



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

425 ECCLES AVENUE

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

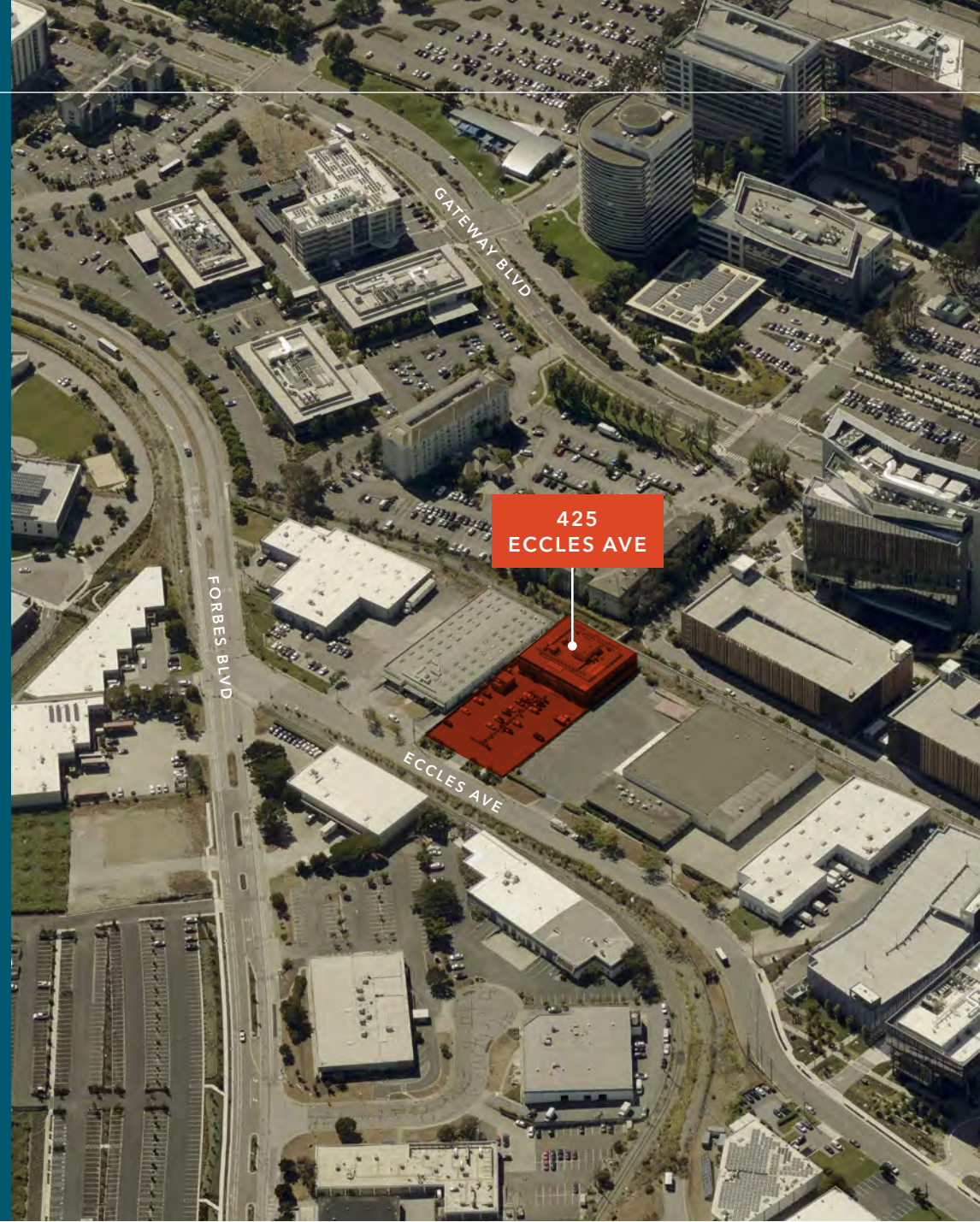
Partial Lab Equipment could be made available for Tenants use

