

MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE



CURRENT AVAILABILITY

BUILDING A

3 Suites/BSL Labs
Suite 200: ±6,128 SF
Suite 300: ±6,192 SF
Suite 400: ±6,192 SF

BUILDING B

AI Ready - Private Data Center / Lab + Office / Divisible Multi Tenant or Single Tenant ±75,000 SF Turnkey

BUILDING D

Manufacturing R&D/ Wet Lab/Office Space
Suite 100: ±9,091 SF
Suite 400: ±19,638 SF

6 BUILDINGS TOTALLING
±370,000 SF R&D/ADVANCED
MANUFACTURING CAMPUS



GI PARTNERS

BV BONNEVILLE
LABS

CBRE



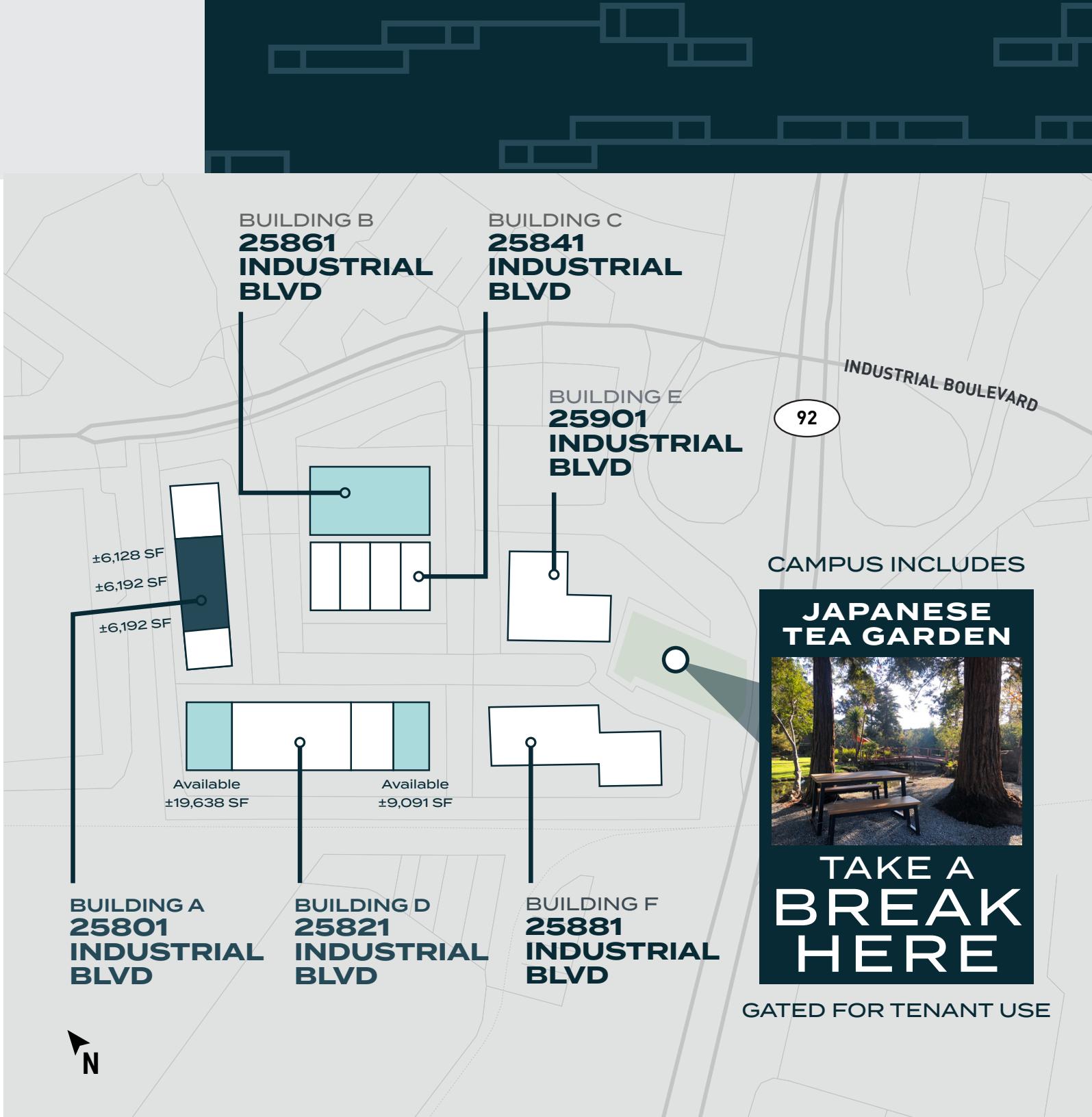
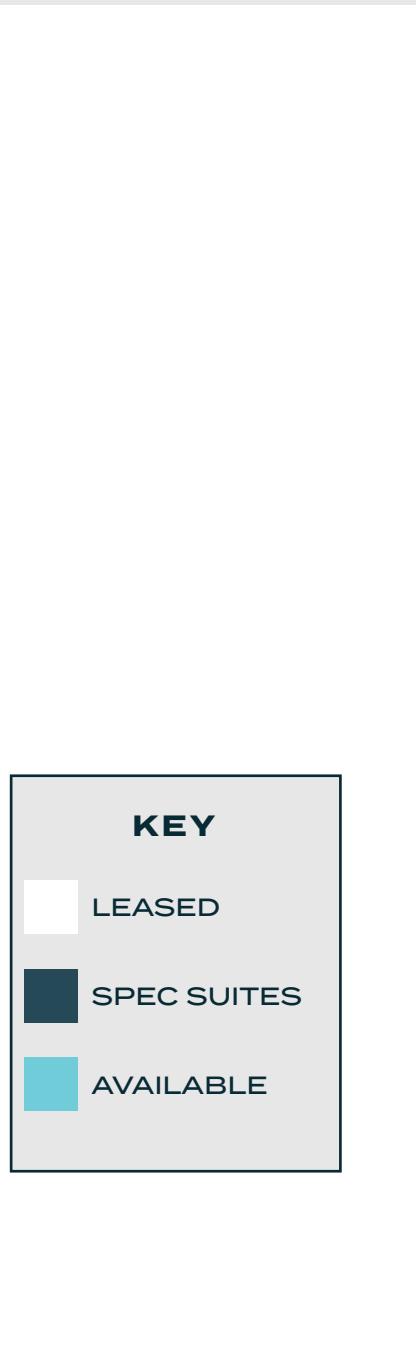
PROPERTY DETAILS

