



## **432 N Canal St #12**

432 N Canal St #12, South San Francisco, CA 94080



**Thomas Brzezinski**

Thomas J. Brzezinski Commercial Real Estate  
3069 Diablo View Road, Pleasant Hill, CA 94523  
[brzezinskitom@aol.com](mailto:brzezinskitom@aol.com)  
(925) 899-2183

# 432 N Canal St #12

\$1.80 - \$2.23 /SF/Month

Two Spacious Shared Office/Creative Suites For Sublease! The first suite is about 750 sf on the ground floor with good natural light and its own separate entrance. It has a large open office area with windows and three private offices (one with windows). Three parking spaces. The second suite is about 1,500 sf and located on the second floor. It is the only office suite on the second floor. It consists of three rooms: a large open office area, one good sized private office and a separate large creative/open office space. Three parking spaces. Both suites come partially furnished (chair, desks, etc.,) but they can come unfurnished if you would rather bring your own. Rent includes almost everything; Alarm, PG&E, Water, Janitorial (2x week), Comcast Cable (shared), Fax Line, Regular Pest Control (preventative), Annual Fire Extinguishers check, Regular air filter change for HVAC and Office Manager. Each suite has three parking spaces and is allowed shared use of common first floor furnished reception area, conference room, kitchenette, refrigerator, two coffee machines, water cooler and two ADA restrooms (one with shower).

- Great Location-Near 101 & Public Transportation
- Near Coffee Shops & Restaurants
- Shared Conference Room & Kitchenette
- ADA Restroom with Shower



Building Photo

Total Space Available:	N/A
Rental Rate:	\$1.80 - \$2.23 /SF/Month
Min. Divisible:	750 SF
Max. Contiguous:	2,250 SF
Property Type:	Office
Property Sub-type:	Creative/Loft
Building Size:	53,529 SF
Year Built:	1991
Lot Size:	252,050 SF



## Downstairs Suite

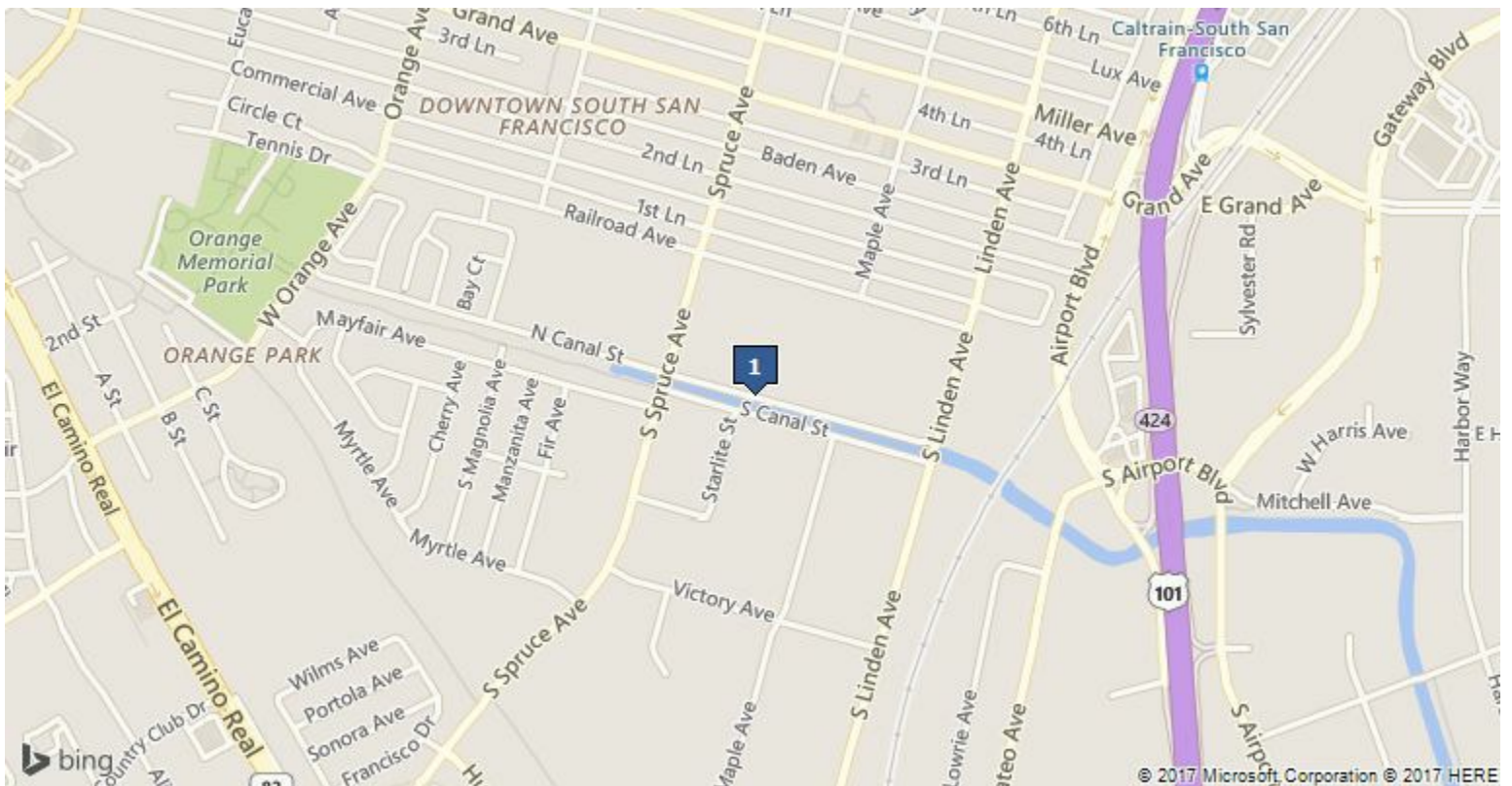
Space Available	750 SF
Rental Rate	\$1,675 /Month
Space / Lot Type	Flex Space
Additional Space / Lot Types	Creative/Loft,Office Showroom
Max. Contiguous	2,250 SF
Lease Type	Full Service

