

1300

# R&D SPACE FOR LEASE

1300 ELMER STREET | SUITE B | BELMONT | CA



**COLDWELL  
BANKER  
COMMERCIAL**

WESTBAY REAL ESTATE  
GROUP

**± 3,420 SQ.FT. R&D SPACE IN BELMONT**

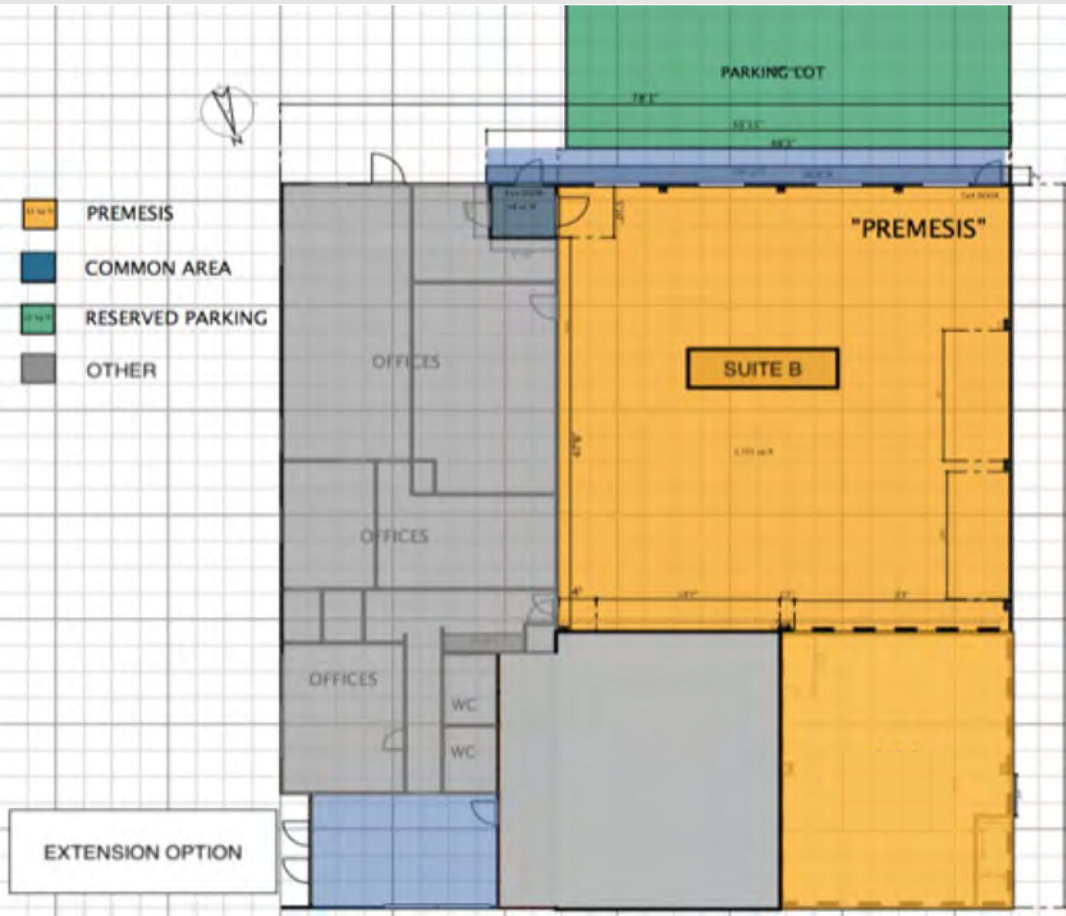
ANDREW PECEIMER | O: (650)-342-2902 | D: (650)-208-4971 | E: [apeceimer@cbcburlingame.com](mailto:apeceimer@cbcburlingame.com)

BRYAN DIMESIO | O: (650)-344-4371 | D: (415)-786-5332 | E: [bdimesio@cbcburlingame.com](mailto:bdimesio@cbcburlingame.com)

1300

# R&D SPACE FOR LEASE

1300 ELMER STREET | SUITE B | BELMONT | CA



### SPACE AVAILABLE:

± 3,420 SF R&D Space

### LEASE RATE:



\$2.85 PSF/MONTH IG  
 OPEX: Garbage, Gas, Water & Common Electrical - approx. \$200/Month

- Electricity: Separate Metered
- Gas: 33% of Building Total
- Garbage: 54% of Building Total
- Water is 54% of Building Total

### PROPERTY FEATURES:



- 18'-19' Ceiling Height, Truss Structure
- Central AC/Heat with Exposed Ducting
- Two Commercial Exhaust Ventilation Fans
- One Commercial Heater
- Open Floor Plan
- Ample Parking, Secured Parking Lot

### LOCATION:



Residential/Commercial Area  
 1.5 Blocks From CalTrain  
 2.5 Blocks From Downtown

## ± 3,420 SQ.FT. R&D SPACE IN BELMONT

ANDREW PECEIMER | O: (650)-342-2902 | D: (650)-208-4971 | E: apeceimer@cbcburlingame.com

BRYAN DIMESIO | O: (650)-344-4371 | D: (415)-786-5332 | E: bdimesio@cbcburlingame.com

