



**Wide Open Space w/ Wood Floor**



**Kitchen Set-Up (No Water)**



**Parking at the Door**



**Glass Entrance Covered to Corridor Facing 255,000+ Captive Cars/day**



**Yummy On-site Deli!**

**OPEN PLAN FLEX SPACE FOR LEASE**  
**5327 Jacuzzi Street #3-J: ±2,634 Sq. Ft.**

Open Office or Tech Space featuring:

- Glass Storefront
- Off Street Parking
- On Site Cafe
- Open Space w/ Pergo Floor
- Nearby Restrooms in Building
- Recently a Dance Studio

**Drive-in and Dock-high Loading for Versatility**



**Half-mile from BART!**

**\$1.40/Sq. Ft. Monthly Net + 42¢ CAMS.**

*FOR FURTHER INFORMATION PLEASE CONTACT Peter McNally 510/848-6007*

<b>CITY</b>	<i>Richmond Bayside</i>	<b>LISTING CO.</b>	<i>McNally Realty Advisors</i>
<b>ADDRESS</b>	<i>5327 Jacuzzi Street</i>	<b>LISTING AGT.</b>	<i>Peter McNally</i>
<b>CROSS ST.</b>	<i>Interstate 80/Central Ave.</i>	<b>PHONE #</b>	<i>510/848-6007</i>
<b>SPACE AVAIL.</b>	<i>2,634 Sq. Ft.</i>	<b>LIST DATES</b>	<i>11/23</i>
<b>PRICE</b>	<i>\$4,793.88 / month all-in</i>	<b>DRE #</b>	<i>982919</i>
<b>PROP. TYPE</b>	<i>Office/R&amp;D/Activity</i>	<b>FEE TO S.O.</b>	<i>3% gross rents</i>

Information Herein Deemed Reliable but not Guaranteed.