

MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE

6 BUILDINGS TOTTALLING
±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 B

AI Ready - Private Data
Center / Lab + Office /
Divisible Multi Tenant
or Single Tenant
±75,000 SF Turnkey

BUILDING D

Manufacturing R&D/
Wet Lab/Office Space
Suite 100: ±9,091 SF
Suite 400: ±19,638 SF

GI PARTNERS



CBRE



PROPERTY DETAILS

- ±122,241 SF Available in three buildings - 25801, 25821 & 25861
- Spec suites are divisible to ±18,512 SF
- 20-24' clear height
- Ample power
- Dock and grade level doors
- Abundant free parking
- AI Ready - Private Data Center
- 3000 Amps Power @480v
- Backup Diesel Generators
- On Premise Gym, Lockers & Event Center

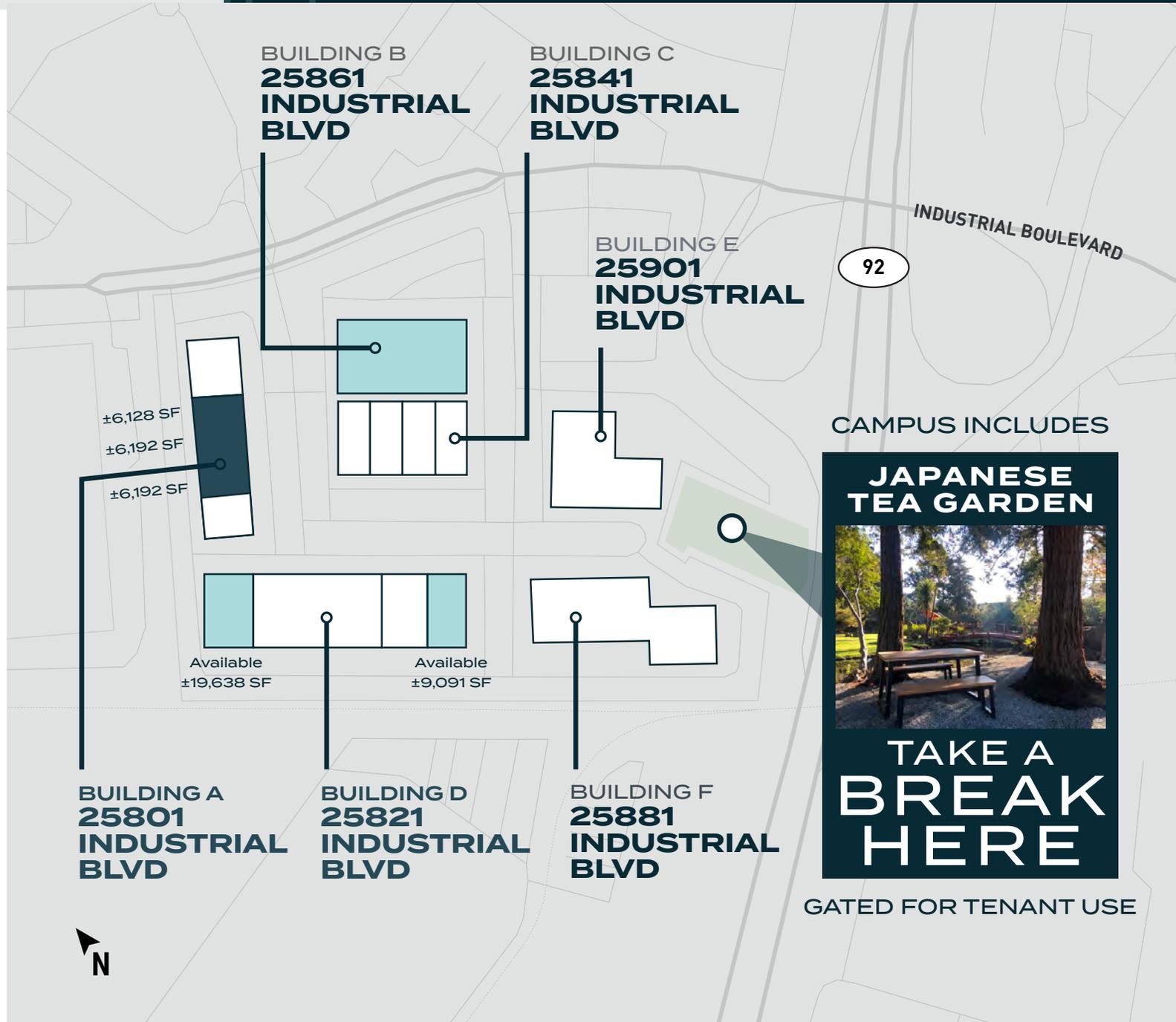


**± 122,241 SF AVAILABLE
IN THREE BUILDINGS**

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

25861 INDUSTRIAL BLVD

BUILDING B

EXISTING CONDITIONS

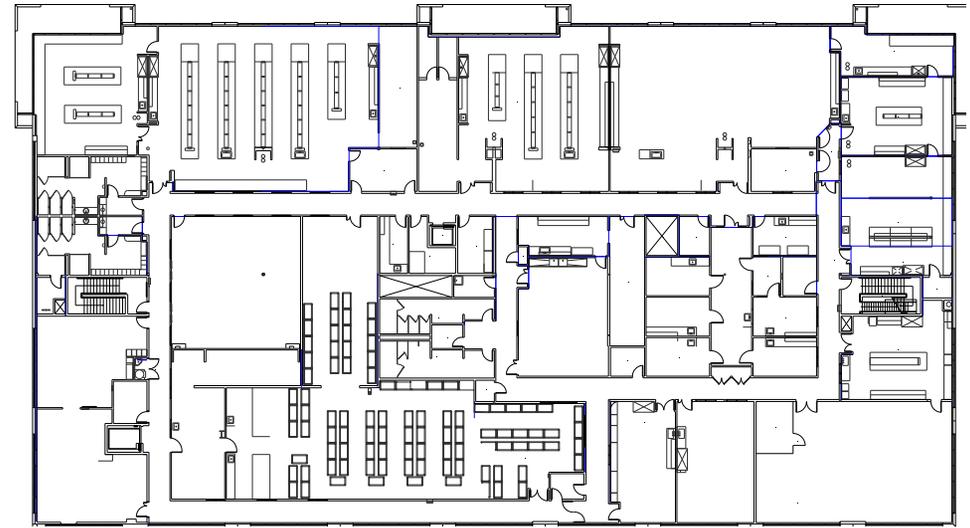
- 3000 Amps Power @ 480V
- 340 Tons of Chillers
- Full Lab Process Piping (CDA, Nitrogen, Argon, DI Water, Vacuum, Natural Gas)
- 2k SF Tissue Culture Suite with CO2 Manifold
- 12 Fume Hoods
- 420 SF Cold Rooms at 4°C and -20°C
- Autoclave
- Dock Height Loading with 4k SF+ Warehouse
- 200 kVA UPS Backup
- Plus Diesel Emergency Generator
- On Premise Gym, Lockers, Event Center