1

## Upstairs Suite

Space Available	1,500 SF
Rental Rate	\$2,700 /Month
Space / Lot Type	Flex Space
Additional Space / Lot Types	Executive Suite,Creative/Loft
Max. Contiguous	2,250 SF
Lease Type	Full Service

2

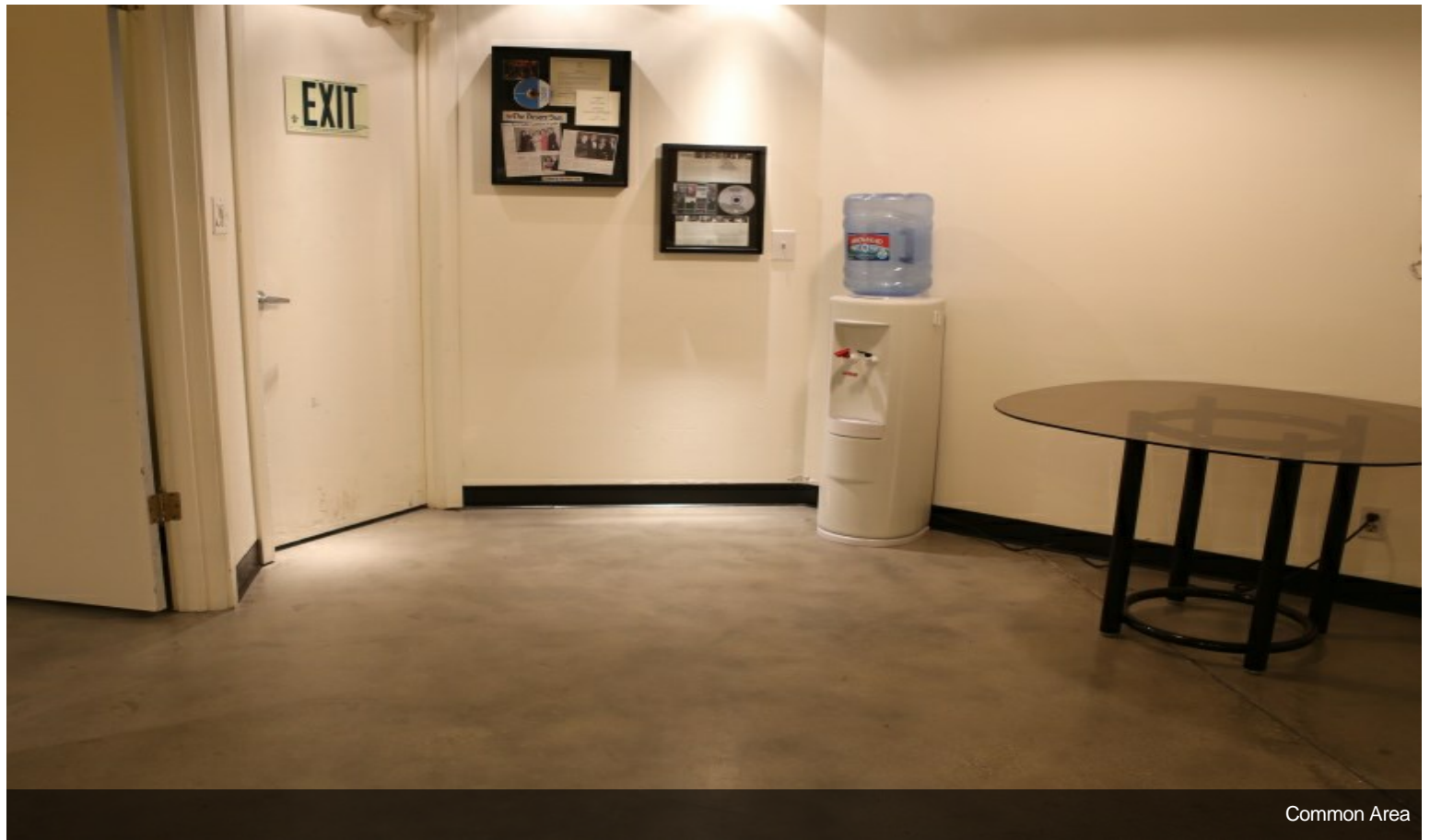


432 N Canal St #12, South San Francisco, CA 94080

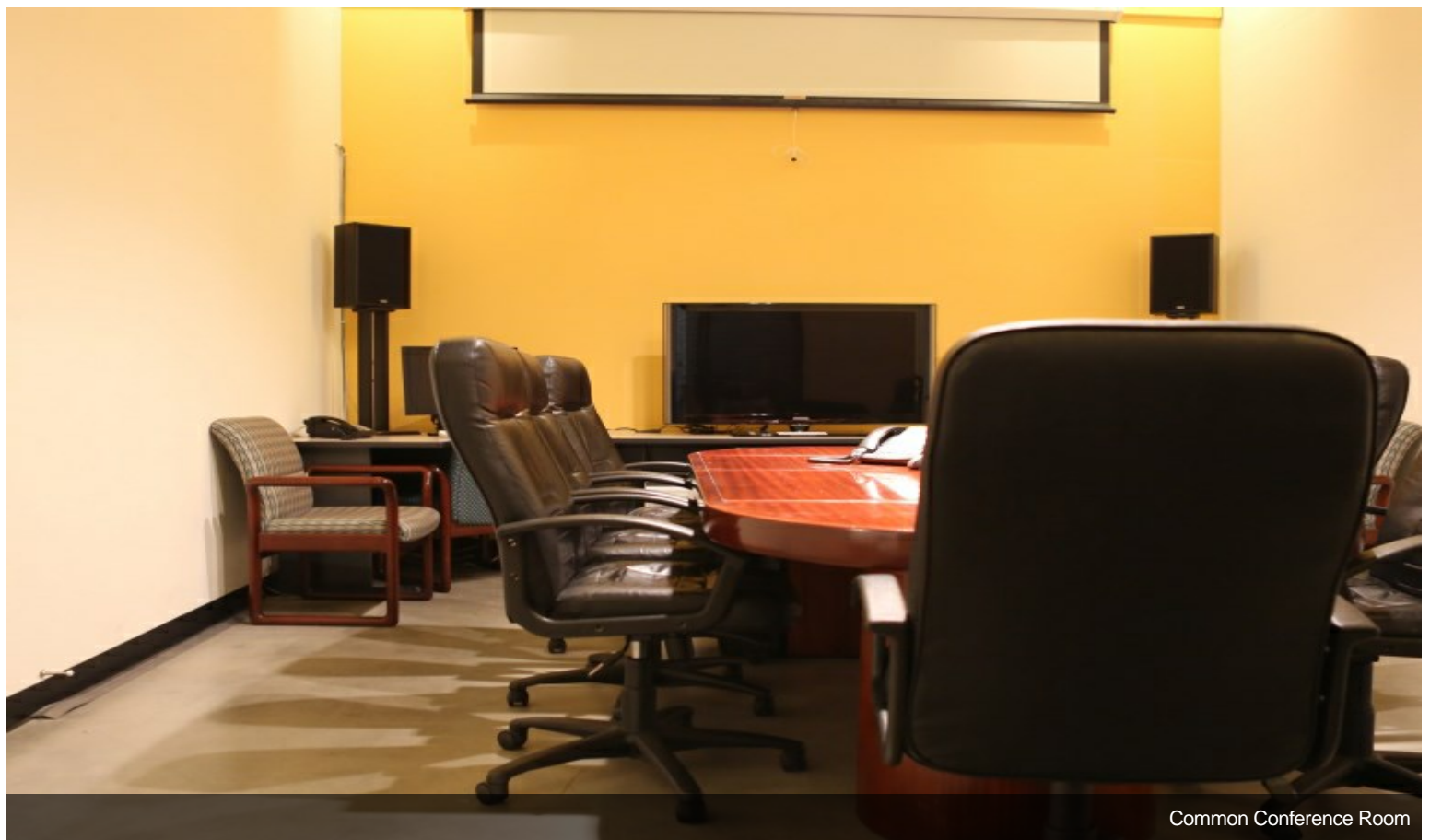
Master tenant is a group of laid back individuals in the creative corporate communications industry looking for other folks or companies who would like to join their space. Six month lease minimum. Easy going environment. Startups welcome. Suites perfect for creative industry (video, digital art and design, 3D animation, event production, editors), marketing, media, tech, entrepreneurs, consulting, etc. Great location in a nice, well kept, safe business park near 101 and public transportation. Boutique coffee shops, great Taquerias and Vietnamese and Indian food nearby. Two Starbucks within one mile. Near Tanforan Mall.



