

3100-3108 DIABLO AVE

HAYWARD // CA

FOR SALE OR LEASE

Freestanding ±**24,483 SF** Flex/R&D Building

ON PRIME CORNER LOCATION

PROMOTIONAL LEASE RATE!

ONLY \$0.99/SF PER MONTH NNN*

*Applies to Year 1 Only




**NEW MARKET-READY
WORK COMPLETED!**

NEWMARK

MIKE SPIRO

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TO VIDEO TOUR**



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



\$0.99/SF*
Lease Rate: **\$1.25/SF NNN**
(est. **\$0.43/SF opex**)

*Promo Rate for Year 1 Only



Sale Price: **\$8,750,000**
(**\$357.39/SF**)

LOCATION MAP



PHOTO GALLERY

3100-3108 DIABLO AVE



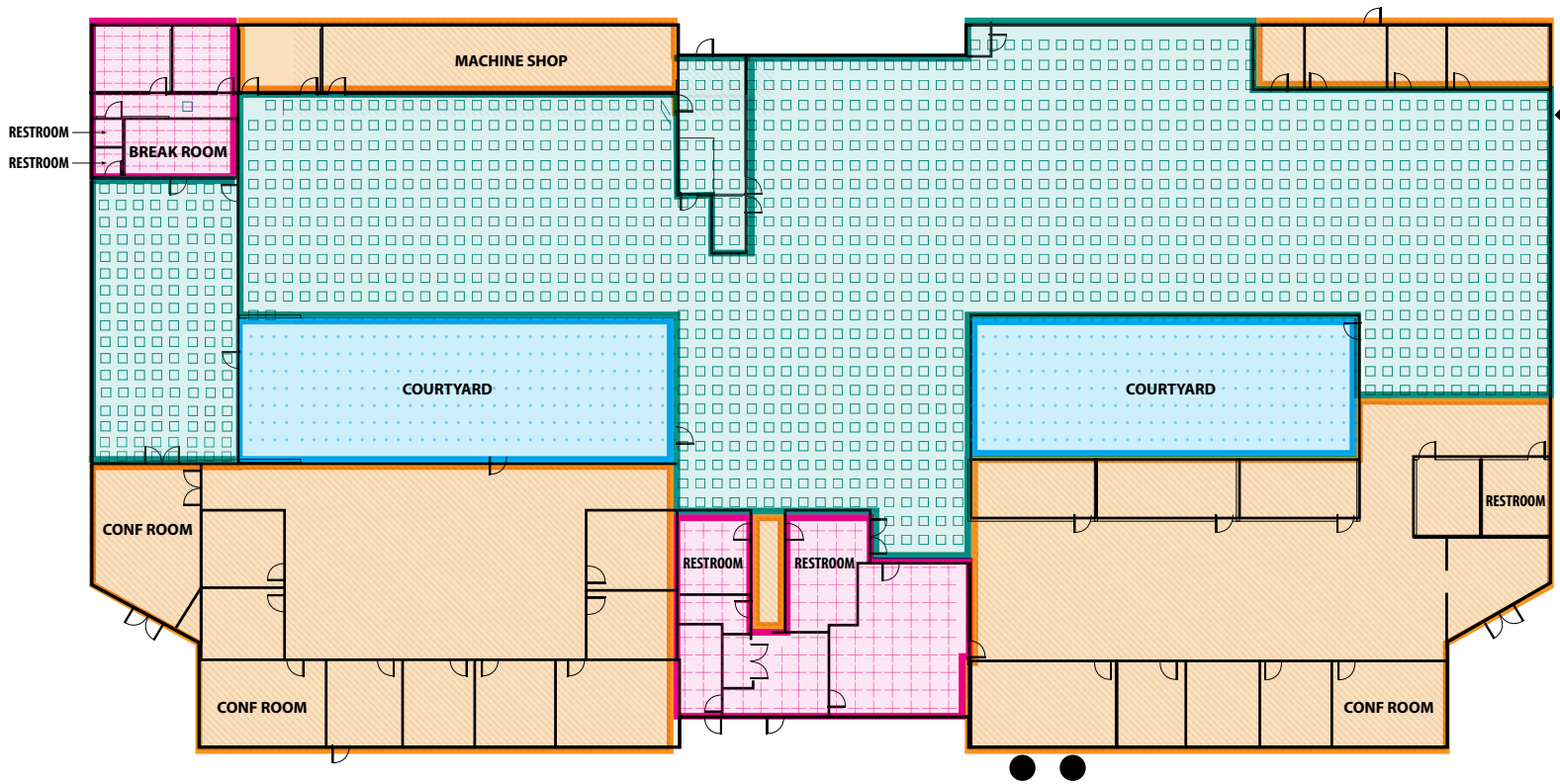
MIKE SPIRO | Executive Managing Director
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FLOOR PLAN

