

CORPORATE RESEARCH CENTER

Class A Office/R&D For Lease | ±28,892 SF



26460 Corporate Avenue, Hayward, CA



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PROJECT HIGHLIGHTS

FIRST FLOOR

Full Floor

±28,892 SF



OUTDOOR SEATING AREA



FEATURES

- Class A Corporate Identity Building
- Dramatic 2-Story Lobby Entry
- Custom Office Buildout to Suit
- Central Bay Area location next to San Mateo Bridge
- On Site Cafeteria and Outdoor Landscape Amenity Area
- Heavy Infrastructure (Power, Data, HVAC)
- Former Applied Materials Campus
- Expansion Potential
- Parking Ratio - 4/1,000



FIRST FLOOR

FEATURES

- 10 Private Offices
- 3 Conference Rooms
- 5 Medical Device Laboratories
- Clean Room/ Gowning Area
- Break Room

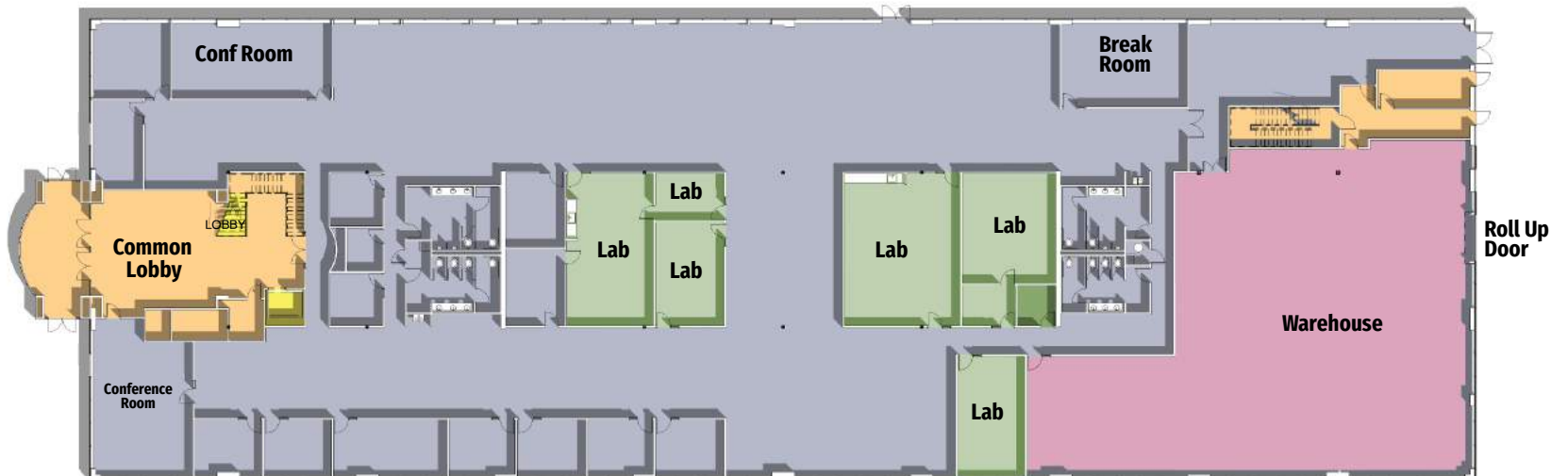


±28,892 SF

FIRST FLOOR

- Office
- Common Area
- Lab
- Warehouse

Outdoor Amenity Area





View Showing New Entrance Off Main Lobby

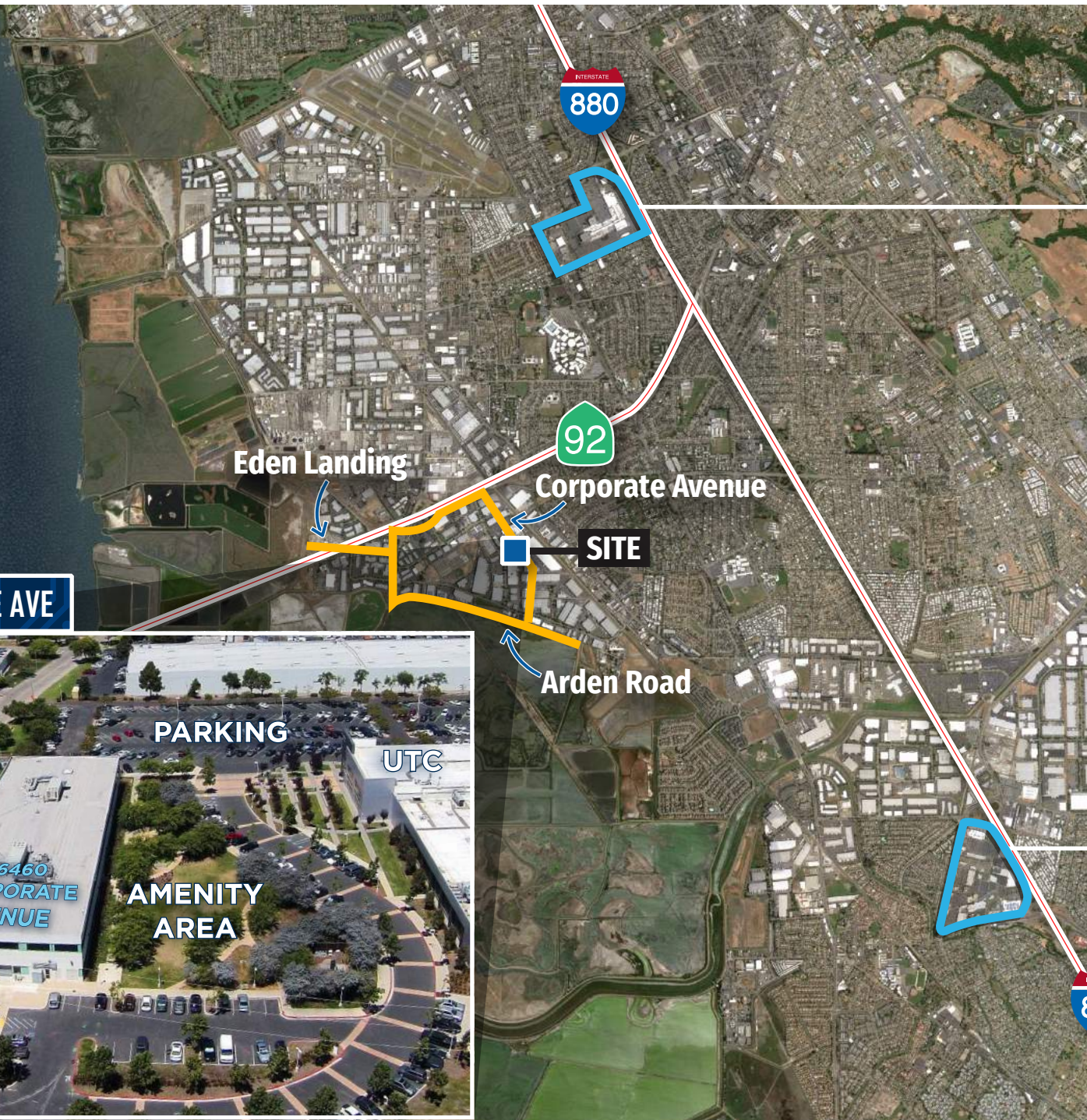


View Showing New Conference Room and Lobby



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AERIAL - Nearby Amenities



SOUTHLAND MALL

MAJOR RETAILERS

- Olive Garden
- Panda Express
- Little Tikes
- Famous Dave's
- CHASE
- Wells Fargo
- Applebee's
- Panera

UNION LANDING

MAJOR RETAILERS

- Chili's
- Chipotle
- Texas Roadhouse
- Starbucks
- In-N-Out Burger
- Wendy's
- CHASE
- Buffalo Wild Wings
- Wells Fargo
- Sushi Boat

26460 CORPORATE AVE



PARKING

UTC

AMENITY
AREA

CORPORATE AVE

26460
CORPORATE
AVENUE