

# FOR SALE

22421-22429 Hesperian Blvd  
Hayward, California

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

## 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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### Dock High Commercial

1300 Clay Street, Suite 600, Oakland, CA 94612

510.220.4960 direct | 510.868.2018 main

510.868.2683 fax | [www.dhc-re.com](http://www.dhc-re.com)

