

FOR LEASE

458 CARLTON COURT

1,000 SF - 8,561 SF OF OFFICE/LAB AND CLEAN ROOM
SOUTH SAN FRANCISCO, CALIFORNIA



PROPERTY HIGHLIGHTS

- + Lab/Office/Storage: 4,400 SF @ \$4.50/SF/Month NNN
- + Clean Room Portion: 4,161 SF @ \$4.50/SF/Month NNN
- + ±\$0.67/SF/Mo. NNN Expenses
Expenses Exclude Utilities and Janitorial
- + Diesel Backup Generator Available
- + Multiple Walk-in Freezers
- + Biosafety Cabinets and Benches Available
- + Dock High Loading Door
- + Owner Funded Improvements Available
- + Available Immediately
- + New HVAC Units
- + Previous Clia Lab



CONTACT US

DAMON SCHOR

Senior Vice President
+1 650 494 5121
damon.schor@cbre.com
Lic. 01317778

KARL HANSEN

Senior Vice President
+1 650 577 2986
karl.hansen@cbre.com
Lic. 01351383

www.cbre.us

CBRE






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SO. SAN FRANCISCO, CA



FLOOR PLAN



	LEASED		
	COMMON AREA #1	1,424 SF	
	COMMON AREA #2	3,248 SF	
	AVAILABLE #1	4,400 SF	Lab/Office/Storage including common area
	AVAILABLE #2	4,168 SF	Clean Room including common area

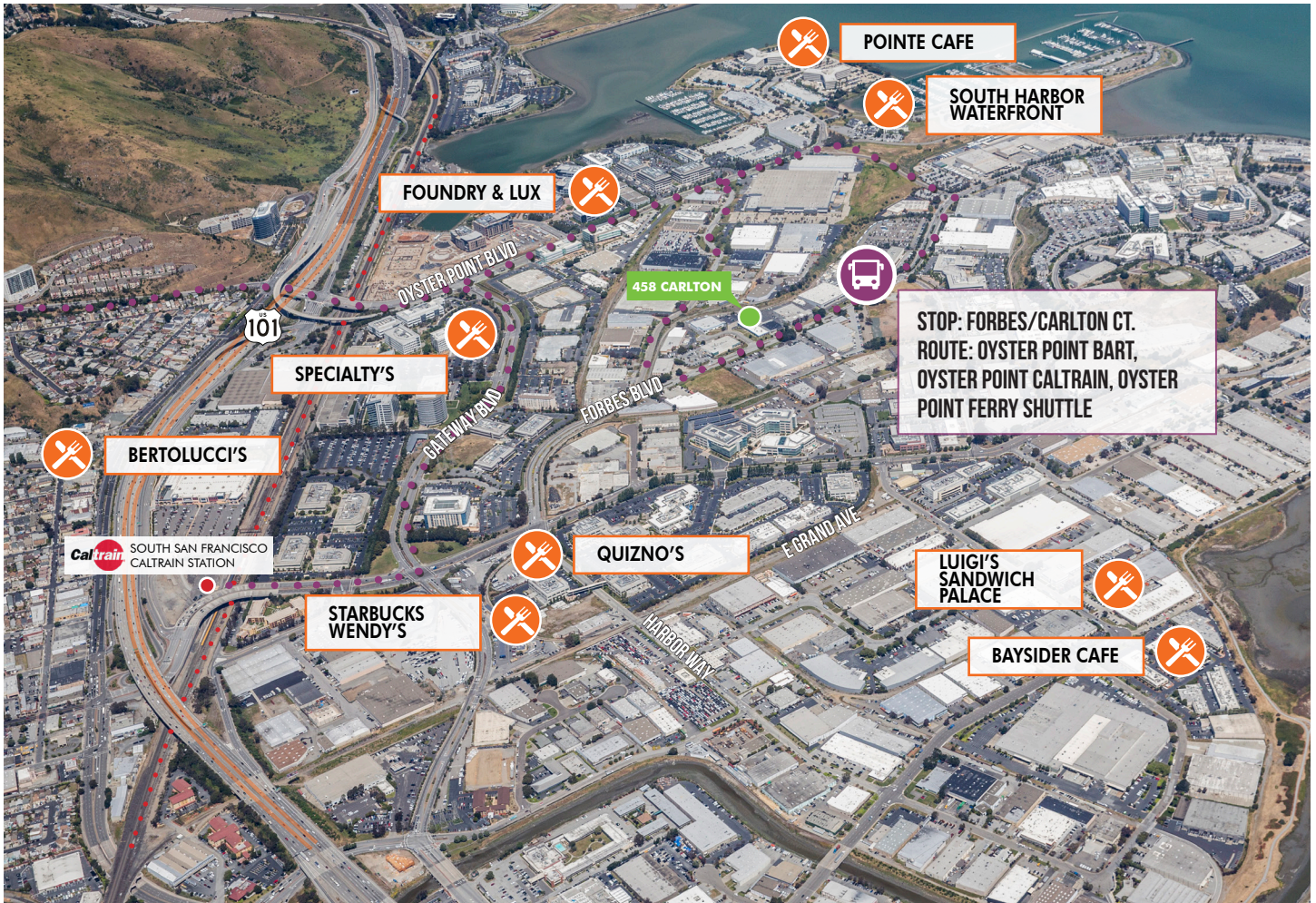
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1 MILE TO SSF CALTRAIN STATION
ON CALTRAIN/BART SHUTTLE ROUTE



AM



NORTHBOUND TRAIN NO.	101	103	207	211	217	221	227	231	135	139
ARRIVES S.SAN FRANCISCO	5:45	6:20	7:09	7:34	8:09	8:35	9:14	9:32	10:31	11:29
SOUTHBOUND TRAIN NO.	102	104	208	218	228	134	138	142		
ARRIVES S.SAN FRANCISCO	5:10	5:40	6:31	7:31	8:31	9:17	10:16	11:16		

PM

NORTHBOUND TRAIN NO.	143	147	151	155	159	263	273	283	191	193
ARRIVES S.SAN FRANCISCO	12:29	1:29	2:29	3:29	4:32	5:14	6:10	7:10	8:24	9:01
SOUTHBOUND TRAIN NO.	146	150	152	156	264	268	274	278	284	288
ARRIVES S.SAN FRANCISCO	12:16	1:16	2:16	3:16	4:52	5:09	5:51	6:09	6:52	7:09

samirans

OYSTER POINT SHUTTLE

AM

DEPARTS SSF CALTRAIN STATION	5:49	6:35	7:13	7:38	8:13	8:39	9:21	9:45
ARRIVES FORBES/CARLTON	6:25	6:50	7:28	7:53	8:28	8:54	9:36	10:00

PM

AFTERNOON DEPARTS FORBES/CARLTON	2:59	3:56	4:24	4:52	5:24	5:52	6:35
ARRIVES SSF CALTRAIN STATION	3:11	4:08	4:36	5:04	5:36	6:04	6:47