

# For Lease ♦ Office Space

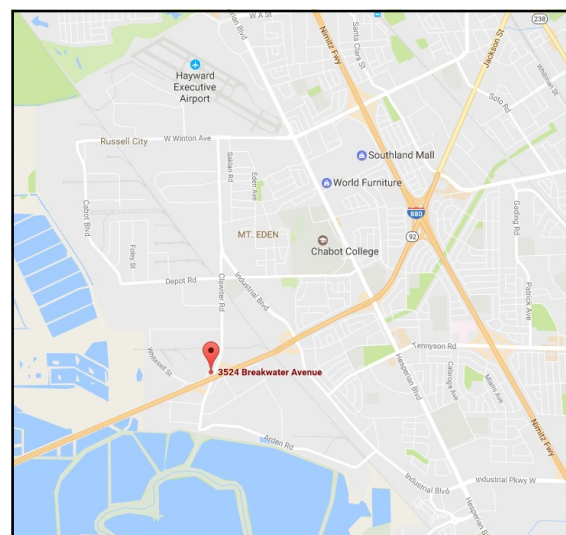
3524 Breakwater Avenue  
Hayward, CA



## 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:** 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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## Office Space - Ground Floor

| Suite # | Floor | Sq Ft ± | Rate        | Available | Comments       |
|---------|-------|---------|-------------|-----------|----------------|
| 107     | 1     | —       | \$895/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                           |
|-------|-------|---------|------|-----------|------------------------------------|
| None  | 2     |         |      | None      | The second floor is 100% occupied. |

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

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