



Dowe Business Park Union City, CA

For Lease | Office/Flex Space

Joe Yamin, SIOR

Executive Vice President
CA License No. 01327666
joe.yamin@colliers.com
+1 510 433 5812

Grant Diede

Senior Vice President
CA License No. 02020428
grant.diede@colliers.com
+1 510 433 5854

Will Semone

Associate Vice President
CA License No. 02152723
will.semone@colliers.com
+1 925 227 6217

Leasing Office



**Schnitzer Visa gift
card** on select
spaces

**See Individual Space
for Details**

New Tenants only, a minimum three
(3) year term, Lease executed by
August 31, 2026.
Promotion applies only to select
units.

Dowe Business Park | Union City, CA

Features

Dowe Business Park is the premier multi-tenant business park in Union City. It is designed for the company that takes pride in its place of business, a company which appreciates a high profile identity and unparalleled amenities. The entire project is beautifully landscaped with rolling hills, mature trees and outdoor picnic areas, providing the professional environment for today's business.

The "Class A" business park consists of 353,794 square feet of office, flex office/warehouse, R&D and light industrial buildings that feature state of the art amenities, such as extensive glass-lines, dock and grade level loading, and 277/480v power.



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. July 8, 2026



Location

The East Bay continues to attract firms across several industries, including the life sciences, healthcare, and financial sectors.

