



**BALENTINE**  
OFFICE PARK

OFFICE SPACE AVAILABLE

39899 BALENTINE DRIVE  
NEWARK, CALIFORNIA







## Premium Space COMPETITIVELY PRICED

- New reputable broker friendly ownership
- Modern interior renovations
- Mixed-tenant building with the ability to cater to all business types and sizes

## Making Business Easy

Balentine Office Park is a three story, 113,255 SF premium office building in Newark, California. Featuring an unparalleled modern building renovation, immediate access to the freeway, and numerous walking distance amenities, Balentine Office Park offers a unique experience that makes business easy.

## PROJECT HIGHLIGHTS

- Modern, Collaborative Lobby
- Contemporary Conference Room with Full Audio Visual Capabilities
- State-of-the-Art Fitness Facility with an Array of the Latest Equipment
- On-site Property Management
- Comcast High Speed Internet Service
- Indoor / Outdoor Collaborative Setting
- Ample Parking
- New Monument Signage Available



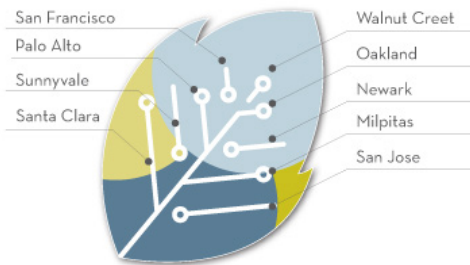
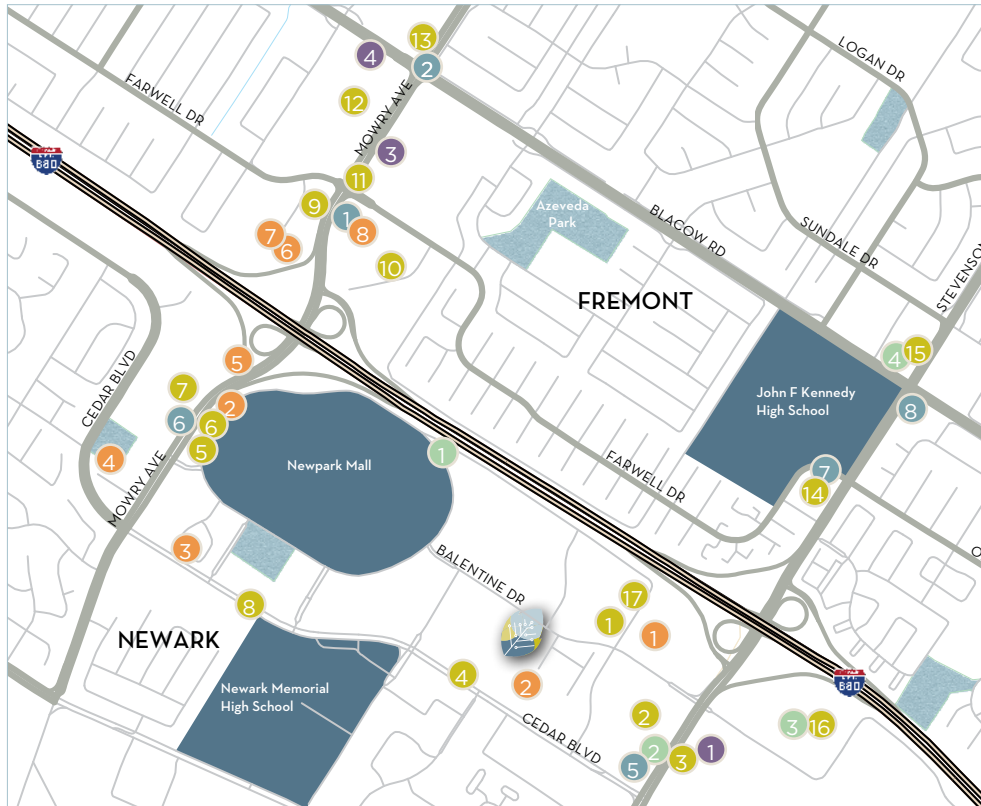
Beautiful Interiors  
NEWLY RENOVATED

Balentine Office Park features a modern, collaborative lobby with timeless mid-century touches. Expanded seating areas with easy access to the outdoor courtyard and ponds create a great “indoor/outdoor” feel and provide perfect gathering places for impromptu meetings and other activities.



39899 BALENTINE DRIVE  
NEWARK, CALIFORNIA

## Your Business Central



### Amenities On-site 12<sup>+</sup>

- ... 24-Hour Fitness Studio
- ... Outdoor Space and Courtyard
- ... Modern Conference Room
- ... Plenty of On-site Parking

#### Dining

- 1 Nijo Castle, Carls Jr., Chuck E Cheese, Starbucks, Basant, Lord's Ice Cream, Cafe Gyos, Cm Thanh, Red Chile, Subway, Togos, Vito's Restaurant, The Peach Garden, Manna Restaurant, Mehran Restaurant
- 2 The Heart Cafe, World Gourmet, Fun Lam Moon
- 3 Dream Diners, Slamwich, Kabul Express
- 4 Hometown Buffet, Udupi, Aloha, Hawaiian Restaurant, Tasty Restaurant
- 5 McDonald's, El Burro, Lee Tofu House
- 6 BJ's Restaurant & Brewhouse, Ray's Sushi, Sizzler, Swiss Park
- 7 Spice Hut, Sushi Yoshi, Arby's Taco Bell
- 8 Woodland's Restaurant, Cousin Cafe, Tapioca Express, My Tho Restaurant, Red Kwali, Tea Station, Sushi Island, Lion
- 9 Starbucks, Country Way, Chaat Bhavan
- 10 Olive Garden, Applebee's, Pizza Patio
- 11 Denny's, The Huddle, Taste of India, Wendy's, Le Moose Crepe Cafe
- 12 Burger King, BevMo, Bengali Sweets, Big Apple Bagels, Chinese Buffet
- 13 Quizno's, KFC, Honey Baked Ham
- 14 Jack in the Box, Outback Steakhouse, Casa de Mesa, 7 Eleven
- 15 Fiesta Tacos, Norman's Family Rest.
- 16 McDonald's (Walmart)
- 17 Carl's Jr

#### Banking

- 1 East West Bank
- 2 Citibank
- 3 Bank of the West
- 4 Wells Fargo

#### Lodging

- 1 Hilton Hotel Newark
- 2 Town Place Suites
- 3 Chase Suite Hotel
- 4 Comfort Inn
- 5 Motel 6, EZ 8
- 6 Residence Inn
- 7 Extended Stay America
- 8 Best Western

#### Gas Stations

- 1 Chevron
- 2 Valero
- 3 Chevron
- 4 76
- 5 Shell
- 6 Arco

#### Other Services

- 1 Newpark Mall: Sears, Macy's, JC Penny, Burlington Coat Factory

### Amenities Nearby 50<sup>+</sup>



# The Space

## Everything Your Business Needs

We have several sized suites to accommodate your company's needs, with room to grow!

