

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

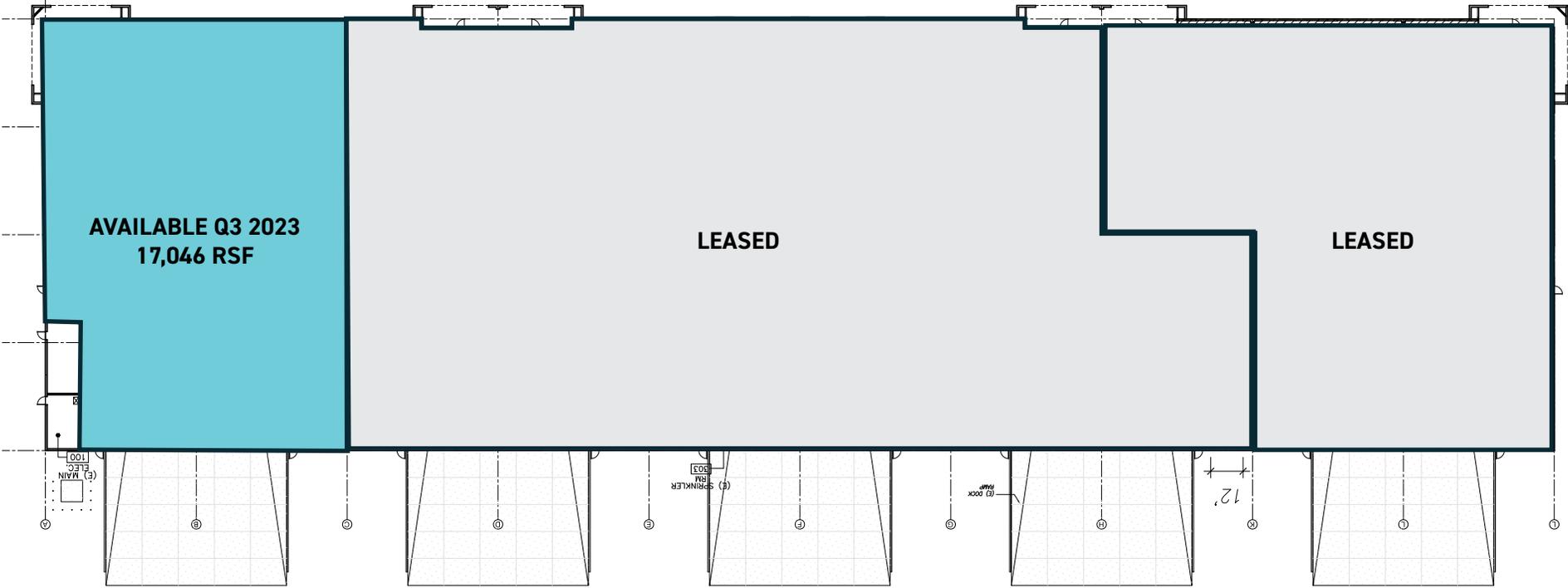
COMBINED TOTAL SF
18,000 RSF



■ ■ ■ 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

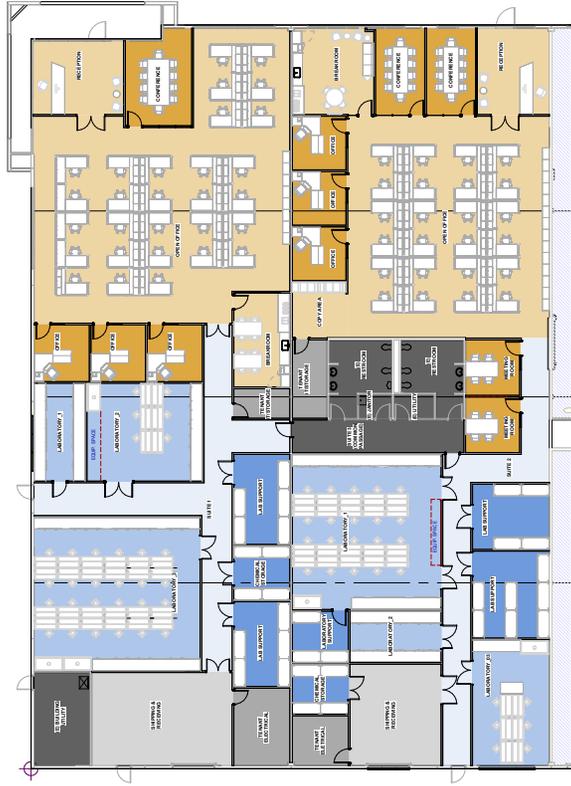
EXAMPLE OPTIONS

AVAILABLE Q3 2023
