

# 90 & 156 S. SPRUCE AVE

SOUTH SAN FRANCISCO, CA 94080

Public  
Storage®

Building Upgrades  
in Progress!



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## PROPERTY HIGHLIGHTS

- Building Upgrades in Progress!
- Immediate 101 Freeway Access
- Five Minutes to San Francisco International Airport
- Close Proximity to Bart & Caltrain
- Nearby Amenities
- On Site Parking
- Tenant Improvements Available
- Flexible Lease Term
- On Site Management



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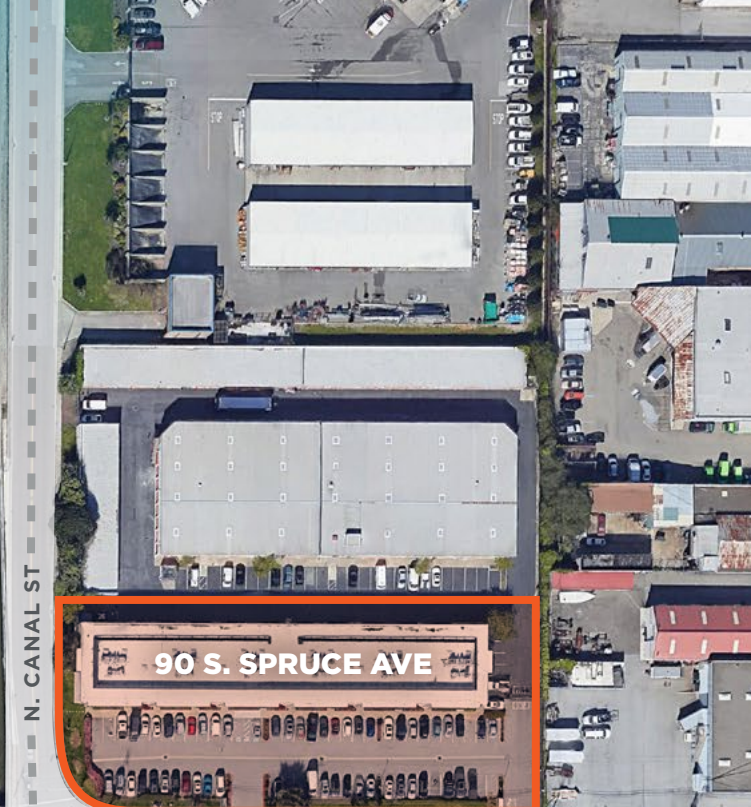
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## AVAILABILITIES

