

BRITANNIA POINT EDEN

HAYWARD, CALIFORNIA

TWO OFFICE/LAB SUITES AVAILABLE
±3,575 SF & ±5,902 SF

www.lscspace.com



CBRE

26225 EDEN LANDING

FEATURES

BRITANNIA
POINT EDEN

INTERCONNECTIVITY ±530,000 SF, fully-integrated,
13 building campus environment

FLEXIBILITY Conducive to a variety of uses including
medical device, R&D user group
types, office, biology, chemistry, GMP
manufacturing, and specialized laboratory

CUSTOMIZABLE Laboratory and office improvements
specifically designed to tenant needs

ACCESSIBILITY Located directly off Highway 92, near Highway 880
5 minutes from Oakland Airport and 20 minutes from SFO
10 minutes from Oakland
First exit off the San Mateo Bridge
3.5/1,000 SF parking ratio

AMENITIES

BRITANNIA
POINT EDEN

- On-site Bay City Bistro
- Fitness center for park employees
- Restaurants of varying cuisines and various nearby retail



PROJECT SITE PLAN

BRITANNIA
POINT EDEN

±525,097 SF LIFE SCIENCE CAMPUS



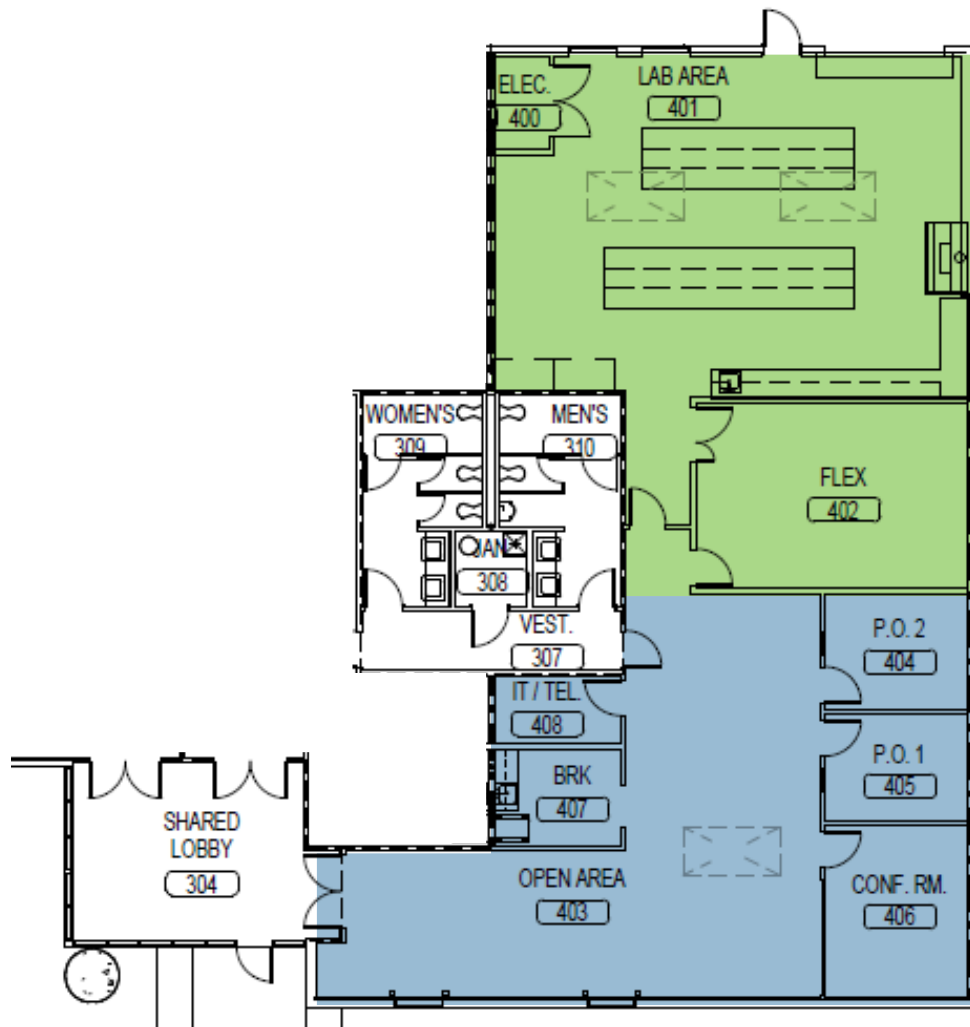
★
City Bistro Café &
Fitness Center

- BUILDING B: Suite D**
 - 3944 Trust Way
 - ±3,575 SF Available
- BUILDING H: Suite C**
 - 26555 Eden Landing
 - ±5,903 SF Available

