

3857

BREAKWATER AVE
HAYWARD, CALIFORNIA

LOW RATE SUBLEASE: \$1.50 GROSS
SHORT TERM OFFICE/FLEX

STEVE KAPP, SIOR | 510-543-7822 | steve.kapp@nmrk.com | CA RE Lic. #01069911

MATTHEW JEW, | 925-890-0341 | matthew.jew@nmrk.com | CA RE Lic. #02213814

NEWMARK

PROPERTY HIGHLIGHTS

- ◆ **±17,363 total SF**
- ◆ Flexible office/flex space
- ◆ 1 dock and 2 grade level doors
- ◆ 16'-18' clear height
- ◆ Fully insulated warehouse
- ◆ **Lease Rate \$1.50 Gross per sqft**
- ◆ Highway 92 Frontage/High visibility location
- ◆ Lease Expiration Date: 4/30/2026
- ◆ Available within 30 days notice

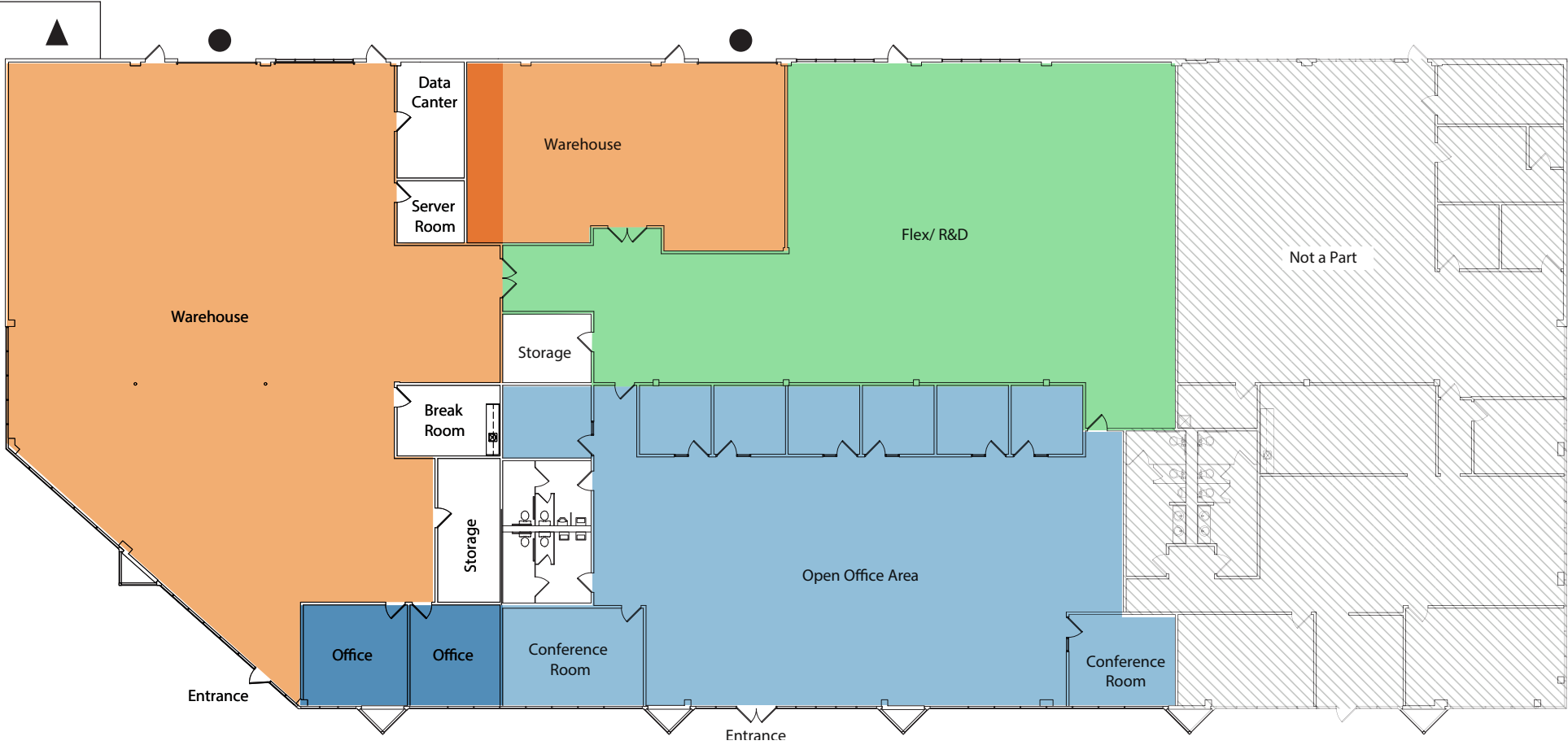
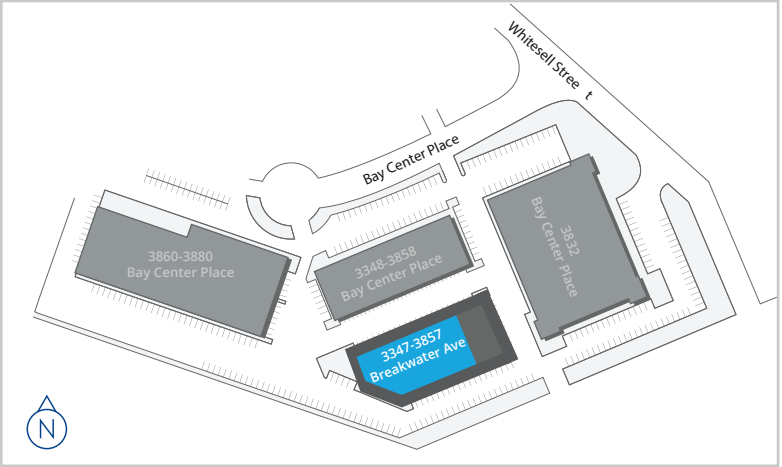