AI-READY PRIVATE DATA CENTER

- 20 Tons of AC, 17 Racks
- Liquid Cooling Available
- 200 kVA New UPS



1ST FLOOR



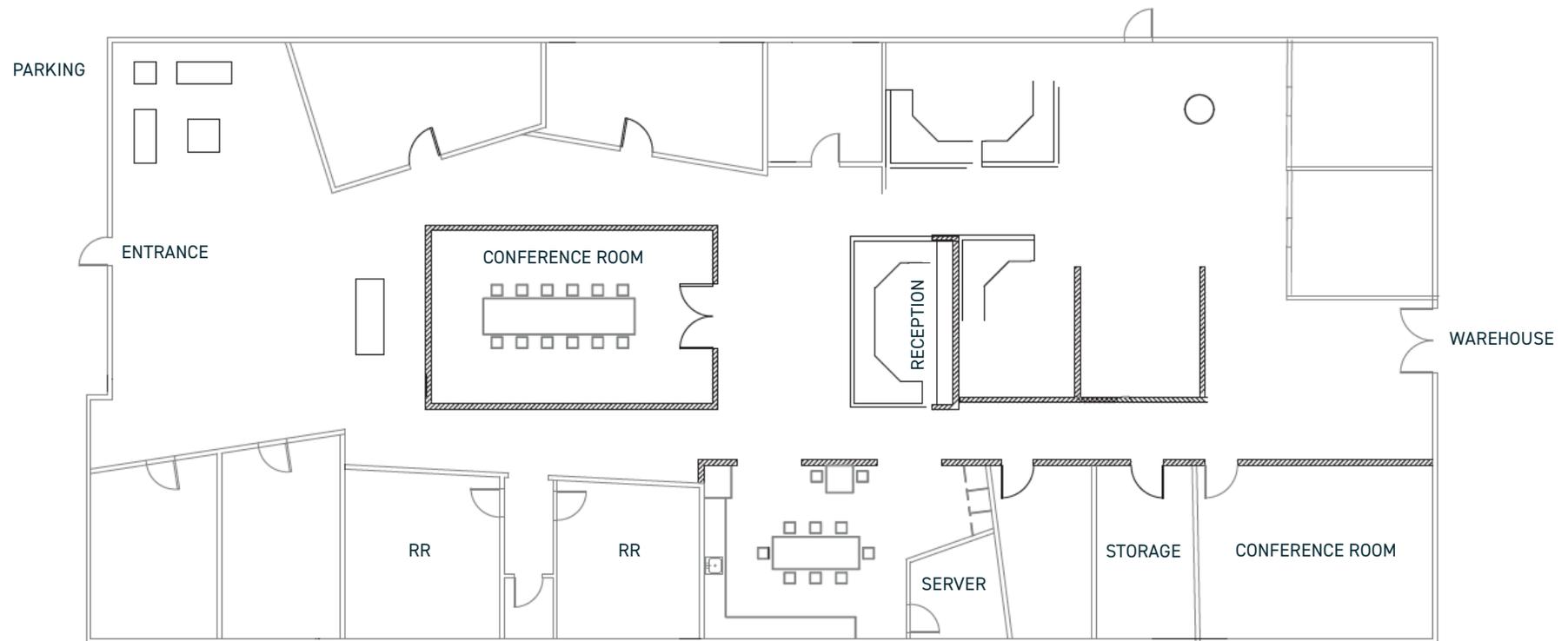
2ND FLOOR

25821 INDUSTRIAL BLVD

BUILDING D

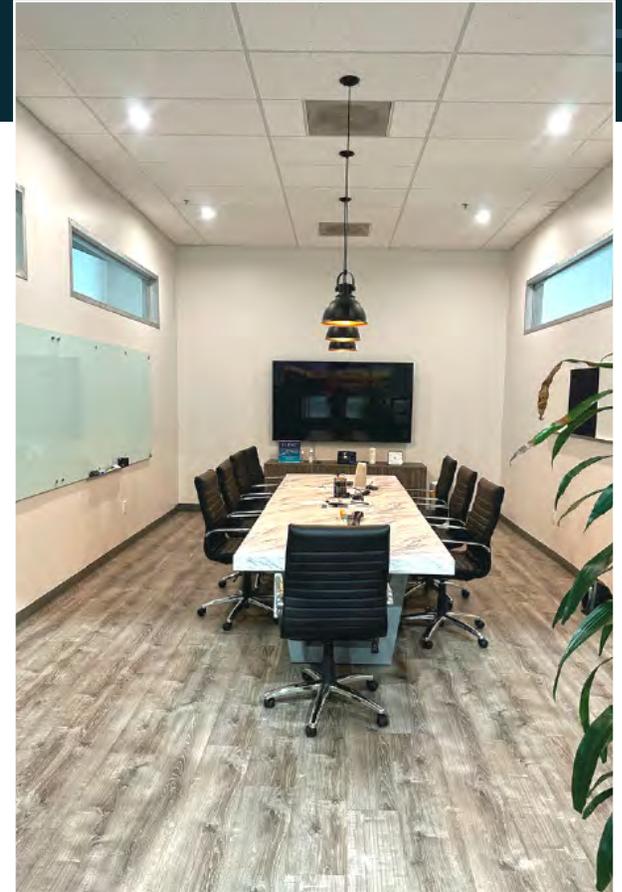
EXISTING CONDITIONS

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

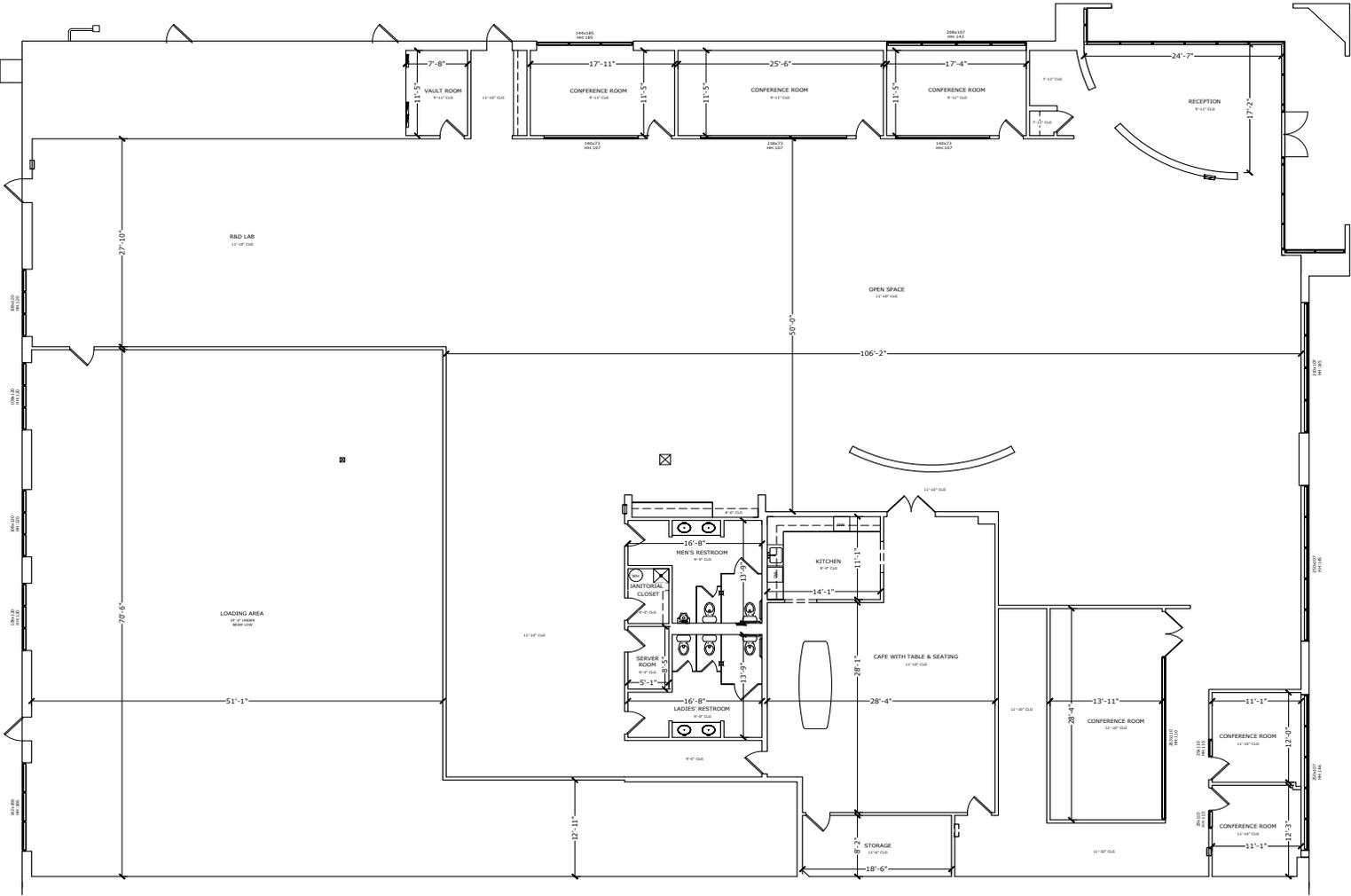


25821 INDUSTRIAL BLVD

BUILDING D

EXISTING CONDITIONS

SUITE 400
±19,638 RSF



25821 INDUSTRIAL BLVD

BUILDING D

EXAMPLE OPTIONS

AVAILABLE NOW

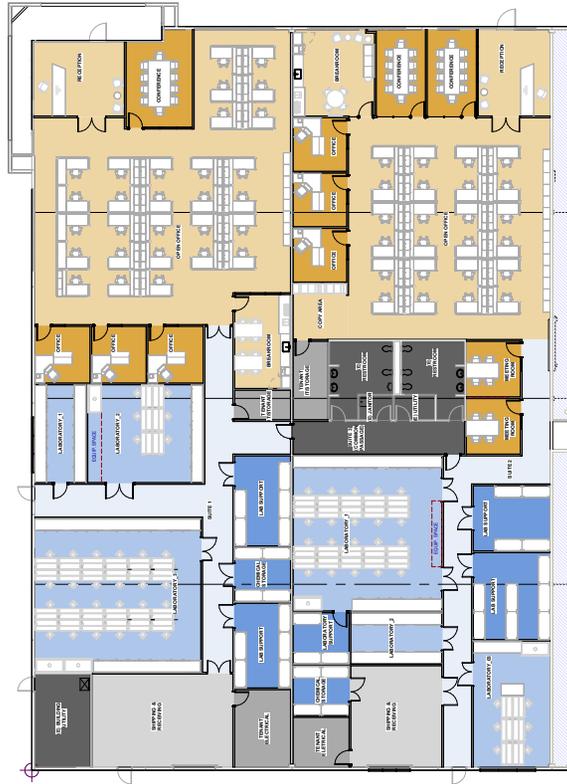
SUITE 400

±19,638 RSF

Wet Lab
Single Tenant Test Fit



Wet Lab
Two Tenant Test Fit



Manufacturing Lab
Single Tenant Test Fit



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

eikon
therapeutics

Lonza

illumina

