

FOR LEASE
46560 Fremont Blvd, STE 419
Fremont, CA



PRICE

\$2.35/SF MG



AVAILABLE SIZE

± 1,008 SF



LOADING

Grade level



YEAR BUILT

1998



SPRINKLER

100%



LOCATION

Close to amenities



THE IVY GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

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PROPERTY HIGHLIGHTS

Size: ± 1,008 SF

Office / Warehouse: 35% office/reception, 65% warehouse

Restroom: One private, unisex restroom inside unit

Loading: One grade level rollup, 10 FT wide x 12 FT high

Power: 125 A, 110/208V, 3 Ø

Ceiling Height: ± 9 FT office / ± 16 FT warehouse

Year Built: 1998

HVAC: Heating / air conditioning in office

Fire Sprinkler: Fully sprinklered

Parking: Abundant first come first served, unreserved

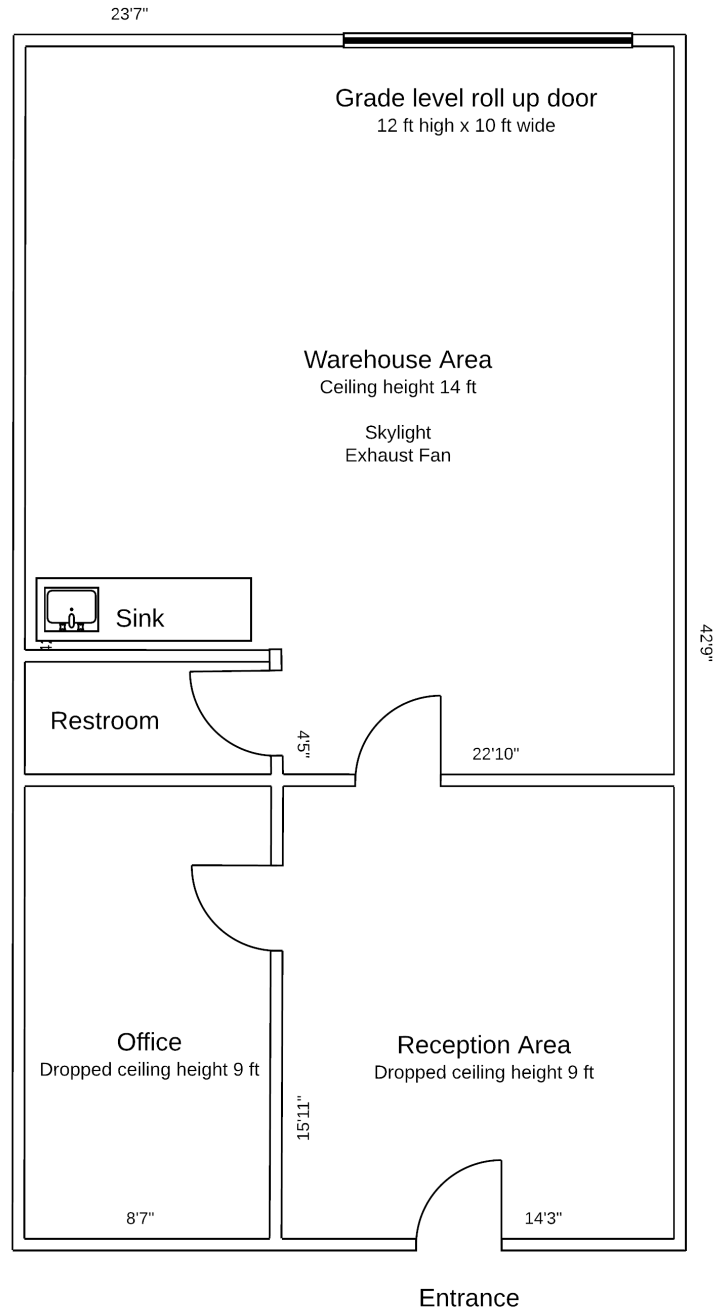
Location: Ideally located in Bayside Business Park. Walking distance to major hotels (i.e., Marriott, Hyatt, Hampton Inn, etc), premium gym (Club Sport), shopping, restaurants, and numerous high tech companies

Public Transportation: ± 2.5 miles to Warm Springs BART station, easy access to bus lines

