



Dowe Business Park Union City, CA

For Lease | Office/Flex Space

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Leasing Office

Suite
740



Features

Dowe Business Park is the premier multi-tenant business park in Union City. It is designed for the company that takes pride in its place of business, a company which appreciates a high profile identity and unparalleled amenities. The entire project is beautifully landscaped with rolling hills, mature trees and outdoor picnic areas, providing the professional environment for today's business.

The "Class A" business park consists of 353,794 square feet of office, flex office/warehouse, R&D and light industrial buildings that feature state of the art amenities, such as extensive glass-lines, dock and grade level loading, and 277/480v power.



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Location

The East Bay continues to attract firms across several industries, including the life sciences, healthcare, and financial sectors.

Accessibility



Airports

14 mi

Oakland Int'l

23 mi

San Jose Int'l

25 mi

San Francisco Int'l



Cities

20 mi

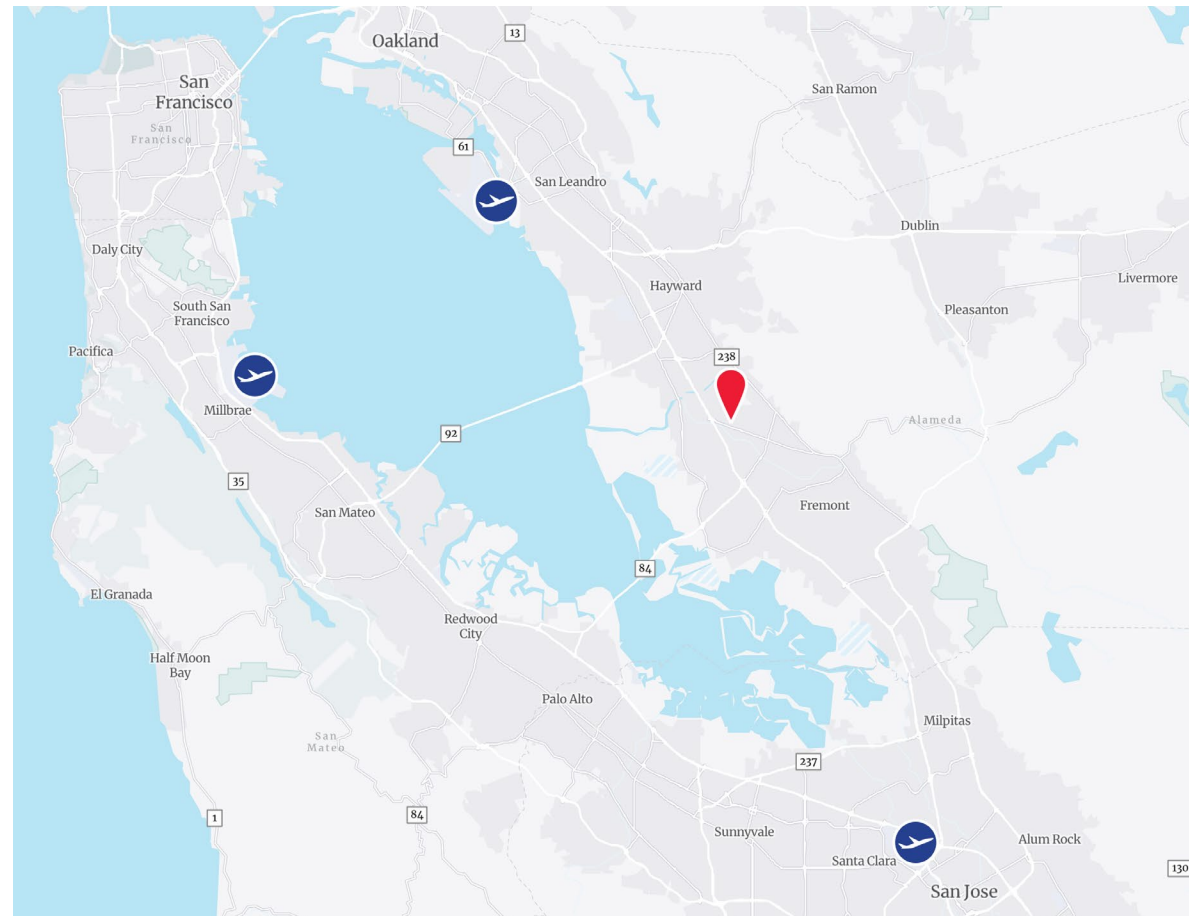
Downtown
Oakland

23 mi

to Silicon Valley

32 mi

to Downtown
San Francisco



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East Bay by the Numbers



\$262B

East Bay Economy

The East Bay is home to the 57th largest economy in the world. At \$262 Billion, it is roughly equivalent in size to New Zealand.



