

AVAILABLE NOW!

Build Your Own New Personalized Office or Retail Location!

**201 Baden Avenue
South San Francisco, CA 94103
Former Fire Station 61**



PROPERTY DETAILS

- AVAILABLE FOR SALE OR LEASE
- Owner financing available
- Site Area: ±13,003 SF
- 2 frontages: 127' on Baden Avenue and 67' on 2nd Lane
- On site parking and adjacent public parking
- Existing building area: ±12,164 GSF
- Existing 2 story building with 4 story usable tower and basements
- Close to San Francisco International Airport (10 minute drive), Caltrain Station (5 minute walk) and easy access to Highway 101.
- Development opportunity: office, retail, housing, commercial (single or multi-tenant)
- 85' height limit, FAR of 8.0
- Sweeping urban and hill views with great solar exposure
- Contact agents for pricing information
- Zoning: DTC (Downtown Transit Core)



Zoning Info:
DTC
(Downtown Transit Core)

CONTACT FOR MORE DETAILS



ANDREW PECEIMER
Senior Commercial Real Estate Advisor
DRE # 00993289
M: 650.208.4971
O: 650.344.4300
apeceimer@cbc Burlingame.com



GARRETT SWARTZ
Commercial Real Estate Advisor
DRE # 02178894
M: 925.222.0933
O: 650.352.3302
gswartz@cbc Burlingame.com

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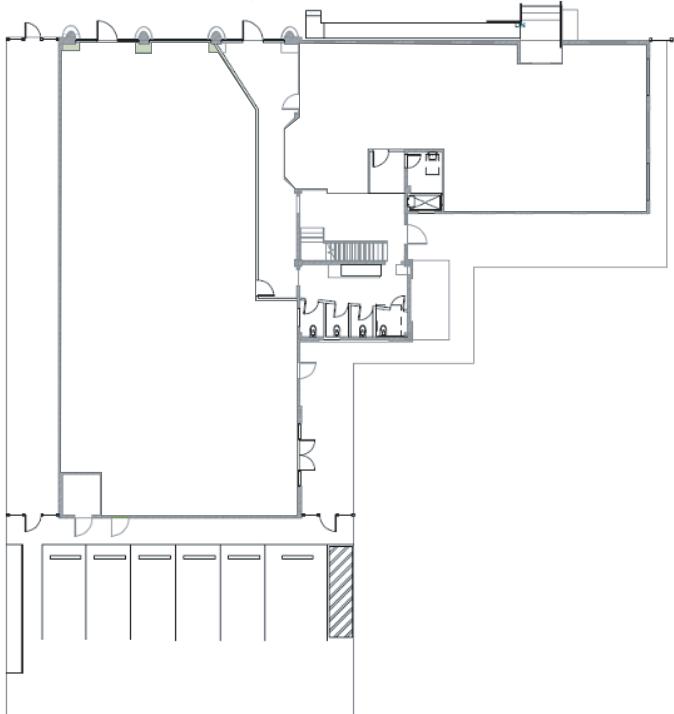
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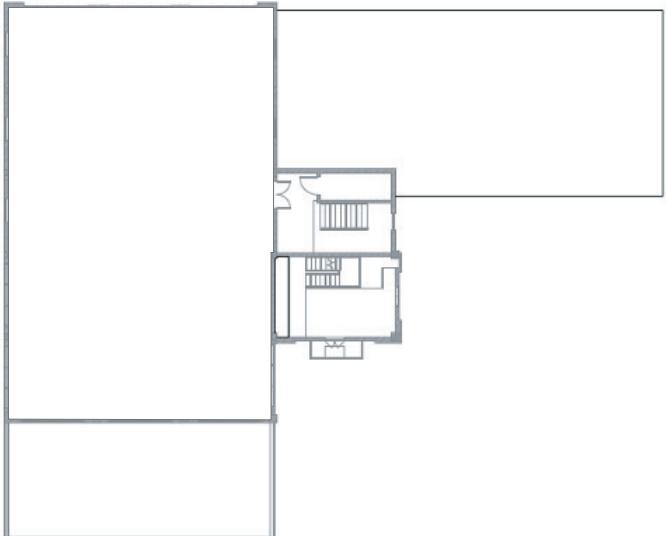
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FLOOR PLANS