SPOTLIGHT
THERAPEUTICS

ArsenalBio

reflexION

PIVOT BIO

IN THE HEART OF
HAYWARD'S EMERGING
LIFE SCIENCE CLUSTER

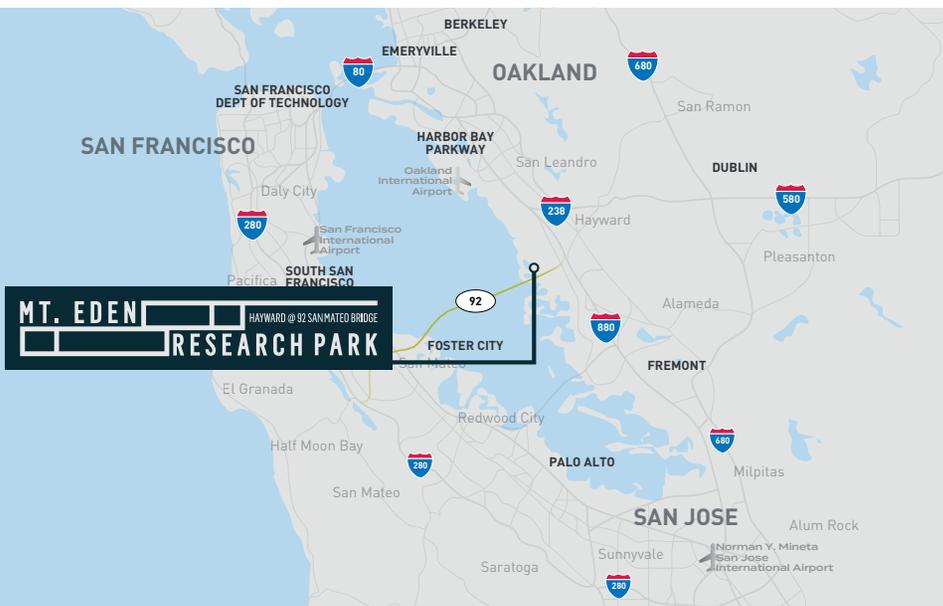


BRAND NEW TURNKEY LAB + OFFICE SUITES



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



NO	FOOD AND DRINK	CUISINE
1	Tomodachi Sushi	Japanese
2	Starbucks Coffee	Coffee
3	Bay City Bistro	Sandwiches, Salads
4	Elite Dumpling	Chinese Seafood
5	Moon Indian Cuisine	Indian
6	Habibis Birria	Mexican
7	La Ca Bakery Banh Mi	Vietnamese
8	Ghazni Afghan Kabobs	Halal Kabobs
9	Bamboo Steamer	Dim Sum
10	Eon Coffee	Coffee, Sandwiches, Salads
11	Teaspoon Coffee	Coffee & Boba
12	Poke Don	Poke Bowls
13	Raja Indian	North Indian
14	Pho Tai	Vietnamese Pho
15	Volcano Island	Korean
16	Ike's Love & Sandwiches	Sandwiches
17	Blue Ginger	Indian
