

Colliers

 **Schnitzer**
PROPERTIES

Dowe Business Park Union City, CA

For Lease | Office/Flex Space

Joe Yamin, SIOR

Executive Vice President
CA License No. 01327666
joe.yamin@colliers.com
+1 510 433 5812

Colliers

4301 Hacienda Drive, Suite 430
Pleasanton, CA 94588
+1 925 463 2300
colliers.com



Rewards up to \$1
per square foot in
Visa gift cards on
select spaces

**See Individual Space
for Details**

New Tenants only, a minimum three
(3) year term, Lease executed by
March 31, 2025. Promotion applies
only to select units.

Features

Dowe Business Park is the premier multi-tenant business park in Union City. It is designed for the company that takes pride in its place of business, a company which appreciates a high profile identity and unparalleled amenities. The entire project is beautifully landscaped with rolling hills, mature trees and outdoor picnic areas, providing the professional environment for today's business.

The "Class A" business park consists of 353,794 square feet of office, flex office/warehouse, R&D and light industrial buildings that feature state of the art amenities, such as extensive glass-lines, dock and grade level loading, and 277/480v power.



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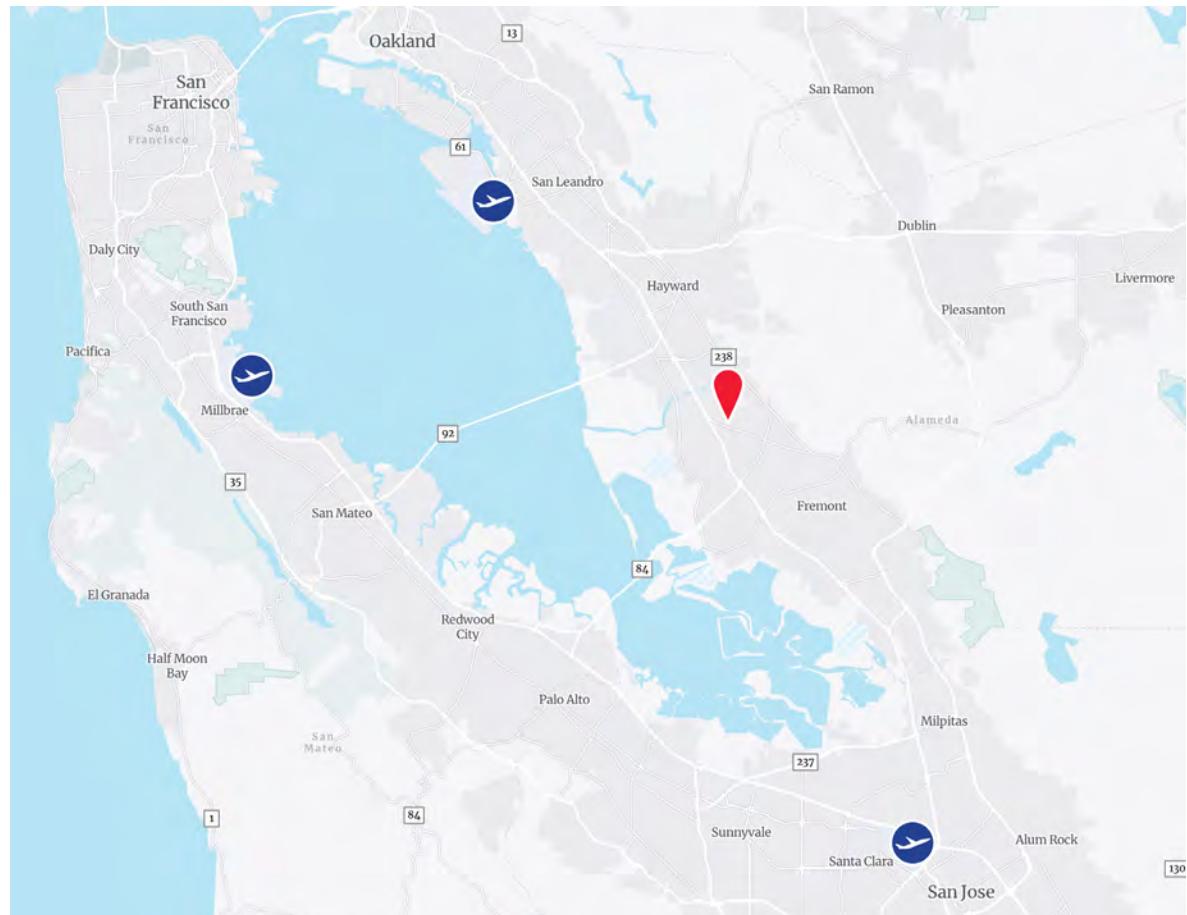
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Location

