

# For Lease ♦ Office Space

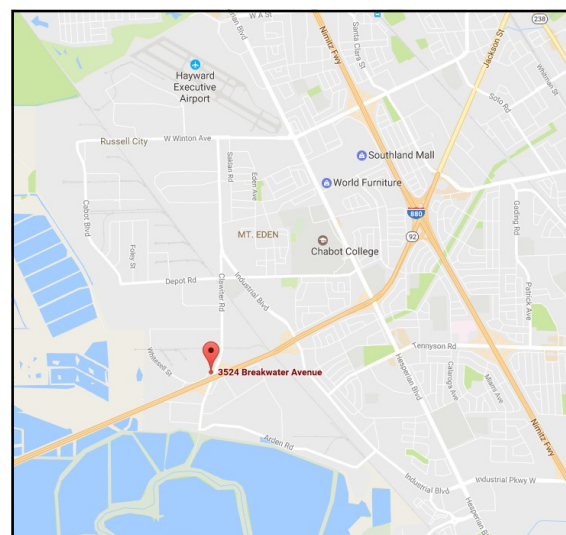
3524 Breakwater Avenue  
Hayward, CA



## 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:** Large end-cap open office of 2,025± 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
114	1	—	\$650/Month	Now	Single office.

First Floor: Additional \$85 per month for utilities unless otherwise stated.

## Office Space - Second Level

Suite	Floor	Sq Ft ±	Rate	Available	Comments
G	2	2,025	\$1.25/SF, IG	Now	Large open area and restroom.

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

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