



For Lease Office Space

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220 S. Spruce Ave & 510 Myrtle Ave South San Francisco, CA

Property Highlights

- Building signage available
- Close to local amenities and downtown South San Francisco
- Less than 1 mile to San Bruno Caltrain & BART Stations
- Within 5 minutes to the San Francisco International Airport
- Easy access to US 101, I-280 & I-380
- Newly renovated with ample parking
- **Asking Rent:** \$2.25/SF FS

Market-Ready Suites

220 S. Spruce Avenue

- **Suite 107** – ±1,668 SF
3 Private offices with bullpen
- **Suite 204** – ±2,160 SF
Open floorplan

510 Myrtle Avenue

- **Suite 209** – ±1,694 SF

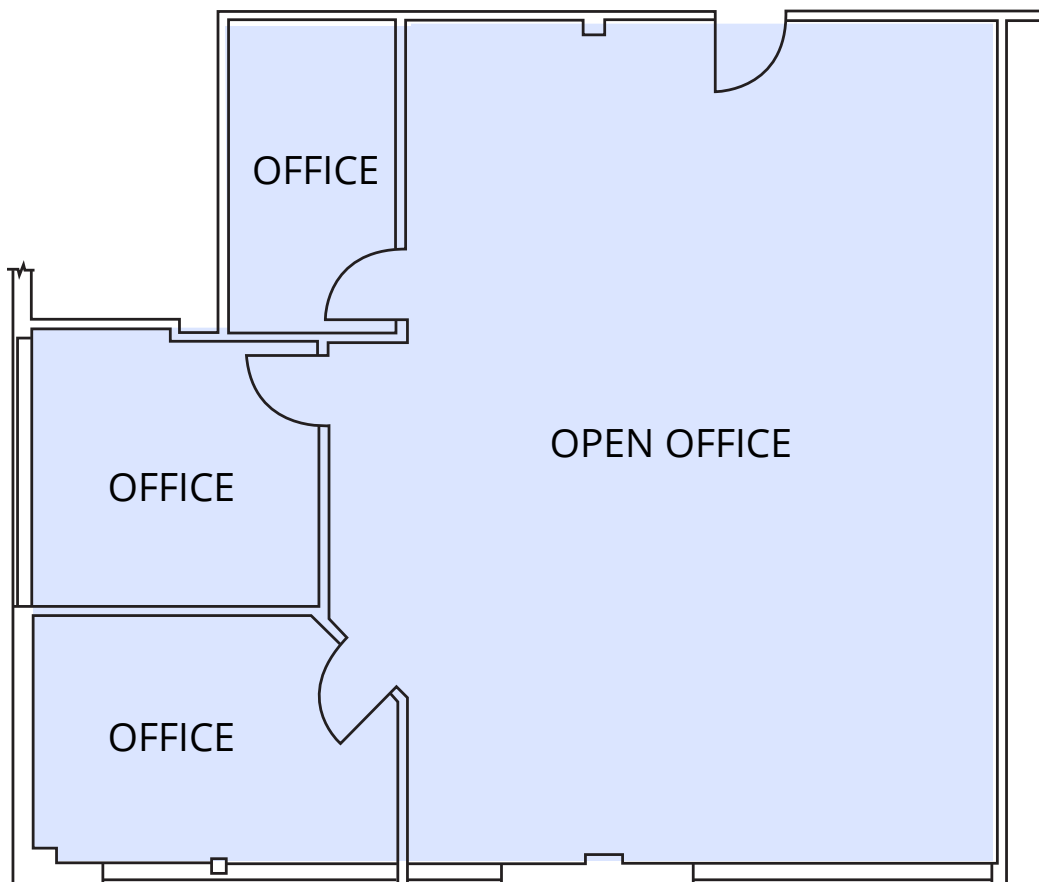
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220 S. Spruce Ave & 510 Myrtle Ave
South San Francisco, CA

Floor Plan

220 S. Spruce Ave

Suite 107 | ±1,668 SF



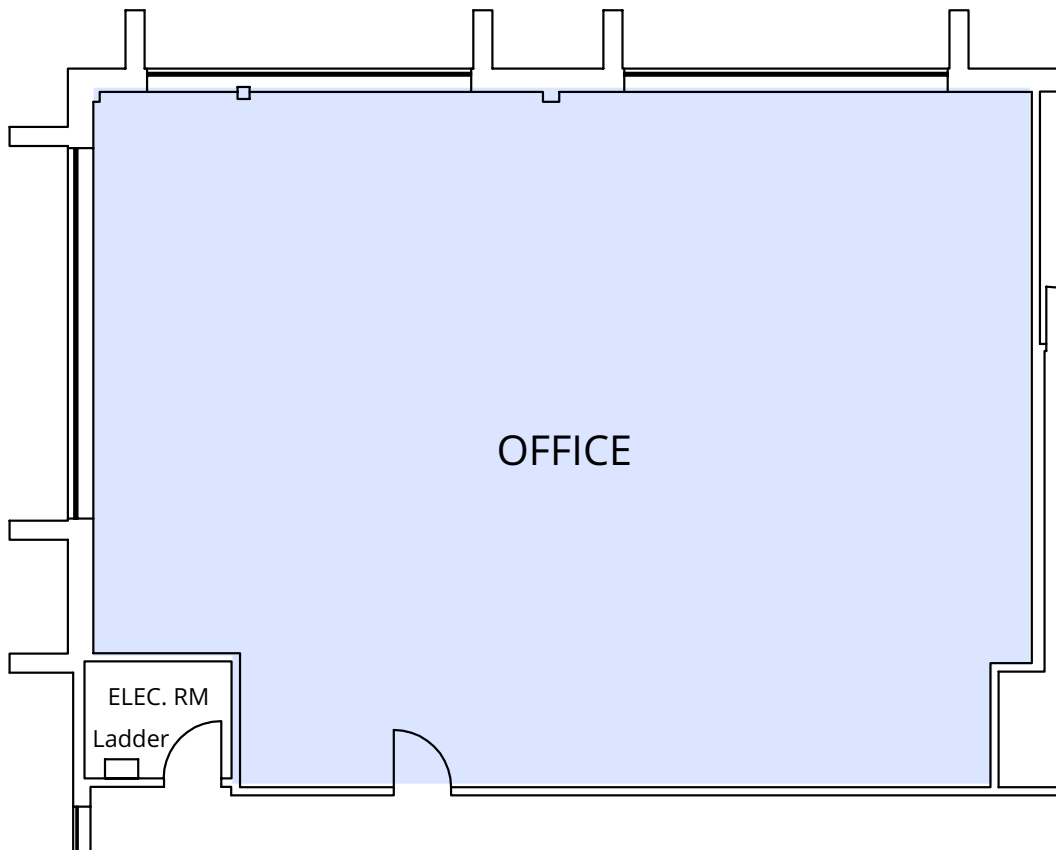
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Floor Plan

