

Construction Complete!

Spec TI's Permitted &
Underway

HE

HAYWARD

EXCHANGE @ 92



25820 CLAWITER ROAD, HAYWARD, CA
AVAILABLE FOR LEASE

56,720 SF

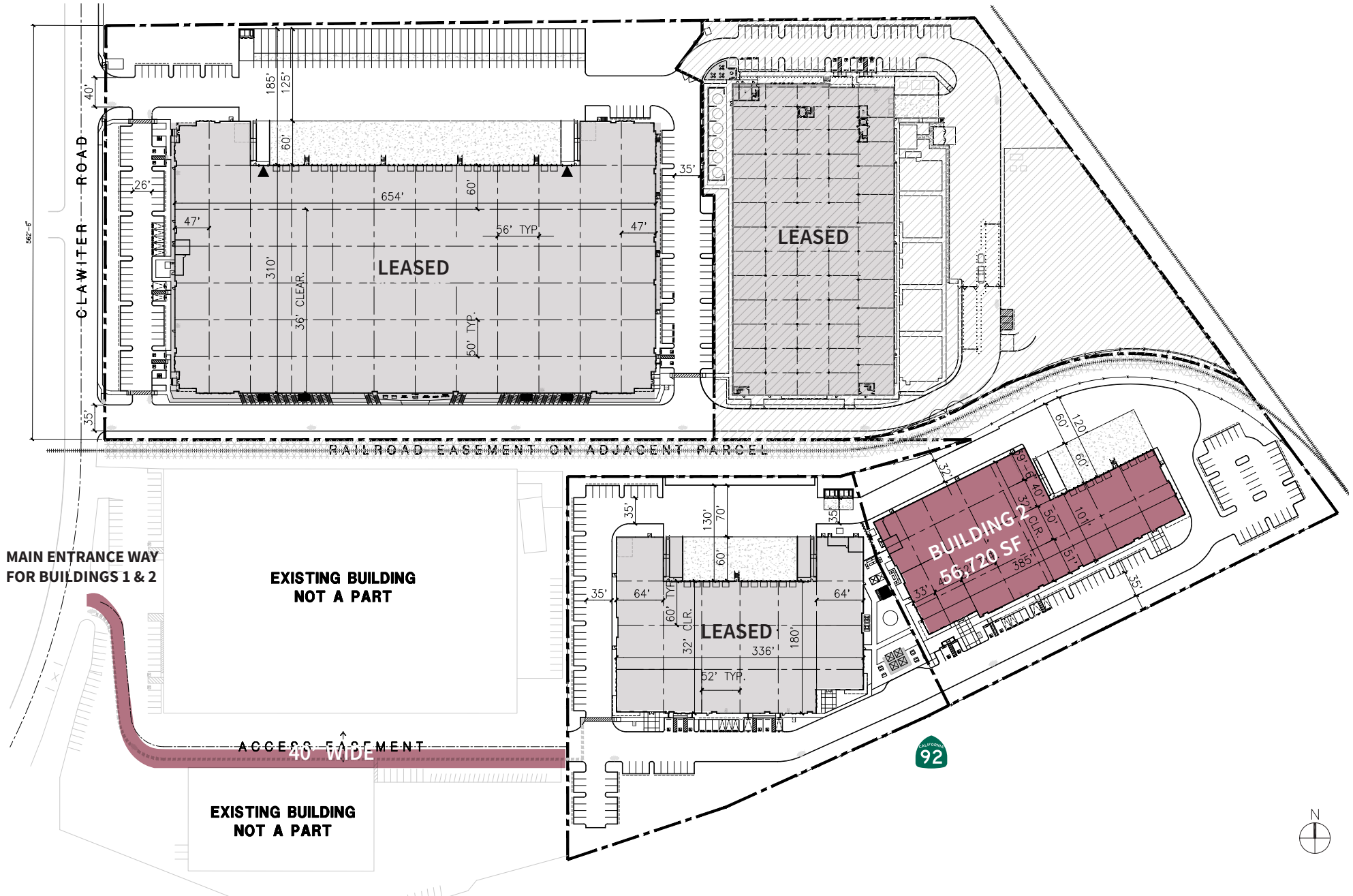
LAST VACANCY IN THE PARK



Hines

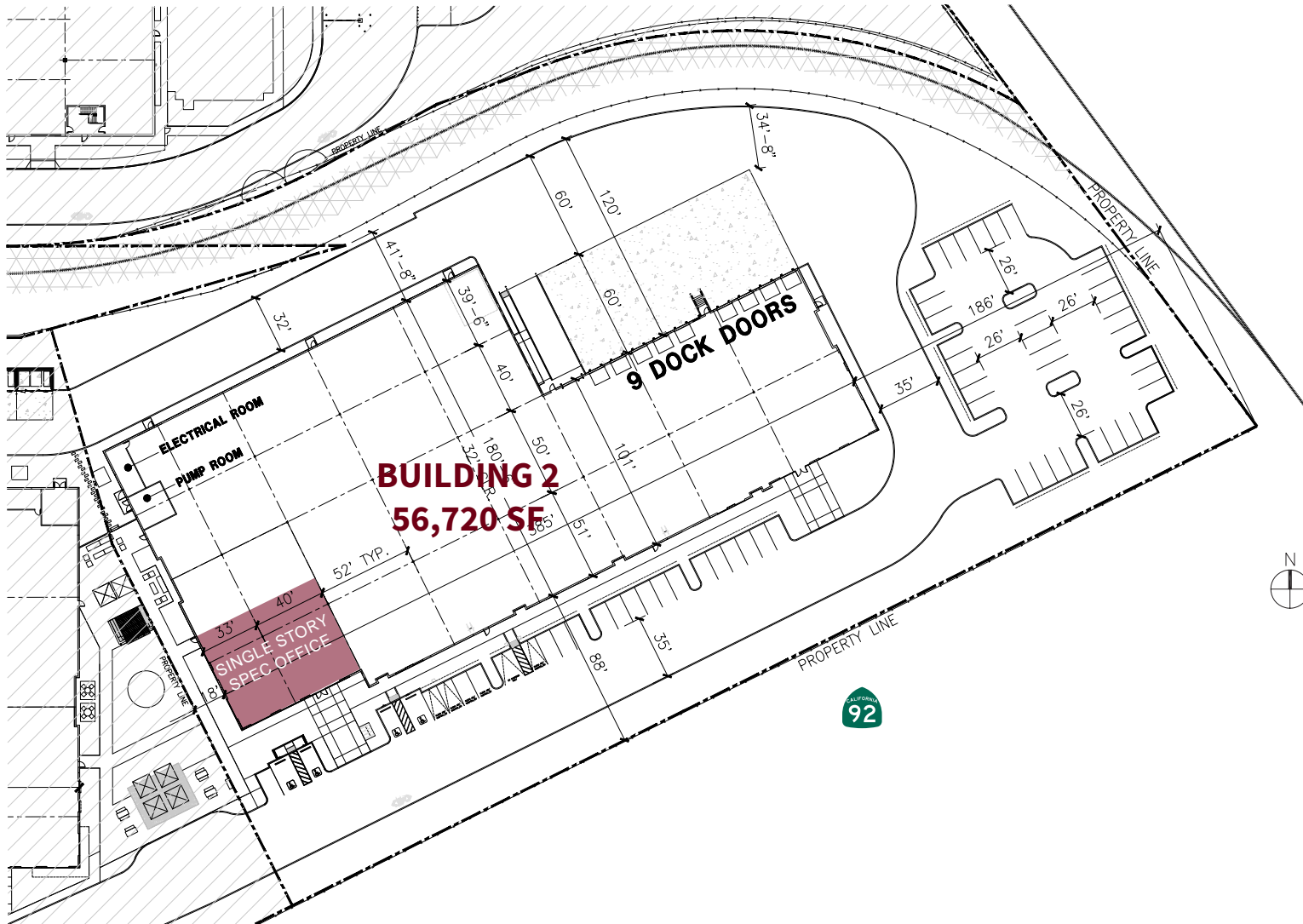


SITE PLAN OVERVIEW



BUILDING 2 OVERVIEW

25820 CLAWITER ROAD, HAYWARD, CA 94545



- 56,720 SF Available
- 2,992 SF Single Story Spec Office*
- 9 Loading Docks / 1 Grade Level Door
- 32' Clear
- ESFR Sprinkler System
- 66 Parking Spaces (Expandable)
- 750 kVA Transformer
- 2000 Amp Switchboard @ 480 Volts with Underground Pull Section
- IP Zoning
- Unobstructed Freeway Visibility