18	The Sister's House	Korean BBQ
19	Haha Ramen	Ramen & Sushi
20	Peet's Coffee	Coffee

CAMPUS EVENTS

TENANT EVENTS

SCIENCE VENDOR DEMOS

TENANT WELLNESS EVENTS

OUTDOOR AMENITIES



BONNEVILLE LABS
Biotech State Fair Vendor Event
 Hayward, CA | July 27th, 2023

Admit One



YOGA CLASS

Thursday, August 20 & 21
 11:00-12:15 PM & 12:30-1:45 PM
FREE FOR MT. EDEN TENANTS
 Come and relax with Anandi, with Alyce Life
 Building 25801, Suite 3001
 Register at: (QR Code or Google Form)

MARCH Food Trucks

GI PROPERTY MANAGEMENT

- Salgon Street 2
March 6, 2025
- Oaxacan Kitchen Mobile
March 13, 2025
- Rosie's Food Truck
March 20, 2025
- Gerry's Food Truck
March 27, 2025

Campus Fitness Challenges

MT EDEN RESEARCH PARK

TENANT Appreciation

MT. EDEN RESEARCH PARK
 GI PROPERTY MANAGEMENT

WEDNESDAY, DECEMBER 11TH
 9:30 - 11:30 AM
 CATERED BY *feis*

25801 INDUSTRIAL BLVD,
 SUITE 200

Bring a toy to donate! Mine located in Building 25801, Suite 100 & Building 25841 Lobby, and during the Tenant Appreciation breakfast.

mtedenresearchpark.com

HPD COPS 4 KIDS TOY DRIVE

HELP DONATE TOY APPRECIATION FOR CHILDREN THIS HOLIDAY SEASON. ANY TYPE OF DONATION IS APPRECIATED!

Accepting Donations:
 November 18 -
 December 5, 2024

AMAZON WISHLIST - HPD TOY DRIVE 2024
[HTTPS://TINYURL.COM/YC6H2FS](https://tinyurl.com/YC6H2FS)

Give from the heart

MT. EDEN RESEARCH PARK
BLOOD DRIVE
 JULY 2025

MT. EDEN RESEARCH PARK

HAYWARD @ 92 SAN MATEO BRIDGE

BIO CLUSTER/CAMPUS WITH R&D AND
MANUFACTURING CAPABILITY



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