### 90 S. SPRUCE AVE

**SUITE 90 D** | ±1,620 SF

2 Private Offices, Open Areas, Kitchenette & Bathroom

**SUITE 90 N** | ±1,560 SF

2 Private Offices, Open Area, Kitchenette, Bathroom,  
Warehouse with Rollup Door



**SUITE 90 P** | ±1,620 SF

Private Office, Open Area, Kitchenette & Bathroom



### 156 S. SPRUCE AVE

**SUITE F148** | ±1,150 SF

Office/Warehouse & 2 Drive In Loading Doors

**SUITE F152** | ±1,150 SF *\*Available 5/1/2020*

Office/Warehouse & 2 Drive In Loading Doors

**SUITE F158** | ±1,150 SF

Office/Warehouse & 2 Drive In Loading Doors



**SUITE 202** | ±437 SF *\*Available 5/1/2020*

Executive Office w/ Shared Kitchenette & Bathroom

**SUITE F207A** | ±749 SF

Executive Office w/ Shared Kitchenette  
& Bathroom



156 S. SPRUCE AVE  
SOUTH SAN FRANCISCO

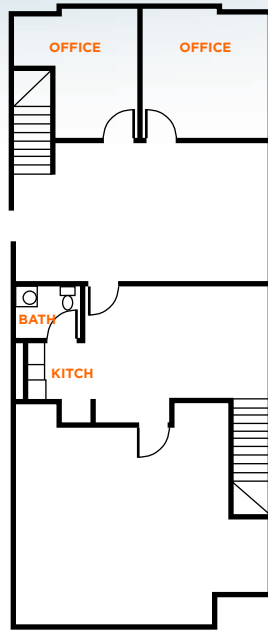


90 S. SPRUCE AVE  
SOUTH SAN FRANCISCO

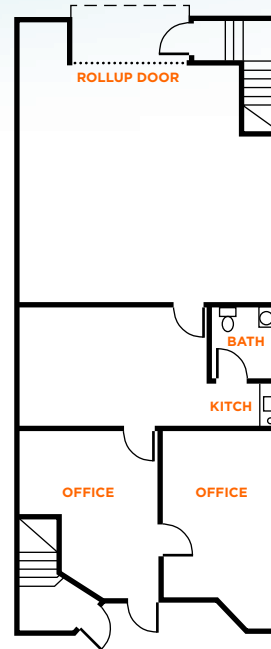
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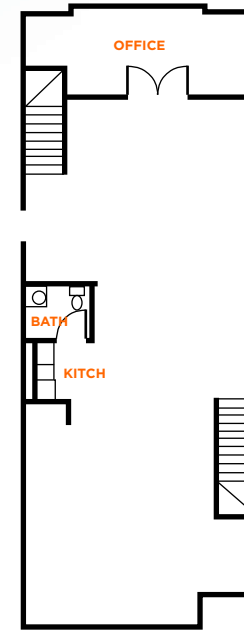
## 90 S. SPRUCE AVE



SUITE 90 D  
±1,620 SF  
**\$2.15/FS**



SUITE 90 N  
±1,560 SF  
**\$2.45/FS**



SUITE 90 P  
±1,620 SF  
**\$2.15/FS**



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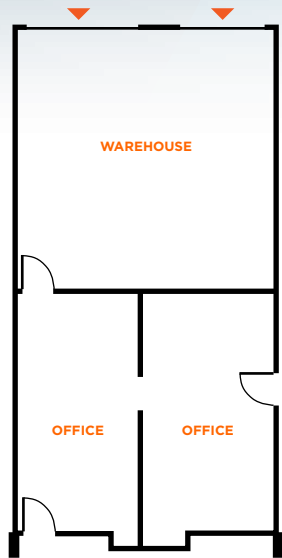
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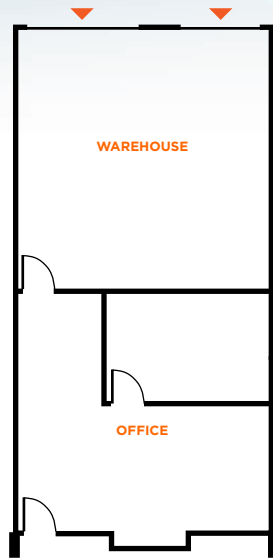
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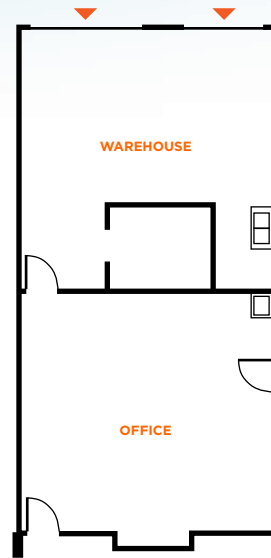
## 156 S. SPRUCE AVE



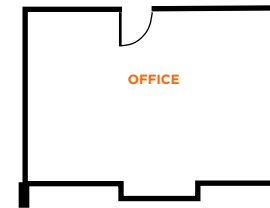
SUITE F148  
±1,150 SF  
**\$2.45/FS**



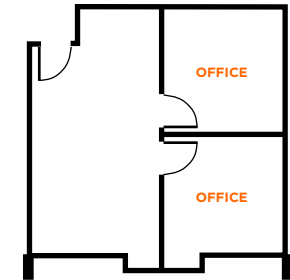
SUITE F152  
±1,150 SF  
**\$2.45/FS**  
*\*Available 5/1/2020*



