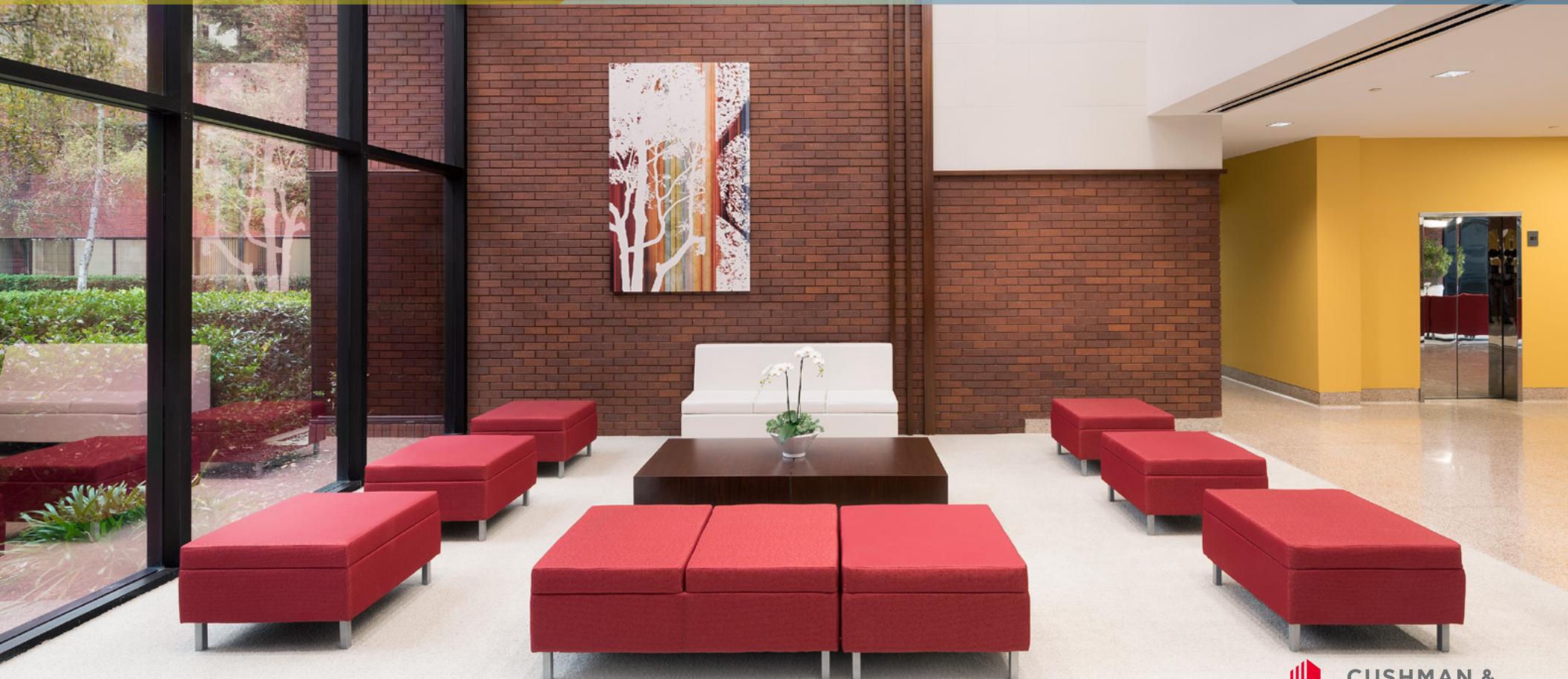




BALENTINE  
OFFICE PARK

OFFICE SPACE AVAILABLE

39899 BALENTINE DRIVE  
NEWARK, CALIFORNIA



 CUSHMAN &  
WAKEFIELD



## 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

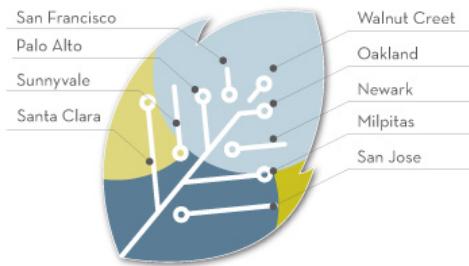
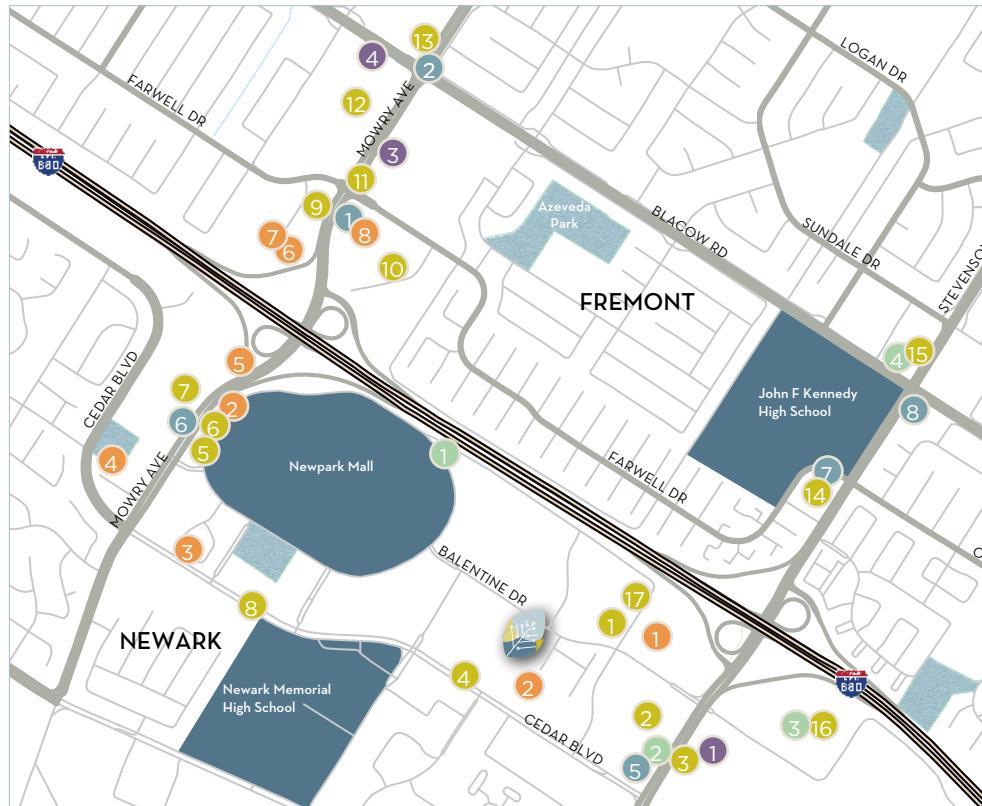


