

Northhill Business Park Unit #23

100 Northhill, Brisbane

Flex Warehouse Office Industrial Suite available May 1

(Please do not disturb tenants)

Relocate your small business to the Northhill Business Park, and join the tenant mix of carpenters, electricians, investors, contractors, and a host of other small businesses.

Large, light-filled condo unit in perfectly-situated Northhill Business Park, suitable for all types of enterprises and hobbyists alike. This flex office/warehouse suite features 13' high ceilings, Full HVAC, and upgraded private bathroom, private office, and kitchenette. The warehouse is currently set up for professional photography. Get work done in your large climate-controlled warehouse area, or sit in your posh glass office overlooking the bay, while surfing on your fiber optic connection - your choice! 3+ year lease commitments favored.

- Available May 1
- 13' clear height
- HVAC
- Tiled office, lobby area, and bathroom
- Remodeled private bathroom
- Upgraded kitchenette
- Flexible space. Warehouse, office, storage, workshop, professional
- 2 + 1 guest off-street parking
- 10'x10' Roll-up door
- Comcast and ATT fiber ready/on site
- 100 Amp electrical service
- Operating cost \$0.15 per rsf. (est.)
- Tenant pays electrical & telcom
- Special Flex / Warehouse / Office Space / Storage Space
- Flexible office space on the Peninsula
- Easy access to San Francisco, South San Francisco, Daly City

No horticulture, domiciling or freight-forwarding allowed under-the-table, per strictly-monitored COA rules.

Any new business uses not previously approved by the COA requires board approval prior to lease commencement.