

3100-3108 DIABLO AVE

HAYWARD // CA

FOR LEASE

Freestanding **±24,483 SF** Flex/R&D Building

ON PRIME CORNER LOCATION



NEWMARK

MIKE SPIRO

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PROJECT HIGHLIGHTS

3100-3108 DIABLO AVE

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

LOCATION MAP

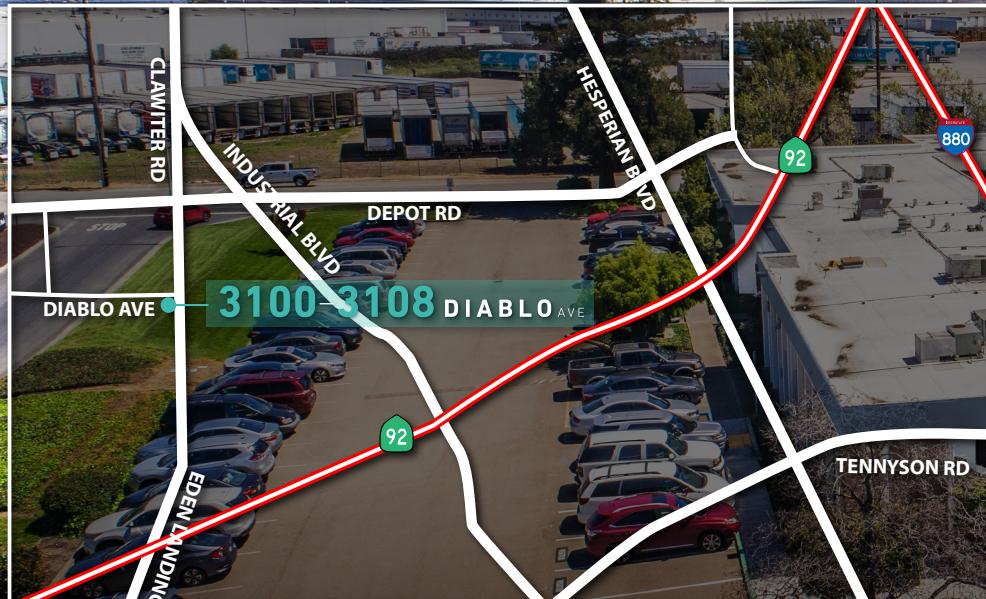


PHOTO GALLERY

3100-3108 DIABLO AVE



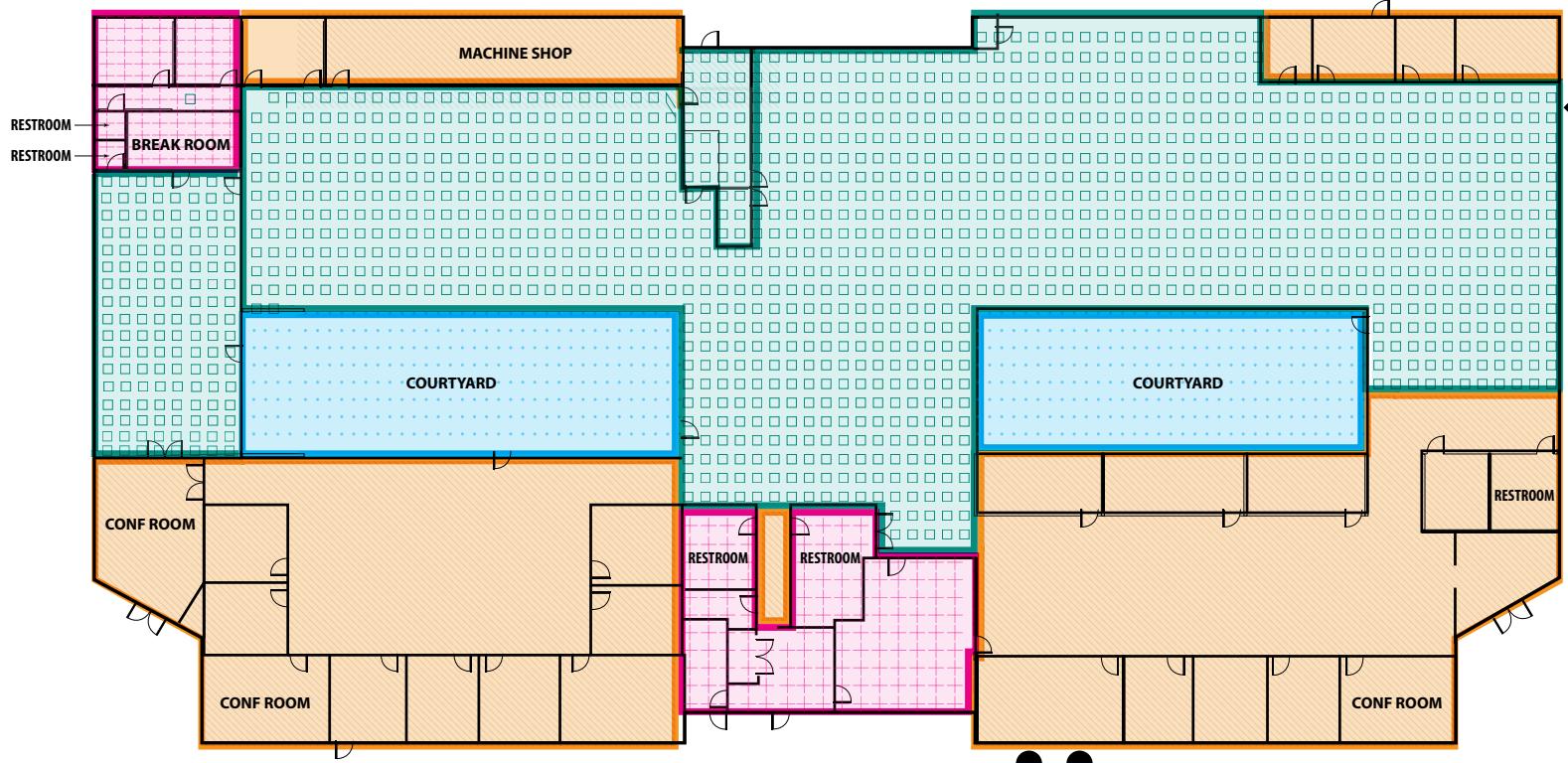
MIKE SPIRO | Executive Managing Director
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FLOOR PLAN

±24,483 SF



FINISH SCHEDULE

- Office, drop ceiling, carpet finishes (Orange)
- Break room/ restrooms, drop ceiling, VCT/ tiled finishes (Pink)
- Outdoor space/ Open-air Atrium (Blue)
- Production, drop ceiling, sealed concrete finishes, compressed air and power drops (Teal)
- Dock Doors (Left arrow)
- Grade Level Doors (Right arrow)

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