3857
 BREAKWATER AVE
 HAYWARD, CALIFORNIA

FLOORPLAN

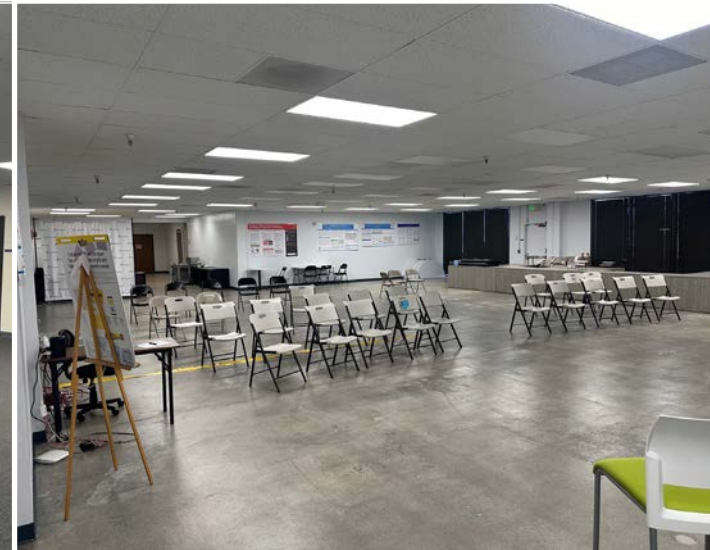
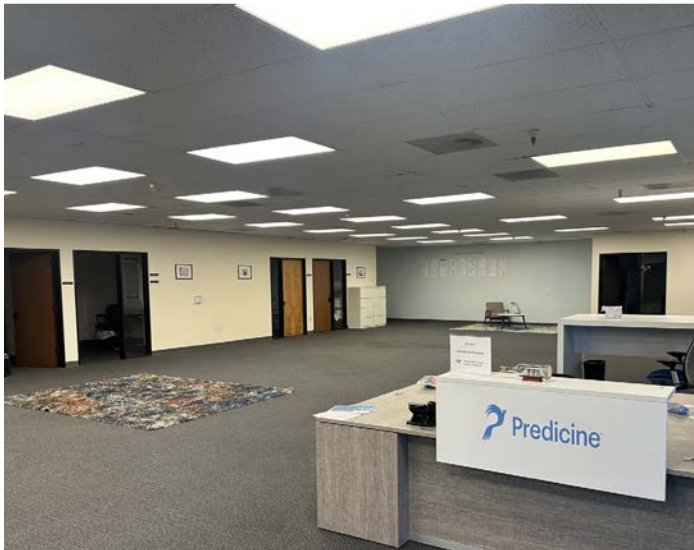
Legend

- Warehouse
- Office Space
- Flex
- Grade Level Doors
- Dock



3857
BREAKWATER AVE
HAYWARD, CALIFORNIA

GALLERY



3857

BREAKWATER AVE
HAYWARD, CALIFORNIA

STEVE KAPP, SIOR | 510-543-7822 | steve.kapp@nmrk.com | CA RE Lic. #01069911

MATTHEW JEW, | 925-890-0341 | matthew.jew@nmrk.com | CA RE Lic. #02213814

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

7814952107