Beautiful Interiors  
NEWLY RENOVATED

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+

- ... 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+



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

## 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

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For more information, please contact:

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408.615.3458

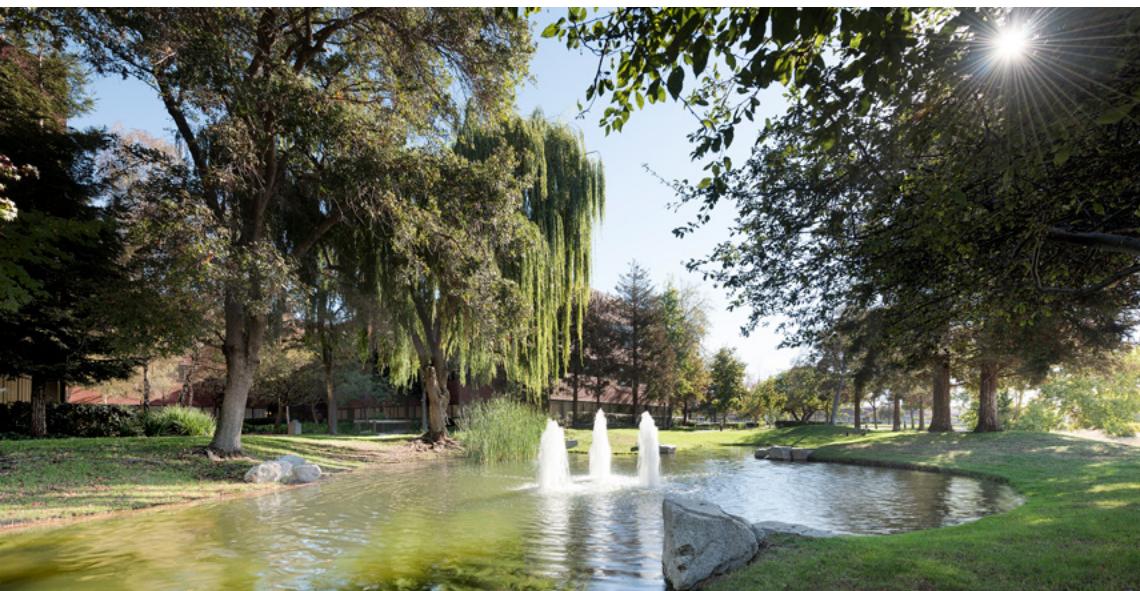
[walt.stephenson@cushwake.com](mailto:walt.stephenson@cushwake.com)

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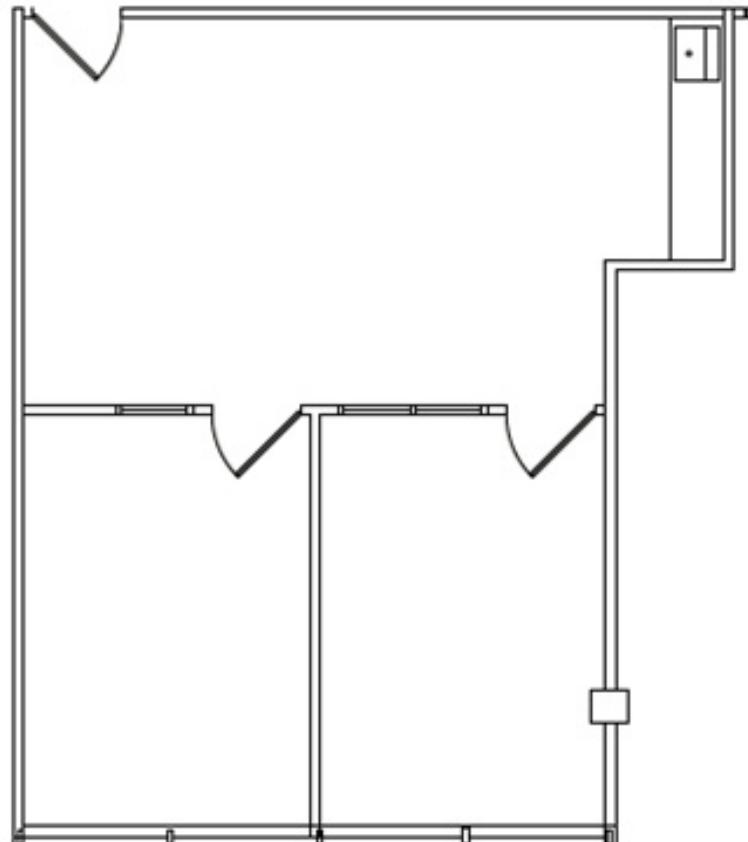
[scott.dever@cushwake.com](mailto:scott.dever@cushwake.com)

# Contemporary On-Site Amenities



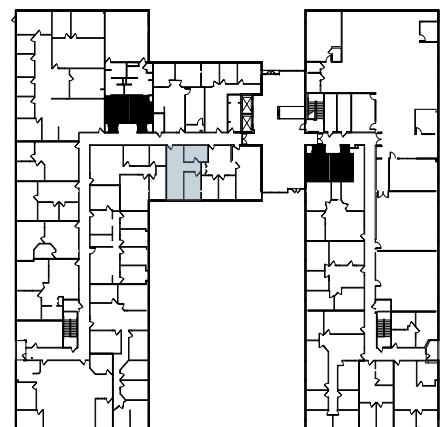
# FLOOR PLAN

[◀ Back to Suite List](#)