17,046 RSF

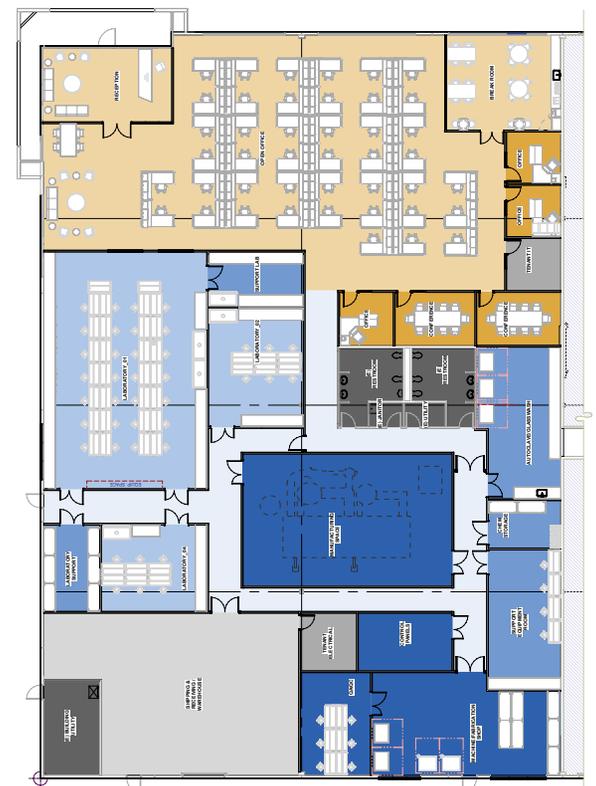
Wet Lab Single Tenant Test Fit



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

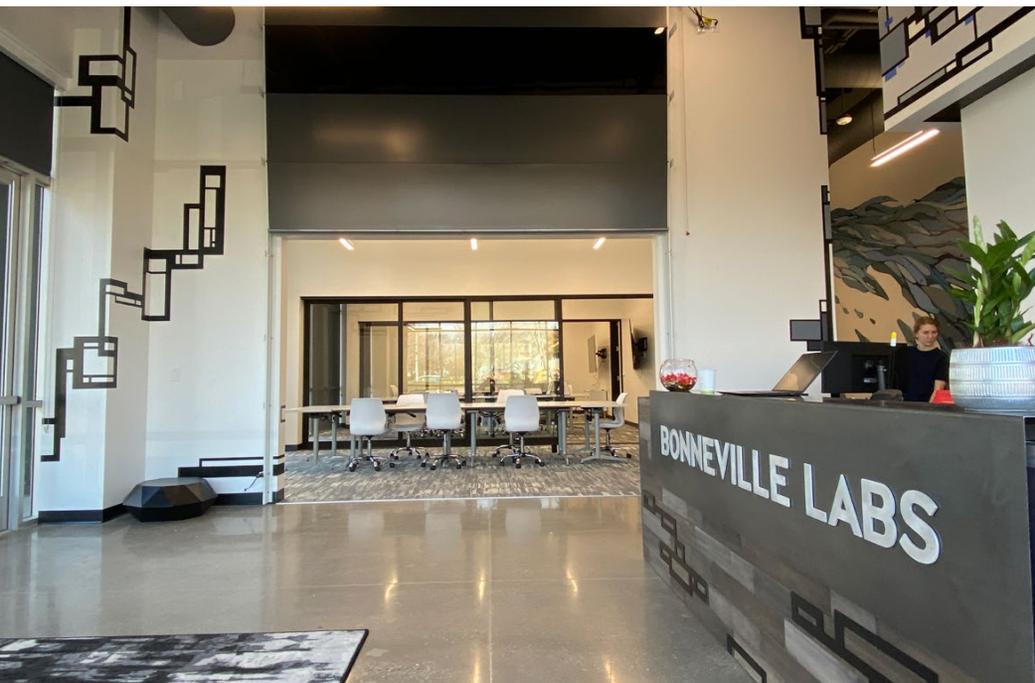
-ArsenalBio™

reflexion

PIVOT BIO

IN THE HEART OF
HAYWARD'S EMERGING
LIFE SCIENCE CLUSTER

