



7500

GATEWAY BOULEVARD

126,721 SF
OFFICE / R&D
AVAILABLE
SUBLEASE



Menlo Park
12 minutes



OVERVIEW

Freestanding office/lab/
R&D building, ideal for
headquarters

Monument signage and high
identity opportunities available

Heavy power (10,000 amps)

Access to Pacific Research Park
amenities including on-site gym,
café, & conference facilities

Proximity to Silicon Valley and East
Bay markets via Highway 84



7500
GATEWAY BOULEVARD

INNOVATIVE LOCATION

By combining Silicon Valley location with strong demographics and easy transportation access, Newark is quickly establishing itself as the next emerging market for innovative, industry-leading companies.



Stanford Health Care not only holds space at Pacific Research Center, but also began piloting a Newark co-working office space in July 2018.



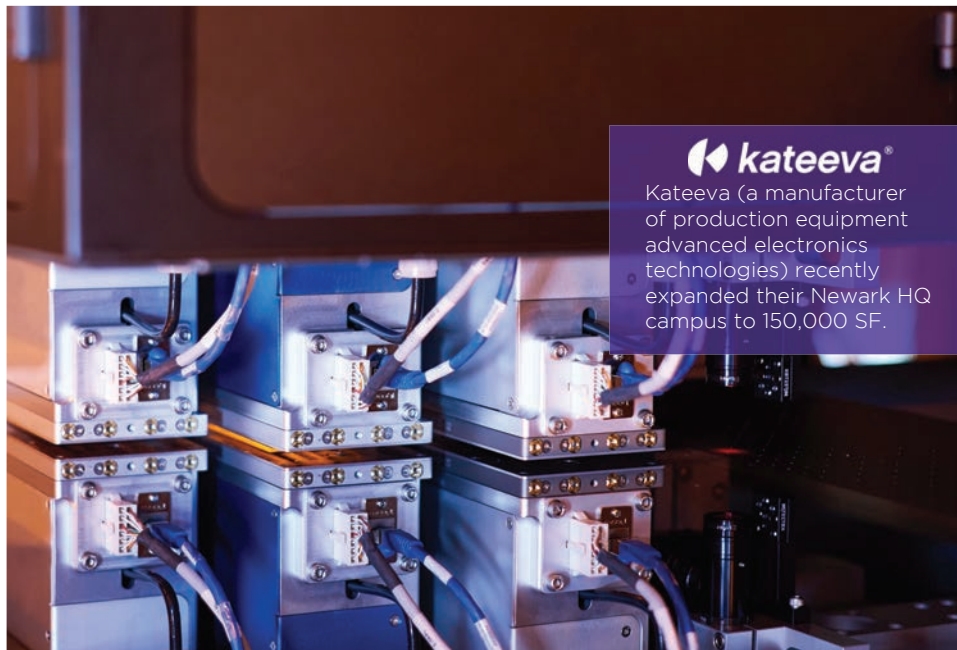
LUCID

A luxury mobility company specializing in electric cars, Lucid recently received \$1 billion in funding.



TESLA

Multi-national corporation specializing in electric vehicles, lithium-ion battery energy storage and solar panel manufacturing