**Suite 109**  
717 SF

*Available Now*



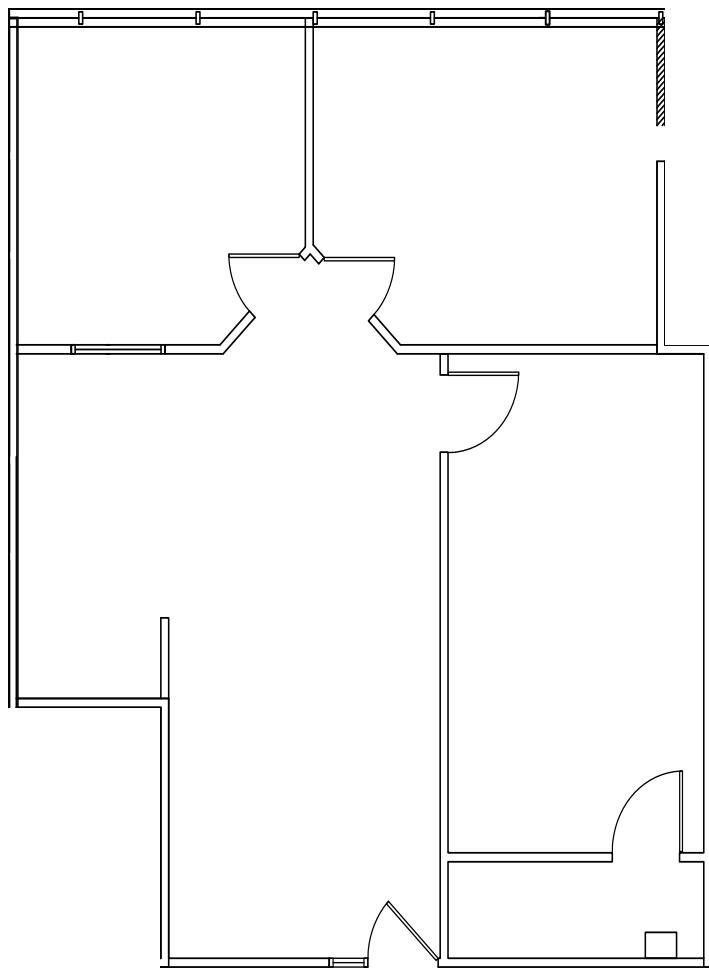
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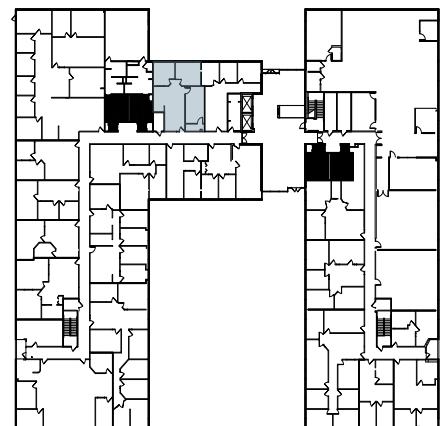
# FLOOR PLAN

[◀ Back to Suite List](#)



**Suite 102**  
1,150 SF

*Available Now*



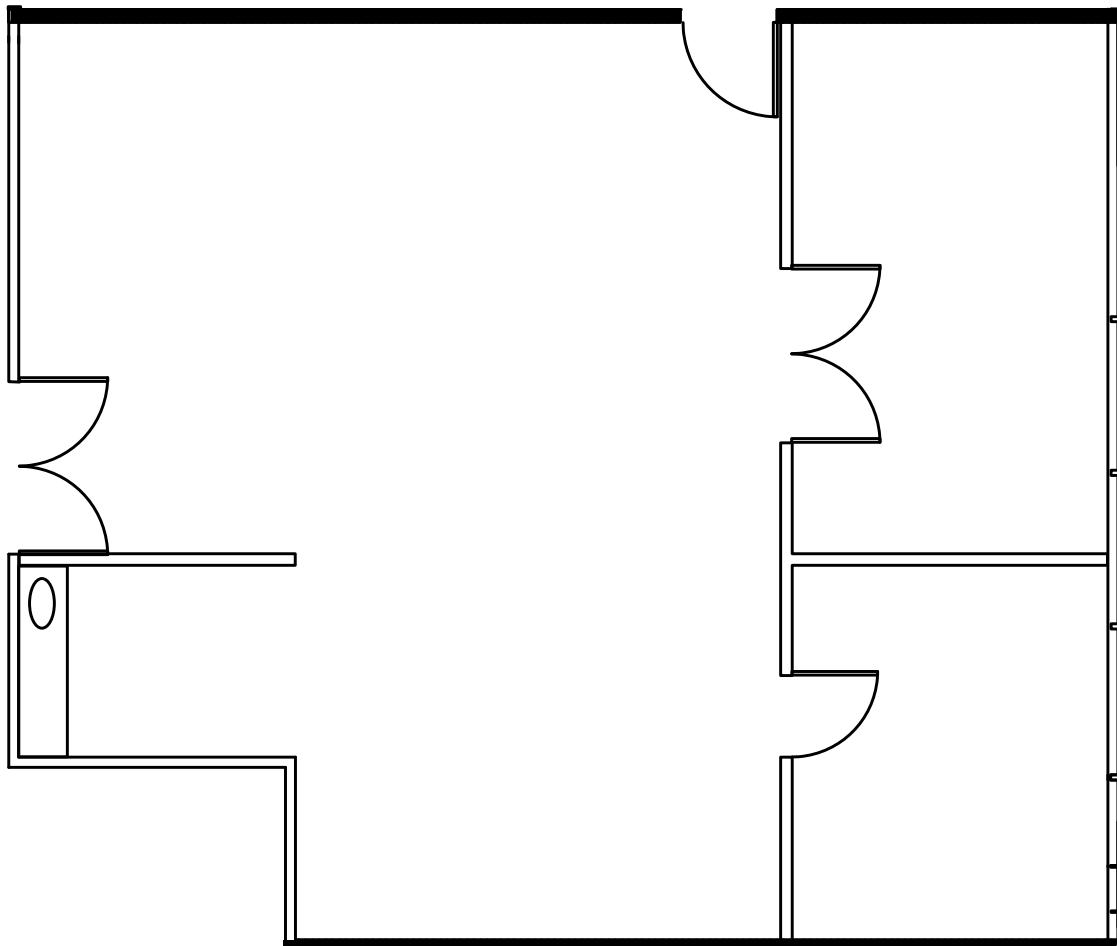
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# FLOOR PLAN

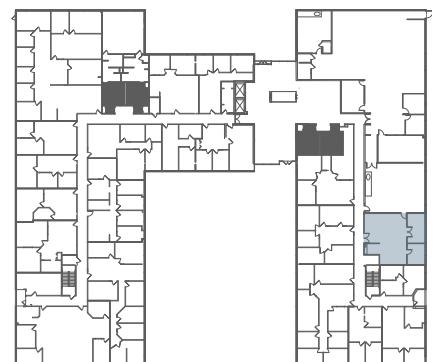
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**Suite 190**  
1,274 SF

