

# MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE

**35,000 SF OF**  
CURRENT AVAILABILITY  
**3 SUITES @6,000 SF EACH/BSL LABS**  
**17,000 SF MANUFACTURING WET LAB**



**6 BUILDINGS** TOTALLING  
**370,000 SF** R&D/ADVANCED  
MANUFACTURING CAMPUS

GI PARTNERS

**BV** BONNEVILLE  
LABS

**CBRE**

# PROPERTY DETAILS

- 35,000 SF available in two buildings – 25801 & 25821 Industrial
- Divisible to 18,000 SF, 12,000 SF or 6,000 SF
- 20-24' clear height
- Ample Power
- Dock and grade level doors
- Abundant free parking



**35,000 SF AVAILABLE  
IN TWO BUILDINGS**

# 25801 INDUSTRIAL BLVD

## BUILDING A

### SPEC SUITE OPTIONS

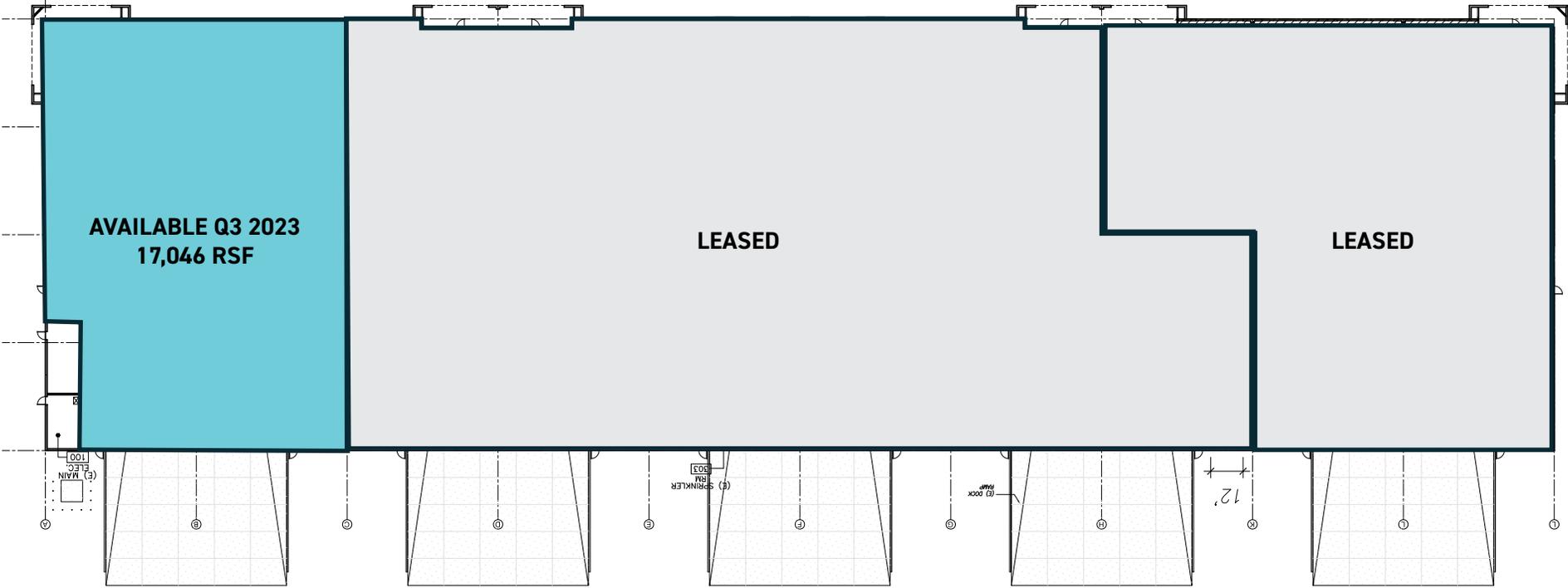
COMBINED TOTAL SF  