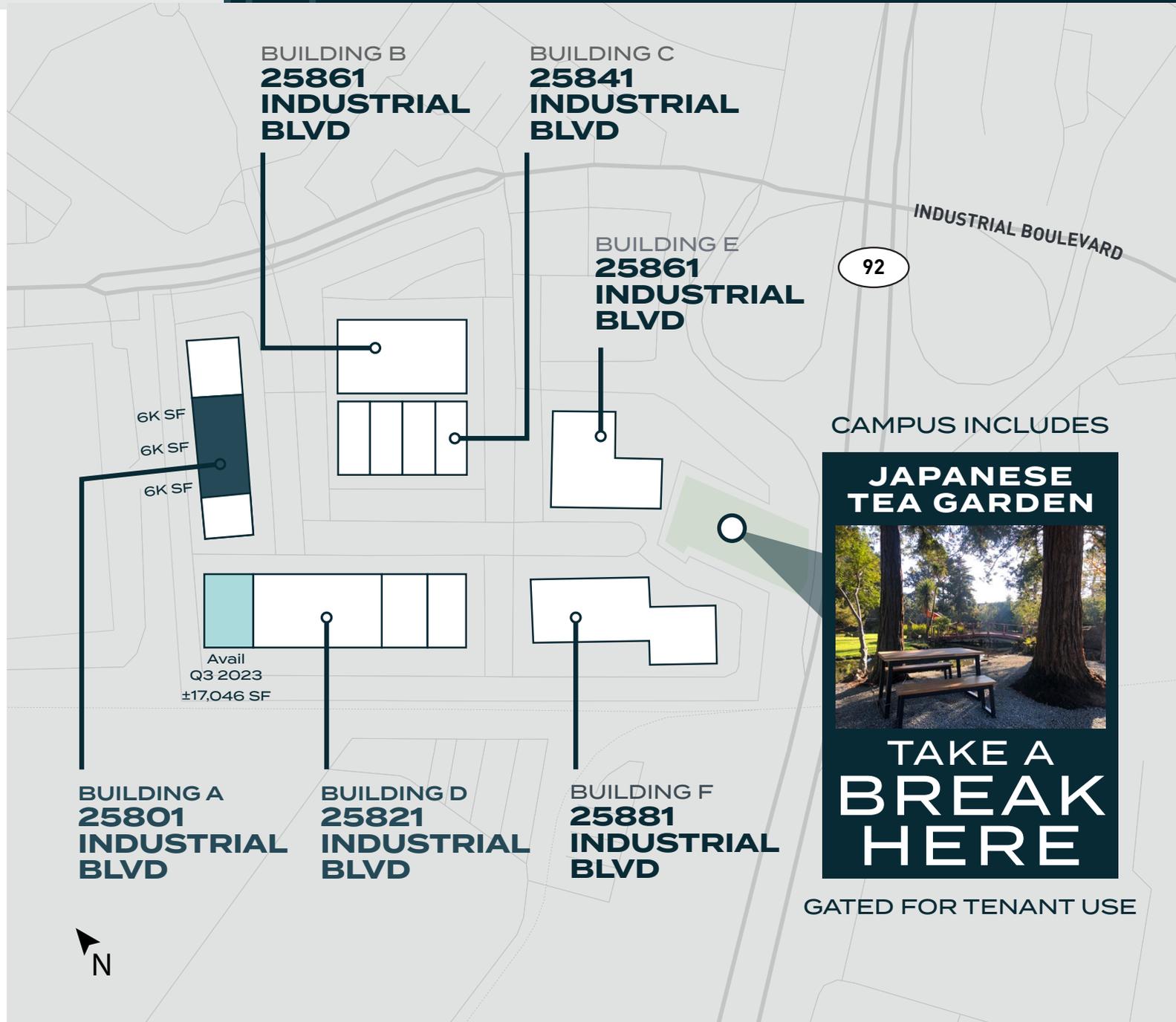
BRAND NEW TURNKEY LAB + OFFICE SUITES



SITE PLAN

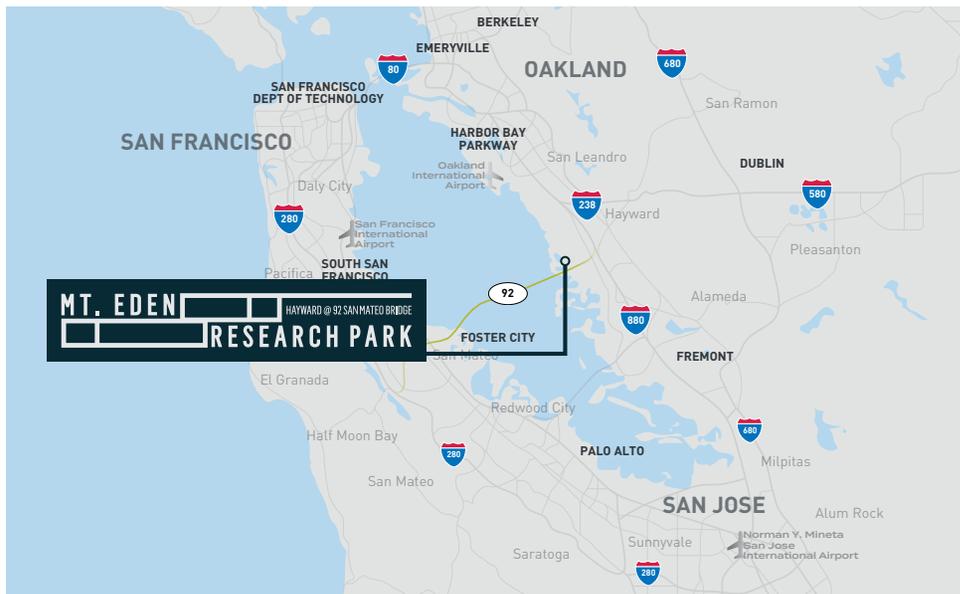
KEY

- 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)

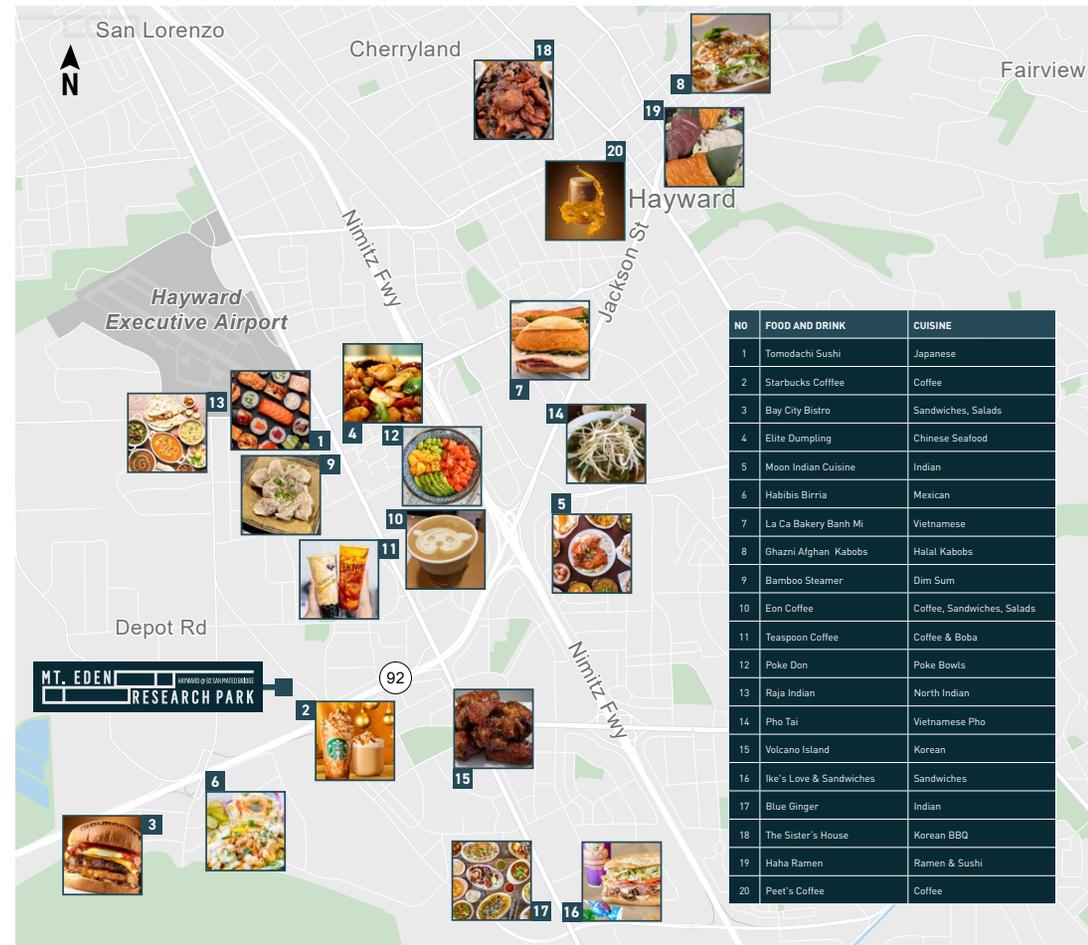
22.0 MILES
BERKELEY (980)

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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BIO CLUSTER/CAMPUS WITH R&D AND
MANUFACTURING CAPABILITY



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CBRE

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