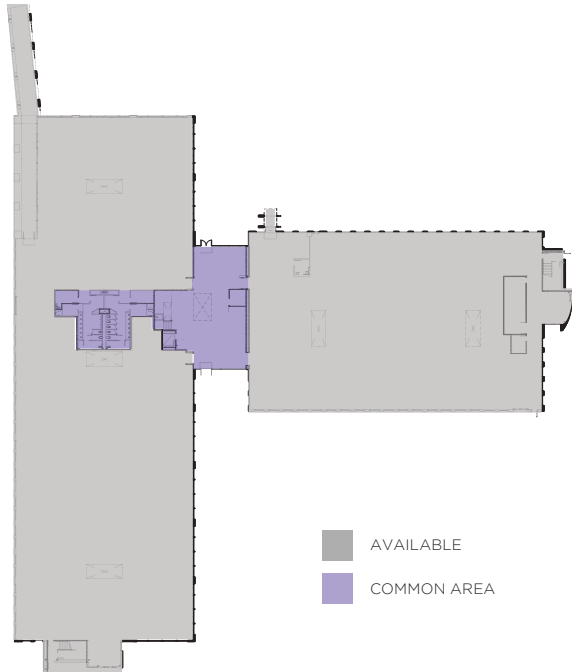


kateeva®

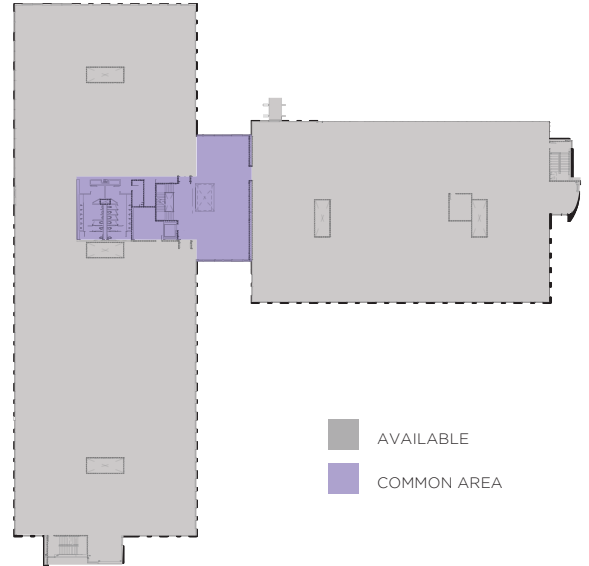
Kateeva (a manufacturer of production equipment advanced electronics technologies) recently expanded their Newark HQ campus to 150,000 SF.

FLOOR PLANS

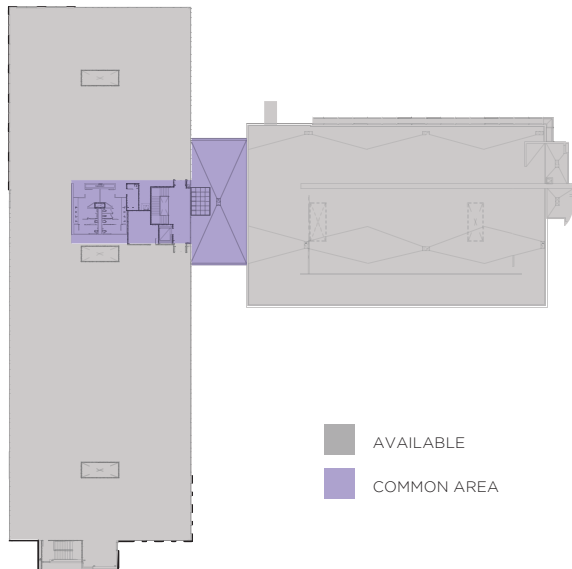
FLOOR PLAN 1



FLOOR PLAN 2



FLOOR PLAN 3





INFRASTRUCTURE

To support your current operations and future growth.

BUILDING DATA

- **Number of Floors:** 3
- **Gross Building Area:** 126,721 SF
- **Office Building Gross Area:**
 - Floor 1 Area: 48,067
 - Floor 2 Area: 48,874
 - Floor 3 Area: 29,780
- **Building Height Dimensions:**
 - Floor to Floor Height: 13'-6"
 - Building Height (to top of Roof Screen) 53'-6"
- **Warm Shell Interior Materials:**
 - 1 Hydraulic Elevator
 - 1 Men and Women's Restroom Per Floor
 - 1 Men and Women's Shower on 1st Floor
 - 3 Stairwells

SITE

- Vehicular Circulation: 2 Entry Driveways off Gateway Boulevard
- Parking Ratio: 3.2 / 1000 SF - 418 Spaces
- 1 Dock Leveler

STRUCTURAL SYSTEM

Bay Size 32 x 32, Structural Importance Factor 1.25

- **Floor 1:** 6" Reinforced Concrete Slab
- **Floor 2:** 2-12" ML Deck & 4-1/2 Conc. Fill
- **Design Load:** 100 PSF Live Load, 30 PSF Dead Load
- **Roof:** Metal Deck, Design Load 20 PSF

ELECTRICAL SYSTEMS

- 480 V Power , 2 - 4000 Amp, 1 - 2,000 Amp (10,000 Amp Total)
- 1 - 1500 KW Generators

DATA COM SYSTEMS

MPOE: 1 on First Floor

7500 Gateway's occupant will enjoy access to all of the amenities provided to Pacific Research Center's tenants.

FITNESS 101

- Top-of-the line Star Trac gym equipment & personal training
- 50 Person men's and women's shower/locker facility
- Spin Room/Yoga Studio

CAFETERIA

- Multiple hot and cold food stations
- Private Catering for corporate events
- Service provided by Guckenheimer
- Open booth, table and outdoor patio seating
- Coffee/Barista Bar