- $\pm 122,241$ SF Available in three buildings - 25801, 25821 & 25861
- Spec suites are divisible to $\pm 18,512$ SF
- 20-24' clear height
- Ample power
- Dock and grade level doors
- Abundant free parking
- AI Ready - Private Data Center
- 3000 Amps Power @480v
- Backup Diesel Generators
- On Premise Gym, Lockers & Event Center



**$\pm 122,241$ SF SF AVAILABLE
IN THREE BUILDINGS**

SITE PLAN



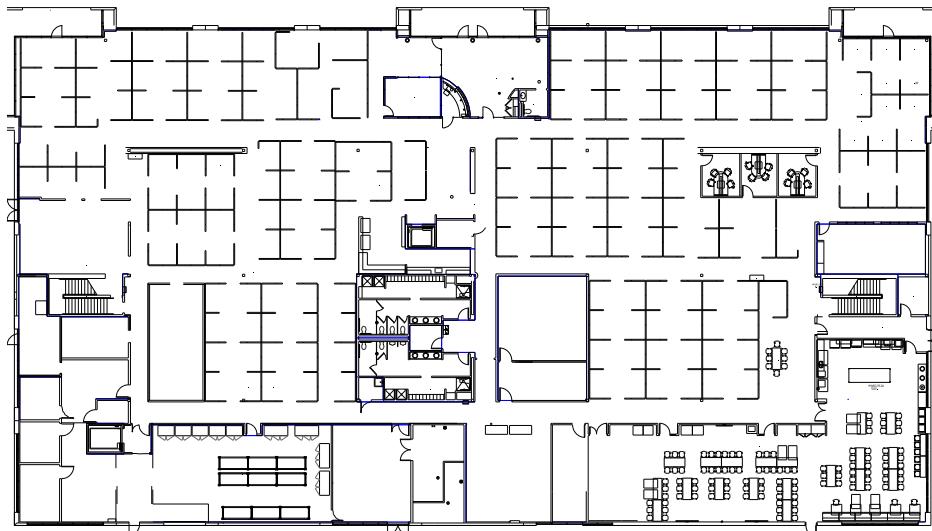
25801 INDUSTRIAL BLVD
BUILDING A
SPEC SUITE OPTIONS

