

MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE

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



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



GI PARTNERS



CBRE



PROPERTY DETAILS

- ±122,241 SF Available in three buildings - 25801, 25821 & 25861
- Spec suites are divisible to ±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



**± 122,241 SF AVAILABLE
IN THREE BUILDINGS**

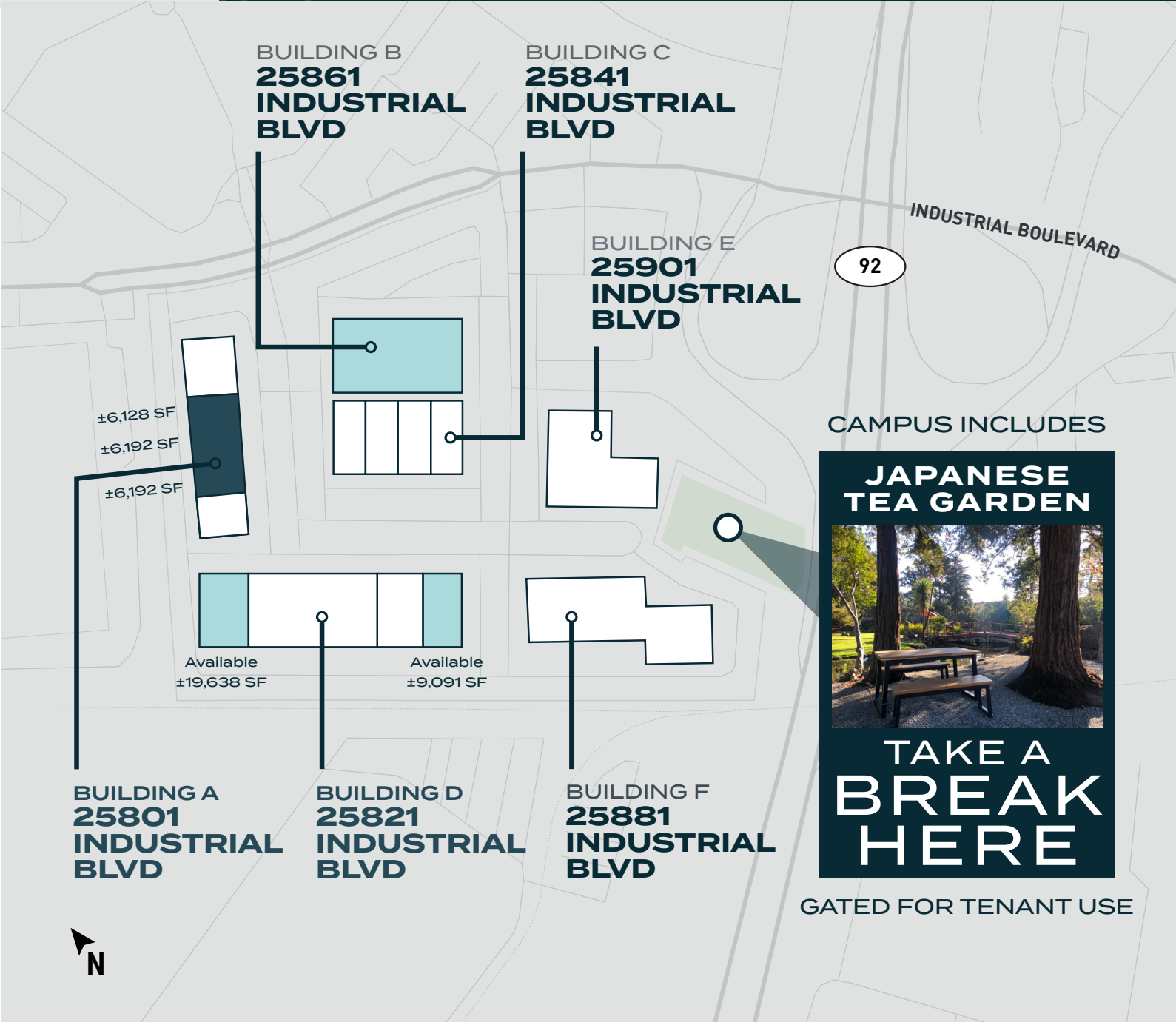
SITE PLAN

KEY

LEASED

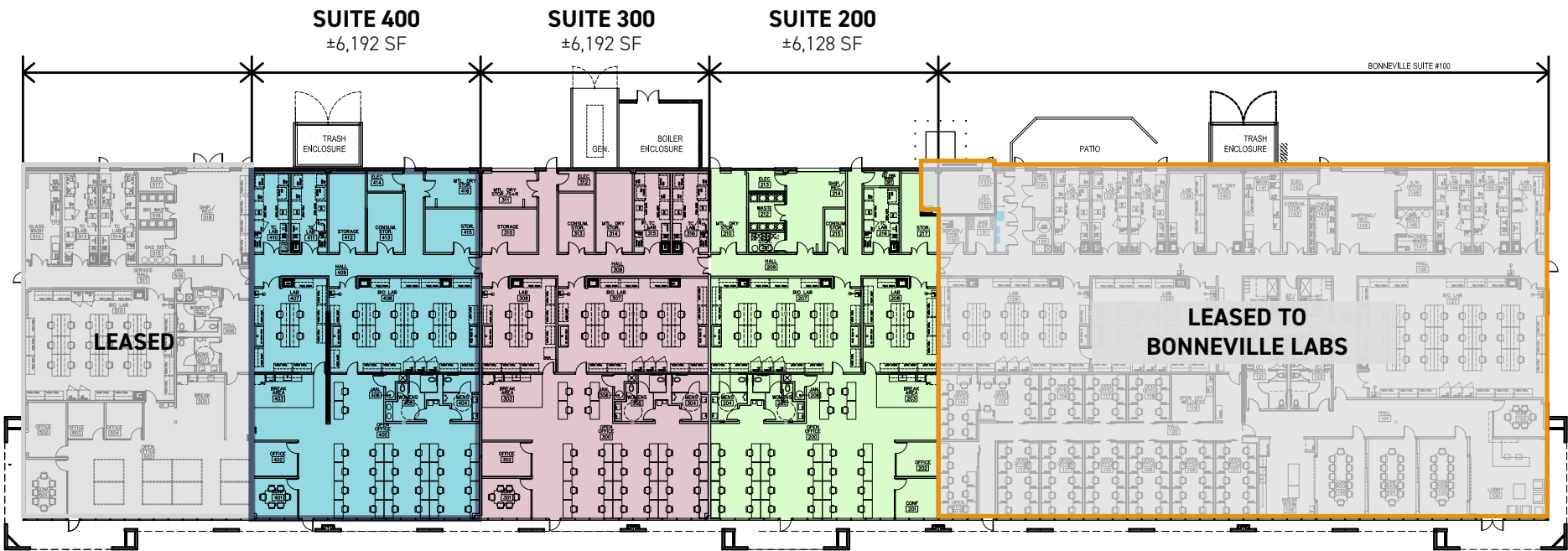
SPEC SUITES

AVAILABLE



25801 INDUSTRIAL BLVD
BUILDING A
SPEC SUITE OPTIONS

COMBINED TOTAL SF
±18,512 SF



■ ■ ■ SPEC SUITES CAN BE COMBINED

25861 INDUSTRIAL BLVD

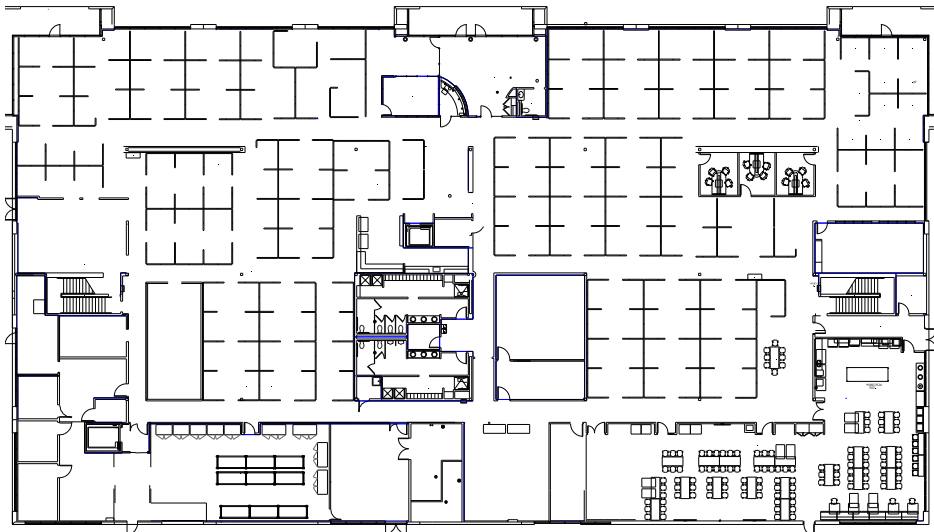
BUILDING B

EXISTING CONDITIONS

