

7979 GATEWAY BLVD BLDG. #6 SUITE 240, NEWARK, CA

- 18,704 SF
- Available January 1, 2025
- LED: January 31, 2028
- 50 / 50 Lab to Office ratio
- Contact Broker for Pricing / OPEX

Premier Newark Lab Sublease with New Improvements



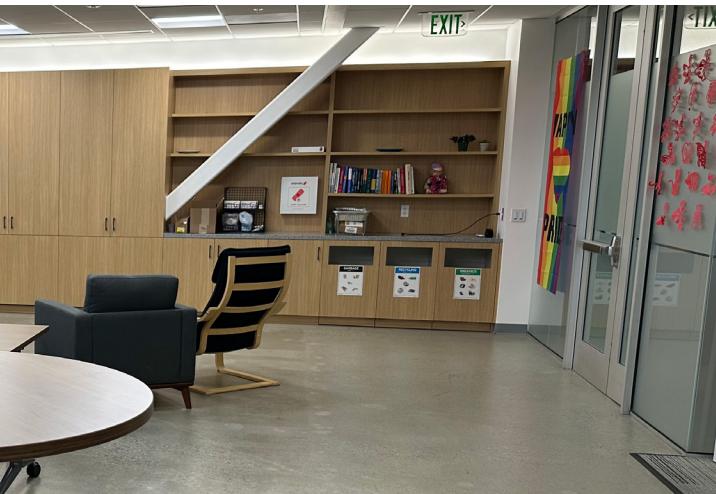
LAB SPACE

- ▶ 5 main labs
- ▶ 2 support labs
 - ▶ Autoclave/washer room and walk-in cold room
 - ▶ 4 Built-in Fume Hoods (4-8 ft.)
 - ▶ Lab 2-21 (8 ft.), lab 2-41 (6 ft.), lab 2-39 (4 ft. & 5.5 ft)
 - ▶ Multiple benches and sinks
 - ▶ Labs include VAC, CDA, CO₂, O₂, and N₂
 - ▶ 16 kVA generator with remote monitoring system
 - ▶ Equipment potentially available



OFFICE SPACE

- ▶ Move-in ready office space
- ▶ 3 conference Rooms
- ▶ 13 offices/huddles room
- ▶ 2 open areas with room for approximately 26 workstations
- ▶ Renovated all hands area adjacent to kitchen / break area
- ▶ Reception / Lobby area



FLOOR PLAN



Lab space

Office space



ABOUT PACIFIC RESEARCH CENTER

THIS UNIQUE MULTI-TENANT RESEARCH CAMPUS CONSISTS OF TEN BUILDINGS, COMPRISING 1.4 MILLION SQUARE FEET OF SPACE IDEAL FOR LIFE SCIENCES, OFFICE, HIGH TECH, AND DATA CENTER USERS.

Located immediately off of Highway 84 and the Dumbarton Bridge, and a short distance from Palo Alto, Stanford University and the greater Silicon Valley region to the west

Offers excellent freeway visibility and presents to tenants a secure and prominent corporate presence

ON-SITE AMENITIES



Daily Shuttle to and from Union City Bart Station & ACE Rail



Full-service cafeteria provided by Eurest



Game room



Basketball and volleyball courts



Fitness Center operated by Mobius Fit



6 conference rooms accommodating up to 200 people



Purple Tie laundry service



20 electric car charging stations



1.4M

TOTAL
SQUARE FEET



10

BUILDING
CAMPUS



55K SF

AMENITIES
BUILDING



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GATEWAY BLVD
BLDG. #6
SUITE 240, NEWARK, CA**

CONTACTS

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