The East Bay continues to attract firms across several industries, including the life sciences, healthcare, and financial sectors.

Accessibility

 Airports	14 mi Oakland Int'l	23 mi San Jose Int'l	25 mi San Francisco Int'l
 Cities	20 mi Downtown Oakland	23 mi to Silicon Valley	32 mi to Downtown San Francisco



East Bay by the Numbers



\$262B
East Bay Economy

The East Bay is home to the 57th largest economy in the world. At \$262 Billion, it is roughly equivalent in size to New Zealand.



\$6.7B
Venture Capital

As of October 2022, the East Bay has raised \$6.7B in Venture Capital and is on track to see more funding than DC, Austin, and San Diego.



1.1M
East Bay Jobs

Between November 2021 and 2022, the total number of jobs located in the East Bay increased by 3%, for a total of 1,197,600.

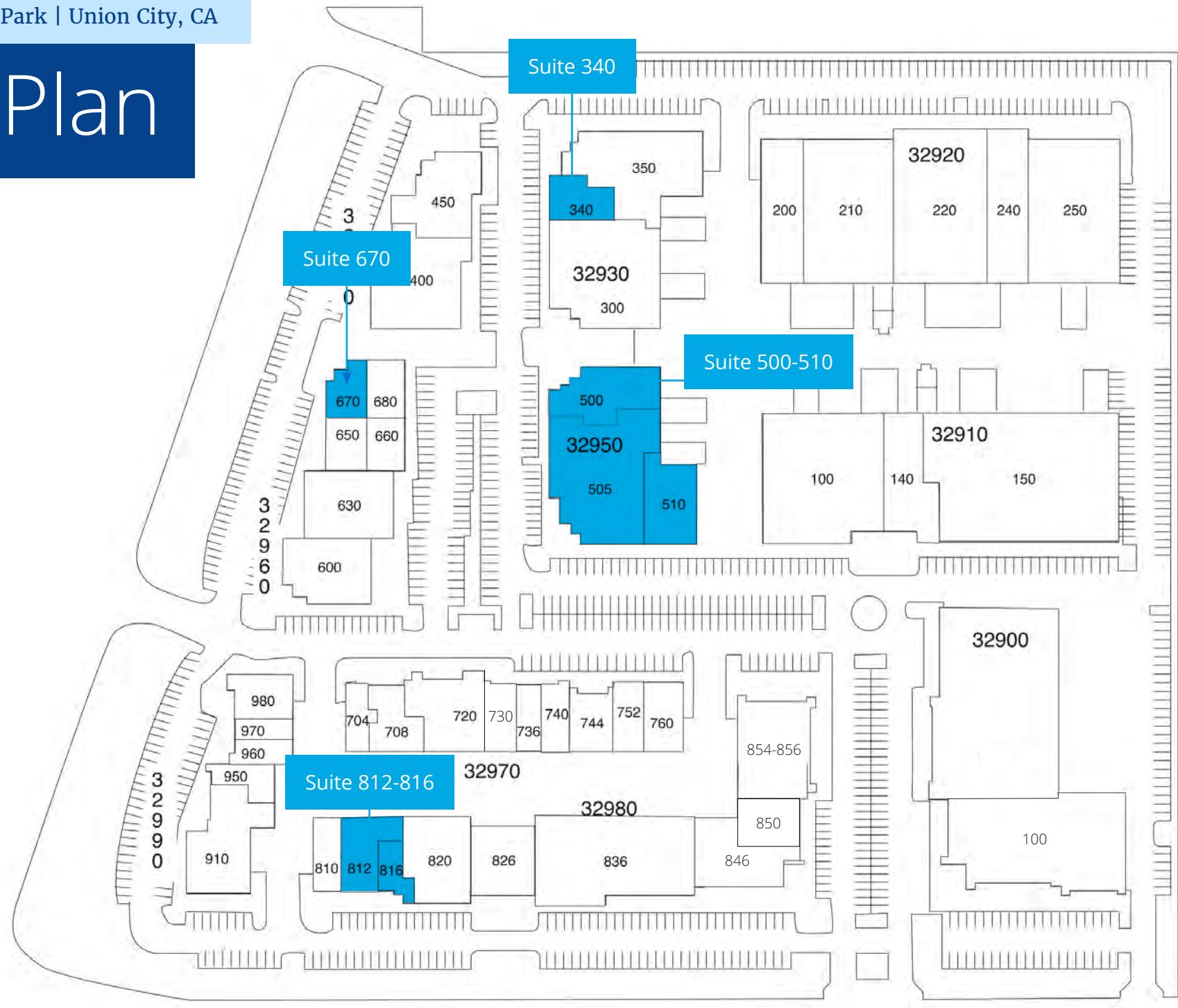
Availabilities



For Lease

Address	Suite	RSF	Office Buildout	Features	Rate
