

FOR LEASE

3445 ARDEN ROAD, BUILDING F

HAYWARD GATEWAY CENTER | HAYWARD, CA



PROPERTY HIGHLIGHTS

- ±40,232 SF Available
- ±3,500 SF of office/showroom
- 1 Drive in door
- 4 Dock High Doors
- Highly visible street front
- 24' Clear Height
- Close access to Hwy 92 & I-880
- Available with 90 days notice
- Sublease Rate: \$1.10 NNN, through 11/30/2026 (\$0.28 PSF operating expenses)
- Direct deal possible
- Hayward Gateway Center - 10 building, 1.2 million SF Business Park with future growth and expansion capabilities.



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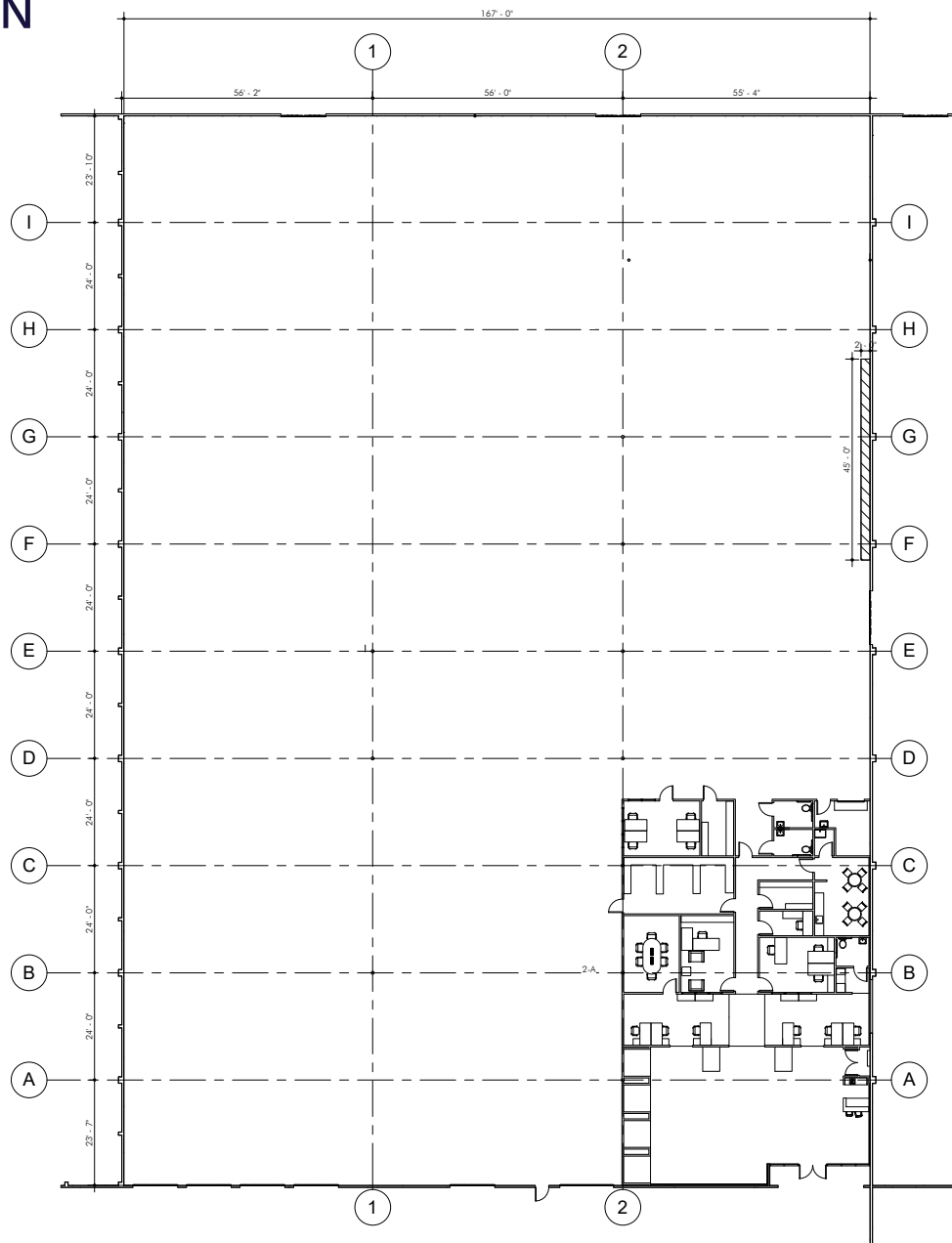


FOR LEASE

3445 ARDEN ROAD
HAYWARD CALIFORNIA

BUILDING F

FLOOR PLAN



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