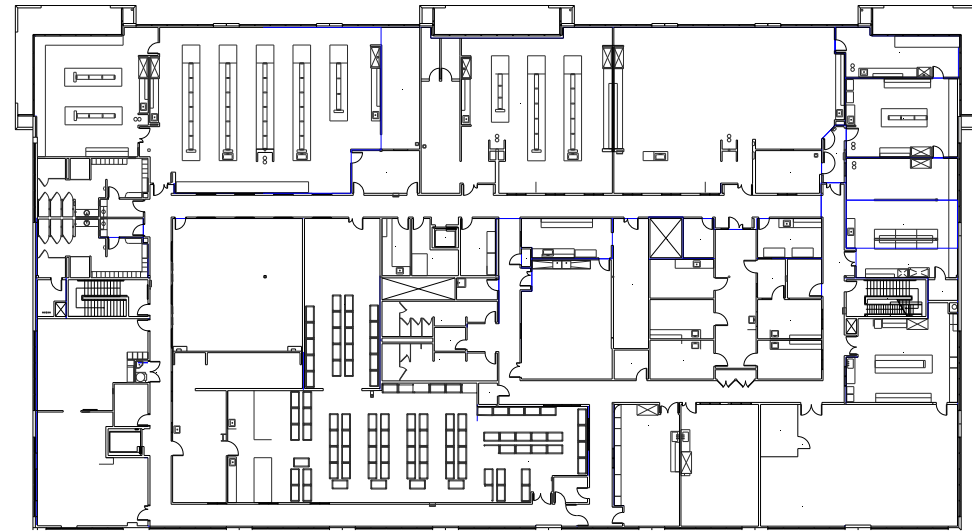
- 3000 Amps Power @ 480V
- 340 Tons of Chillers
- Full Lab Process Piping (CDA, Nitrogen, Argon, DI Water, Vacuum, Natural Gas)
- 2k SF Tissue Culture Suite with CO2 Manifold
- 12 Fume Hoods
- 420 SF Cold Rooms at 4°C and -20°C
- Autoclave
- Dock Height Loading with 4k SF+ Warehouse
- 200 kVA UPS Backup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

