



## Asking Price:

**\$2.45**  
NNN

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## FOR LEASE

# 111 Pine Ave & 619 Airport Blvd

South San Francisco, CA

**±14,087 SF Freestanding Flex/R&D Building**  
Divisible to: ±6,425 SF – 111 Pine Ave & ±7,662 SF – 619 Airport Blvd

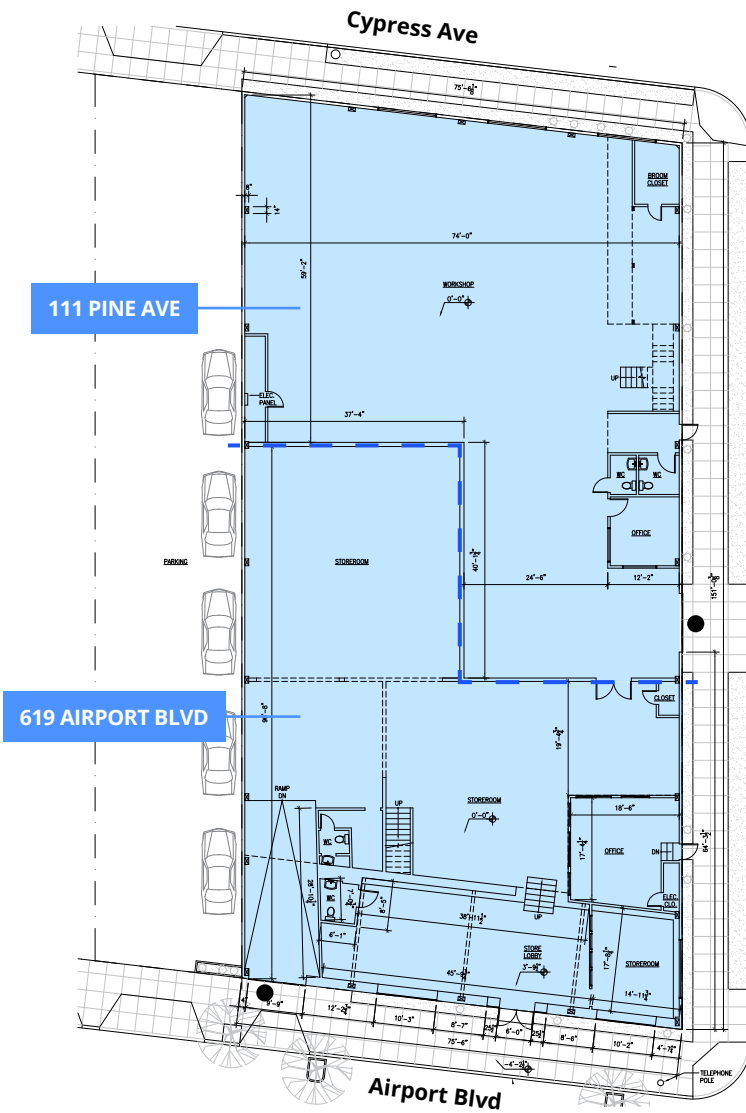
## Property Highlights

- Walking distance to Downtown South San Francisco & Caltrain
- On-site parking - additional parking available
- 3-Phase, 1,200 Amps (to be confirmed by tenant)
- Two (2) electric grade level roll-up doors
- Exposed ceilings/creative workspace
- Fully sprinklered
- Easy access to Hwy 101, 280 & 380
- Signage available with Highway 101 visibility
- T3C Zoning - for a variety of uses
- Previously occupied by high-tech robotics company **Mytra.AI**
- Available now