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

Back up Generator with Ample power

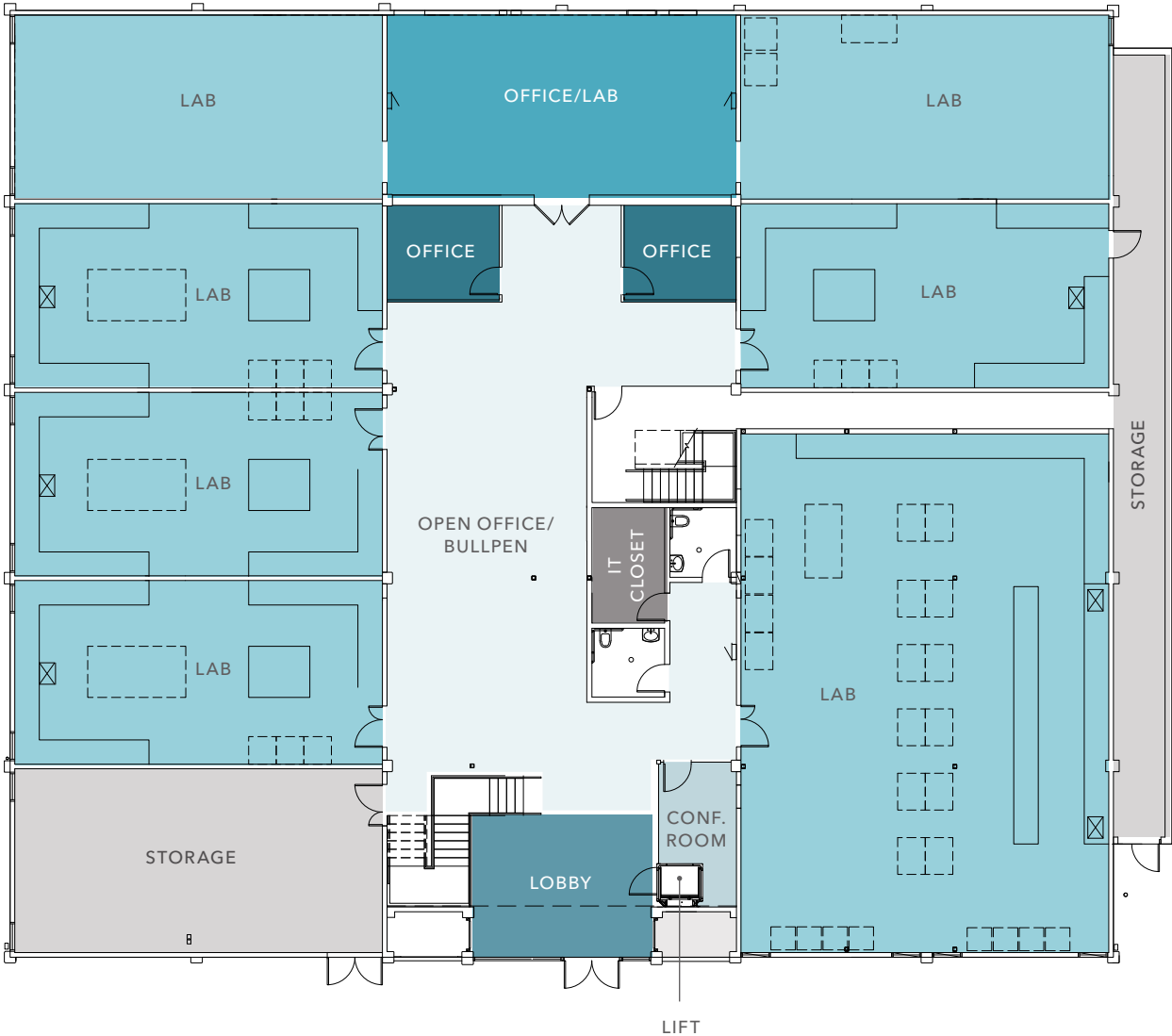
Lease Rate: Inquire with Broker

Walkable to CalTrain station





GROUND FLOOR PLAN



NOW
AVAILABLE

LEGEND

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

