

±2,627 SF OF PRIVATE OFFICE & SECURE LAB SPACE FOR SUBLEASE

458 CARLTON CT, SOUTH SAN FRANCISCO, CA

Property Highlights

Located in the birthplace of biotechnology

75% lab and 25% office

14.5 lab benches

3 private offices

Total monthly cost: \$14,000.00

Equipment available

Access to kitchen, conference room, lobby,
bathroom and shower

Dock-high loading door

Back up generator

\$4.00 NNN *NOW*
ASKING PRICE AVAILABLE

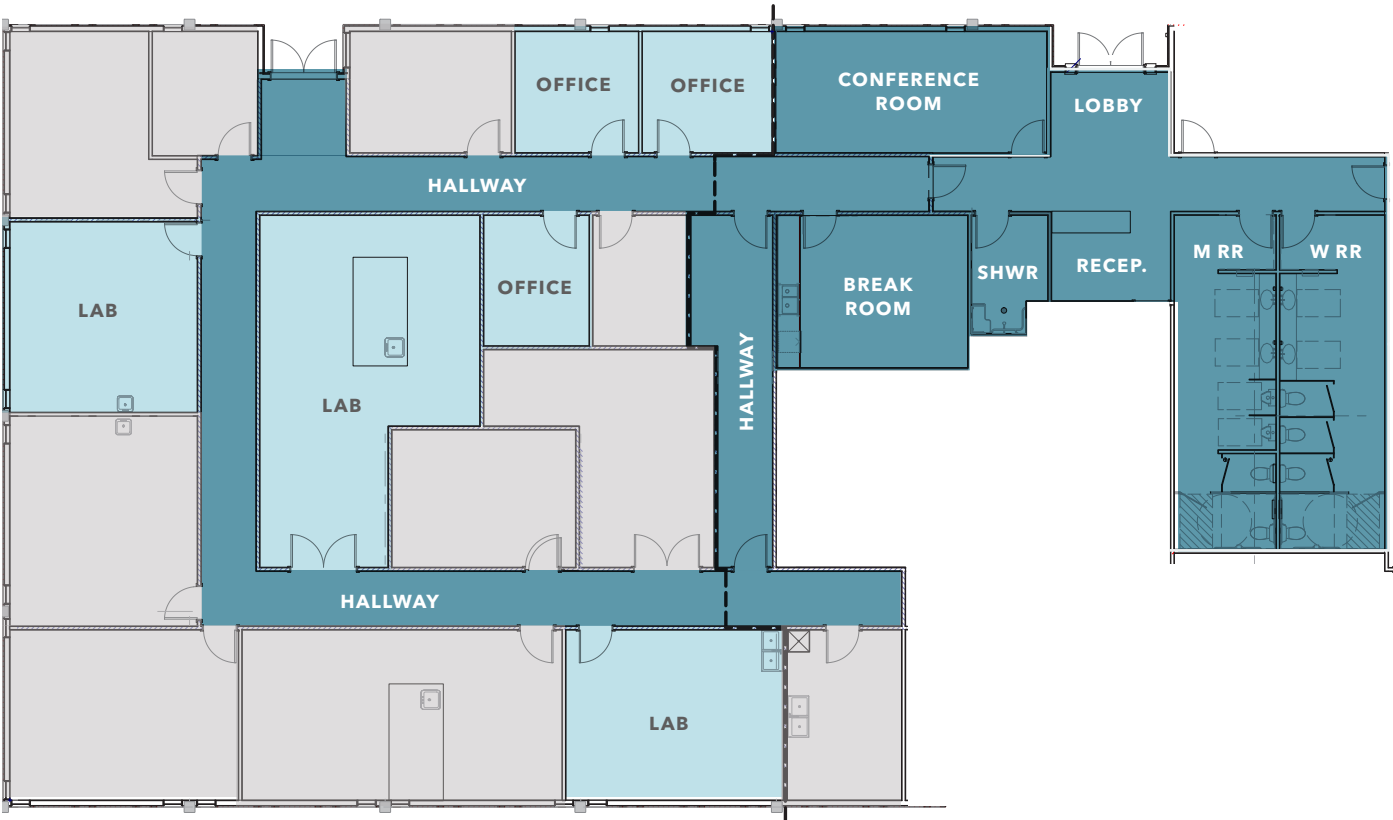
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

