



32940 ALVARADO-NILES RD

*Prime R&D/Lab Sublease in Dowe Business Park,
Union City*

SUITES 400 & 450, UNION CITY, CA

±16,274 SF

DIVISIBLE TO ±9,450 SF & ±6,824 SF

6/30/2027

END OF SUBLEASE TERM



±16,274 SF total, divisible to
±9,450 SF and ±6,824 SF

Prominent front-corner location
on Alvarado-Niles Rd

Standalone building with
excellent glass line and
natural light

Flexible layout suitable for a
variety of R&D and lab uses

Excellent layout for medical
device uses

Heavy power: 1,800 amps @
208V/900 amps @ 480V
(Tenant to verify)

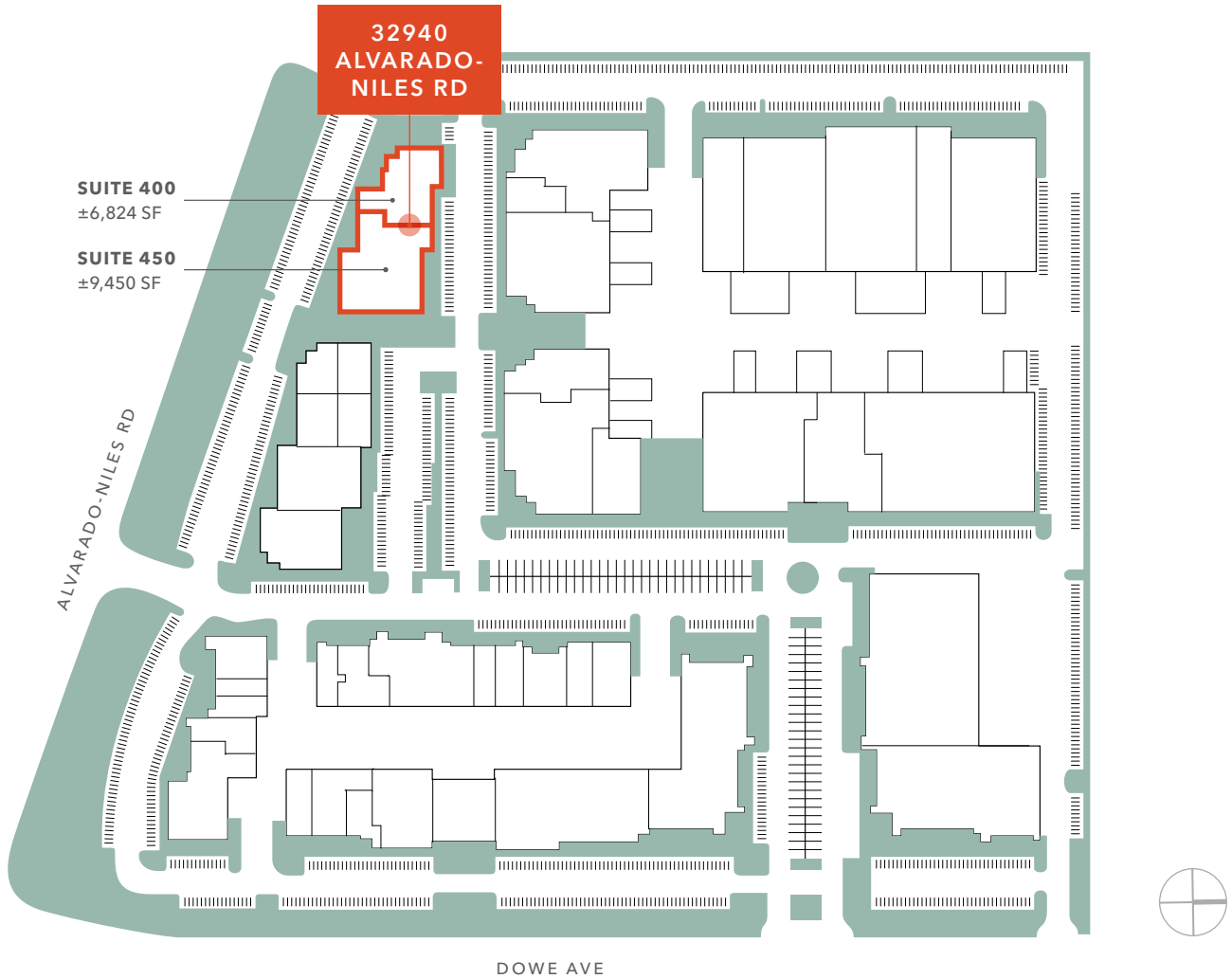
Expansion opportunities available
within the project

