



# 1718 Broadway St & 1270 Marshall St

REDWOOD CITY, CA

## FOR LEASE OR SALE



**Kidder  
Mathews**

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**AVAILABLE NOW** ±5,625  
can be divided and  
leased separately:  
±3,525 SF or ±2,100 SF

**OFFICE** or retail 1/2 block  
from Downtown Redwood  
City

**SECURED** parking spaces: ±15

**WALKING DISTANCE** to  
CalTrain and Downtown  
amenities

**OPEN** concept with exposed  
ceilings

**USES ALLOWED INCLUDE**  
office, retail, restaurant, health

**RECENTLY REMODELED**  
large open areas, commercial  
kitchen, private offices.

**EXTERIOR** improvements  
underway (fencing, asphalt,  
picnic area)

**ZONING** MUC/SB (mixed use/  
street car Broadway)

**TENANT IMPROVEMENTS**  
allowance available

**LEASE RATE** \$4.00 NNN  
(\$0.45/SF)

**SALE PRICE** \$4.5M

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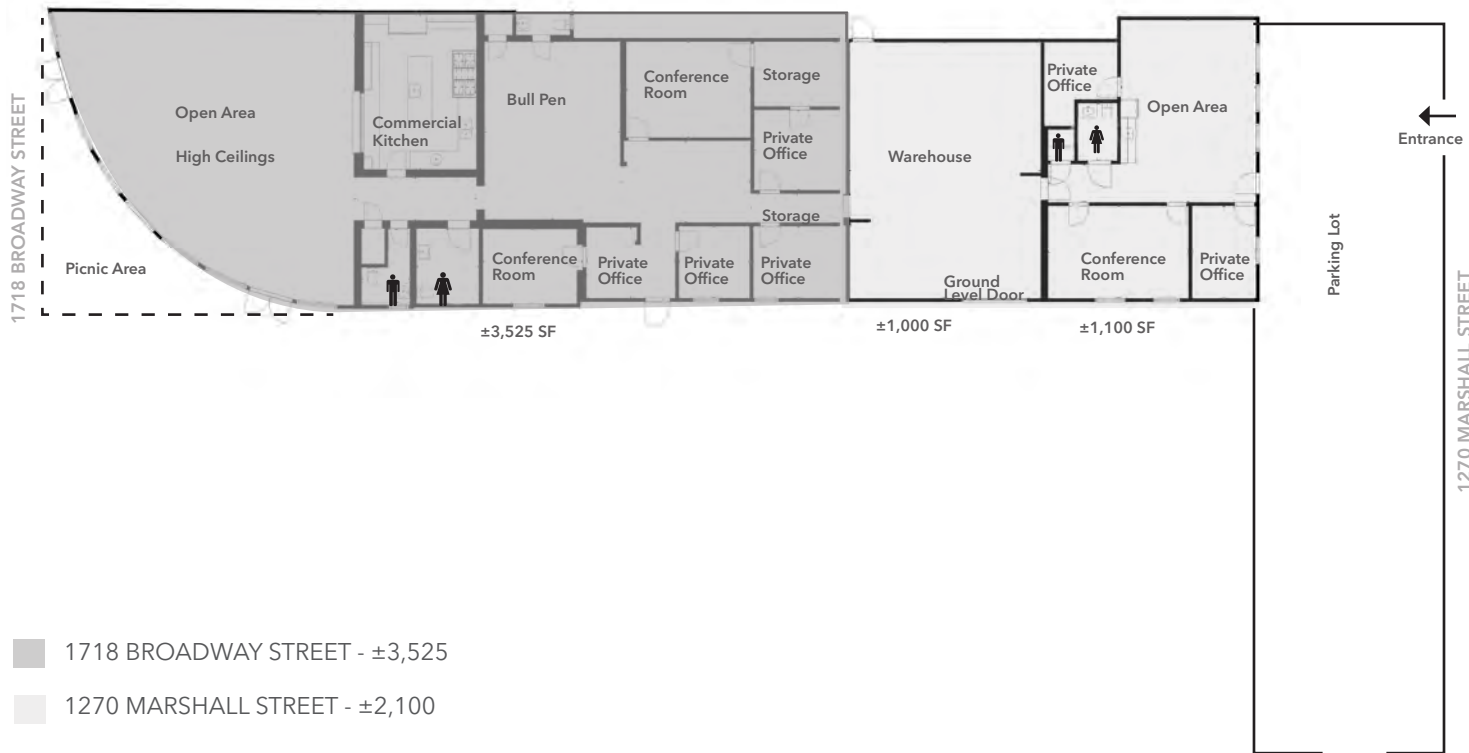


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## Site Plan



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