

**FOR LEASE OR FOR SALE**

**1718 Broadway St & 1270 Marshall St**

Redwood City, CA



## FEATURES

±5,625 Available Now

Can be divided and leased separately:

±3,525 SF or ±2,100 SF

Office or Retail 1/2 block from Downtown Redwood City

±12 Secured parking spaces

Walking distance to CalTrain and Downtown amenities

Open concept with exposed ceilings

Uses allowed include: Office, Retail, restaurant, health/fitness

Recently remodeled: large open areas, commercial kitchen, private offices. Exterior improvements underway (fencing, asphalt, picnic area)

Zoning: MUC/SB (mixed use/street car Broadway)

Tenant improvements allowance available

**Lease rate: \$4.00 NNN (\$0.45/SF)**

**Call for sale price**

## CONTACT

**Joe Cammarata**

650.769.3516

joec@kiddermathews.com

Lic #01366451



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## SITE PLAN

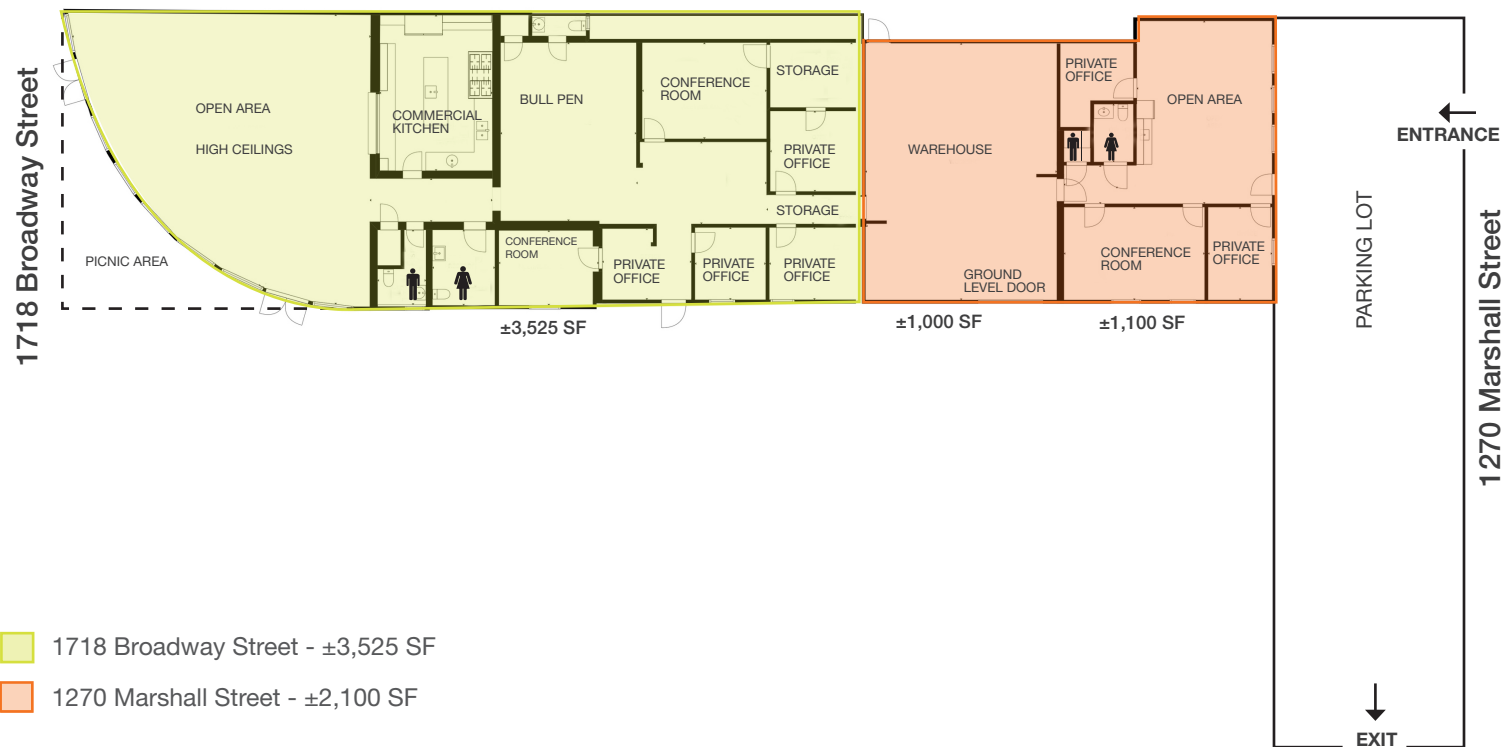
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## AMENITIES MAP



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## PROPERTY PHOTOS



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