Sublease term through June 30,
2027 (Longer term direct deal
with landlord available)

Call to tour

SITE MAP

DOWE BUSINESS PARK



±16,274 SF

TOTAL AVAILABLE

±9,450 SF

SUITE 450

±6,824 SF

SUITE 400

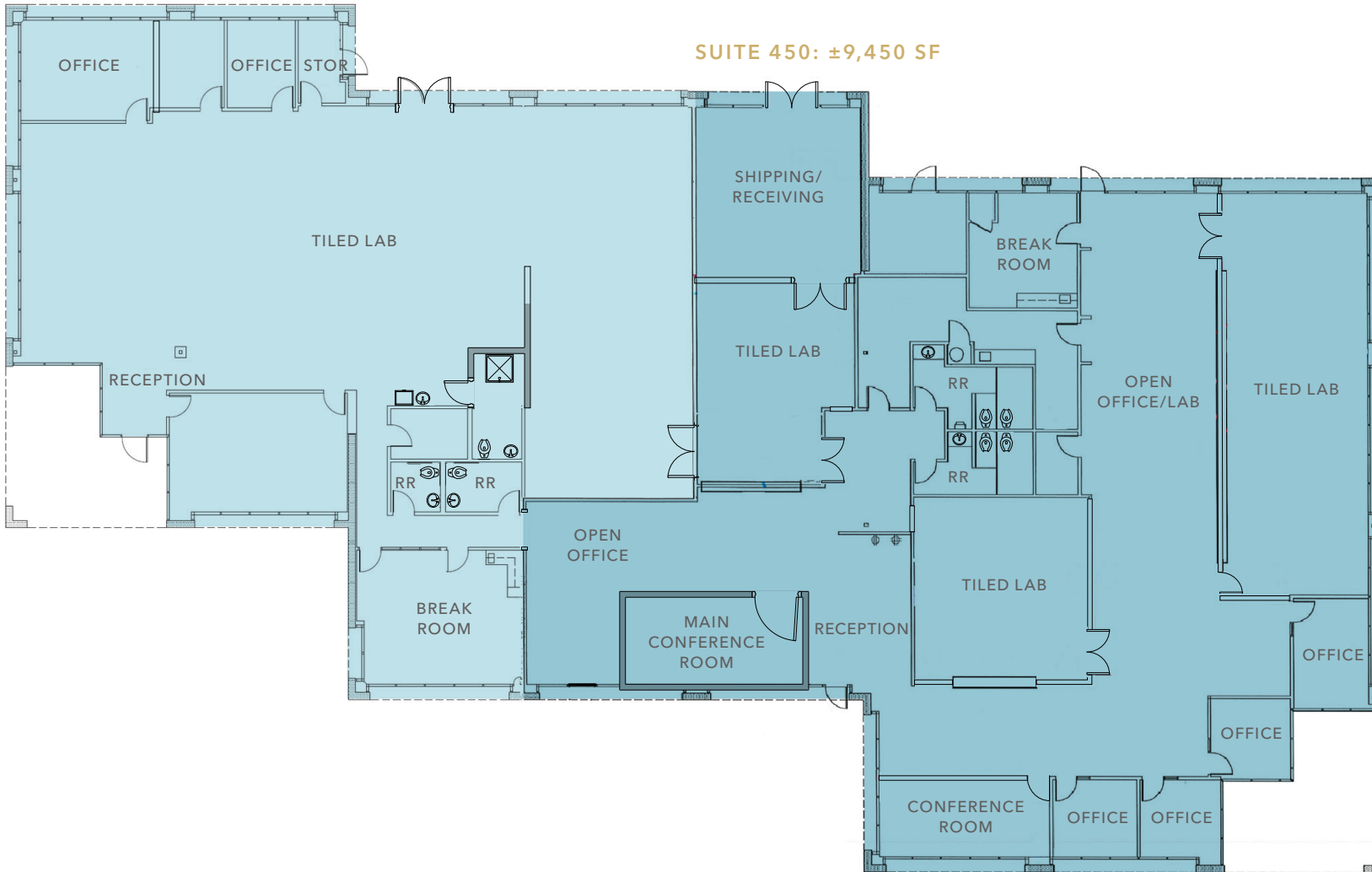
NOW

AVAILABLE

FLOOR PLAN

SUITE 400: ±6,824 SF

SUITE 450: ±9,450 SF



FLOOR PLAN
NOT TO SCALE



For more information, contact

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