1300

# R&D SPACE FOR LEASE

1300 ELMER STREET | SUITE B | BELMONT | CA



 **COLDWELL  
BANKER  
COMMERCIAL**  
WESTBAY REAL ESTATE  
GROUP

± 3,420 SQ.FT. R&D SPACE IN BELMONT

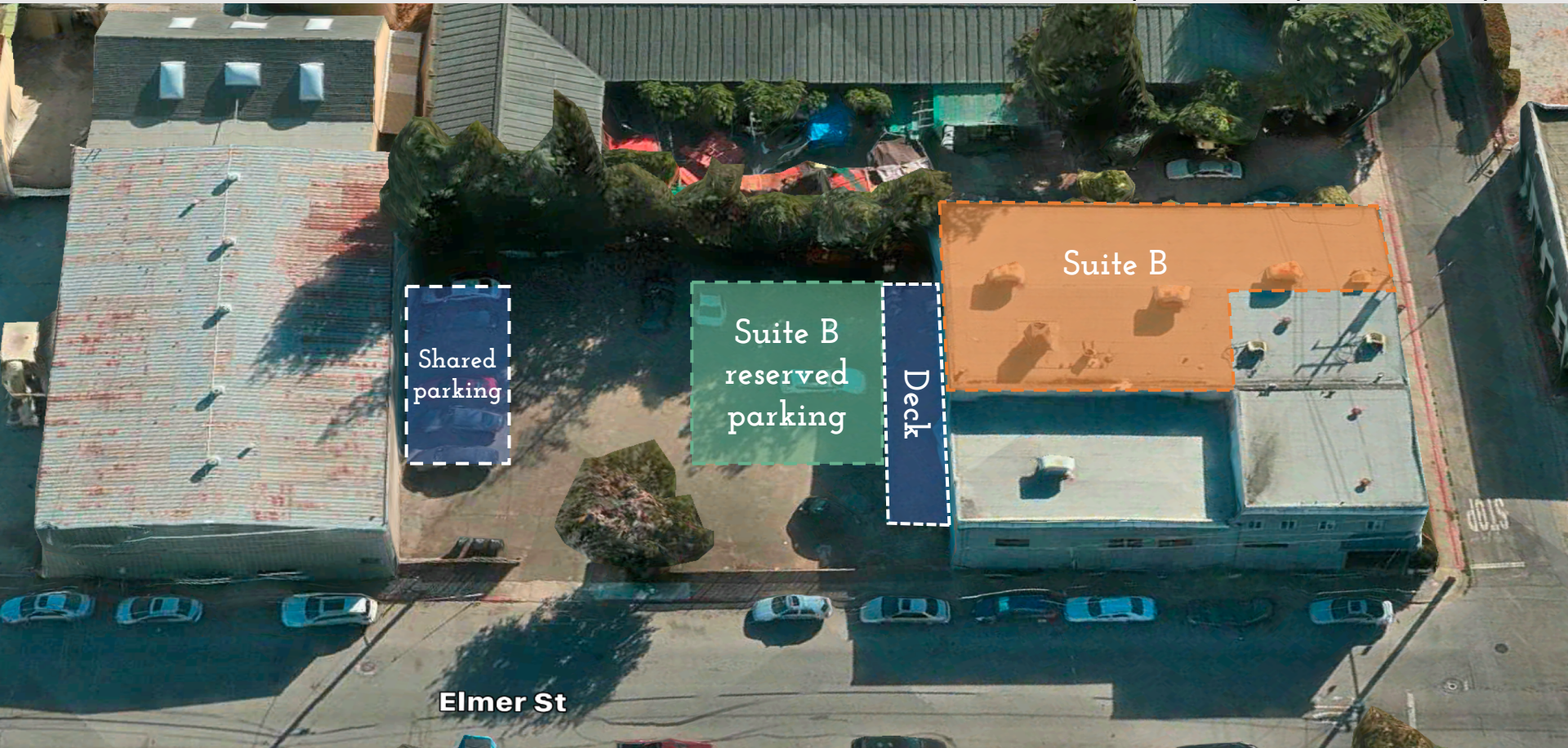
ANDREW PECEIMER | O: (650)-342-2902 | D: (650)-208-4971 | E: [apeceimer@cbcburlingame.com](mailto:apeceimer@cbcburlingame.com)

BRYAN DIMESIO | O: (650)-344-4371 | D: (415)-786-5332 | E: [bdimesio@cbcburlingame.com](mailto:bdimesio@cbcburlingame.com)

1300

# R&D SPACE FOR LEASE

1300 ELMER STREET | SUITE B | BELMONT | CA



**COLDWELL  
BANKER  
COMMERCIAL**

WESTBAY REAL ESTATE  
GROUP

± 3,420 SQ.FT. R&D SPACE IN BELMONT

ANDREW PECEIMER | O: (650)-342-2902 | D: (650)-208-4971 | E: [apeceimer@cbcburlingame.com](mailto:apeceimer@cbcburlingame.com)

BRYAN DIMESIO | O: (650)-344-4371 | D: (415)-786-5332 | E: [bdimesio@cbcburlingame.com](mailto:bdimesio@cbcburlingame.com)