

PROPERTY DESCRIPTION

Suite 240 is a spacious office on the second floor of the Second Street plaza building in Hayward. It has approximately 2,350 SF office space. Has 1 reception area, 1 waiting room, 1 spacious Kitchenette, and 5 private offices in different sizes. The building has a decent parking lot that services the entire office building, and it is positioned at the heart of Hayward and one block away from Downtown.

The building has a decent gated parking lot that services the entire office building, and it is positioned at the heart of Hayward and one block away from Downtown. Commercial Tenants can savor a diverse culinary scene at eateries like Buffalo Bill's Brewery and The Golden Peacock Indian Restaurant. Nature enthusiasts can relish tranquil escapes at Hayward Japanese Gardens and Sulphur Creek Nature Center, while the arts thrive at the Hayward Area Historical Society & Museum and the Sun Gallery. With such a dynamic blend of amenities and attractions, Second Street Plaza presents an enticing opportunity for professionals seeking a vibrant office environment.

FOR 3D TOUR PLEASE CLICK HERE:

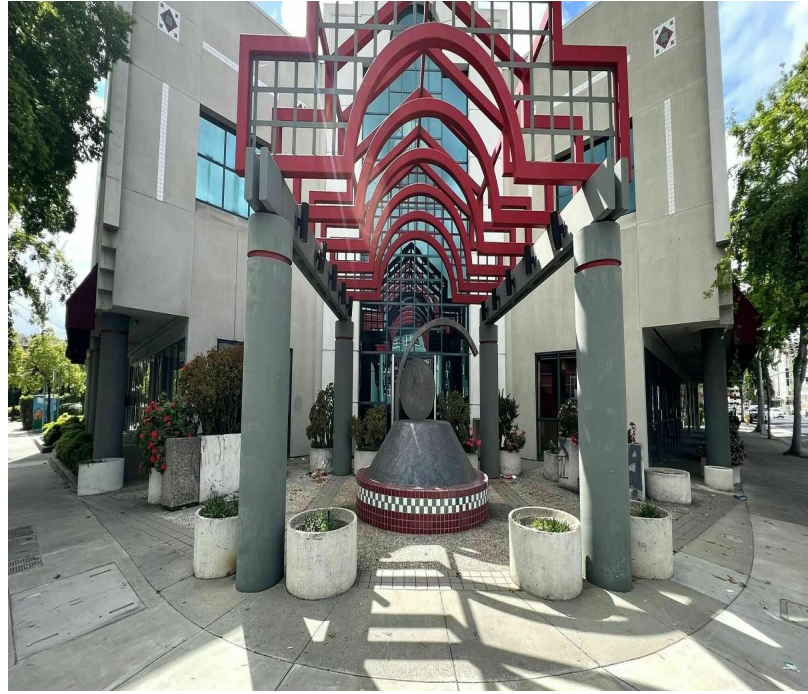
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OFFERING SUMMARY

Property Type:	Office use
Lease Rate:	Upon Request
Lease Term:	Negotiable
Space Size:	+/- 2,350 SF
Building Size:	+/- 18,032 SF

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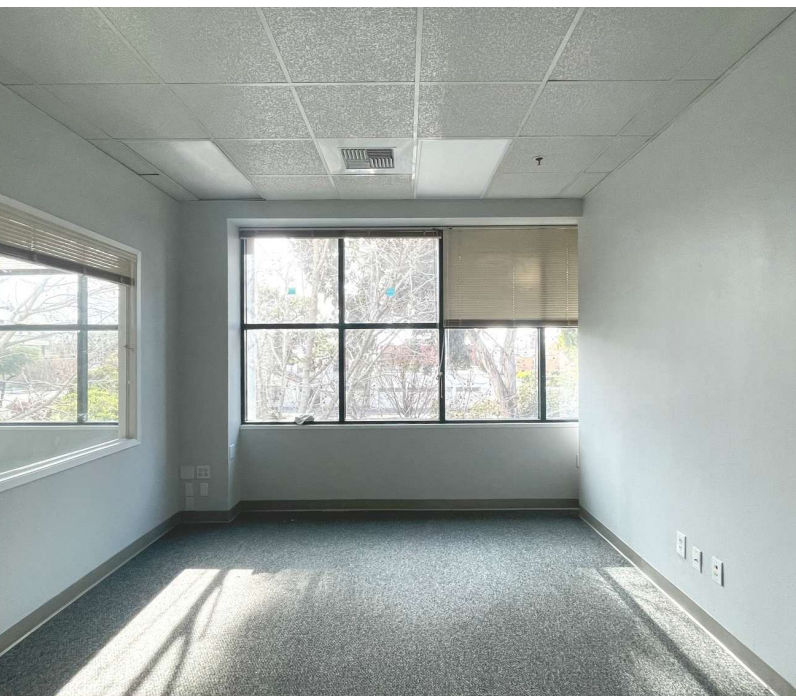


