



425 ECCLES FOR LEASE

*±22,796 Stand Alone Lab & Office Building
for single tenant or multi tenant labs and
offices located in South San Francisco*

425 ECCLES AVENUE, SOUTH SAN FRANCISCO, CA

PROPERTY OVERVIEW

±22,769 SF 2-story building

±42,253 SF lot with ±49 parking spaces

Glass line around entire building with large open lab areas, dedicated back up power, floor drains

Casework & 6 ft. chemical fume hoods in each of the labs

Office & Lab Furniture available/ Plug & Play

Multiple Conference rooms and large Amenity Eating Lounge

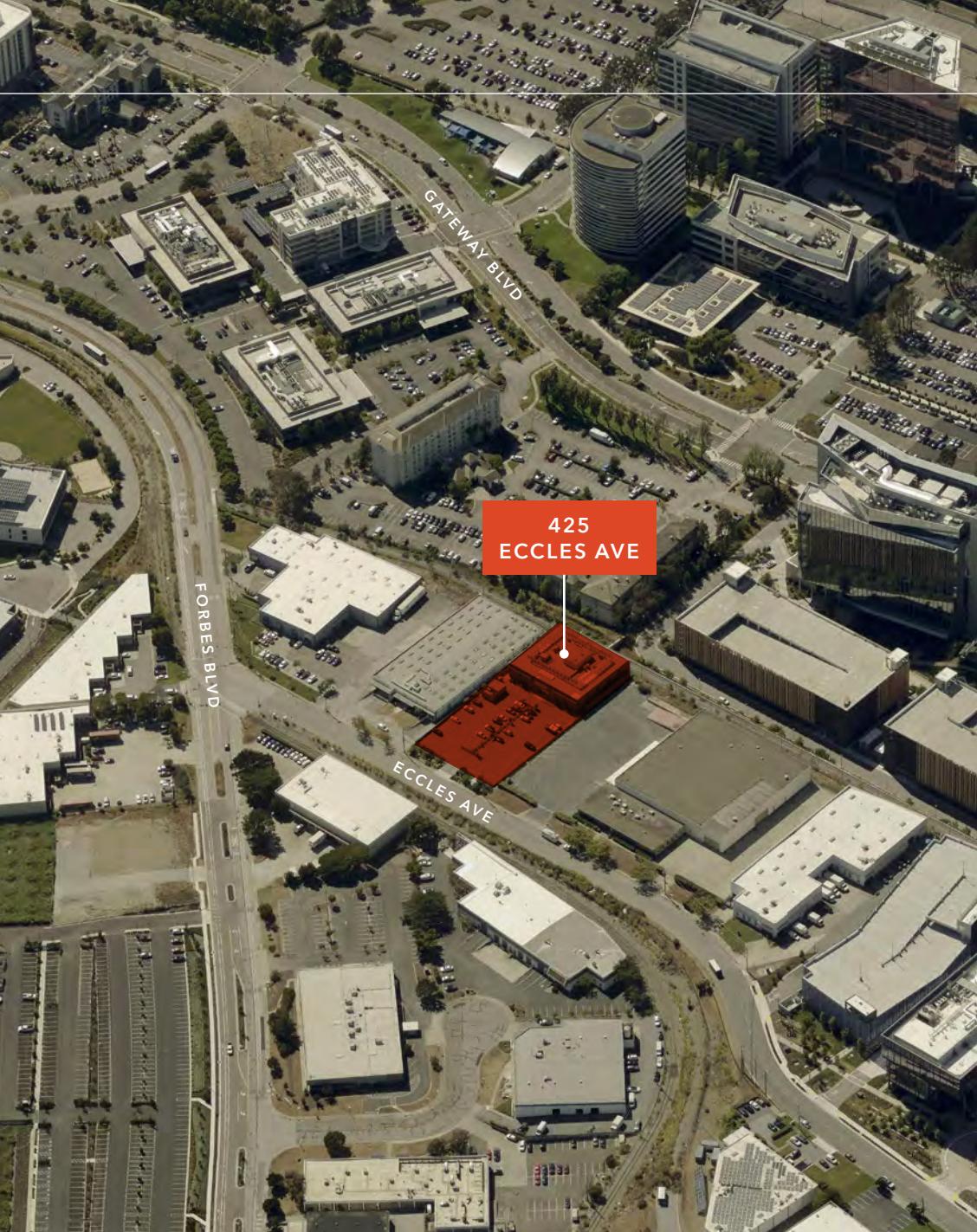
Partial Lab Equipment could be made available for Tenants use

Ample Private Storage/Haz Mat Rooms and Shipping & Receiving areas

Back up Generator with Ample power

Lease Rate: Inquire with Broker

Walkable to CalTrain station



425 ECCLES AVENUE



AVAILABLE FOR LEASE

KIDDER MATHEWS

GROUND FLOOR PLAN



NOW
AVAILABLE

LEGEND

- Lobby/Reception
- Open Office
- IT Closet
- Storage
- Office
- Office & Lab
- Lab

