

# 3100-3108 DIABLO AVE

HAYWARD // CA

FOR SALE OR LEASE  
Freestanding **±24,483 SF** Flex/R&D Building  
ON PRIME CORNER LOCATION

**PROMOTIONAL LEASE RATE!**  
**ONLY \$0.99/SF PER MONTH NNN\***

\*Applies to Year 1 Only



**NEWMARK**

**MIKE SPIRO**

510.300.0212 | mike.spiro@nmrk.com | CA RE LIC #01433395

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TO VIDEO TOUR**



# PROJECT HIGHLIGHTS



Freestanding ±24,483 SF  
Flex/R&D on ±1.9 acres



±50% Office, 50% R&D  
/ Light Manufacturing



Large Open Office &  
Mfg Areas with Natural Light



Recently Remodeled Break Rooms,  
New Exterior Paint and New Lobby



Two Large Open-Atrium Courtyards  
(Great for BBQ, Ping-Pong)



Dock and Grade Level Loading



High Identity Corner Location  
@ Diablo Ave and Clawiter Road



Close Proximity to Highway 92, I-880,  
and the Peninsula via Clawiter Road



Distributed Compressed Air & Power  
Drops in the Production Area



Power Service: 600 Amps @ 277/480  
Volts, 3-Phase



88.5 Tons of HVAC



Available Now

**\$0.99/SF\***

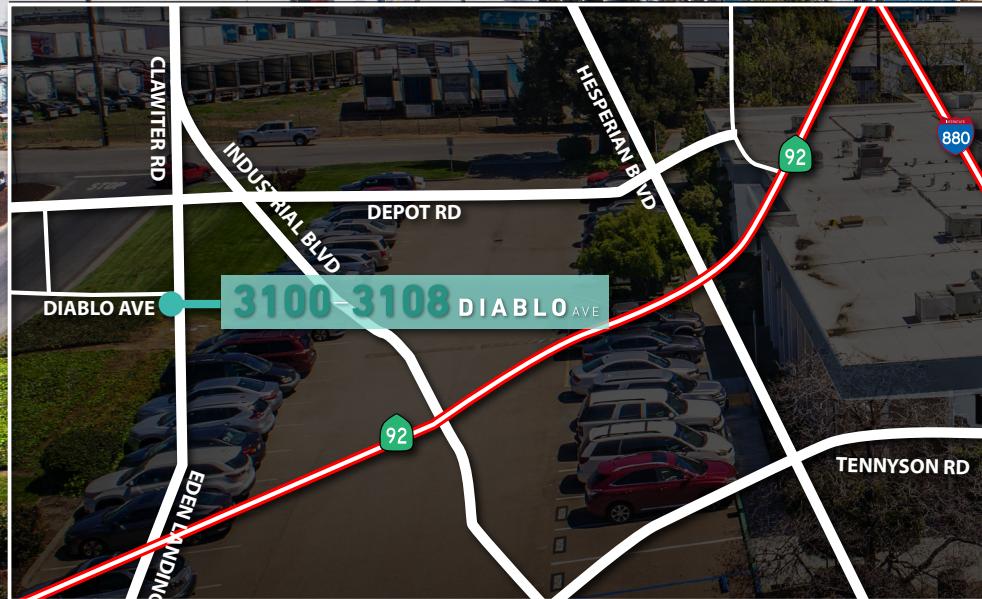
**Lease Rate: \$1.25/SF NNN  
(est. \$0.43/SF opex)**

