

# INTRODUCING SPRINGLINE: MENLO PARK'S NEW DESTINATION OASIS

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SAN FRANCISCO--([BUSINESS WIRE](#))- Presidio Bay Ventures (“Presidio Bay”), a leading California-based commercial real estate investment firm, today unveiled the details behind its vision for Springline—a 6.4-acre mixed-use development located at 1300-1302 El Camino Real and 550 Oak Grove Avenue in Menlo Park, California. With a focus on tenant and visitor hospitality, the property will boast two 100,000 square foot state-of-the-art, Class A+ office buildings, 183 residences, exclusive retail and dining options, a dual-level subterranean parking garage, as well as substantial public outdoor space tailor-made for one-of-a-kind experiences, gatherings, and events for both tenants and the surrounding community.

“Springline is an entirely new concept for Menlo Park. Through purposeful placemaking and an ear to the ground in the community, we’ve set out to create a destination oasis on the Peninsula—a magnetic city within a city that draws in locals and visitors, creating a sense of renewal and inspiration through urban energy and vibrancy, walkability, and weekend respite,” said K. Cyrus Sanandaji, Manager Director for Presidio Bay. “With creative office space, modern residences, curated retail, and expansive landscaped grounds, Springline will be a place where you can choose your own adventure. Whether you want to collaborate and innovate, meet new people and try new foods, escape or encounter, it will be an elevated and welcoming destination. Rise early for a morning workout class and enjoy coffee in the plaza after, or stay late for drinks, then dinner, and maybe a nightcap, too. You’ll be able to join your friends for a round of golf in our virtual underground simulator, then escape to the private pool at The Residences for a personal retreat if you wish.”

Located just steps from the Caltrain Bullet station, one of the core focuses at Springline is thoughtful connectivity—both organically, with its location in the heart of Menlo Park—and purposefully, with a variety of integrated in-residence and management technologies that optimize varied daily routines and dynamic lifestyles. Additionally, sustainability and wellness features encompass nearly every aspect of the development, from the pursuit of LEED Platinum and WELL certifications, to design features that address COVID safety and indoor air quality, to state-of-the-art gyms, property-wide WiFi for workspace flexibility, and more. Ultimately, Springline offers a traditional exterior combined with delightfully unexpected innovative

interiors, becoming a destination and a journey to those that live, work, or play at the property. Some top-level highlights include:

- **The Residences:** 183 well-appointed and spacious one- to three-bedroom apartments will offer the ease of living that comes with the most cutting-edge technology and a community-driven lifestyle marked by the freedom of a suburban space. The Residences at Springline will focus on wellness, comfort, and convenience while also providing an atmosphere to interact or escape both indoors and out. Features include a relaxing poolside oasis, outdoor living rooms and kitchens for entertaining, a sophisticated fitness facility, concierge services for everything from winery excursions to dog walking, and design partnerships to assist with customizing residence interiors. Additionally, a custom Springline app will connect residents with one another, property management, and their entire onsite experience by governing in-home atmosphere and maintenance needs through preinstalled IoT devices, allowing for everyday conveniences such as pre-ordering coffee to grab on the way out the door, and facilitating connections by enabling neighbors to share things like musical playlists or hike recommendations with each other.
- **The Offices:** Comprised of two 100,000 square foot Class A+ office buildings, the future of workspace innovation can be found at Springline. Featuring a neutral design palate, including mixed-metals, raw wood, open-air architectural staircases, and luxurious high ceilings that allow suites to be bathed in natural light from the surrounding floor-to-ceiling windows, this unique and flexible atmosphere will undoubtedly create a launchpad for businesses and entrepreneurs. The subterranean parking and adjacent Caltrain station make any commute easy, while activated and curated retail and outdoor spaces throughout the property make this the place to be for creativity, collaboration, and growth.
- **The Shops:** Designed to flex from day-to-night, the dynamic merchandising mix of retail and food and beverage partners will offer everything office tenants, residents, and neighbors will want and need—from the essentials (i.e. morning coffee, a healthy fast-casual weekday lunch, fitness, and conveniences, etc.) to the extraordinary (i.e. lively bar concepts, nighttime programming, and/or experimental retail and pop-ups, etc.). Whether one is looking for an invigorating workout, a place to celebrate, or a new weekend escape, it will all happen at The Shops at Springline.
- **Community Spaces:** Springline is poised to become the prime neighborhood meeting place that brings a unique urban energy to the local Menlo Park community by providing a variety of welcoming moments to entice visitors to immerse themselves in the destination. Creative and inclusive activations for people (and dogs) of all ages will be coordinated in Fountain Plaza (the property's main plaza spanning between El Camino

Real and Garwood Way) such as live entertainment and movie nights. Springline's interactive dog park, The Glade, will also serve to entertain furry friends in the neighborhood and broader community.

Of Springline's overall mission, Sanandaji continued, "People are at the forefront of everything we do. Intuitive technology, attention to every last detail, and one-of-a-kind programming connect our residents, businesses, and neighbors, creating a place that can grow with the community and evolve into a fully reimagined epicenter for Silicon Valley. What we've shared today is only the beginning and we look forward to unveiling much more in the weeks and months ahead."

For the latest on Springline, please visit [www.springline.com](http://www.springline.com). For more information on Presidio Bay, please visit [www.presidiobay.com](http://www.presidiobay.com).