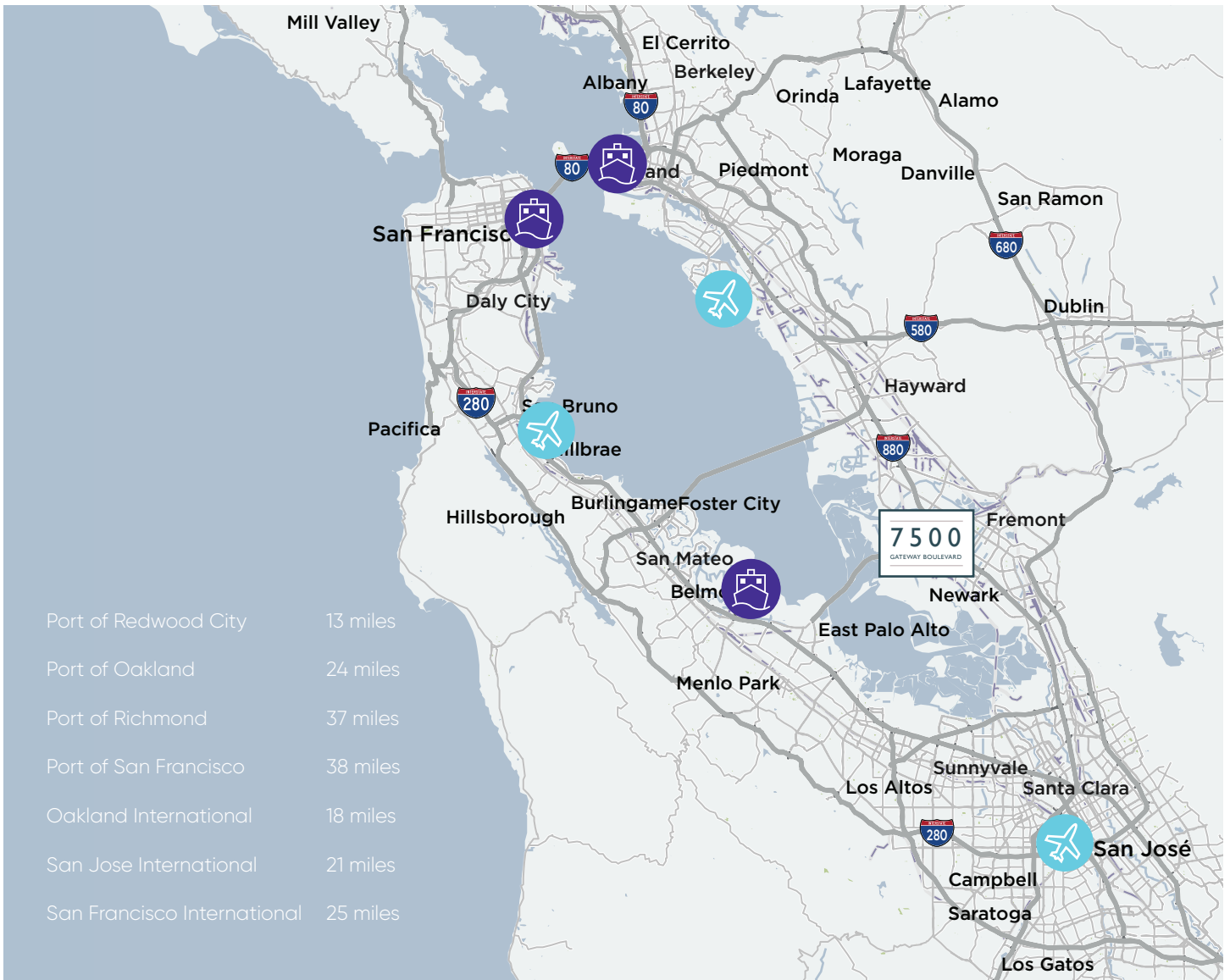
CONFERENCE CENTER

- 5 conference rooms
- 10-200 person capacity
- Audio/video capabilities

MISC AMENITIES

- Daily shuttle Union City Bart
 - Purple Tie laundry service
 - Basketball/Volleyball court
 - Game Room
 - Daily FedEX/UPS pickup
 - 20 Electric Car Charging Stations
-





DEMOGRAPHICS

within a 25 miles radius of property

4,587,214

Total population



29%

Millennial population



\$86,674

Average
disposable income



411,989

Employees



48%

College graduates



7500

GATEWAY BOULEVARD

AMENITY MAP



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