



FOR LEASE

# New Life Science Incubator

NEWARK, CA



5600 Mowry School Road, Newark, CA

**SAI DOMANICO**  
650.769.3522  
sai.domanico@kidder.com  
LIC N° 02044845

**MICHAEL DOMANICO**  
650.769.3547  
michael.domanico@kidder.com  
LIC N° 01944774

**Kidder  
Mathews**

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## Life Science Conversion-Lab Spec's

**CHEMICAL** fume hoods

**VINYL** composite flooring tile

**AMPLE PARKING** (4/1,000)

**IMMEDIATE** access to hwy 880

**CHEMICAL** resistant casework

**STAINLESS** steel sinks

**HVAC**, 100%, single-pass make up air

**VINYL** rock ceiling tiles

**\*ALL** suites 30-60 days for occupancy

**WALKING DISTANCE** to retail amenities

**TOTAL AVAILABLE** 35,863 SF

**LARGEST CONTIGUOUS SPACE**  
15,364 SF

**SMALLEST DIVISIBLE** 1,900 SF

**ASKING RATE** call for details

**TERM** negotiable

**OCCUPANCY** immediate



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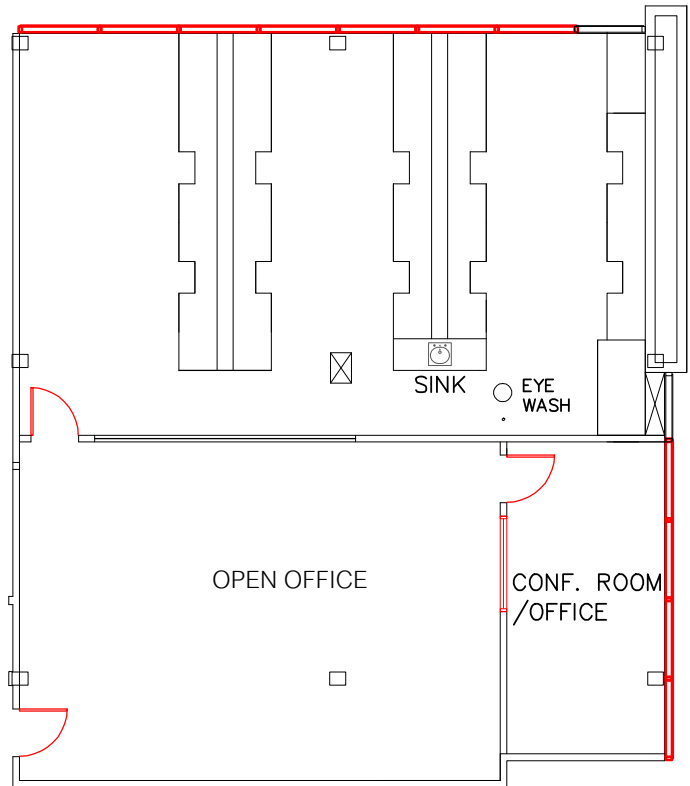
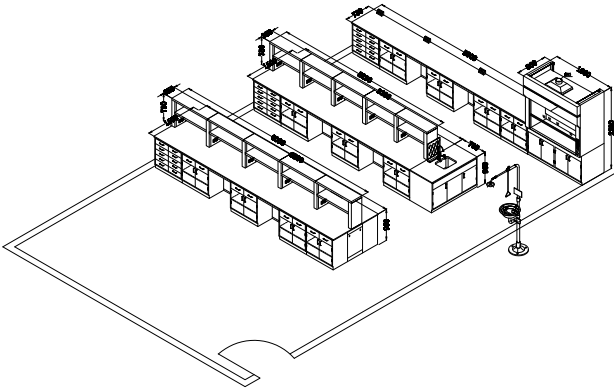
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## First Spec Lab Suite #330