*PROMO 32930 Alvarado-Niles Road	340	±2,056	100%	Reception, conference room, three (3) private offices, private restroom	\$1.95/SF/mo NNN OpEx: \$0.41/SF
32950 Alvarado-Niles Road (Divisible to ±8,385, ±11,619, & ±4,316)	500-510	±24,320	70%	Four (4) loading docks and three (3) grade level doors	\$1.55/SF/mo NNN OpEx: \$0.40/SF
*PROMO 32960 Alvarado-Niles Road	670	±2,469	100%	End unit with extensive glass, open office area, three (3) private offices	\$1.95/SF/mo NNN OpEx: \$0.82/SF
32980 Alvarado-Niles Road (Divisible to ±1,040 and ±4,489)	812-816	±5,529 SF	75%	Perimeter private offices with small warehouse/production area	\$1.65/SF/mo NNN OpEx: \$0.48/SF

Site Plan



Floor Plan

32930 Alvarado-Niles Road,
Suite 340 | Union City, CA

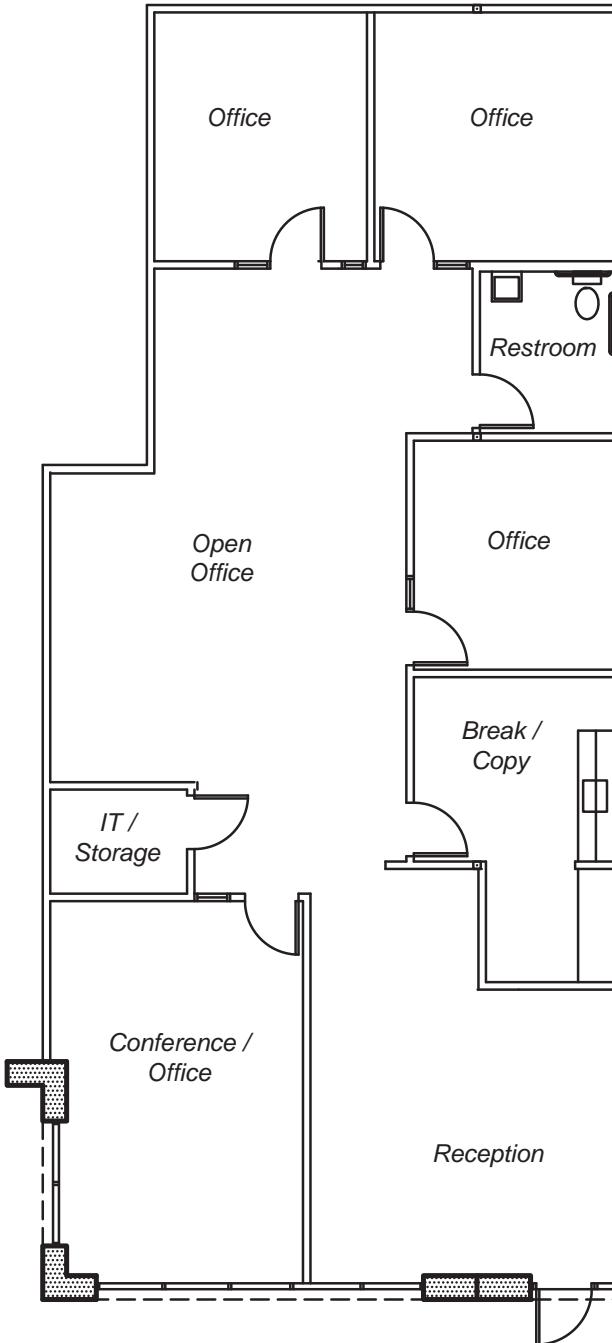
- $\pm 2,056$ RSF
- 100% Professional Office Space
- Reception
- Conference Room
- Three (3) Private Offices
- Private Restroom
- **Rate: \$1.95/SF NNN**

