

SUBLEASE > 12,113 RSF TURN-KEY OFFICE

# Mt. Eden Business Park



25841 INDUSTRIAL BLVD., **2ND FLOOR**, SUITE 200, HAYWARD, CA

**AT SAN MATEO  
BRIDGE APPROACH**

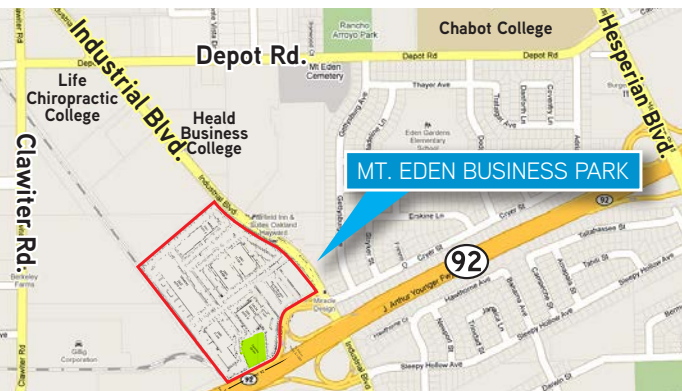


## Features

- > 12,113 RSF with expansion to 17,210 RSF
- > Turn-key ready to move in with a 7/31/2022 LED
- > Furniture and office systems available
- > Expansive Class A office improvements - new
- > Class A furnished lobby, beautiful stairwell, elevator & large restrooms
- > Extensive glass lines present a high image
- > Rental rates at a significant advantage, compared to San Mateo or Redwood City ten minutes away

## 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



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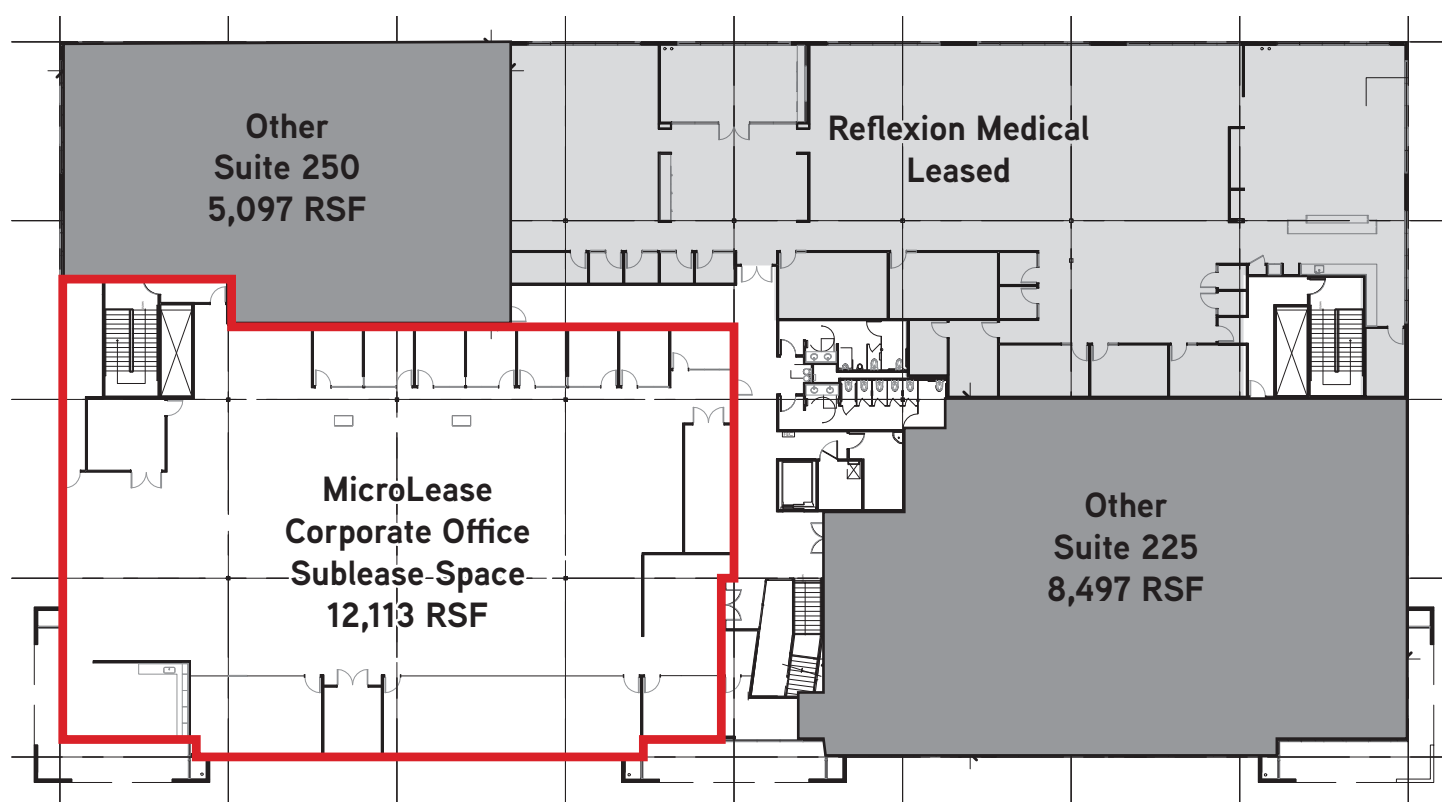
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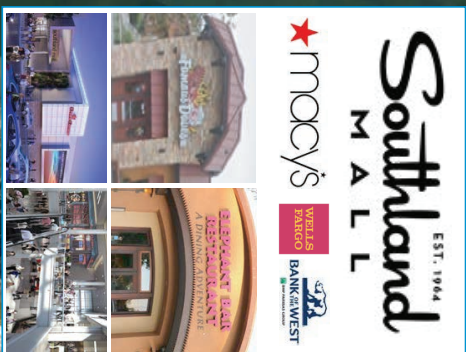
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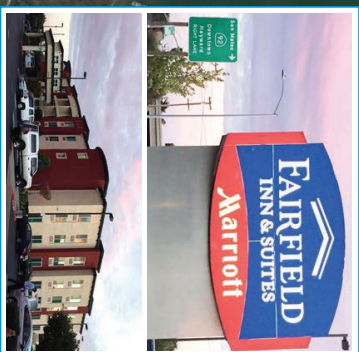
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350 rooms - San Mateo, only 12 minutes to Crowne Plaza