AI-READY PRIVATE DATA CENTER

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



1ST FLOOR



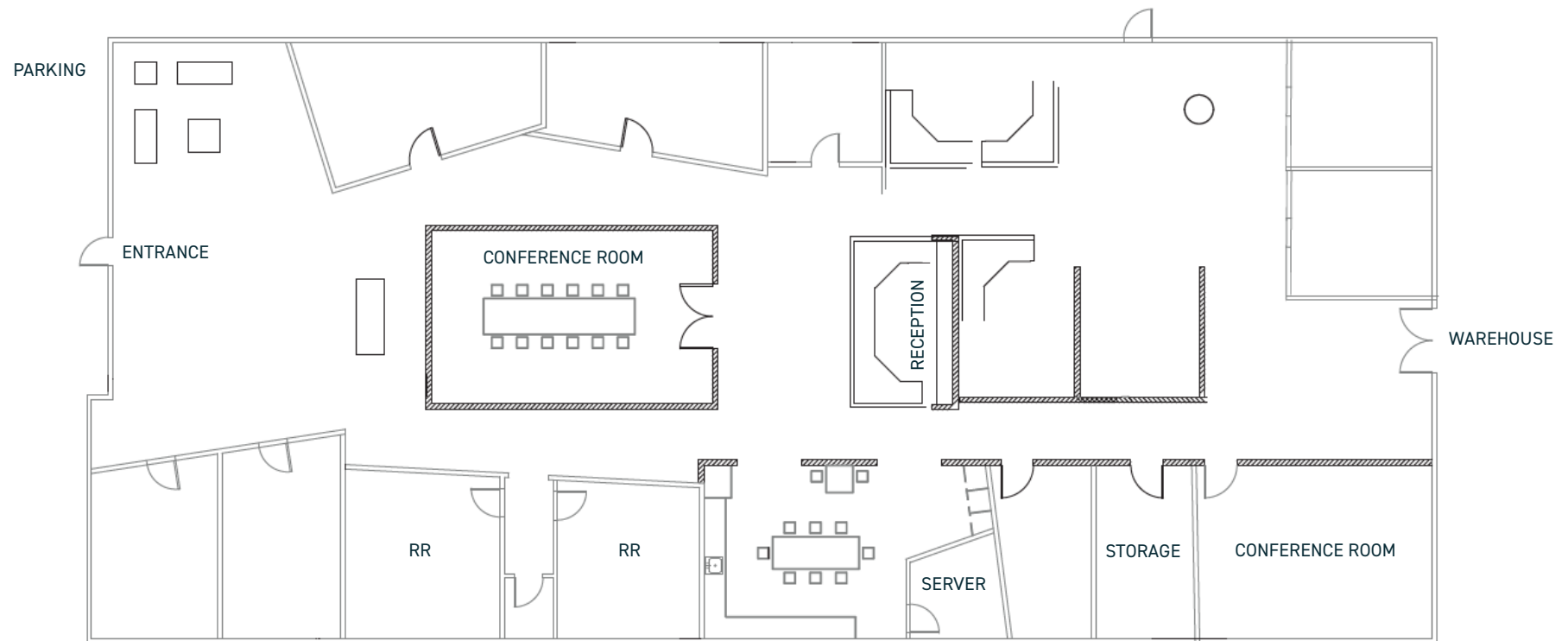
2ND FLOOR

25821 INDUSTRIAL BLVD

BUILDING D

EXISTING CONDITIONS

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



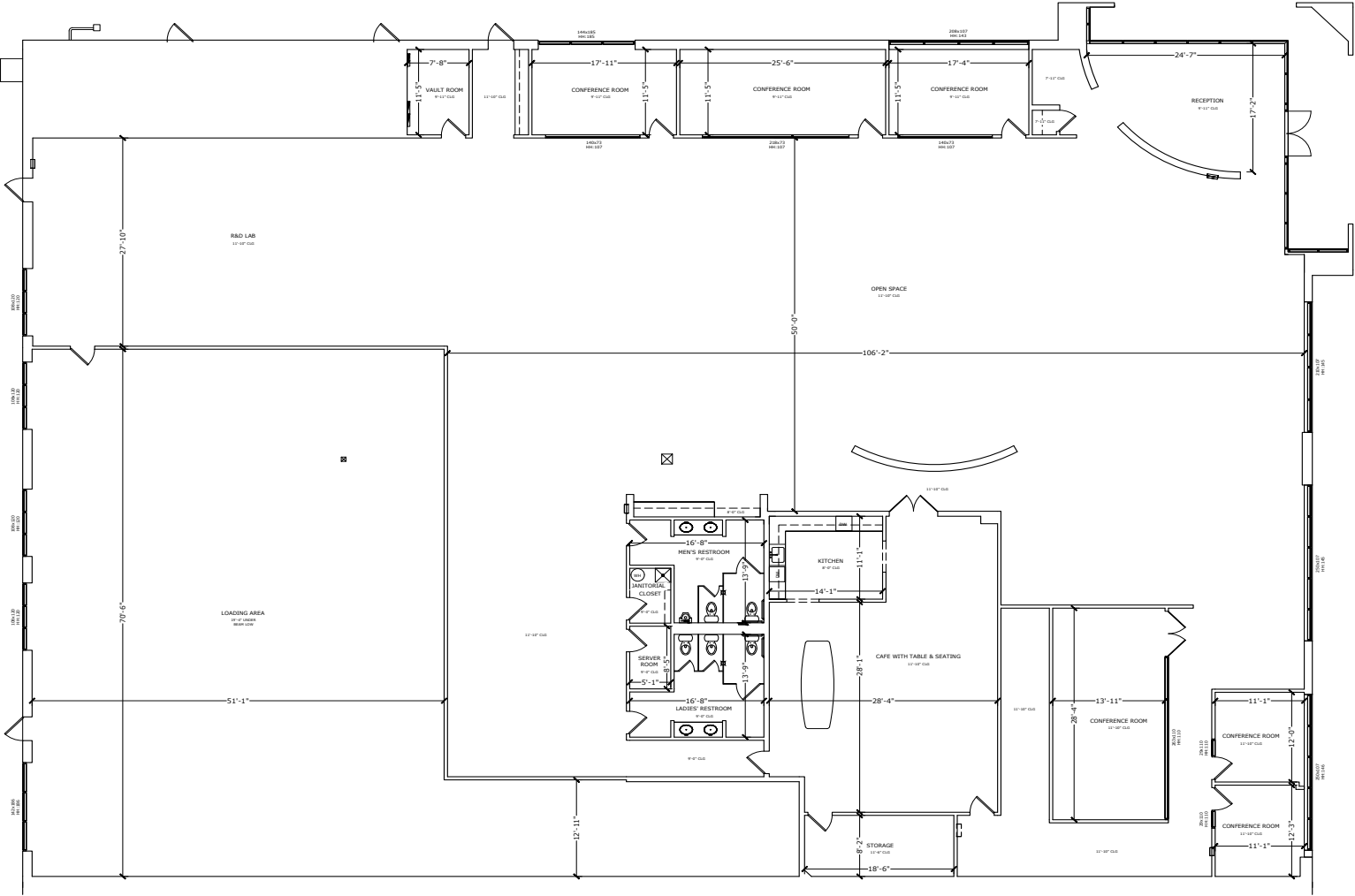
- Redesigned office space with high-end finishes
