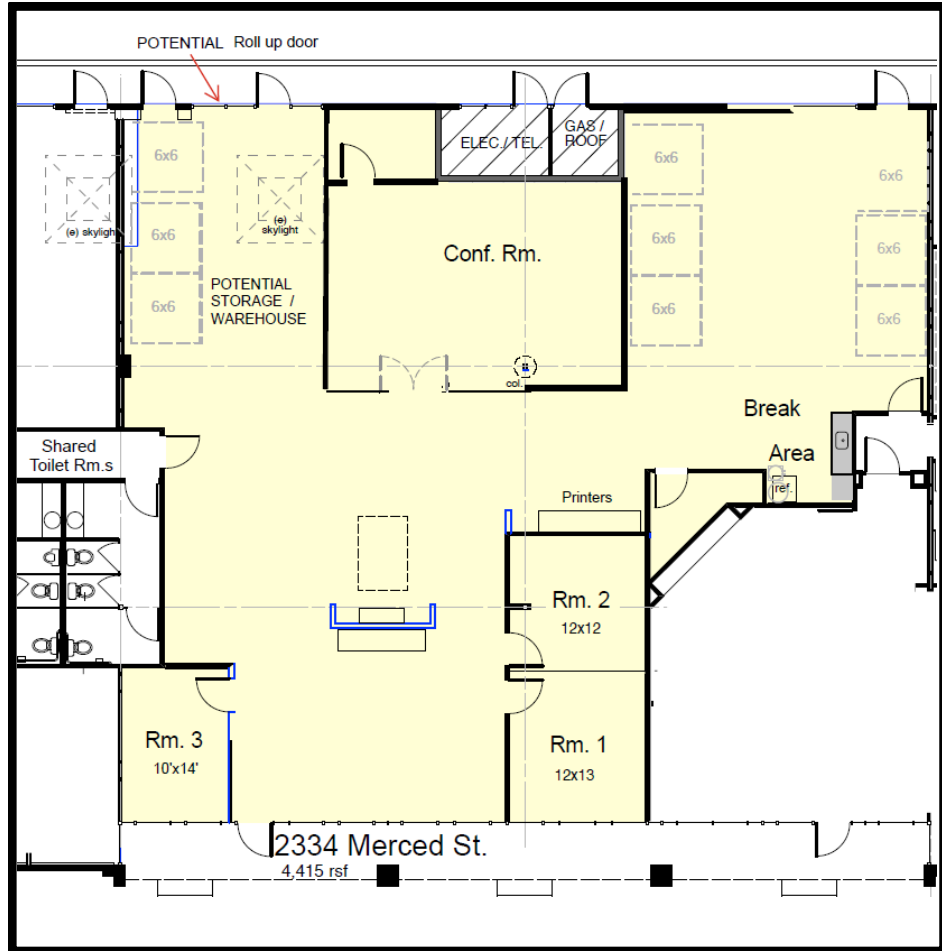


2334 Merced St, San Leandro  
**OFFICE-R&D FLEX**  
**4,415 SF FOR LEASE**








**Lease Terms**  
**ASKING RENT: \$1.65 / SF**  
**+ \$0.11/SF CAM**

**OVERVIEW**  
 Beautiful office/flex space at the corner of Marina Blvd & Merced St, offering a flexible functional layout with open office areas, 3 private offices, a large glass walled conference/training room, break area and cubicle open office areas. Potential to add a grade level roll up door and storage/warehouse area.



**PROPERTY HIGHLIGHTS**

-  Large reception / open office areas
-  Three (3) private offices
-  Conference Training room
-  Printer copier area with storage
-  Coffee bar /break area



**Kelly Dossa**  
 925-338-8867 | [KellyD@reynoldsandbrown.com](mailto:KellyD@reynoldsandbrown.com) | CA DRE# 00334431 | [www.reynoldsandbrown.com](http://www.reynoldsandbrown.com)

**Luyen Pham**  
 925-317-7247 | [LuyenP@reynoldsandbrown.com](mailto:LuyenP@reynoldsandbrown.com) | CA DRE# 01869749 | [www.reynoldsandbrown.com](http://www.reynoldsandbrown.com)