

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](http://www.mtedenbp.com) for more information

## Location

- > Between campuses of **Stanford University** & **University of California, Berkeley**
- > Between Silicon Valley & San Francisco
- > Location has recruitment advantages
- > New executive housing & multi-family nearby
- > Between San Francisco International, Oakland International & San Jose Airports

## Features

- > 8,497 RSF, Suite 225
- > 5,097 RSF, Suite 250
- > Class A low rise, expansive lobby, grand stairway, elevator & restrooms
- > Warm shell open floor plan for you to design to suit
- > Suitable for: Lab, Office or R&D
- > Healthy tenant improvement dollars
- > Rental rates at a significant advantage, compared to San Mateo or Redwood City ten minutes away



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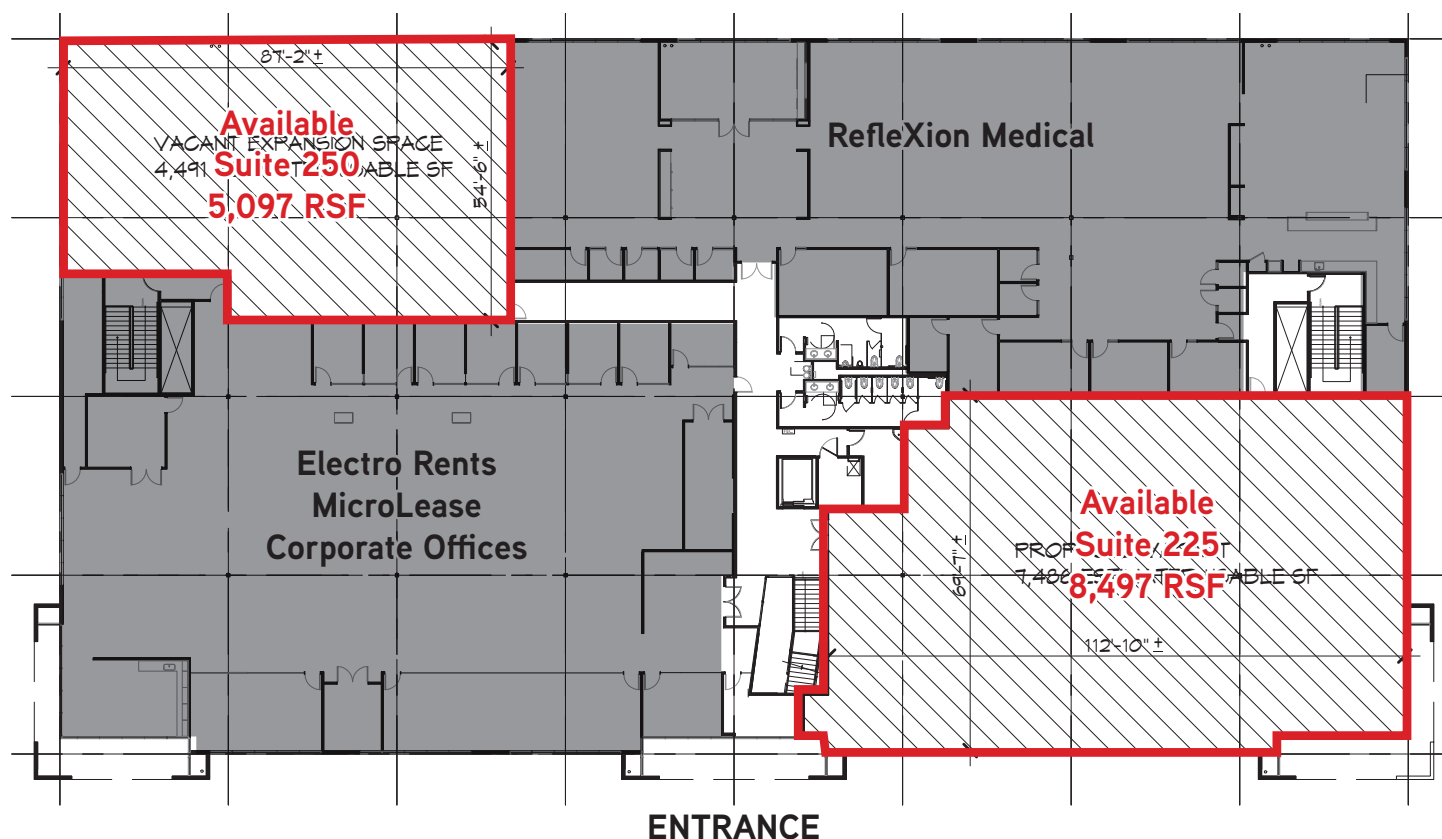
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## Second Floor\*



\*(Illumina on First Floor)