JOE CAMMARATA 650.678.1228 | joe.cammarata@kidder.com | LIC N° 01366451

ERIC DEBRINE 650.465.8721 | eric.debrine@kidder.com | LIC N° 02192983

FLOOR PLAN



$\pm 2,627 SF$

AVAILABLE

75%

LAB SPACE

25%

OFFICE SPACE

LEGEND

- Available
- Common Area
- Not Available

FLOOR PLAN NOT TO SCALE

KIDDER.COM

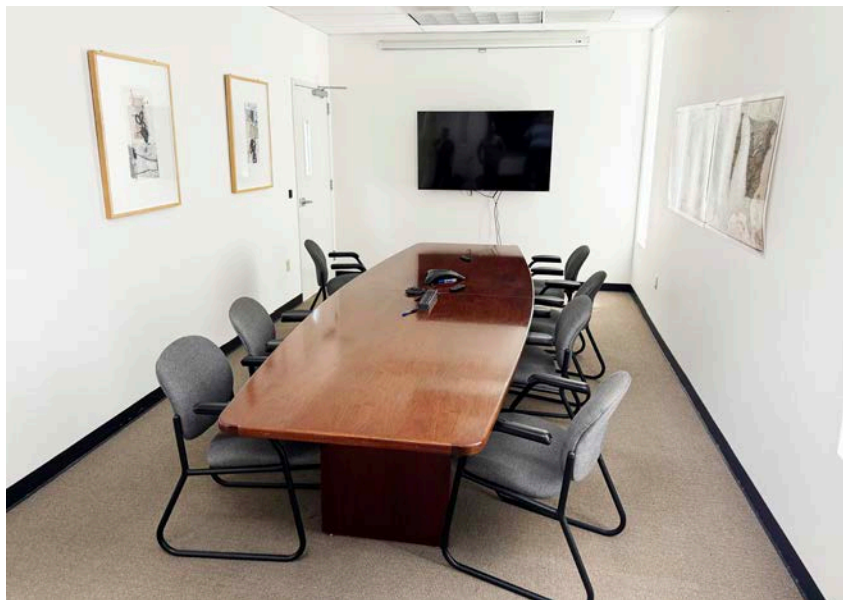
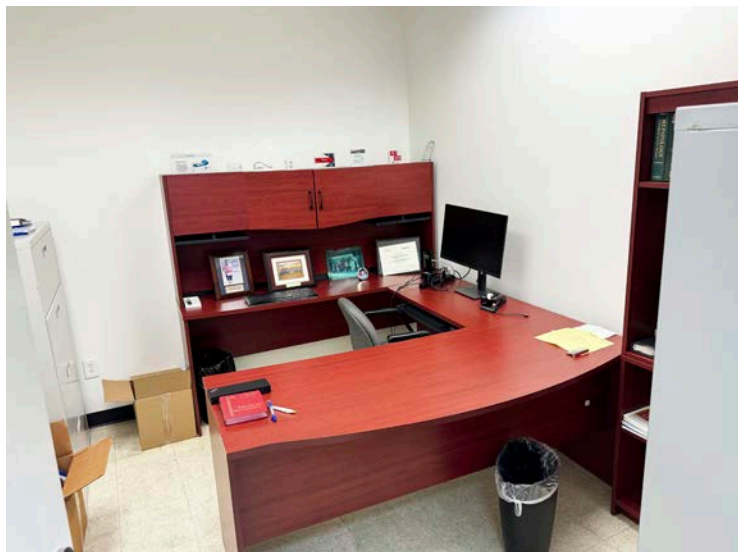
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



