

FOR LEASE > 8,497 & 5,097 RSF OFFICE SUITES

Mt. Eden Business Park



25841 INDUSTRIAL BLVD., **2ND FLOOR**, SUITES 225 & 250, HAYWARD, CA



Project Summary

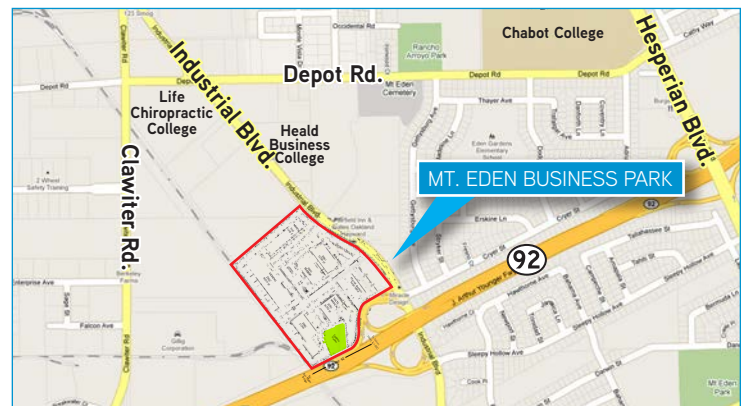
- > Six (6) modern buildings accommodate multiple uses
- > Home to nine (9) AAA Tenants
- > Building sizes from 43,000 to 91,000 SF
- > Classic design, award winning landscaped business park with Japanese garden & pond common area
- > Parking is abundant
- > Visit www.mtedenbp.com for more information

Location

- > Located between campuses of **Stanford University** & **University of California, Berkeley**
- > Located between Silicon Valley & San Francisco
- > Location Recruitment Advantages
- > Near new executive & affordable housing
- > Strategic placement between San Francisco International, Oakland International and San Jose Airports

Features

- > 8,497 and 5,097 RSF spaces
- > Class A lobby, stairwell and elevator
- > Extensive glass lines present a high image and open suite
- > Suitable for: Lab, Office or R&D
- > Warm shell condition
- > Healthy tenant improvement dollars
- > Rental rates at a significant advantage, compared to San Mateo or Redwood City ten minutes away



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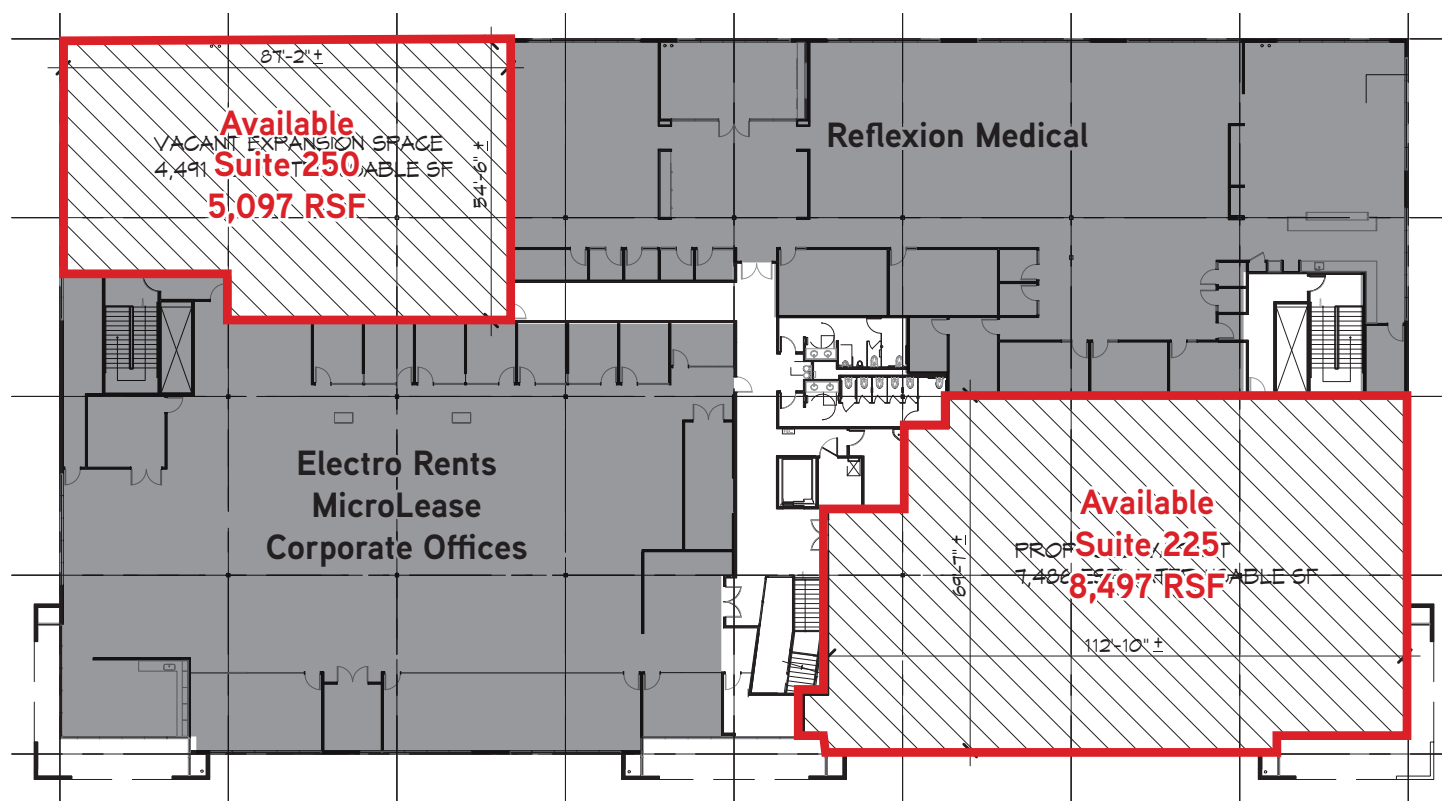
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Second Floor*