# Property Photos

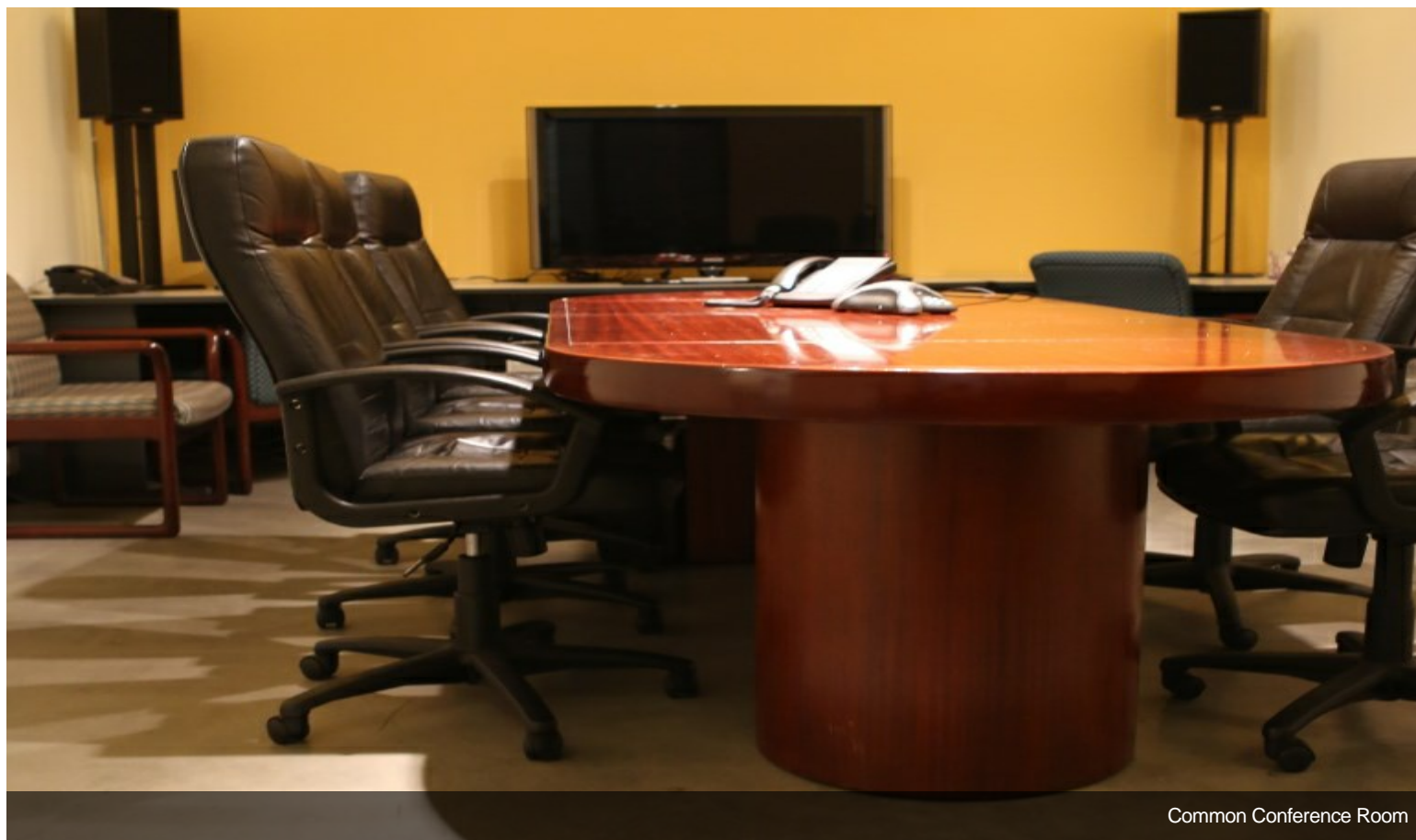


Common Area



Common Conference Room

## Property Photos



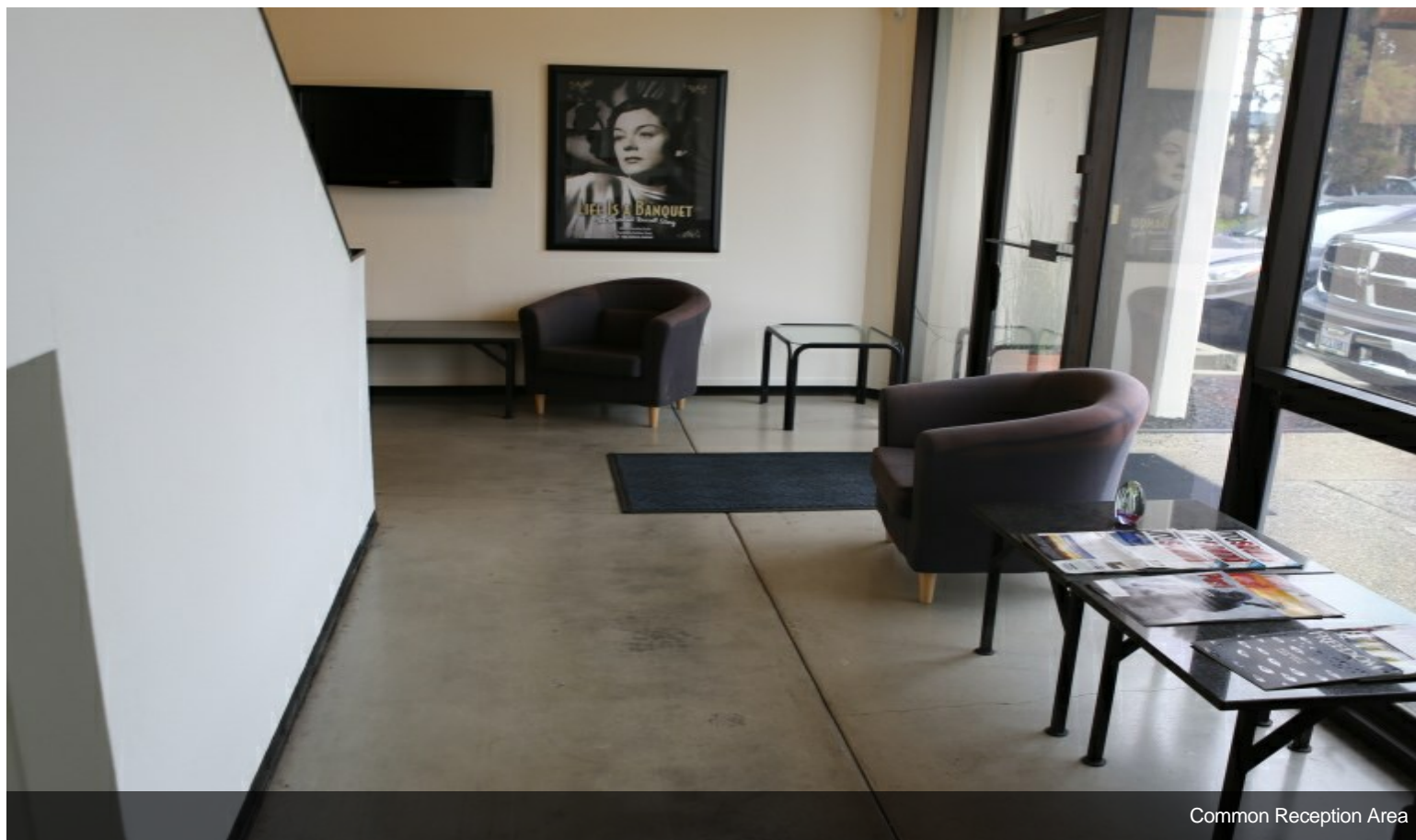
Common Conference Room



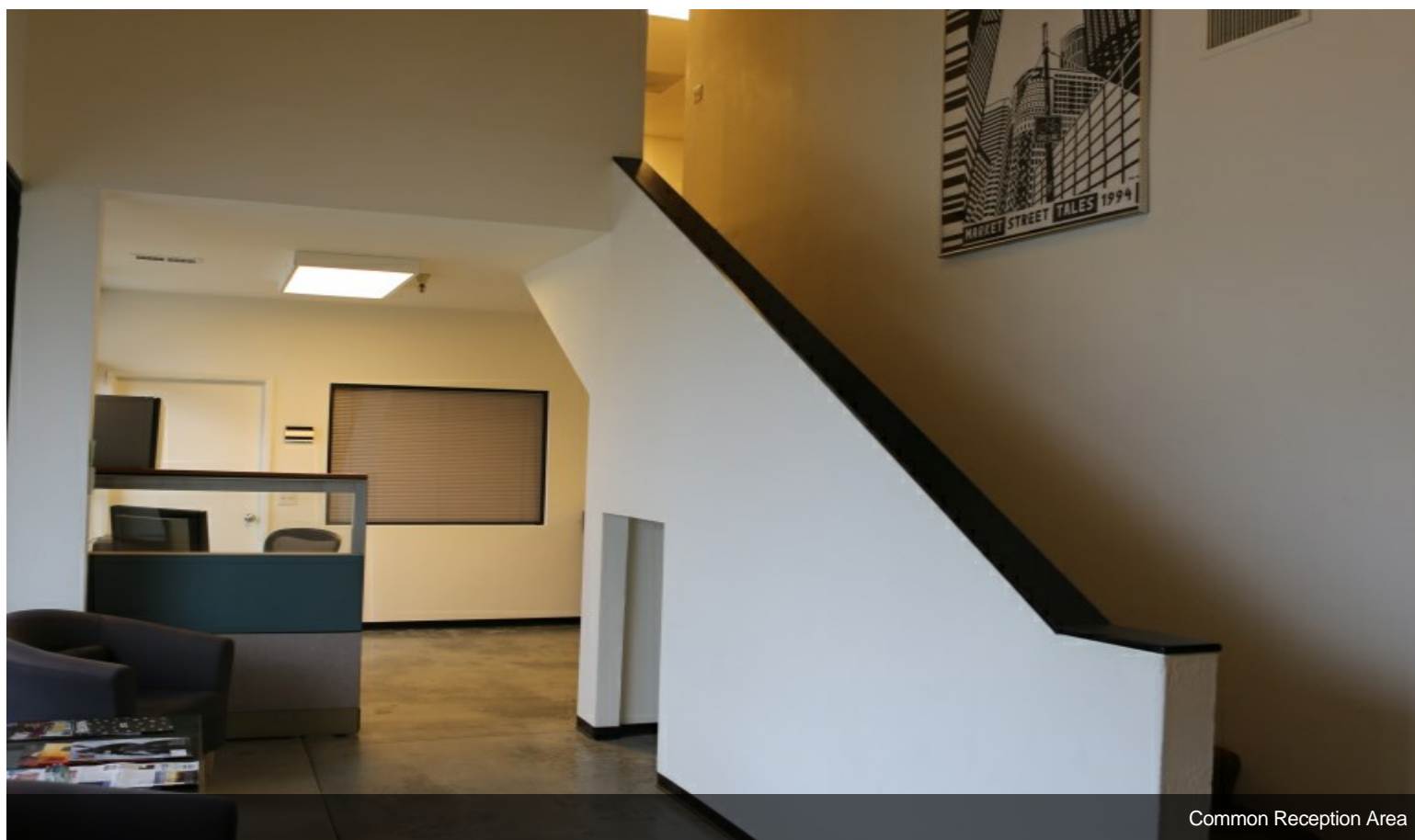