\$6.7B

Venture Capital

As of October 2022, the East Bay has raised \$6.7B in Venture Capital and is on track to see more funding than DC, Austin, and San Diego.



1.1M

East Bay Jobs

Between November 2021 and 2022, the total number of jobs located in the East Bay increased by 3%, for a total of 1,197,600.

**Information sources from the 2022 Impact Report, Moving the East Bay Forward | East Bay EDA*

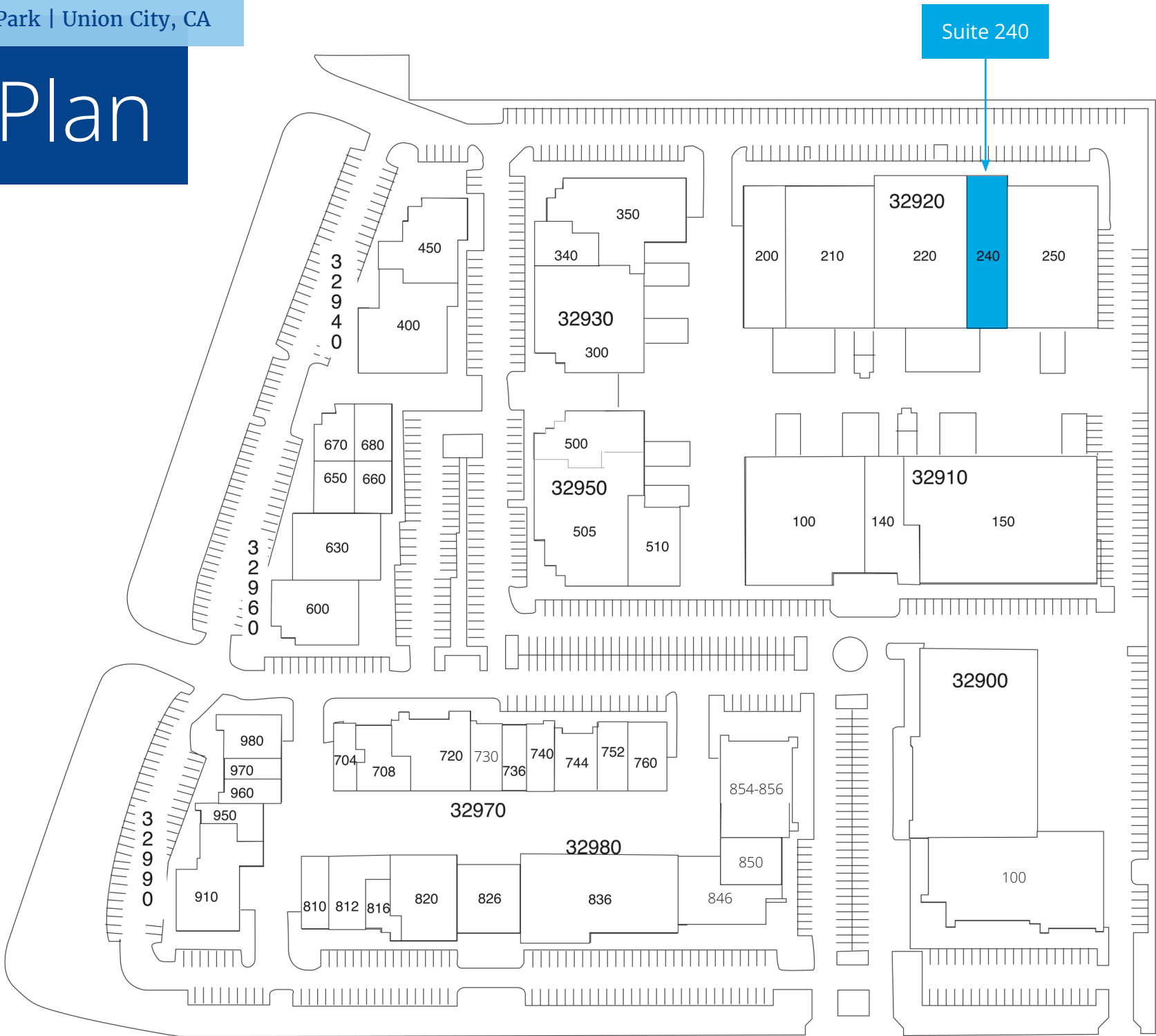
Availabilities



For Lease

Address	Suite	RSF	Office Buildout	Features	Rate