COMBINED TOTAL SF
±18,512 SF

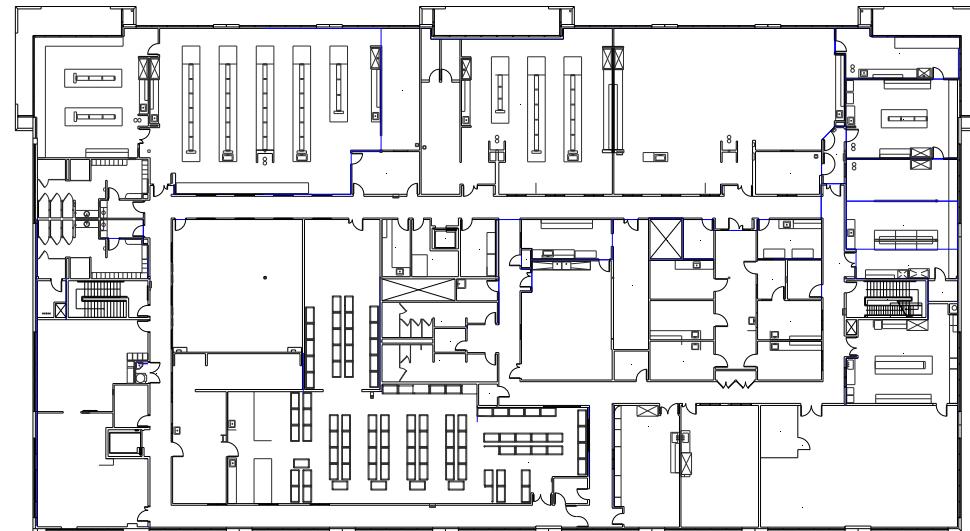


25861 INDUSTRIAL BLVD
BUILDING B
EXISTING CONDITIONS

- 3000 Amps Power @ 480V
- 340 Tons of Chillers
- Full Lab Process Piping (CDA, Nitrogen, Argon, DI Water, Vacuum, Natural Gas)
- 2k SF Tissue Culture Suite with CO₂ Manifold
- 12 Fume Hoods
- 420 SF Cold Rooms at 4°C and -20°C
- Autoclave
- Dock Height Loading with 4k SF+ Warehouse
- 200 kVA UPS Backup
- Plus Diesel Emergency Generator
- On Premise Gym, Lockers, Event Center