Common Kitchenette



# Property Photos



Common Reception Area



Common Reception Area

# Property Photos



Common Reception Area



Downstairs Suite Open Area



# Property Photos

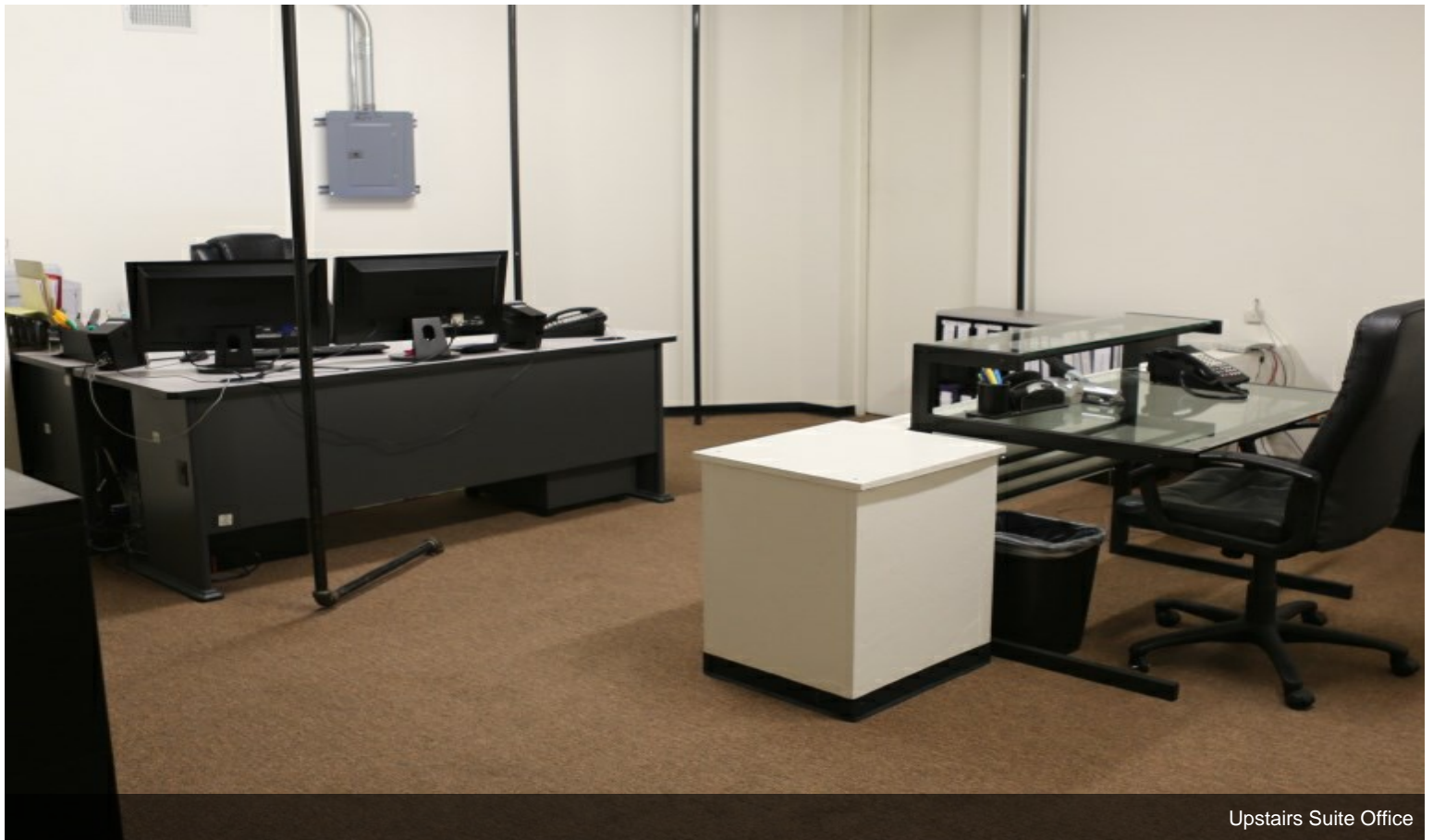