32920 Alvarado-Niles Road	240	±8,026	20%	One (1) dock door, one (1) grade level door, clear height 22'-24', Power: 400amps @ 480v, Parking: 2/1,000 Available November 1, 2023	\$1.45/SF/mo NNN OpEx: \$0.30/SF

Site Plan



Dowe Business Park | Union City, CA

Floor Plan

32920 Alvarado-Niles Road,
Suite 240 | Union City, CA

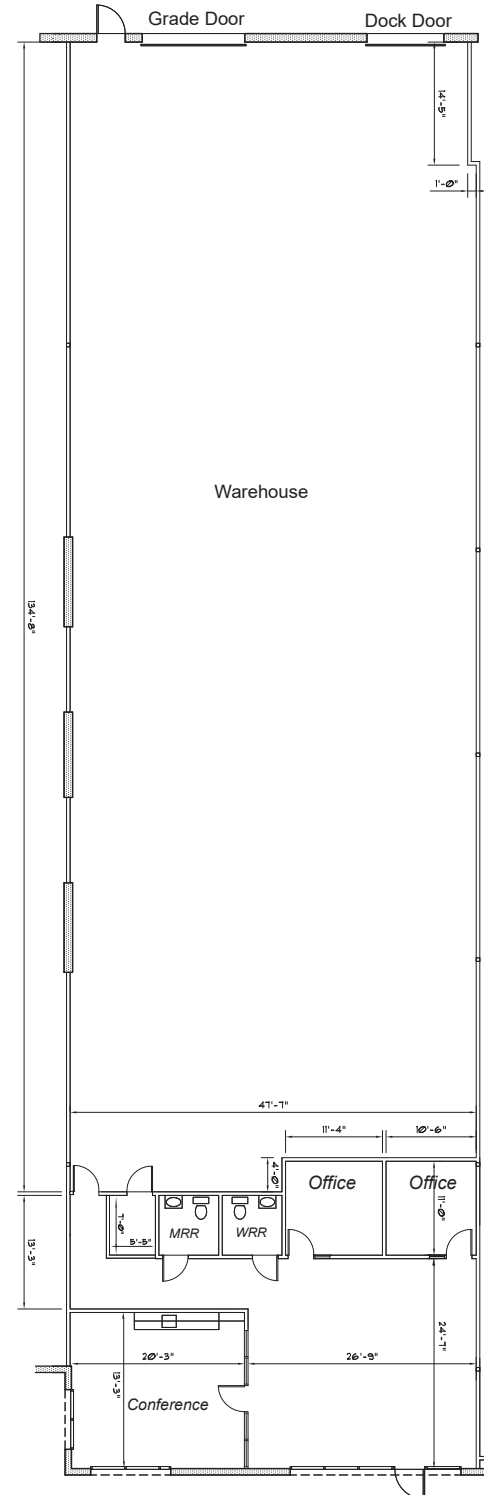
- ±8,026 RSF
 - Office: ±1,500 SF
 - Loading:
 - One (1) Dock High Door
 - One (1) Grade Level Door
 - Clear Height: 22' - 24'
 - Power: 400 Amps @ 277/480 Volts
 - Available: November 1, 2023
 - Rate: \$1.45/SF NNN
- (Operating Expenses estimated at ±\$0.30/SF/month)



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