*Available Now*

*Contiguous to Suite 161*



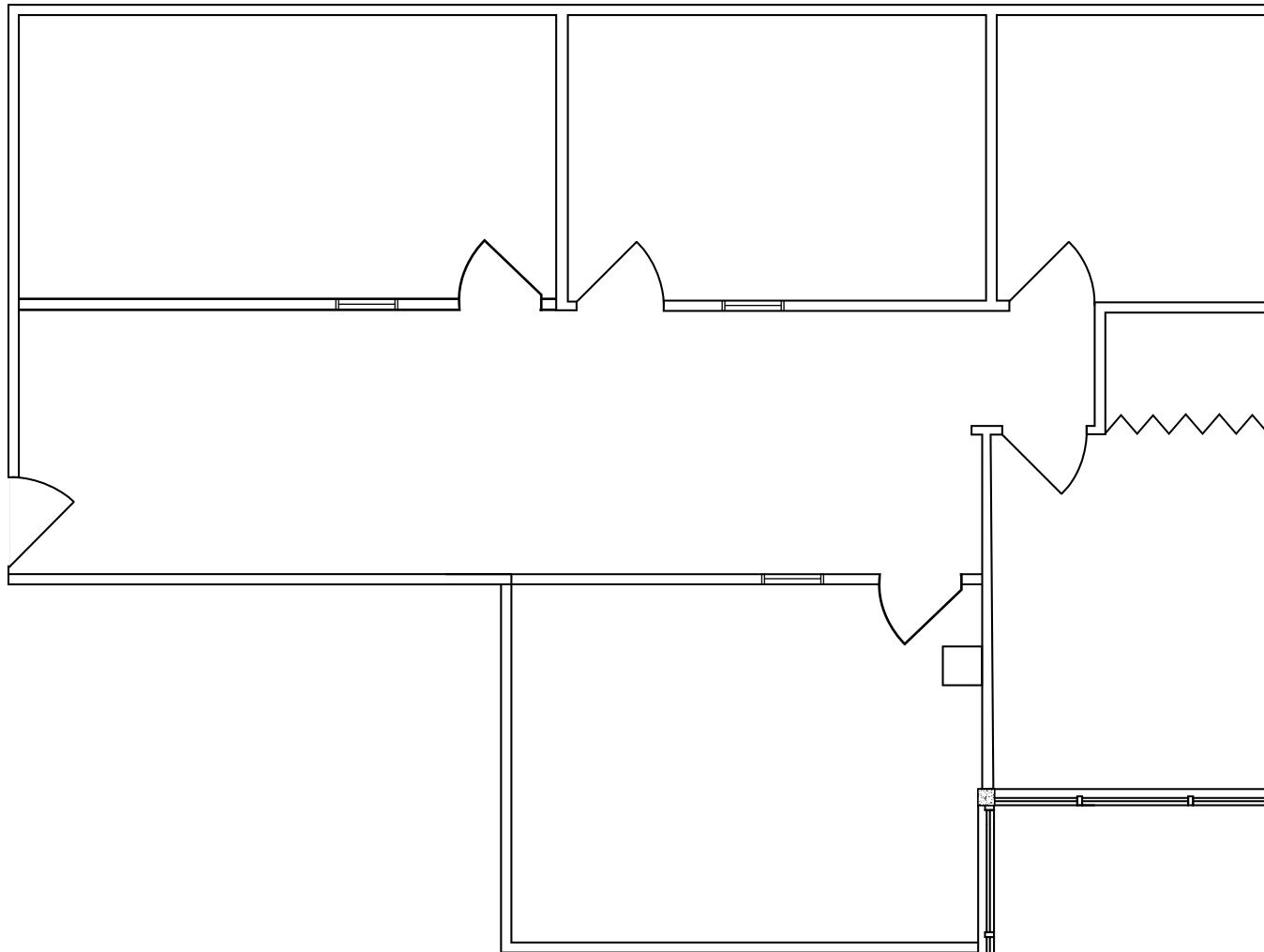
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# FLOOR PLAN

[◀ Back to Suite List](#)



**Suite 115**  
1,423 SF

*Available Now*



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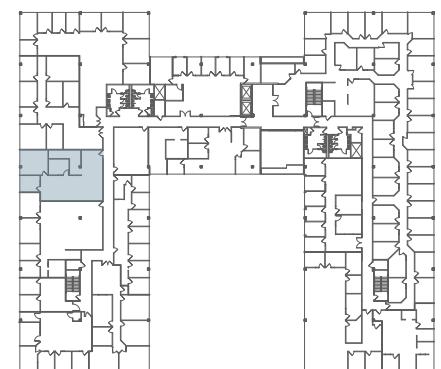
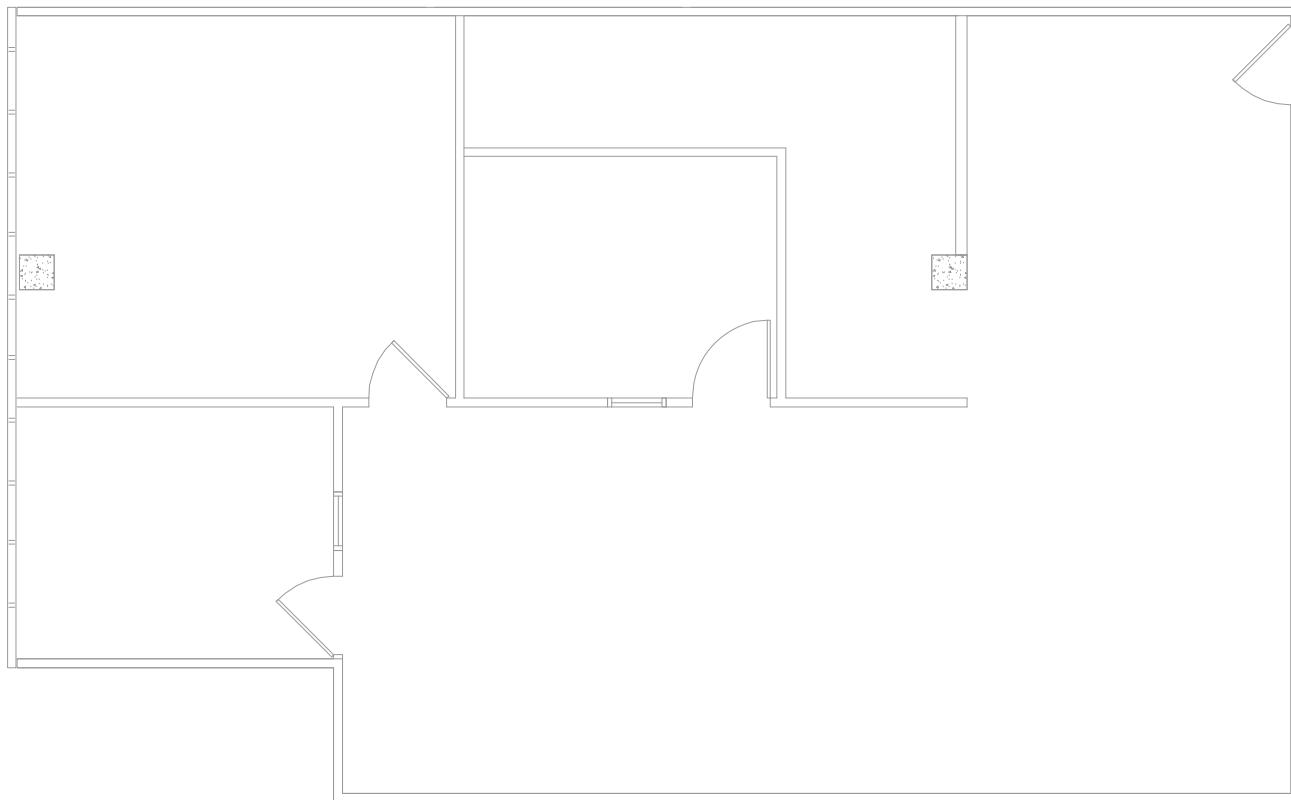
scott.dever@cushwake.com

