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From the San Francisco Business Times:

<https://www.bizjournals.com/sanfrancisco/news/2022/03/31/040122-red-springline.html>

Real Estate Deal: Developer creates ‘city within a city’ at Springline

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Presidio Bay Ventures breathed new life into this mixed-use development in downtown Menlo Park, taking it over in 2020 and steering the first phase to completion. The project includes 200,000 square feet of Class A office space in two buildings — delivered last year — 183 residential units, ground-floor retail, and underground parking for 942 vehicles. The office space is half leased to six tenants, while the retail space is 91% leased.



PRESIDIO BAY VENTURES

Rendering of Springline, a mixed-use project slated to rise in downtown Menlo Park.

Address: 1300-1302 El Camino Real and 550 Oak Grove Ave., Menlo Park

Size: 183 residential units and two 100,000-square-foot office buildings

Developer: Presidio Bay Ventures

Development costs: \$245 million

Architect: BAR Architects (Core/Shell); Huntsman Architects (Office Common Areas and Base Building Architect); Avroko/Brand Bureau (Residential Interiors)

General contractor: W.L. Butler (Core/Shell), BCCI (Office Common Areas and Amenity Interiors)

Why it's award-worthy: At Springline, Presidio Bay Ventures is looking to create a “city within a city” that will meet residents’ changing living and working needs after the Covid-19 pandemic. Developers tout it as a “fully reimagined epicenter for Silicon Valley,” bringing together office space, residences, curated retail and landscaped grounds.