(Operating Expenses estimated at $\pm \$0.41/SF/month$)



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PROMO

\$2,000 Visa gift card
for a 3 year deal at
market rate.

Floor Plan

32950 Alvarado-Niles Road,
Suite 500-510 | Union City, CA

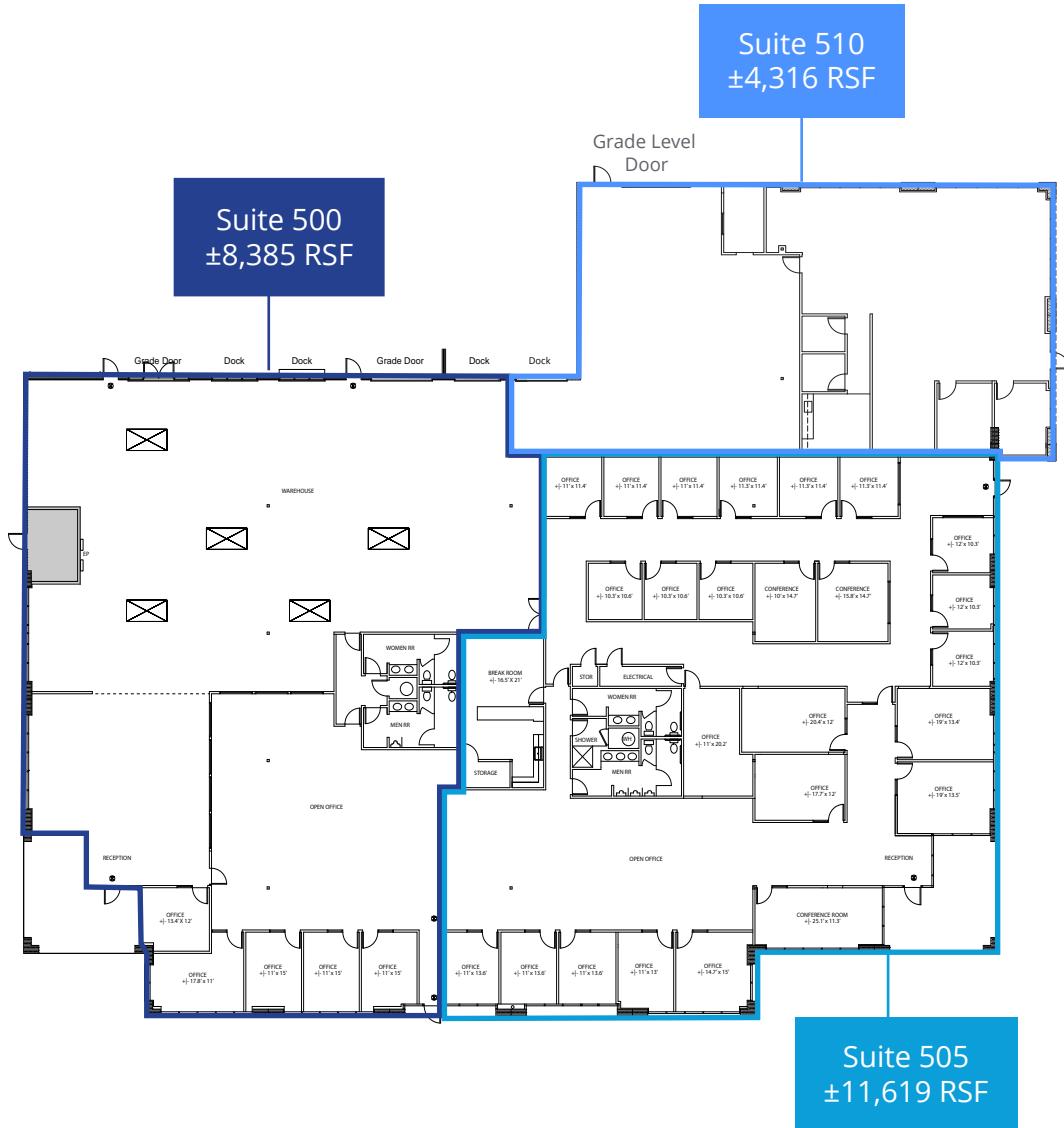
- Total: ±24,320 RSF
- Divisible to ±8,385 RSF, ±11,619 RSF, & ±4,316 RSF
- 70% Office/Production Space
- 30% Warehouse Space
- Four (4) Loading Docks
- Three (3) Grade Level Doors
- Power: 1,000 amps @ 277/480v
(subject to verification)
- **Rate: \$1.55/SF NNN**

