

±10,000 Square Foot Plug & Play Office Space South San Francisco

**FOR SALE LEASED
INVESTMENT**



416 Browning Way, South San Francisco

SALE PRICE \$3,200,000.00

Property Highlights:

- Plug & Play Office Space
- Class A Finishes Throughout, Exposed Ceiling
- 13 Private Offices
- 3 Conference Rooms
- Server Room, Break Room & Shower
- High Density Document Storage Room
- Close Proximity to San Bruno BART Station
- Leased Out Until March 31, 2022
- 10 Year Option at Fair Market Value
- Current Rental Rate \$12,381 NNN with 3% Annual Increases
- Owner Financing Available to Qualified Buyers

Contact Agent:

Richard Poletti

Phone: 650.589.7300

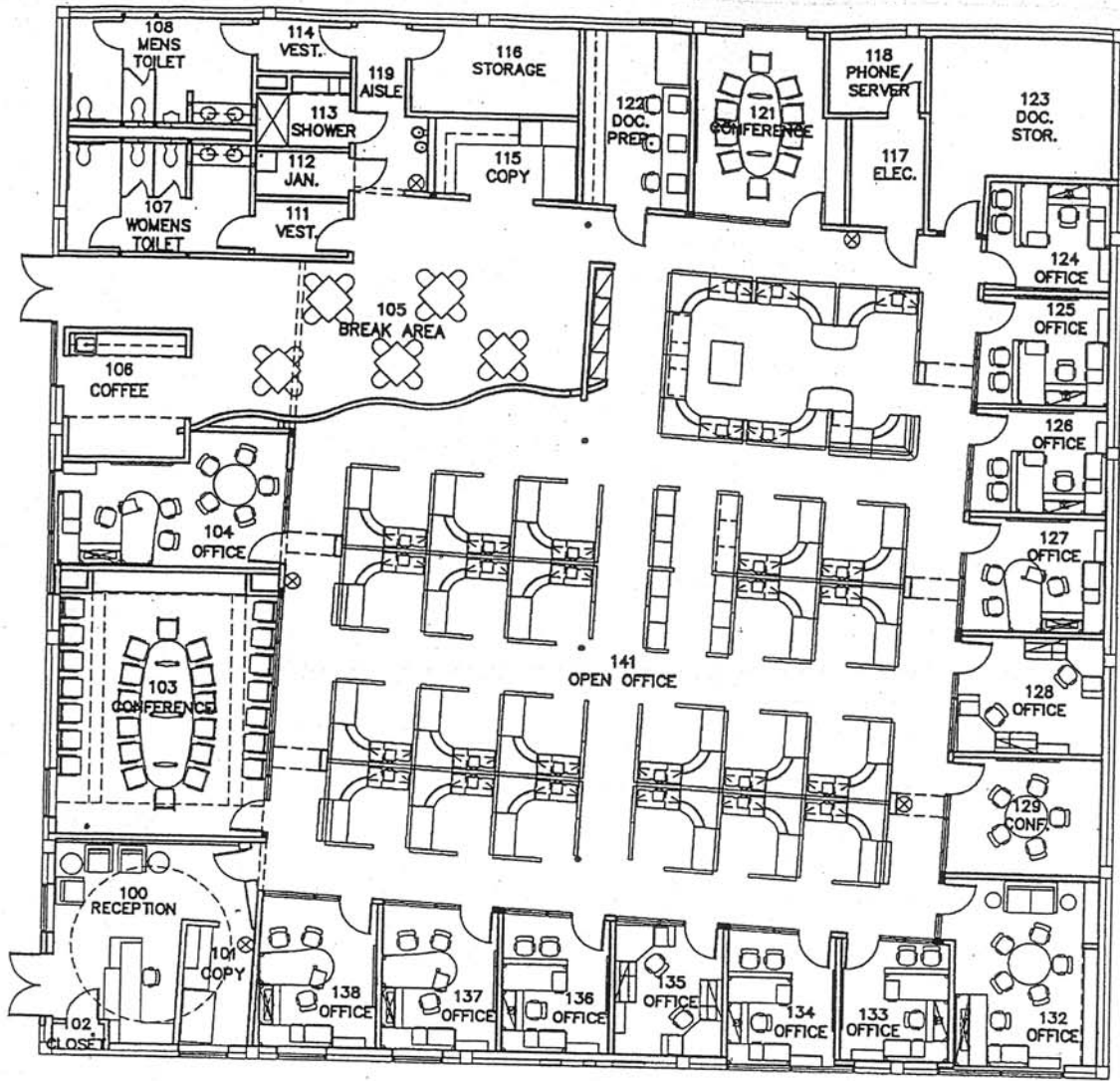
Richard@polettirealty.com

Lic#00771228

Poletti Realty
333 El Camino Real
South San Francisco, CA 94080
Phone (650) 589-7300
Fax (650) 589-7327



The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.



416 Browning Way, South San Francisco