

For Lease ♦ Office Space

3524 Breakwater Avenue

Hayward, CA

MTC

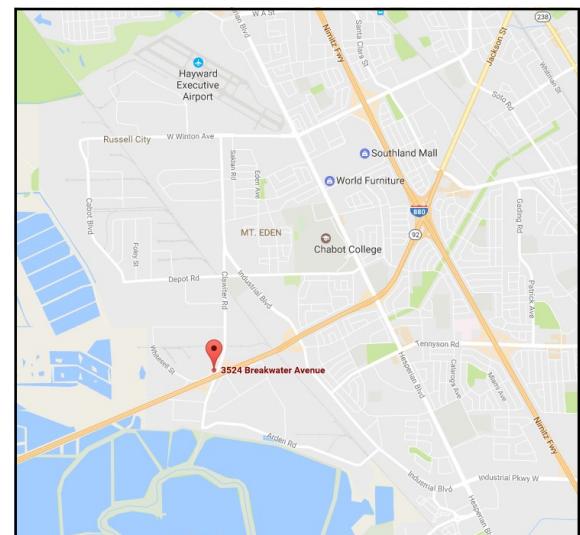
Michael Tanzillo & Co.



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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.



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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
	2			None	The second floor is 100% occupied.

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

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