(Operating Expenses estimated at ±\$0.40/SF/month)



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Floor Plan

32960 Alvarado-Niles Road,
Suite 670 | Union City, CA

- $\pm 2,469$ RSF
- 100% Professional Office Space
- End Unit with Extensive Glass
- Open Office Area
- Three (3) Private Offices
- **Rate: \$1.95/SF NNN**

(Operating Expenses estimated at $\pm \$0.82/SF/month$)

*Note: Operating Expenses include load factor & common
restroom core*

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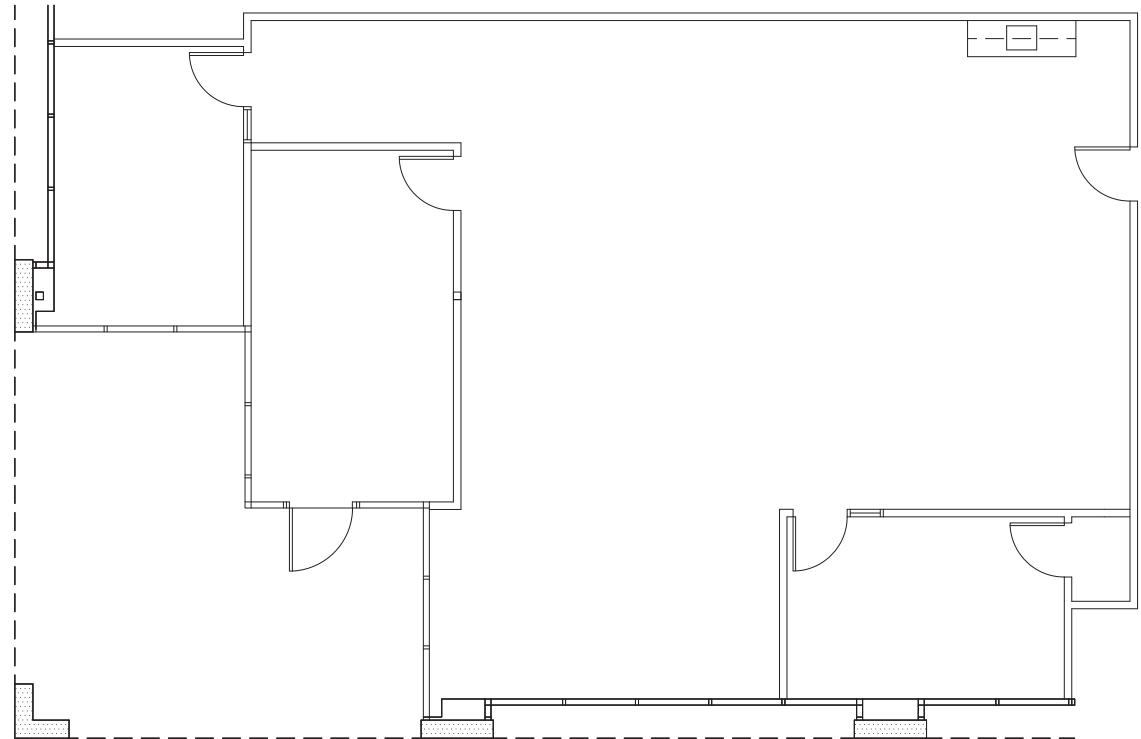