Accessibility



Airports

14 mi

Oakland Int'l

23 mi

San Jose Int'l

25 mi

San Francisco Int'l



Cities

20 mi

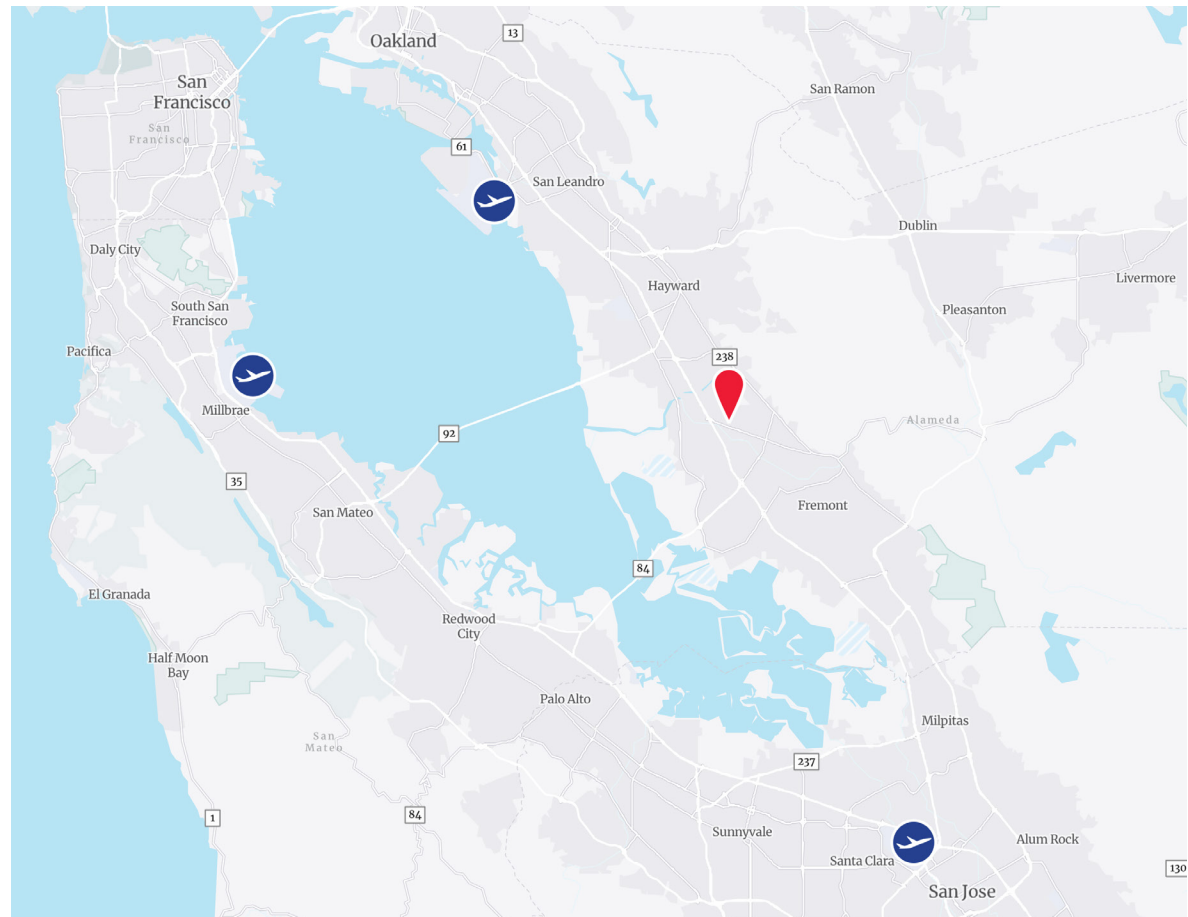
Downtown
Oakland

23 mi

to Silicon Valley

32 mi

to Downtown
San Francisco



East Bay by the Numbers



\$300B

East Bay Economy

The East Bay is home to the 52nd-largest economy in the world. At \$300 billion, it is roughly equivalent in size to the countries of Finland and Peru.



\$3.8B

Venture Capital

As of Q3 2024, the East Bay raised \$3.8B in venture capital, with the largest sectors being technology, life sciences, and manufacturing.



1.3M

East Bay Jobs

The total number of jobs located in the East Bay is 1.3 million. Changing a downward trend, jobs are projected to grow by 44k over the next 5 years.

Dowe Business Park | Union City, CA



Available For Lease

Address	Suite	RSF	Features	Promo
Class A Office Spaces				
32960 Alvarado-Niles Road	660	±1,714	3 private offices	Not eligible
32970 Alvarado-Niles Road	704	±2,417	90% office / 10% warehouse with roll up door	Not eligible
32960 Alvarado-Niles Road	630	±6,834	Perimeter offices, break room and mail room	
32960 Alvarado-Niles Road	600	±6,899	End unit with glass on 3 sides	
32960 Alvarado-Niles Road	600-630	±13,733	Contiguous	

