

**39630 EUREKA DRIVE
NEWARK, CA**

± 13,500 SF FOR SUBLEASE

CONTACT

PETER HAMANN

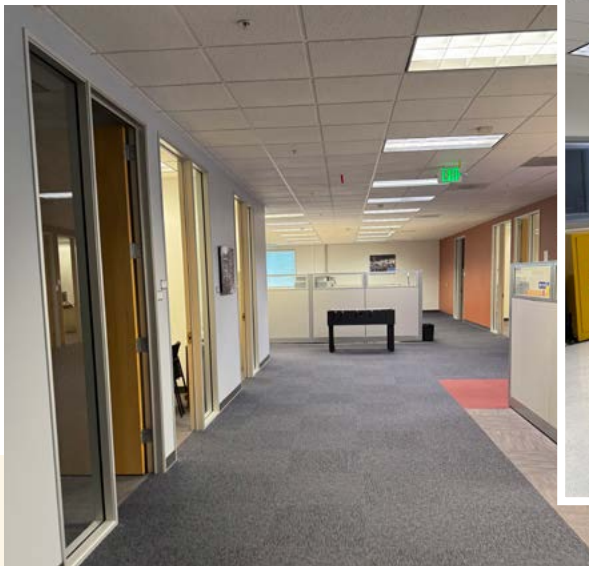
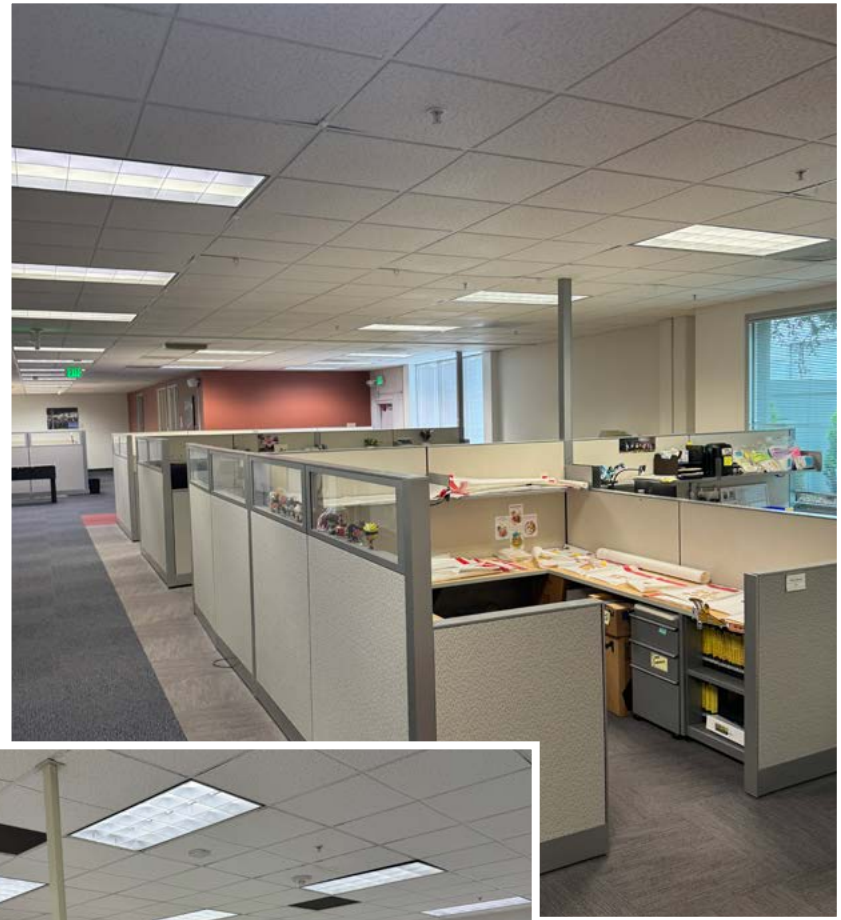
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PROPERTY HIGHLIGHTS