- End unit with extensive glass window line
- Abundant natural light
- 20' clear height
- One dock-high loading roll-up door
- Fully sprinklered

BLDG D - SUITE 100



25821 INDUSTRIAL BLVD
BUILDING D
EXISTING CONDITIONS

SUITE 400
±19,638 RSF



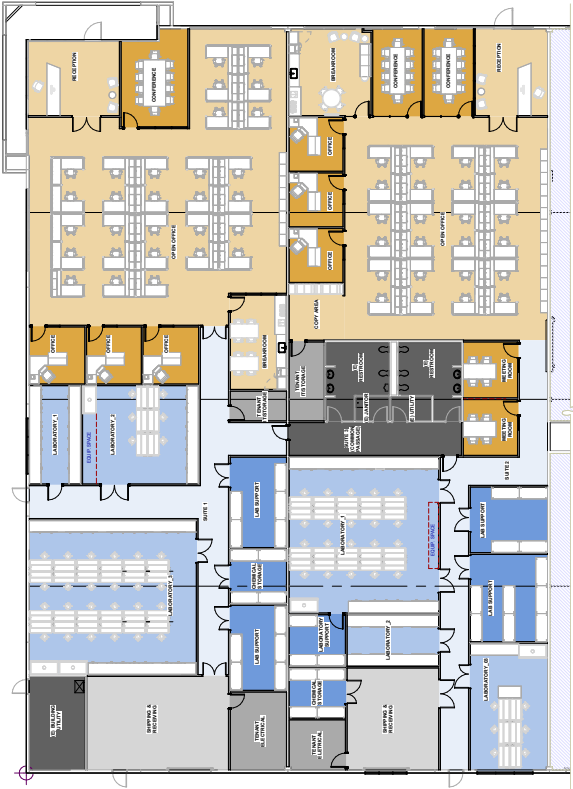
25821 INDUSTRIAL BLVD
BUILDING D
EXAMPLE OPTIONS

