



FOR SUBLEASE

±8,209 SF
Available Space

Sublease Through January 31, 2028

CBRE

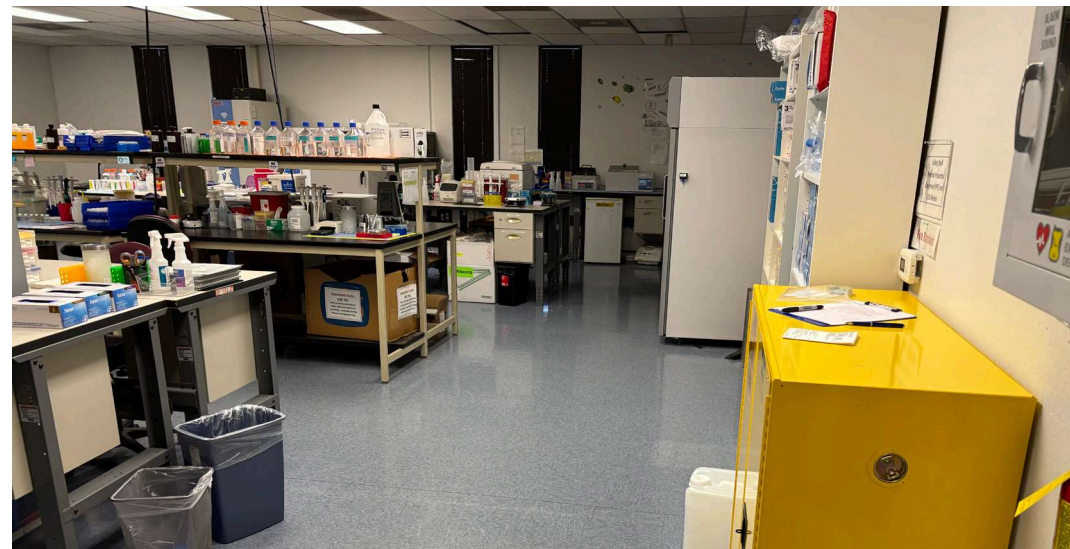
3535 BREAKWATER AVENUE / HAYWARD / CALIFORNIA

Property Highlights

Located in Breakwater Business Park this campus offers a scenic, park-like environment just off Highway 92, overlooking the eastern approach to the San Mateo Bridge. This property provides flexible workspace solutions complemented by on-site amenities, including a café – making it an excellent choice for a business seeking convenience and versatility.