1ST FLOOR



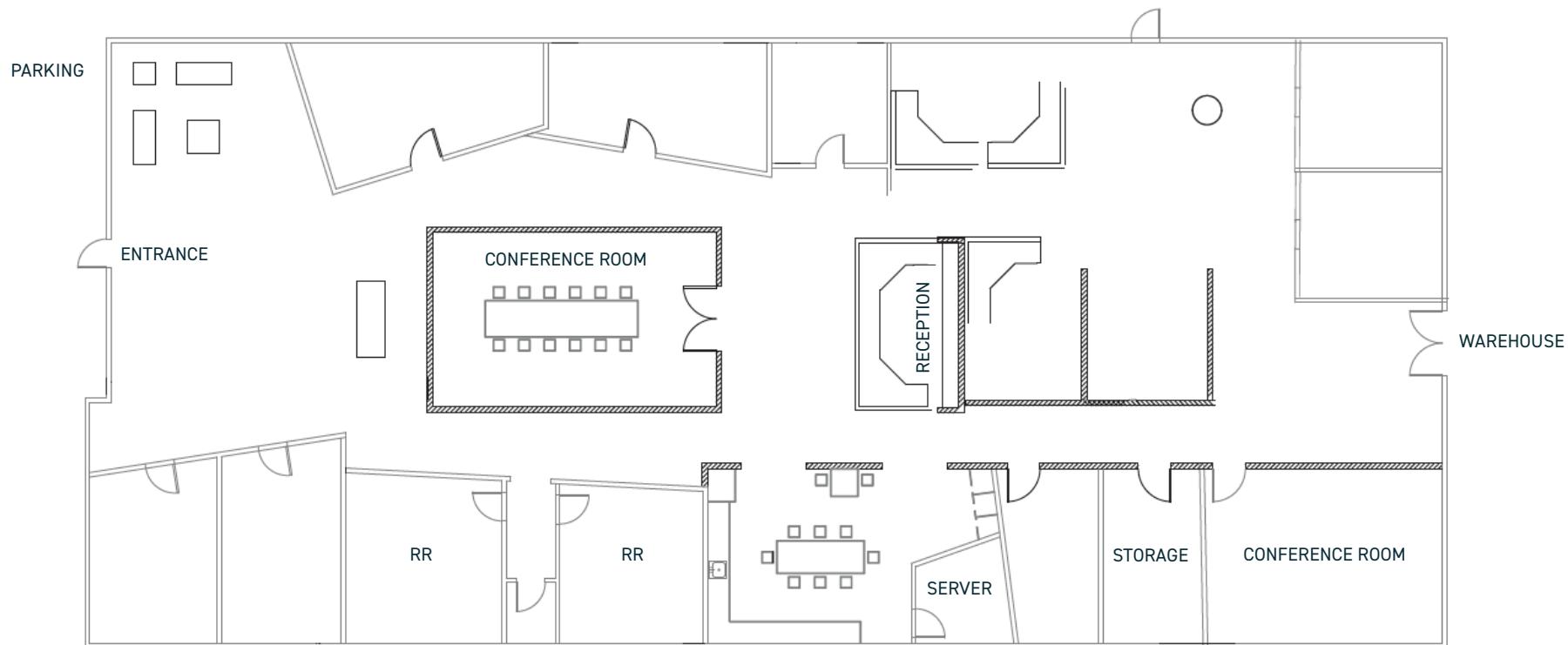
2ND FLOOR

**AI-READY
PRIVATE DATA
CENTER**

- 20 Tons of AC, 17 Racks
- Liquid Cooling Available
- 200 kVA New UPS

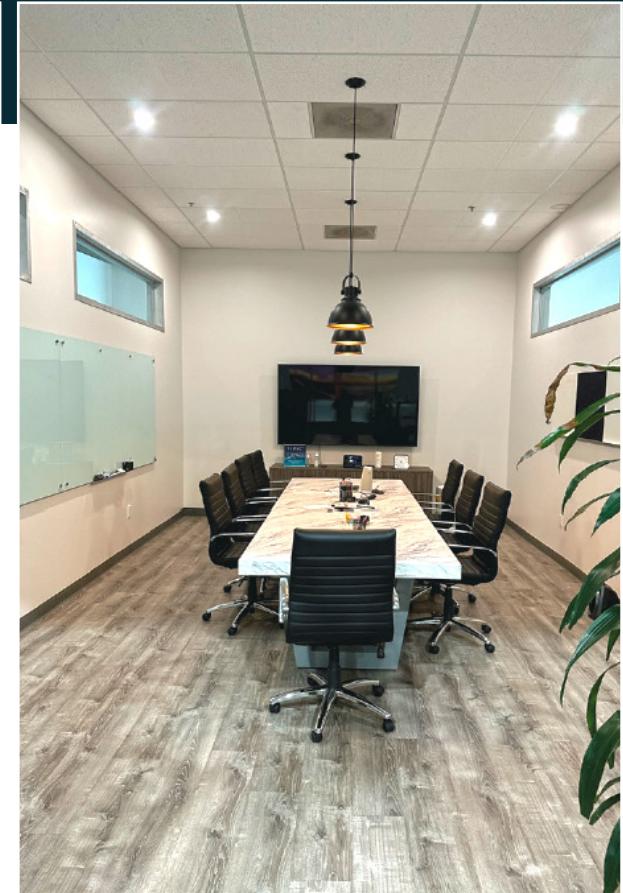
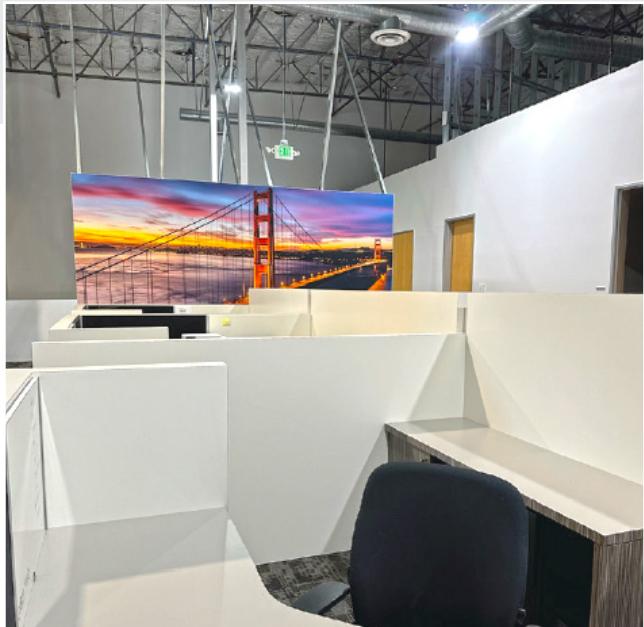
25821 INDUSTRIAL BLVD
BUILDING D
EXISTING CONDITIONS

SUITE 100
±9,091 RSF
(±7,091 SF OFFICE & ±2,000 SF WAREHOUSE)



- Redesigned office space with high-end finishes
- End unit with extensive glass window line
- Abundant natural light
- 20' clear height
- One dock-high loading roll-up door
- Fully sprinklered