AVAILABLE NOW
SUITE 400
±19,638 RSF

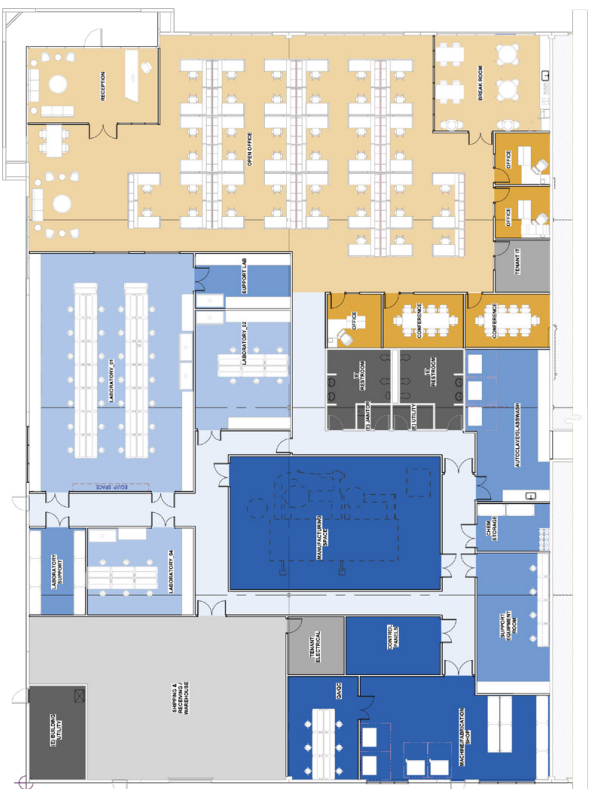
Wet Lab
Single Tenant Test Fit



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

SURROUNDED BY SUCCESS

ARCUS
BIOSCIENCES

eikon
therapeutics

Lonza

illumina

SPOTLIGHT
THERAPEUTICS

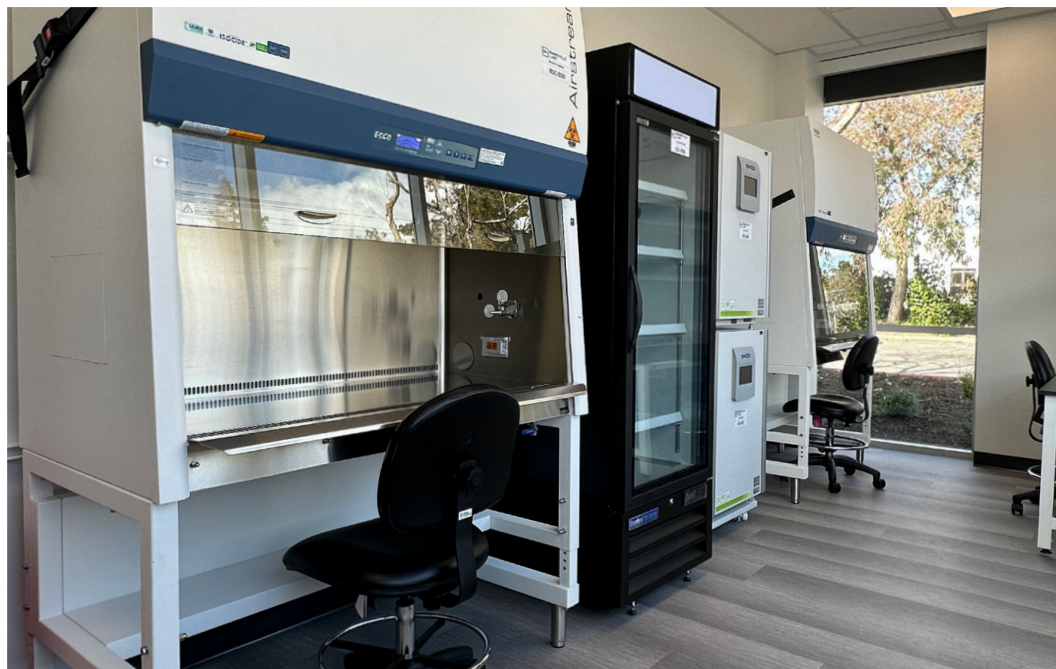
ArsenalBio™

reflexion

PIVOT BIO

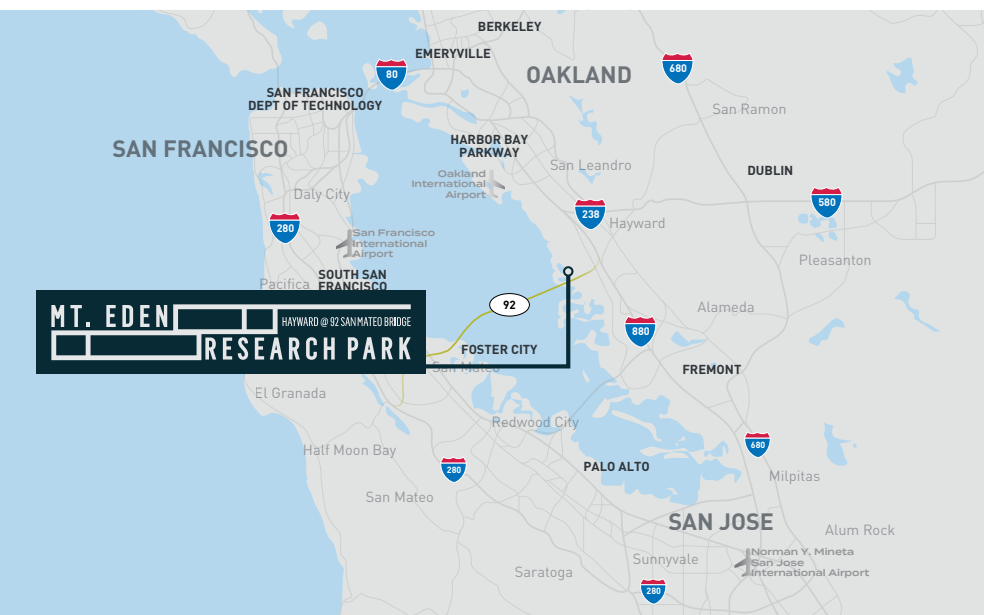
IN THE HEART OF HAYWARD'S EMERGING LIFE SCIENCE CLUSTER

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