Site Plan

Available Office



Floor Plan

32960 Alvarado-Niles Road,
Suite 660 | Union City, CA

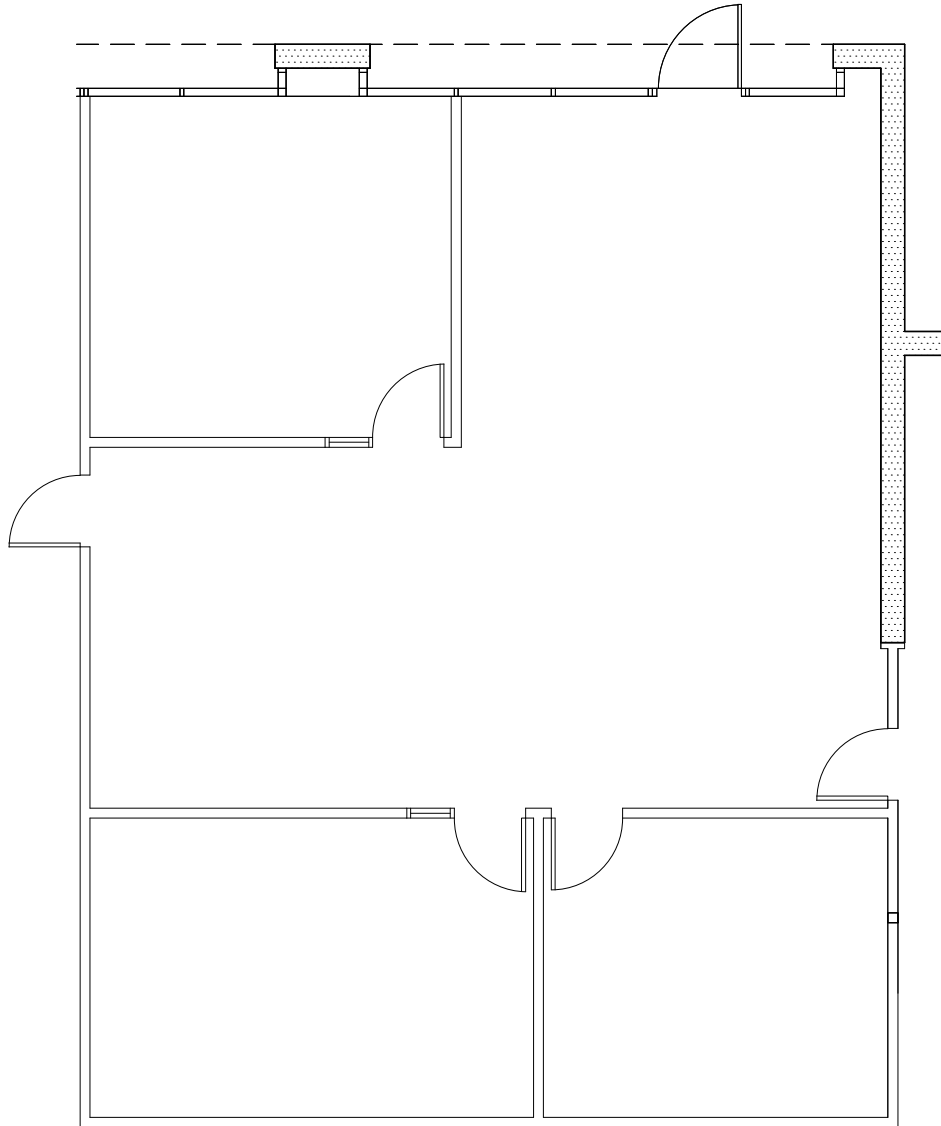
±1,714 RSF of office space

- Large open office area
- Three (3) private offices
- 4/1,000 parking ratio

Rate: \$1.50/SF NNN

(Operating Expenses estimated at ±\$0.83/SF/month)

*Note: Operating Expenses include load factor & common
restroom core



Floor Plan

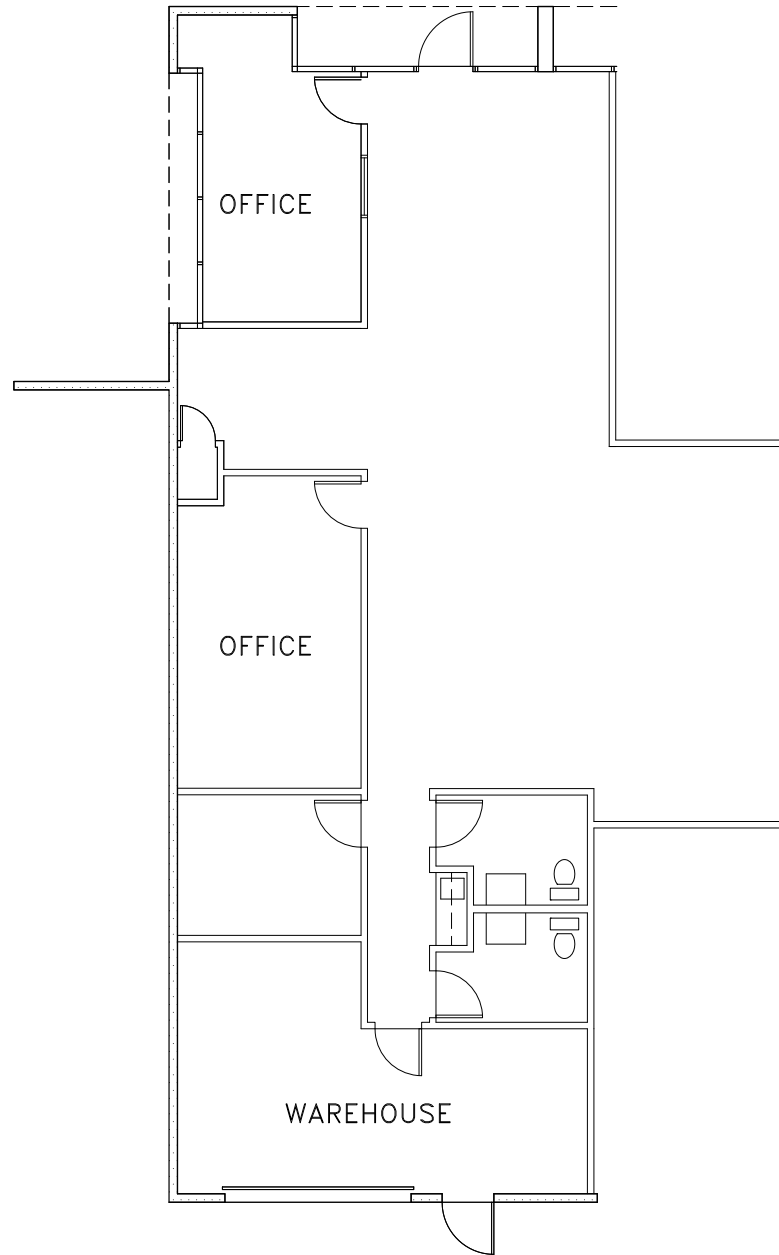
32970 Alvarado-Niles Road,
Suite 704 | Union City, CA

±2,417 RSF of flex space available

- 90% office space
- 10% warehouse space
- One (1) grade-level door
- Two (2) private offices
- Two (2) restrooms
- 4/1,000 parking ratio

Rate: \$1.50/SF NNN

(Operating Expenses estimated at ±\$0.50/SF/month)



