



39714 Eureka Drive

Newark, CA

±32,450 SF

In the center of talent and innovation

David Ross

Senior Vice President
Dave.Ross@am.jll.com
415 450 8588
RE Lic. #02052598

David Sesi

Managing Director
David.Sesi@am.jll.com
310 892 3825
RE Lic. #01981744

Eddie Shuai

Senior Managing Director
Eddie.Shuai@am.jll.com
415 336 3573
RE Lic. #01454419

Greg Matter

Vice Chairman
Greg.Matter@am.jll.com
650 622 2362
RE Lic. #01380731



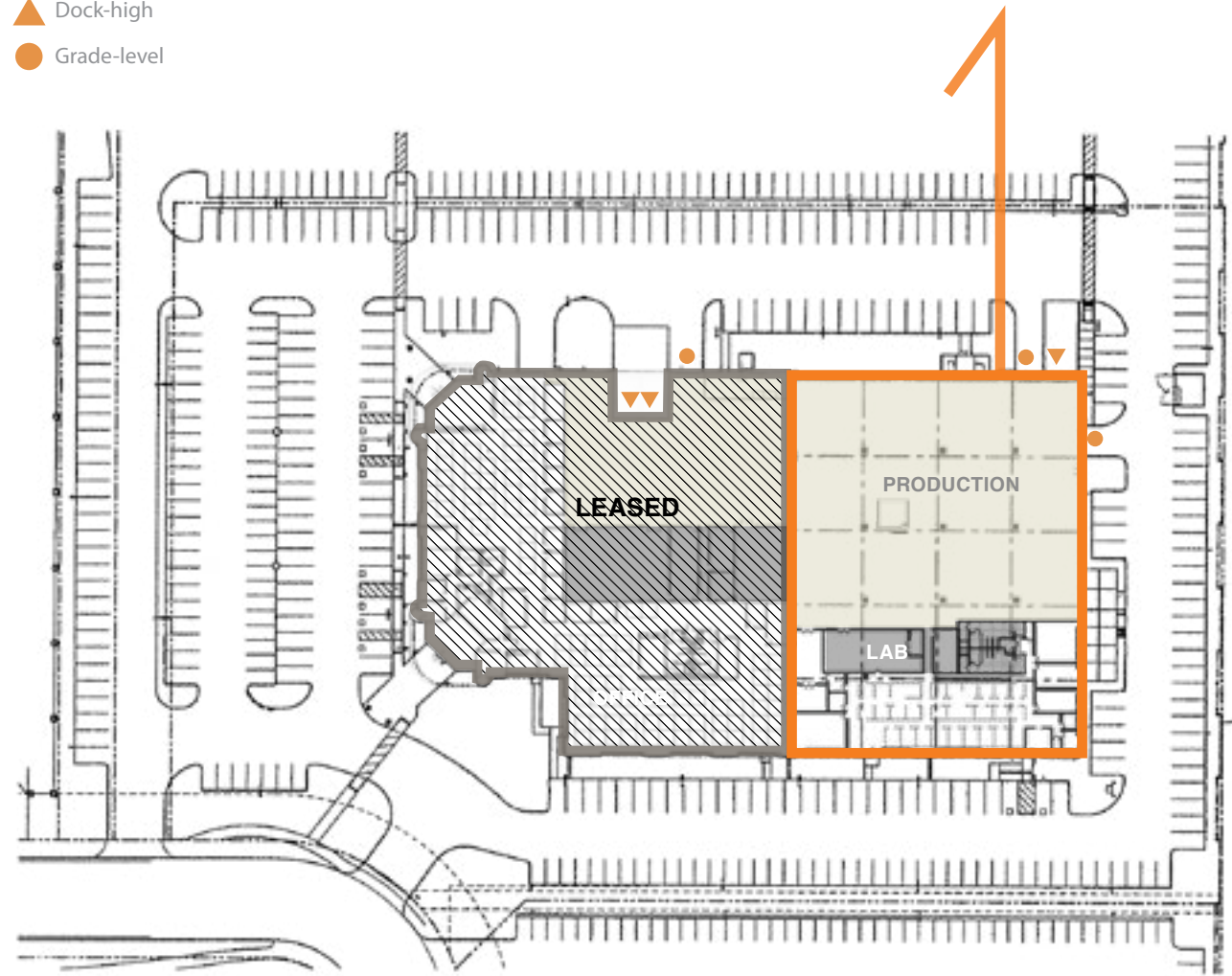
mapletree

39714 Eureka

Available Now
±32,450 SF

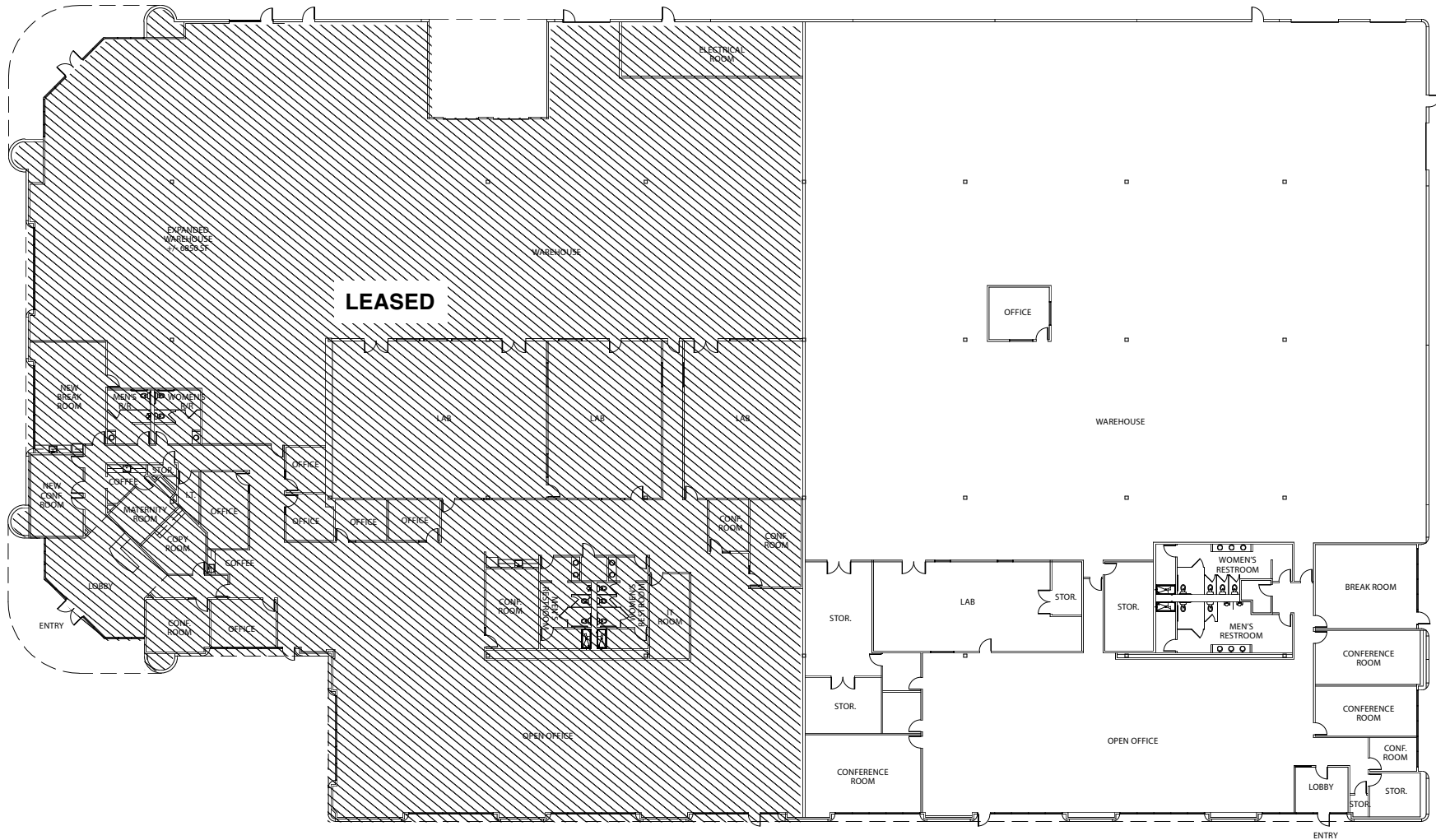
Building information

- ▲ Dock-high
- Grade-level



- ±32,450 SF
- Suite 39714:
1600 amps @ 277/480 volts
(tenant to verify)
- Flex/manufacturing space with
existing lab
- ±19' clear height
- 1 dock high doors
- 2 drive-in doors
- 4.32/1000 parking ratio
- MT-1 Phase II Zoning
- Flexible layout configuration
- **Ownership is open to lease terms
of any length**

Conceptual Floor Plan





20 mi Port of Redwood City
30 mi Port of Oakland



17 mi San Jose International Airport
22 mi Oakland International Airport
32 mi SF International Airport



