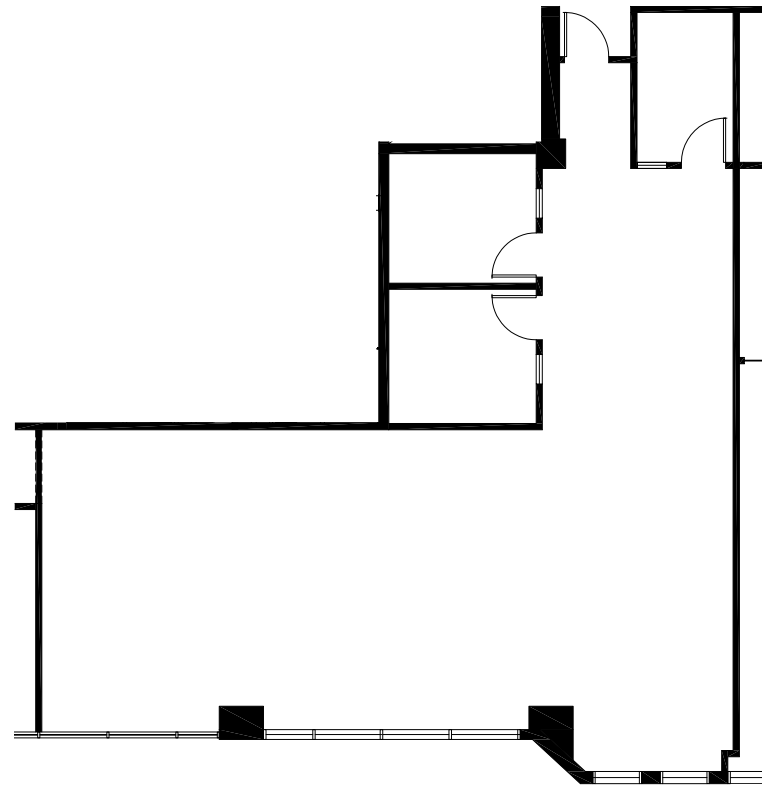
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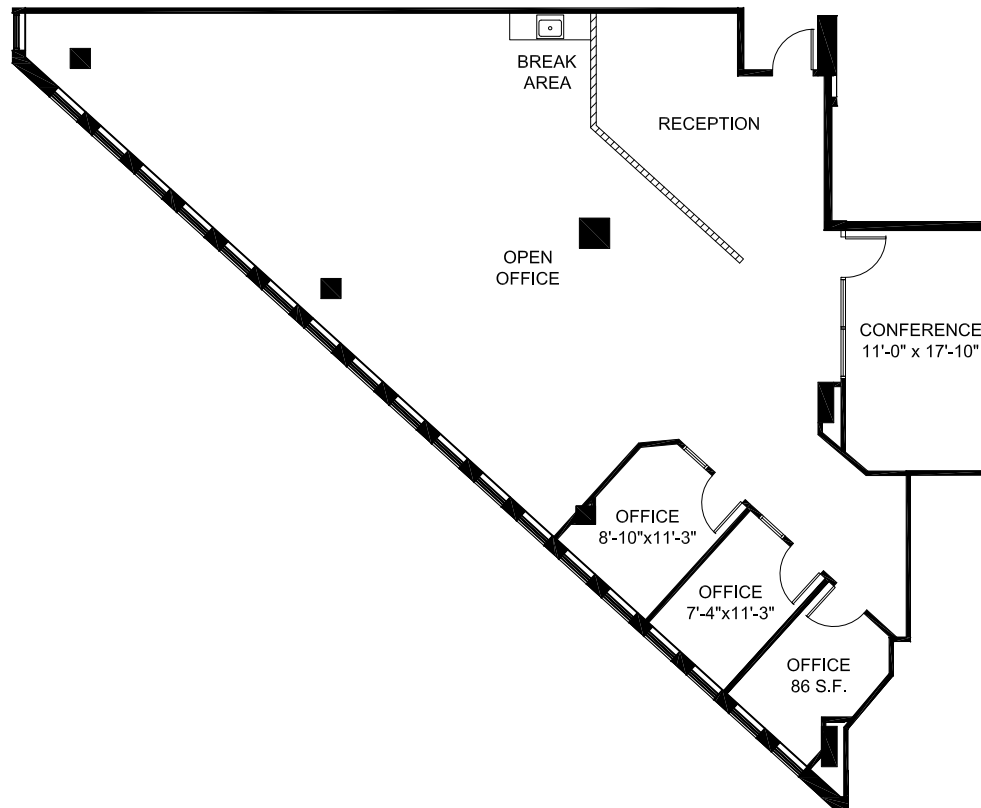
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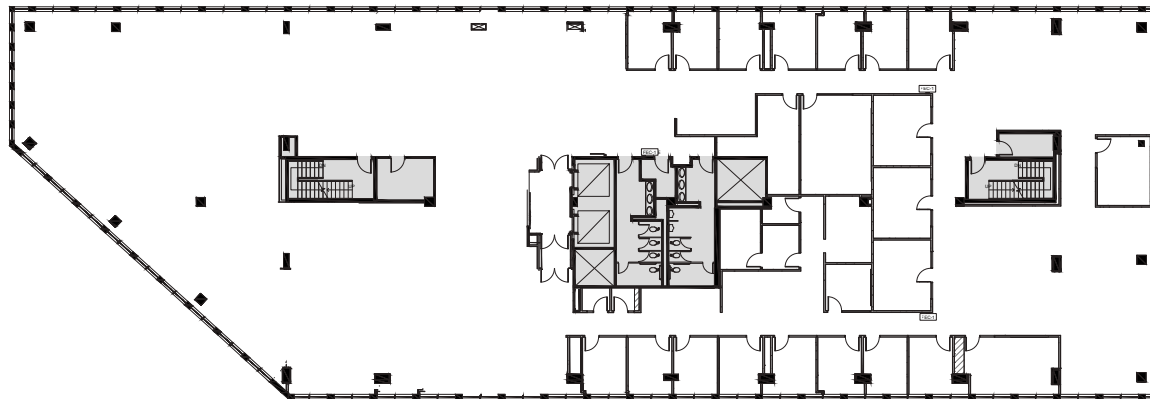