Dowe Business Park | Union City, CA

Floor Plan

32960 Alvarado-Niles Road,
Suite 630 | Union City, CA

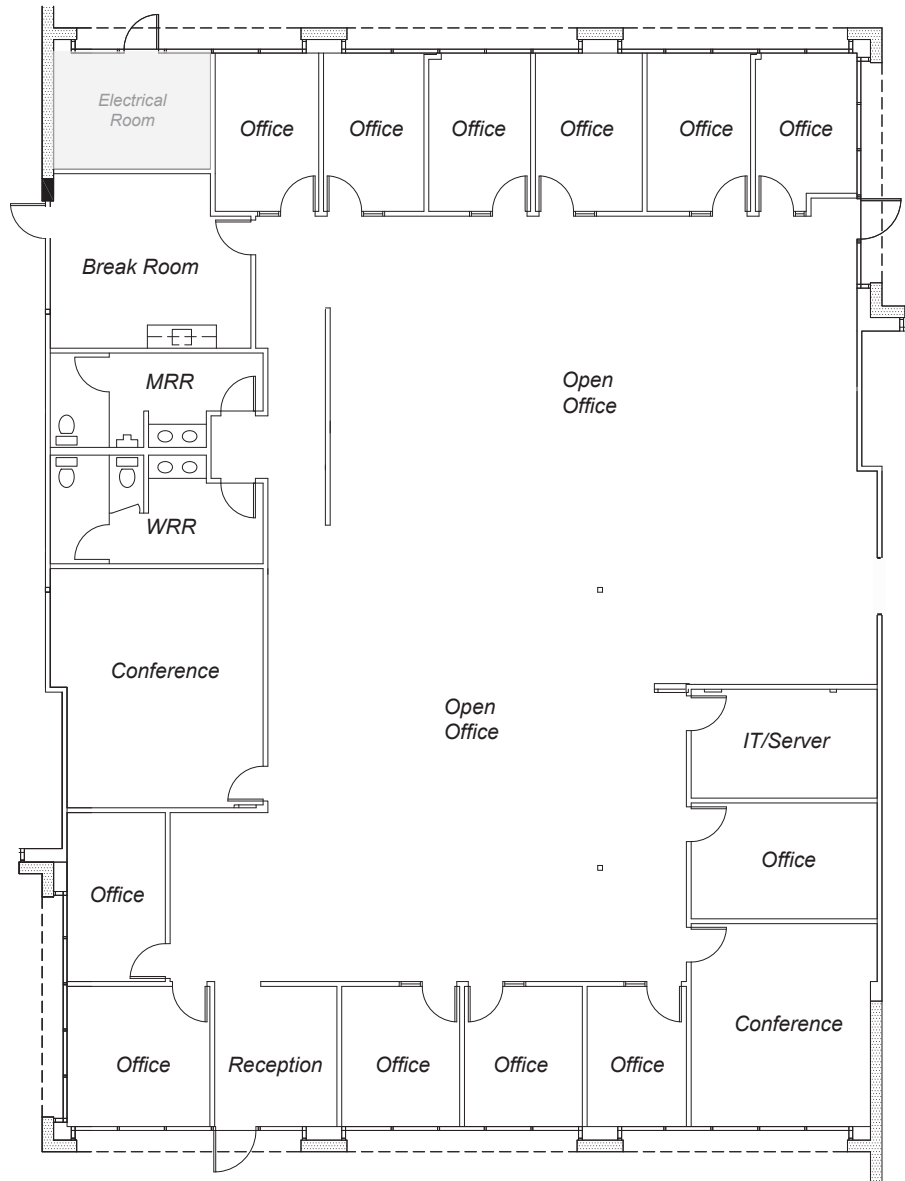
±6,834 RSF

- High identity location on Alvarado-Niles Road
- Perimeter offices along the glass line
- Two (2) large conference rooms
- Break room and private restrooms
- 3.3/1,000 parking ratio

(Contiguous with Suite 600 for ±13,733 RSF)

Rate: \$1.50/SF NNN

(Operating Expenses estimated at ±\$0.52/SF/month)



PROMO

\$2,000 Schnitzer Visa
gift card for a 3 year
deal at market rate.