X Hood

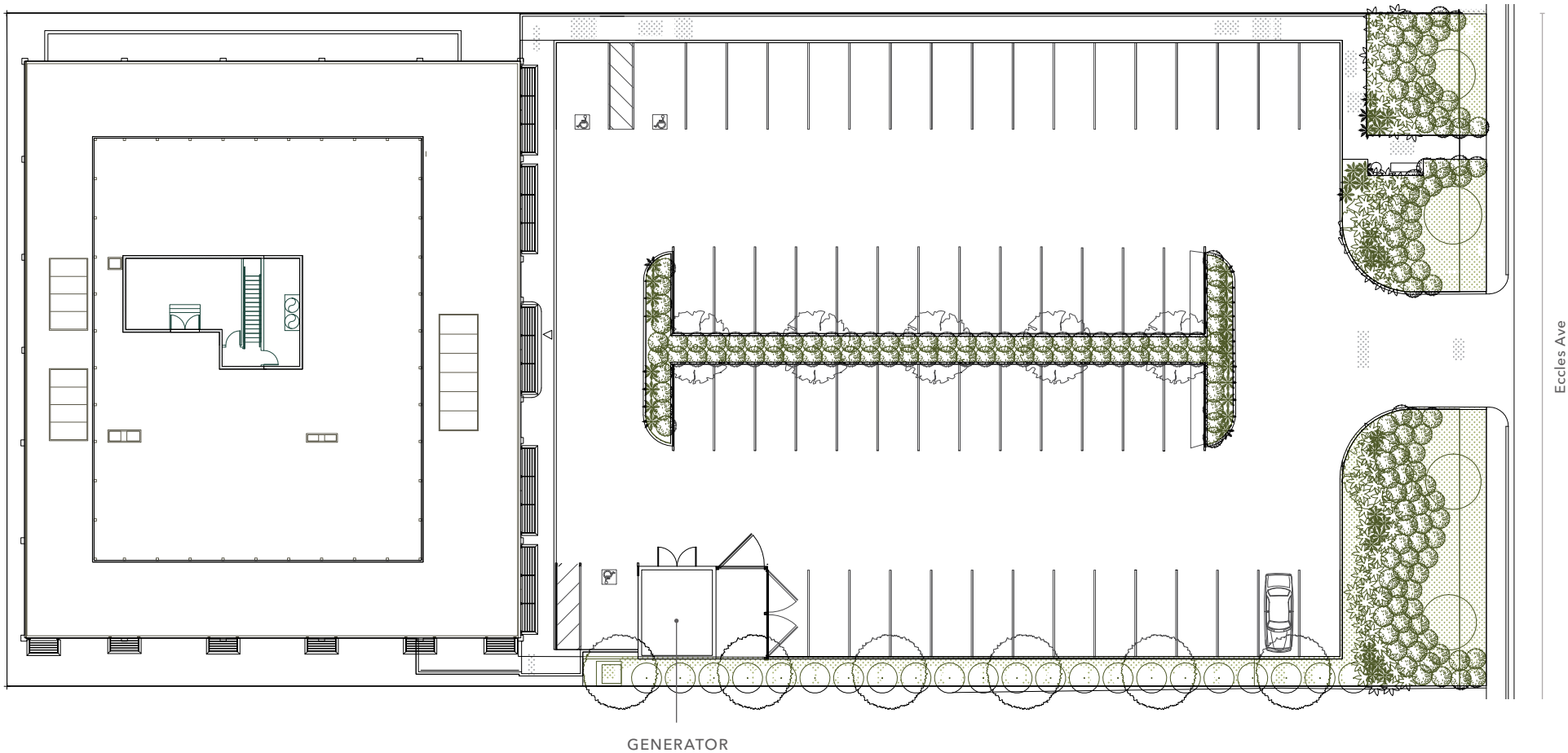
ADDITIONAL HOODS CAN
BE MADE AVAILBLE

FLOOR PLAN NOT TO SCALE

SECOND FLOOR PLAN



SITE PLAN



425 ECCLES AVENUE

LIFE SCIENCE CAMPUSES



ONE & TWO
TOWER PLACE



GATEWAY
CROSSING



THE COVE AT
OYSTER POINT



GATEWAY
