

FOR LEASE > OFFICE/LIGHT INDUSTRIAL SPACE



# Huntwood Business Center

HAYWARD, CA 94544



Unit	SF	Office	DH	GL	Rate
1266 San Luis Obispo Street	±10,625	20%	2	1	\$0.55 psf/month, NNN
1280 San Luis Obispo Street	±12,844	20%	1	1	\$0.55 psf/month, NNN
31351 Medallion Drive	±5,652	40%	0	1	\$0.62 psf/month, NNN
31363 Medallion Drive	±5,375	40%	0	2	\$0.60 psf/month, NNN
31387 Medallion Drive	±8,398	70%	0	1	\$0.60 psf/month, NNN
31395 Medallion Drive	±1,100	100%	0	0	\$0.75 psf/month, NNN
1837 Whipple Road	±2,825	25%	0	1	\$0.80 psf/month, NNN
1855 Whipple Road	±5,107	30%	0	2	\$0.60 psf/month, NNN

## Business Park Description

The Huntwood Business Center is an approximately 167,579 square foot business park located in Hayward, CA. Its location provides high exposure on Whipple Road and great access to I-880. Close proximity to the Silicon Valley, Peninsula and San Francisco markets.



OWNED AND OPERATED BY

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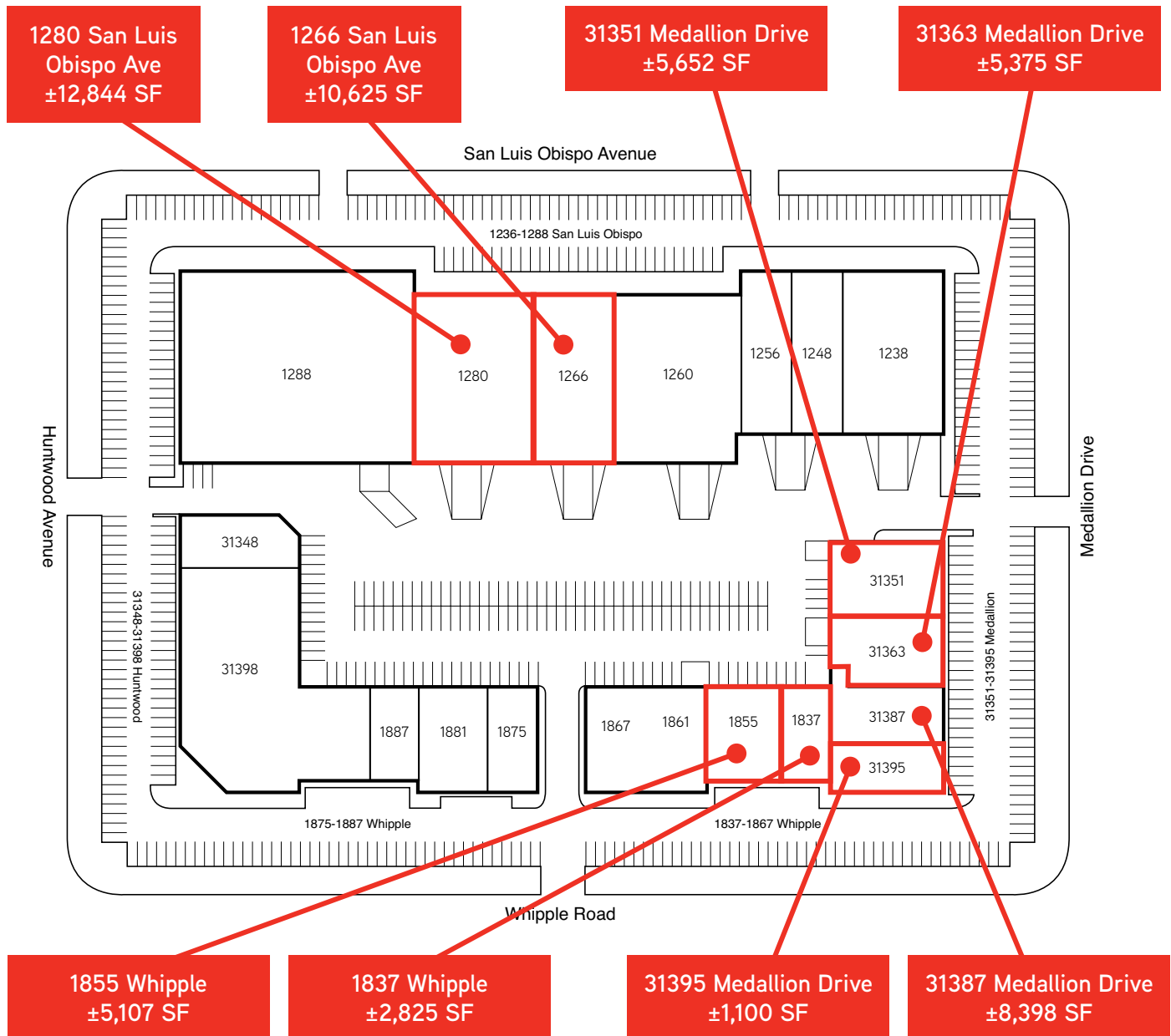
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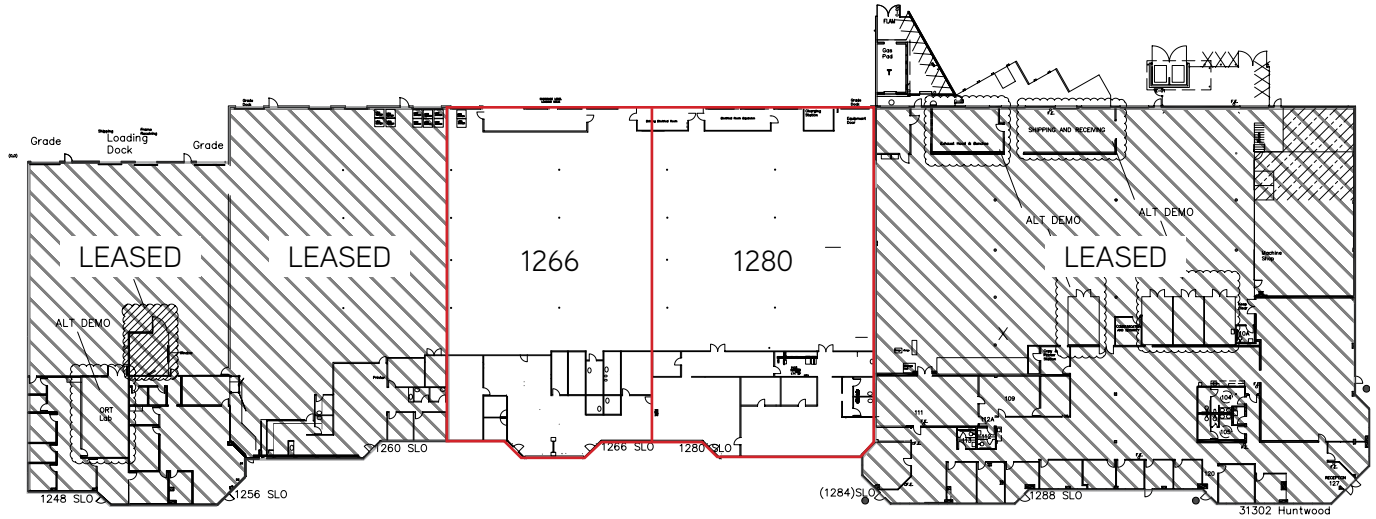
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FOR LEASE > ±5,375 - ±23,469 SF OFFICE/LIGHT INDUSTRIAL SPACE