**18,000 RSF**



■ ■ ■ SPEC SUITES COME IN 6,000 SF, AND ARE COMBINABLE

**25821 INDUSTRIAL BLVD**  
**BUILDING D**  
EXISTING CONDITIONS

AVAILABLE Q3 2023,  
**17,046 RSF**



# 25821 INDUSTRIAL BLVD

## BUILDING D

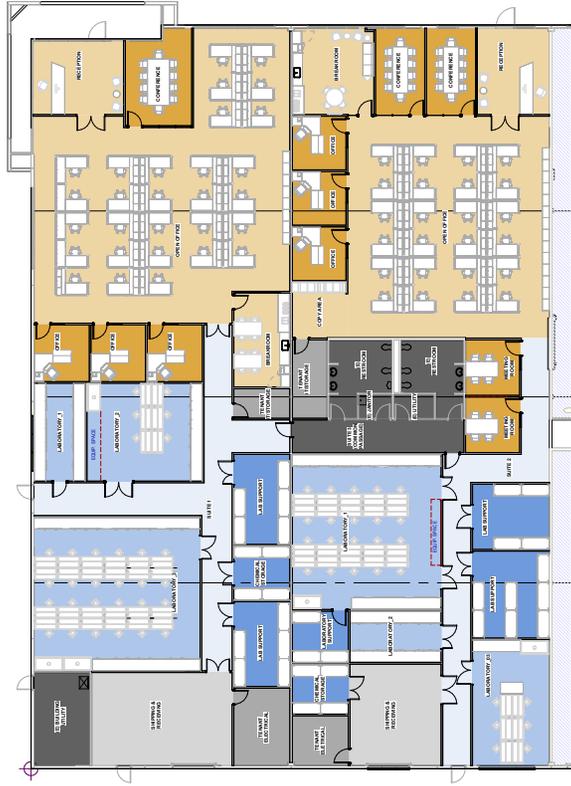
### EXAMPLE OPTIONS

AVAILABLE Q3 2023  
17,046 RSF

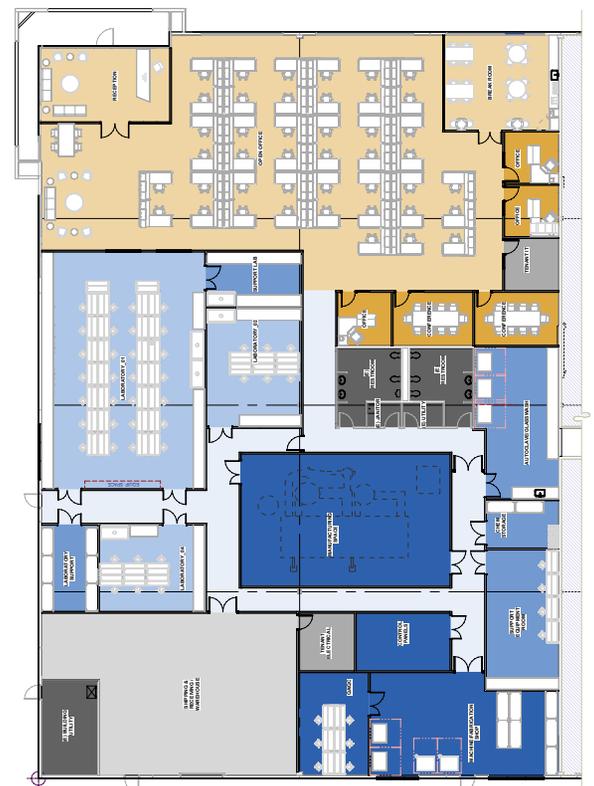
### Wet Lab Single Tenant Test Fit



### Wet Lab Two Tenant Test Fit



### Manufacturing Lab Single Tenant Test Fit



# PROPERTY HIGHLIGHTS

- Located at Highway 92 and Industrial Boulevard
- Life Science experienced management team
- Well capitalized ownership who is ready to invest in wet lab/bio-manufacturing spaces
- Common space/open space amenities including beautiful Japanese tea garden