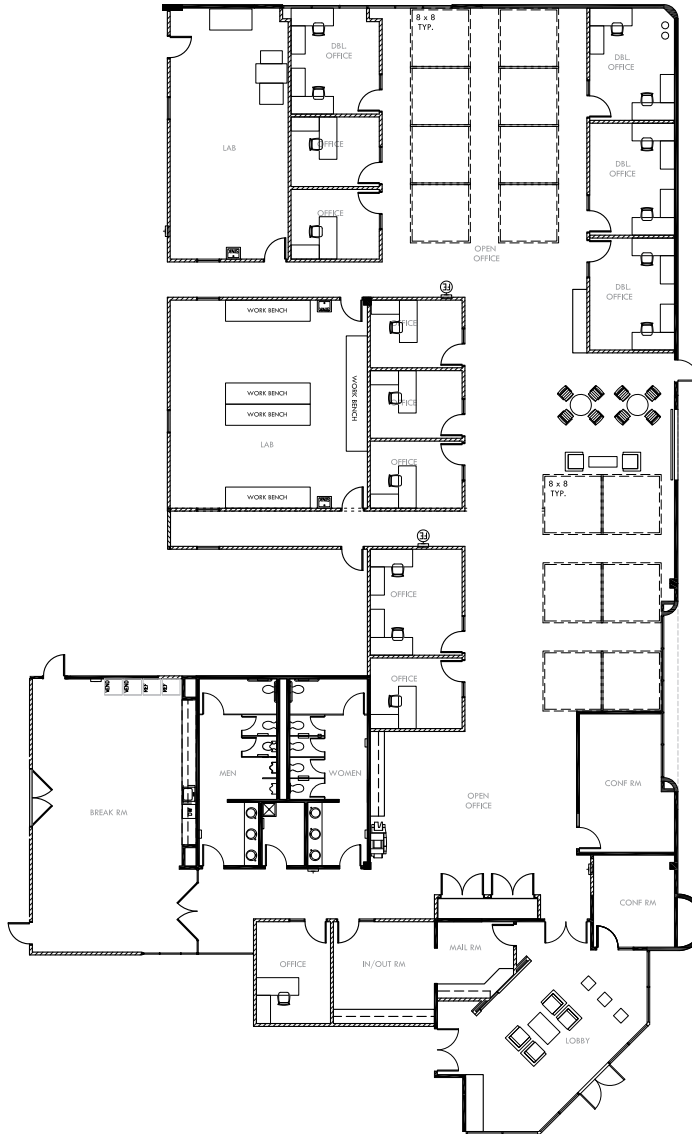
- ±13,500 SF for sublease
- Lease expiration date: 8/31/2029
- Available 60 days following execution of a sublease and master landlord consent
- Delivered partially furnished
- Contact broker for sublease details
- Do not disturb tenants