220 S. Spruce Ave

Suite 204 | ±2,160 SF



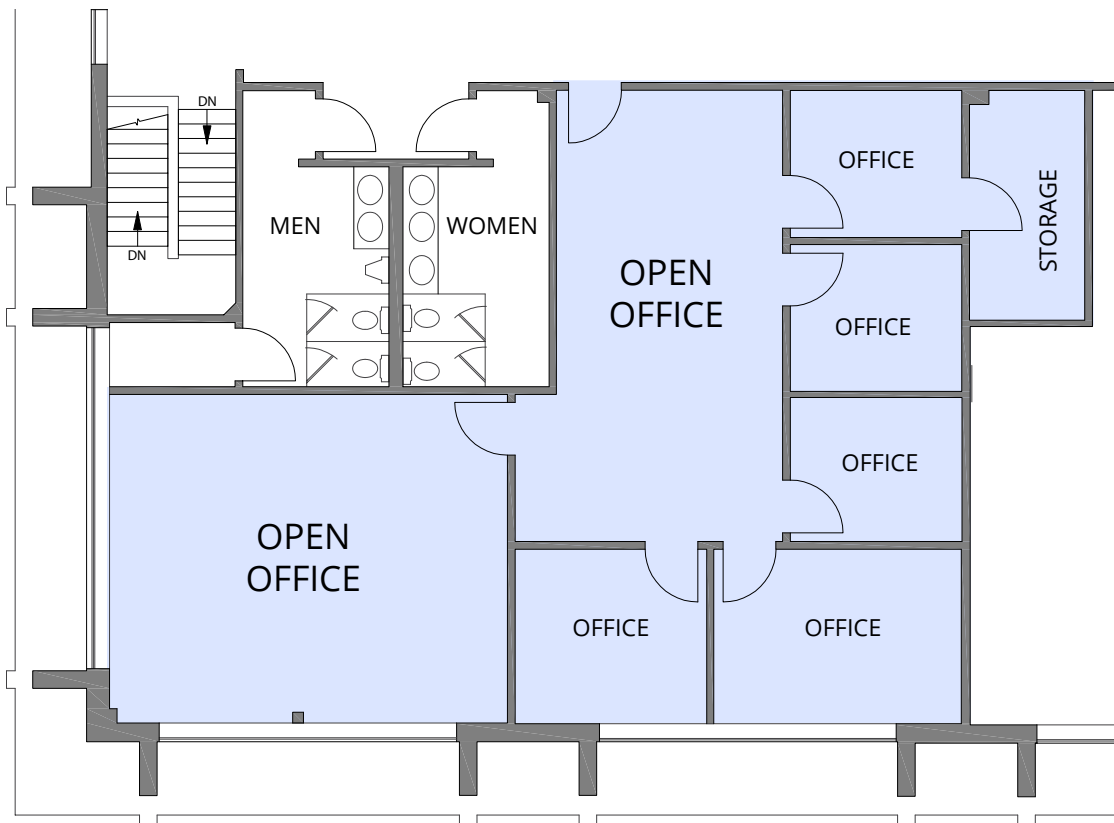
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220 S. Spruce Ave & 510 Myrtle Ave
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Floor Plan

510 Myrtle Ave

Suite 209 | ±1,694 SF



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Local Amenities



- ① **Safeway**
- ② **Little Lucca Sandwich Shop**
- ③ **Brentwood Shopping Center**
 - Chase
 - CVS Pharmacy
 - Staples
 - Verizon Wireless
 - San Mateo Credit Union

- ④ **San Bruno Towne Center**
 - Lowe's Home Improvement
 - Popeyes Louisiana Kitchen
 - Dickey's Barbecue Pit
 - Red Robin Gourmet Burgers
 - L&L Hawaiian Barbecue
 - BevMo!
 - Starbucks
 - Lucky

- ⑤ **The Shops at Tanforan**
 - Target
 - Sears
 - JCPenney
 - BJ's Restaurant & Brewhouse
 - Cinemark
 - Century Theaters
 - Five Guys Burgers and Fries
 - Panda Express
 - Starbucks

Andersen Bakery
Charley's Philly Steaks
Chipotle Mexican Grill
Cold Stone Creamery
Dairy Queen
Jollibee
Pizza Studio
Sarku Japan

- ⑥ **Downtown South SF**
 - La Tapatia
 - Taquerias El Farolito
 - Grand Palace
 - Starbucks
 - Ben Tre
 - Ristorante Buon Gusto
 - Bertolucci's
 - Peet's Coffee & Tea