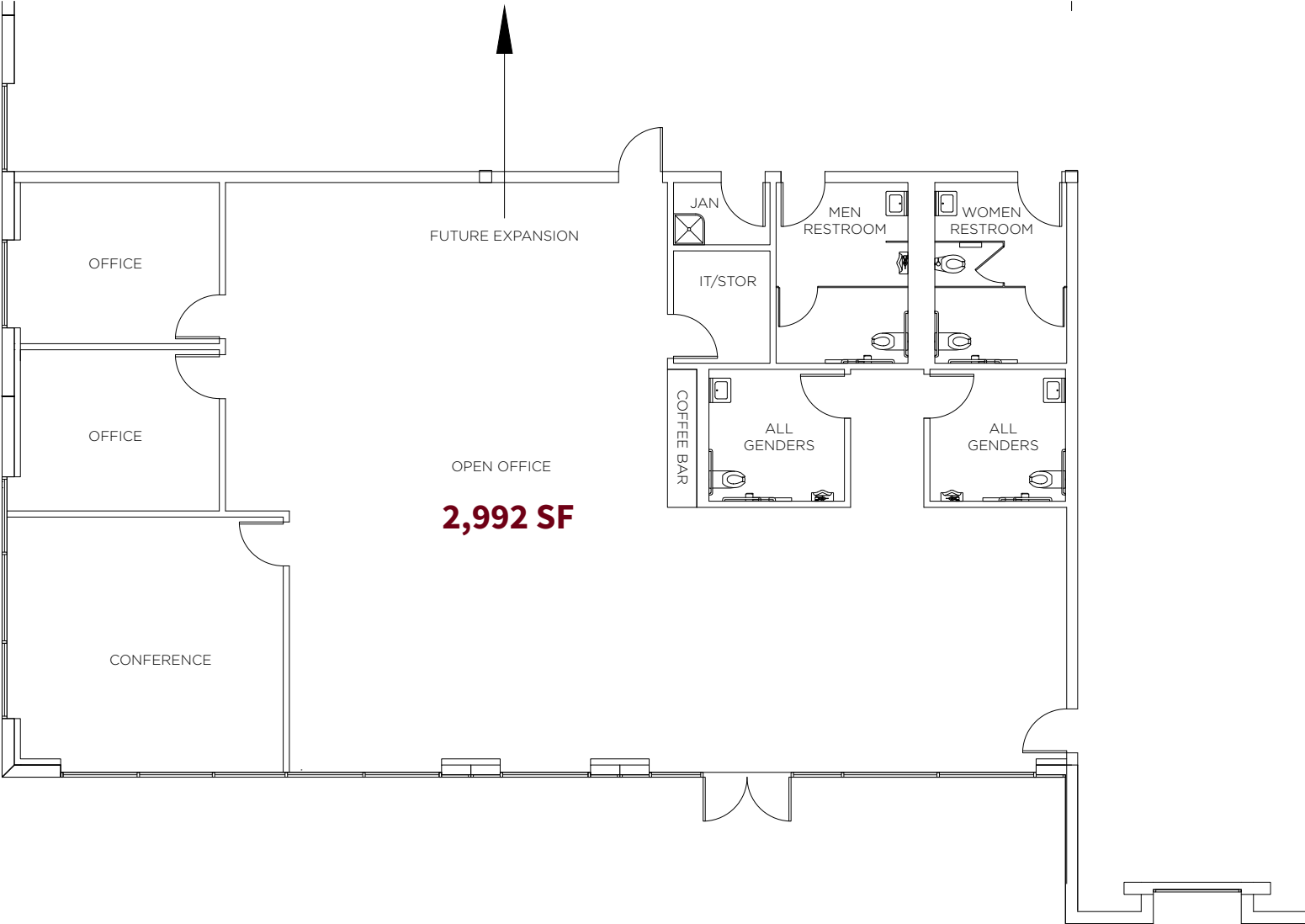
* see following page for floor plan

BUILDING 2 SPEC OFFICE LAYOUT

25820 CLAWITER ROAD, HAYWARD, CA 94545



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IMMEDIATE FREEWAY ACCESS

SAN MATEO/ FOSTER CITY

SFO

Clawiter Road Interchange



Building 1 (Leased)

Building 3 (Leased)

Building 2



UNOBSTRUCTED FREEWAY VISIBILITY



119,700 vehicles per day
Source: Caltrans



SURROUNDING NEIGHBORHOOD



Hayward Executive Airport

Planet Fitness

Southland Mall

92 & 880 Interchange

Casa Sanchez

Lonza

Black Bear Diner

Pentagon Technologies

Rahi Systems

Kaiser Permanente



Eaton Corp

Chabot College

Veev

Peking Handicraft

Rancho Arroyo Park

Post Office

Heat & Control

Starbucks

Chef Teriyaki

FoodMaxx

Mission Foods

Yellow Freight

National Beverage Corp.