KIDDER.COM

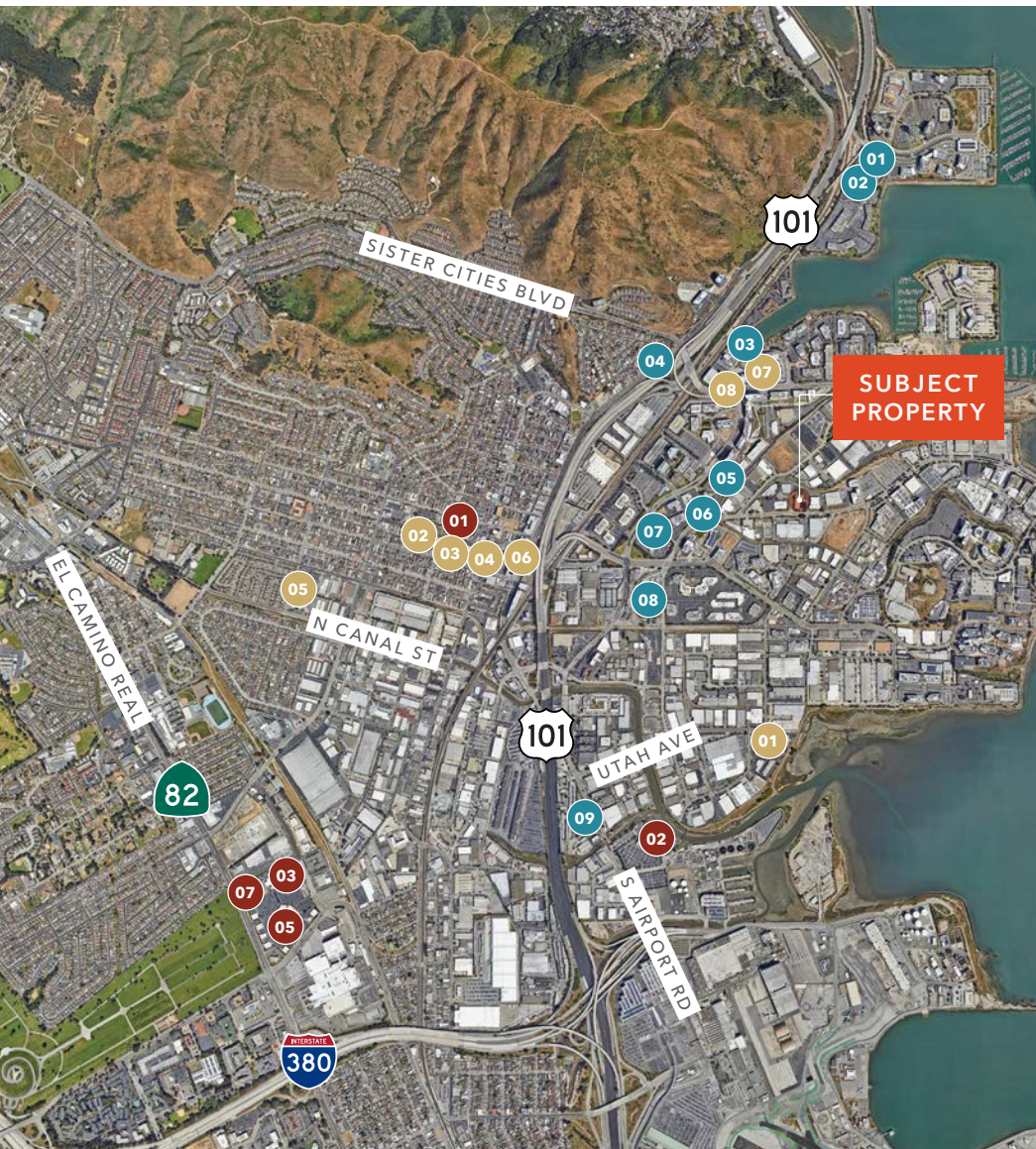
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.





KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



NEARBY AMENITIES

RESTAURANTS

- 01 Baysider Cafe
- 02 Villa Del Sol Argentinian Rest.
- 03 Starbucks
- 04 Thai Satay Restaurant & Bar
- 05 Basque Cultural Center
- 06 Peet's Coffee
- 07 Foundry & Lux
- 08 Starbucks

HOTELS

- 01 Double Tree by Hilton
- 02 Homewood Suites by Hilton
- 03 AC Hotel by Marriott
- 04 Days Inn by Wyndham

HOTELS CONTINUED

- 05 Larkspur Landing
- 06 Hilton Garden Inn
- 07 Hampton Inn by Hilton
- 08 Embassy Suites by Hilton

RETAIL & ENTERTAINMENT

- 01 Physique Magnifique
- 02 Costco
- 03 Lowe's
- 04 The Shops of Tanforan
- 05 Marshalls
- 06 Chase Bank
- 07 Lucky Grocery

30+

RESTAURANTS/BARS & COFFEE

50+

RETAIL & ENTERTAINMENT

15+

HOTELS

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

