



3535 BREAKWATER AVENUE / HAYWARD / CALIFORNIA



# FOR SUBLEASE

**±8,209 SF  
Available Space**

***Sublease Through January 31, 2028***

**CBRE**

# 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.

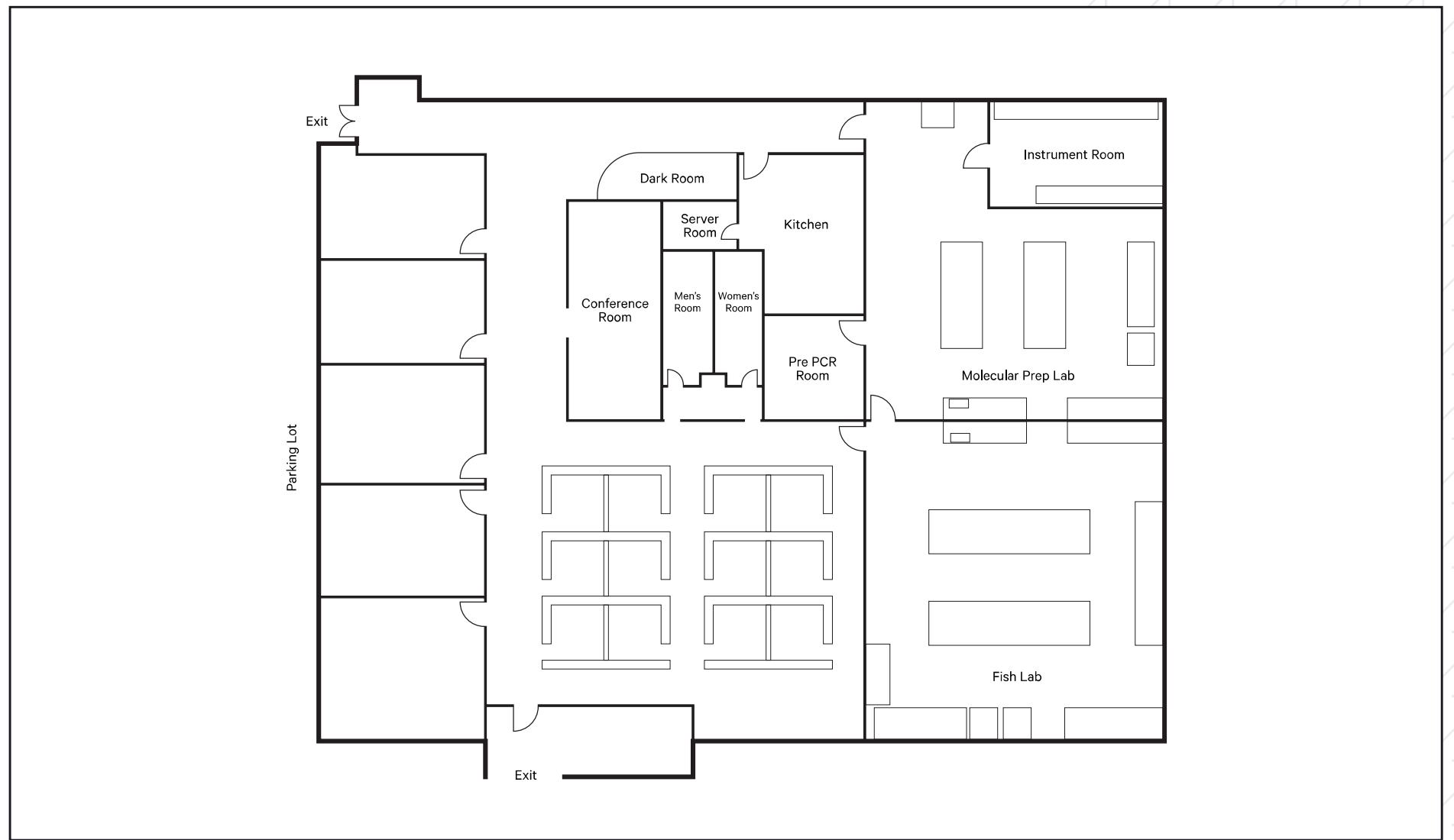