Downstairs Open Area



Downstairs Office 1

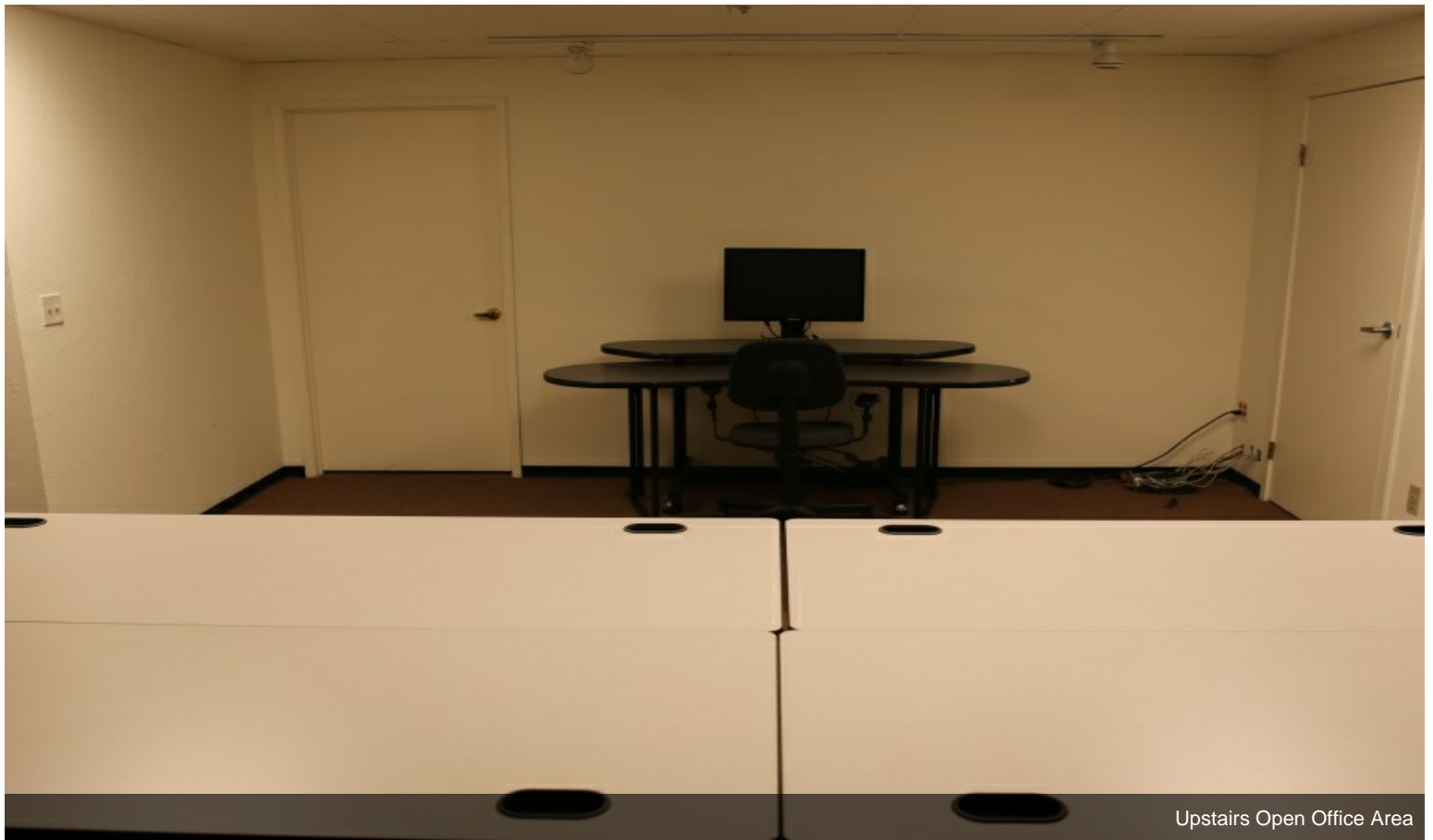
## Property Photos



# Property Photos



Upstairs Open Office Area

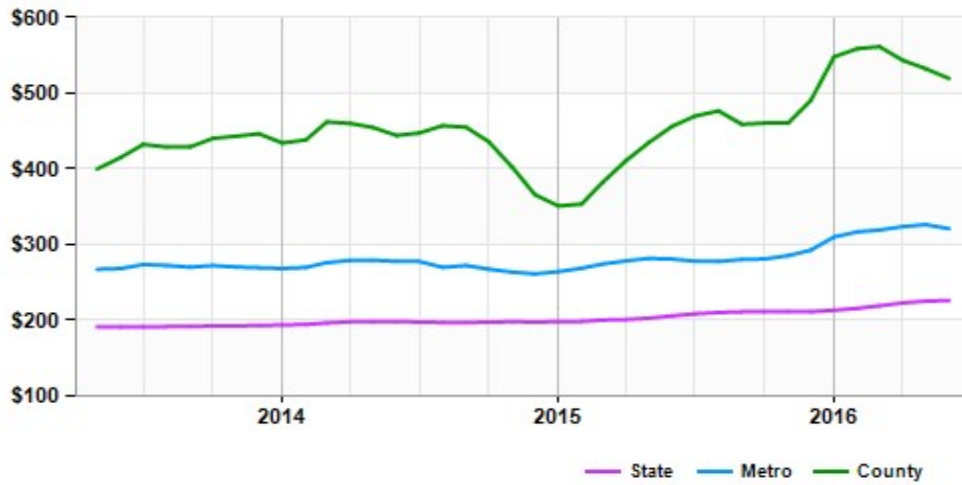


Upstairs Open Office Area



