

**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 Identify 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



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# PHOTO GALLERY

3100-3108 DIABLO AVE

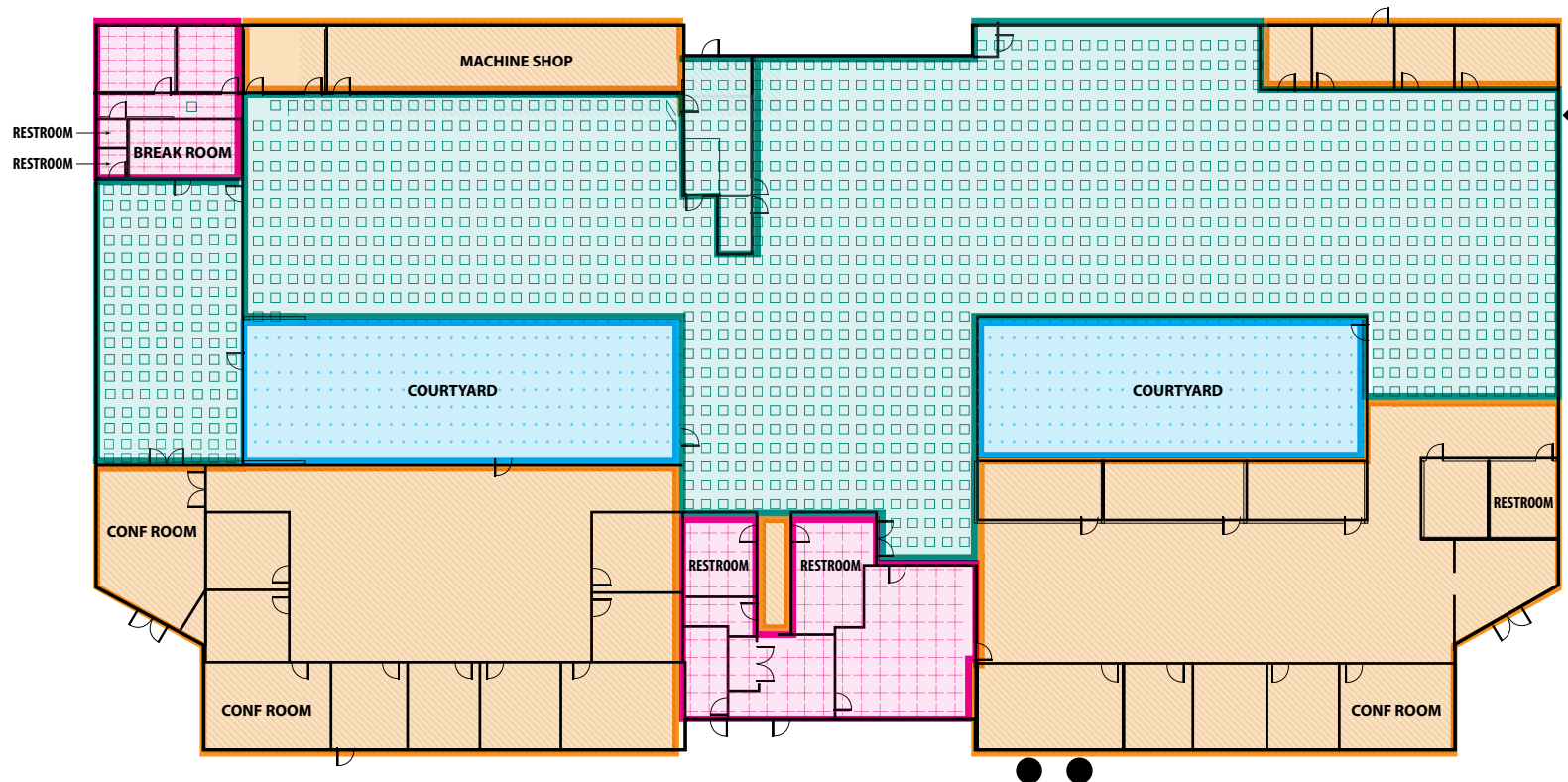