OF PACIFIC



PORTSIDE AT
OYSTER POINT



KILROY
OYSTER POINT



VANTAGE



GENENTECH

425
ECCLES AVE

OYSTER POINT BLVD

ECCLES AVE

FORBES BLVD

SWIFT AVE

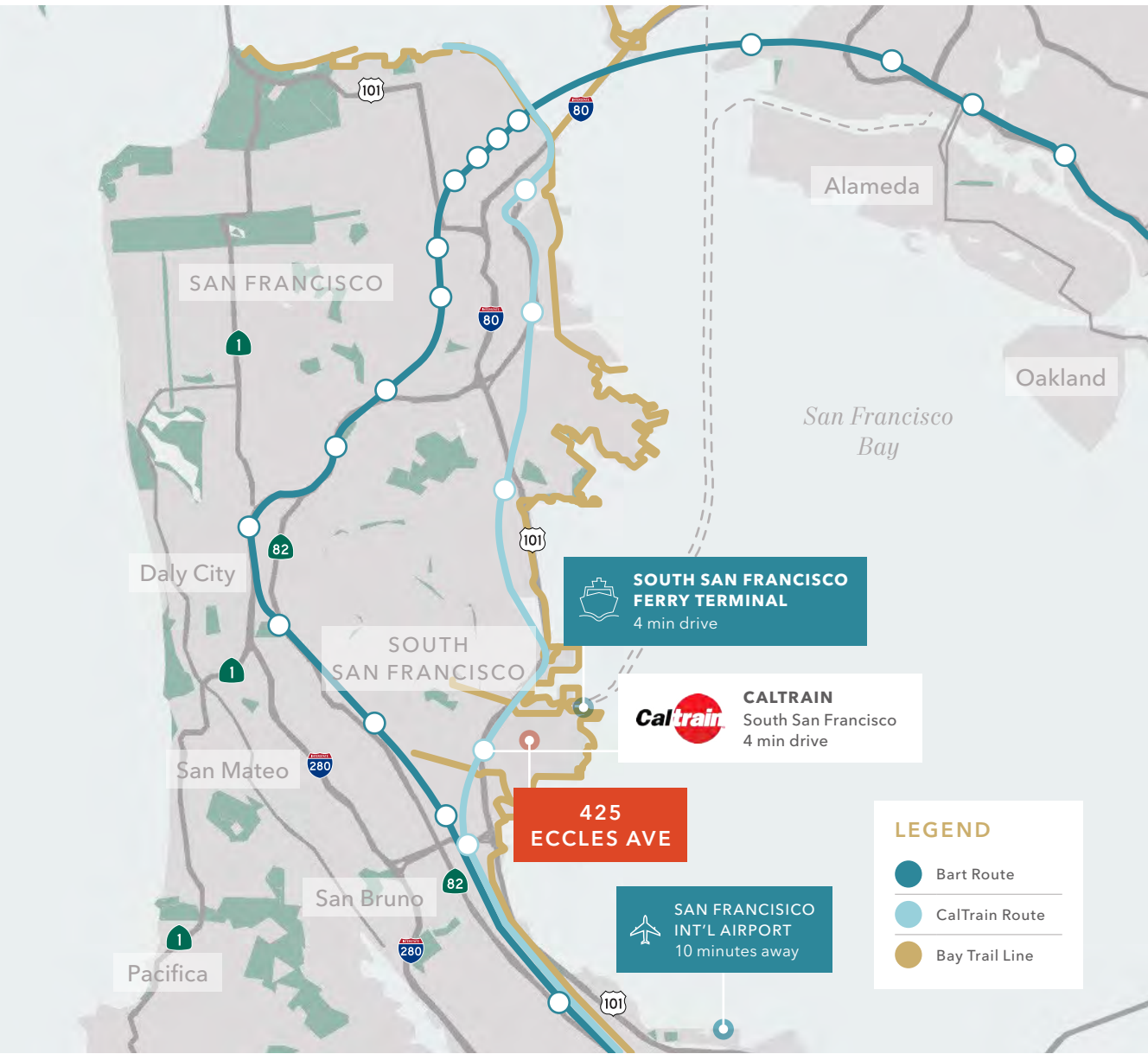
101

POLETTI WAY

E GRAND AVE

HARBOR WAY



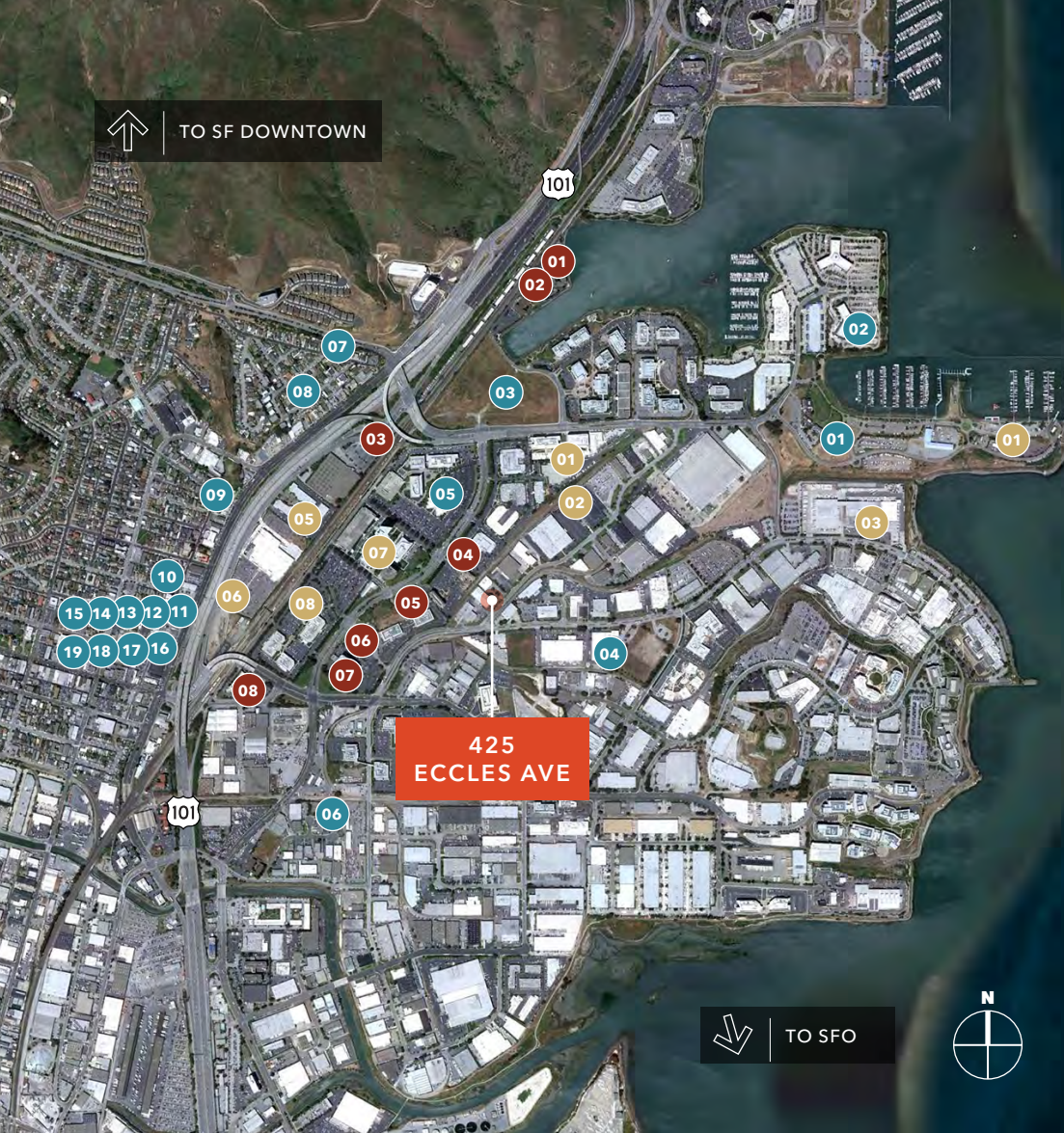


HIGHLY-ACCESSIBLE LOCATION

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*

JOE CAMMARATA
650.769.3516
joe.cammarata@kidder.com
LIC N° 01366451

ERIC DEBRINE
650.769.3504
eric.debrine@kidder.com
LIC N° 02192983

[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

