

POINT EDEN

3980 Trust Way | 3955 Trust Way | 3953 Point Eden Way
Hayward, CA



HealthpeakBayArea.com

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CBRE



A Campus Optimised for Creation

Point Eden is a ±525,000 Sq. Ft. campus located at the foot of the San Mateo bridge along the Eden Landing Ecological Reserve. There are a variety of uses including office, biology, chemistry, and manufacturing.



13-building campus environment that fosters community



Conducive to a variety of users including medical device, R&D user group types, office, biology, chemistry, GMP manufacturing and specialized laboratory



Customizable laboratory and office improvements specifically designed to tenant needs



Restaurants of varying cuisines and various nearby retail



Parking Ratio:
3.5 per 1,000 RSF

At a Glance

HEALTHPEAK PORTFOLIO AMENITY FLIPBOOK

Point Eden is located in Hayward, California, which offers excellent transit and a diverse business environment

■ Space Available



Amenities

-  Fitness center for park employees
-  On-Site Bay City Bistro Cafe



POINT EDEN

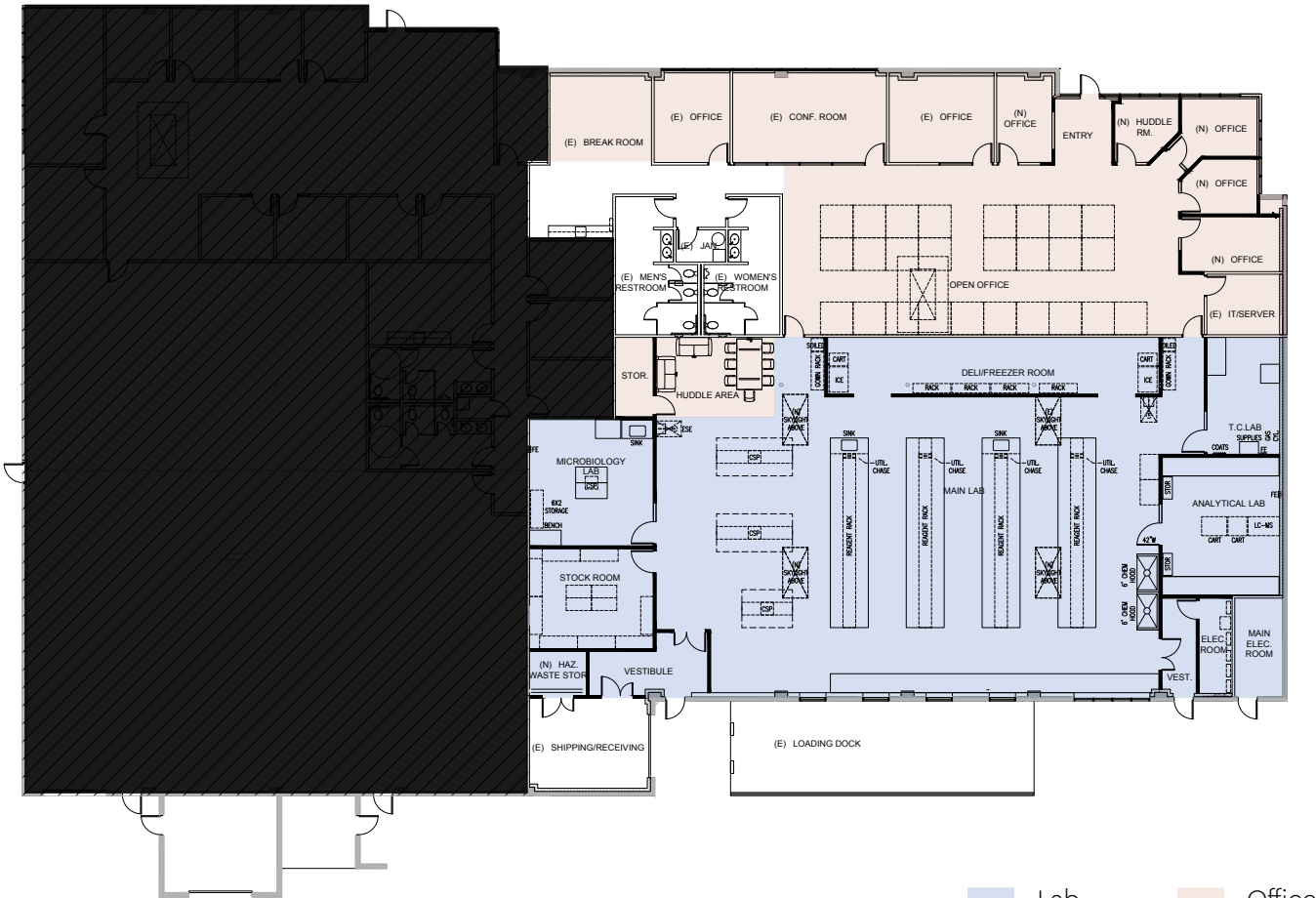
Spaces Shaped for Science

**BUILDING C
3980 TRUST WAY, HAYWARD**



±11,803 SF

3980 TRUST WAY

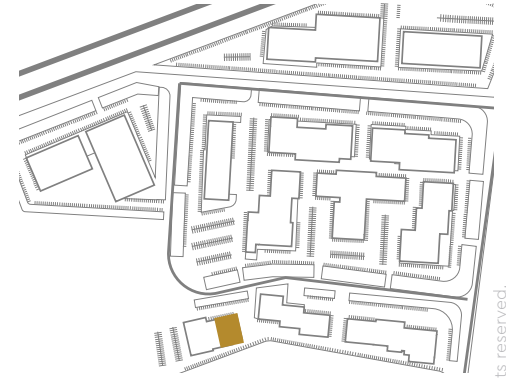


Lab area includes:

- Gowning area
- Dry lab
- LN2, RODI, CDA

Office area includes:

- Conference rooms
- Private Offices
- Open office area
- Break room



POINT EDEN

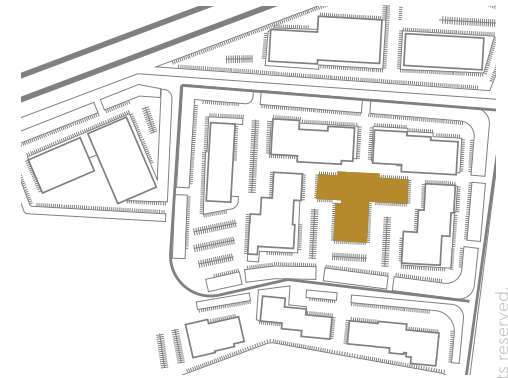
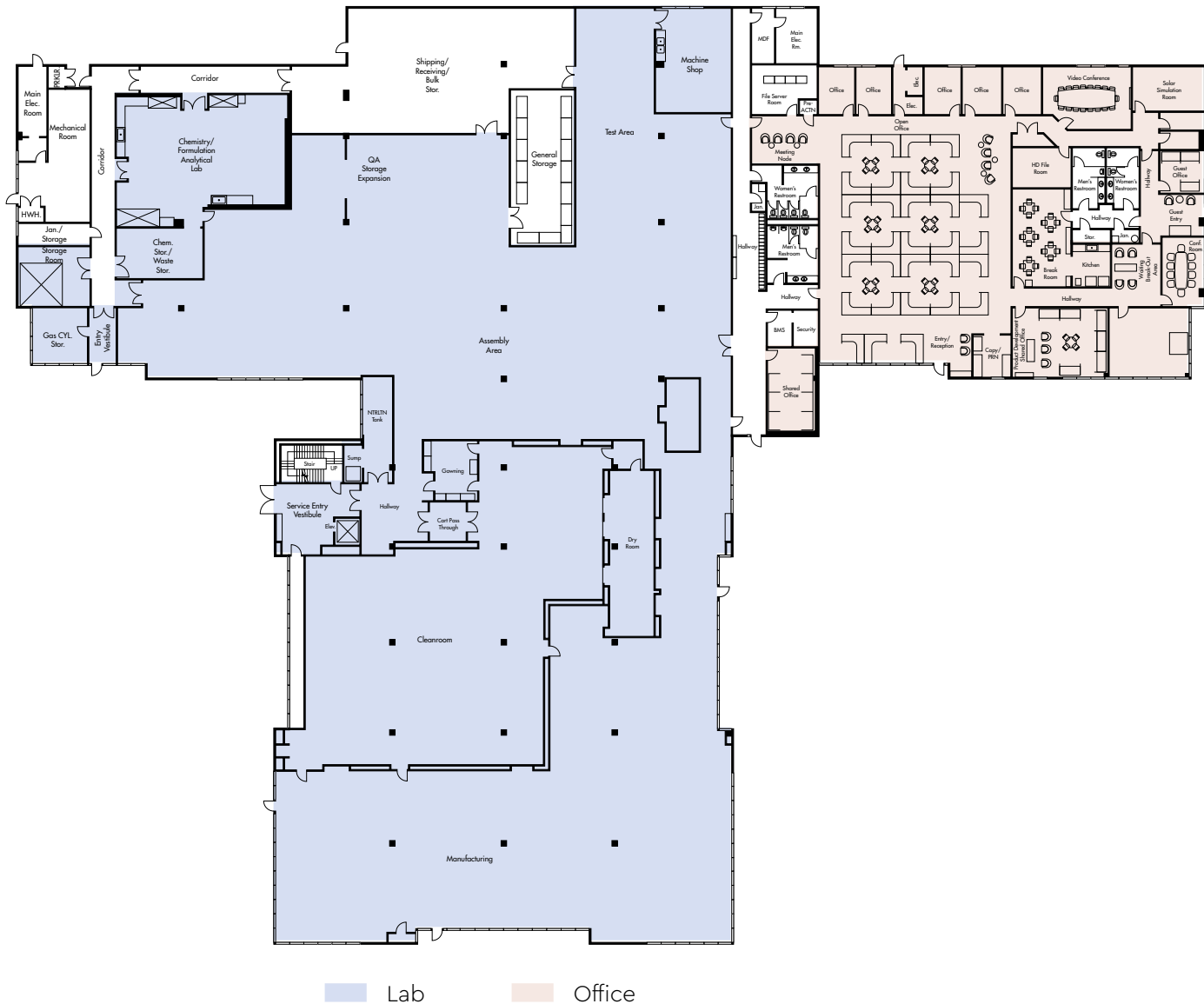
Spaces Shaped for Science

