

Bridgeview Technology Park

CLAWITER ROAD & INDUSTRIAL ROAD, HAYWARD, CA

Perfectly located in the
East Bay's home of biotechnology
and high-tech companies



About Bridgeview Technology Park

This multi-tenant campus consists of 3 buildings comprising 252,000 square feet, featuring laboratory, cGMP manufacturing and office space.

Easy access to Highway 92 and I-880

Close proximity to the San Francisco, Oakland, and San Jose airports

Access to multiple BART stations (Hayward and South Hayward), and Amtrak station

Close proximity to major biotech research institutions including U.C. Berkeley, Stanford University, and UCSF



±252K

TOTAL
SQUARE FEET



Three

BUILDING
CAMPUS



Class A

LAB/OFFICE
BUILDING

Availabilities

	BUILDING	SIZE
1	24500 Clawiter Rd	±24,437 SF
2	24540 Clawiter Rd	Not Available
3	24570 Clawiter Rd	±51,472 SF
4	24590 Clawiter Rd	±50,400 SF
5	24600 Industrial Rd	±97,689 SF



24500 Clawiter Rd



±24,437

RENTABLE
SQUARE FEET

General biology/chemistry labs

Cold box, freezer room

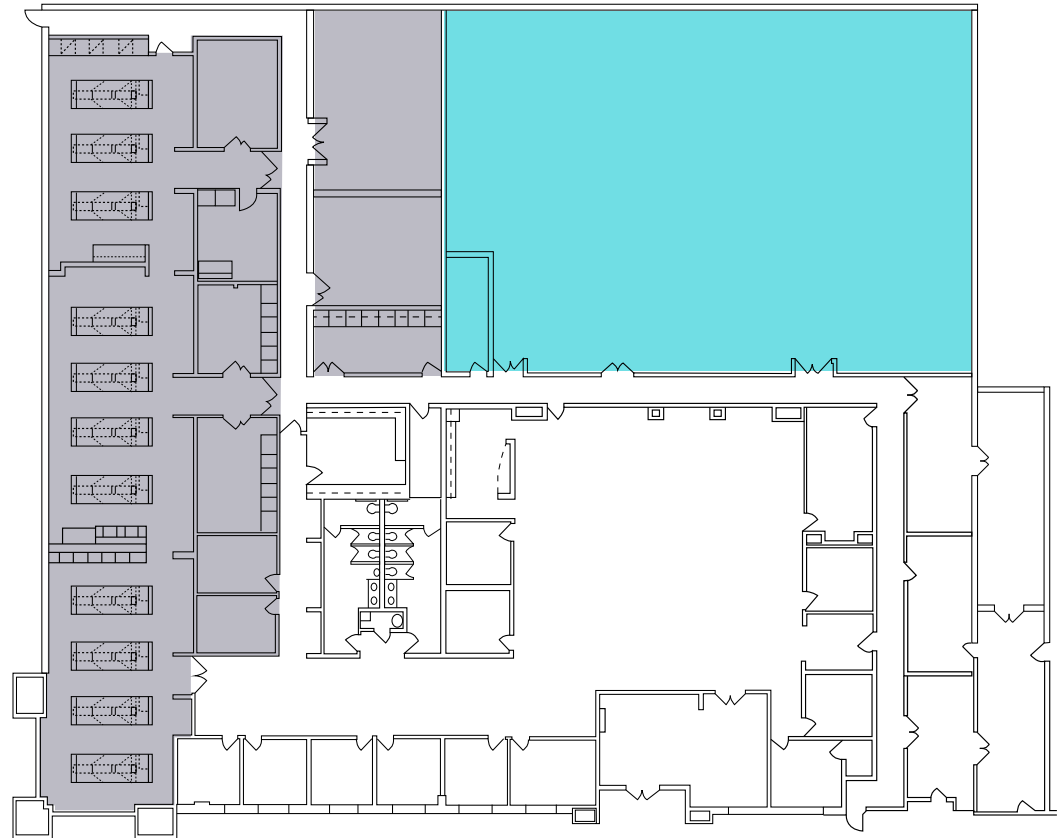
TC suites

Chemistry fume hoods

Backup generator

RO/DI, CDA, vacuum

±4,000 SF shell space for lab expansion



LAB / LAB SUPPORT LAB EXPANSION SPACE

24500 Clawiter Rd

±24,437 SF



24570 Clawiter Rd

MECHANICAL/UTILITY SUPPORT

17 roof mounted air handlers & additional capacity

760 KW backup generator

Heating hot water system with max output 7 million BTU/HR

Plant steam and industrial hot water

Chilled water and chilled glycol systems

PROCESS UTILITY CAPACITIES

Feed water generation and storage

CDA system

WFI generation and storage

Clean steam system

Waste neutralization systems



■ AVAILABLE



±51,472 RENTABLE
SQUARE FEET

24590 Clawiter Rd



±50,400

RENTABLE
SQUARE FEET

CLASS A PLUG & PLAY LAB/OFFICE LEASE

Free standing class A lab/office building

Biology and clean labs

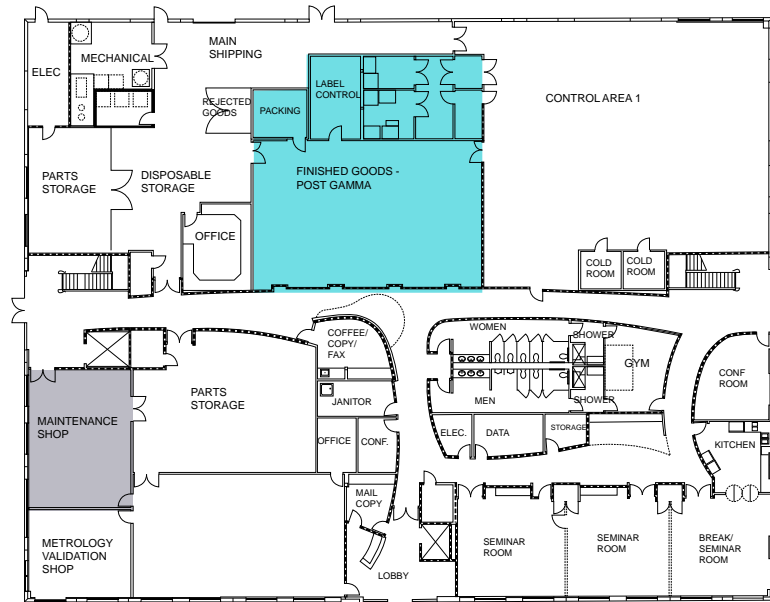