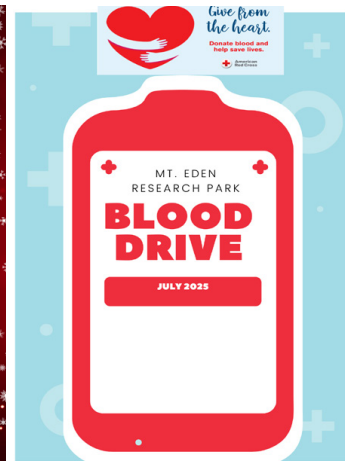
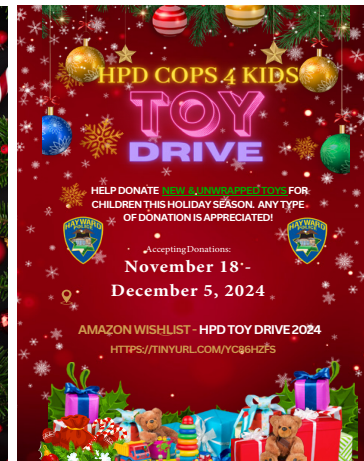
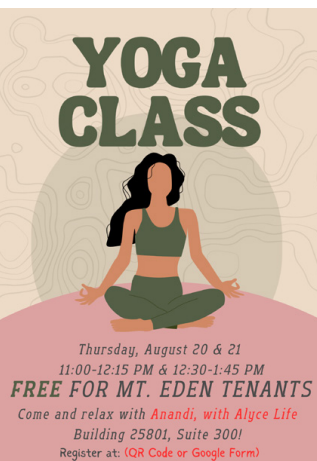
SCIENCE VENDOR DEMOS

TENANT WELLNESS EVENTS

OUTDOOR AMENITIES



BY BONNEVILLE LABS
Admit One



MT. EDEN HAYWARD @ 92 SAN MATEO BRIDGE RESEARCH PARK

**BIO CLUSTER/CAMPUS WITH R&D AND
MANUFACTURING CAPABILITY**



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CBRE

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