Suite 109	717 SF
Suite 102	1,150 SF
Suite 190	1,274 SF
Suite 115	1,423 SF
Suite 225	1,700 SF
Suite 370	1,702 SF
Suite 211	1,737 SF
Suite 335	2,245 SF
Suite 210	2,303 SF
Suite 220	2,352 SF
Suite 128	2,440 SF
Suite 345	<u>3,283 SF</u>
Suite 161	7,628 SF
Suite 161/190	up to 8,902 SF

- Efficient layout with beautiful exterior views
- Large windows and expansive window line offers plenty of natural light
- Flexible space for all sizes

---

For more information, please contact:

Walt Stephenson  
408.615.3458  
[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

Scott Dever  
408.615.3457  
[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)

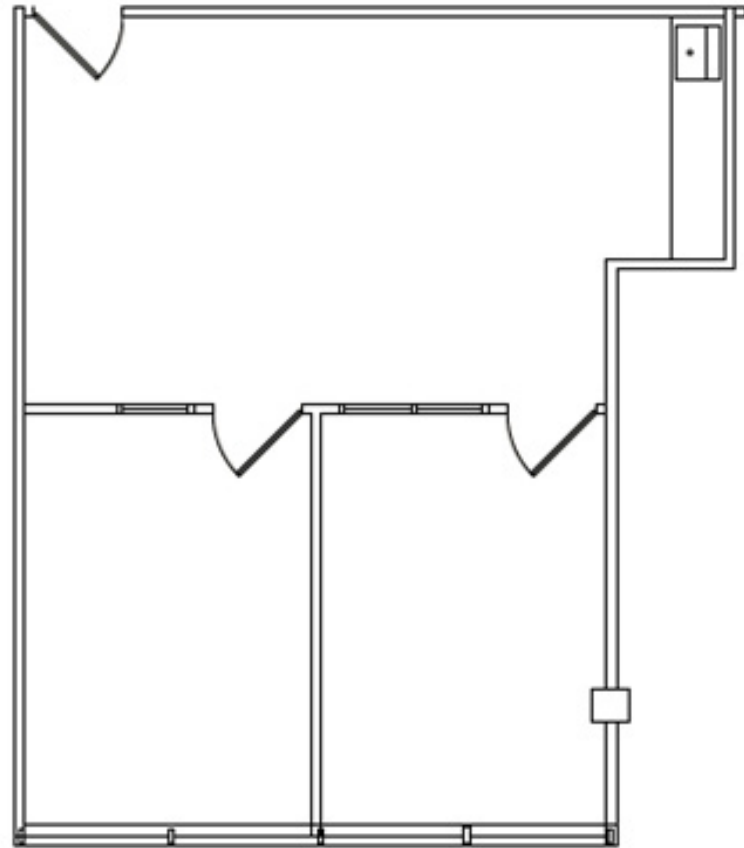


# Contemporary On-Site Amenities



# FLOOR PLAN

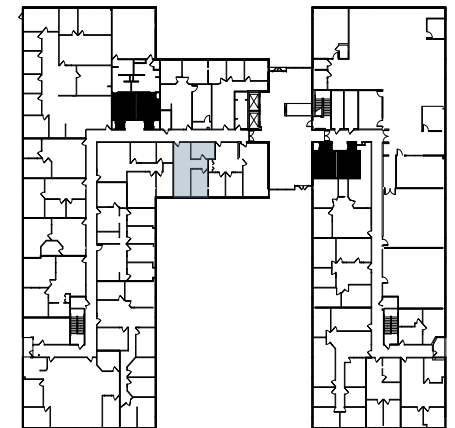
[◀ Back to Suite List](#)



## Suite 109

717 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

walt.stephenson@cushwake.com

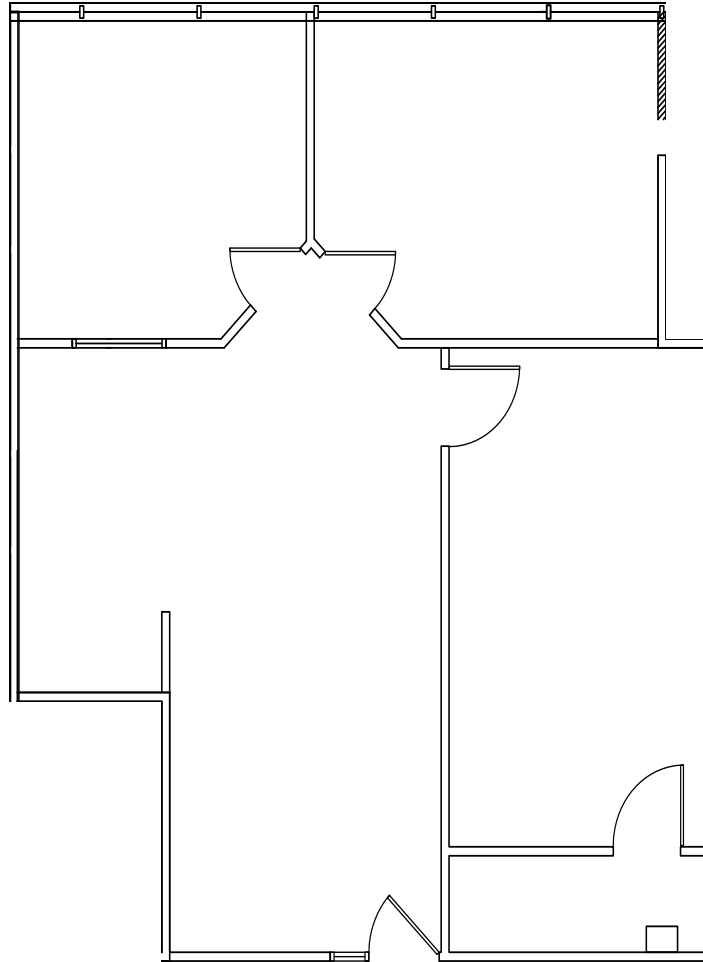
**Scott Dever**

408.615.3457

scott.dever@cushwake.com

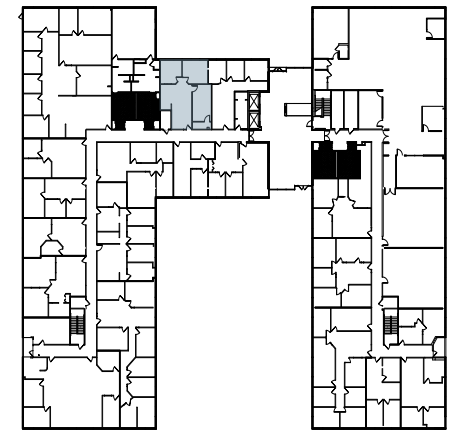
# FLOOR PLAN

[◀ Back to Suite List](#)