## SURROUNDED BY SUCCESS

ARCUS  
BIOSCIENCES

eikon  
therapeutics

Lonza

illumina

SPOTLIGHT  
THERAPEUTICS

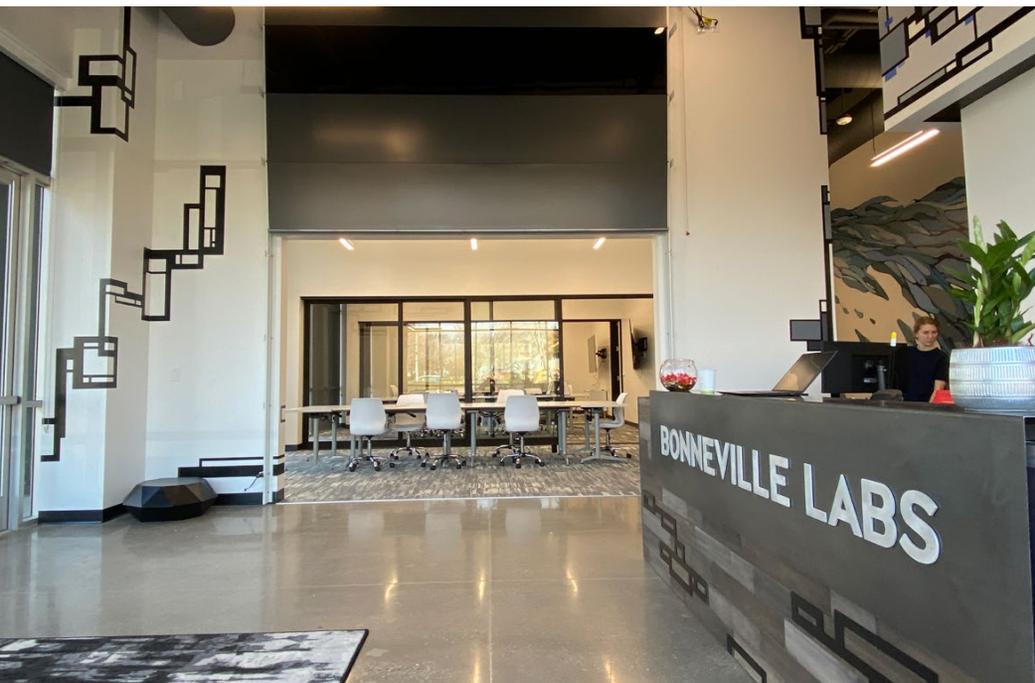
-ArsenalBio™

reflexion

PIVOT BIO

IN THE HEART OF  
HAYWARD'S EMERGING  
LIFE SCIENCE CLUSTER

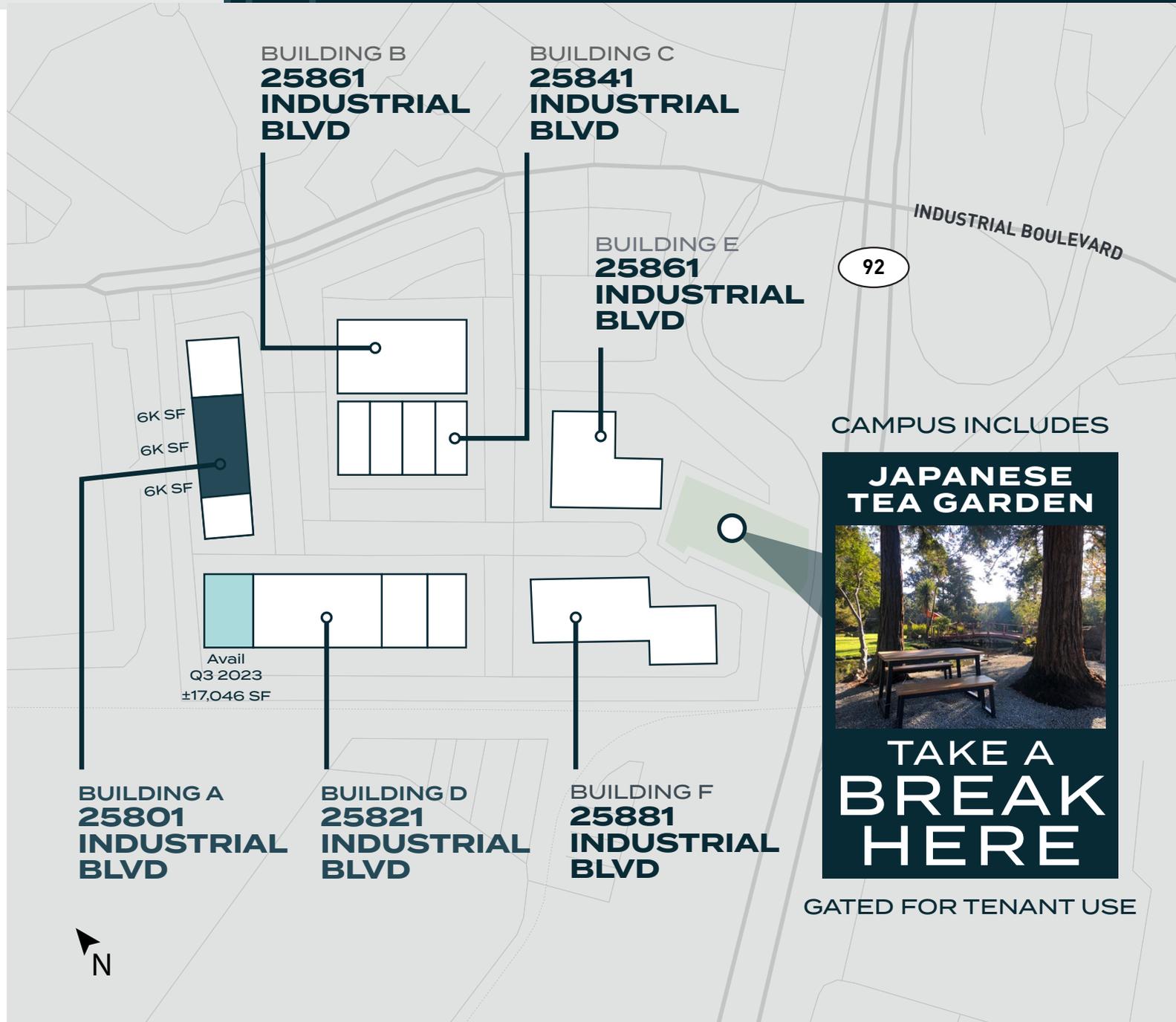
# BRAND NEW TURNKEY LAB + OFFICE SUITES



# SITE PLAN

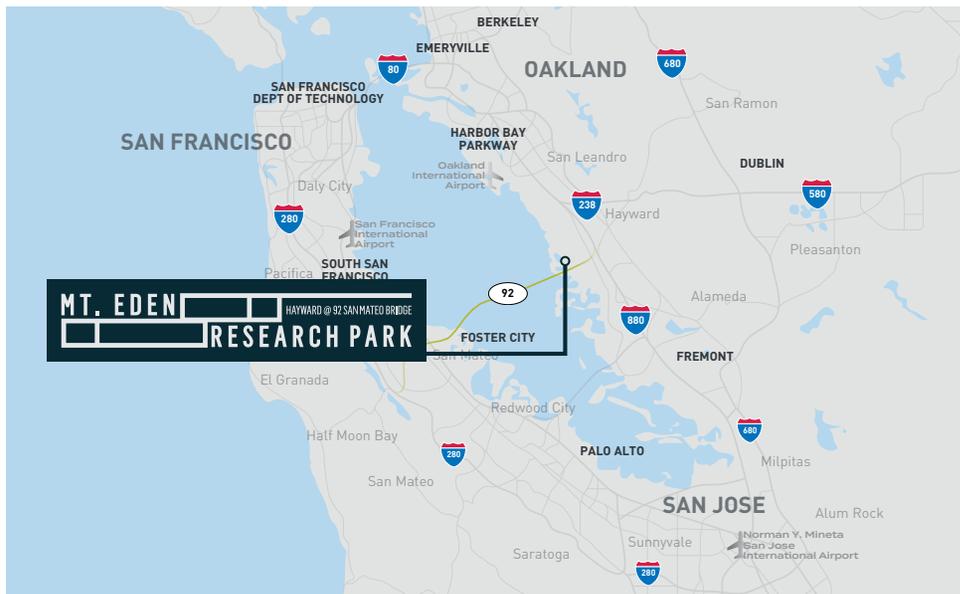
**KEY**

- LEASED
- SPEC SUITES
- AVAILABLE



# ACCESS & AMENITIES

## STRATEGICALLY LOCATED



**11.2 MILES**  
FOSTER CITY

**21.7 MILES**  
PALO ALTO

**23.8 MILES**  
SOUTH SAN FRANCISCO