First Floor $\pm 6,910$ SF



Second Floor $\pm 3,880$ SF



CONCEPTUAL RENDERINGS

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Plans show one possible multi-tenant commercial/office configuration
similar to what was submitted for building permit (partially entitled)

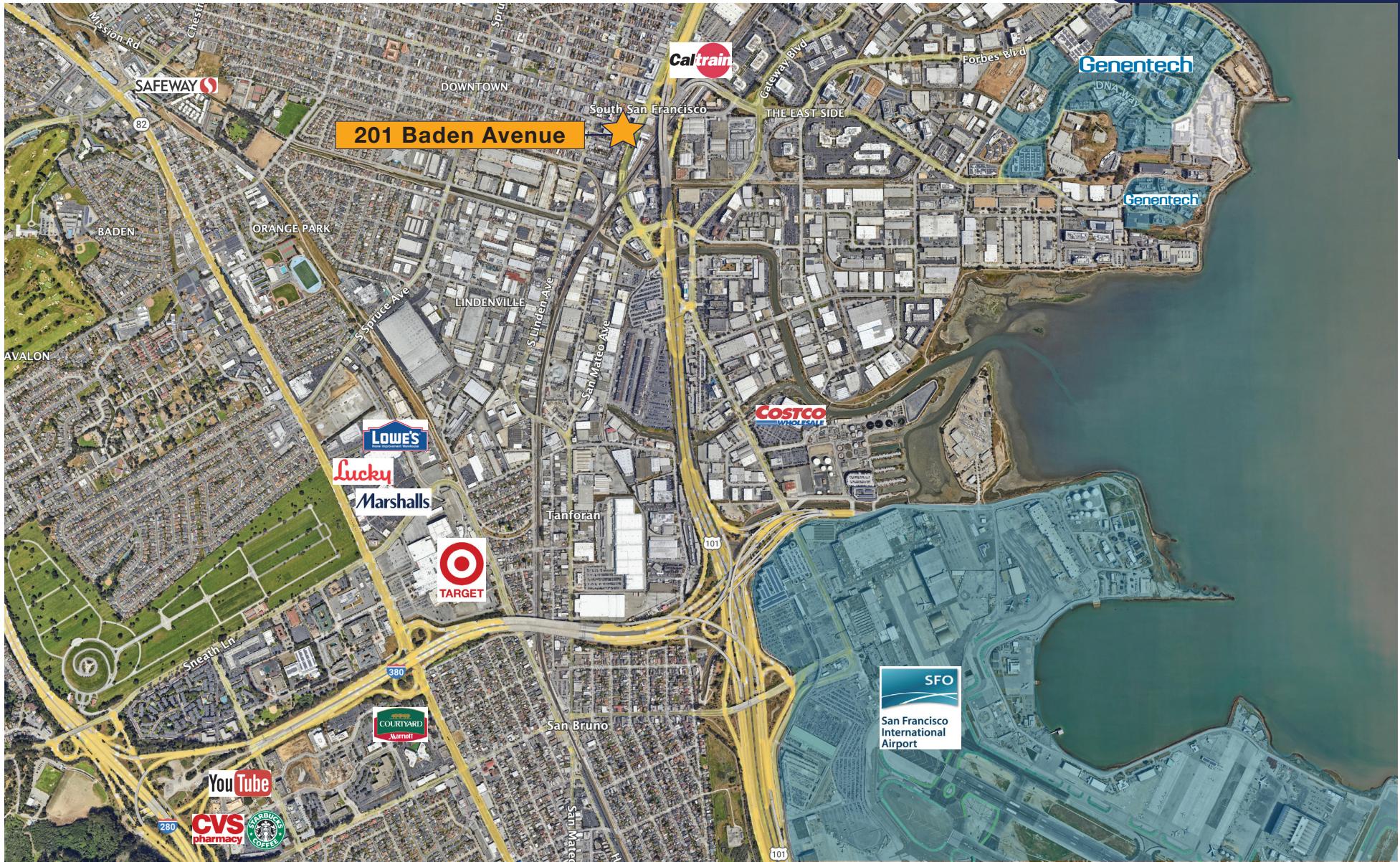
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1575 Bayshore Highway, Suite 100
Burlingame, CA 94010
650-344-4300 | CBCBurlingame.com