## Suite 102 1,150 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

**Scott Dever**

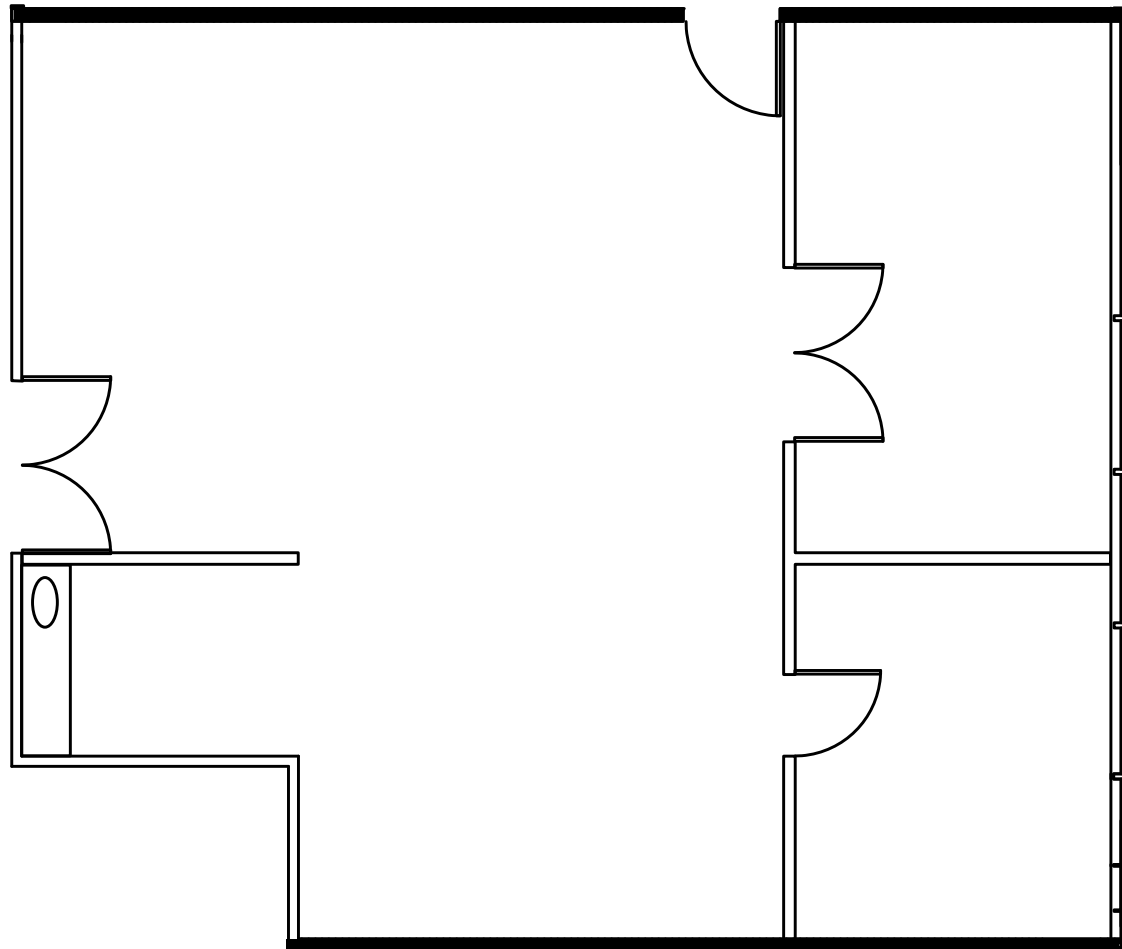
408.615.3457

[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)



# FLOOR PLAN

[◀ Back to Suite List](#)

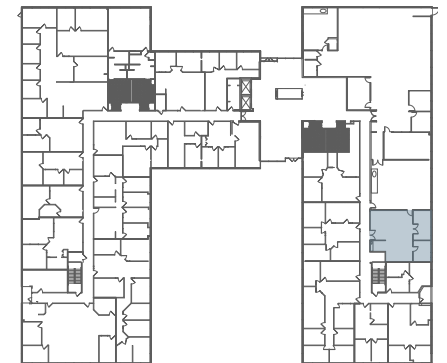


## Suite 190

1,274 SF

*Available Now*

*Contiguous to Suite 161*



For more information, please contact:

**Walt Stephenson**

408.615.3458

[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

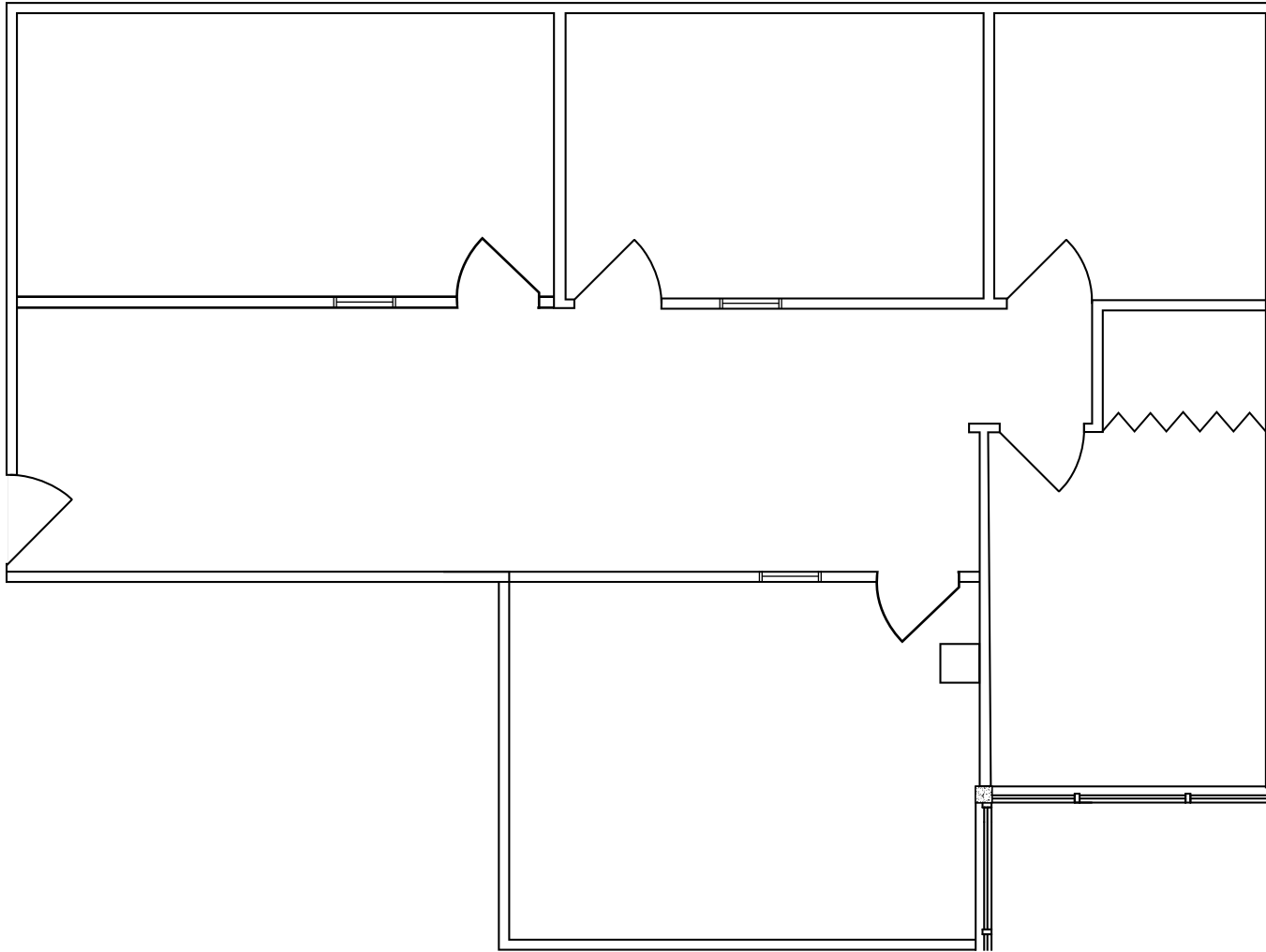
**Scott Dever**

408.615.3457

[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)

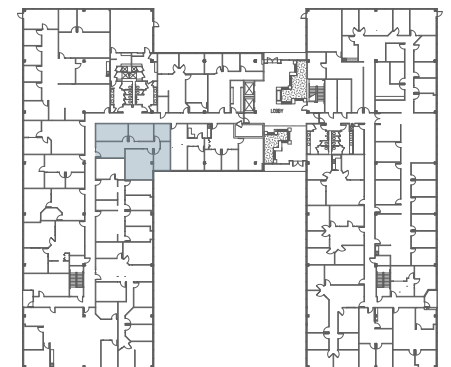
# FLOOR PLAN

[◀ Back to Suite List](#)



Suite 115  
1,423 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

walt.stephenson@cushwake.com

**Scott Dever**

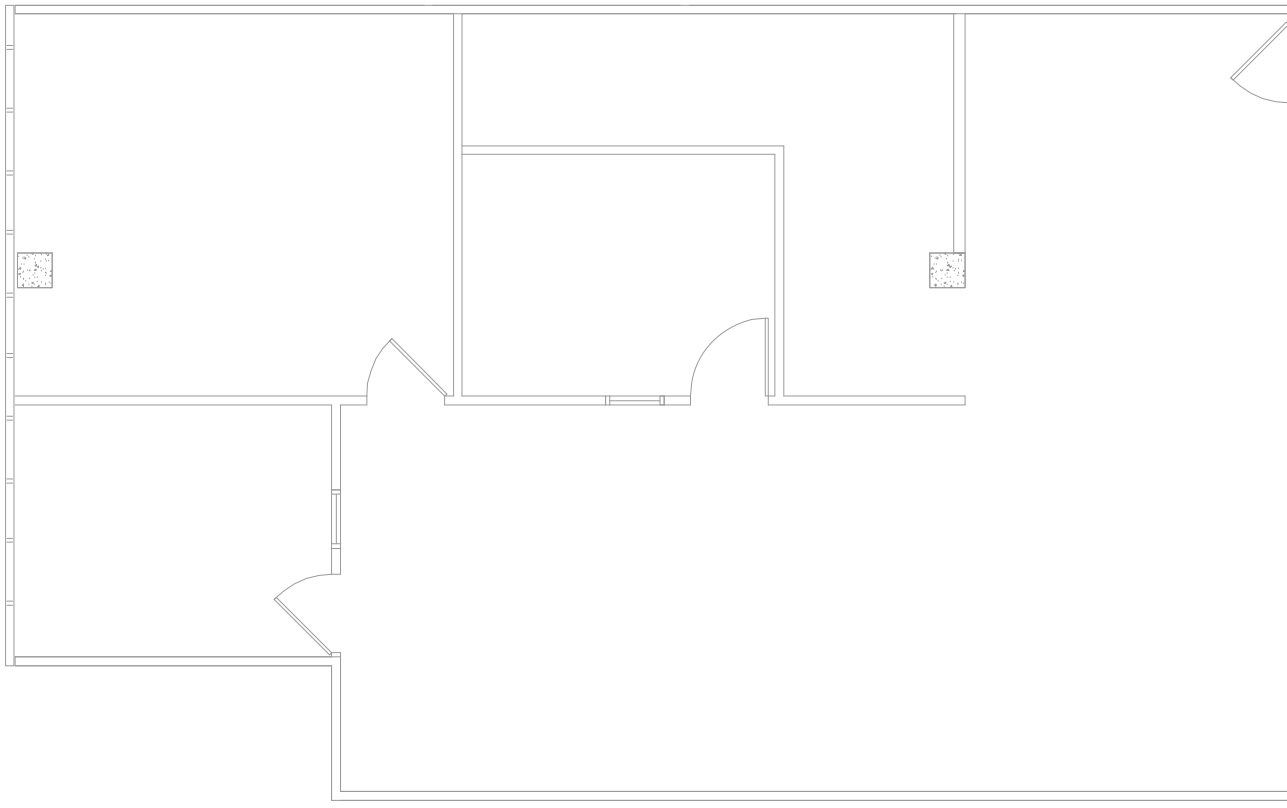
408.615.3457

scott.dever@cushwake.com



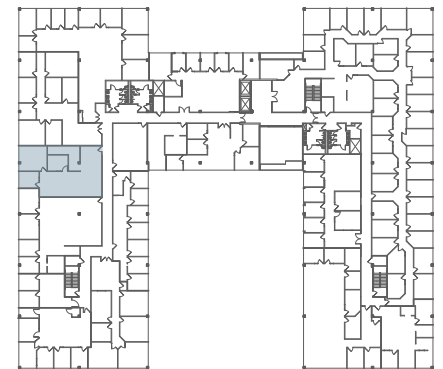
# FLOOR PLAN

[◀ Back to Suite List](#)



