

MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE

6 BUILDINGS TOTALLING
±370,000 SF R&D/ADVANCED
MANUFACTURING CAMPUS



CURRENT AVAILABILITY

BUILDING A

3 Suites/BSL Labs

Suite 200: ±6,128 SF

Suite 300: ±6,192 SF

Suite 400: ±6,192 SF

BUILDING D

Manufacturing R&D/
Wet Lab/Office Space

Suite 100: ±9,091 SF

Suite 400: ±19,638 SF

GI PARTNERS



CBRE



PROPERTY DETAILS

- ±47,241 SF available in two buildings – 25801 & 25821 Industrial
- Spec suites are divisible to ±18,512 SF
- 20-24' clear height
- Ample power
- Dock and grade level doors
- Abundant free parking

**±47,241 SF AVAILABLE
IN TWO BUILDINGS**



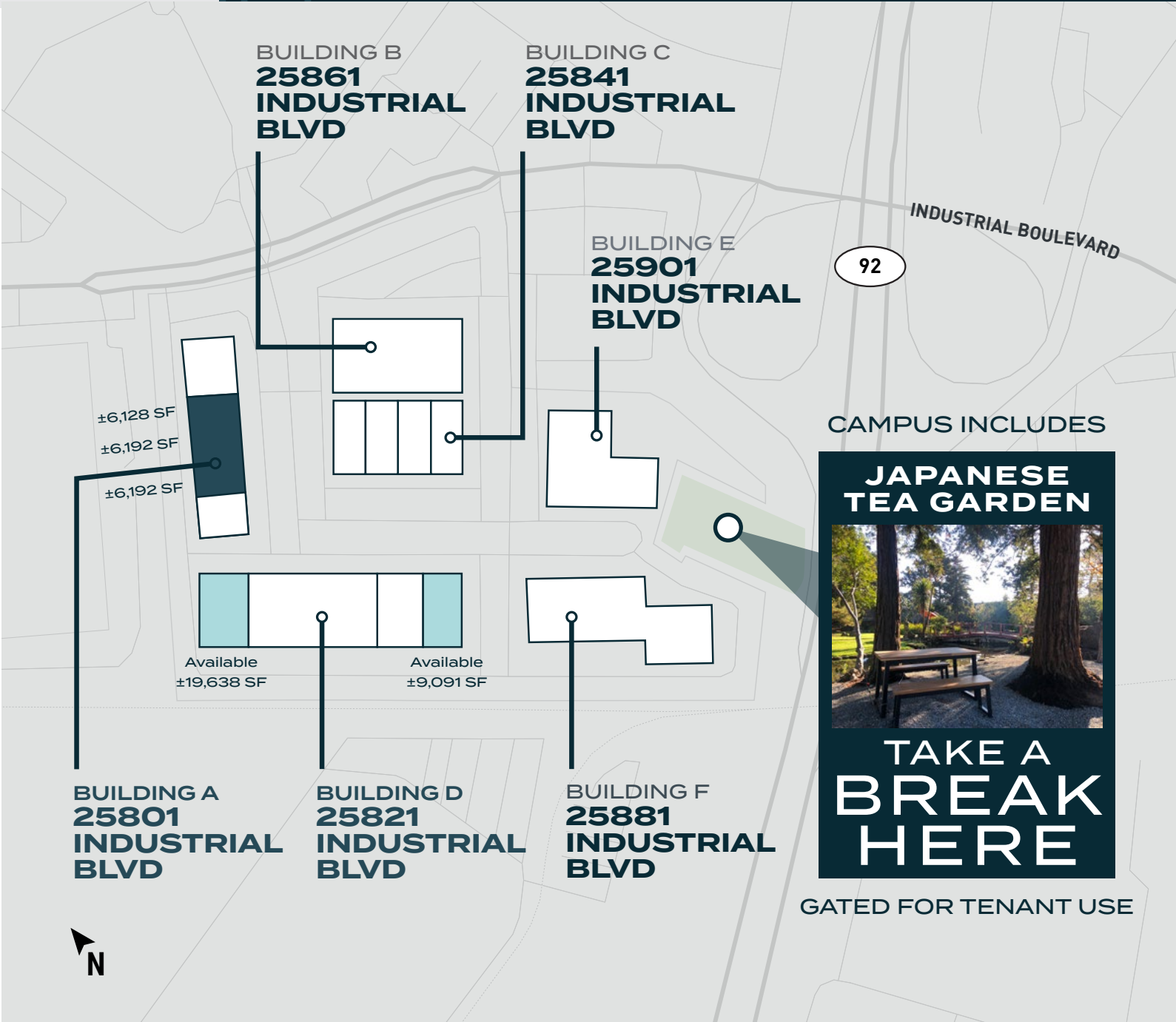
SITE PLAN

KEY

LEASED

SPEC SUITES

AVAILABLE

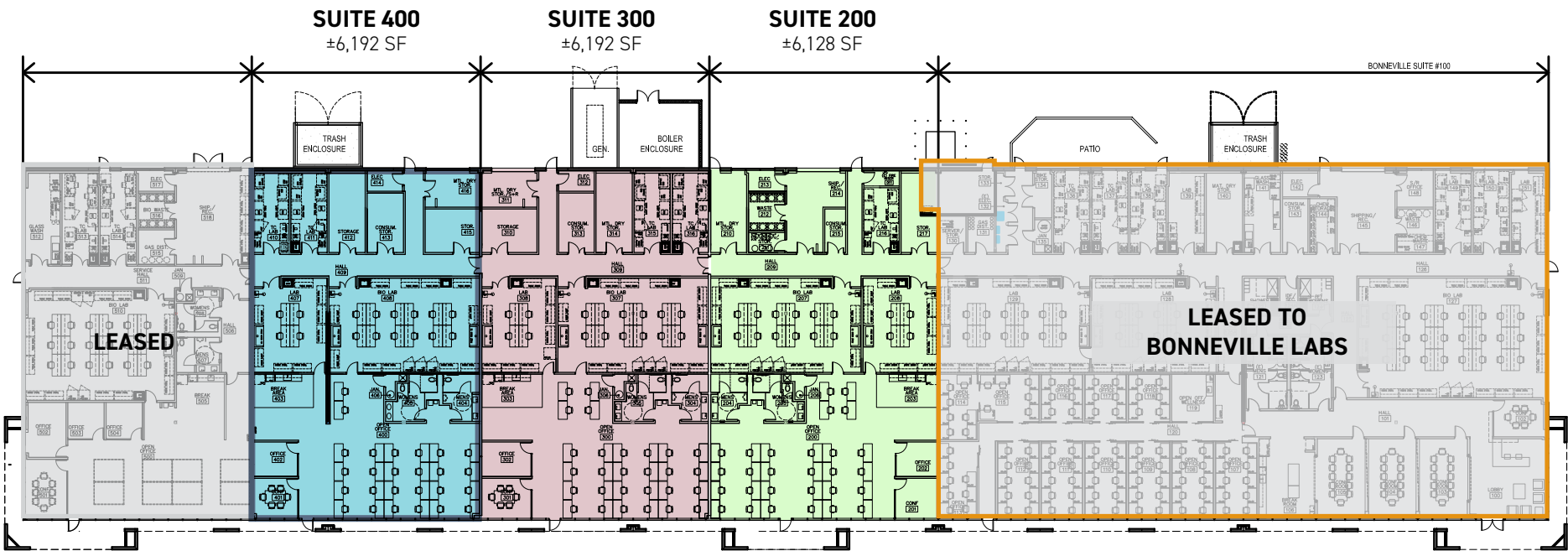


25801 INDUSTRIAL BLVD

BUILDING A

SPEC SUITE OPTIONS

COMBINED TOTAL SF
±18,512 SF