BUILDING HIGHLIGHTS

- Secured Entrance
- Ample Parking Lot
- Freeway Access (238 and 580)
- Proximity to Downtown Hayward
- Great Visibility for exceptional exposure and business presence
- HVAC
- Fire Sprinkler/Fire Alarm
- Elevator access
- Natural light

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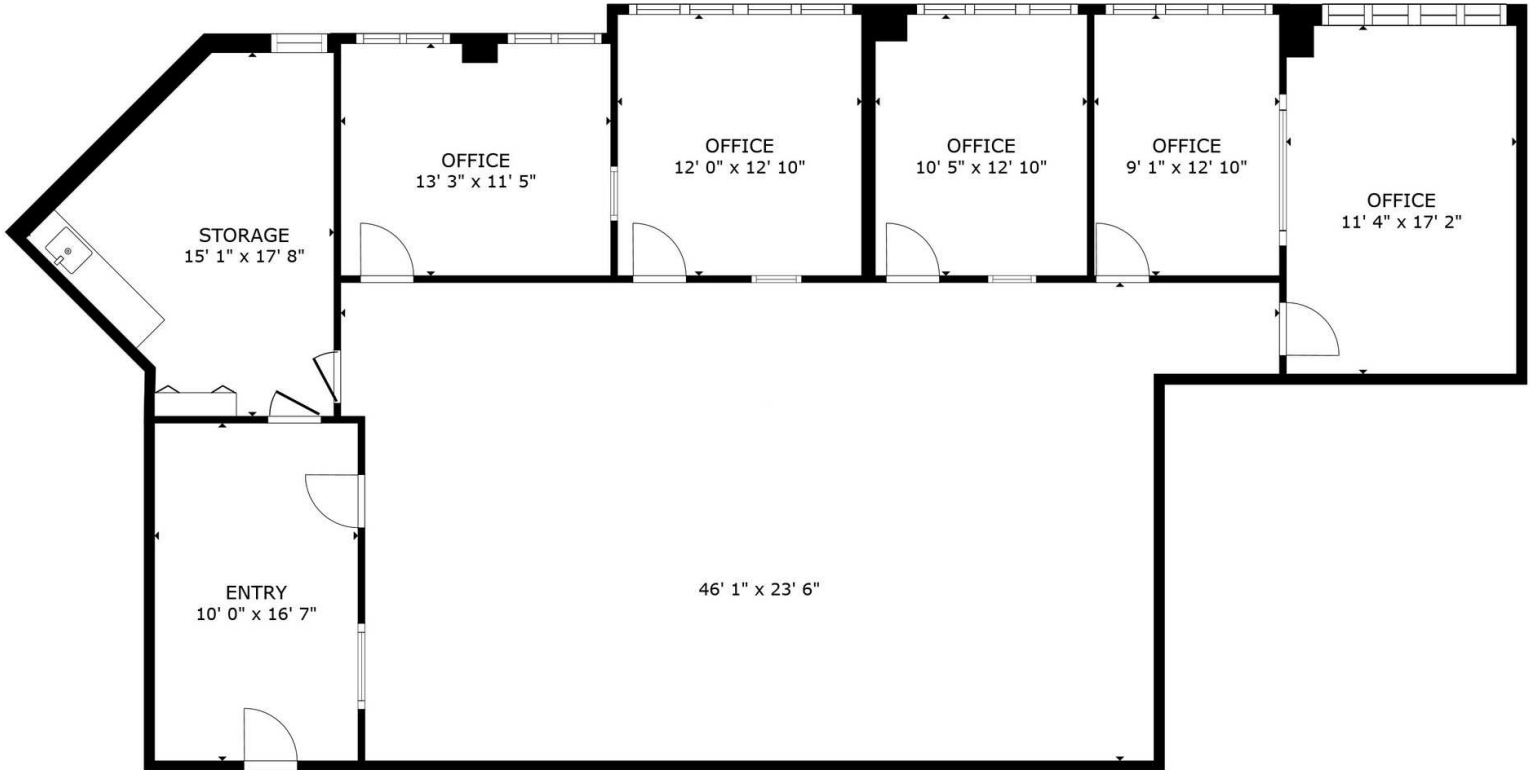