Dowe Business Park | Union City, CA

Floor Plan

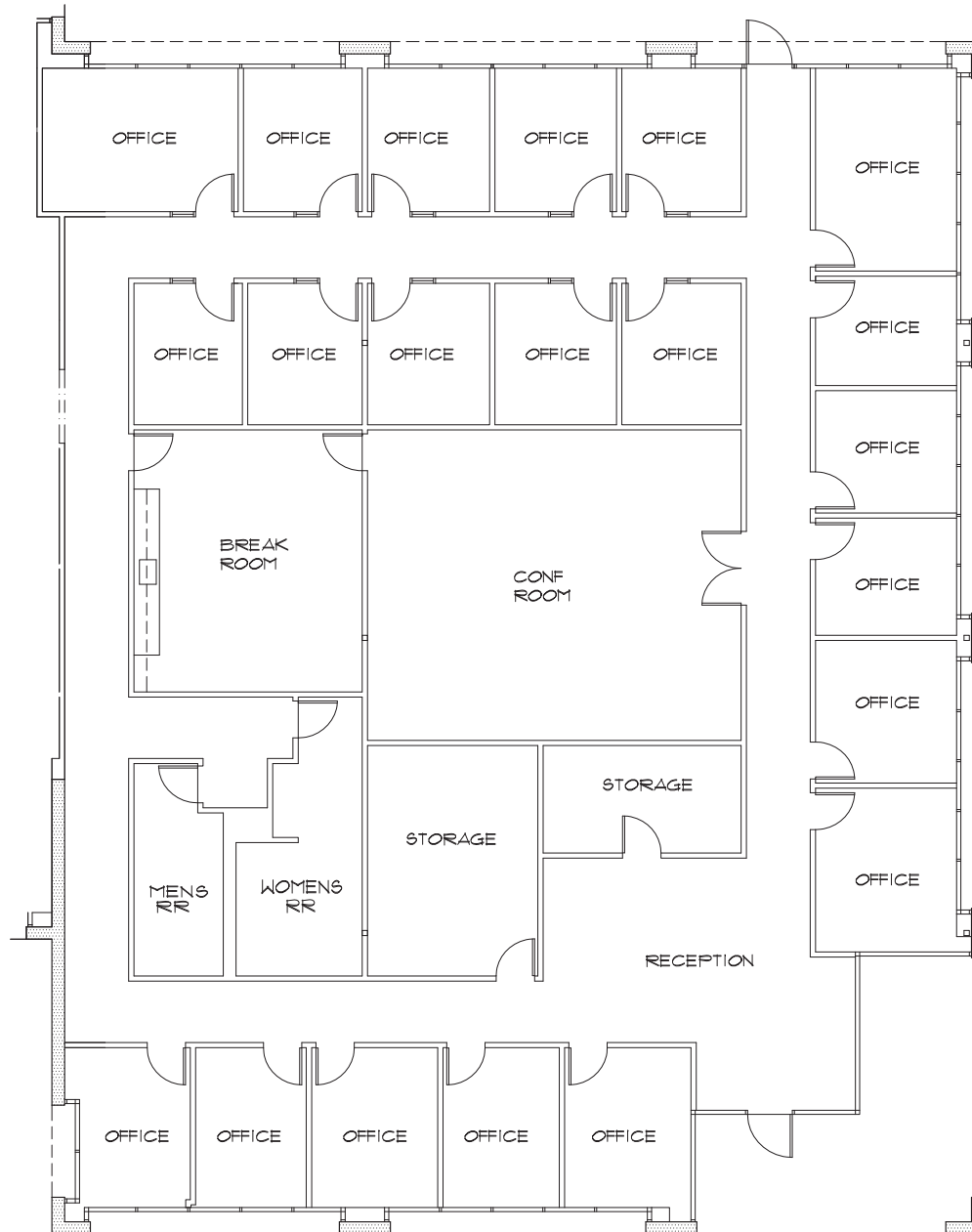
32960 Alvarado-Niles Road,
Suite 600 | Union City, CA

±6,899 RSF

- High identity location on Alvarado-Niles Road
- Glass on three sides brings in lots of natural light
- Perimeter offices
- Two (2) large conference rooms
- Break room and mail room
- 3.3/1,000 parking ratio
- Contiguous with Suite 630 for ±13,733 RSF

Rate: \$1.50/SF NNN

(Operating Expenses estimated at ±\$0.52/SF/month)



PROMO

\$2,000 Schnitzer Visa
gift card for a 3 year
deal at market rate.



Dowe Business Park | Union City, CA

Joe Yamin, SIOR

Executive Vice President
CA License No. 01327666
joe.yamin@colliers.com
+1 510 433 5812

Grant Diede

Senior Vice President
CA License No. 02020428
grant.diede@colliers.com
+1 510 433 5854

Will Semone

Associate Vice President
CA License No. 02152723
will.semone@colliers.com
+1 925 227 6217