BLDG D - SUITE 100



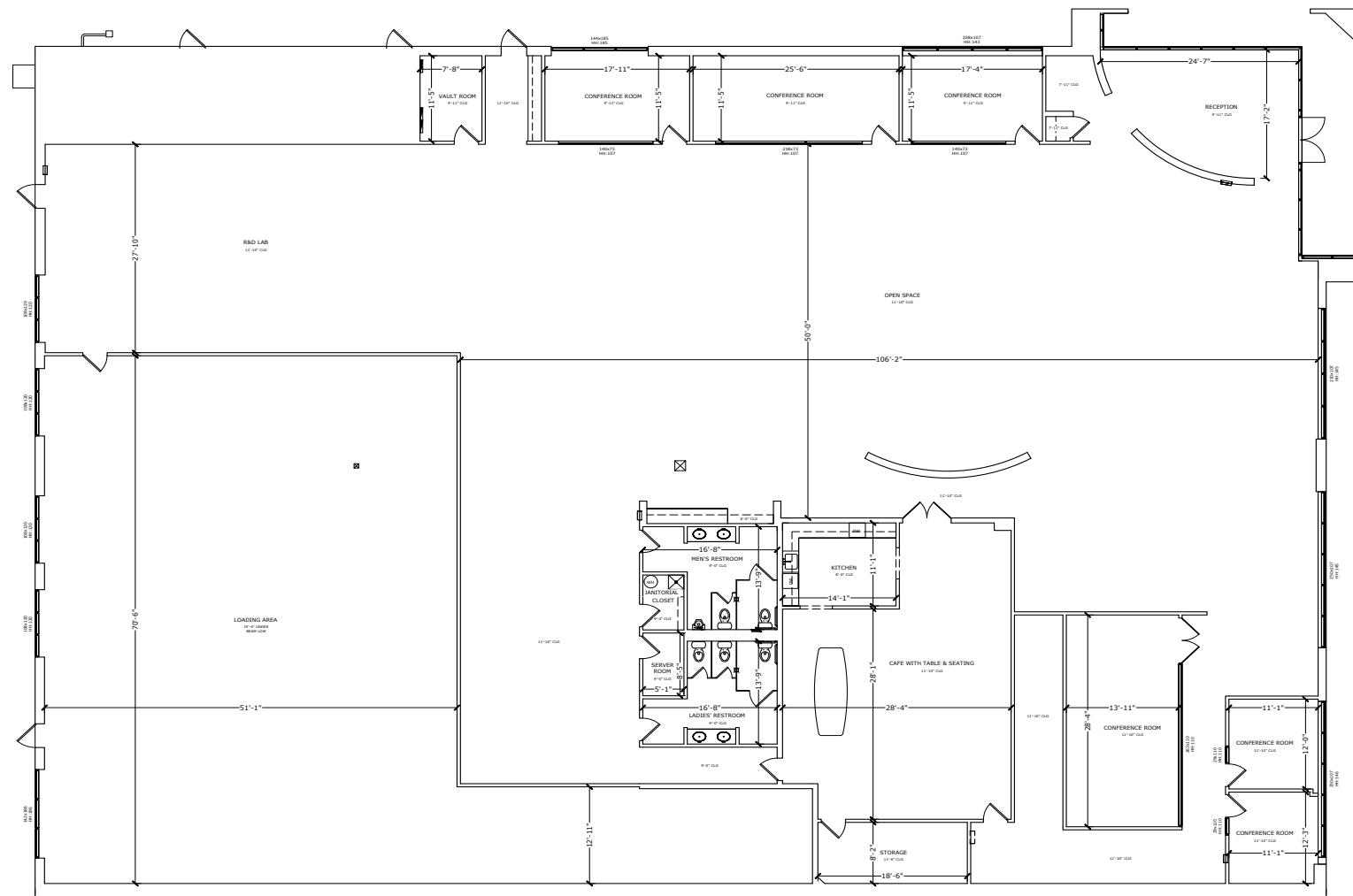
25821 INDUSTRIAL BLVD

BUILDING D

EXISTING CONDITIONS



**SUITE 400
±19,638 RSF**



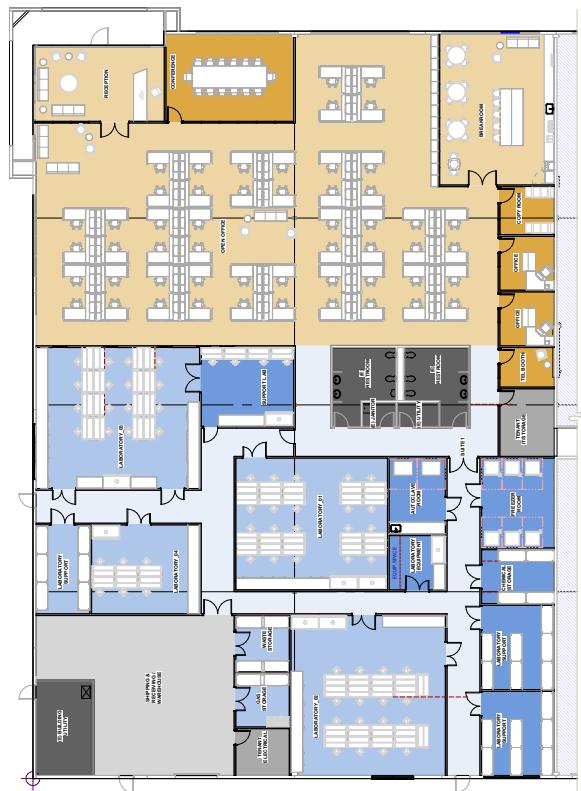
25821 INDUSTRIAL BLVD
BUILDING D
EXAMPLE OPTIONS

