

FOR SALE

**8,465+/- SQFT FREE STANDING
BIO TECH LAB & OFFICE BUILDING**

**22421-22429 Hesperian Blvd
Hayward, California**

DRASTIC PRICE REDUCTION

Seller May Finance for
Qualified Buyer

Lease with an Option to Buy



- **Situated on a ground lease**
- **Call listing agent for ground lease details**

LISTING AGENT

MICHAEL BARNETTE
510-220-4960
Exclusive Agent
DRE# 00828260

BIO TECH/R&D/OFFICE BUILDING ONE LAB SPACE UPGRADED TO BSL2

~~\$2,500,000.00~~

~~\$2,250,000.00~~

\$2,000,000.00

**Very Attractive
Seller Financing
Available for
Qualified Buyer**

- 8,485+/- sqft – ideal for a single user
- Building can be demised into 2 separate office/lab units.
Unit One: 4,875+/- sqft: 22429 Hesperian Blvd
- **Unit Two:** 3,590+/- sqft: 22421 Hesperian Blvd.
- Exquisite lab spaces and well-appointed office
- Lab spaces have benches in place
- One lab space benefits from enhanced upgrade to BSL2
- Building exterior recently painted
- Nearly new roof and solar panels
- Nearly new HVAC
- Abundant parking
- Perimeter security fencing
- Located near Hayward Business Jet Airport/US 880

Real Estate & Consulting

DRE#00828260

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