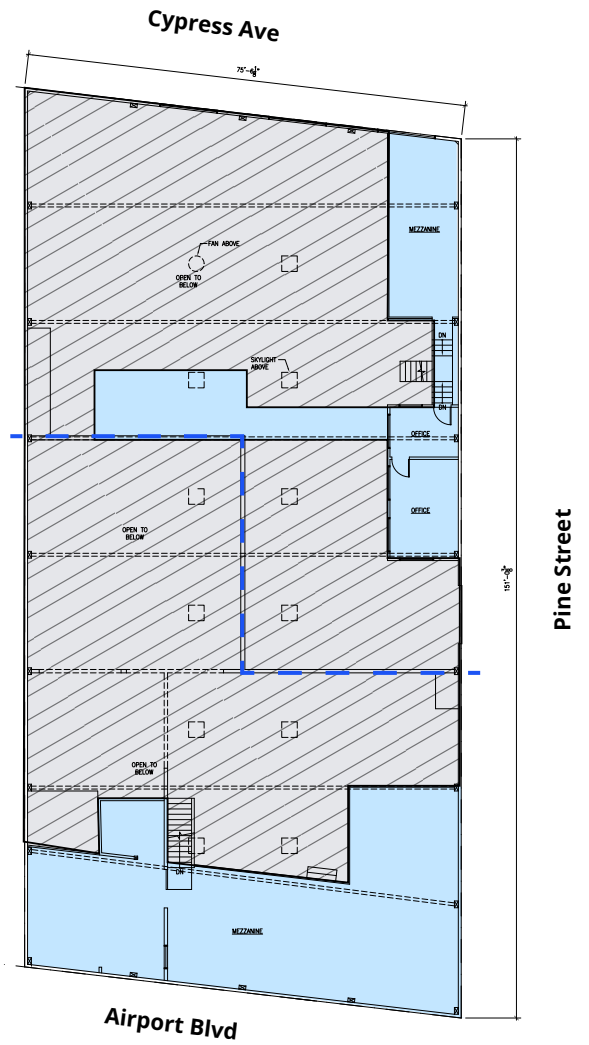
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# Floor Plans