# 1266-1280 San Luis Obispo Ave.

HUNTWOOD BUSINESS CENTER | HAYWARD, CA



## Property Features

- > Multiple units from ±5,375 to ±23,469 square feet of contiguous space
- > 100% HVAC throughout
- > Heavy power
- > ±20'-22' clear height
- > ±49'x20' column spacing
- > Dock and drive-in loading
- > Great access and visibility on Huntwood Ave/Whipple Rd



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FOR LEASE > ±5,375 - ±11,027 SF OFFICE/LIGHT INDUSTRIAL SPACE

# 31351-63 Medallion Dr.

HUNTWOOD BUSINESS CENTER | HAYWARD, CA

## Property Features

- > ±3 per 1,000 square feet parking ratio
- > Both units can be combined for a total of ±11,027 square feet



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### 31363 Medallion

- > ±5,375 square feet available
- > ±40% office space
- > 3 private offices
- > 2 separate entrances
- > Two (2) grade level doors
- > \$0.60 NNN psf per month

### 31351 Medallion

- > ±5,652 square feet available
- > 40% office build-out
- > Corner unit
- > One (1) grade-level door
- > Insulated manufacturing space
- > \$0.62 NNN psf per month

# Huntwood Business Center

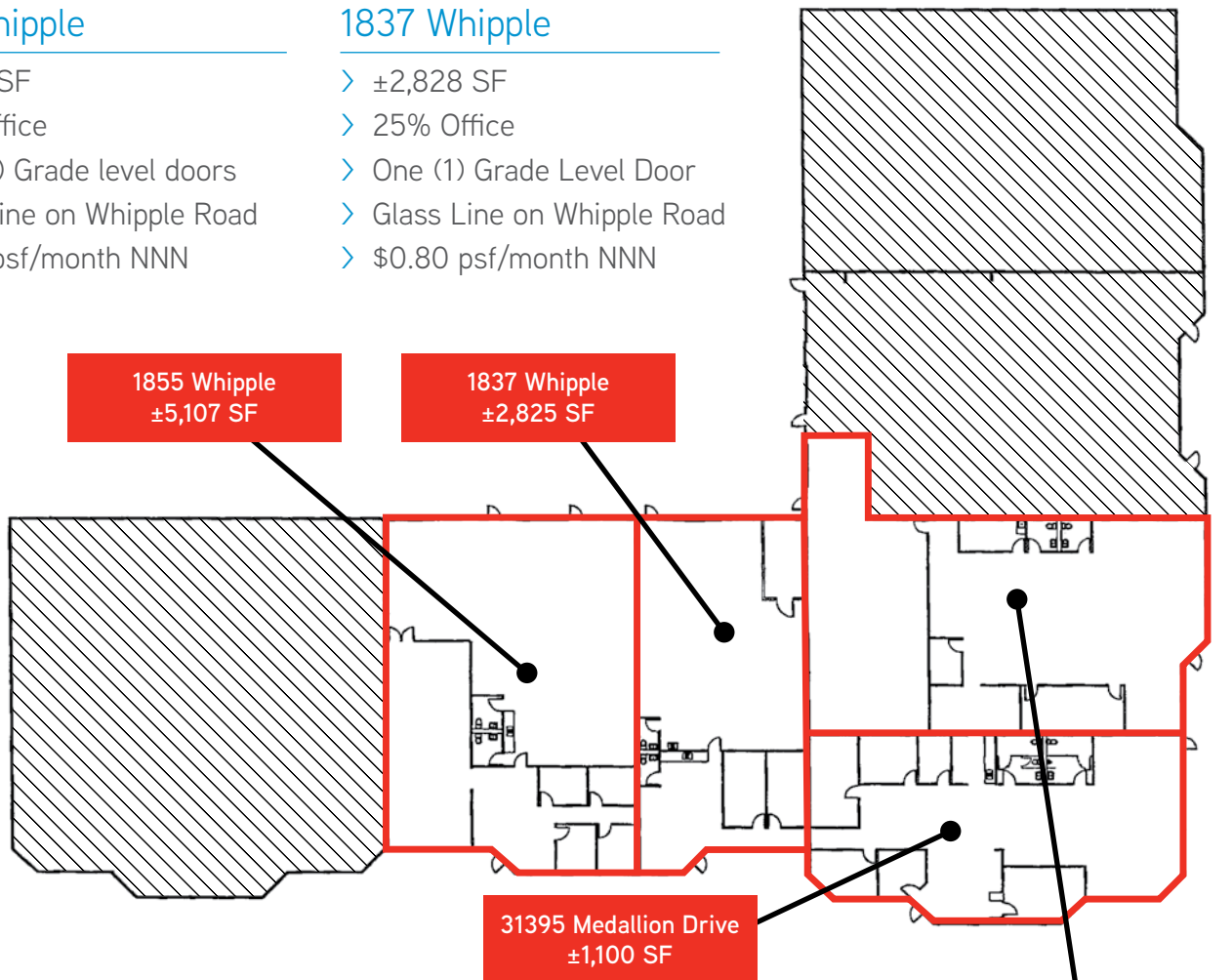
1837-55 WHIPPLE & 31387-95 MEDALLION | HAYWARD, CA 94544

## 1855 Whipple

- > ±5,107 SF
- > 30% Office
- > Two (2) Grade level doors
- > Glass Line on Whipple Road
- > \$0.60 psf/month NNN

## 1837 Whipple

- > ±2,828 SF
- > 25% Office
- > One (1) Grade Level Door
- > Glass Line on Whipple Road
- > \$0.80 psf/month NNN



## 31395 Medallion

- > ±1,100 SF
- > 100% Office
- > Corner Unit
- > Glass Line on Whipple Road
- > \$0.75 psf/month NNN

## 31387 Medallion

- > ±8,398 SF
- > 70% Office
- > One (1) Grade level door
- > \$0.60 psf/month NNN

31387 Medallion Drive  
±8,398 SF

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