## Suite 225 1,700 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

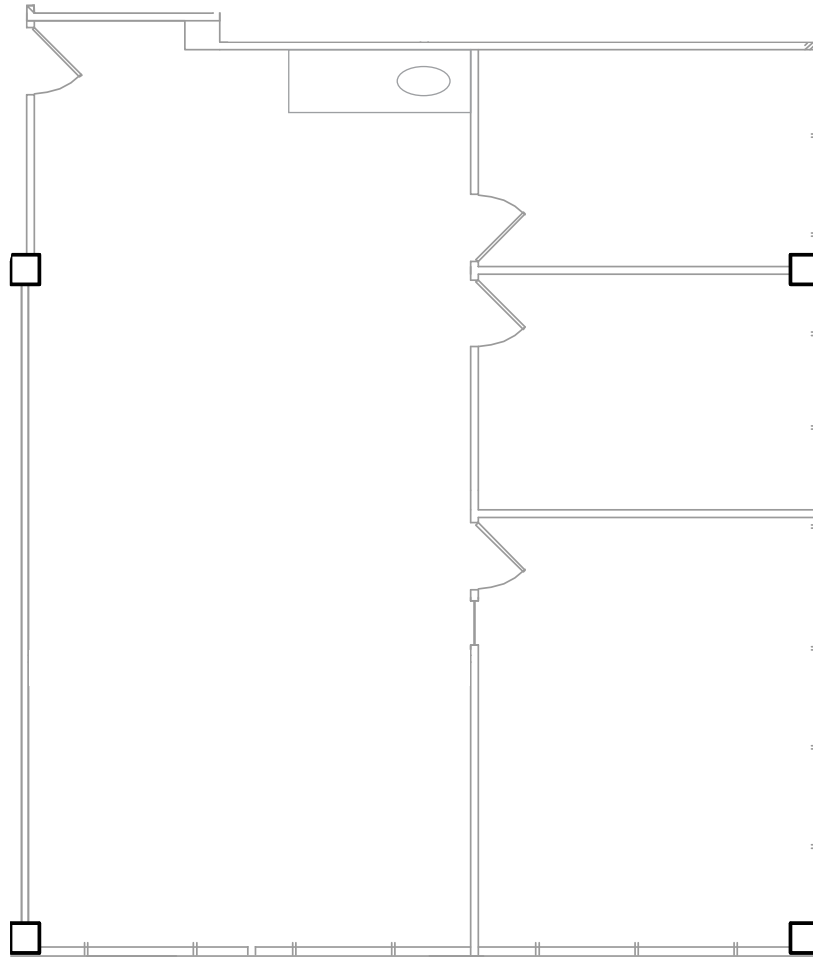
**Scott Dever**

408.615.3457

[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)

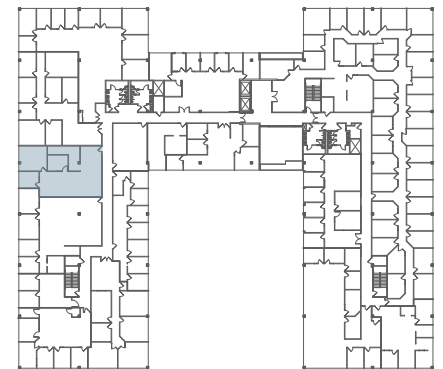
# FLOOR PLAN

[◀ Back to Suite List](#)



Suite 370  
1,702 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

walt.stephenson@cushwake.com

**Scott Dever**

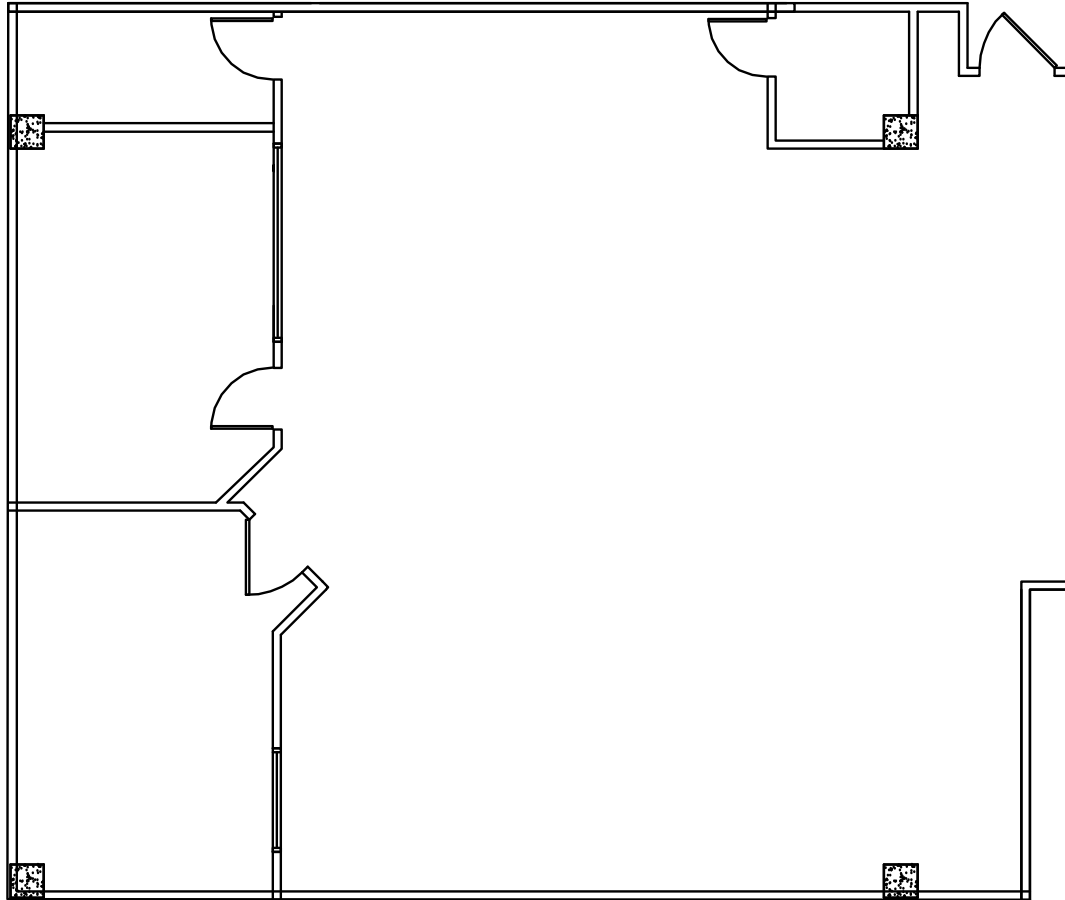
408.615.3457

scott.dever@cushwake.com



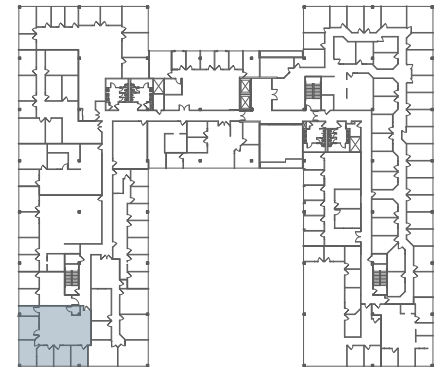
# FLOOR PLAN

[◀ Back to Suite List](#)



