

FOR LEASE

468 LITTLEFIELD AVE

SOUTH SAN FRANCISCO, CA 94080



KIDDER.COM

km Kidder
Mathews

Property Highlights

Life science, office, or R&D space

* MOST EQUIPMENT REMOVED

TI Ready

Never been on the market

Divisible

Ground floor: ±2,903 SF

1st floor: ±20,704 SF

2nd floor: ±20,704 SF

Building total: ±44,311 SF

Currently 900 AMP (750KVA transformer at 277/480 volts, 3 phase)

PG&E approved capacity for 3,000 AMP service, which would require a transformer to allow for the additional power usage

Ample parking including 30 covered spaces

Zoning: MHOOM2

→ [VIEW ZONING](#)



±44,311

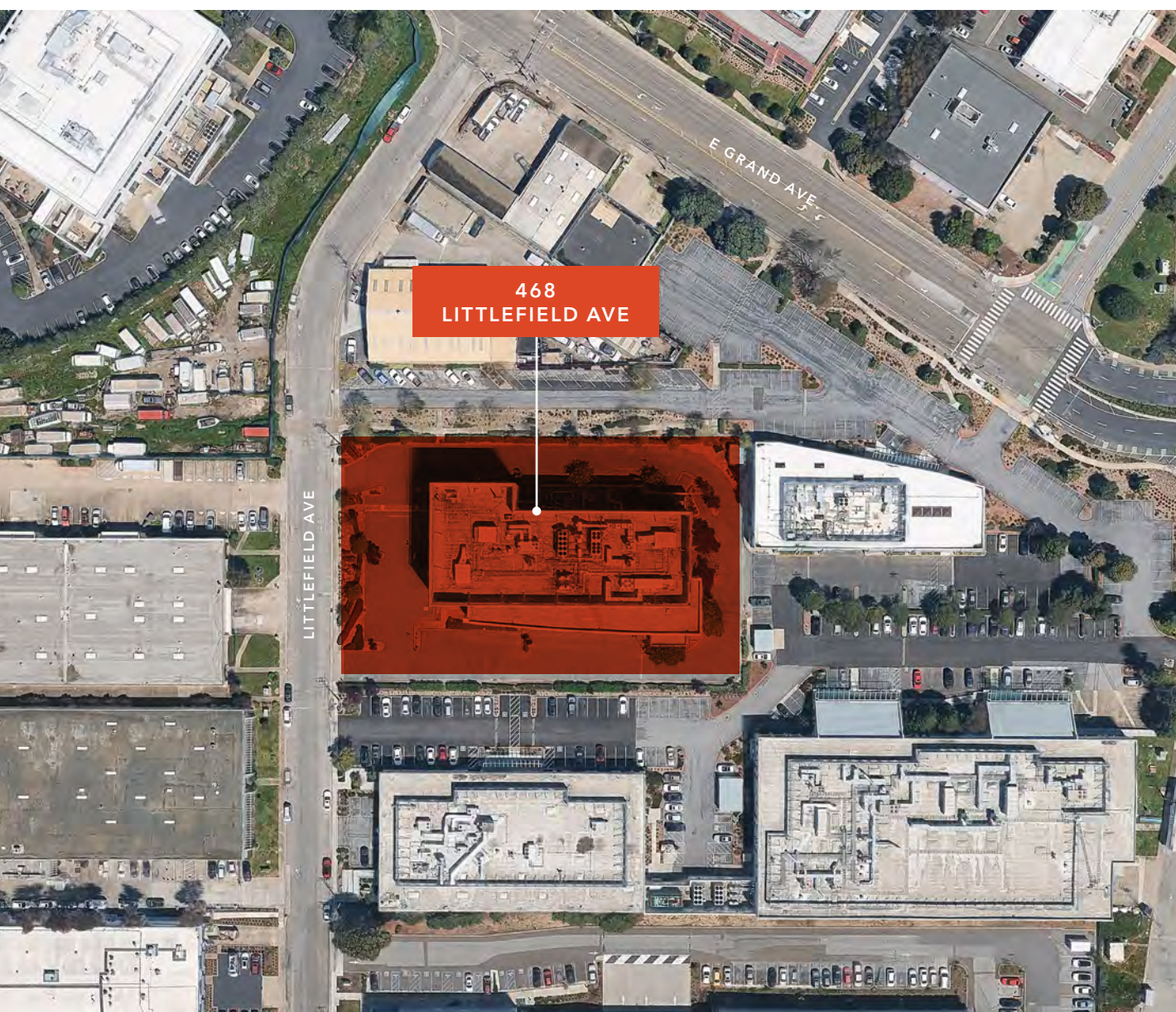
SF BUILDING

1.65

ACRE LOT

CALL AGENTS

FOR PRICING OR TOURING



HVAC Roof Units

Two (2) 100% outside air air handlers, cooling from chilled water coils connected to chillers and heating from hot water coils connected to boilers.

Two (2) boilers

Two (2) chillers

Two (2) large AC units

Two (2) large exhaust fans

Two (2) small condenser units

Two (2) small air handles, location to be determined (paired with small condenser units)