# FLOOR PLAN

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**Suite 225**  
1,700 SF

*Available Now*



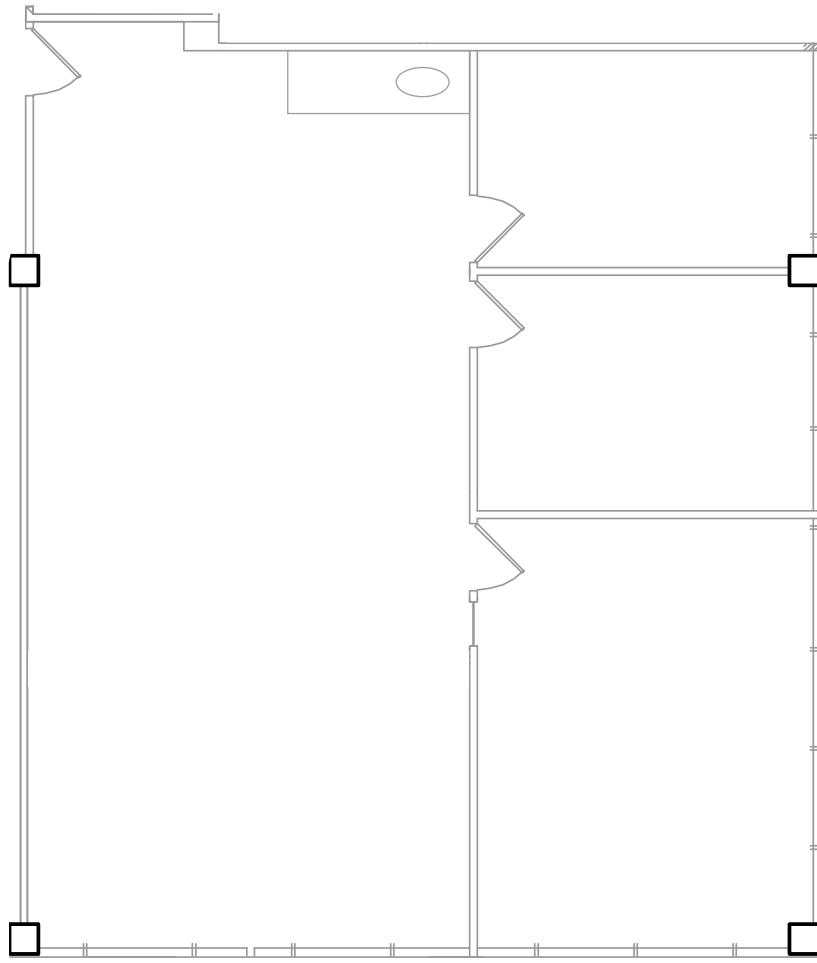
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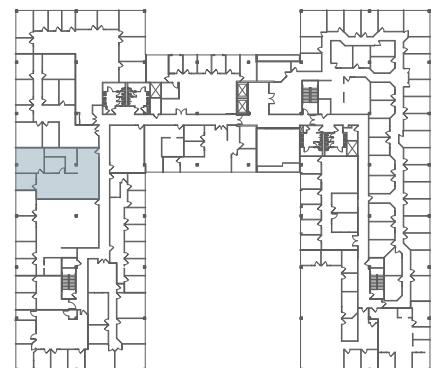
# FLOOR PLAN

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**Suite 370**  
1,702 SF

Available Now



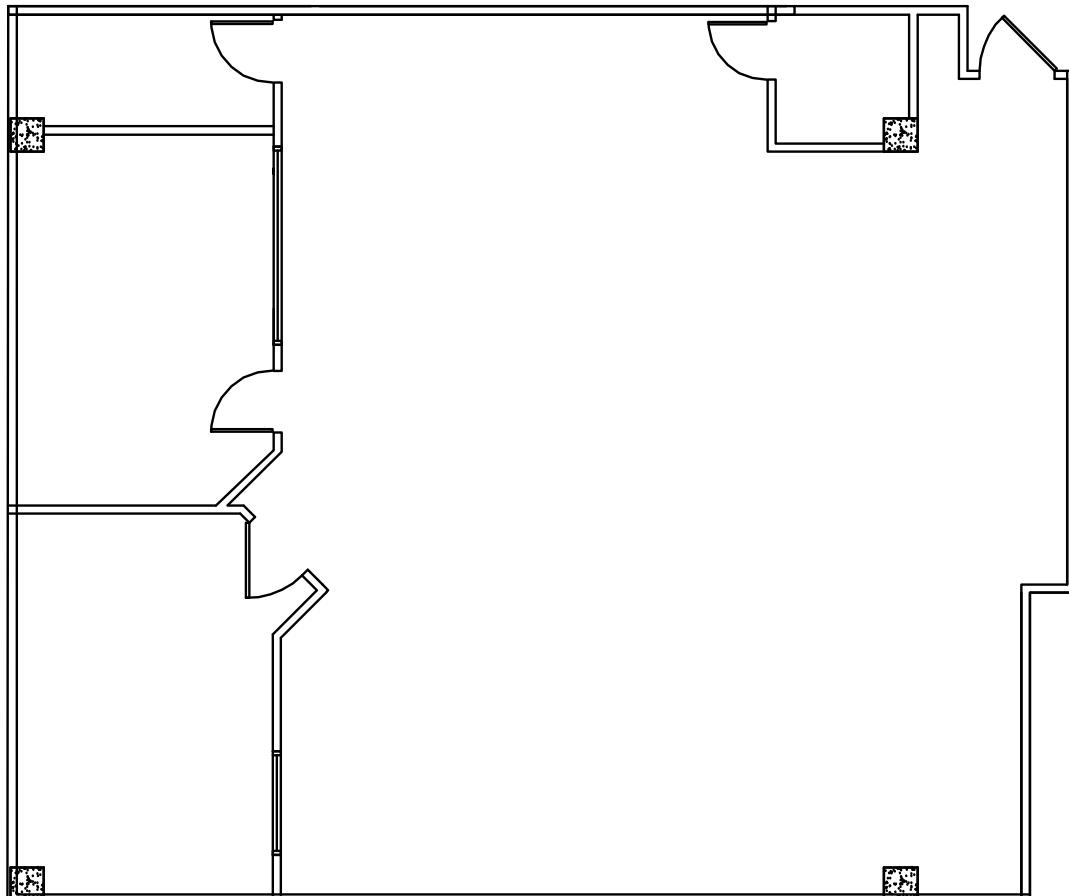
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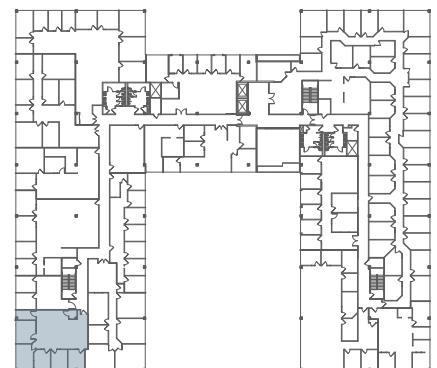
# FLOOR PLAN

