

32 W. 25th Avenue, Ste. 204
San Mateo, CA

COMPASS



Offered at: **\$ 2.75/SF/mo**
+ NNN Charges (~\$0.15/sf/mo)

Exclusively Listed By:

Greg Terry
Brokers Associate
COMPASS

Property Highlights:

- ~2,443 Rentable SqFt Loaded w/ Natural Light
- Multiple Private Offices, Reception Area, Kitchen Area, Conference Room
- Private Parking Lot Area w/ Assigned Spaces

Confidentiality & Disclosure

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Compass ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Owner of the Property ("Owner") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to lease from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to lease between the Owner and prospective tenant. You are invited to review this opportunity and make an offer to lease based upon your analysis. If your offer results in the Owner choosing to open negotiations with you, you will be asked to provide financial references. The eventual tenant will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Owner deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the occupancy of the Property. The material is not to be copied and/or used for any other purpose or made available to any other person without the expressed written consent of Broker or Owner. The Material does not purport to be all-inclusive or to contain all of the information that a prospective tenant may require. The information contained in the Material has been obtained from the Owner and other sources and has not been verified by the Owner or its affiliates. The pro forma is delivered only as an accommodation and neither the Owner, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors or officers, makes any representation or warranty regarding such pro forma. Tenant must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Owner reserves the right, for any reason, to withdraw the Property from the market. Owner has no obligation, expressed or implied, to accept any offer. Further, Owner has no obligation to lease the Property unless and until the Owner executes and delivers a signed agreement of lease on terms acceptable to the Owner, in its sole discretion. By submitting and offer, a tenant will be deemed to have acknowledged the foregoing and agreed to release Owner and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Please contact Broker for any additional information.

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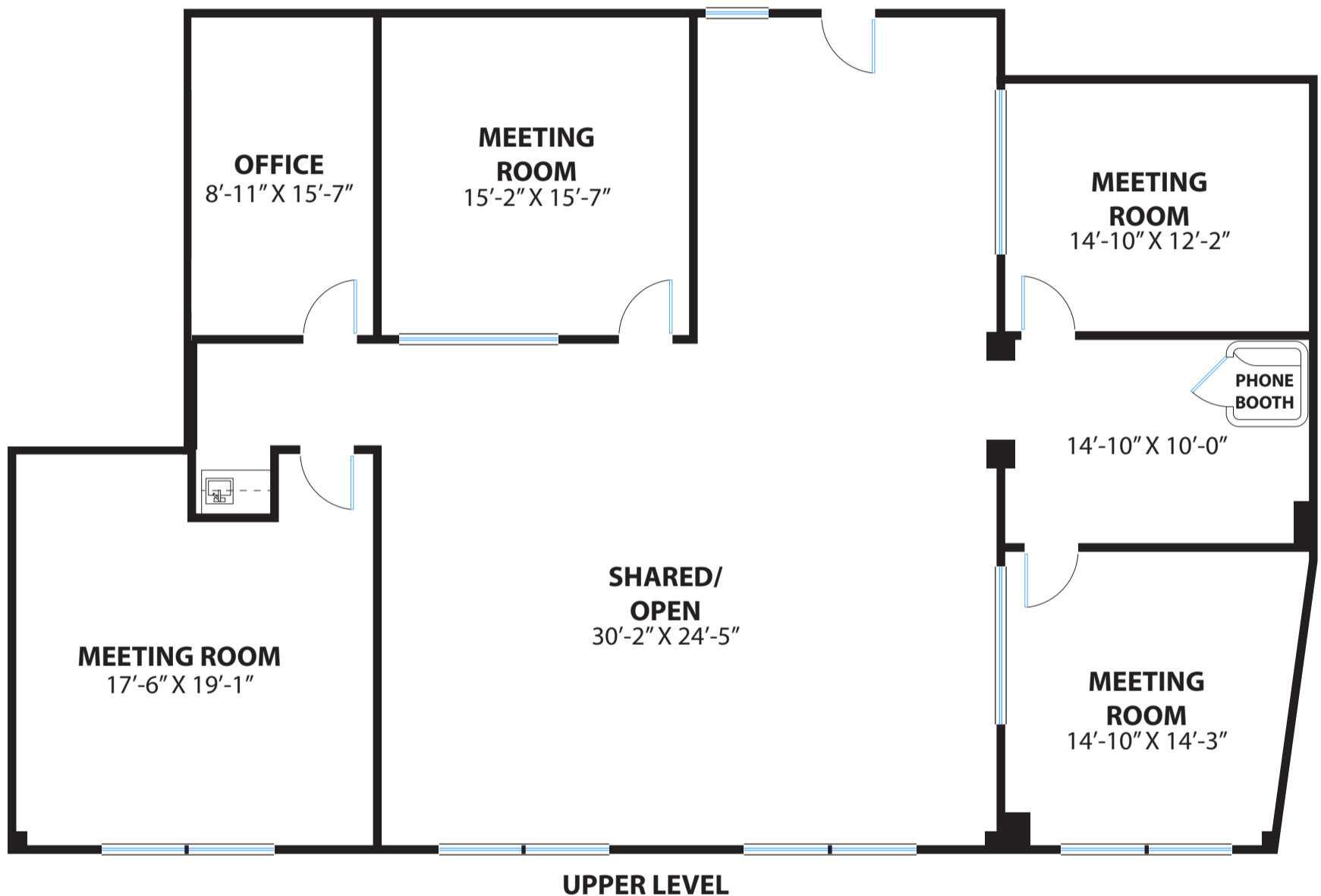
32 W. 25TH AVENUE, STE. 204

SAN MATEO

PROPERTY SQ FT INFORMATION

LIVING SPACE: 2443 SQ FT

* Main House (Upper Level): 2443 Sq Ft



PRESENTED BY : GREGORY TERRY
DRE #: 00957651

DISCLAIMER: RENDERING BY OPEN HOMES PHOTOGRAPHY. ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT.
DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS
REGARDING BUYING OR SELLING OF PROPERTIES WITHOUT INDEPENDENT VERIFICATION.