

111 S HILL DRIVE

BRISBANE, CALIFORNIA



FOR LEASE
2 OFFICE-FLEX BUILDINGS
TOTALING ±34,769 SF
Jason Cranston 650 577 2991
Marshall Hydorn 650 577 2990
David Black 650 577 2992
CBRE

AVAILABLE FOR LEASE

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PROPERTY FEATURES

- Office/Flex building
 - 15,619 SF Total
 - Potential for warehouse or shipping and receiving
 - One (1) loading dock
 - One (1) double door for grade-level access
- Electrical Service: 800 AMP @ 480V
- Located within the Crocker Industrial Park
- Easy Access to Highway 101
- Serviced by Samtrans bus lines and shuttle service to BART and Caltrain stations
- Flexible "Trade Commercial District" zoning
- Ample Parking
- Rate: \$1.75 NNN with OPEX at approximately \$0.37
- Available: Now

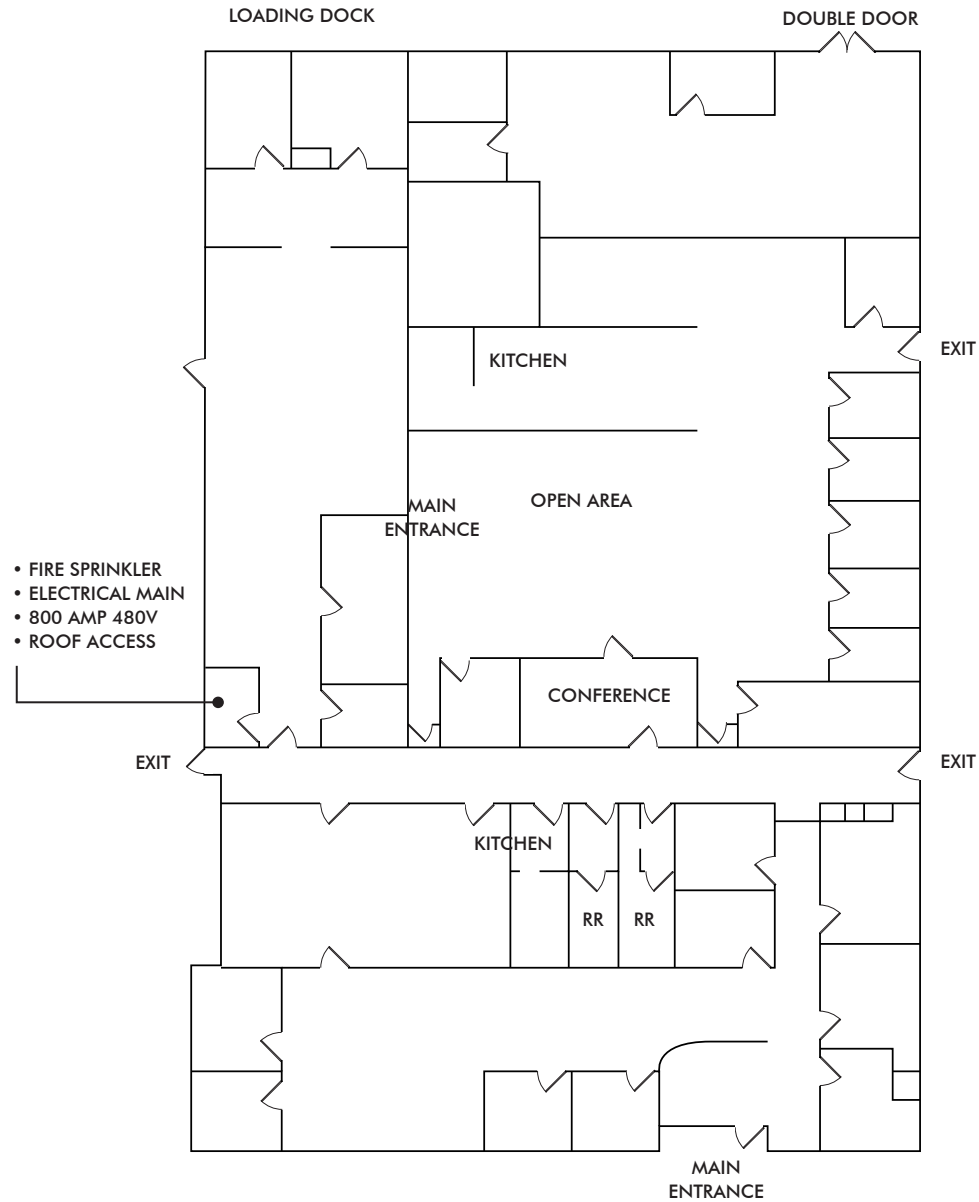


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FLOOR PLANS

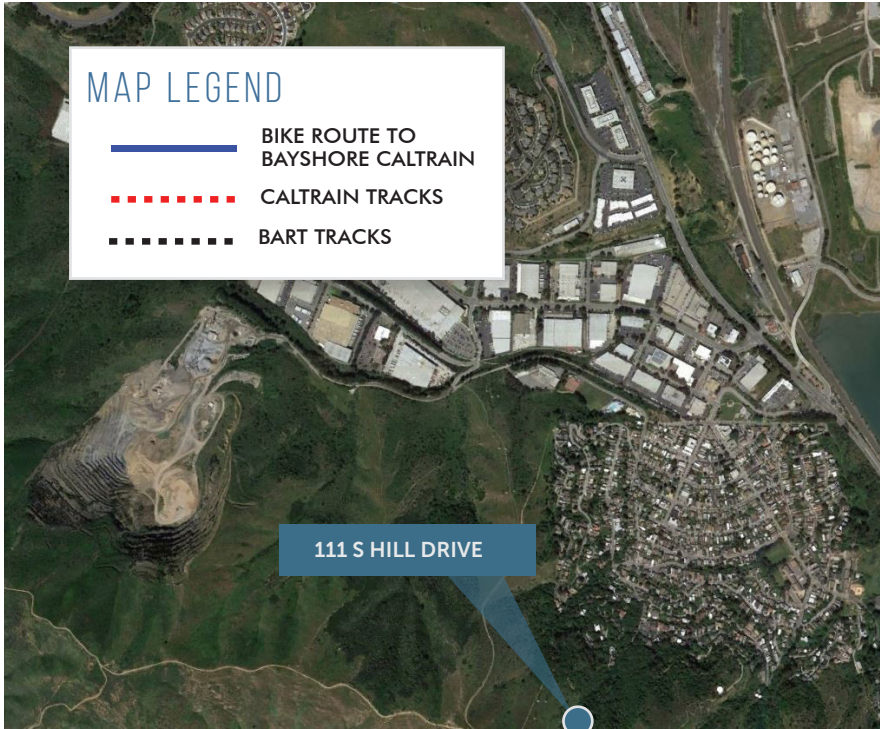