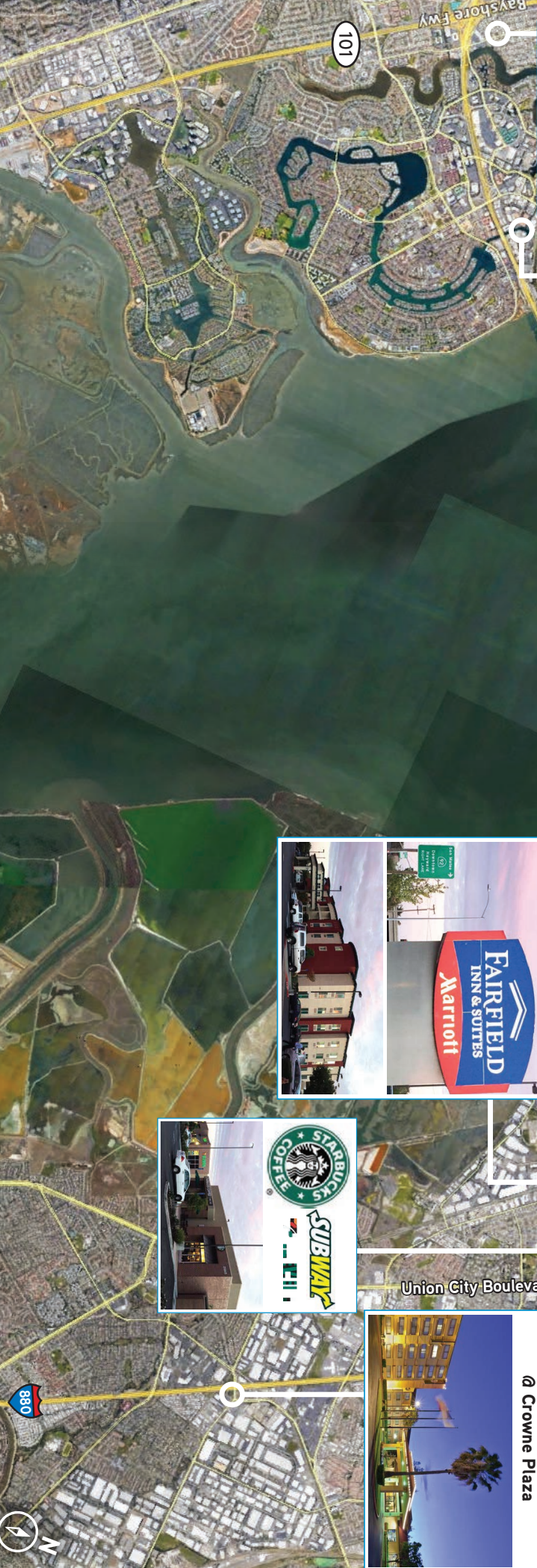
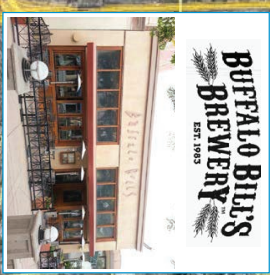
92 San Mateo-Hayward Bridge (7 miles)



MT. EDEN BUSINESS PARK



200+ rooms nearby @ Crowne Plaza



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