## FIRST FLOOR



## MEZZANINE



- - GRADE LEVEL DOOR
- - - - POTENTIAL DIVISION

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# Property Gallery

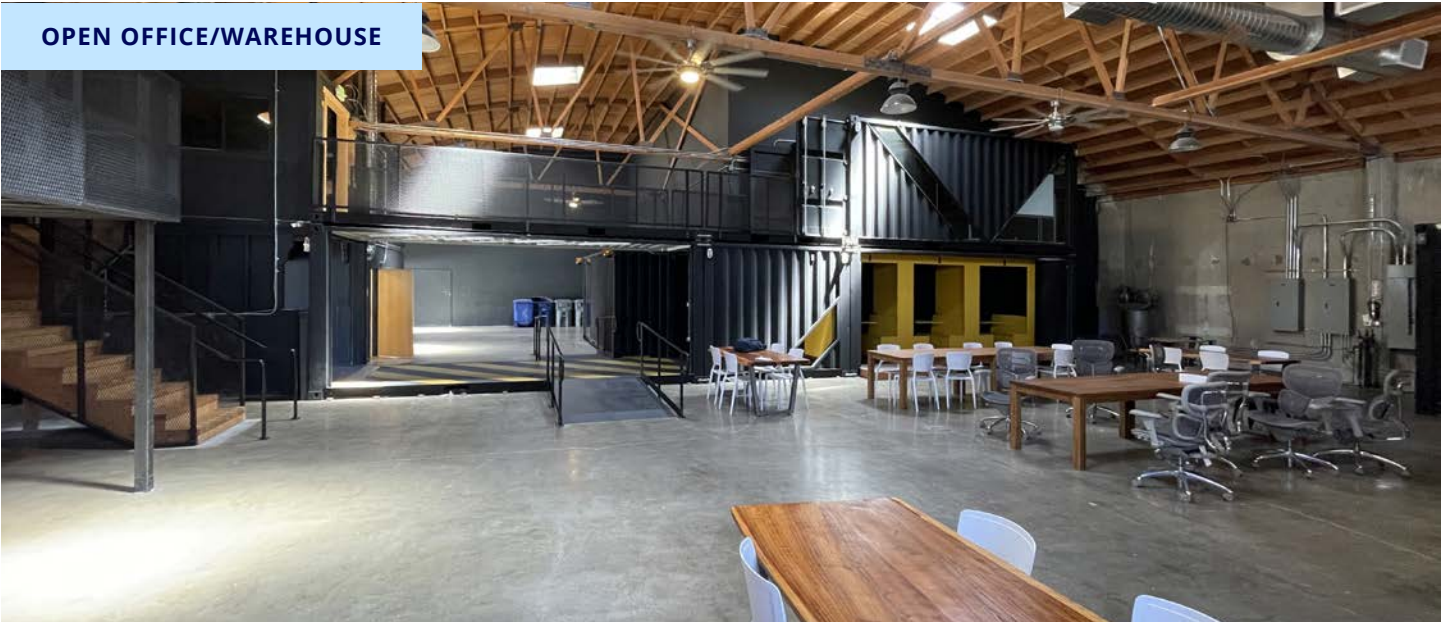
MEZZANINE WORK STATIONS



MEZZANINE WORK STATIONS



OPEN OFFICE/WAREHOUSE



CONFERENCE ROOM



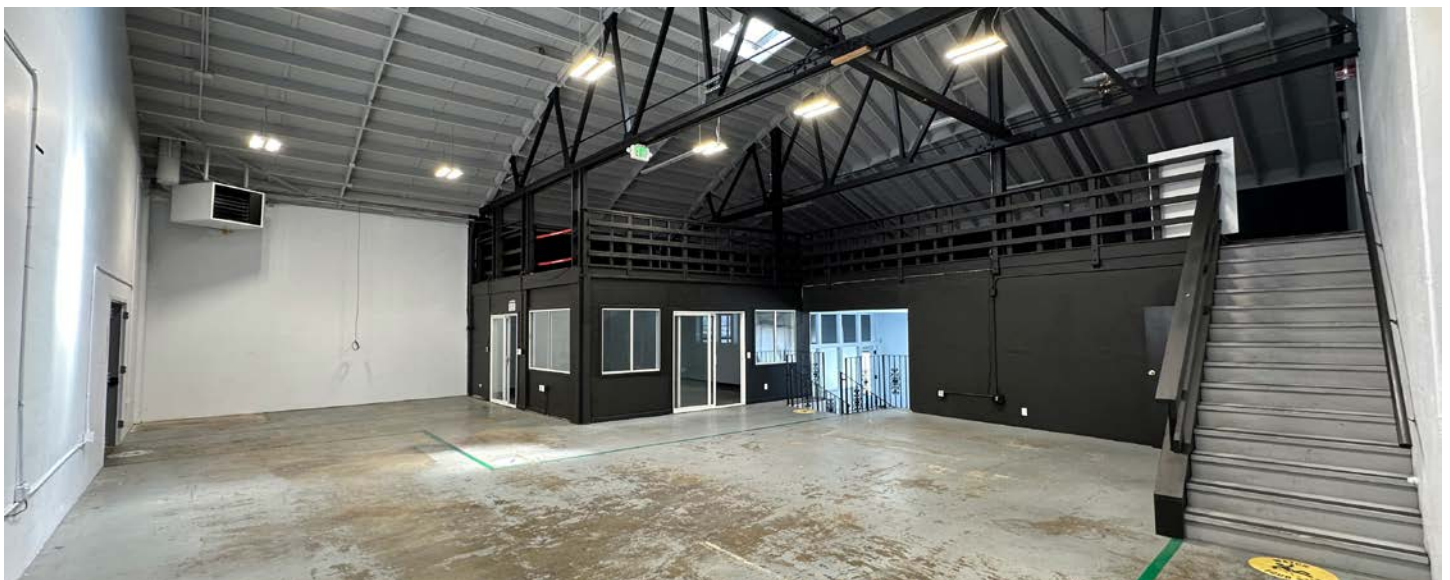
KITCHEN/BREAK ROOM



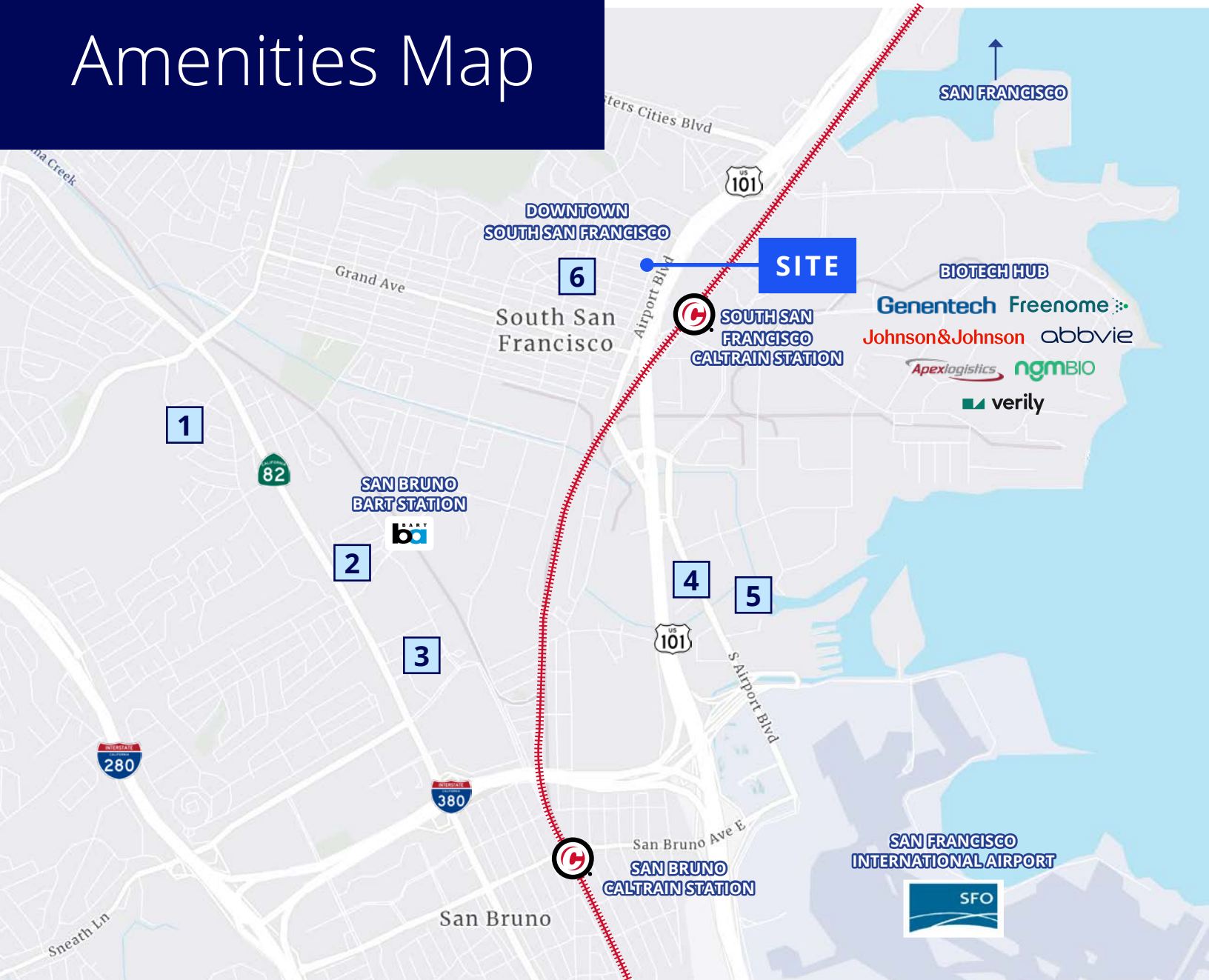
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# Property Gallery

OPEN OFFICE/WAREHOUSE



# Amenities Map



- 1** McDonald's  
Dollar Tree  
Taco Bell  
Royal Pin Donuts  
El Faro's Mexican Food  
Walgreens

- 2** **San Bruno Towne Center**  
Lowe's Home Improvement  
Lucky  
Popeyes Louisiana Kitchen  
Subway  
U.S. Bank  
Red Robin Gourmet  
Red Lobster  
AT&T  
Chuck E. Cheese's  
L&L Hawaiian Barbecue  
DXL Big + Tall  
Chase Bank

- 3** **The Shops at Tanforan**  
Cinemark Century Theatres  
Planet Fitness  
BJ's Restaurant & Brewhouse  
Petco  
Chipotle Mexican Grill  
Panda Express  
Cold Stone Creamery

