



BE CONNECTED - DOWNTOWN REDWOOD CITY

WWW.CROSSING900.COM



STUNNING ARCHITECTURE, URBAN LOCATION, TRANSIT ORIENTED, QUALITY AMENITIES, LEED GOLD

**Cassidy
Turley** / Commercial
Real Estate Services

Mike Moran, SIOR
650.401.2121
Mike.Moran@cassidyurley.com
Lic. #00901003

Ben Paul
650.401.2123
Ben.Paul@cassidyurley.com
Lic. #01210872

HUNTER STORM

**KILROY
REALTY**
CORPORATION

CROSSING/900 HIGHLIGHTS

URBAN OFFICE AS IT SHOULD BE: STUNNING ARCHITECTURE, TRANSIT ORIENTED, QUALITY AMENITIES, LEED GOLD

Stunning Class A architecture that embraces the vibrant personality of the San Francisco Peninsula and evokes the architecturally significant buildings of SoMa. Crossing/900 will deliver a LEED Gold, sophisticated identity, coupled with immediate access to downtown Redwood City's CalTrain and SamTrans depots. Crossing/900 is walking distance to the Peninsula's brightest amenities including The Fox Theater, San Mateo County's Historic Court House Square, Donatos, Vesta and more. It boasts commanding 360 degree views of the Skyline Mountains and San Francisco Bay, and offers covered and secured parking on site.

- Class A Transit Development Oriented
- ±330,000 Square Feet Class A Office Space
- Steps Away From CalTrain Baby Bullet Stop and SamTrans Transit Hub
- ±13,500 Square Foot Panoramic Elevated Terrace for Events and Entertaining
- 20' Ground Floor Heights
14' Upper Floor Heights
- Flexible Base Building Design
- Covered Parking (3/1000)
- On-site Planned Restaurant
- Downtown Walk-to Amenities
- San Francisco Bay Views
- LEED Gold Building Shell
- Available Mid-2015
- ±200 Bike Lockers



THE PENINSULA'S ONLY ELEVATED TERRACE
Perfect for Private Events and Outdoor Meetings

CROSSING/900 BUILDING SUMMARY



900 JEFFERSON AVENUE:

- ±216,000 SF
- 7 Floors
- ±35,000 SF Floor Plates (Top 6 Floors)
- ±12,000 SF Ground Floor Urban Office
- Building Top Signage Available
- Expansive Elevated Outdoor Terrace
- 14' Slab to Deck