■ ■ ■ SPEC SUITES CAN BE COMBINED

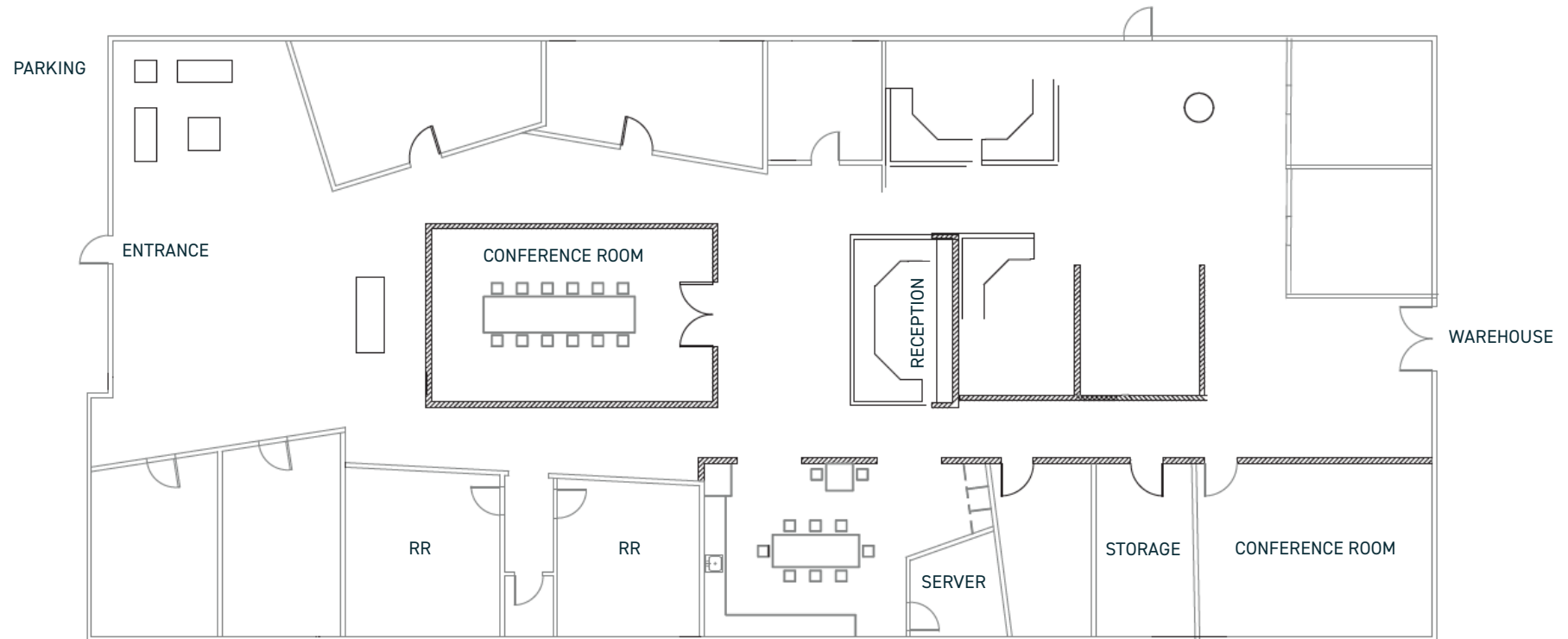
25821 INDUSTRIAL BLVD

BUILDING D

EXISTING CONDITIONS

SUITE 100 ±9,091 RSF

(±7,091 SF OFFICE & ±2,000 SF WAREHOUSE)



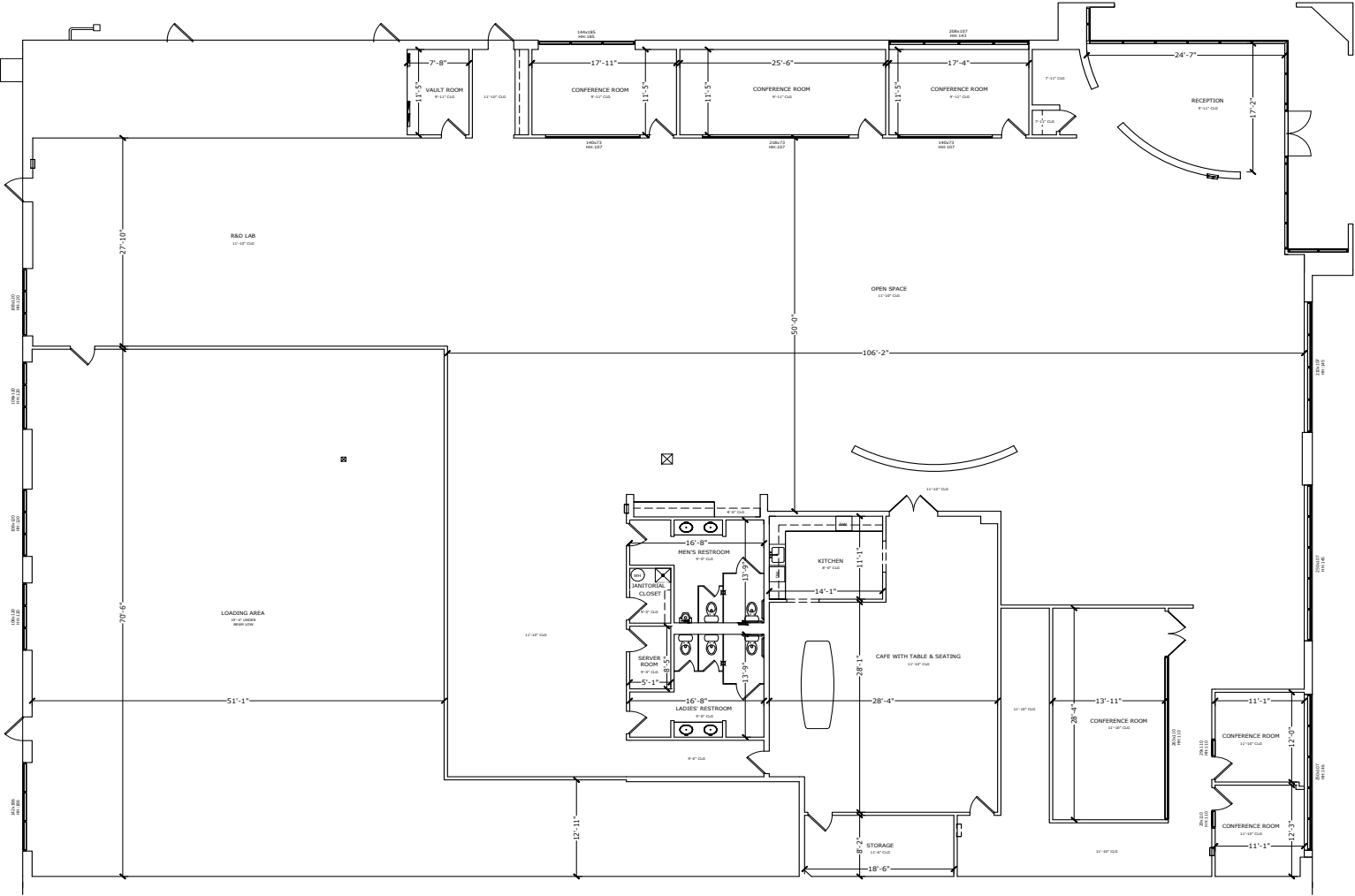
- Redesigned office space with high-end finishes
- End unit with extensive glass window line
- Abundant natural light
- 20' clear height
- One dock-high loading roll-up door
- Fully sprinklered