[◀ Back to Suite List](#)



**Suite 211**  
1,737 SF

*Available Now*



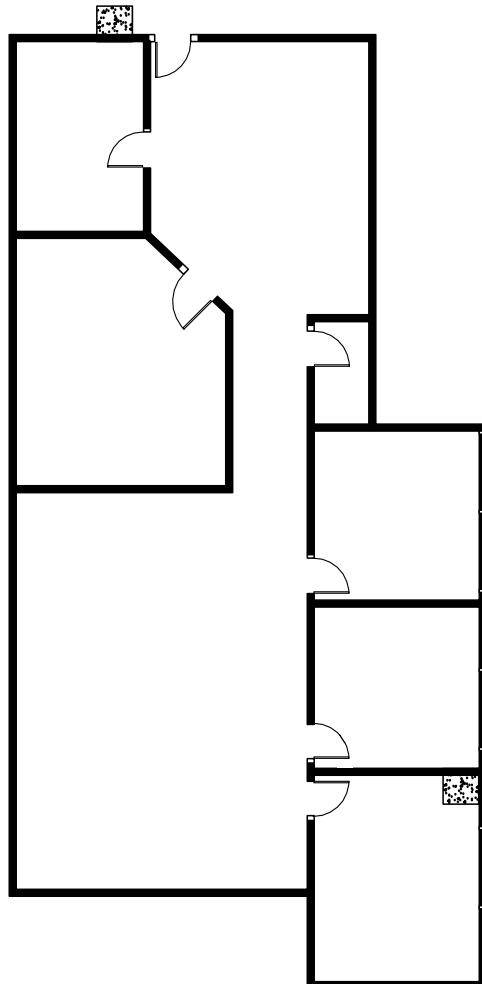
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# FLOOR PLAN

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**Suite 335**  
2,245 SF

Available Now



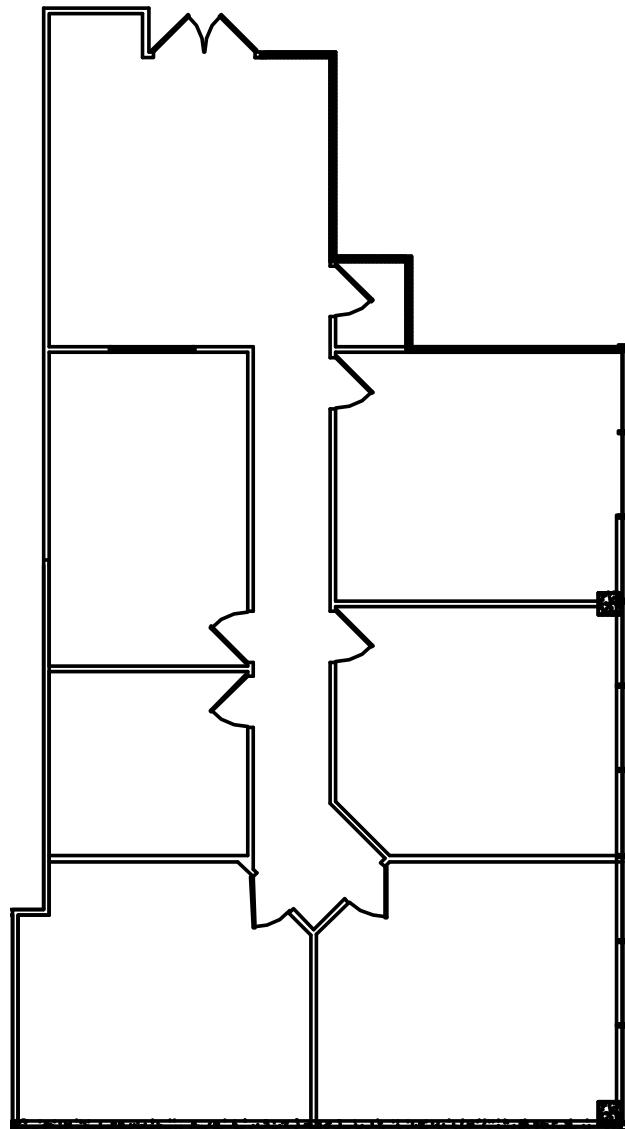
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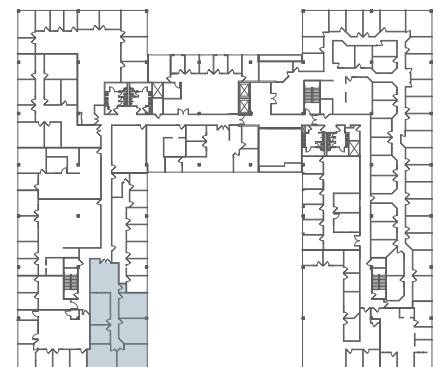
# FLOOR PLAN

