



CUSHMAN &
WAKEFIELD

±40,200 SF AVAILABLE

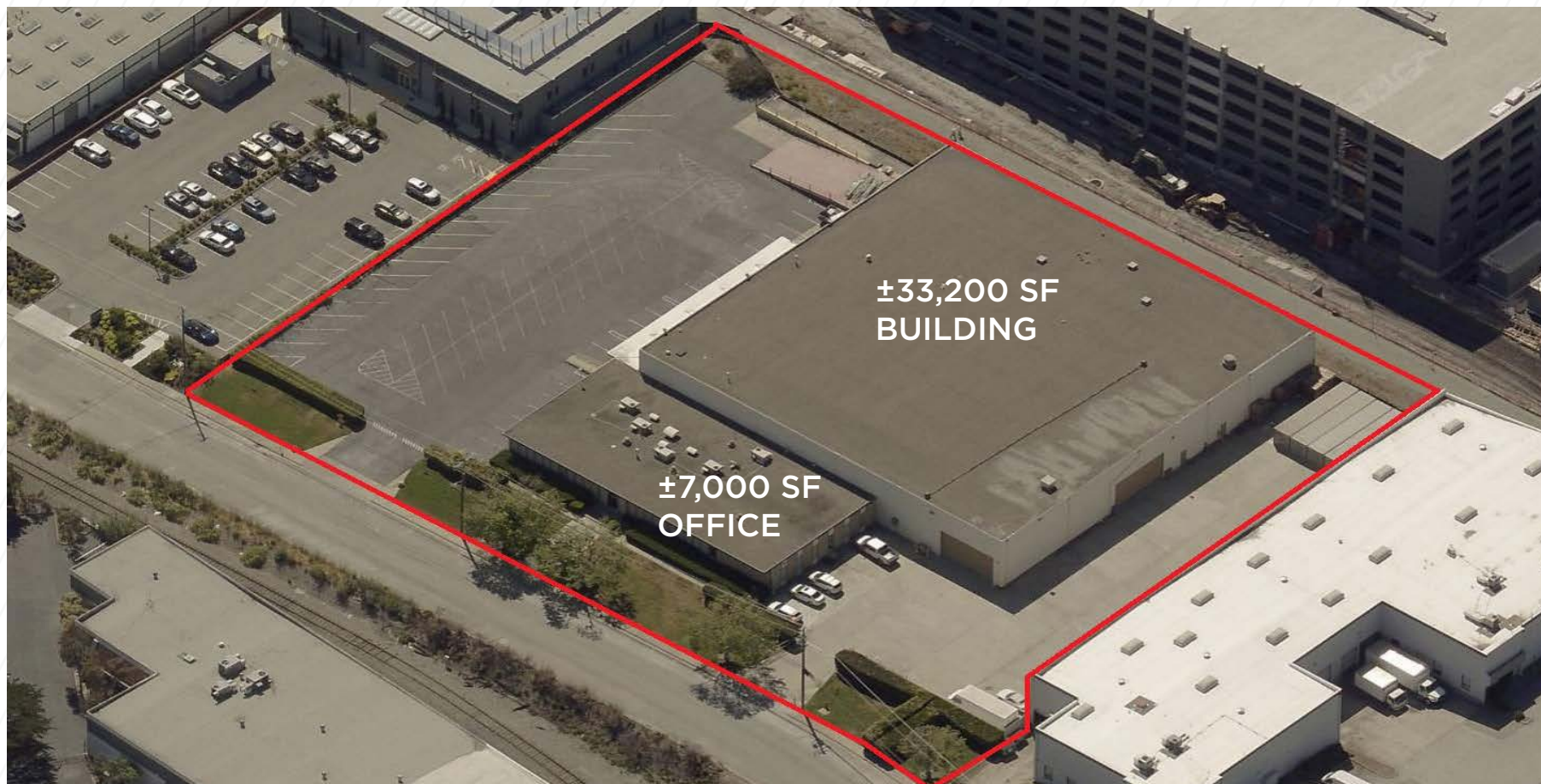
439 ECCLES AVE

SOUTH SAN FRANCISCO, CA

**FREESTANDING BUILDING
FOR LEASE**

**FULL COMMISSION TO
PROCURING BROKER**





PROPERTY FEATURES

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|------------|------------|
| Total RBA: | ±40,200 SF |
|------------|------------|

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|--------------|-----------|
| Office Size: | ±7,000 SF |
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|------------|----------------|
| Site Area: | ±2.62 Acre Lot |
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|---------------|-------------------|
| Clear Height: | ±22' Clear Height |
|---------------|-------------------|

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|------------------|----|
| Dock High Doors: | 13 |
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|--------------------|---|
| Grade Level Doors: | 7 |
|--------------------|---|

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|----------|---------------|
| Loading: | Cross-Loading |
|----------|---------------|