BLDG D - SUITE 100



25821 INDUSTRIAL BLVD
BUILDING D
EXISTING CONDITIONS

SUITE 400
±19,638 RSF



[illegible]

PROPERTY HIGHLIGHTS

- Located at Highway 92 and Industrial Boulevard
- Life science experienced management team
- Well capitalized ownership who is ready to invest in wet lab/bio-manufacturing spaces
- Common space/open space amenities including beautiful Japanese tea garden
- Food trucks, free yoga classes, campus gym access early 2026

SURROUNDED BY SUCCESS

ARCUS
BIOSCIENCES

elkon
therapeutics

Lonza

illumina

SPOTLIGHT
THERAPEUTICS

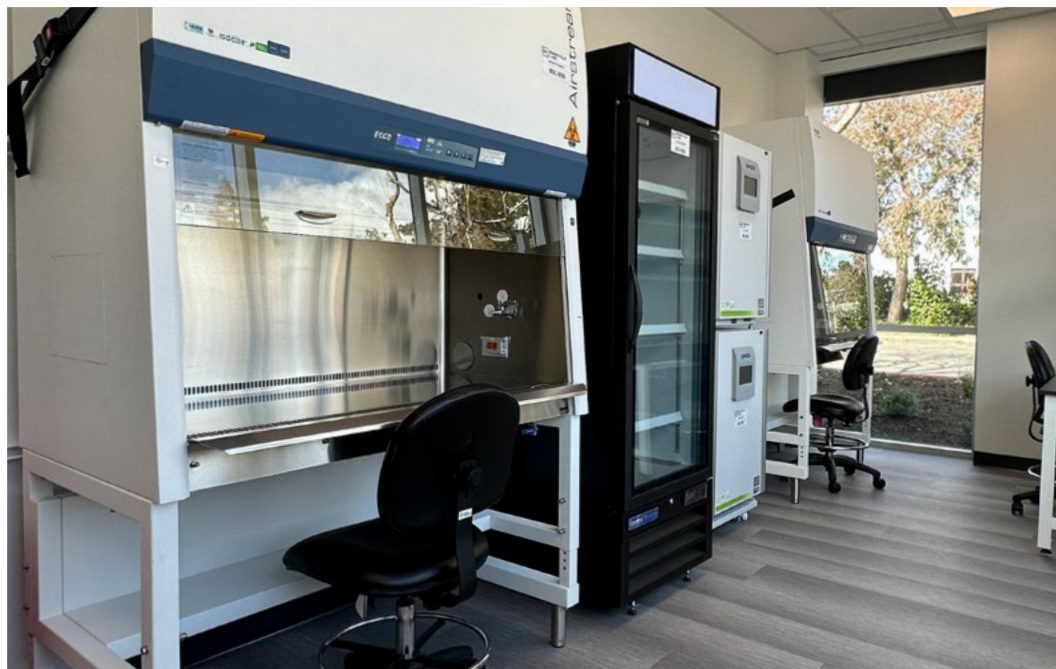
ArsenalBio™

reflexion

PIVOT BIO

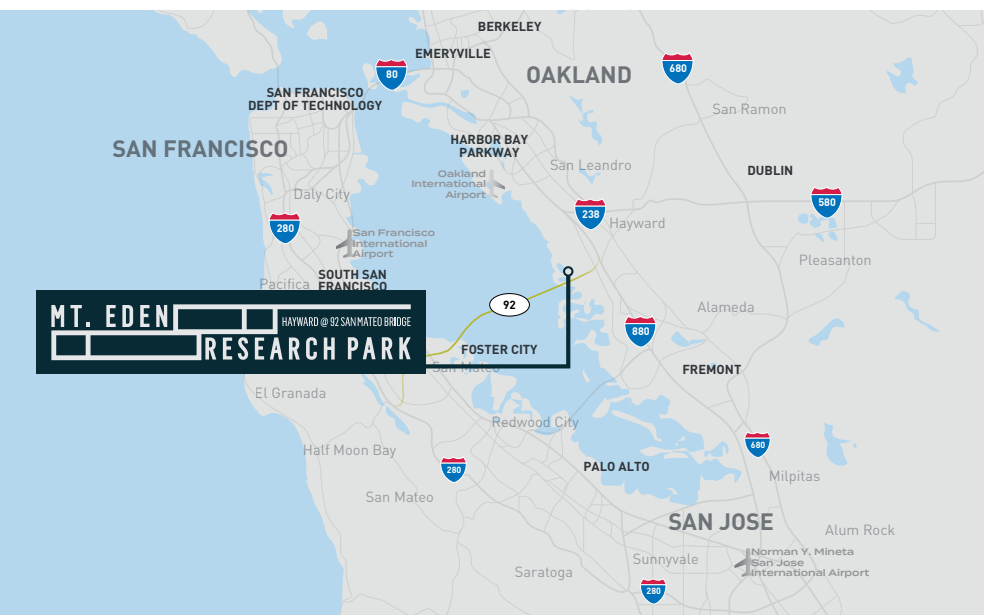
IN THE HEART OF HAYWARD'S EMERGING LIFE SCIENCE CLUSTER

BRAND NEW TURNKEY LAB + OFFICE SUITES



ACCESS & AMENITIES

STRATEGICALLY LOCATED



**11.2
MILES**
FOSTER CITY

**21.7
MILES**
PALO ALTO

**23.8
MILES**
SOUTH SAN