## Space Details

- 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

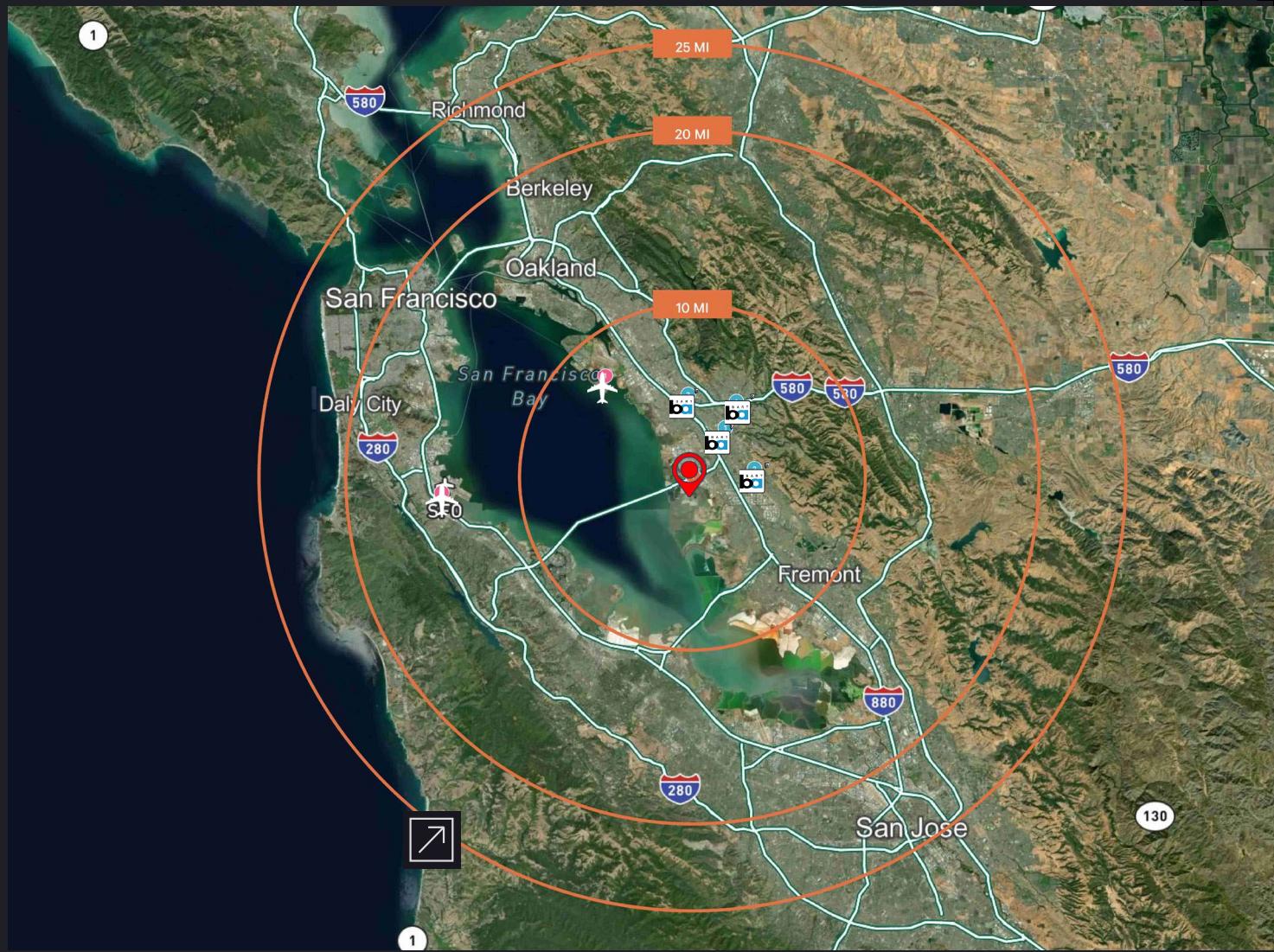


# Floor Plan

±8,209 RSF



# DRIVE TIME LOCATION MAP



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