*(Illumina on First Floor)

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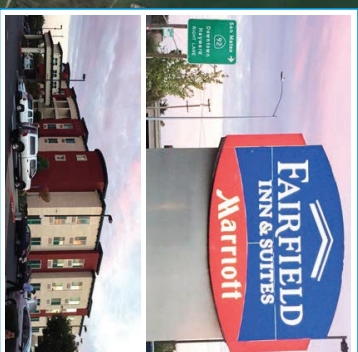
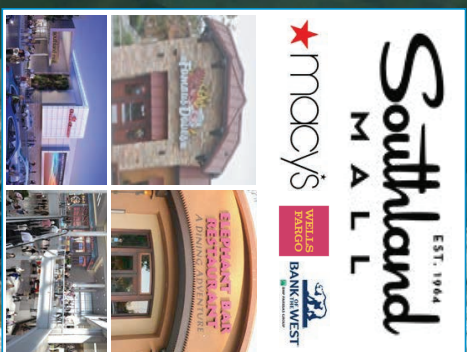
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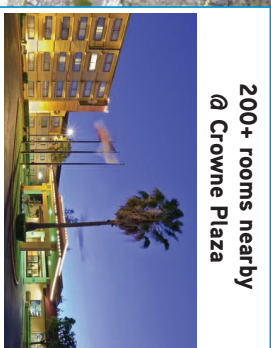


350 rooms - San Mateo, only
12 minutes to Crowne Plaza

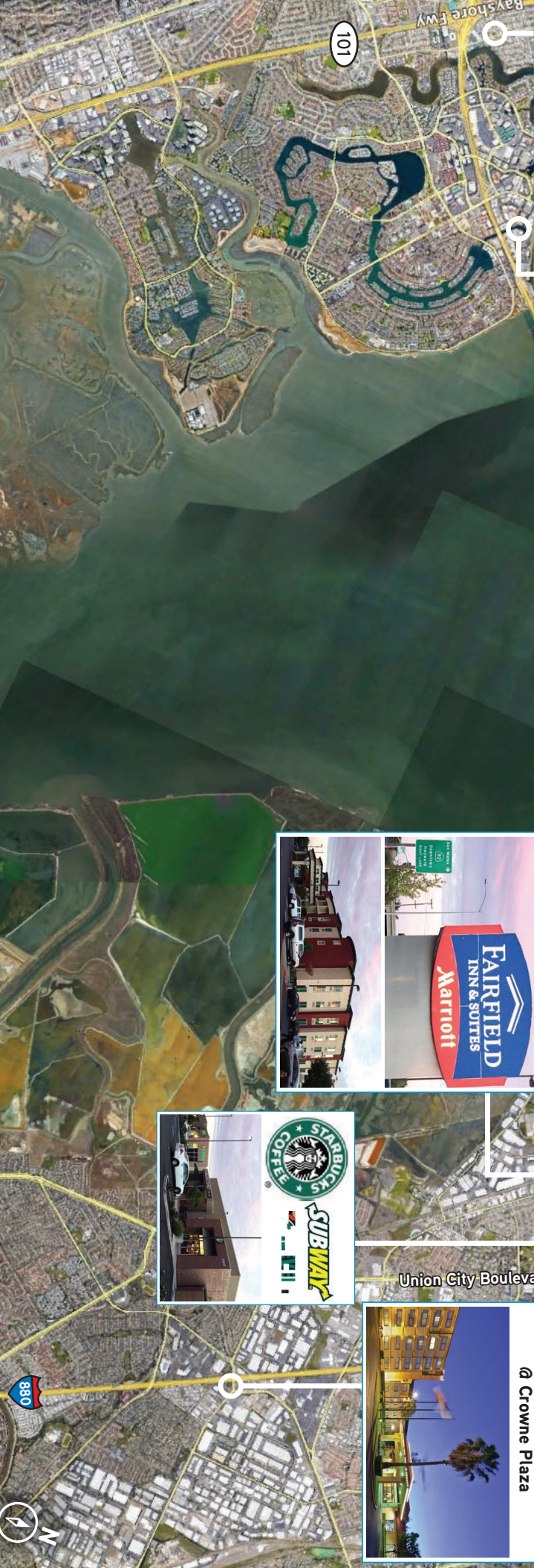
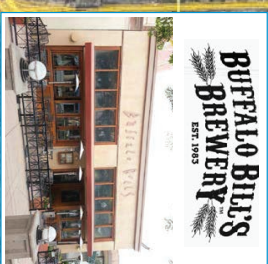
92 San Mateo-Hayward Bridge (7 miles)



MT. EDEN
BUSINESS PARK



200+ rooms nearby
@ Crowne Plaza



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