AVAILABILITY

BRITANNIA
POINT EDEN

3944 TRUST WAY, BUILDING B: SUITE D | ±3,575 SF AVAILABLE



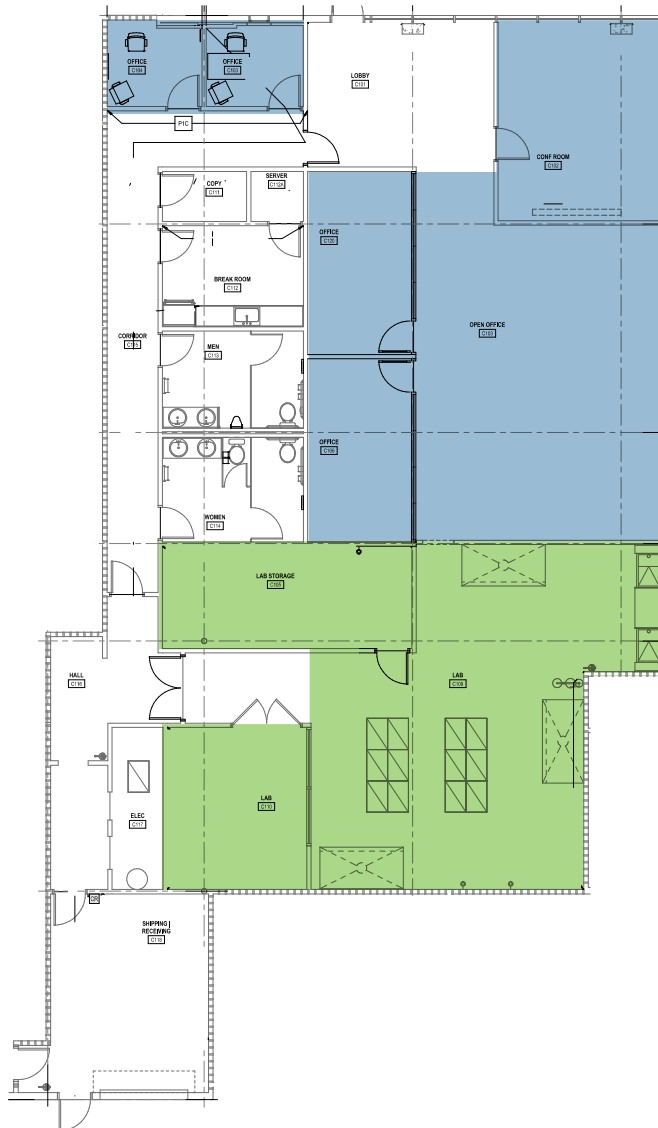
- Small wet lab with case work and sink
- Private offices
- Conference room
- Open area

LAB AREA OFFICE AREA

AVAILABILITY

BRITANNIA
POINT EDEN

26225 EDEN LANDING, BUILDING H: SUITE C | ±5,902 SF AVAILABLE



- (3) Three fume hoods
- Power: 200 amps
- 15 tons of HVAC equaling ±6000 CFM
- Air exchanges: ±6-10/Hr
- Private offices
- Large conference room
- Shipping/receiving
- (1) One roll up door, shared dock access

