



For Sublease

±16,918 - 55,132 SF Office & Warehouse
2245-2249 & 2277 National Ave, Hayward, CA

KRISTI CHILDERS

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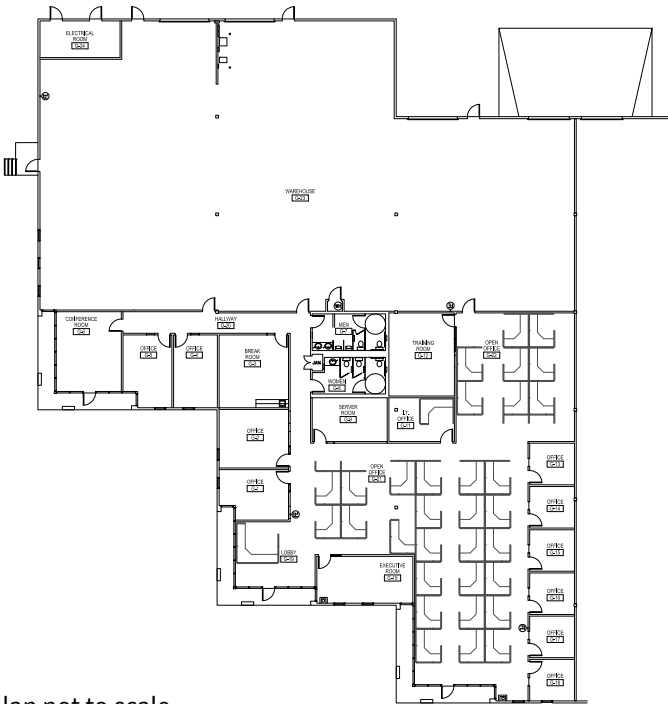
EDDIE SHUAI

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2245-2249 National Avenue, Hayward, CA / Sublease

Property Specs

Building Size	±29,590 SF
Available	±16,918 SF
Office	±7,931 SF
Dock Doors	1
Grade Level	3
Clear Height	16’
Fire Suppression	Sprinklered
Features	<ul style="list-style-type: none">• Office furniture potentially available• 3 conference rooms• Access to National Avenue & West Winton• Parking on-site
Master Lease Exp.	August 31, 2028
Sublease Rate	Inquire with brokers

