

# For Lease ♦ Office Space

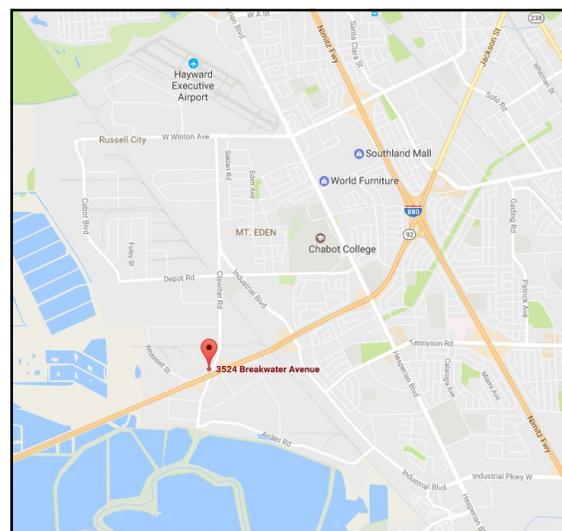
3524 Breakwater Avenue  
Hayward, CA



## 3524 Breakwater Avenue, Hayward

### Property Highlights:

- **Overview:** Multi-tenant office building with rents starting as low as \$650/month. Two-story walk-up building totaling 15,660± sq ft.
- **Excellent East Bay Location:** Adjacent to San Mateo Bridge with quick access Foster City/Peninsula and I-880.
- **First Floor:** Small office suites of various sizes.
- **Second Floor:** Variety of Suites from 990 to 2,300 sq ft.
- Good onsite parking.
- Located near the entrance to the San Mateo Bridge, only 8 minutes to Foster City and the Peninsula.



**Mike Tanzillo, Broker**

(510) 889-9157

DRE#00688066

mtcre@sbcglobal.net

**Paul Mader, CCIM**

(510) 206-3156

DRE#00795784

paul@paulmaderccim.com

**Michael Tanzillo & Co.**

20980 Redwood Rd, Suite 210

Castro Valley, CA 94546

www.mtccommercial.com

# For Lease ♦ Office Space

3524 Breakwater Avenue  
Hayward, CA



## Office Space - Ground Floor

Suite #	Floor	Sq Ft ±	Rate	Available	Comments
107	1	—	\$895/Month	Now	Single office.
114	1	—	\$650/Month	Now	Single office.
116	1	—	\$725/Month	Now	Single office.

First Floor: Additional \$110 per month for utilities unless otherwise stated.

## Office Space - Second Level

Suite	Floor	Sq Ft ±	Rate	Available	Comments
None	2			None	The second floor is 100% occupied.

Second Floor: IG, Industrial Gross Terms, Tenant responsible for utilities.

Revised 2-23-2026

**Mike Tanzillo, Broker**  
(510) 889-9157  
DRE#00688066  
mtcre@sbcglobal.net

**Paul Mader, CCIM**  
(510) 206-3156  
DRE#00795784  
paul@paulmaderccim.com

**Michael Tanzillo & Co.**  
20980 Redwood Rd, Suite 210  
Castro Valley, CA 94546  
www.mtccommercial.com