



JAMES CAMPBELL COMPANY LLC

8200 CENTRAL AVENUE

NEWARK, CALIFORNIA



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

Jay Hagglund, SIOR
Executive Managing Director
+1 510 267 6011
jay.hagglund@cushwake.com
LIC #0088011

Victor DeBoer
Managing Director
+1 510 891 5804
victor.deboer@cushwake.com
LIC #01910482

555 12th Street, Suite 1400
Oakland, CA 94607
main +1 510 465 8000
fax +1 510 465 1350
cushmanwakefield.com

FREE STANDING BUILDING AVAILABLE FOR LEASE
59,034 SF (DIVISIBLE)



BUILDING SPECS

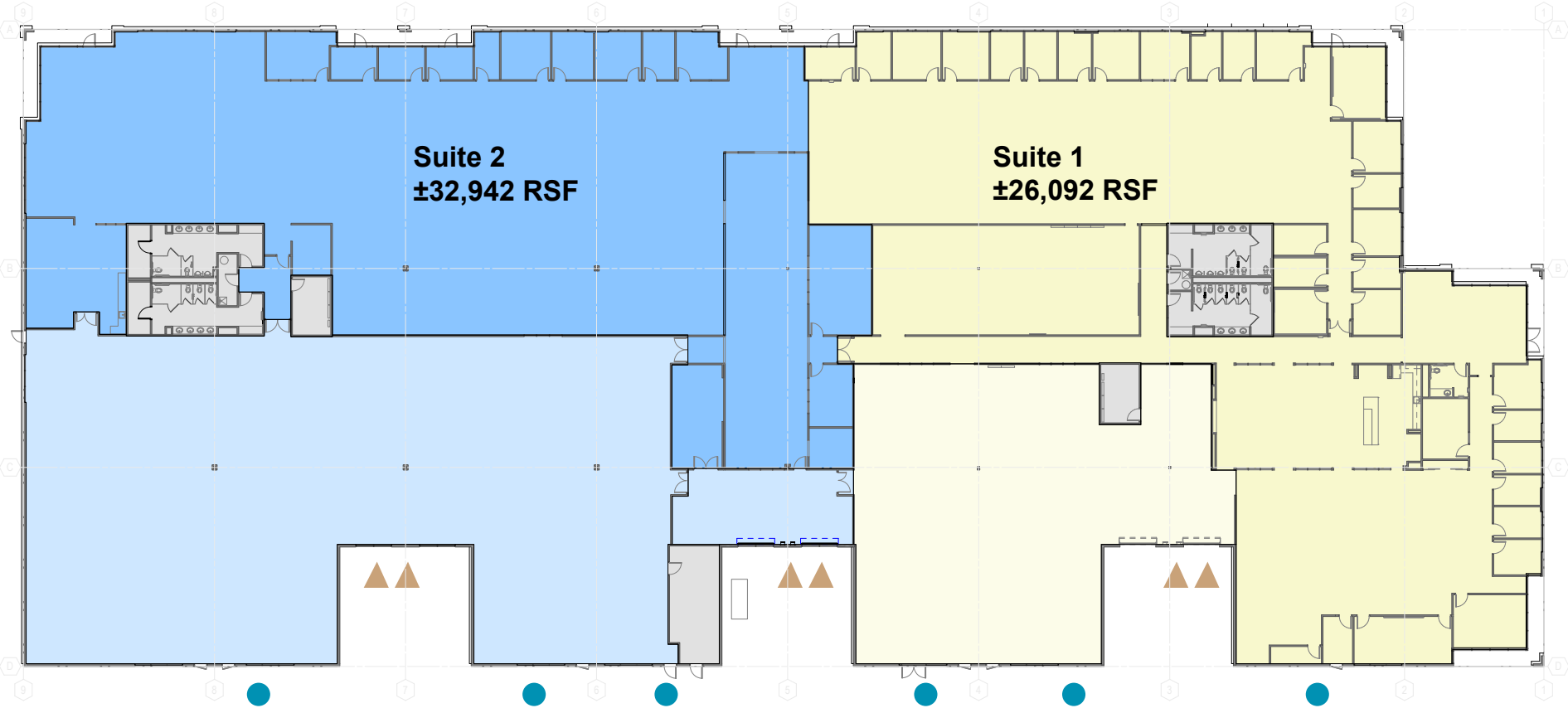


- ±59,034 SF - Divisible to ±32,942 SF and ±26,092 SF
- Free-Standing Building Available For Lease
- Can Be Converted To Accommodate A Variety Of Uses
- Available Now
- 3.3 per 1,000 Parking Ratio
- 6 Dock High Doors
- 6 Grade Level Doors
- 95% Existing Office Build-Out (Modification Plans Are In Progress)
- 100% Conditioned
- ±20' Clear Height
- Fully Sprinklered: 0.60 GPM over 3,000 SF - Hydraulic Demand of 1,939 GPM @ 45 psi
- 2000 amps @ 277/480 Volts
- Tenant Improvement Dollars Available
- Landlord will modify the interior, to-suit
- Institutionally Owned and Managed
- Excellent Access to Peninsula via Dumbarton Bridge (CA Hwy 84)

FLOOR PLAN



TOTAL: ±59,034 RSF



▲▲ Loading Dock ● Grade Level Door

*Drawing not to scale

AREA OVERVIEW



facebook

kateeva

Thornton Avenue

LUCID

Allogene
HERAPEUTICS

facebook

Paseo Padre
Pkwy.