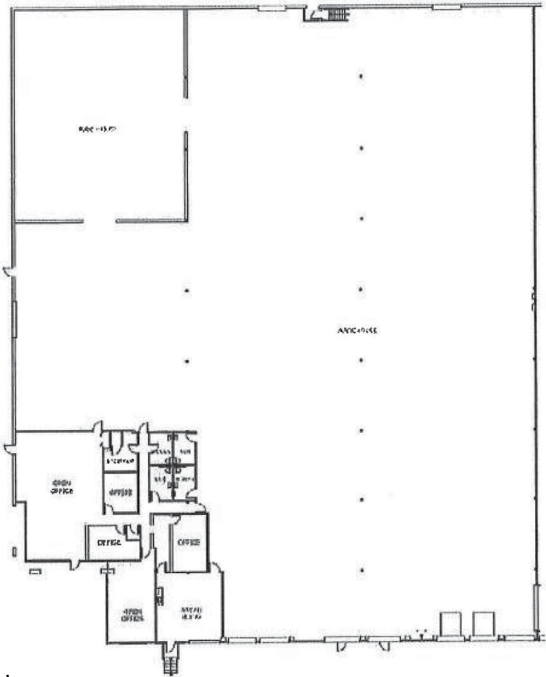


Floor plan not to scale

2277 National Avenue, Hayward, CA / Sublease

Property Specs

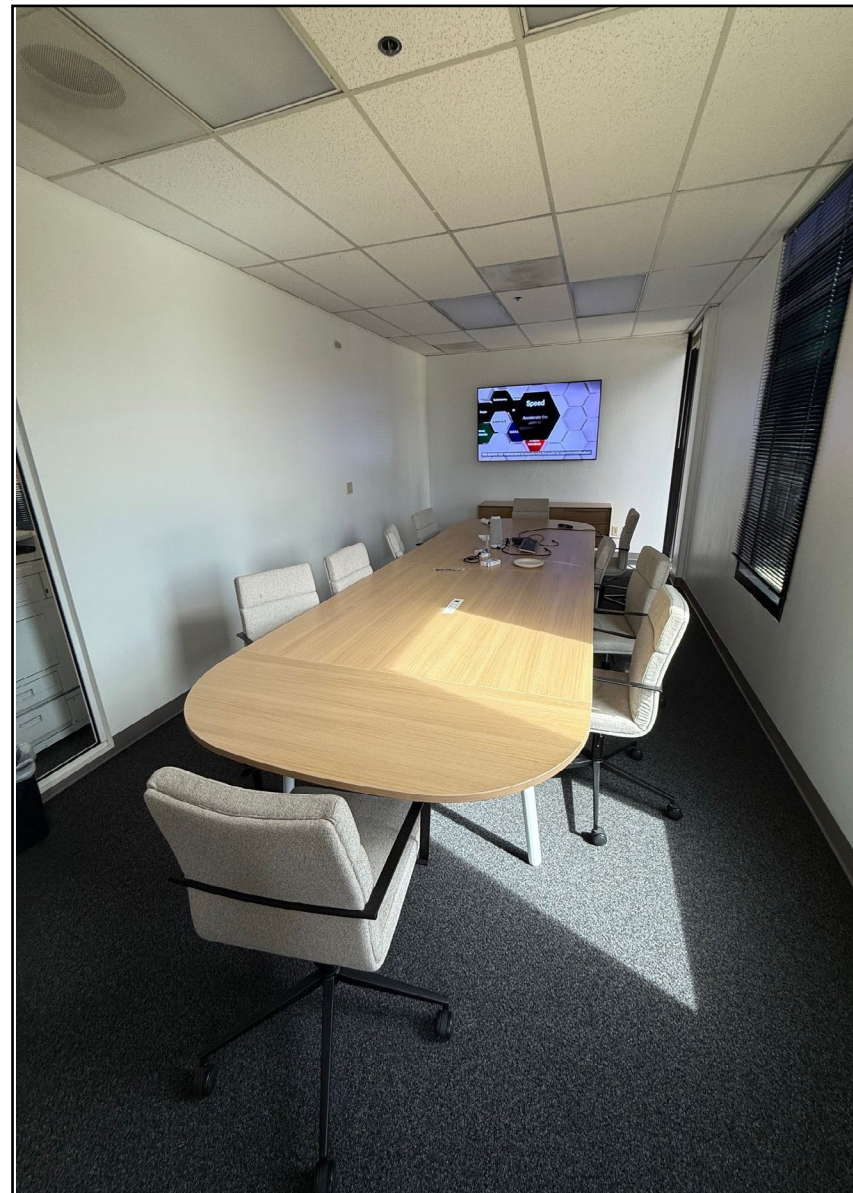
Building Size	±88,434 SF
Available	±38,214 SF
Office	±4,037 SF
Dock Doors	5
Grade Level	2
Clear Height	22’ - 24’
Fire Suppression	Sprinklered
Features	<ul style="list-style-type: none">• Office furniture potentially available• 2 conference rooms• 1 large meeting room space• Exterior pad for generator or equipment, fenced• Access to National Avenue & West Winton
Master Lease Exp.	August 31, 2028
Sublease Rate	Inquire with brokers



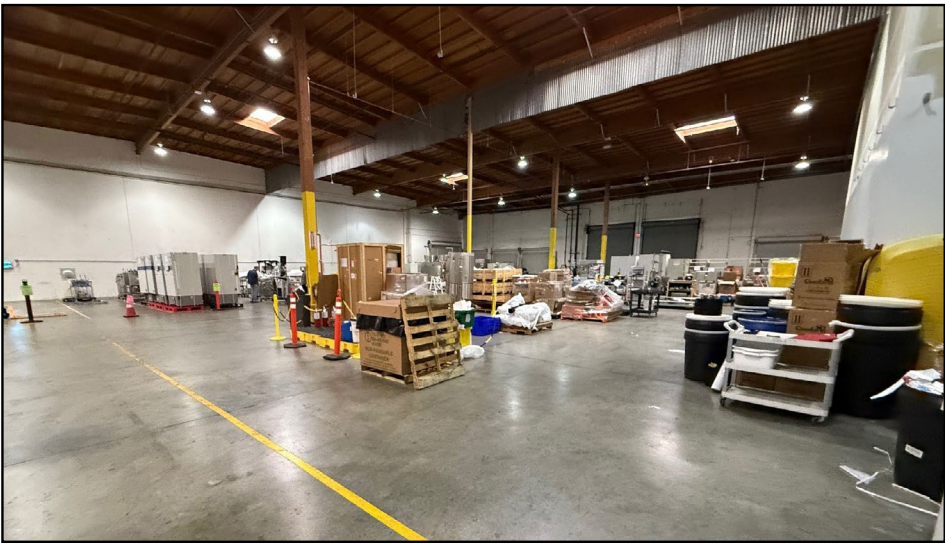
Floor plan not to scale

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Photos - Interior/Exterior



Photos - Interior



Area Location Overview

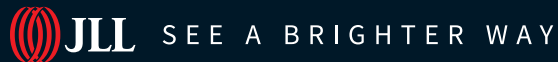


- Easy access to Highways 880 and 92.
- Located only 16 miles south of the Port of Oakland.
- Located 3.2 miles to Amtrak.

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