SUITE F158  
±1,150 SF  
**\$2.45/FS**



SUITE F202  
±437 SF  
**\$2.75/FS**  
*\*Available 5/1/2020*



SUITE F207A  
±749 SF  
**\$2.75/FS**

▼ - DRIVE IN LOADING DOORS



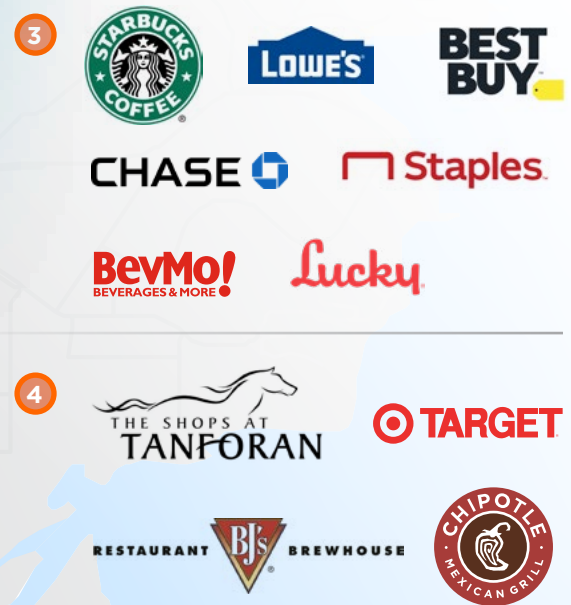
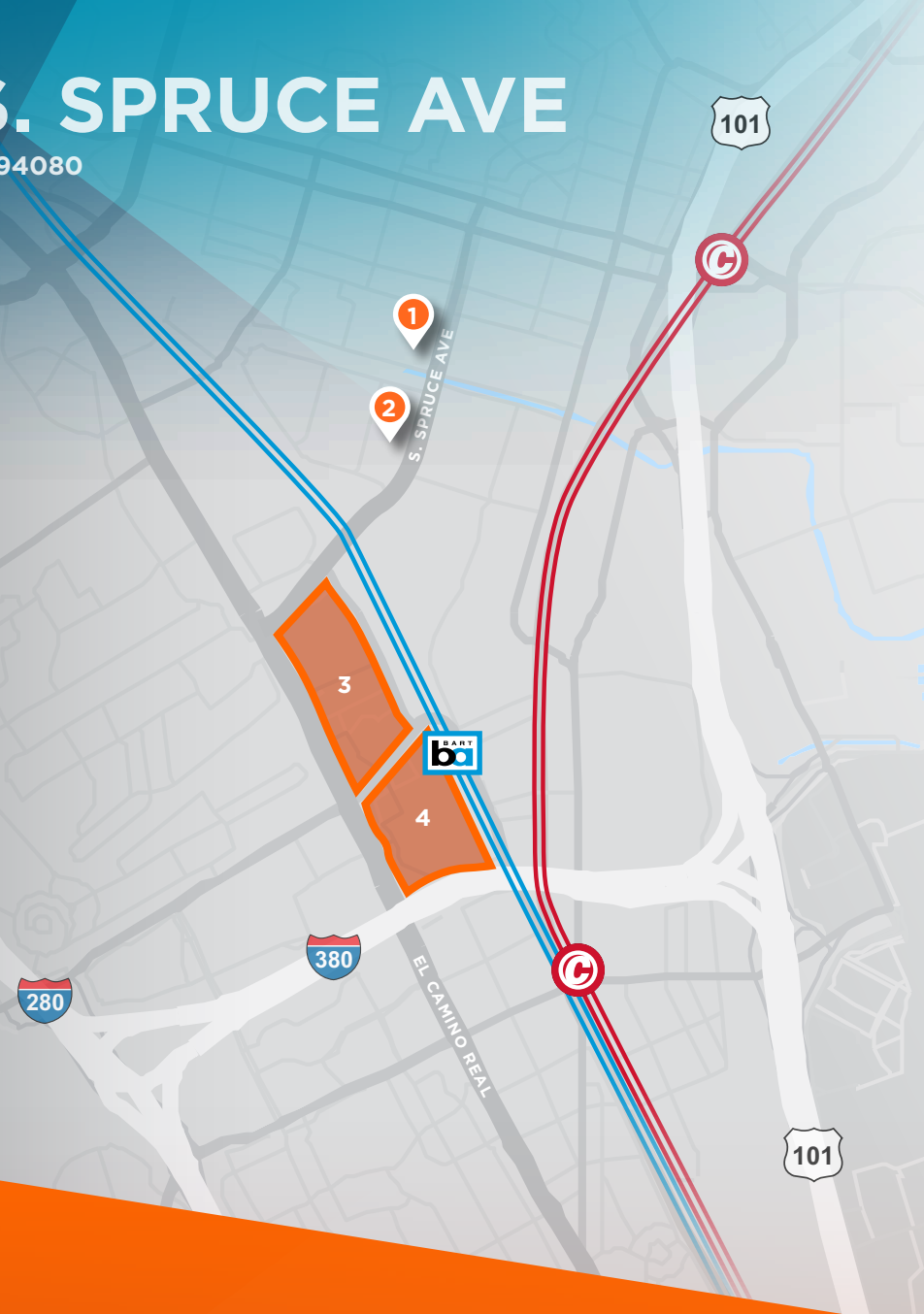
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- Caltrain San Bruno Station  
1.6 MILES / 6 MINUTE DRIVE
- Caltrain SSF Station  
1.4 MILES / 6 MINUTE DRIVE
- BART San Bruno Station  
1 MILE / 4 MINUTE DRIVE

San Francisco International Airport  
3 MILES / 6 MINUTE DRIVE



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