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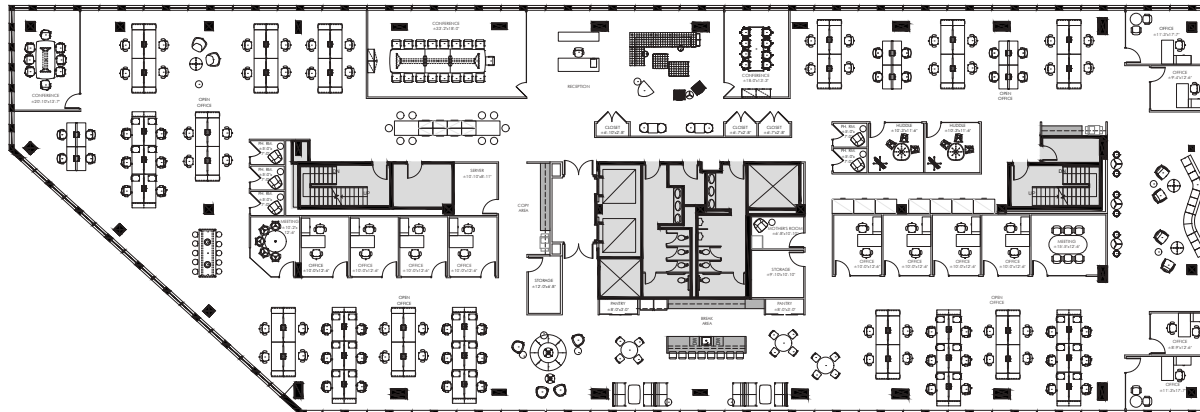
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Hypothetical Layout



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# REDWOOD SHORES SHUTTLE SCHEDULE

## MORNING SCHEDULE

### STOP LOCATION

Hillsdale Caltrain Station	7:00	8:00	9:00	10:00
201 Redwood Shores	7:25	8:25	9:25	10:20
555 Twin Dolphin Drive	7:26	8:26	9:26	10:21
333 Twin Dolphin Drive	7:27	8:27	9:27	10:22
255 Shoreline Drive	7:29	8:29	9:29	10:24

## AFTERNOON SCHEDULE

### STOP LOCATION

201 Redwood Shores	3:15	4:15	5:10	6:10
555 Twin Dolphin Drive	3:17	4:17	5:12	6:12
333 Twin Dolphin Drive	3:18	4:18	5:14	6:14
255 Shoreline Drive	3:20	4:20	5:16	6:16
Hillsdale Caltrain Station	3:40	4:40	5:40	6:40



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!*



201 REDWOOD SHORES PKWY



555 TWIN DOLPHIN



333 TWIN DOLPHIN



255 SHORELINE DRIVE

# REDWOOD SHORES SHUTTLE SCHEDULE



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**