**21.6 MILES**  
EMERYVILLE (880)

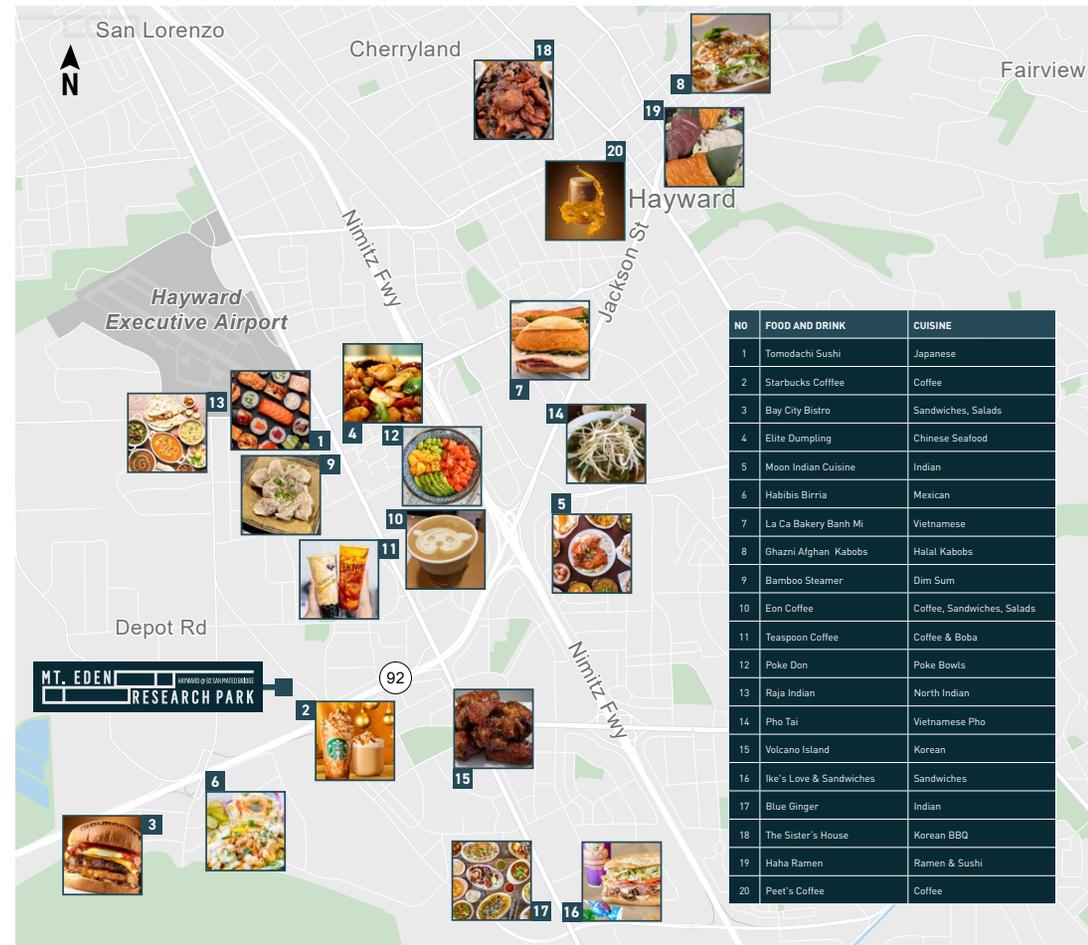
**22.0 MILES**  
BERKELEY (980)

**14.2 MILES**  
HARBOR BAY, ALAMEDA

**11.6 MILES**  
FREMONT

**31.6 MILES**  
DT SAN FRANCISCO

## NUMEROUS RESTAURANTS & COFFEE SHOPS



NO	FOOD AND DRINK	CUISINE
1	Tomodachi Sushi	Japanese
2	Starbucks Coffee	Coffee
3	Bay City Bistro	Sandwiches, Salads
4	Elite Dumpling	Chinese Seafood
5	Moon Indian Cuisine	Indian
6	Habis Birria	Mexican
7	La Ca Bakery Banh Mi	Vietnamese
8	Ghazni Afghan Kabobs	Halal Kabobs
9	Bamboo Steamer	Dim Sum
10	Eon Coffee	Coffee, Sandwiches, Salads
11	Teaspoon Coffee	Coffee & Boba
12	Poke Don	Poke Bowls
13	Raja Indian	North Indian
14	Pho Tai	Vietnamese Pho
15	Volcano Island	Korean
16	Ike's Love & Sandwiches	Sandwiches
17	Blue Ginger	Indian
18	The Sister's House	Korean BBQ
19	Haha Ramen	Ramen & Sushi
20	Peet's Coffee	Coffee

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HAYWARD @ 92 SAN MATEO BRIDGE

BIO CLUSTER/CAMPUS WITH R&D AND  
MANUFACTURING CAPABILITY



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**CBRE**

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