BUILDING G
3955 TRUST WAY, HAYWARD



±51,304 SF | Full Building

3955 TRUST WAY



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Lab area includes:

- Class 10,000 clean room
- Chemistry lab
- Interstitial space
- Heavy power

Office area includes:

- Conference rooms
- Private Offices
- Open office area
- Break room

POINT EDEN

Spaces Shaped for Science

BUILDING M

3953 POINT EDEN WAY, HAYWARD

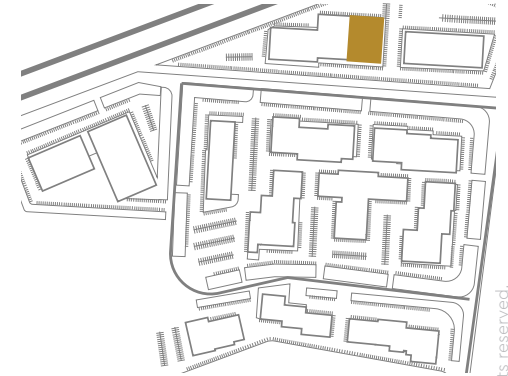


±9,860 SF

3953 POINT EDEN WAY



Lab Office



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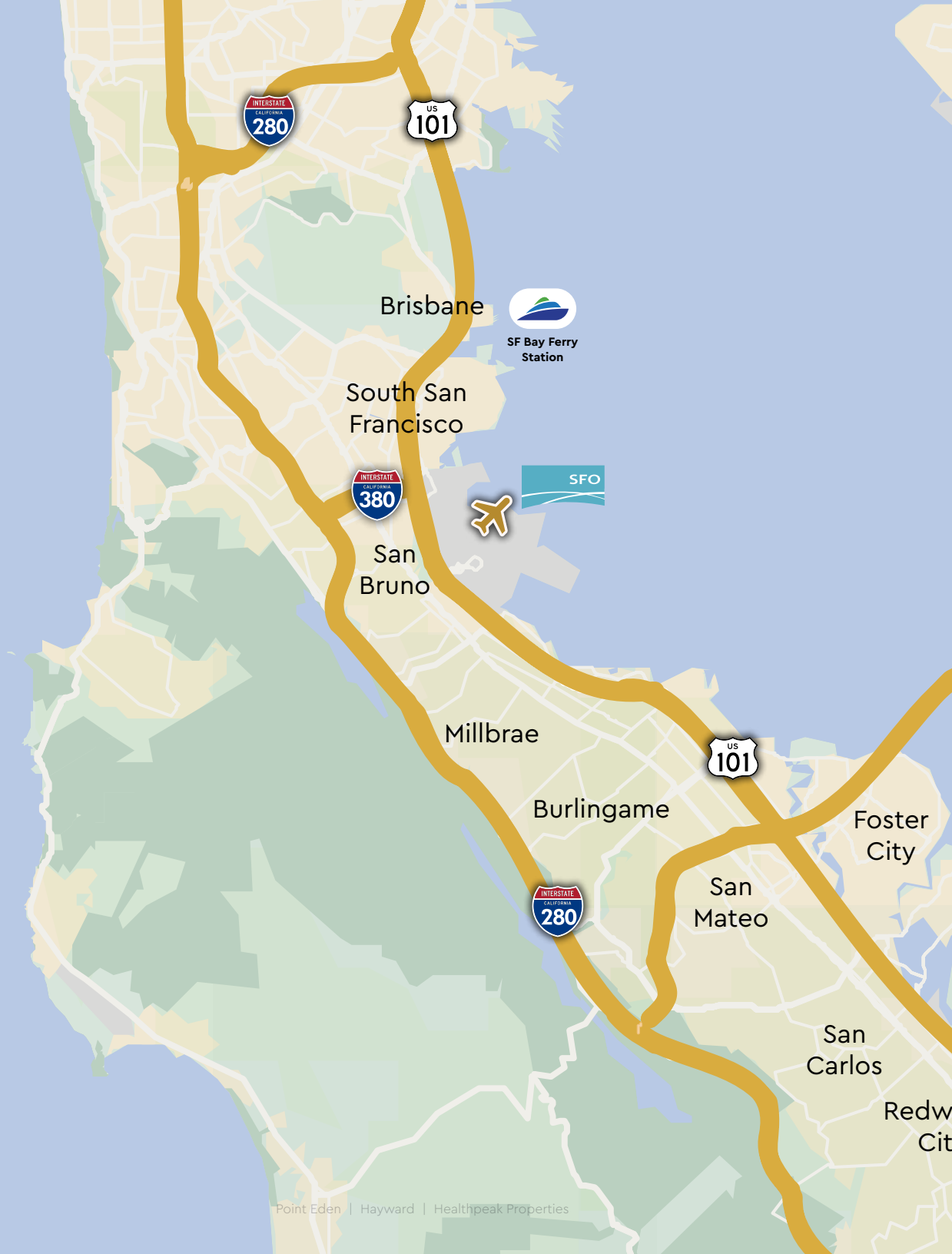
Lab area includes:

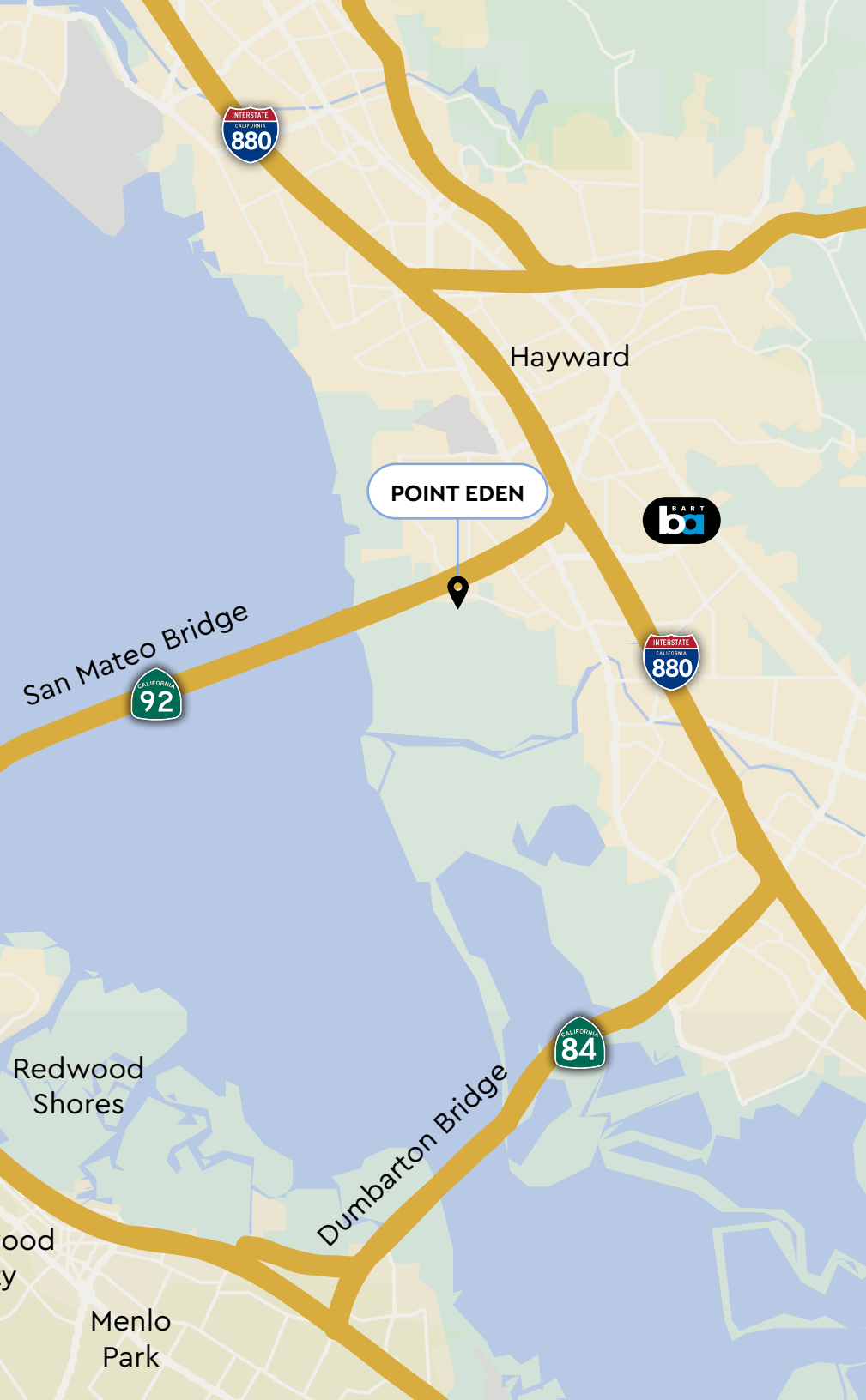
- Biology lab
- Microbiology lab
- Tissue culture lab
- Freezer room

Office area includes:

- Conference rooms
- Private Offices
- Open office area
- Break room

Location





Extensive Transit Options



Point Eden
Hayward, CA 94545



**IMMEDIATE
ACCESS**

to 92
& near 880



**FIRST EXIT
OFF**

San Mateo
Bridge



15 MIN

to OAK

25 MIN

to SFO



BART

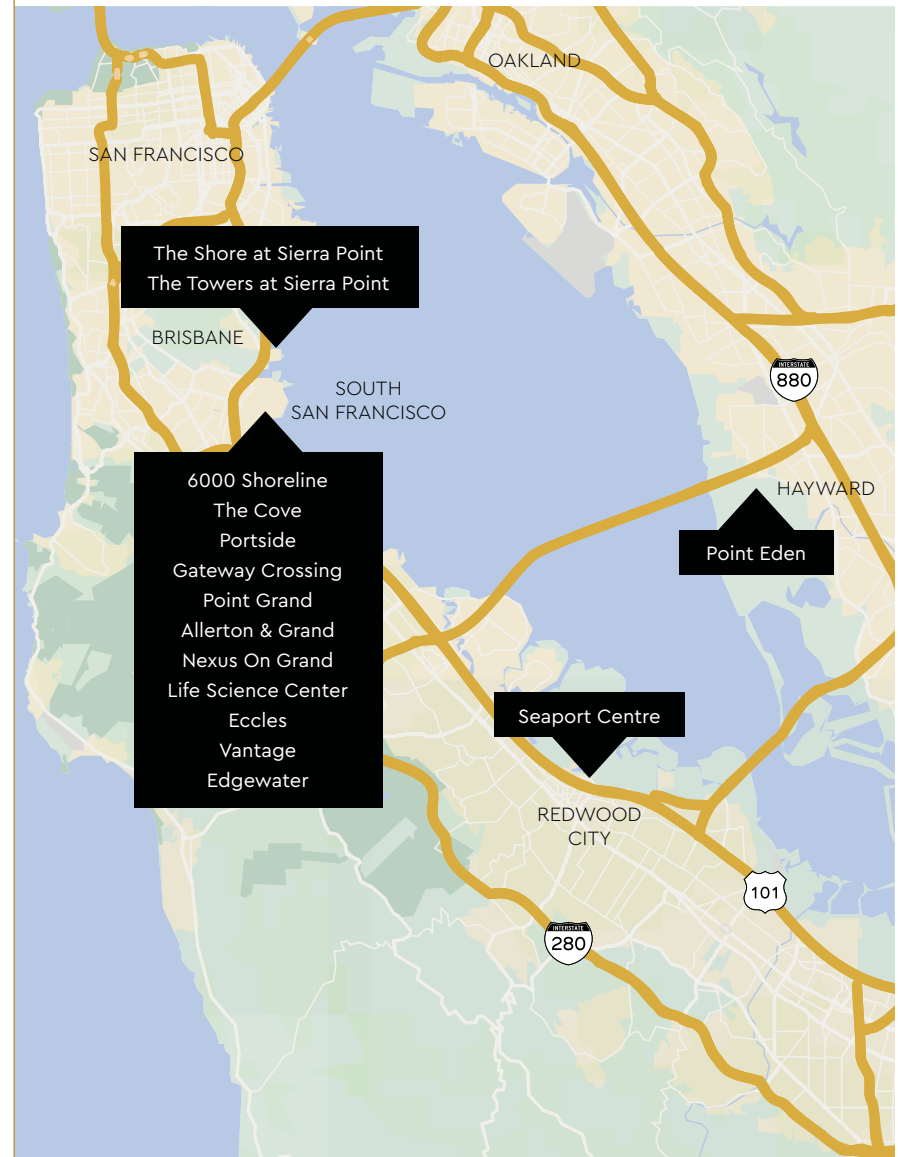


Shuttle

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A Powerful Partnership

Healthpeak's deep industry knowledge and flexible approach allows our tenants to thrive. Our fee-simple, long-term property ownership and portfolio scale positions us as a uniquely stable partner life science firms trust to support long-term growth.