UNIT HIGHLIGHTS

- 5 Private Offices for added privacy and focused work
- Spacious Kitchenette with space to add tables
- Reception Area
- Waiting Room
- Wood and Carpet flooring
- Great lighting
- HVAC system

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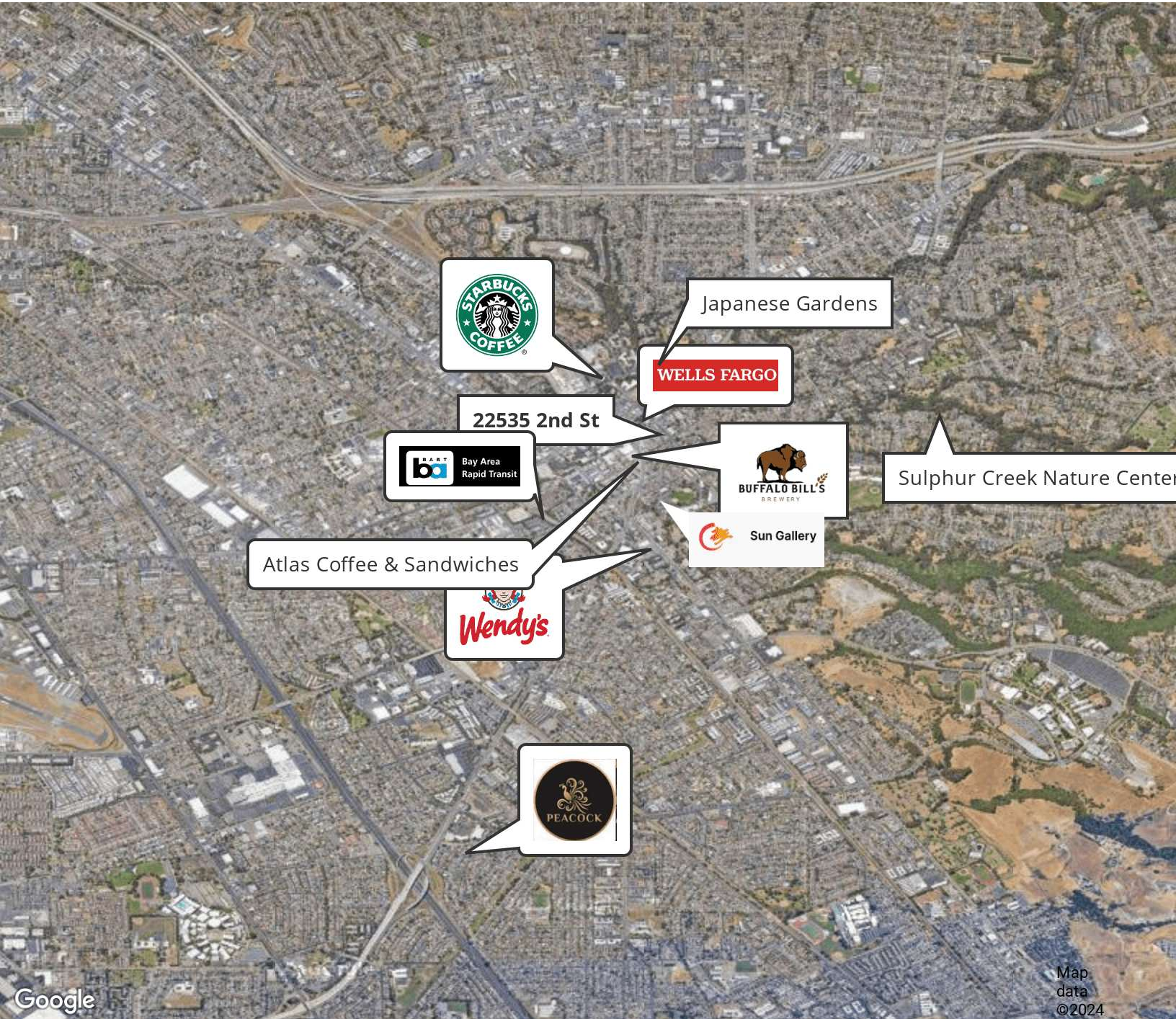
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 2,108 sq.ft.
TOTAL : 2,108 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