LAB AREA

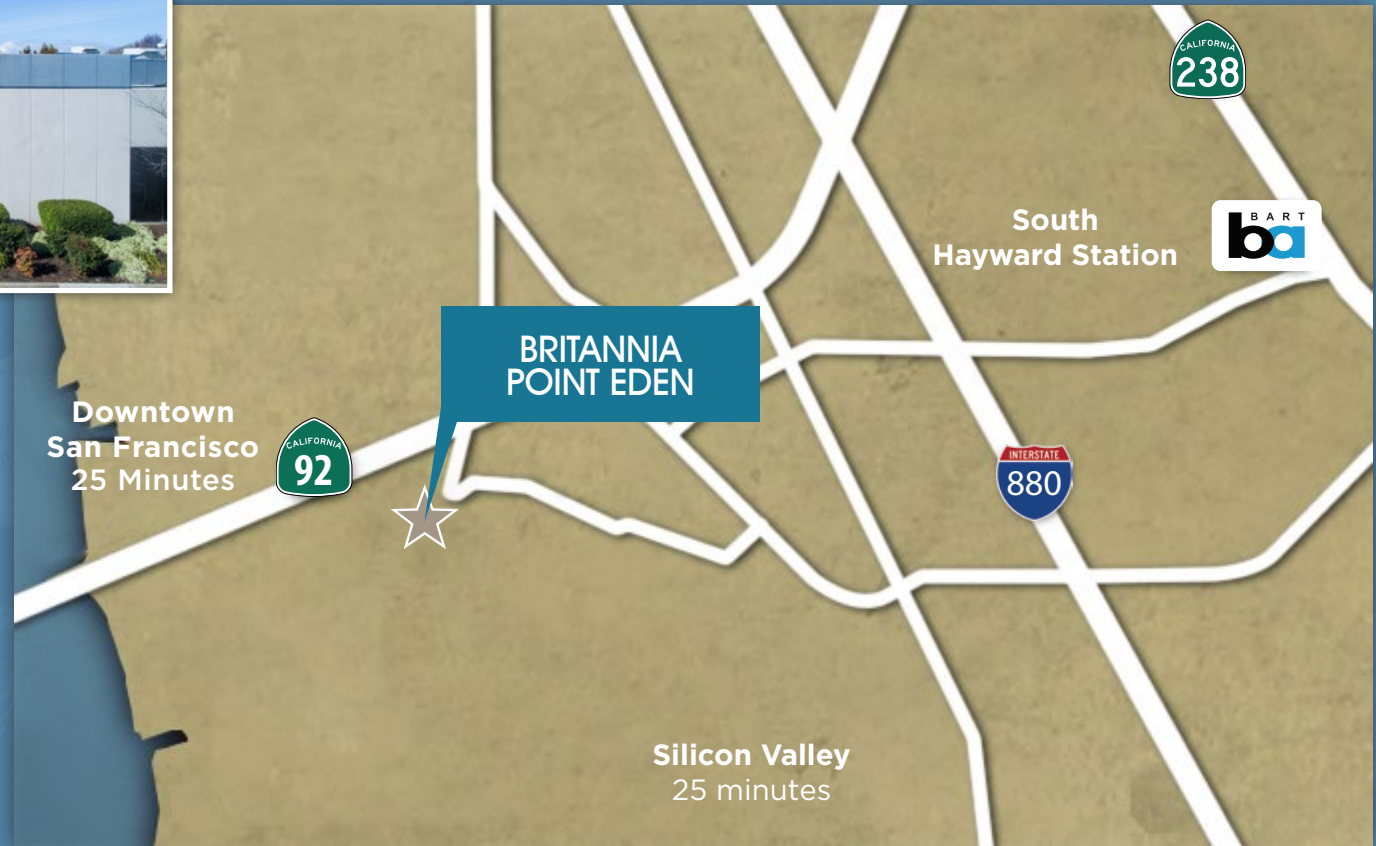
OFFICE AREA

TRANSPORTATION



EXTENSIVE TRANSIT OPTIONS

- First exit off San Mateo Bridge
- Excellent location
- Directly off Highway 92 near Highway 880
- Located 15 minutes from Oakland Airport and 20 minutes from SFO
- BART/shuttle



**BRITANNIA
POINTE EDEN**



Bay Area's largest life science portfolio with over 5.2 million square feet of lab space and approximately 1.0 million square feet of entitlements

S&P 500 company
California's largest life science REIT with over 118 properties

Experienced local management team that has developed over 3 million square feet of lab space

Committed to sustainability

BRITANNIA POINT EDEN

HAYWARD, CALIFORNIA

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