±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

*Floor Plan Not to Scale

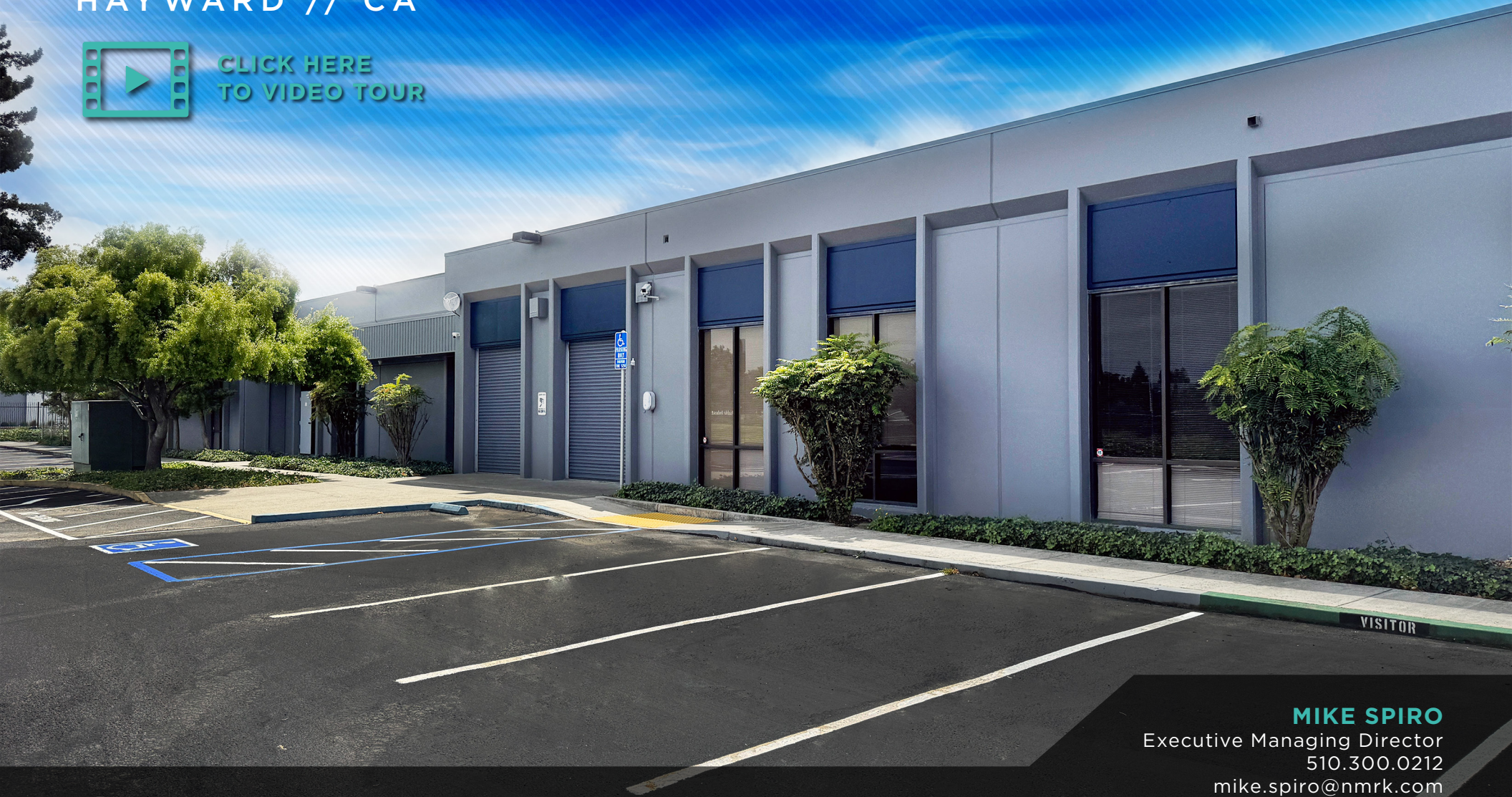


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