±2,300 RSF

**DELIVERABLE** March 1, 2020



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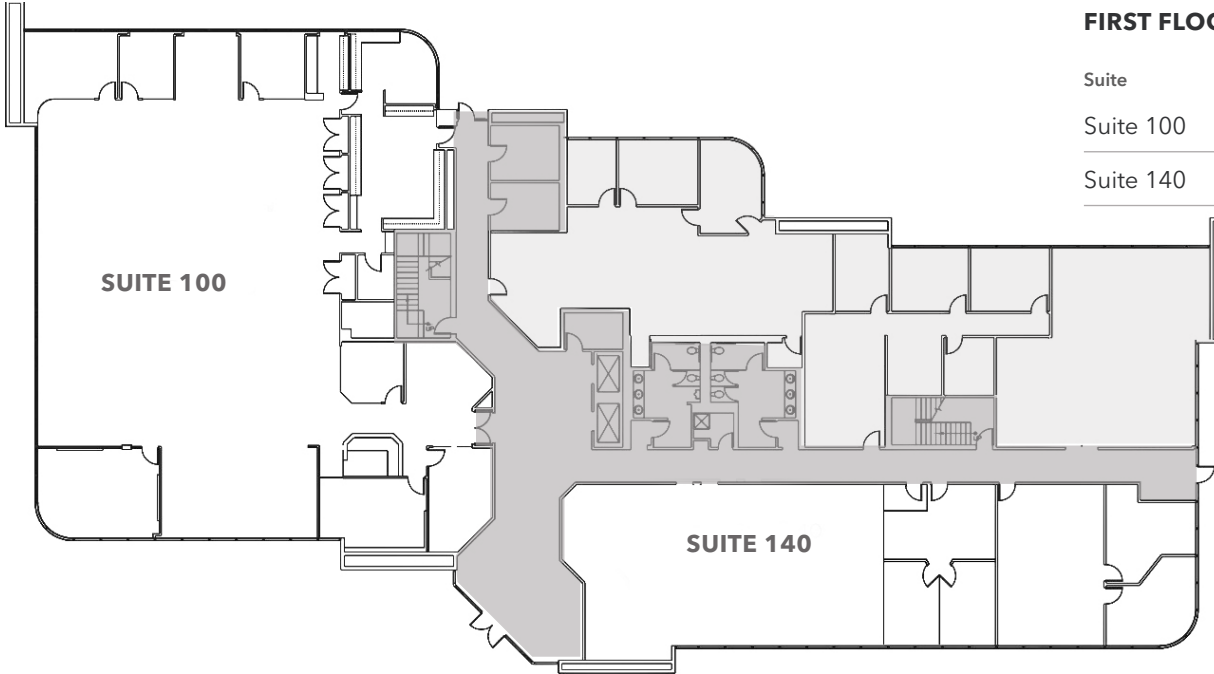
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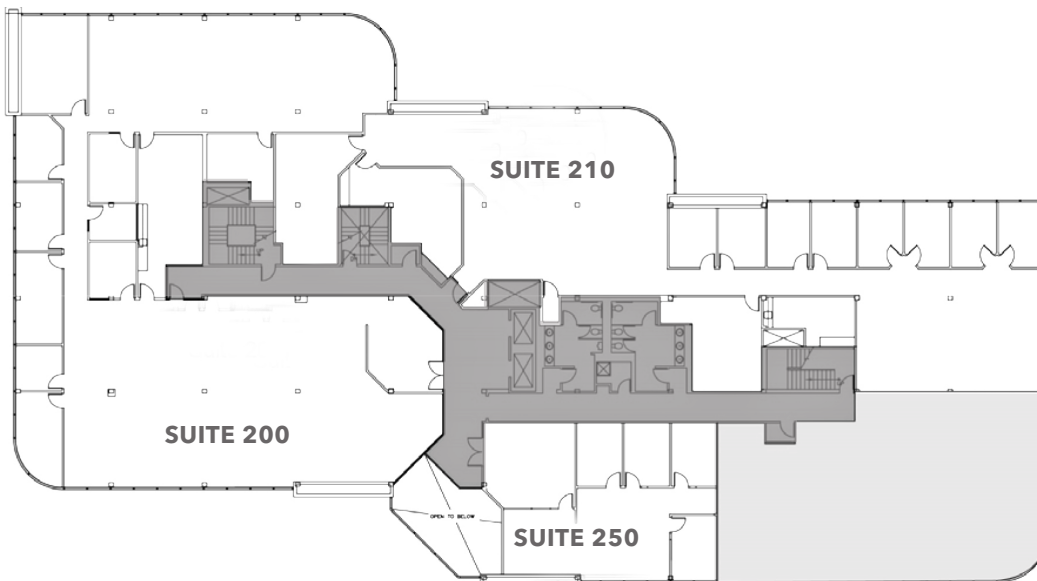
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## FIRST FLOOR