111 S HILL DRIVE
±15,619 SF



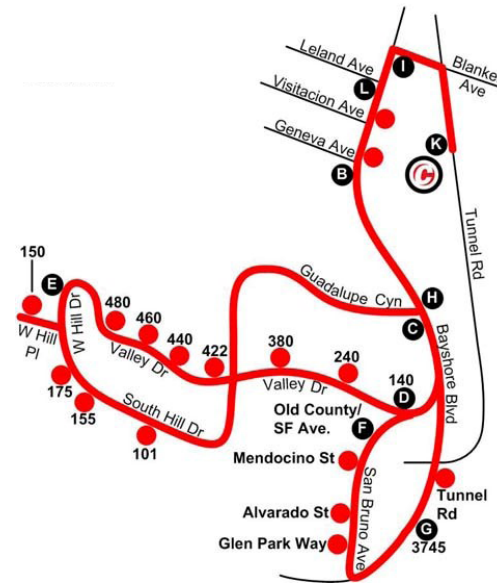
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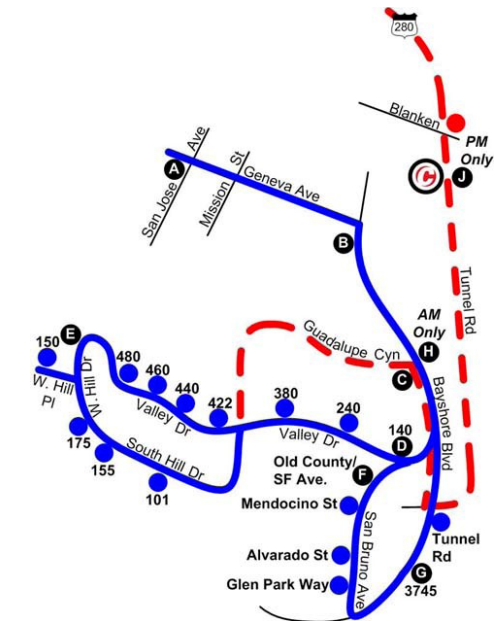
TRANSPORTATION



Bayshore Caltrain Station



Balboa Park BART Station



CALTRAIN TIMES

(from Bayshore Caltrain)

- 22nd Street Caltrain.....5 minutes
- San Francisco Caltrain.....13 minutes
- Millbrae Caltrain.....15 minutes
- San Mateo Caltrain.....26 minutes
- Palo Alto Caltrain.....52 minutes
- Santa Clara Caltrain.....83 minutes

SHUTTLES TO MILLBRAE BART & CALTRAIN

(from 111 S Hill Drive)

Distance: 8.1 miles.....16 minutes

SHUTTLES TO BALBOA PARK BART & CALTRAIN

(from 111 S Hill Drive)

Distance: 4.1 miles.....13 minutes

For more information on the shuttle service, go to www.commute.org.

111 S HILL DRIVE

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THE NEIGHBORHOOD



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