

# AVAILABLE FOR SUBLEASE

44711 S. GRIMMER BLVD, UNIT B | FREMONT, CA

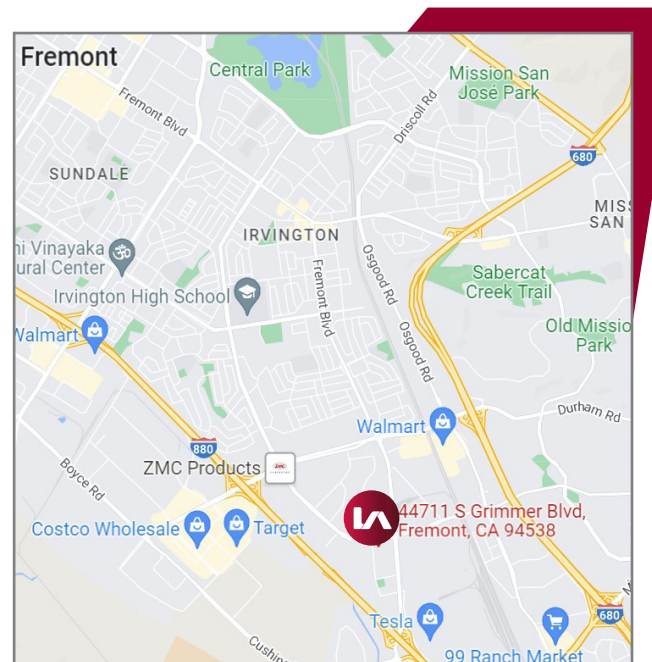


## LISTING DATA:

- 3,800± Square Feet
- 50% Office/ 50% Warehouse
- 6 Private Offices
- 1 Grade Level Door
- 200Amps - 3 Phase Power (Please Verify)
- 1 Conference Room
- 2 Restrooms
- Bonus Mezzanine Storage
- 18' Clear Height
- Ample Parking
- Across from Tesla

## ECONOMIC DATA:

- Lease Rate: \$1.50/SF, I.G.
- LED: 8/31/2025
- Full Commission
- **Direct Deal Welcomed**



## EXCLUSIVE AGENTS:

Patrick O'Brien, Associate

E \\ pobrien@lee-associates.com

P \\ 510.907.3023 | LIC# 02086133

David K. Scarpinato, Principal

E \\ dscarpinato@lee-associates.com

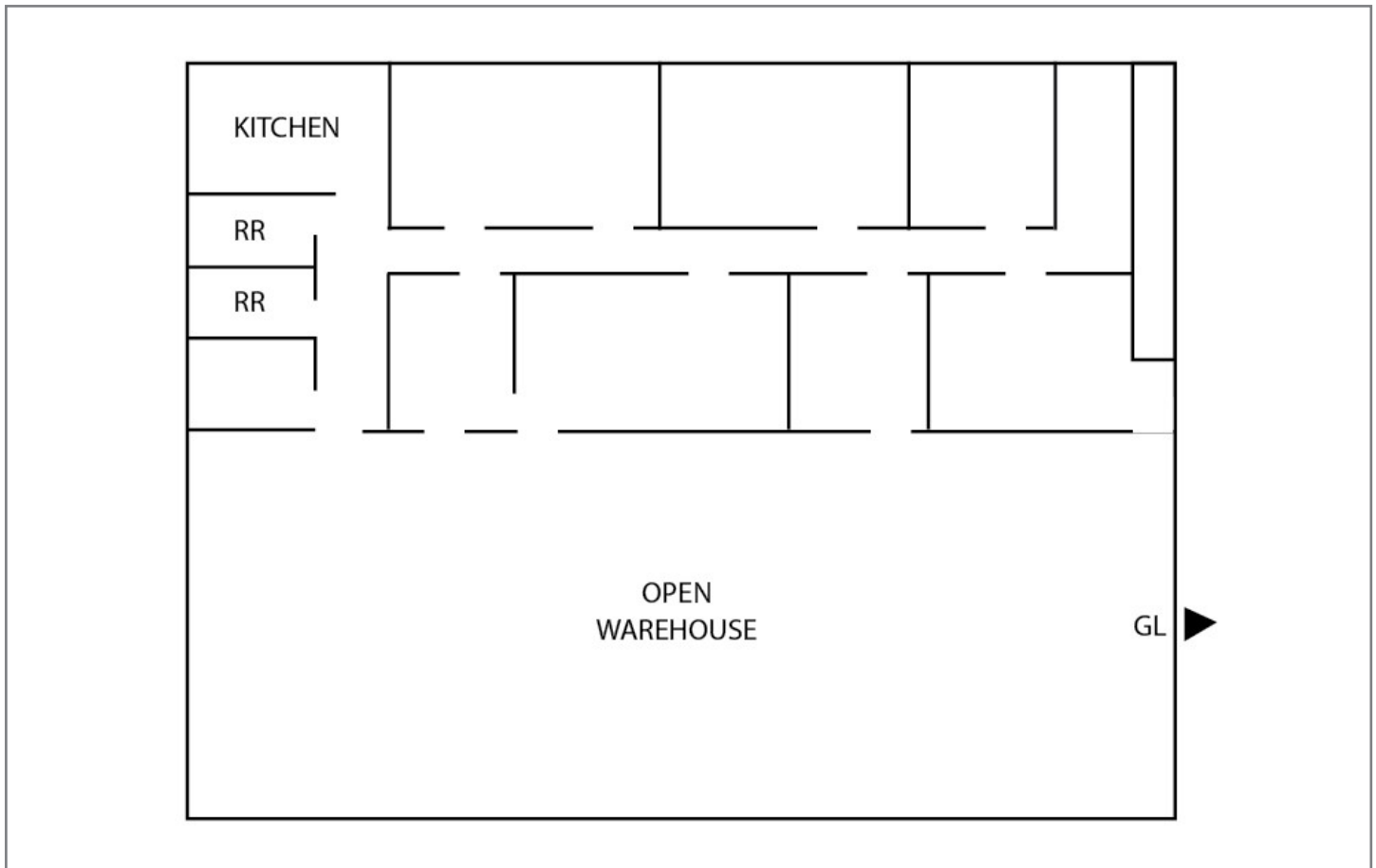
P \\ 510.907.3022 | LIC# 01812743

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COMMERCIAL REAL ESTATE SERVICES



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Lee & Associates Oakland Commercial Real Estate | 520 3rd Street, Suite 105, Oakland, CA 94607 | [www.lee-associates.com](http://www.lee-associates.com)

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