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# FLOOR PLAN

±24,483 SF



## 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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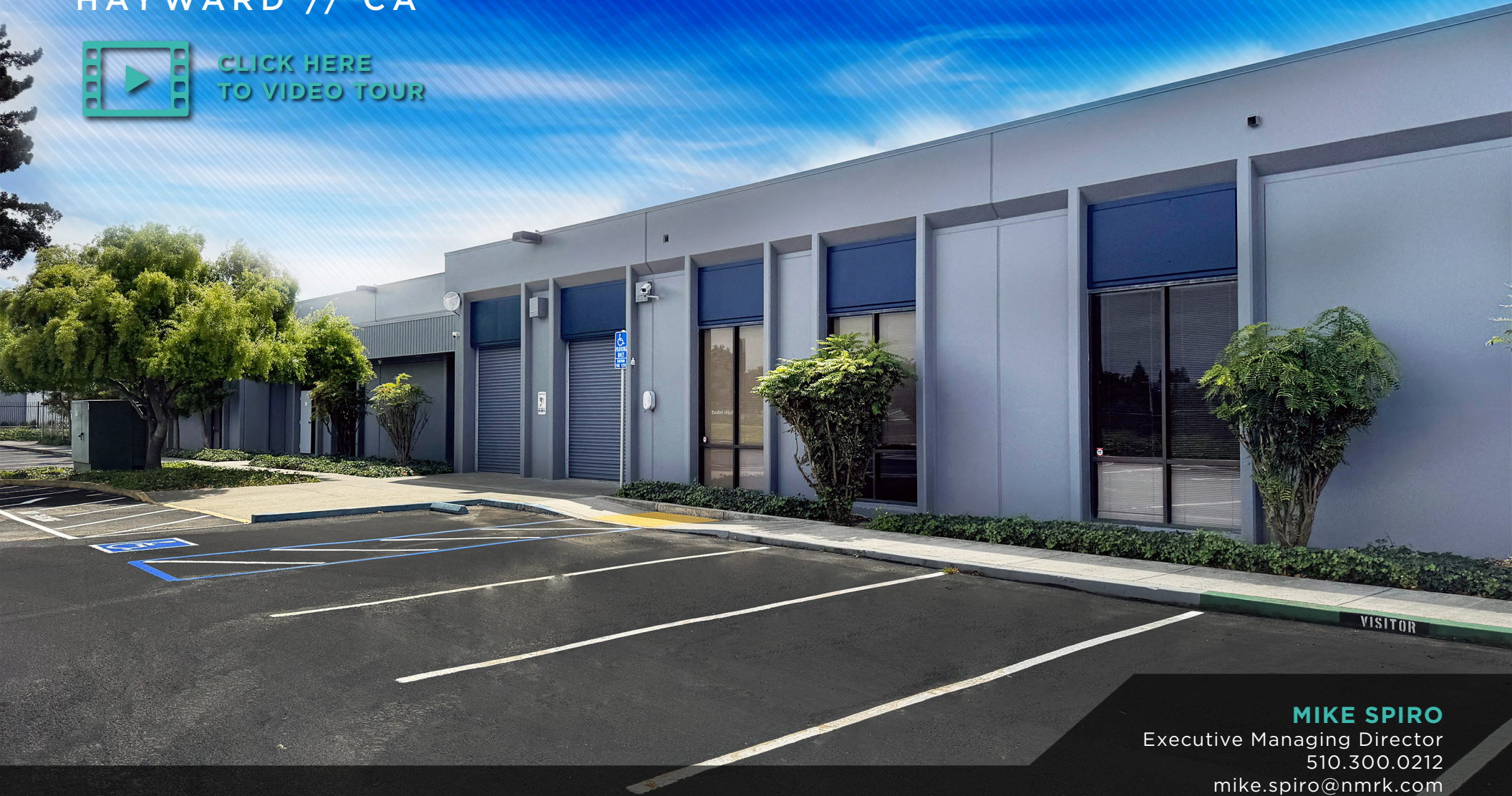


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