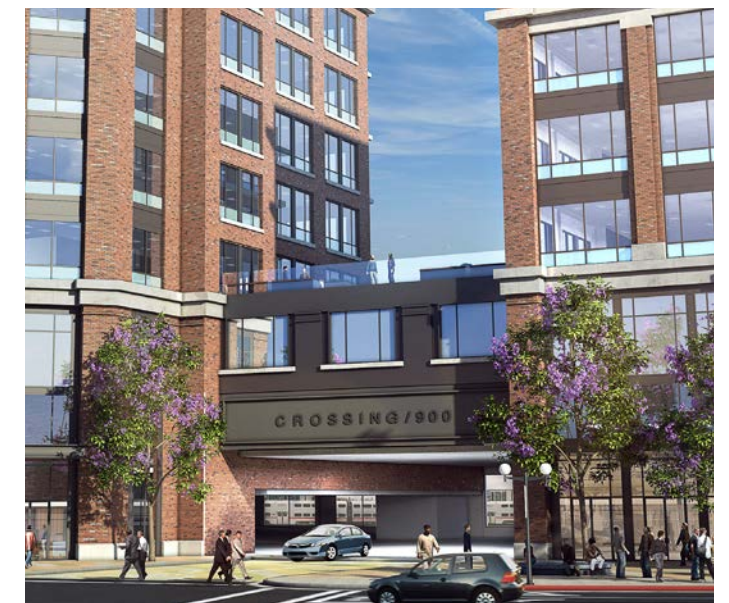
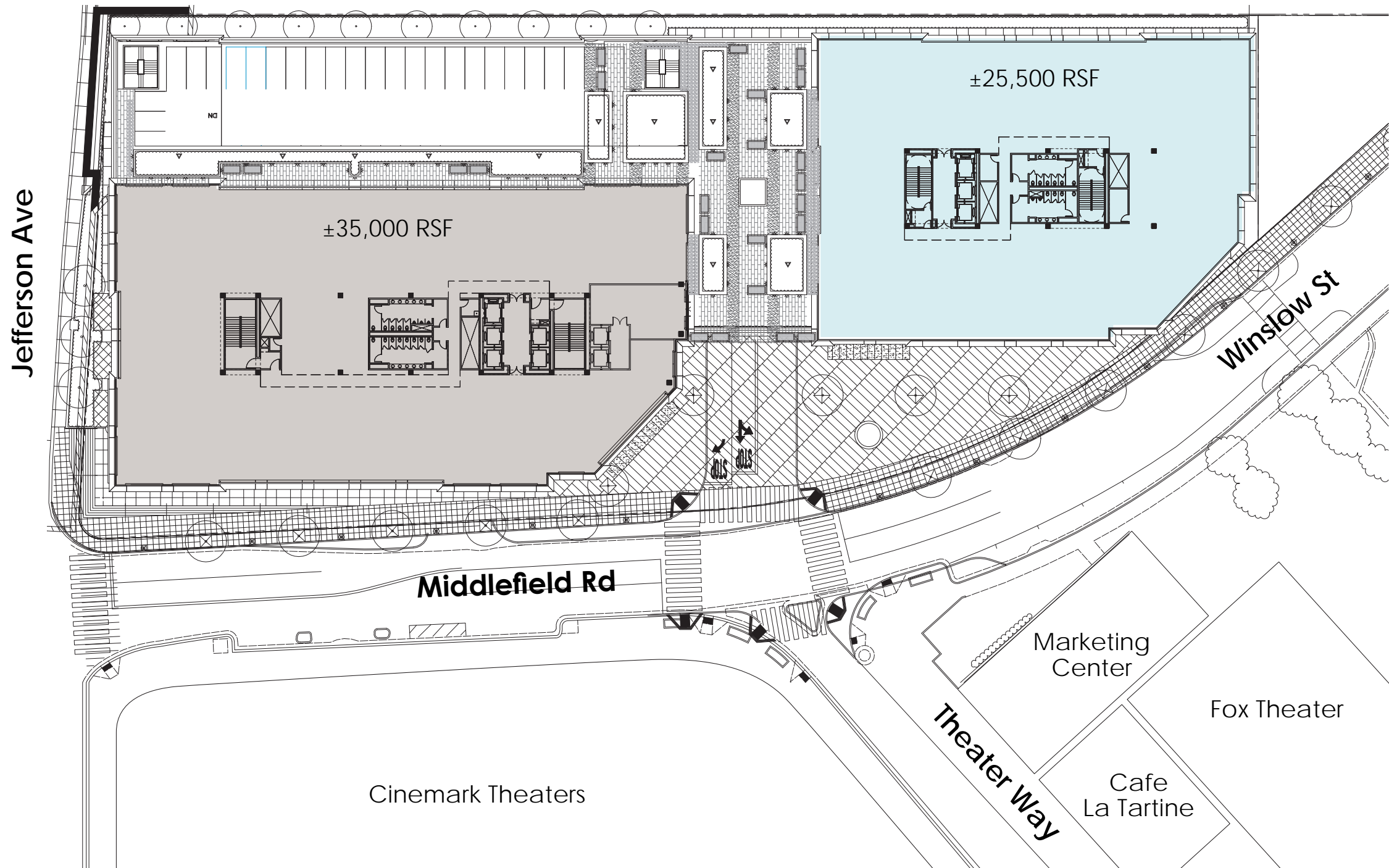


900 MIDDLEFIELD ROAD:

- ±113,000 SF
- 5 Floors
- ±25,500 SF Floor Plates (Top 4 Floors)
- ±5,000 SF Ground Floor Urban Office
- ±5,100 SF Ground Floor Retail
- Building Top Signage Available
- Expansive Elevated Outdoor Terrace
- Dramatic Two-Story Lobby
- 14' Slab to Deck