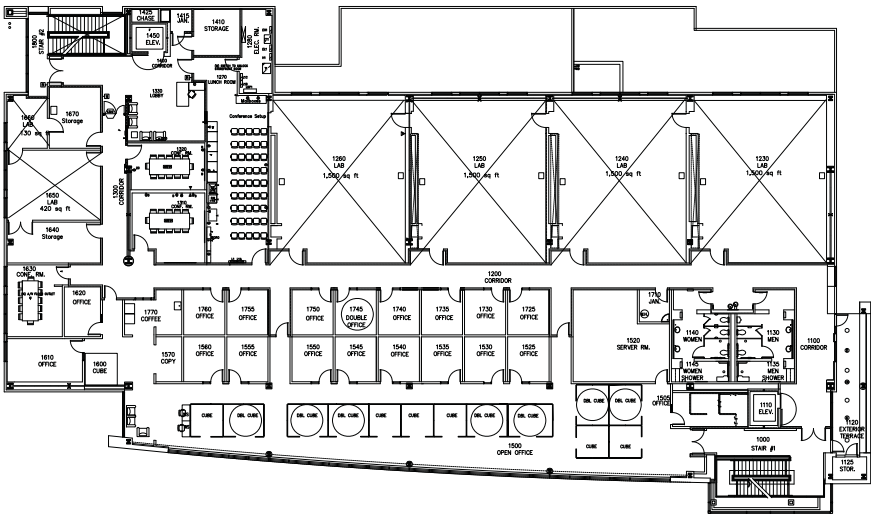
One (1) small exhaust fan

LIFE SCIENCE AND R&D FLOOR PLANS

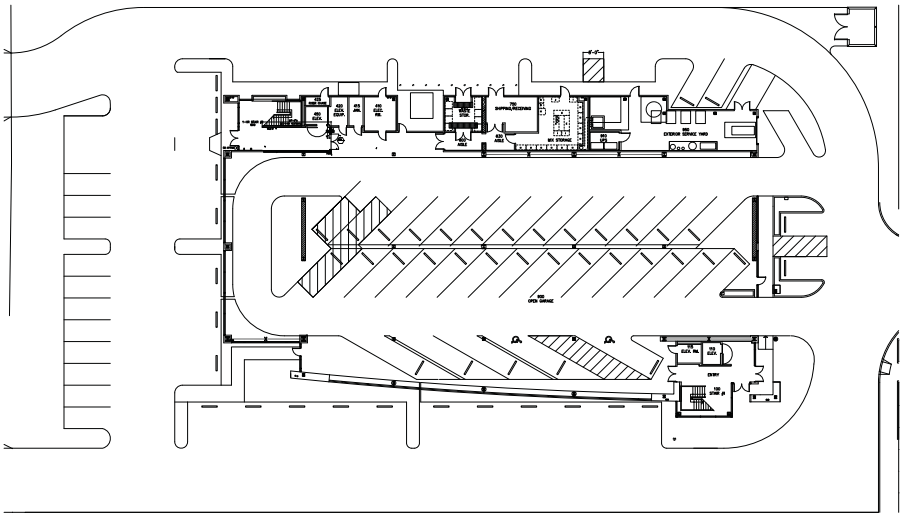
OVERVIEW

GROUND FLOOR SIZE	±2,903 SF
FIRST FLOOR SIZE	±20,704 SF
SECOND FLOOR SIZE	±20,704 SF
TOTAL SQUARE FOOTAGE	±44,311 SF

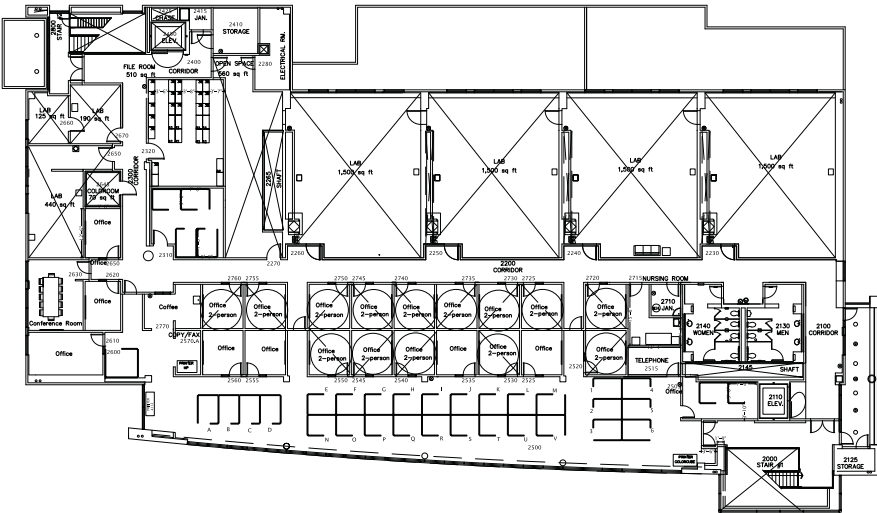
FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

