

# FOR SALE

**22421-22429 Hesperian Blvd  
Hayward, California**

Owner User Flex /R&D/Office Building  
8,238 +/- square feet situated on a ground lease

## DRASTIC PRICE REDUCTION

Seller May Finance for  
Qualified Buyer

Lease with an Option  
to Buy



*Ideal Building for Dental Office/Lab*

Call listing agent for  
ground lease details

### LISTING AGENT

**MICHAEL BARNETTE**

Exclusive Agent

DRE# 00828260

Direct: 510-220-4960

**PLEASE DO NOT  
DISTURB TENANT**

**EXCEPTIONALLY WELL-MAINTAINED  
FREE-STANDING BUILDING  
SHOWS GREAT PRIDE OF OWNERSHIP**

~~\$2,500,000.00~~

~~\$2,250,000.00~~

**\$2,000,000.00**

**Asking Selling Price**

**Very Attractive  
Seller Financing  
Available for  
Qualified Buyer**

- 8,238 +/- SQUARE FEET
- Free standing building situated on a ground lease
- Exquisite office/Lab spaces, exceptionally well appointed
- Building exterior recently painted
- Nearly new roof and solar panels.
- Perimeter security fencing
- Located near Hayward Airport and US 880

**Real Estate & Consulting**

DRE#00828260



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### Dock High Commercial

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