Deep Bay Area Roots

Over **7.5 million** square feet of lab and office space, approximately **1.3 million** square feet of entitlements, and over **100 properties** in the Bay Area.



Seaport Centre, Redwood City

National Presence

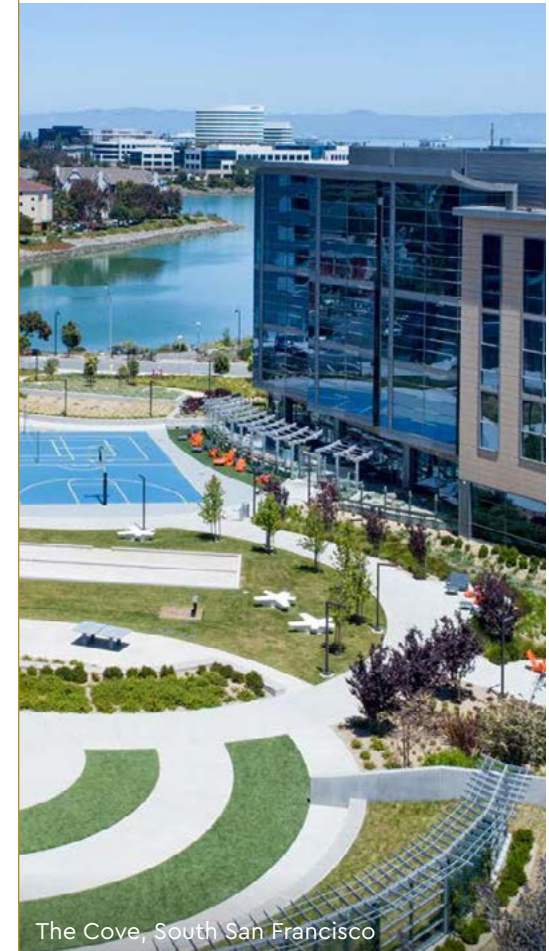
Over **12 million** square feet of lab space, approximately **1.6 million** square feet of entitlements, and over **150 properties** nationwide.



The Shore at Sierra Point, Brisbane

Expert Developer

Experienced local management team that has developed over **3 million** square feet of lab space.



The Cove, South San Francisco

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