

# 730 Broadway

Redwood City, CA 94063

## FOR SALE: TECH SPACE PERFECT FOR INVESTOR OR OWNER USER



- ±4,200 SF / ±12,000 SF Lot
- 16 – 20 On-Site Parking Spaces Located in a Secured Yard
- Fully Air Conditioned w/ 2 Separate Units and Nest Controls
- 4-Year-Old Roof w/ R31 Insulation on the Exterior of Barrel Truss Roof
- Fully Sprinkled
- LED Lights Throughout
- 2 New Glass Rollups
- Covered Outdoor Area for Picnic Tables and Recreation Space
- Custom Steel Doors and Windows
- 2 New ADA Restrooms
- 2 Large Offices or Conference Rooms
- Polished Concrete
- Space for 36+ Desks (Many More if Using Standard Size)
- Drought Resistant Landscape
- Access to Woodside Rd/ Hwy 101
- Minutes from Downtown Redwood City and Stanford's New RWC Campus
- Walkable to Restaurants: Pita Hub, Cocola Bakery, Mi Hacienda, Deluchi's

**\$ ASKING PRICE**  
**\$950 PSF / \$3,990,000.00 – 5 CAP**  
*\*3 Years Remaining on Current Lease  
w/ 2 Year Option to Renew*



1629 Main Street  
Redwood City, CA 94063  
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# PROPERTY PHOTOS

730 BROADWAY, REDWOOD CITY



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RAISE

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# LOCATION OVERVIEW

## 730 BROADWAY, REDWOOD CITY





# PROPERTY TRANSPORTATION

730 BROADWAY, REDWOOD CITY

21 MI SOUTH OF SAN FRANCISCO  
40 MI SOUTHWEST OF OAKLAND  
22 MI NORTH OF SAN JOSE

- ACE Train
- Amtrak
- BART
- CalTrain
- Golden Gate Transit
- Dumbarton Express
- VTA Light Rail

CalTrain Sequoia Station	Time
From Palo Alto to Menlo Park	3 min
Menlo Park to San Francisco	59 min
Menlo Park to San Jose	70 min

Airports	Drive	Distance
San Francisco (SFO)	18 min	17 mi
San Jose (SJC)	25 min	20 mi
Oakland (OAK)	39 min	28 mi