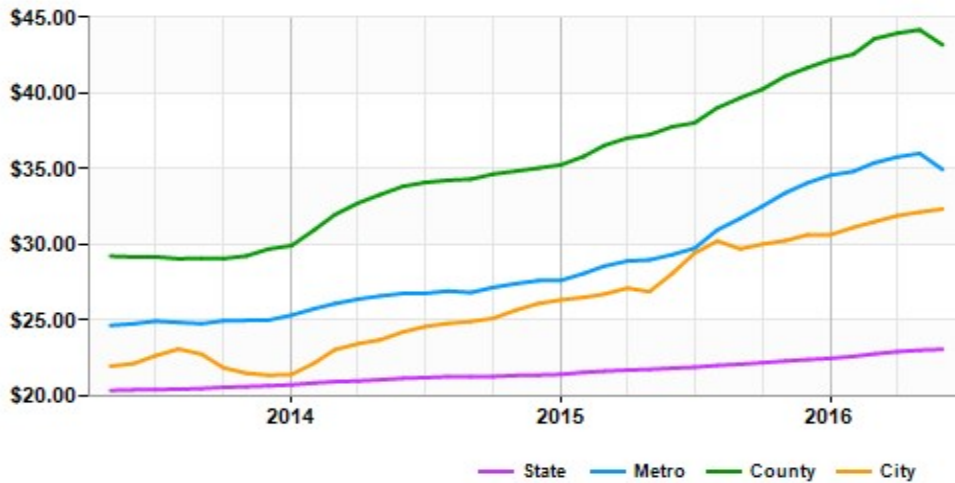
# Market Trends

Asking Prices Office for Sale South San Francisco, CA (\$/SF)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$226	+3.3%	+10.0%
Metro	\$321	+0.5%	+14.3%
County	\$519	-7.5%	+13.8%

Asking Rent Office for Lease South San Francisco, CA (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$23.08	+1.3%	+5.7%
Metro	\$34.95	-1.3%	+19.1%
County	\$43.18	-0.9%	+14.3%
City	\$32.34	+2.7%	+15.1%