AVAILABLE NOW

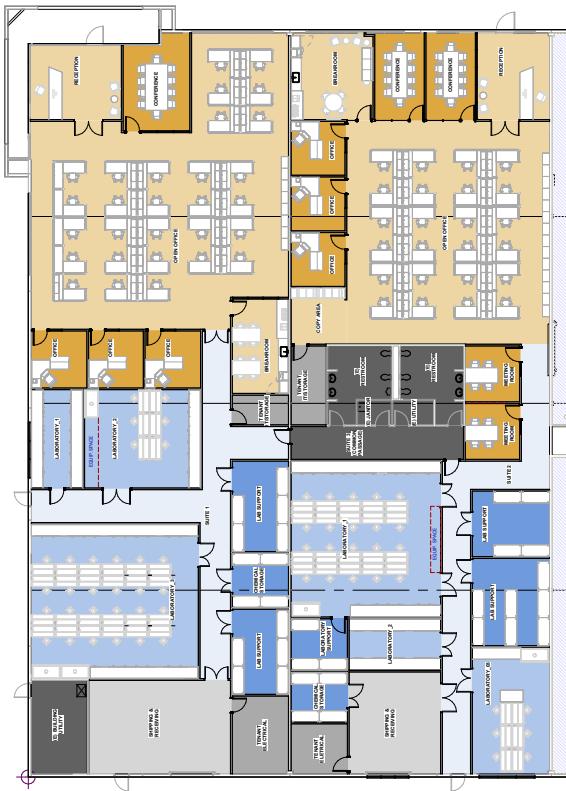
SUITE 400

±19,638 RSF

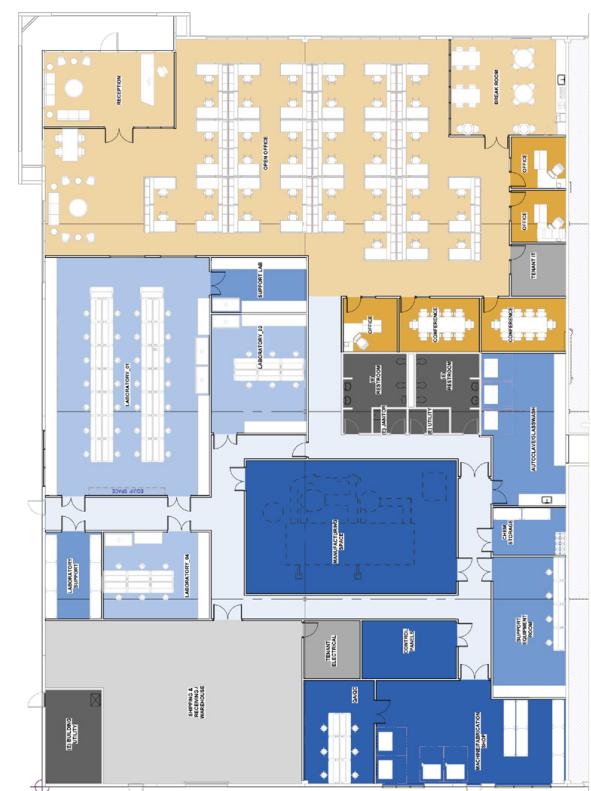
Wet Lab
Single Tenant Test Fit



Wet Lab
Two Tenant Test Fit



Manufacturing Lab
Single Tenant Test Fit

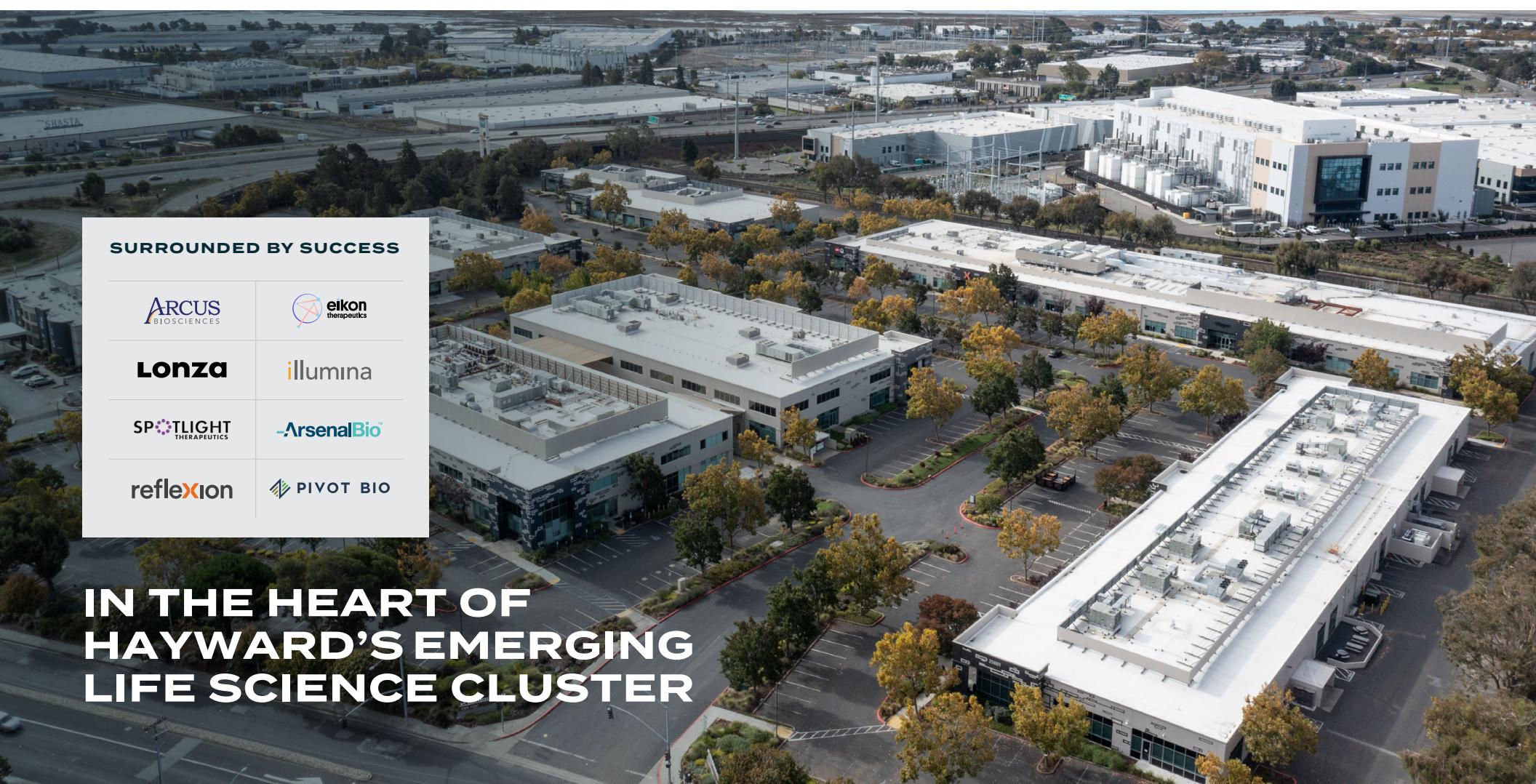


PROPERTY HIGHLIGHTS

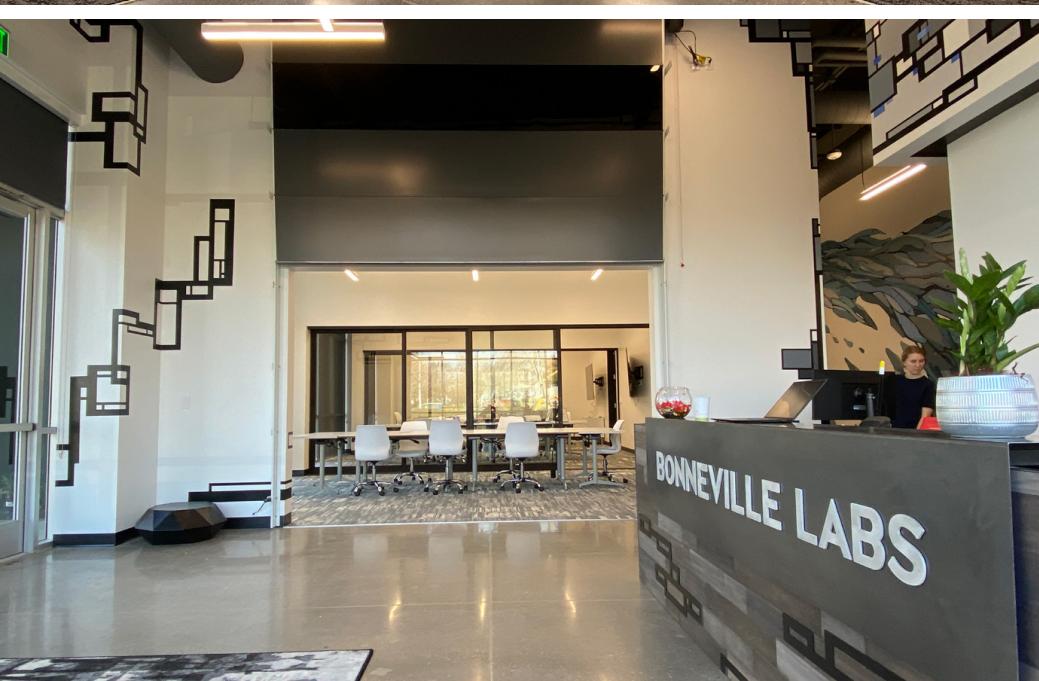
- Located at Highway 92 and Industrial Boulevard
- Life science experienced management team
- Well capitalized ownership who is ready to invest in wet lab/bio-manufacturing spaces
- Common space/open space amenities including beautiful Japanese tea garden
- Food trucks, free yoga classes, campus gym access early 2026