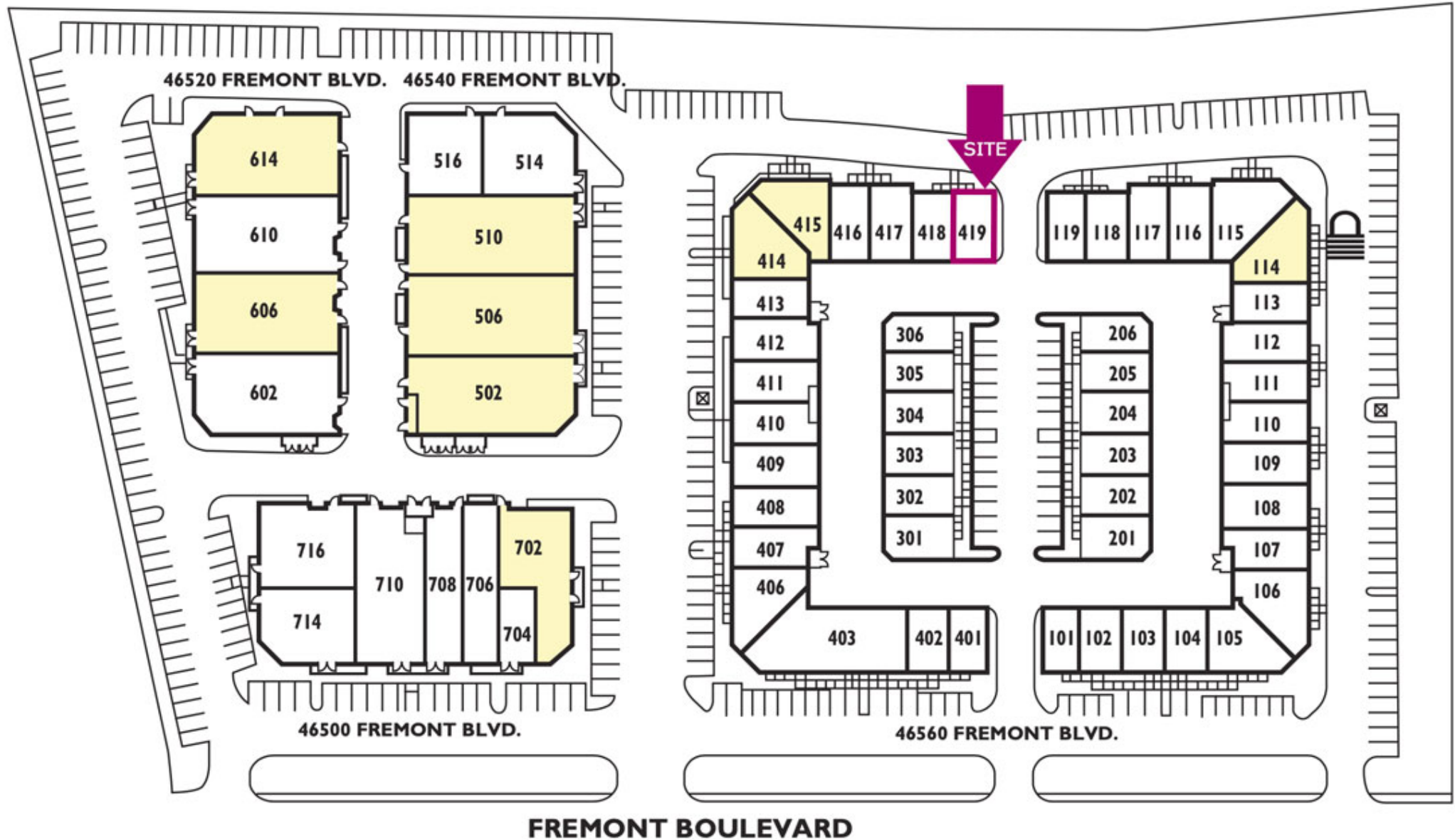
Amenities: Green belt with jogging paths along water lagoon with fountains



FLOOR PLAN



SITE MAP



PROPERTY PHOTOS



900

COMPANIES
MAKE STUFF IN FREMONT

23%

JOB
IN MANUFACTURING

50+

MILLION SQUARE FEET
OF OFFICE/R&D/INDUSTRIAL SPACE

9+

MILLION SQUARE FEET
OF COMMERCIAL SPACE
IN WARM SPRINGS INNOVATION DISTRICT

#1

FOR TECH STARTUPS
PER CAPITA IN THE COUNTRY
(SIZEUP.COM)

27

MILES
TO THE PORT OF OAKLAND



Contact Exclusive Agent for Details and Tour

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*** Statistics and map by ThinkSiliconValley.com

Acquisition | Disposition | Leasing | Management | Value-added



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