Suite 211  
1,737 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

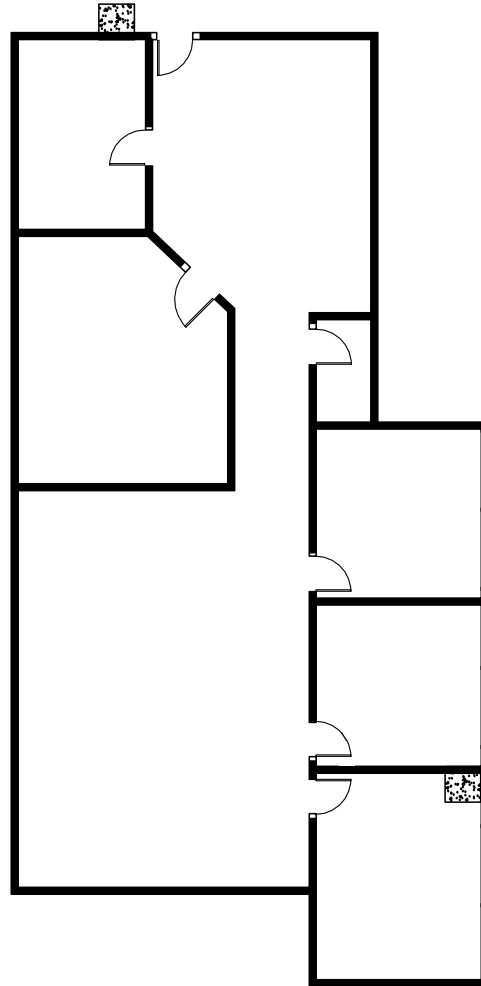
**Scott Dever**

408.615.3457

[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)

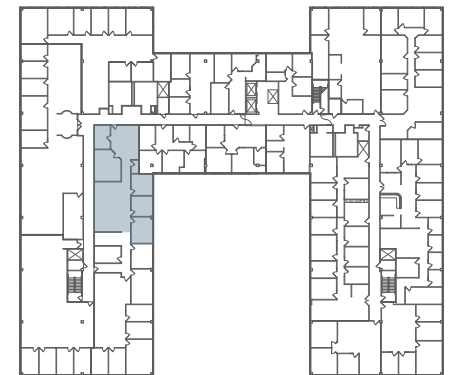
# FLOOR PLAN

[◀ Back to Suite List](#)



Suite 335  
2,245 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

walt.stephenson@cushwake.com

**Scott Dever**

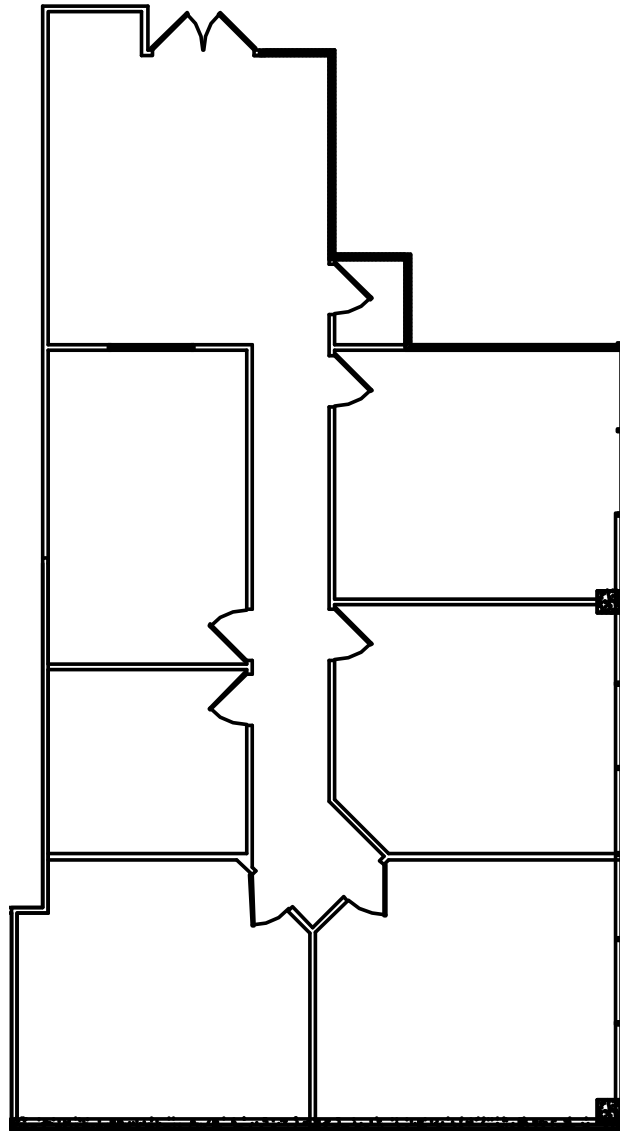
408.615.3457

scott.dever@cushwake.com



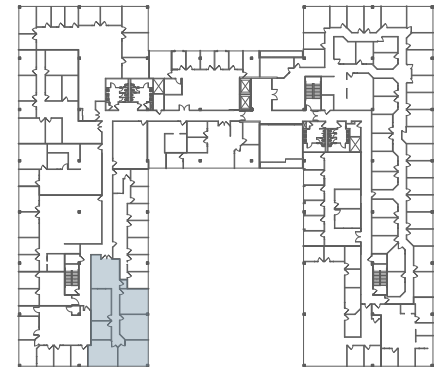
# FLOOR PLAN

[◀ Back to Suite List](#)