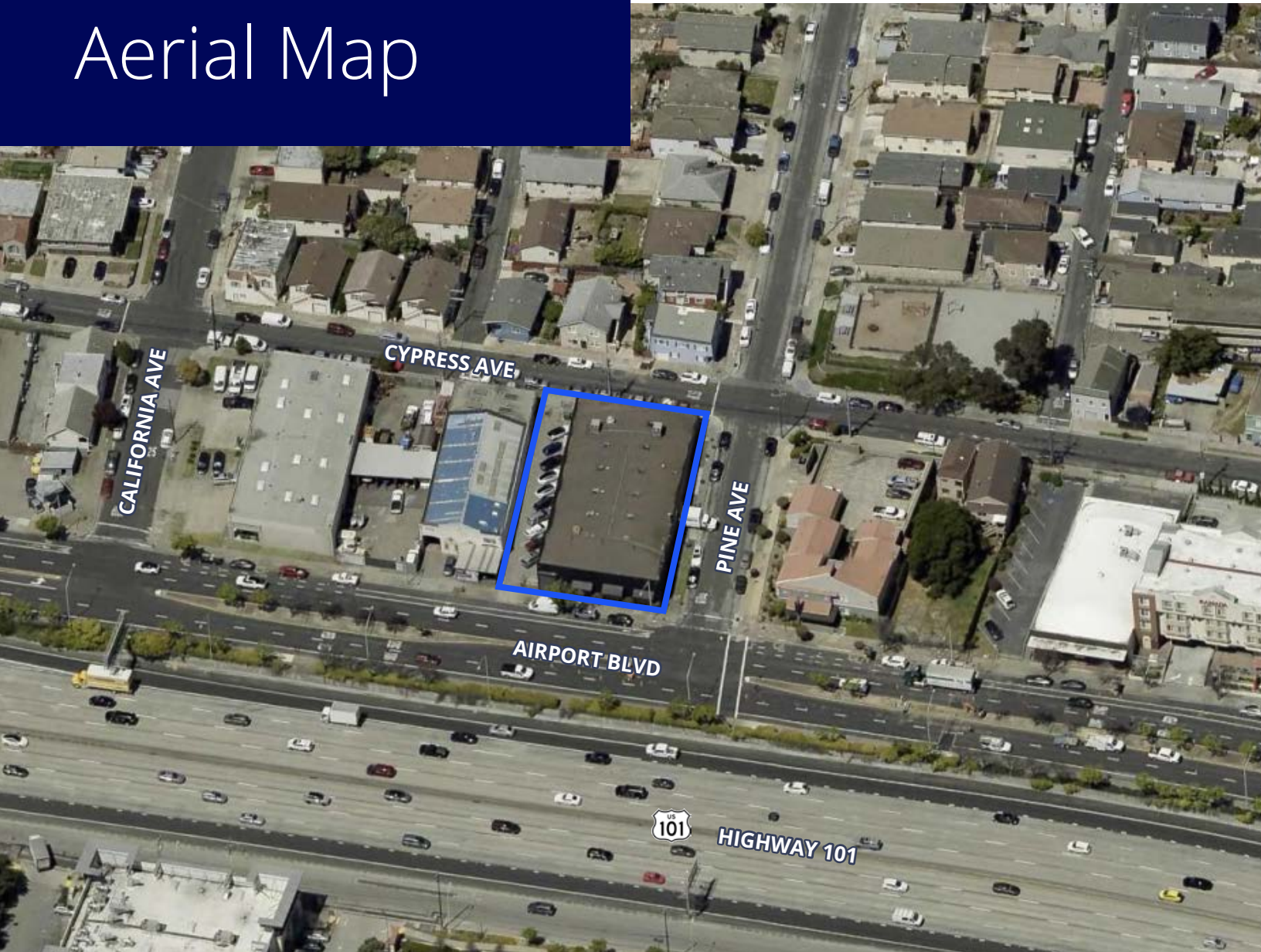
- 4** Goodwill Wholesale  
Dunkin' Donuts  
McDonald's  
South San Francisco  
Conference Center  
Rodeway Inn SFO  
Four Points by Sheraton  
Double Tree by Hilton

- 5** Costco Wholesale
- 6** **Downtown South SF**  
Peet's Coffee  
Dumpling Empire  
Kamu Sushi  
Cafe Bunn Mi  
Sky Cafe  
Thai Satay  
Ristorante Buon Custo  
Amami San

- Holiday Inn Express  
Best Western Plus  
See's Candies  
Hotel Nova  
SFO Airport Travelodge  
Hotel Focus SFO  
Fairfield Inn & Suites
- Taqueria Nochistlan  
Cricket Wireless  
Dumpling and Cajun Seafood  
Starbucks  
Cheung Hing BBQ Seafood  
Cochinita  
J&J Bakery  
Grand Palace Seafood  
BeauTea  
Grill Kebabs and Gyros  
Brothers Cafe  
Taqueria El Farolito  
Ben Tre  
Mom's Tofu House  
Cable Car Cafe  
La Torta Sabrosa  
Donut King

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# Aerial Map



**AIRPORT BLVD DRIVEWAY ENTRANCE**



**CORNER OF PINE AVE & CYPRESS AVE**