Volcano Island



Rohm & Haas /
Dow Chemical

Ultra Clean Technology

Columbus Foods/Hormel

UPS, Nippon Express

Mygrant Glass

Maple Trade

Papaito Rotisserie

Therm-X

FedEx Ground

Oishii Sushi

Gillig

Eikon Therapeutics

Arcus Biosciences

Motor Coach Industries

Pivot Bio

Airport Appliance

Moss Precision

Restoration Management Company

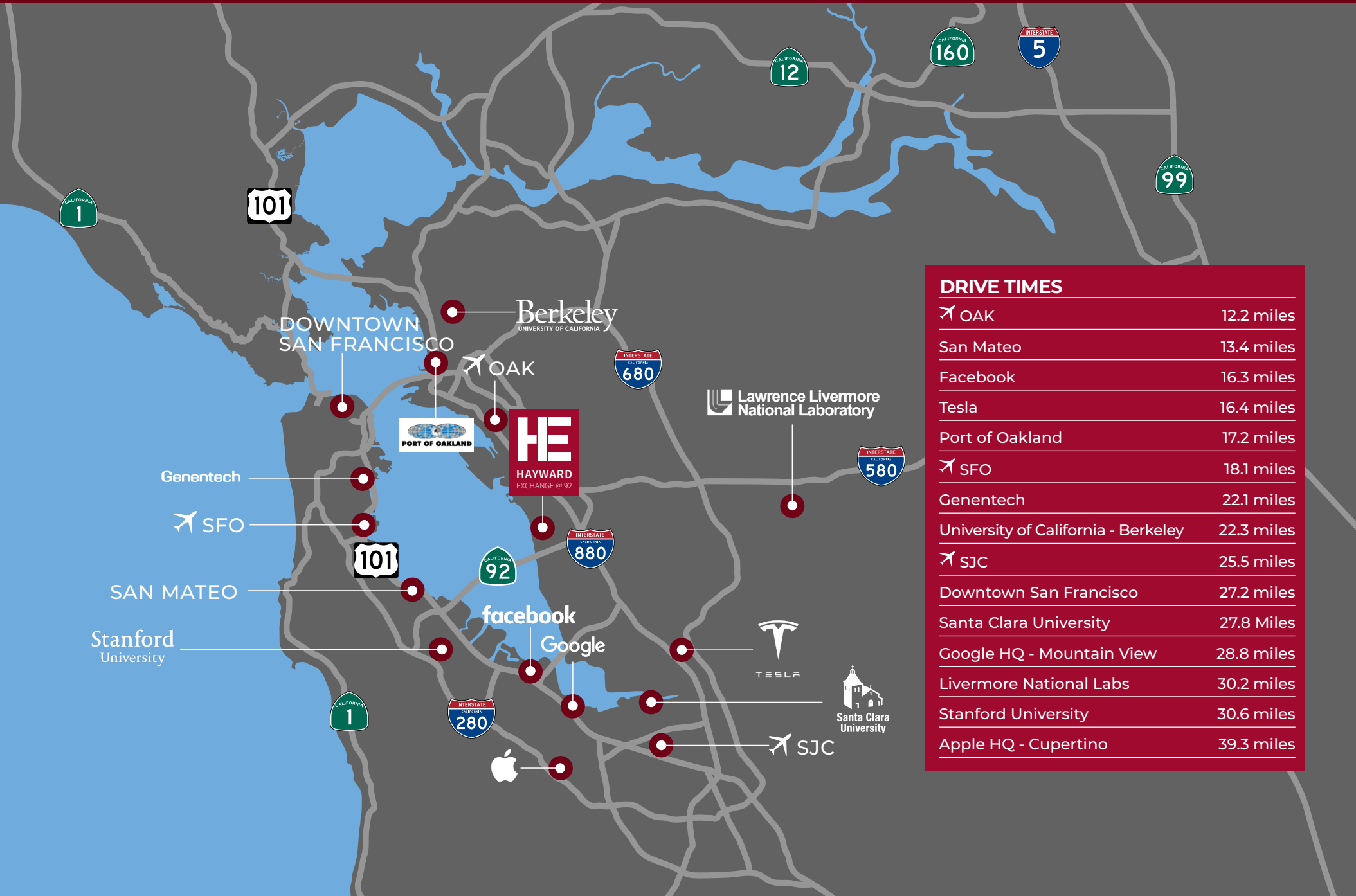
● Retail

San Mateo

REGIONAL MAP



HAYWARD
EXCHANGE @ 92



DRIVE TIMES	
✈️ OAK	12.2 miles
San Mateo	13.4 miles
Facebook	16.3 miles
Tesla	16.4 miles
Port of Oakland	17.2 miles
✈️ SFO	18.1 miles
Genentech	22.1 miles
University of California - Berkeley	22.3 miles
✈️ SJC	25.5 miles
Downtown San Francisco	27.2 miles
Santa Clara University	27.8 Miles
Google HQ - Mountain View	28.8 miles
Livermore National Labs	30.2 miles
Stanford University	30.6 miles
Apple HQ - Cupertino	39.3 miles

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For More Information Please Contact

JOHN H. MCMANUS, MCR
Vice Chairman
+1 510 891 5817
john.mcmanus@cushwake.com
LIC #01129064

VICTOR F. DeBOER
Executive Director
+1 510 891 5804
victor.deboer@cushwake.com
LIC #00616335

JEFF STARKOVICH, SIOR
Executive Managing Director
+1 510 267 6020
jeff.starkovich@cushwake.com
LIC #00644571



 **MetLife**
Investment
Management

Hines