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| Parking: | 1.46/1,000 SF |
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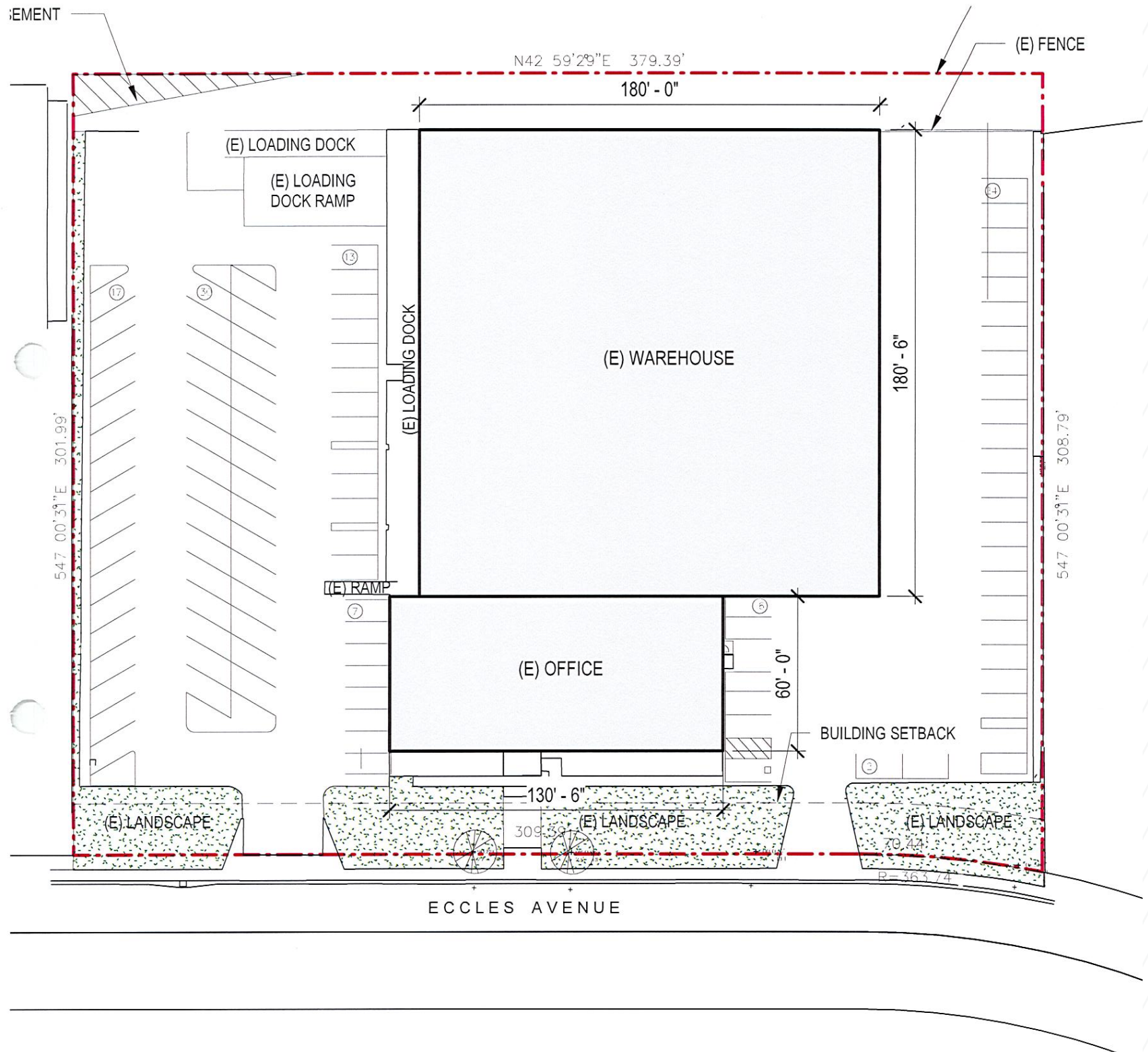
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| Heavy Power Available |
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| Close Proximity to US 101, I-280 and I-380 |
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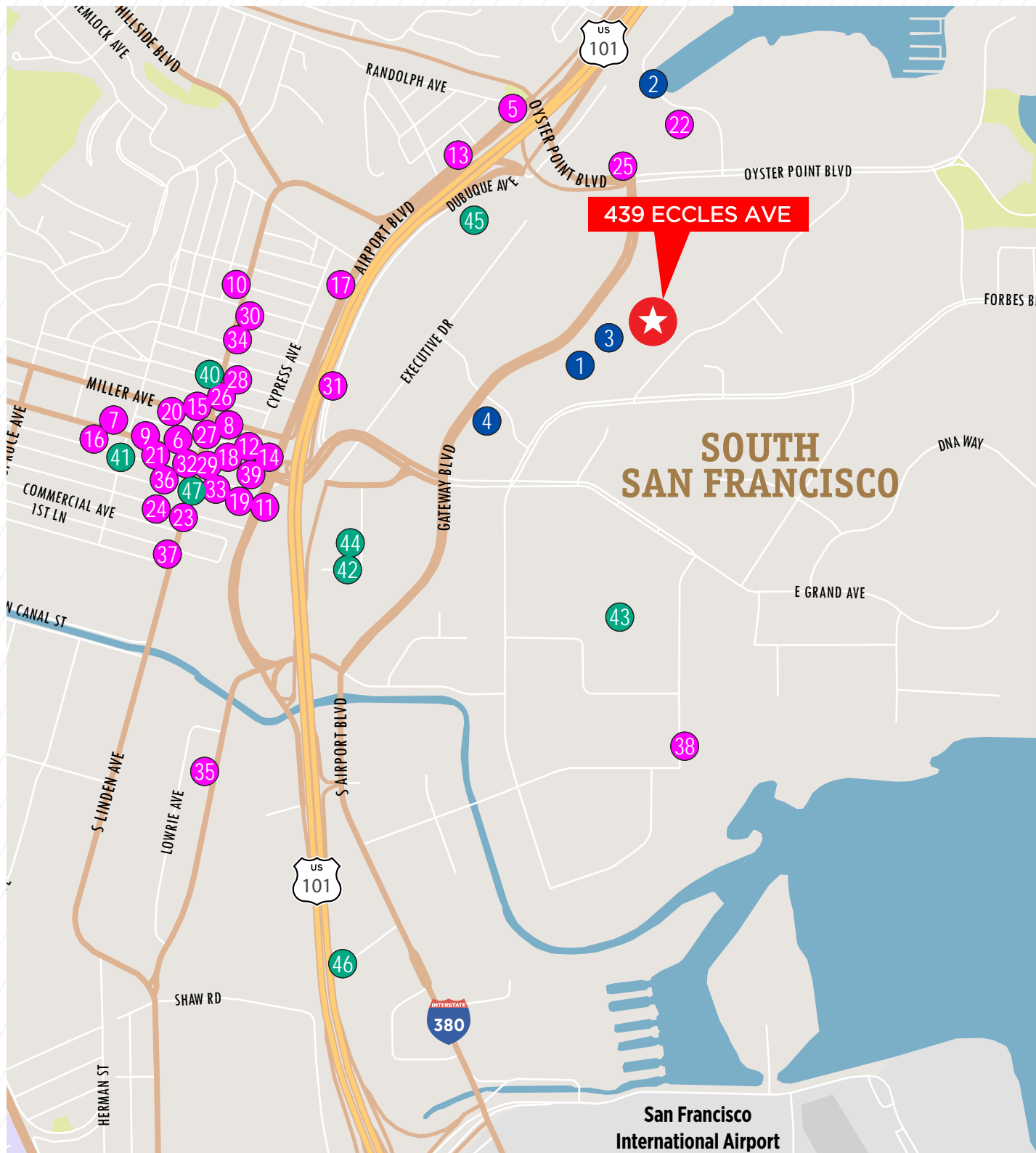
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|---|
| Located Between San Francisco and San Francisco International Airport (SFO) |
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| 3 - 5 Year Deals Asking Rent: \$2.15 PSF Gross |
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SITE PLAN