☒ Hood

ADDITIONAL HOODS CAN
BE MADE AVAILABLE

FLOOR PLAN NOT TO SCALE

SECOND FLOOR PLAN



NOW
AVAILABLE

LEGEND

Conference Room
Open Office
Kitchen/Amenity Lounge

Office
Office & Lab
Lab

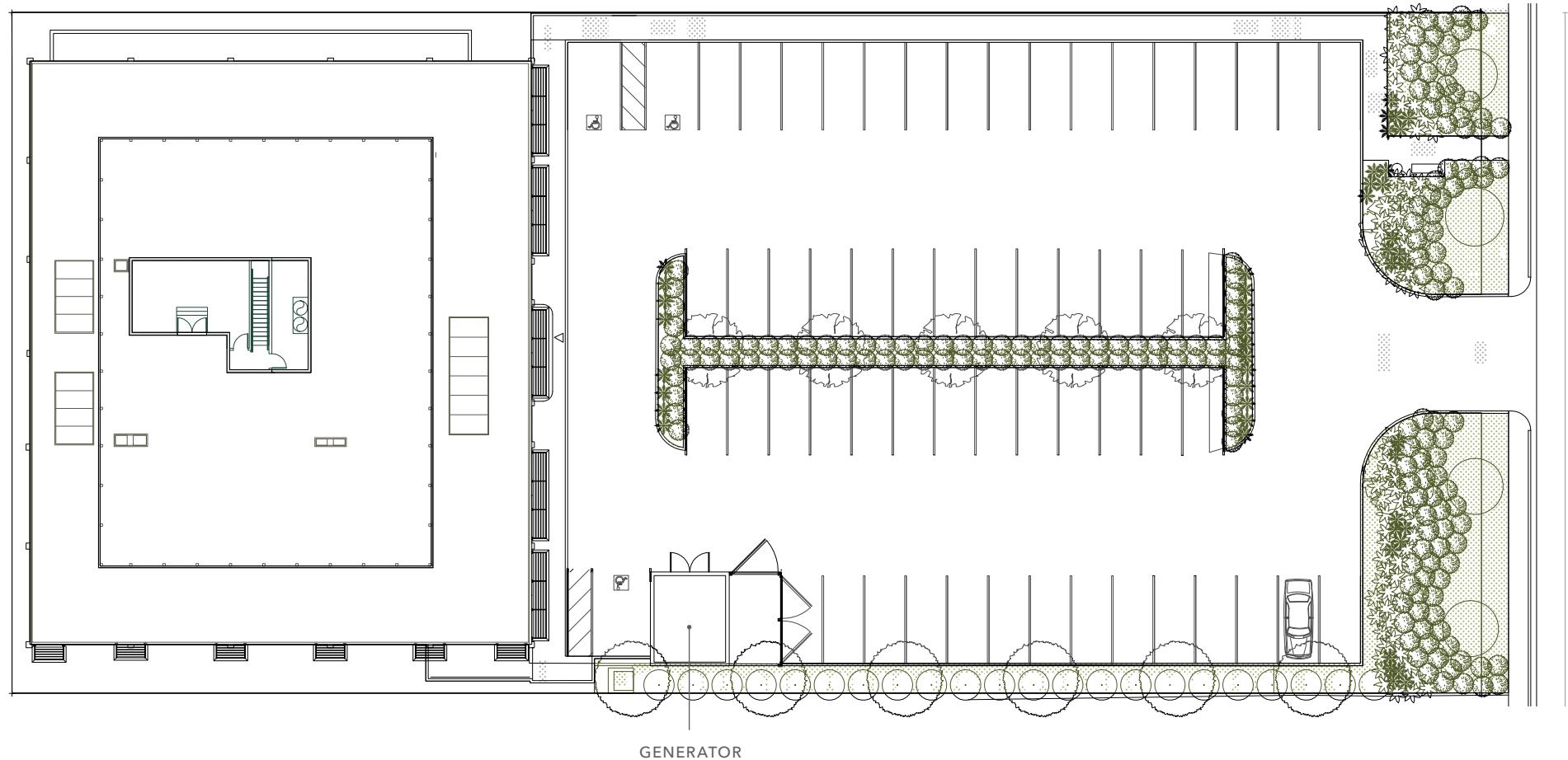
☒ Hood

ADDITIONAL HOODS CAN
BE MADE AVAILABLE

FLOOR PLAN NOT TO SCALE

425 ECCLES AVENUE

SITE PLAN



SITE PLAN NOT TO SCALE

AVAILABLE FOR LEASE

KIDDER MATHEWS

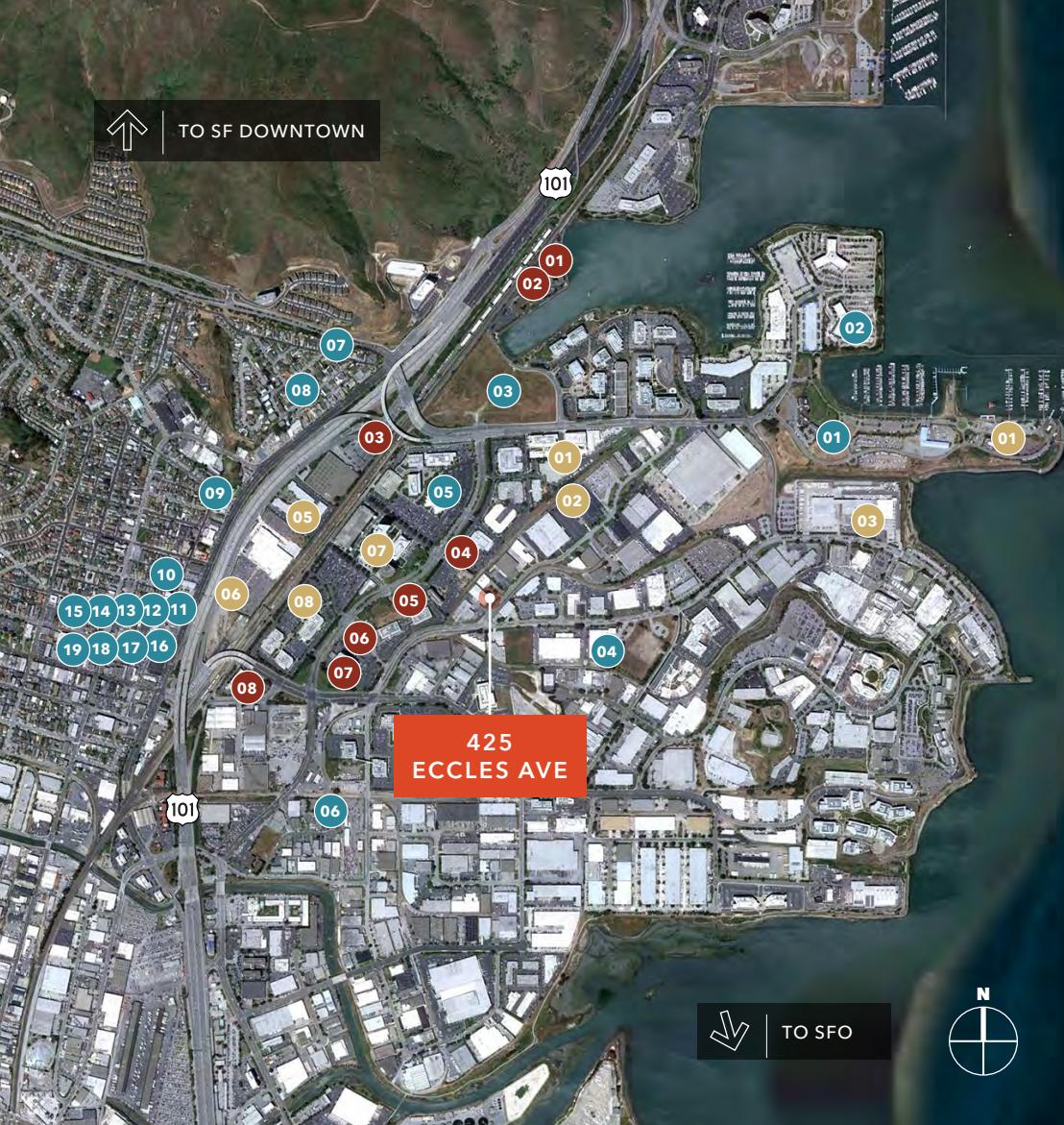


HIGHLY-ACCESSIBLE LOCATION

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



NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Anecdote
- 02 Oyster Cafe/Building 400
- 03 The Foundry and Lux
- 04 The Hanger Restaurant
- 05 Specialty's Cafe & Bakery
- 06 Starbucks
- 07 Cafe de Casa
- 08 Mike's & Ken's Deli
- 09 Derby Dan's Sandwiches
- 10 Bertolucci's
- 11 Peet's Coffee
- 12 Los Compadres
- 13 Di Napoli Ristorante
- 14 Buon Gusto
- 15 Taquerias El Farolito
- 16 Cecilia's Pizzeria
- 17 Mom's Tofu House
- 18 Thai Satay Restaurant/Bar
- 19 Ground Palace Dim Sum

HOTELS

- 01 Residence Inn
- 02 Courtyard San Francisco
- 03 Four Points Sheraton
- 04 Larkspur Landing
- 05 Hilton Garden Inn
- 06 Hampton Inn
- 07 Embassy Suites
- 08 Comfort Inn & Suites
- 09 Ramada Inn & Suites

LIFESTYLE

- 01 FedEx World Service Center
- 02 AVIS Rent A Car
- 03 UPS
- 04 Oyster Point Yacht Club
- 05 US Post Office
- 06 Lowes
- 07 Bank of America ATM
- 08 Gateway Child Development Cntr

For more information on
this property, please contact

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