Manufacturing area with heavy power

Glass wash and autoclave

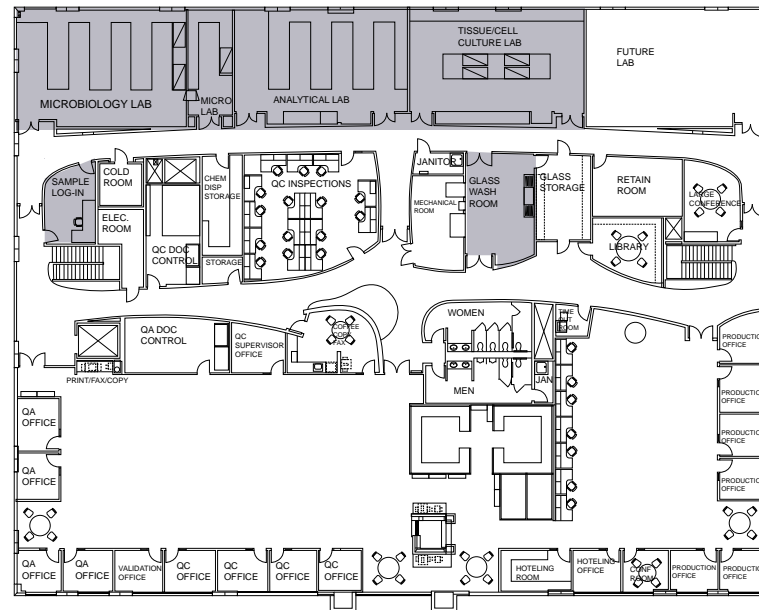
Shipping and receiving area

Back-up generator for lights, labs and critical systems

Professionally managed R&D park with expansion options



**FIRST
FLOOR**



**SECOND
FLOOR**

LAB AREA

CLEAN ROOM

24600 Industrial Rd



±77,189

RENTABLE
SQUARE FEET

2500 amps, 250 KW generator

RO/DI, CDA, vacuum, N2 generator

WFI/clean steam

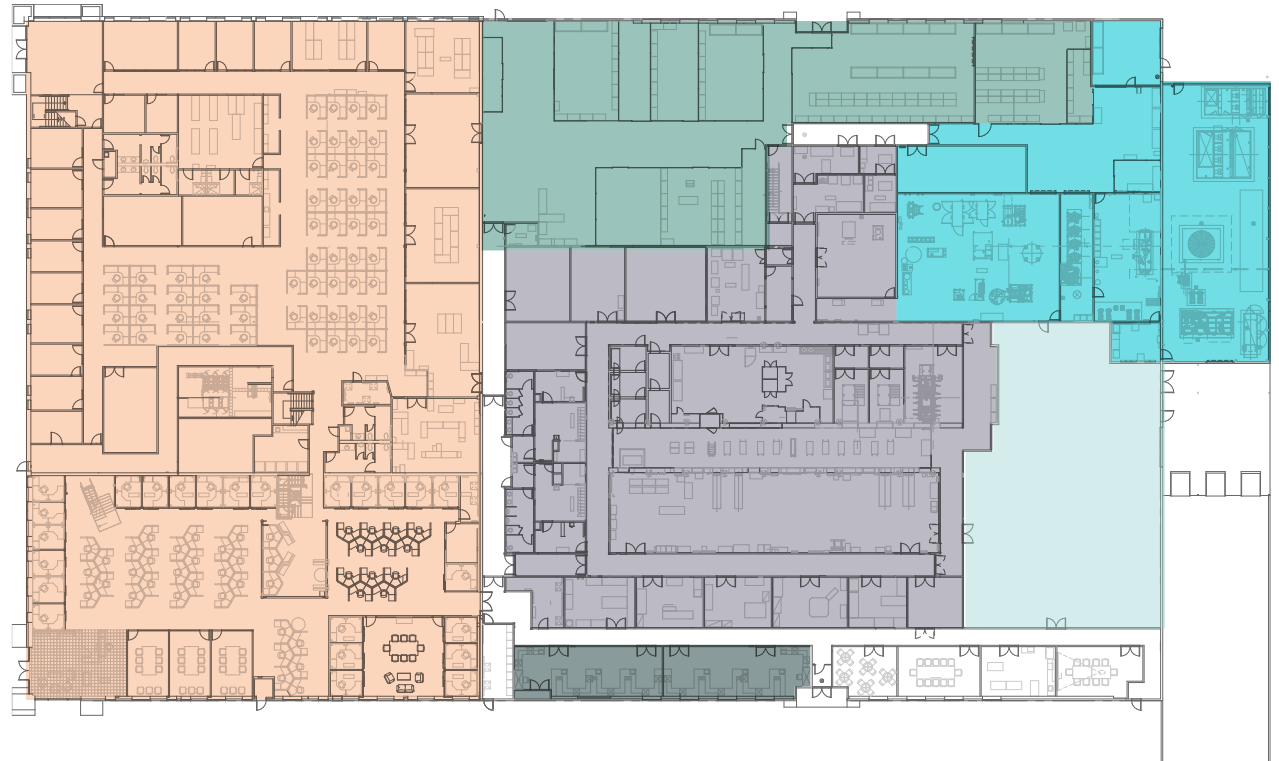
Conditioned warehouse

CIP system

Biodecontamination system

2 spray dryers

FIRST FLOOR



QC/R&D LABS

ISO-7 & ISO-8 GMP

GMP UTILITY INFRASTRUCTURE

OFFICE

GMP WAREHOUSE

GMP EXPANSION

24600 Industrial Rd



±20,500

RENTABLE
SQUARE FEET

Perimeter private offices

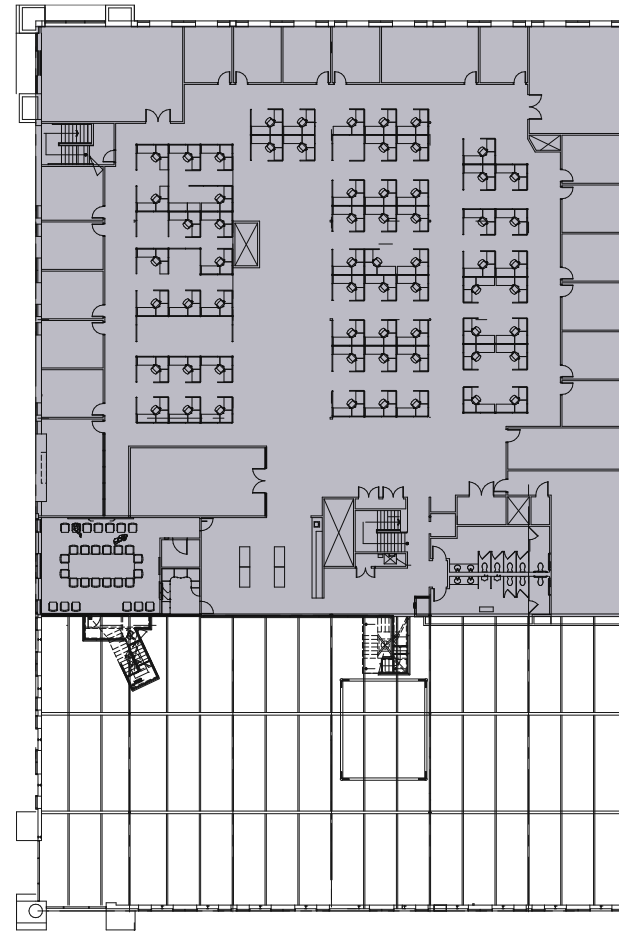
Open cubical space

Break room

Conference rooms

Large training room

SECOND FLOOR



■ AVAILABLE

24600 Industrial Rd

±97,689 SF