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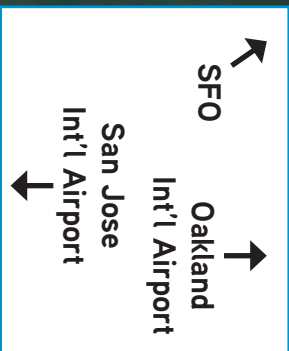
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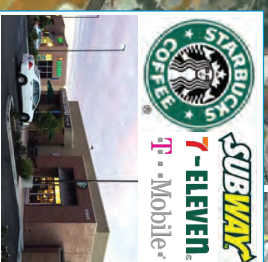
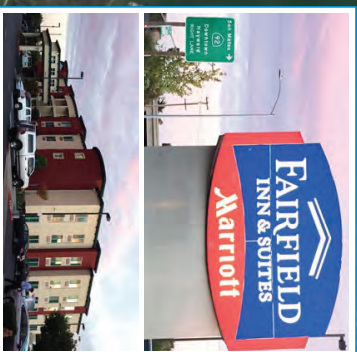




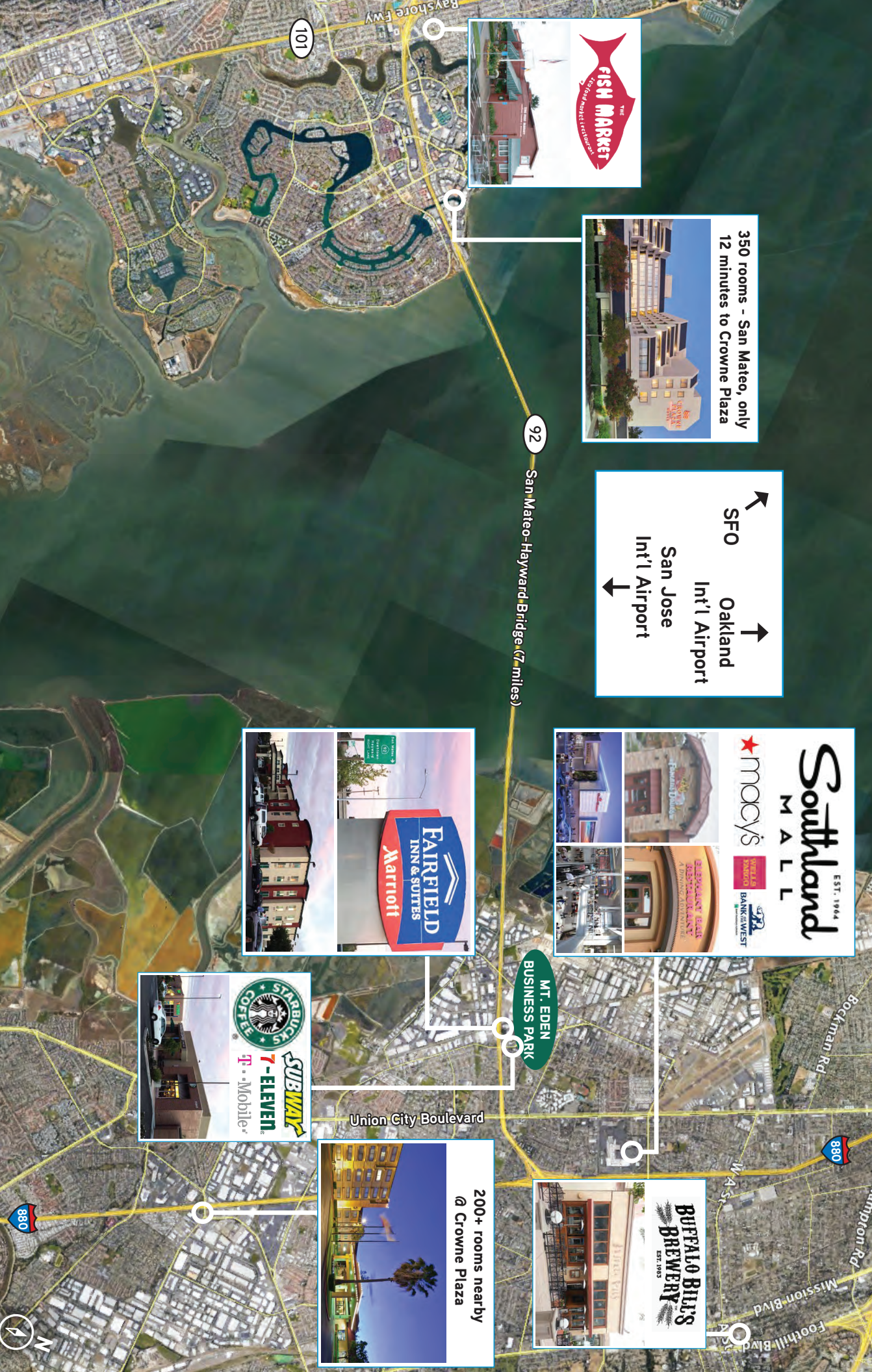
350 rooms - San Mateo, only  
12 minutes to Crowne Plaza



MT. EDEN  
BUSINESS PARK



200+ rooms nearby  
@ Crowne Plaza



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