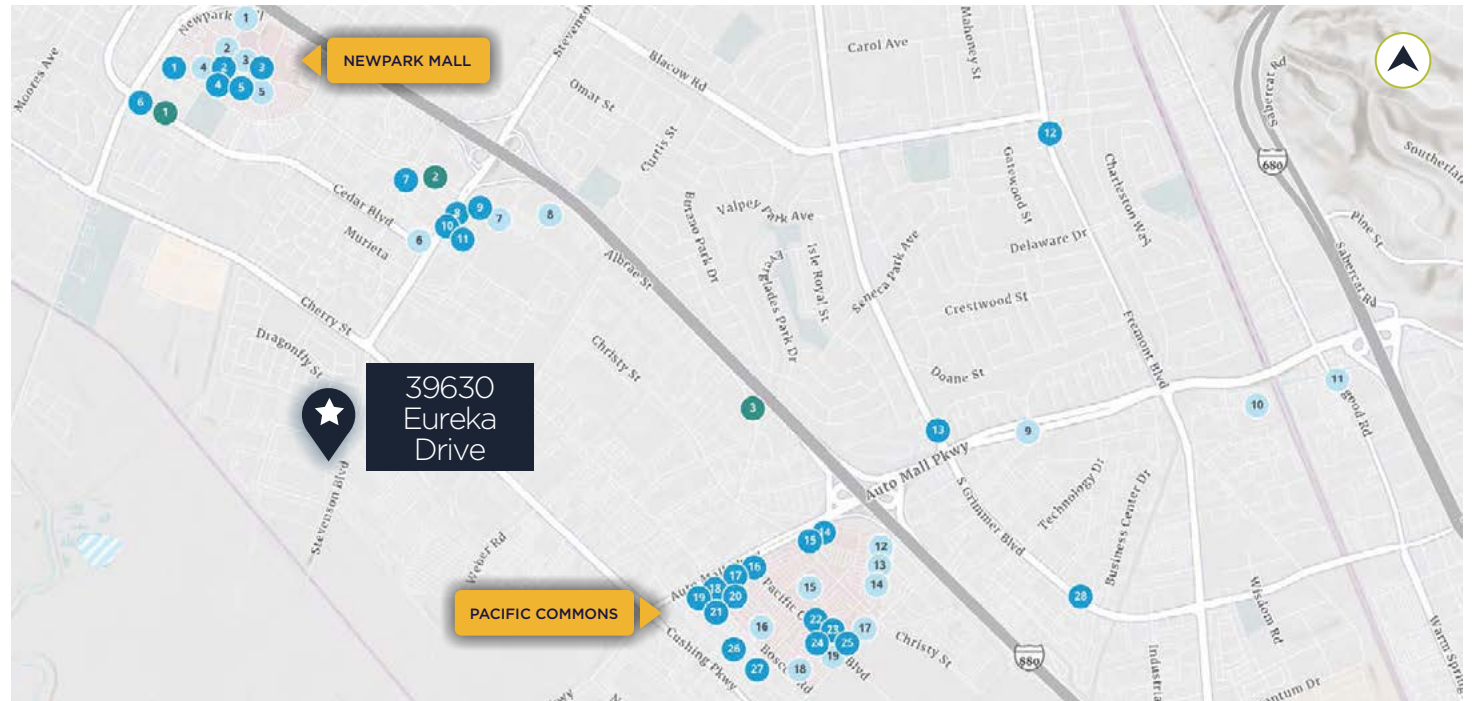
FLOOR PLAN

±13,500 SF

- 12 Offices
- 2 Conference Rooms
- 2 Labs
- Open Office
- Break Room
- Lobby
- Restrooms



AMENITIES MAP



● RESTAURANTS/EATERIES

- | | | |
|----------------------------|---------------------------|--------------------------|
| 1. Lazy Dog | 12. Hyderabad Dum Biryani | 23. ZhangFei Hot Pot |
| 2. Hummus Republic | 13. Falafel Corner | 24. KoJa Kitchen |
| 3. Crepe & Tea Bar | 14. Dish N Dash | 25. Mas Fuego |
| 4. Jack's Restaurant & Bar | 15. Market Broiler | 26. Pearl Bay Restaurant |
| 5. Vinum Bar | 16. In-N-Out Burger | 27. Toro Sushi |
| 6. LongMen Bay Hotpot | 17. Firehouse Subs | 28. Das BrewArea |
| 7. Isla Restaurant | 18. Dog Haus | |
| 8. I-Shanghai Delight | 19. HaiDiLao Hot Pot | |
| 9. STIX Grill & Bar | 20. Gen Korean BBQ | |
| 10. Soo Ja Fusion Bistro | 21. Red Hot Chilli Pepper | |
| 11. MJ Sushi | 22. The Kebab Shop | |

● RETAIL/RECREATION

- | | |
|-------------------------|---------------------------|
| 1. AMC Theatre | 12. Nordstrom Rack |
| 2. Express | 13. Burlington |
| 3. LensCrafters | 14. Kohl's |
| 4. 24 Hour Fitness | 15. Lowe's |
| 5. Macy's | 16. Costco Wholesale |
| 6. FoodMaxx | 17. Target |
| 7. California Billiards | 18. Century Theatre |
| 8. Walmart | 19. DICK'S Sporting Goods |
| 9. 24 Hour Fitness | |
| 10. The Home Depot | |
| 11. Walmart | |

● HOTELS

1. Chase Suite Hotel
2. DoubleTree by Hilton
3. Holiday Inn Express



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