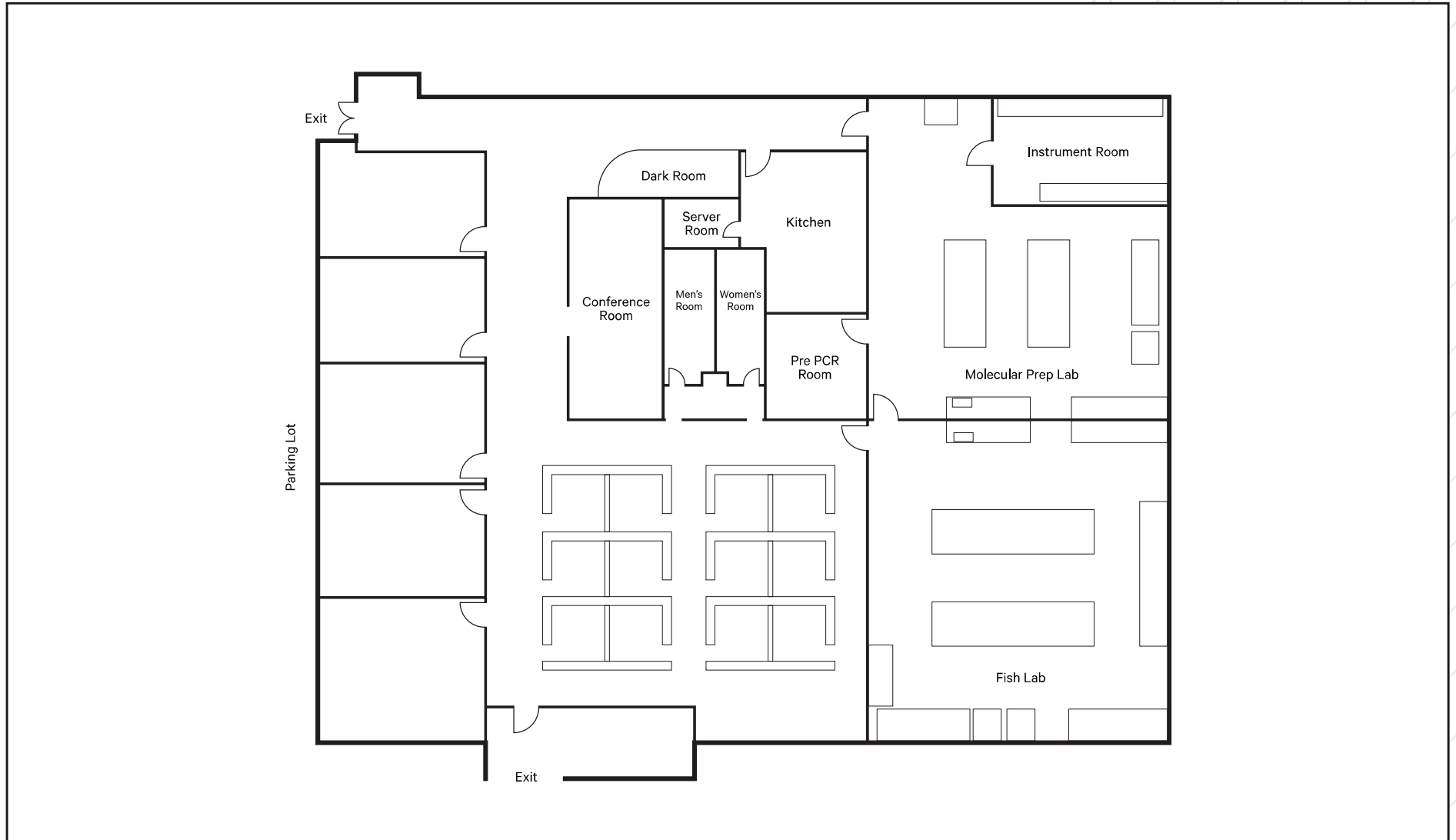
Space Details

- Sublease Through January 31, 2028
- ±8,209 RSF
- 50% Open Office - 50% Lab Space
- Five (5) Private Offices
- One (1) Large Conference Room
- Kitchen/ Breakroom
- Large Bull Pen
- Two (2) 6' Chem Hoods
- 3x 225 Amp panels, 1x 200 Amp panel
- Restrooms
- Central Utilities
- Parking Ratio: 3/1,000



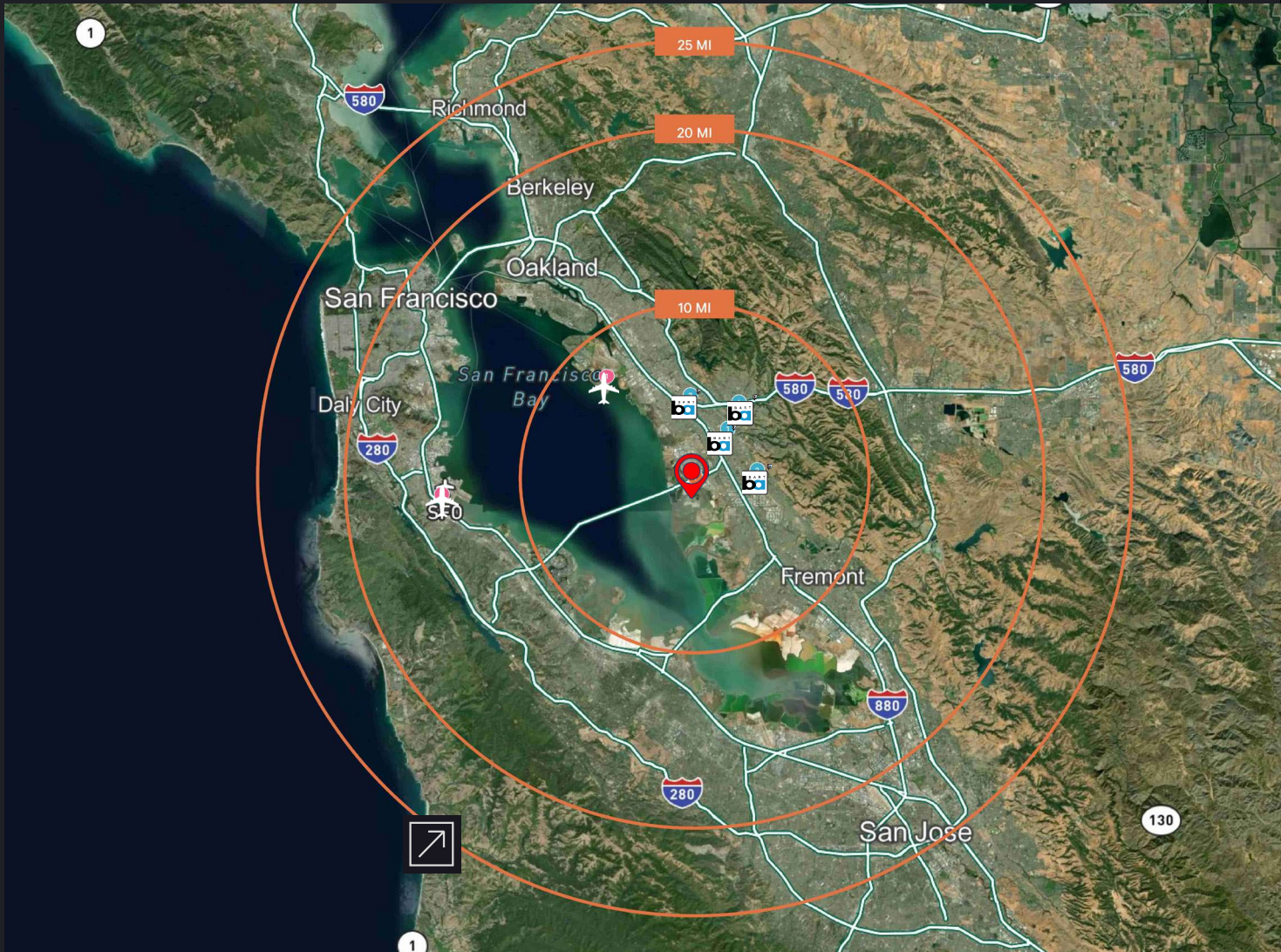
Floor Plan

±8,209 RSF



DRIVE TIME

LOCATION MAP



FREMONT
10 Miles

SAN MATEO
13 Miles

OAKLAND
14 Miles

SAN FRANCISCO
20 Miles

EMERYVILLE
21 Miles

BERKELEY
23 Miles

SAN JOSE
25 Miles

OAKLAND AIRPORT
8.5 Miles

SAN FRANCISCO
INTERNATIONAL
AIRPORT
16.5 Miles

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