880

To Peninsula

84

Mowry Avenue

ATUM

WORLD PAC

Landsberg
ORORA

NORDSTROM

amazon

PELOTON

VECTOR
LABORATORIES
part of Maruul LifeSciences

FedEx

facebook

Pacific Commons Shopping Center

- | | | |
|-----------------------|----------------|-------------------|
| Century Theaters | Wings | Wingstop |
| Dick's Sporting Goods | Costco | Total Wine & More |
| Target | Lowe's | Applebee's |
| Blaza Pizza | Rubio's | Dickey's BBQ Pit |
| The Habit | Panera Bread | Joann Fabrics |
| Ross | Claim Jumper | TJ Maxx |
| Ultra Beauty | In-N-Out | Homegoods |
| Buffalo Wild | Firehouse Subs | Any Mountain |
| | Panda Express | |



Baypointe Centre

SAS
Automotive
Systems

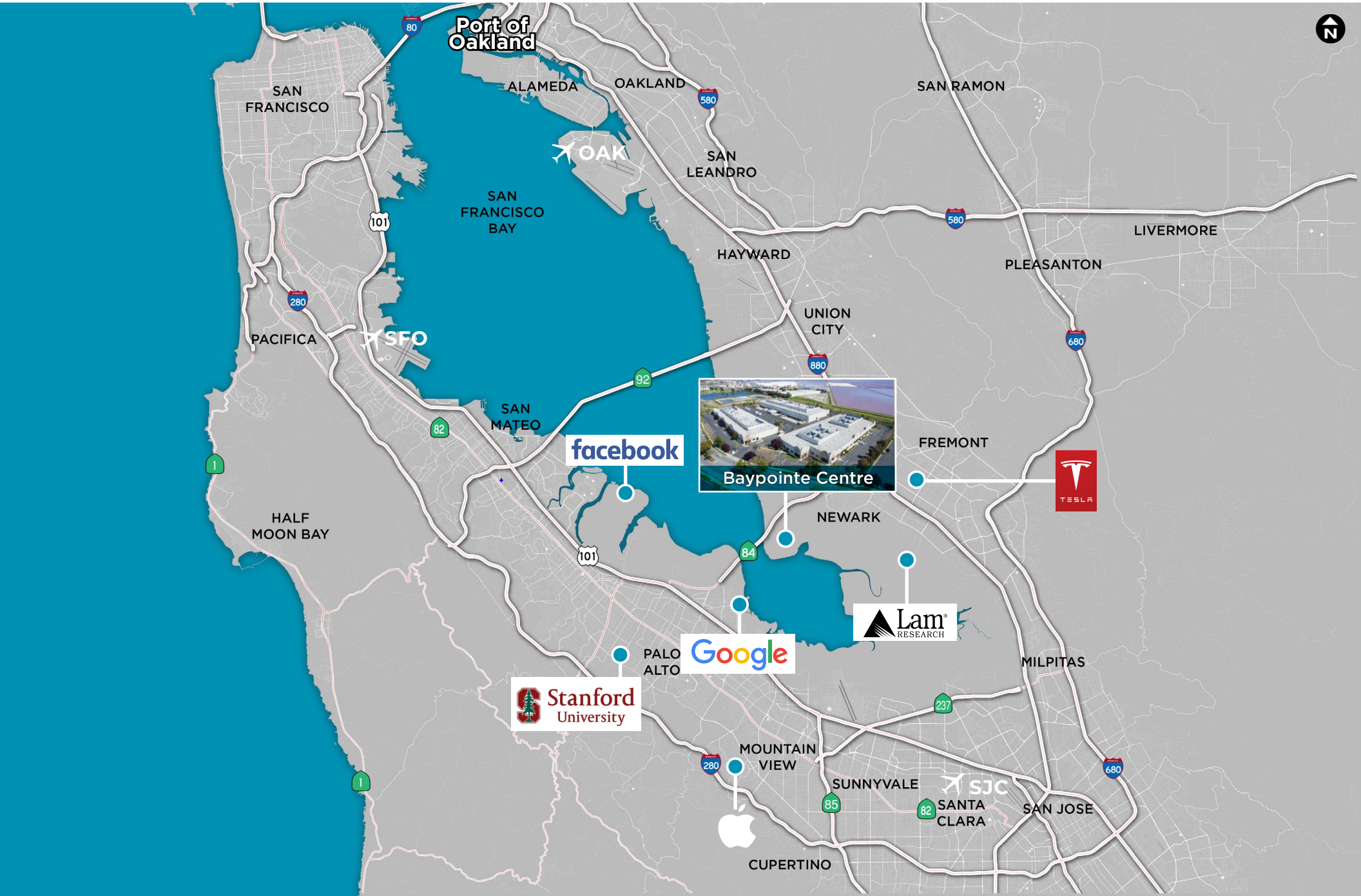
MITAC

Fremont Auto Mall

- | | |
|-----------|--------|
| Chevrolet | BMW |
| Honda | Acura |
| Mercedes | Lexus |
| Benz | Toyota |
| Hyundai | Nissan |
| Porsche | Subaru |

SYNNEX
CORPORATION

LOCATION





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Visit Site Specific COVID-19 Prevention Plan

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