

# SHOREBREEZE

— REDWOOD CITY / CA



255 + 275 SHORELINE DRIVE  
REDWOOD CITY, CALIFORNIA



— 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:

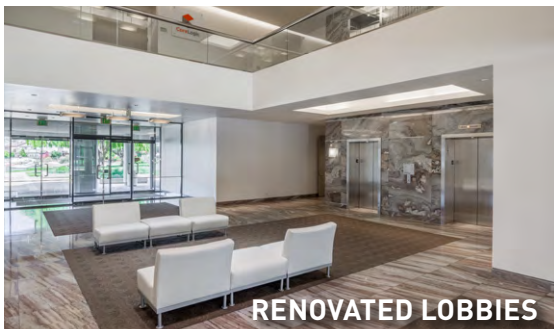




PHOTO GALLERY



WATER VIEWS FROM EVERY FLOOR



RENOVATED LOBBIES



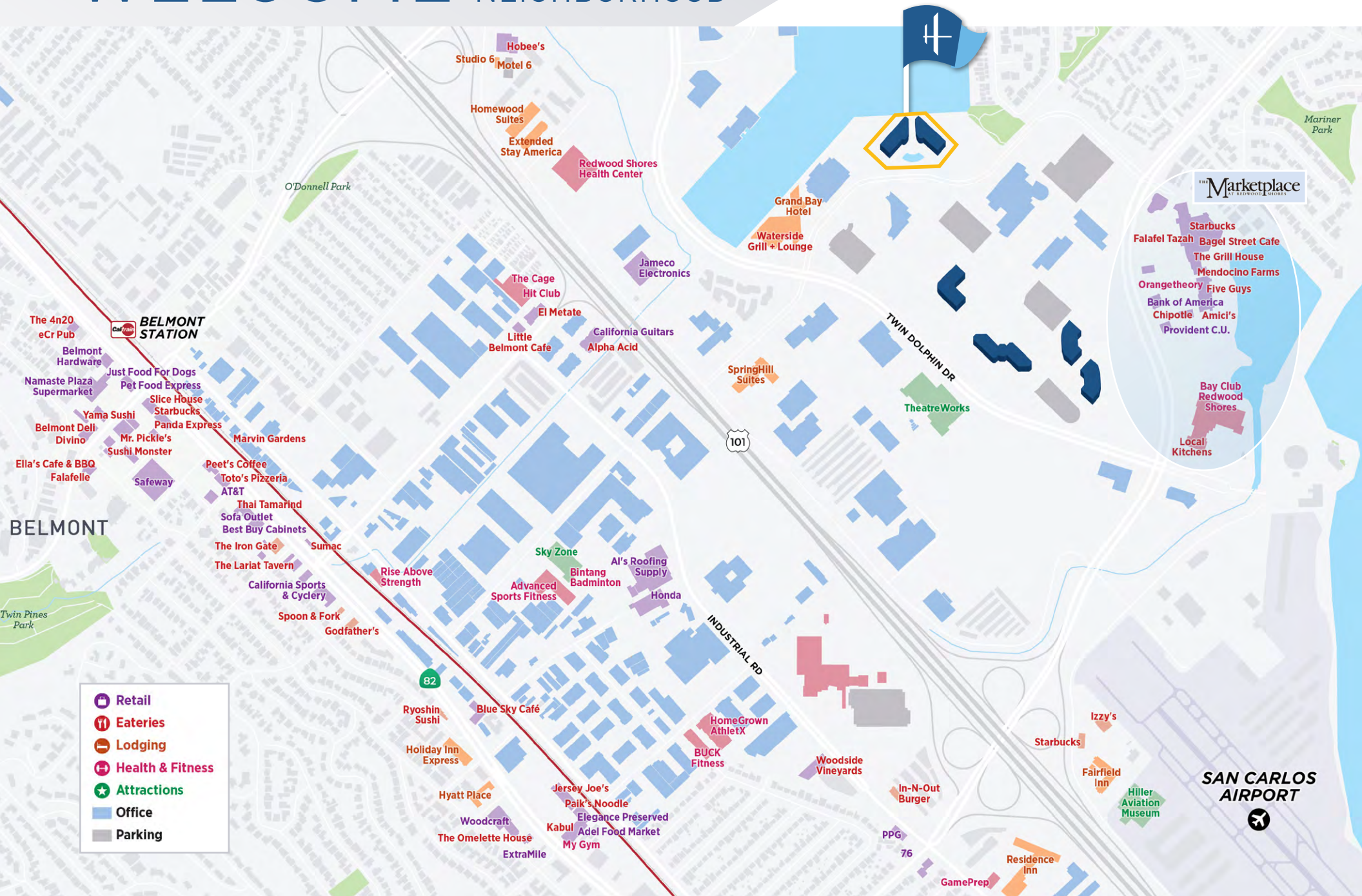
TRANQUIL SETTING



EV CHARGING



# WELCOME TO THE NEIGHBORHOOD





— 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)