Suite 210  
2,303 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

walt.stephenson@cushwake.com

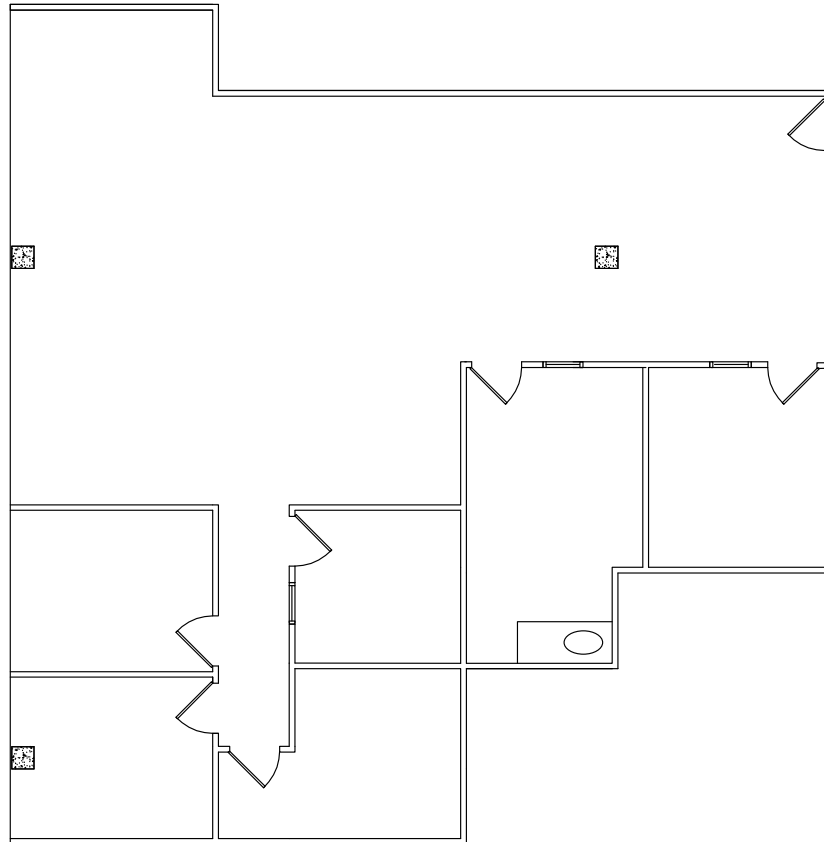
**Scott Dever**

408.615.3457

scott.dever@cushwake.com

# FLOOR PLAN

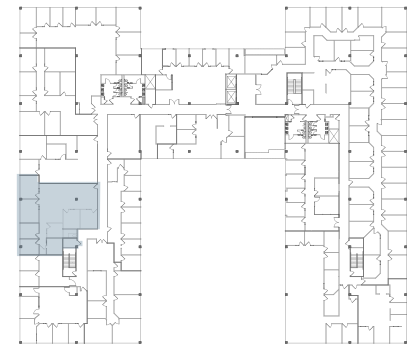
[◀ Back to Suite List](#)



## Suite 220

2,352 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

walt.stephenson@cushwake.com

**Scott Dever**

408.615.3457

scott.dever@cushwake.com

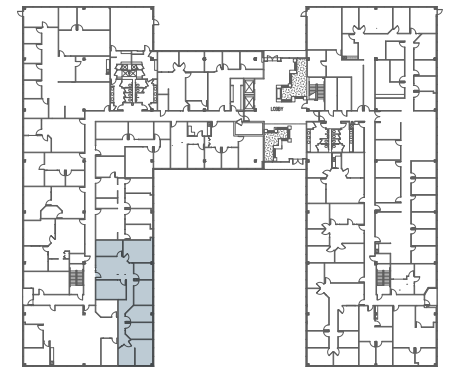
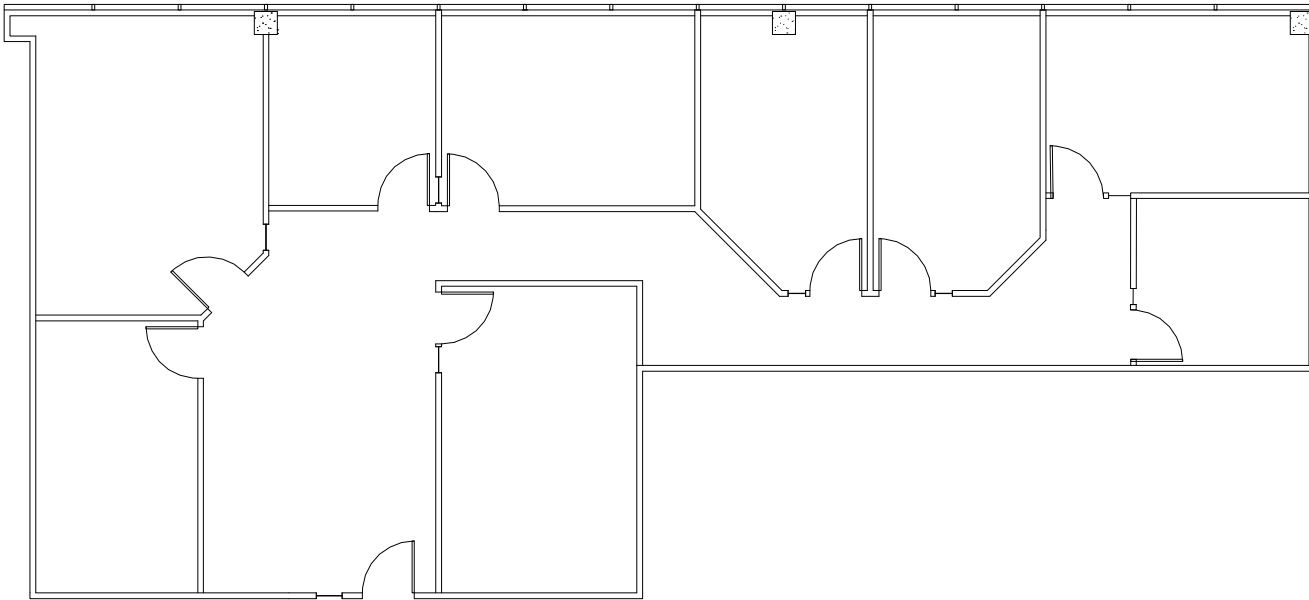


# FLOOR PLAN

[◀ Back to Suite List](#)

## Suite 128 2,440 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

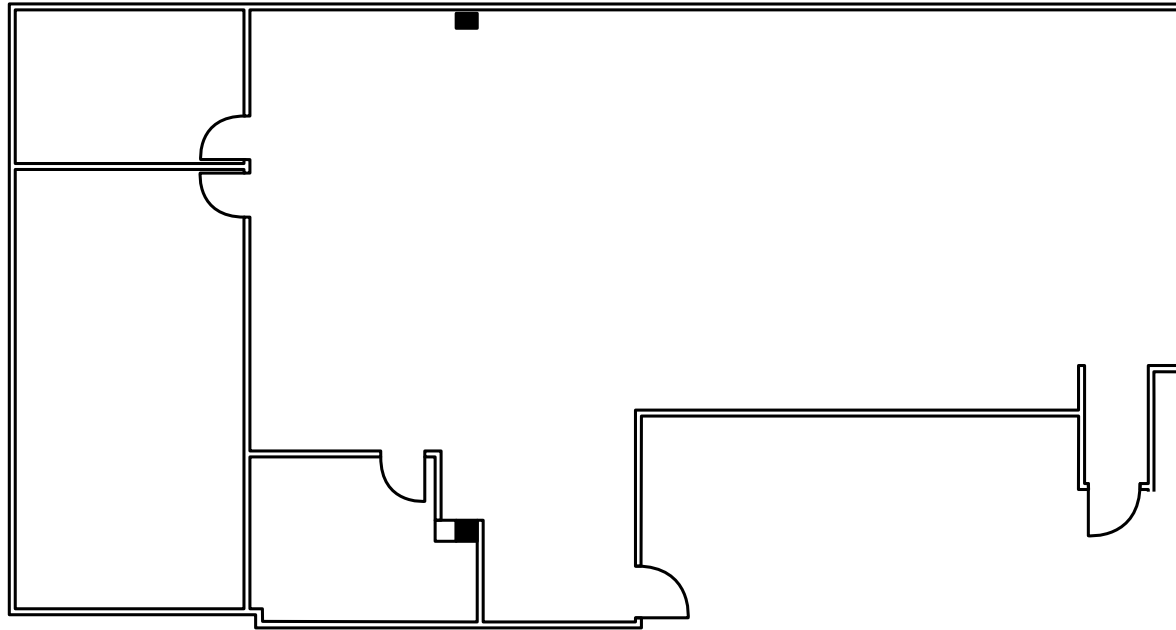
**Scott Dever**

408.615.3457

[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)