\*Promo Rate for Year 1 Only



**Sale Price: Contact Broker**

## LOCATION MAP



# PHOTO GALLERY

3100-3108 DIABLO AVE



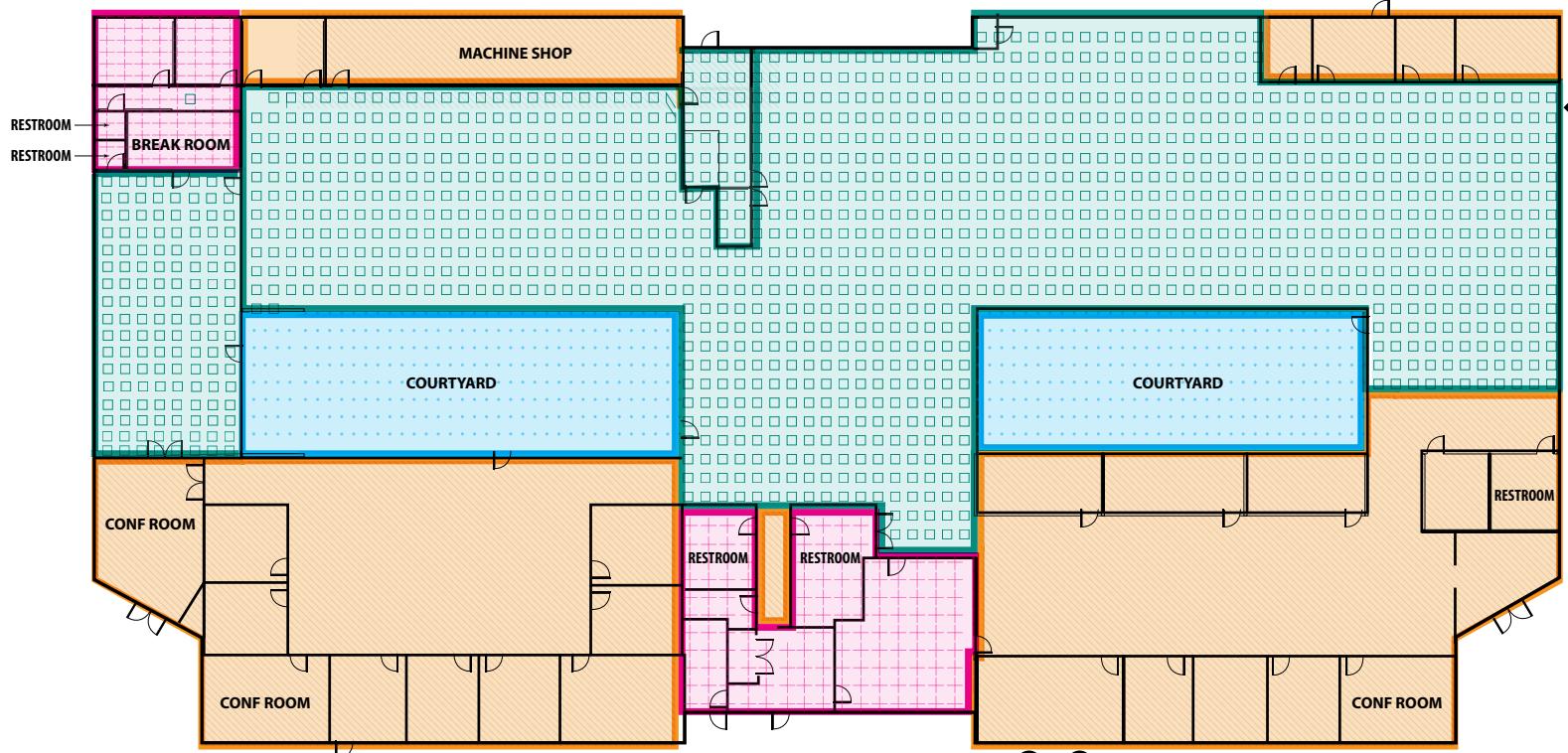
MIKE SPIRO | Executive Managing Director  
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# FLOOR PLAN

±24,483 SF



\*Floor Plan Not to Scale

## FINISH SCHEDULE

- Office, drop ceiling, carpet finishes
- Break room/ restrooms, drop ceiling, VCT/ tiled finishes
- Outdoor space/ Open-air Atrium
- Production, drop ceiling, sealed concrete finishes, compressed air and power drops
- Dock Doors
- Grade Level Doors



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