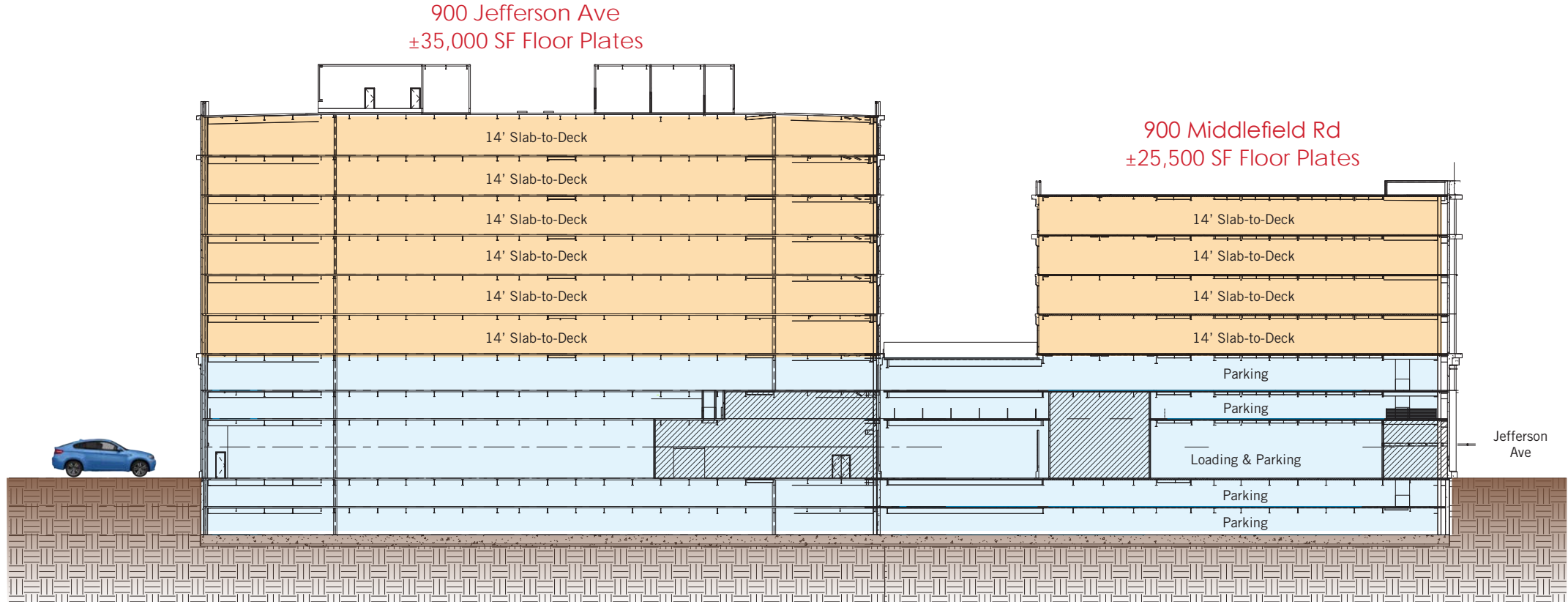


CROSSING/900 SITE PLAN

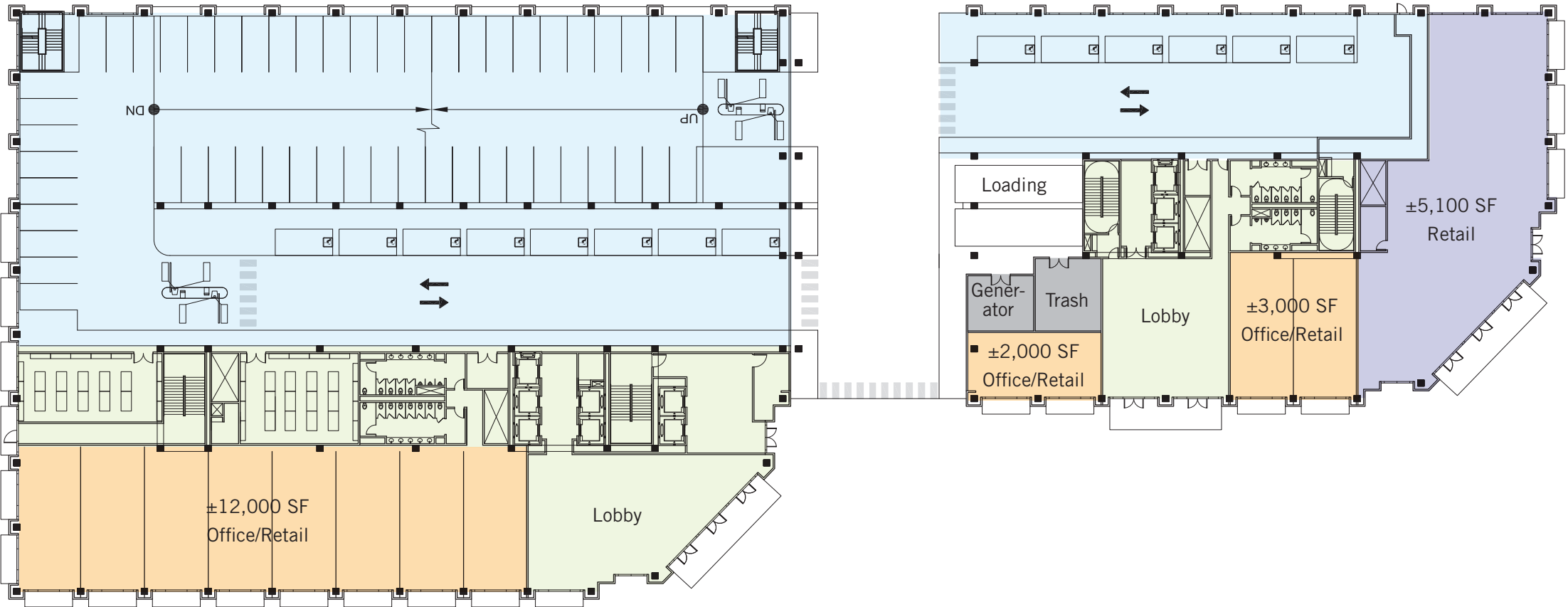


ELEVATION & FLOOR PLATES

ELEVATION:



GROUND FLOOR LAYOUT:



URBAN WALK-TO DOWNTOWN AMENITIES

UNEQUALLED QUALITY OF WALK-TO AMENITIES:



Restaurants

1. Donato
2. Milagros
3. Cafe LaTatine
4. Whole Foods Market
5. Portabello Grill
6. Old Spaghetti Factory
7. Angelica's Bistro
8. Chipotle
9. Le Boulanger
10. Suisha House
11. Five Guys Burgers
12. Vesta
13. Martin's West
14. Sakura
15. The City Pub
16. Fresh Choice
17. Jamba Juice
18. Johnny Rockets
19. Max's Cafe
20. Noah's Bagels
21. Panda Express
22. Subway
23. LV MAR
24. Howie's Artisan Pizza
25. Philz Coffee

Transportation

1. CalTrain Sequoia Station
2. SamTrans Bus Station

Hotel

1. America's Best Inns & Suites

Banks

1. Bank of America
2. Union Bank
3. Wells Fargo
4. Avid Bank
5. Chase

Entertainment

1. Powerhouse Gym
2. Cinemark Redwood Downtown 20
3. Redwood City Library
4. The Fox Theater
5. The Little Fox

Miscellaneous

1. City Hall
2. Post Office

Retail

1. Barnes & Noble
2. CVS Pharmacy
3. Old Navy
4. Pack and Mail Express
5. Safeway
6. See's Candy
7. Starbuck's
8. Super Cuts



TRANSPORTATION: ONLY STEPS AWAY...

THE PENINSULA'S BEST LOCATION FOR PUBLIC TRANSPORTATION AND DRIVING



CONTACT US:

HUNTER STORM

Hunter Storm, the development arm of Hunter Properties, is a commercial real estate development firm with an emphasis on ground-up construction, repositioning of assets, and value-add improvements. Hunter Properties was founded in 1960 and the current partners, Deke Hunter and Edward Storm, formed Hunter Storm in 1986. The company enjoys a strong track record by focusing its efforts locally