



# For sublease

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

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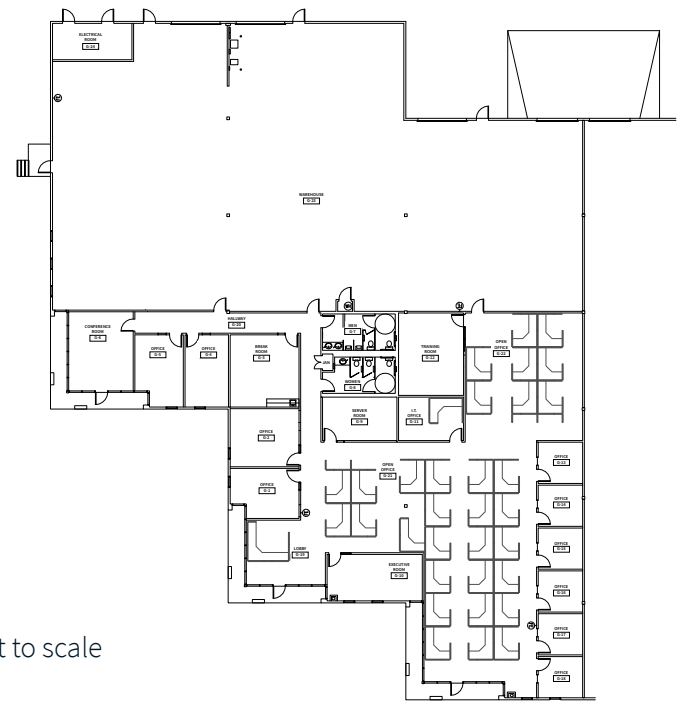
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# Property specs

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



Floor plan not to scale

2245-2249 National Avenue/Hayward, CA

## 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'

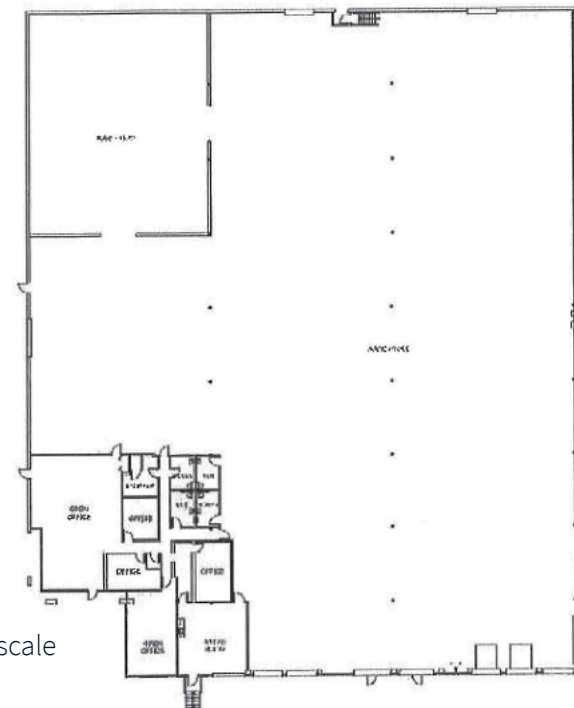
**Fire Suppression** Sprinklered

### Features

- 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

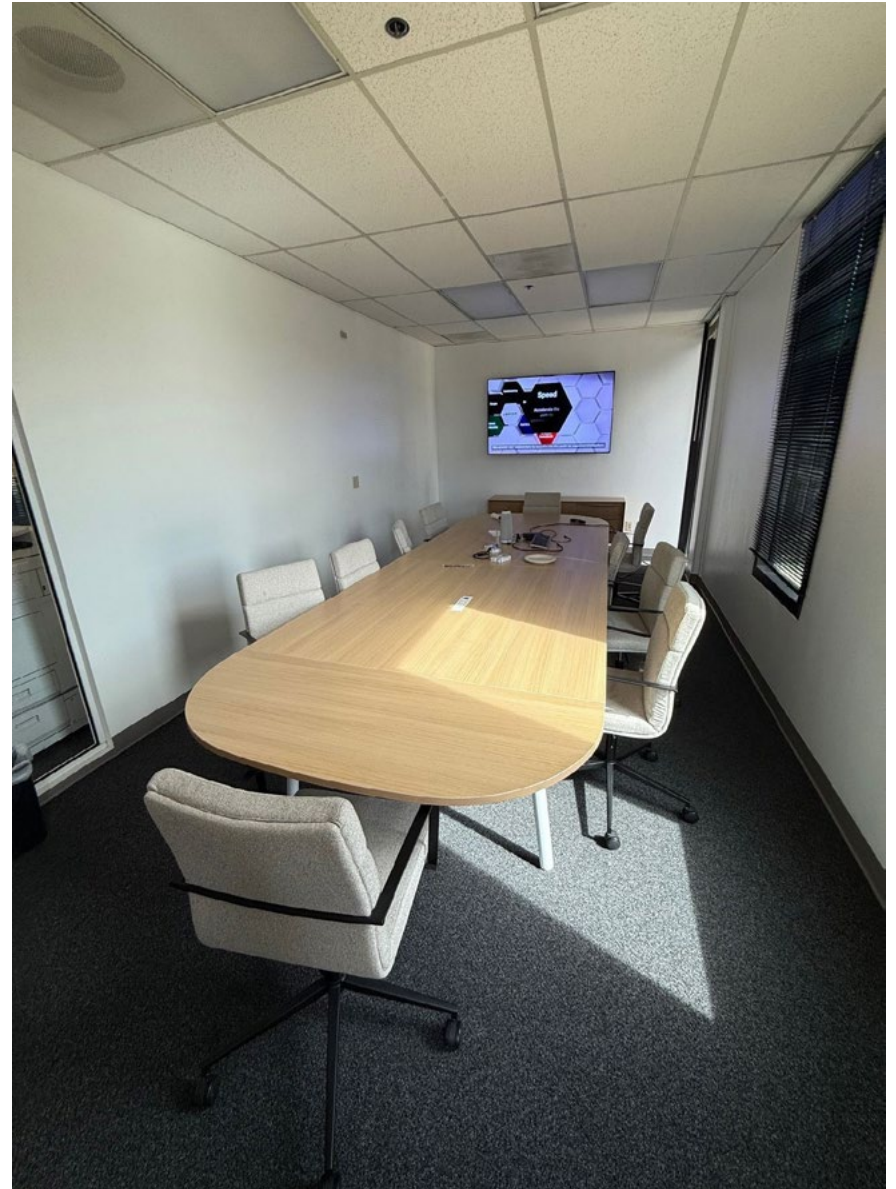
**Master Lease Exp.** August 31, 2028

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Floor plan not to scale

# 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

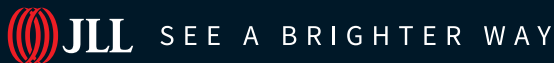
- Located 3.2 miles to Amtrak

Option 1

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