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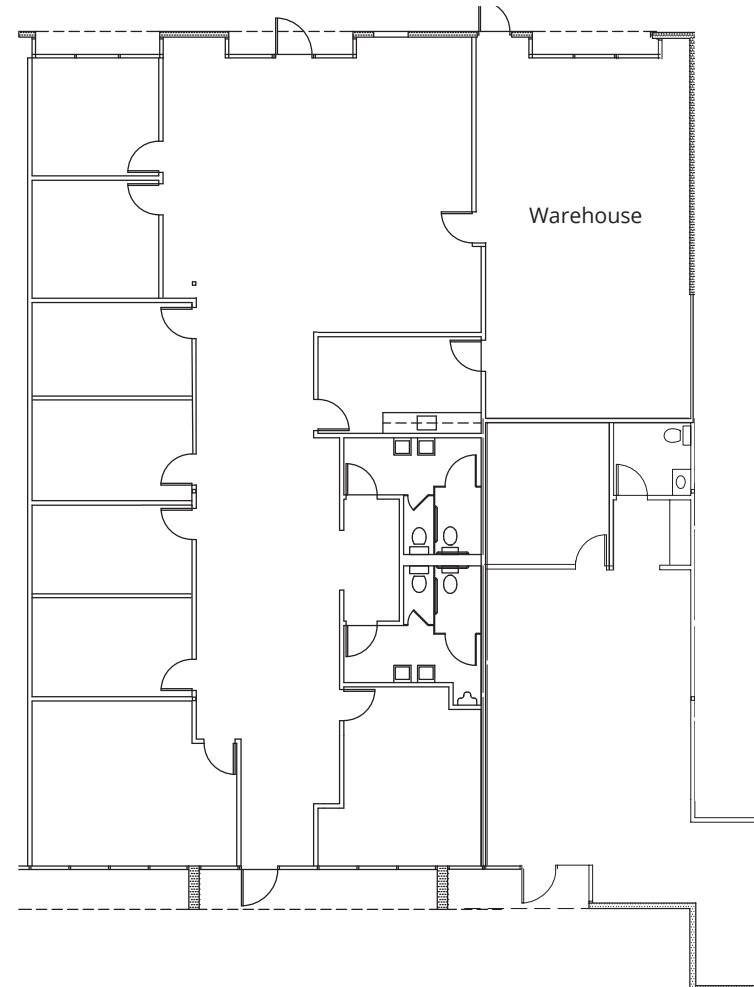


Floor Plan

32980 Alvarado-Niles Road,
Suite 812-816 | Union City, CA

- $\pm 5,529$ RSF
- 75% Professional Office Space
- Divisible to $\pm 1,040$ and $\pm 4,489$
- Perimeter Private Offices
- Small Warehouse/Production area
- **Rate: \$1.65/SF NNN**
- **Available 2/1/2025**

(Operating Expenses estimated at $\pm \$0.48/SF/month$)



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SUITE 812
4,489 RSF

SUITE 816
1,040 RSF



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