with all major projects located in the San Francisco Bay Area. This allows the principals to leverage their market knowledge and expertise evenly across three product disciplines. The portfolio is nearly an equal mix of retail, office (both medical and professional) and self-storage. The balance allows the company to develop a diversified range of commercial/industrial buildings, take advantage of market fluctuations, and maximize investor return.

KILROY REALTY CORPORATION

KRC has successfully operated in West Coast commercial real estate markets for more than six decades. The company has built deep experience in the region serving its many dynamic economic centers across multiple business cycles and operating environments. Today, it operates a portfolio of high quality commercial properties totaling more than 17 million square feet that span top coastal market locations from Seattle to San Diego. KRC serves a broadly diversified roster of industries, including many of the region's leading firms in technology, telecommunications, engineering, entertainment, healthcare, biotechnology, and professional services.

Mike Moran
Managing Principal
650.401.2121
Mike.Moran@cassidyurley.com
LIC #00901003

Todd Oliver
Executive Managing Director, Principal
650.401.2129
todd.oliver@terrnomics.com
LIC #01122066

Ben Paul
Executive Managing Director, Principal
650.401.2123
Ben.Paul@cassidyurley.com
LIC #01210872

James Chung
Executive Managing Director
408.436.3630
james.chung@terrnomics.com
LIC #01408190

Cassidy
Turley

TERRANOMICS
RETAIL SERVICES

1350 Bayshore Highway, Suite 900, Burlingame, CA 94010
Tel 650.347.3700 | Fax 650.347.4307 | www.cassidyurley.com | www.terrnomics.com