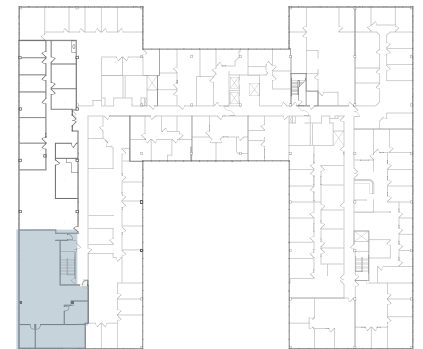
# FLOOR PLAN

[◀ Back to Suite List](#)



Suite 345  
3,283 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

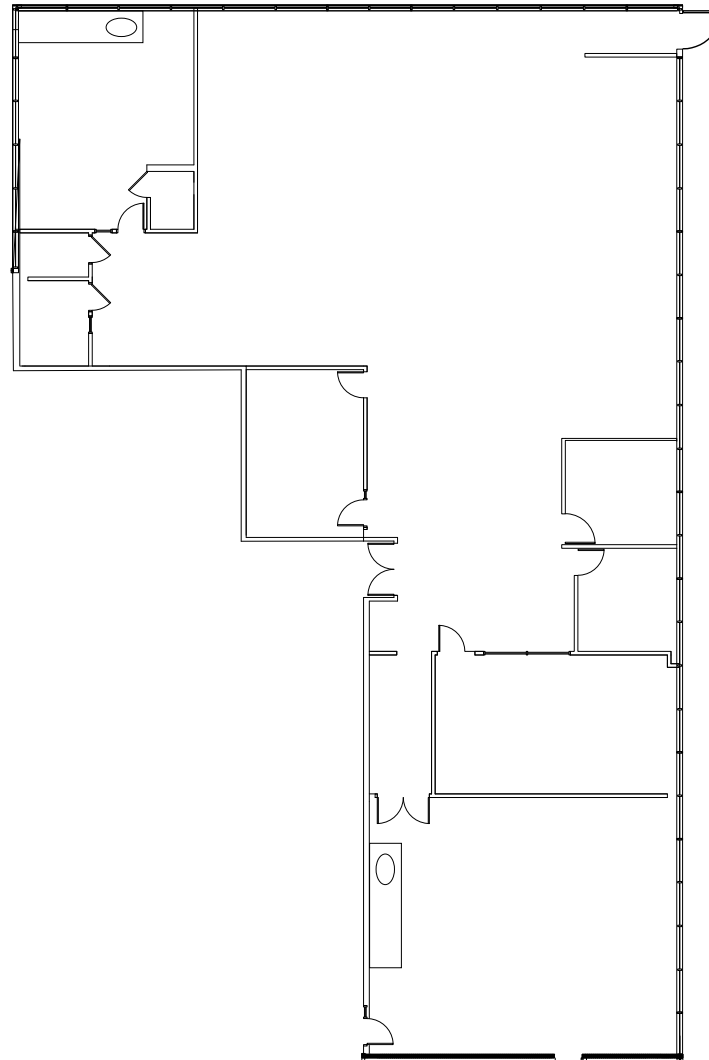
**Scott Dever**

408.615.3457

[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)

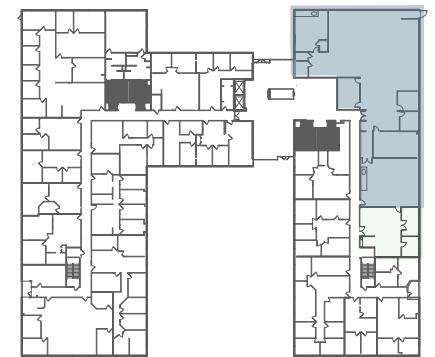
# FLOOR PLAN

◀ [Back to Suite List](#)



## Suite 161 up to 7,628 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

**Scott Dever**

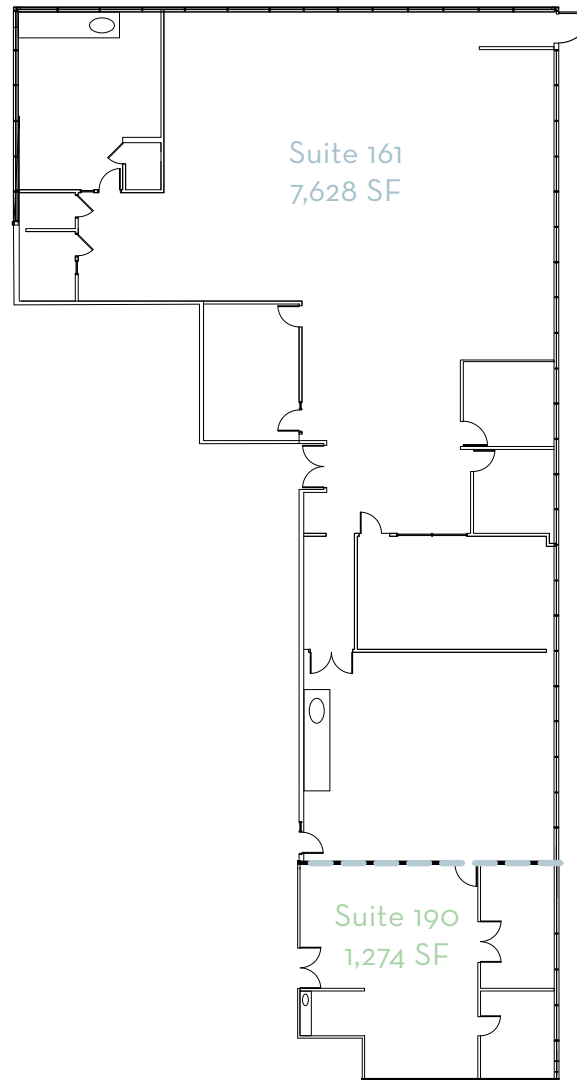
408.615.3457

[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)



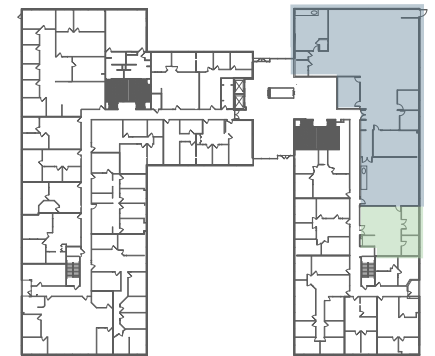
# FLOOR PLAN

[◀ Back to Suite List](#)



Suite 161/190  
up to 8,902 SF

*Available Now*



For more information, please contact:

**Walt Stephenson**

408.615.3458

[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

**Scott Dever**

408.615.3457

[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)





# BAENTINE

OFFICE PARK

Walt Stephenson

408.615.3458

walt.stephenson@cushwake.com

Lic. #01793438

Scott Dever

408.615.3457

scott.dever@cushwake.com

Lic. #01890552



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-01.9.2026