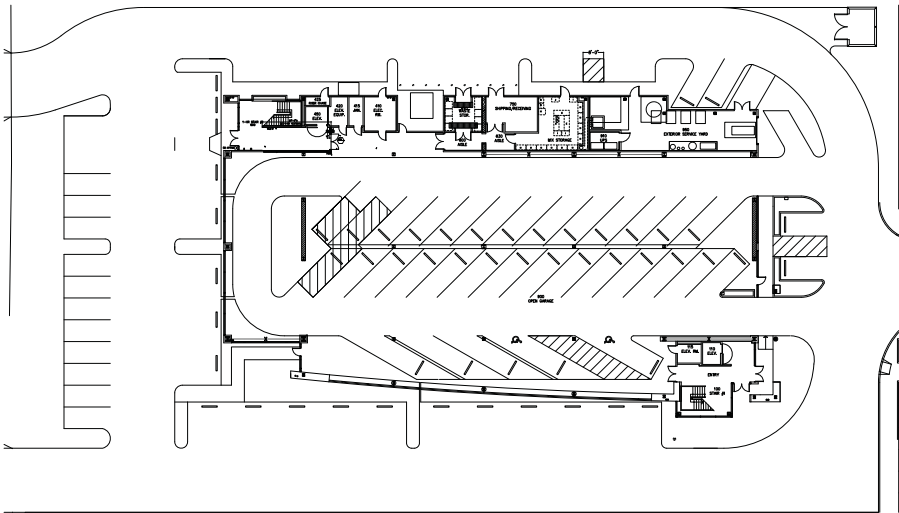


OFFICE FLOOR PLANS

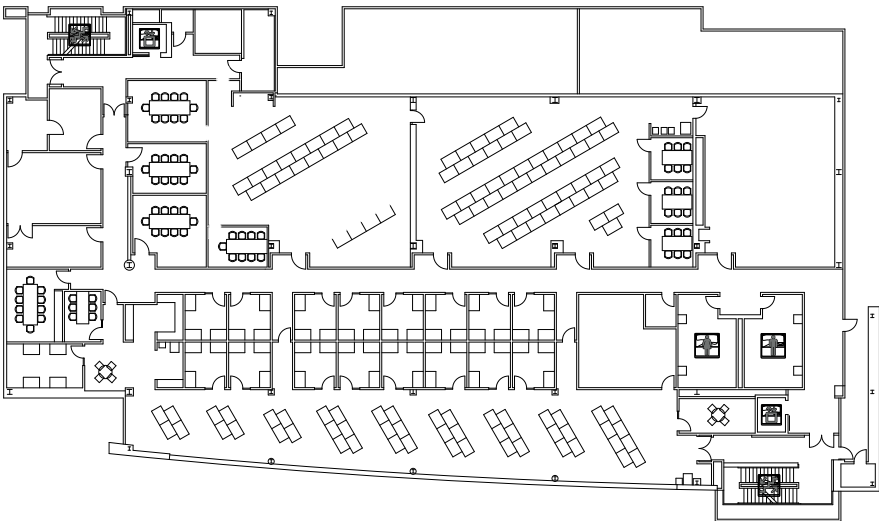
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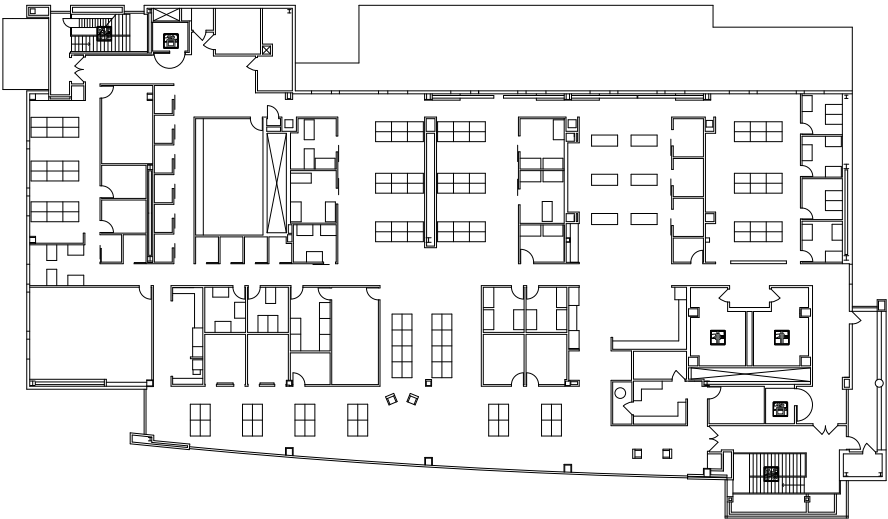
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





NEARBY AMENITIES

RESTAURANTS

- 01 The Hangar
- 02 Taste Restaurant
- 03 Timber + Tide
- 04 Traverse Marketplace
- 05 Wildflour
- 06 Cafe de Casa
- 07 The Brass Elephant
- 08 La Nueva Perla
- 09 Foundry & Lux
- 10 The Anecdote SSF
- 11 Olivas Mexican Food
- 12 Amoura
- 13 Rocko's Cafe

FITNESS

- 01 SF Elite Annex
- 02 Solis Boxing
- 03 Gymtowne Gymnastics
- 04 Elite Sports Centers
- 05 RISE Wellness Collective
- 06 Physique Magnifique
- 07 El Nino Training Center
- 08 FullGrip Barbell

HOTELS

- 01 Embassy Suites
- 02 Home2 Suites by Hilton
- 03 Larkspur Landing
- 04 Airport Inn
- 05 La Quinta Inn & Suites
- 06 Fairfield by Marriott Inn
- 07 Hotel Focus SFO
- 08 Four Points by Sheraton Hotel
- 09 DoubleTree by Hilton
- 10 Travelodge by Wyndham
- 11 Holiday Inn Express
- 12 AC Hotel
- 13 Sonesta ES Suites

RECREATION & PARKS

- 01 Point San Bruno Park
- 02 Oyster Point Marina/Park
- 03 Gardiner Park
- 04 Jack Drago Park
- 05 Sign Hill Park
- 06 SF Bay Trail





HIGHLY-ACCESSIBLE LOCATION

0.4 MI	Highway 101
1.1 MI	CalTrain South San Francisco Station
1.3 MI	South San Francisco Ferry Terminal
2.1 MI	Highway 380
3.4 MI	San Francisco Int'l Airport
3.7 MI	Highway 280
11 MI	Downtown San Francisco

10 MIN
TO SAN FRANCISCO
INT'L AIRPORT

20 MIN
TO DOWNTOWN
SAN FRANCISCO



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