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**Suite 210**  
2,303 SF

*Available Now*



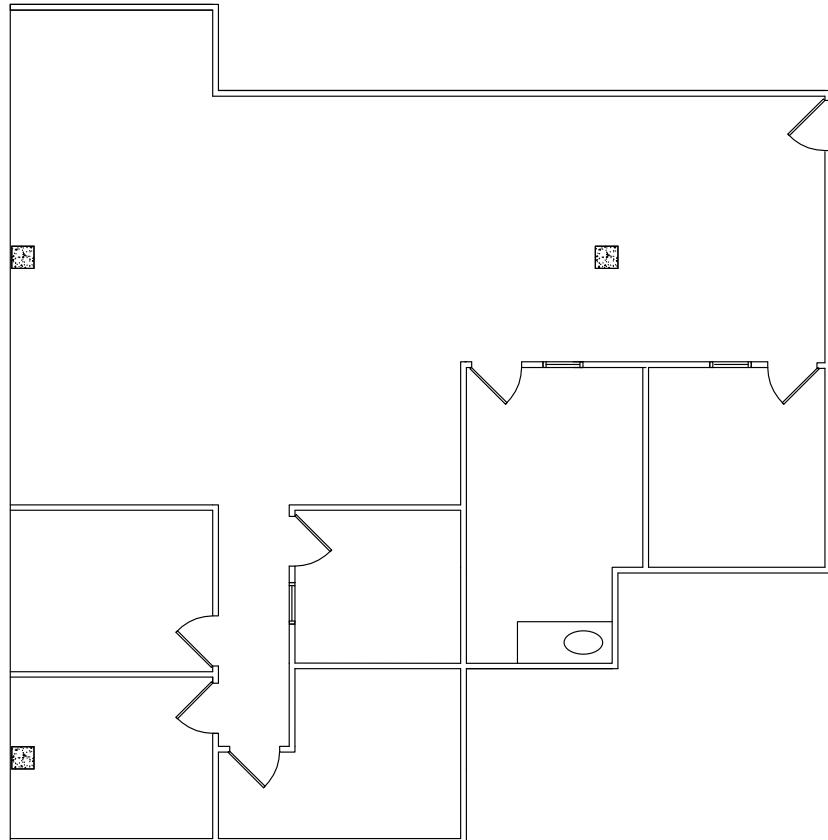
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# FLOOR PLAN

[◀ Back to Suite List](#)



**Suite 220**  
2,352 SF

*Available Now*



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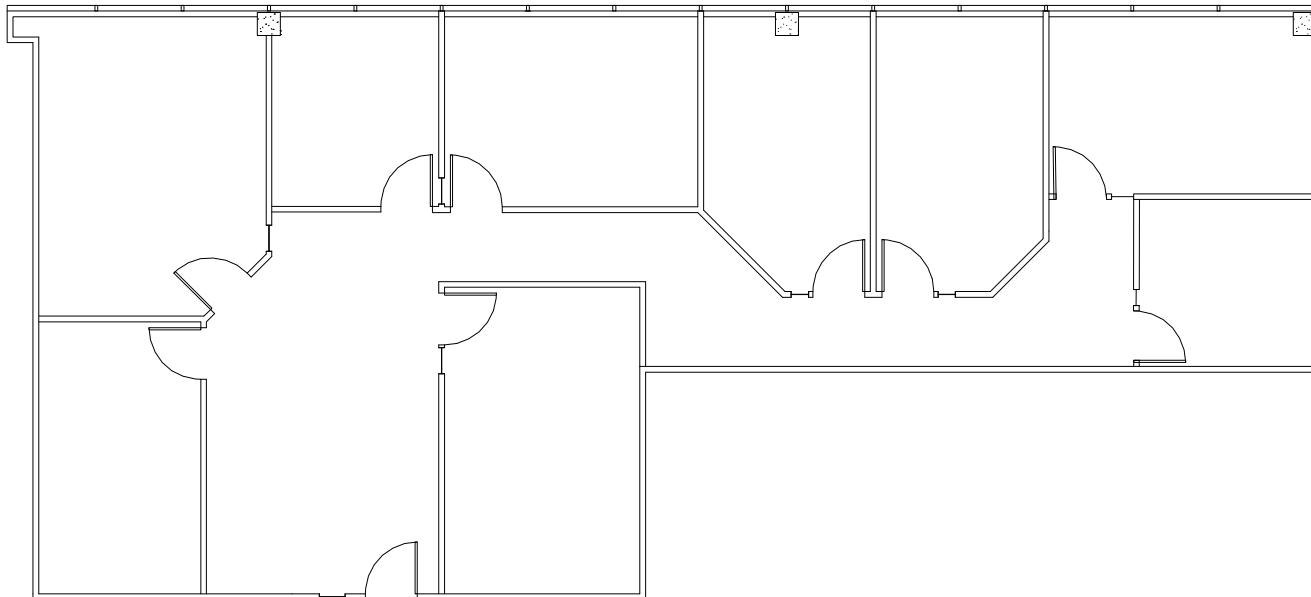
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# FLOOR PLAN

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**Suite 128**  
2,440 SF

*Available Now*



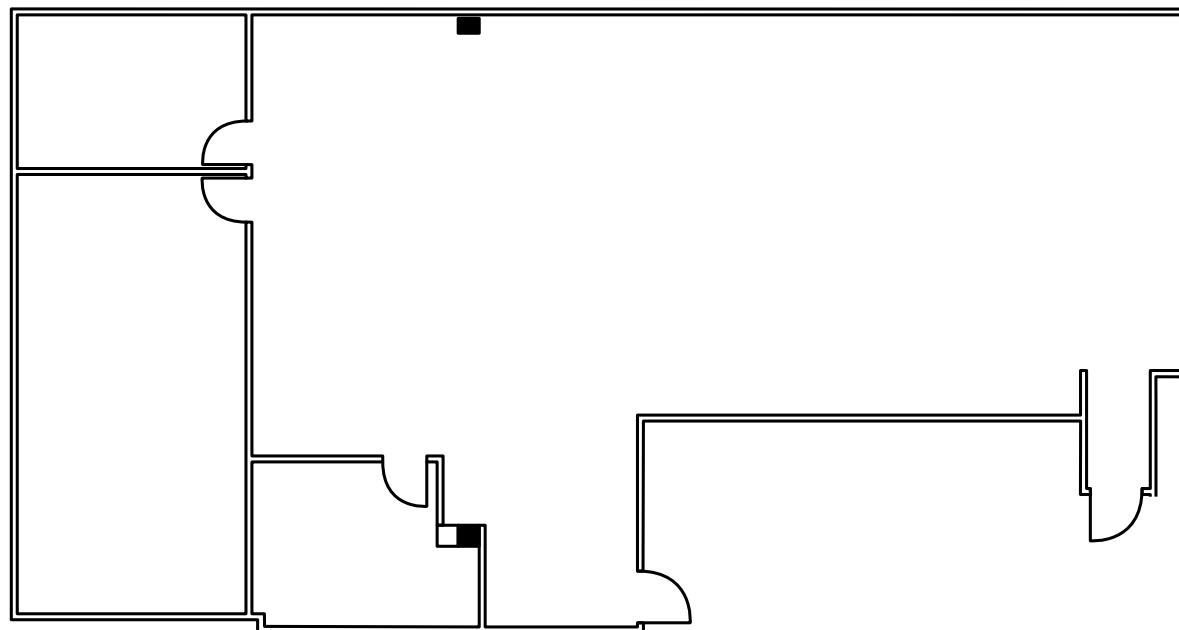
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# FLOOR PLAN