Suite	SF
Suite 100	±8,447 SF
Suite 140	±2,144 SF



## SECOND FLOOR

Suite	SF
Suite 200	±8,437 SF
Suite 210	±6,927 SF
Suite 250	± 1,900 SF

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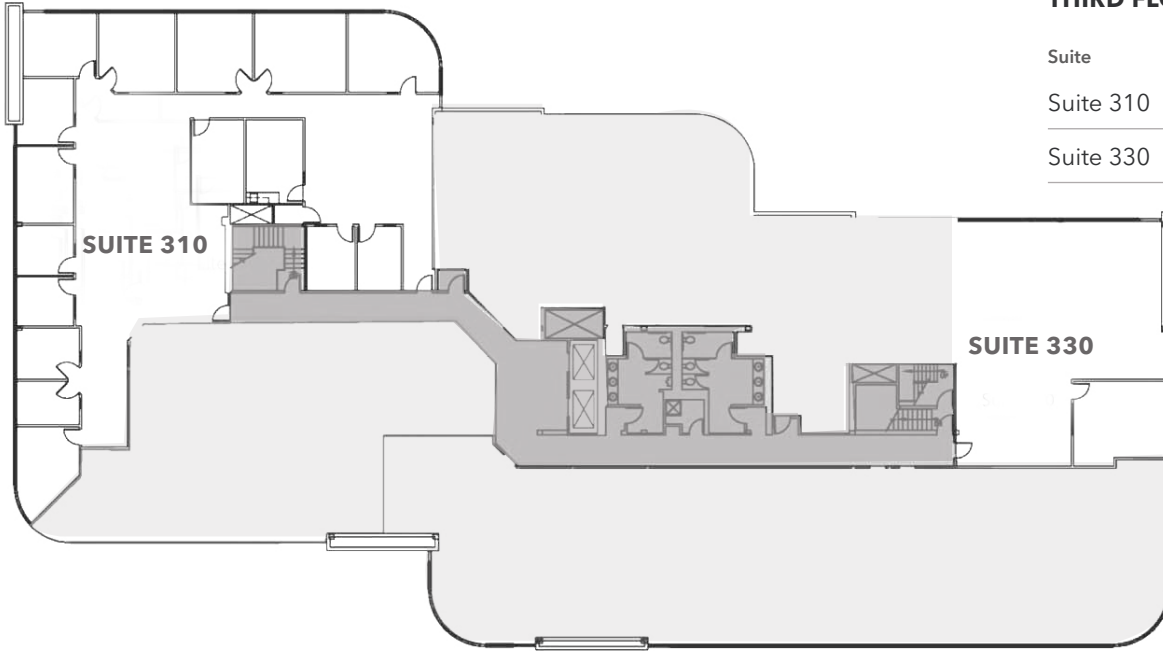
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## THIRD FLOOR

Suite	SF
Suite 310	±5,775 SF
Suite 330	±2,263 SF



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SUBJECT  
PROPERTY

## RESTAURANTS

- 1 Yama Fuji Sushi Boat
- 2 Nijo Castle Japanese Restaurant
- 3 A Thai Express, Carls Jr.,  
Togo's, Gyros Corner, Com Tam Thanh,  
Chandni Restaurant, Mehran Restau-  
rant, Peach Grill, Manna Restaurant
- 5 Fu Lam Moon
- 6 World Gourmet, Pho Appetit
- 7 Hometown Buffet, Aloha Hawaiian  
Restaurant, Tasty Restaurant
- 8 Newpark Mall
- 9 Sushi Yoshi, Sushi Island, Arby's, Taco  
Bell, Kamadhenu Foods,  
Tapioca Express, Tea Station, Porridge  
House, Huang Lan Sandwiches 5,  
Papaya Thai, Jack in the Box, Vung Tau,  
Lee's Tofu House, Pad Thai Restaurant
- 10
- 11 Bombay Garden

- 12 Subway, McDonald's, El Burro
- 13 Ray's Crab Shack, Swiss Park
- 14 BJ's Restaurant & Brewhouse
- 15 Olive Garden

## LODGING

- 1 Hilton Newark/Fremont
- 2 Town Place Suites
- 3 Homewood Suites by Hilton
- 4 Chase Suite Hotel
- 5 Comfort Inn & Suites
- 6 Motel 6
- 7 Newark/Fremont EZ 8
- 8 Extended Stay America and  
Residence Inn Fremont

## FINANCIAL INSTITUTIONS

- 1 East West Bank

- 2 Chase ATM

- 3 Citibank

## GAS STATIONS

- 1 Chevron
- 2 Shell
- 3 Arco & AM/PM

## ADDITIONAL SERVICES/SHOPPING

- 1 Chuck E. Cheese
- 2 Fiat, Mazda, Fremont Auto Body  
Shop
- 3 Triple A Branch
- 4 Statements Furniture
- 5 Walmart & Pharmacy
- 6 Newpark Mall
- 7 Men's Warehouse, T.J. Maxx, 24  
Hour Fitness

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