AMENITIES MAP



HOTELS

- 1 Hilton Garden Inn San Francisco Airport
- 2 AC Hotel San Francisco Airport
- 3 Larkspur Landing - South SF
- 4 Hampton Inn San Francisco-Airport

RESTAURANTS

- 5 Cafe De Casa
- 6 Hidden Spot - South San Francisco
- 7 Ben Tre Vietnamese Homestyle Cuisine
- 8 Flavas Jamaican Grill
- 9 Cafe 382
- 10 Amoura Restaurant
- 11 Dumpling Empire
- 12 Ristorante Buon Gusto
- 13 Mike & Ken's Deli
- 14 Kamu Sushi
- 15 Amami San Sushi
- 16 El Farolito Taqueria
- 17 Darby Dan's Gourmet Sandwiches
- 18 Cafe Bunn Mi
- 19 Sky Cafe
- 20 Andiamo In Banca
- 21 Grand Palace Restaurant
- 22 Foundry & Lux
- 23 Taqueria La Morena
- 24 Taqueria Las Pencas
- 25 Truffle Poke Bar
- 26 Siam Spoon
- 27 Hometown Heroes
- 28 La Nueva Perla
- 29 Izanami
- 30 Taqueria Celaya
- 31 HL Peninsula Restaurant
- 32 Hawi Hawaiian BBQ
- 33 Thai Satay Restaurant & Bar
- 34 Curry Corner Indian Restaurant & Pizza
- 35 Dahab Restaurant & Cafe
- 36 Fil-Am Cuisine 2
- 37 Little Saigon
- 38 Luigi's Sandwich Palace
- 39 Pronto's

SHOPPING

- 40 Nelly's Bridal Boutique
- 41 Alan Gorman
- 42 Lonora Gold
- 43 Christy's Makeup & Bridal Services
- 44 The Local Flea
- 45 Video Amusement
- 46 Remoov
- 47 Design Jeweler
- 48 Costco Business Center
- 49 Cornerstone Home Design
- 50 South City Optometry

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