[◀ Back to Suite List](#)



**Suite 345**  
3,283 SF

*Available Now*



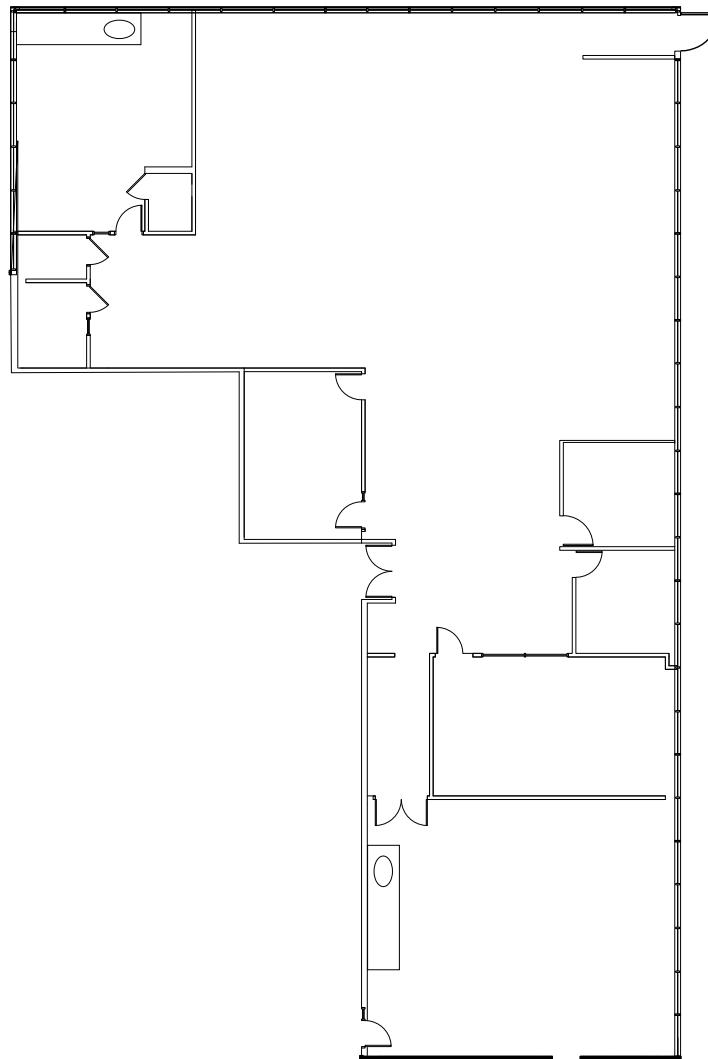
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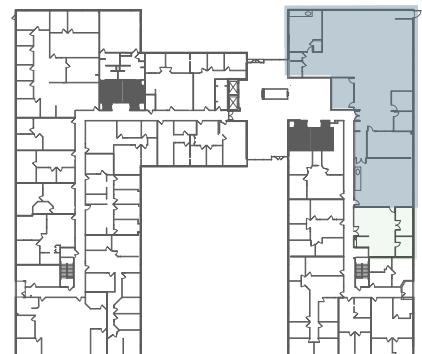
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[◀ Back to Suite List](#)



**Suite 161**  
up to 7,628 SF

*Available Now*



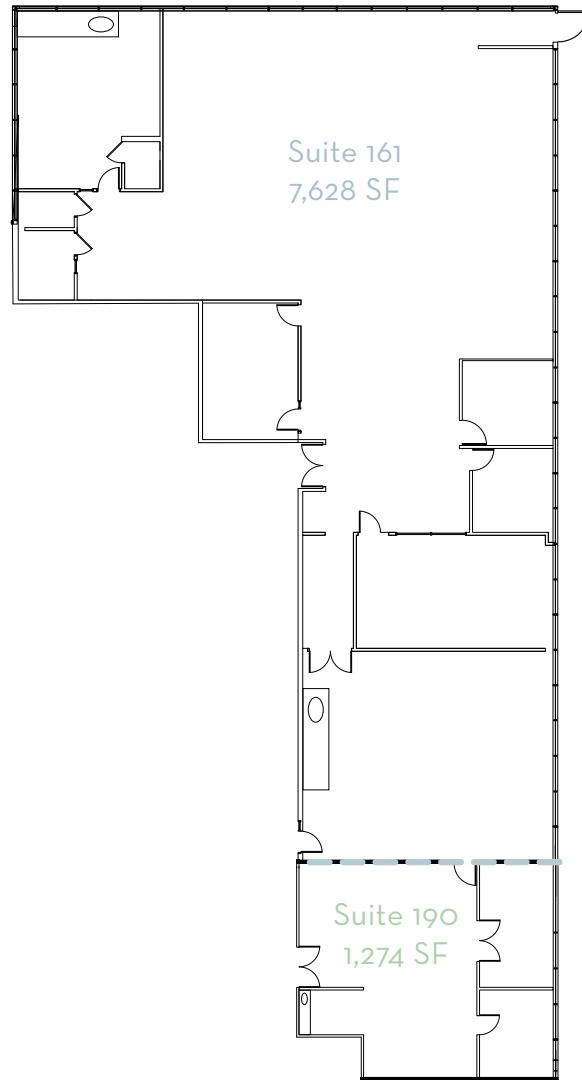
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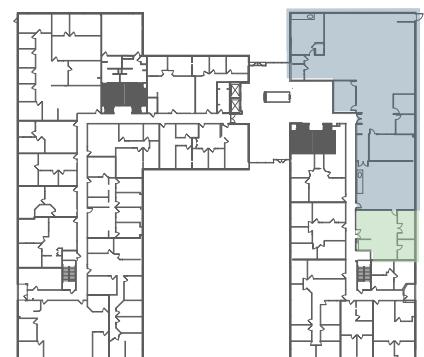
# FLOOR PLAN

[◀ Back to Suite List](#)



**Suite 161/190**  
up to 8,902 SF

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**BALENTINE**  
OFFICE PARK



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