

For Lease ♦ Office Space

3524 Breakwater Avenue
Hayward, CA

MTC

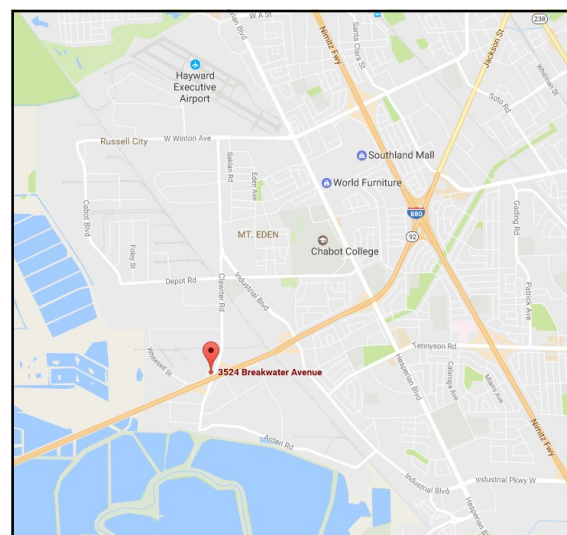
Michael Tanzillo & Co.



3524 Breakwater Avenue, Hayward

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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The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although Michael Tanzillo & Company has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents.

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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
D	2	1,395	\$1,990/Mo, IG	9-1-25	Large open area, 2 offices and restroom.
E	2	1,260	\$1,895/Mo, IG	Now	Large open area, offices and restroom.
B	2	990	\$1,595/Mo, IG	8-1-25	Open room and restroom.

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

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