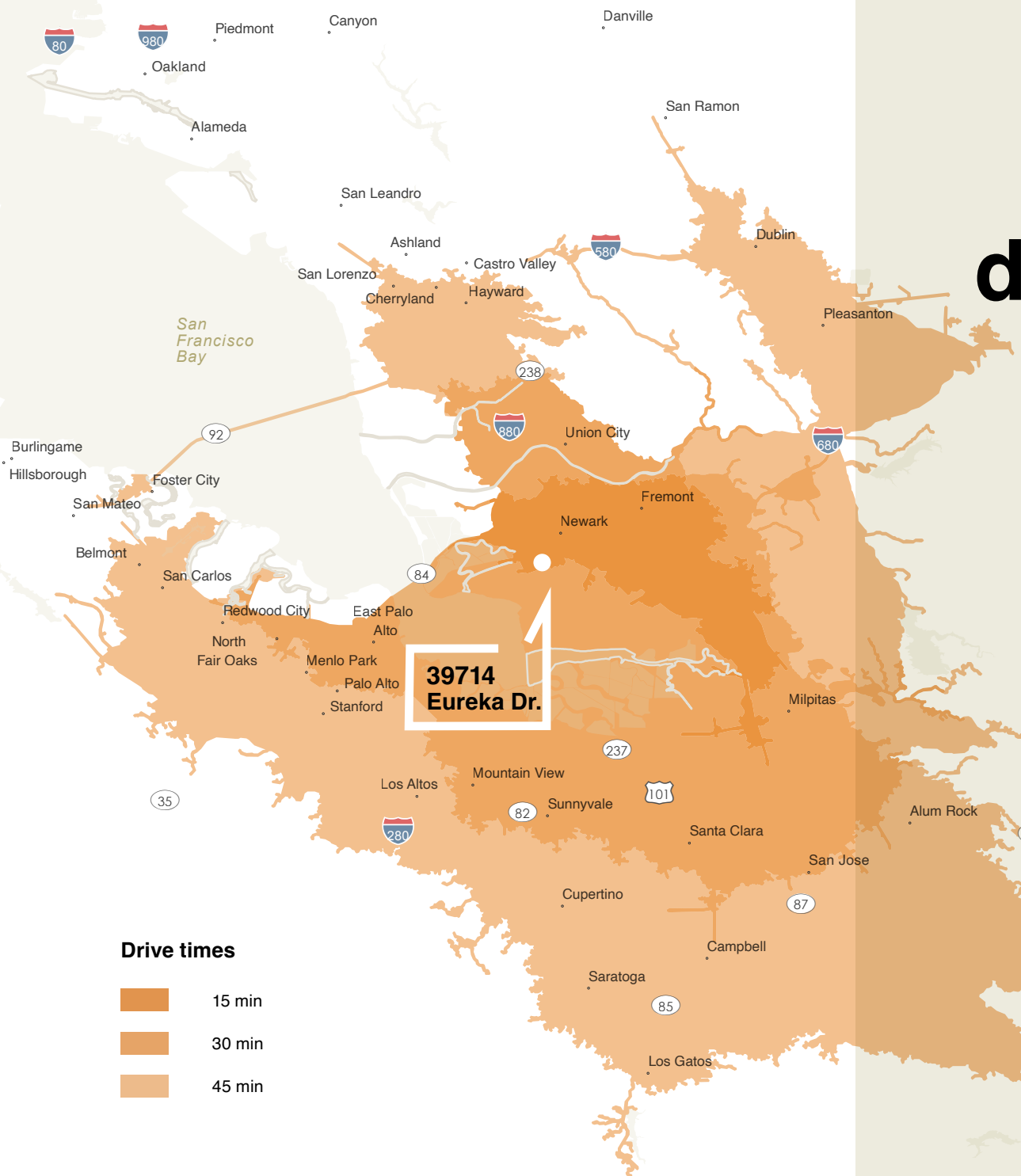
18 mi Stanford University
33 mi University of California, Berkeley
92 mi University of California, Davis



16 mi San Jose
19 mi Palo Alto
28 mi Oakland
40 mi San Francisco



Ideal location for innovation...



Area demographics

Within a 45-minute drive



3,844,781

Total population



1,384,559

Total Households



\$120,872

Median Household Income



790,931

2020 Household Income:
\$100,000 & greater



954,655

Millennial Population
(Born 1981 to 1998)



839,779

Generation X Population
(Born 1965 to 1980)



108,946

People who work in
manufacturing



69,900

People who work in
warehouse/distribution



269,160

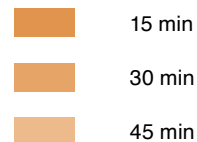
People who work in tech



33,958

People who work in
life sciences

Drive times



Data contained here in was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only.



39714
Eureka Dr.

Addition Road

Eureka Drive

David Ross

Senior Vice President
Dave.Ross@am.jll.com
415 450 8588
RE Lic. #02052598

David Sesi

Managing Director
David.Sesi@am.jll.com
310 892 3825
RE Lic. #01981744

Eddie Shuai

Senior Managing Director
Eddie.Shuai@am.jll.com
415 336 3573
RE Lic. #01454419

Greg Matter

Vice Chairman
Greg.Matter@am.jll.com
650 622 2362
RE Lic. #01380731