FRANCISCO

**21.6
MILES**
EMERYVILLE (880)

**22.0
MILES**
BERKELEY (980)

**14.2
MILES**
HARBOR BAY,
ALAMEDA

**11.6
MILES**
FREMONT

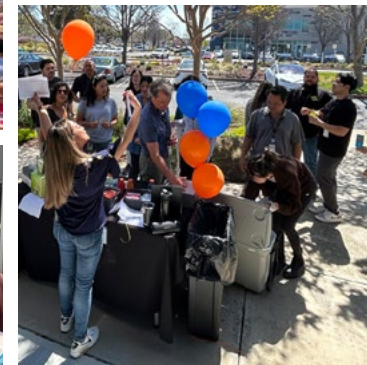
**31.6
MILES**
DT SAN FRANCISCO

NUMEROUS RESTAURANTS & COFFEE SHOPS

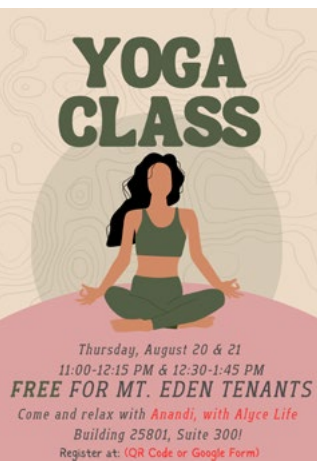


CAMPUS EVENTS

TENANT EVENTS | SCIENCE VENDOR DEMOS | TENANT WELLNESS EVENTS | OUTDOOR AMENITIES



BV BONNEVILLE LABS
Admit One



MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE

BIO CLUSTER/CAMPUS WITH R&D AND
MANUFACTURING CAPABILITY



FOR MORE INFORMATION, CONTACT:

MARK KOL

Executive Vice President
CA Lic. 01251158
+1 510 874 1992
mark.kol@cbre.com

MIKE RAFFETTO

Senior Vice President
CA Lic. 01201289
+1 510 874 1994
mike.raffetto@cbre.com

MONICA CLARKE

Sales Assistant
CA Lic. 01221955
+1 510 874 1906
monica.clarke@cbre.com

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_September2025