**IN THE HEART OF
HAYWARD'S EMERGING
LIFE SCIENCE CLUSTER**

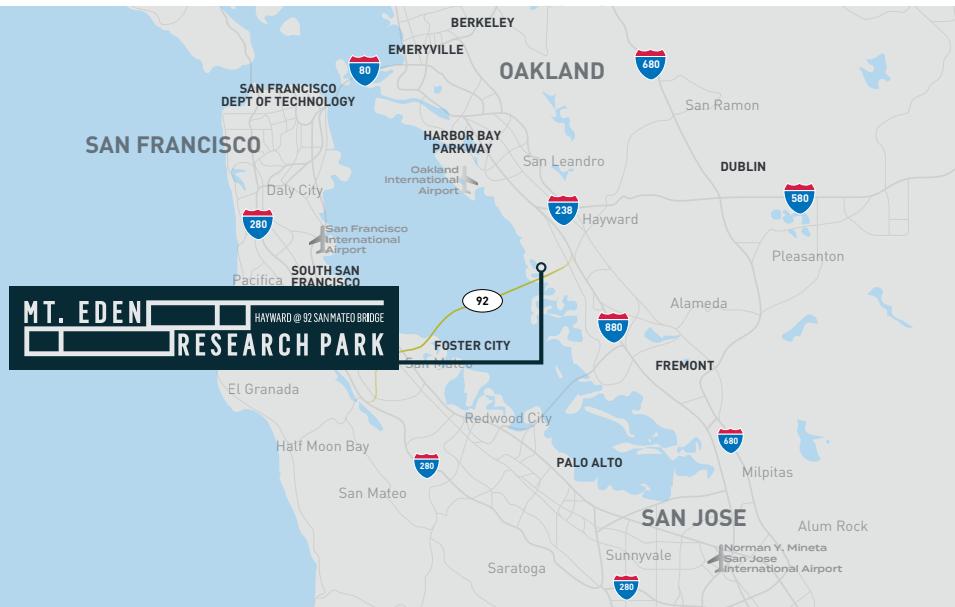


BRAND NEW TURNKEY LAB + OFFICE SUITES



ACCESS & AMENITIES

STRATEGICALLY LOCATED



11.2 MILES
FOSTER CITY

21.7 MILES
PALO ALTO

23.8 MILES
SOUTH SAN FRANCISCO

21.6 MILES
EMERYVILLE (880)

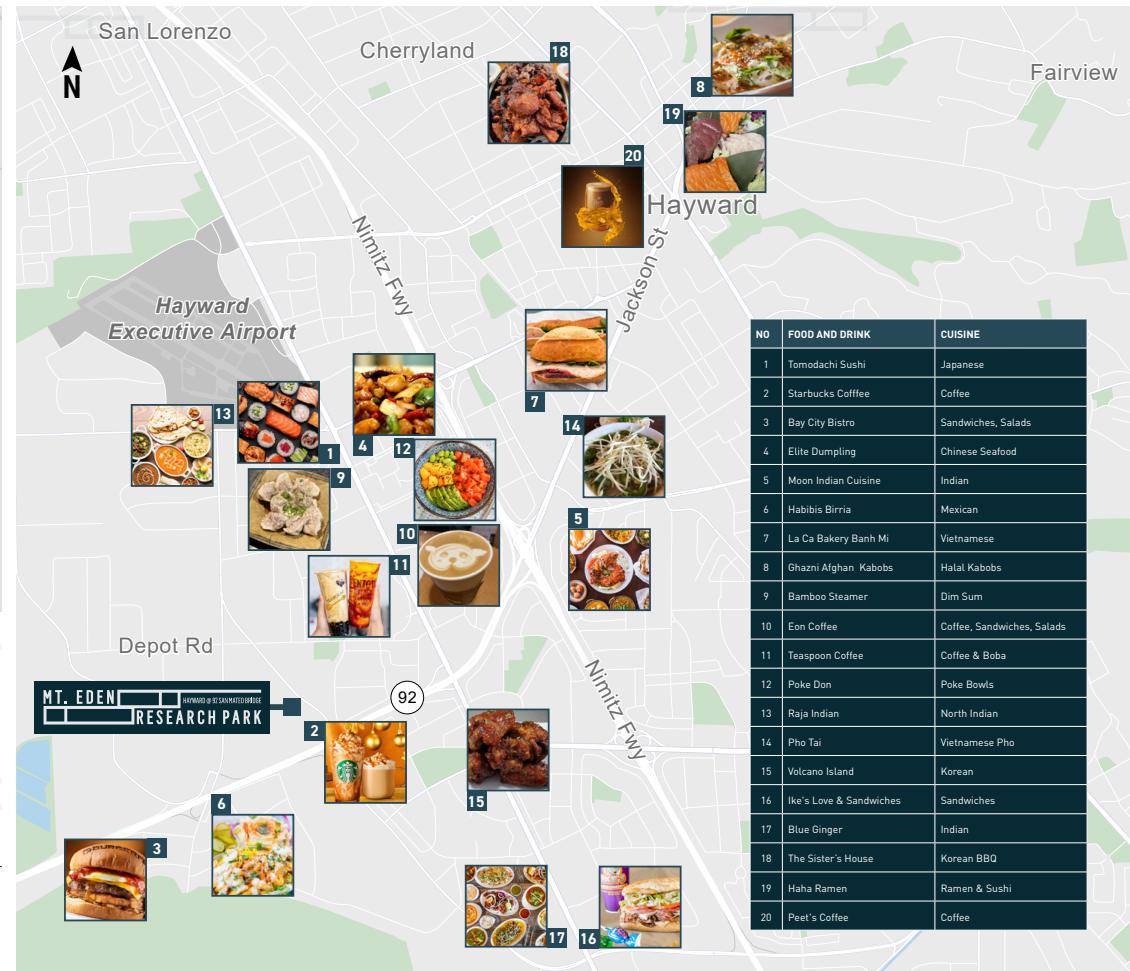
22.0 MILES
BERKELEY (980)

14.2 MILES
HARBOR BAY,
ALAMEDA

11.6 MILES
FREMONT

31.6 MILES
DT SAN FRANCISCO

NUMEROUS RESTAURANTS & COFFEE SHOPS



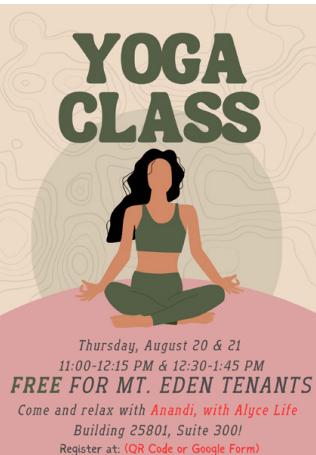
CAMPUS EVENTS

TENANT EVENTS

SCIENCE VENDOR DEMOS

TENANT WELLNESS EVENTS

OUTDOOR AMENITIES



MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE

BIO CLUSTER/CAMPUS WITH R&D AND
MANUFACTURING CAPABILITY



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CBRE

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