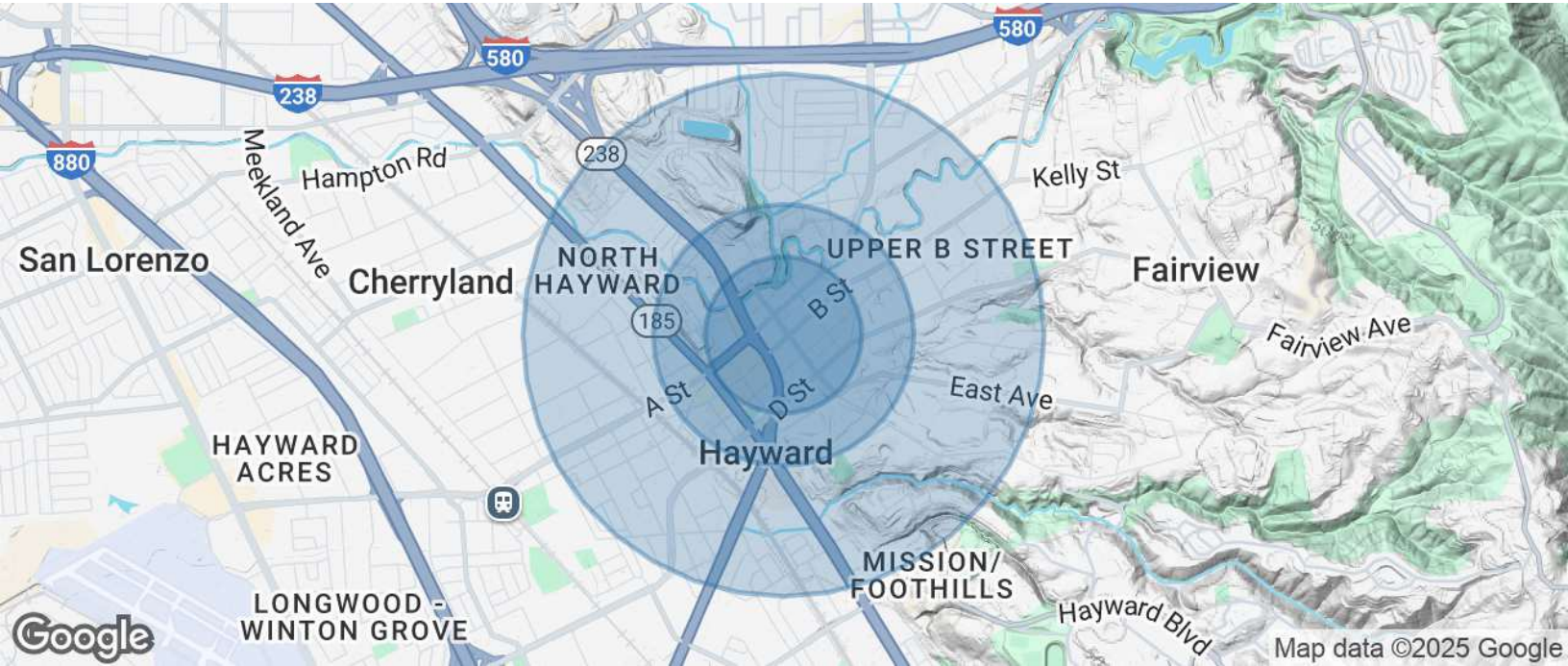
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,500	6,133	30,848
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	969	2,367	11,083
# of Persons per HH	2.6	2.6	2.8
Average HH Income	\$95,341	\$111,139	\$127,559
Average House Value	\$720,171	\$855,802	\$842,872

Demographics data derived from AlphaMap

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