

FOR LEASE

±21,300 SF Office / Lab / R&D Space
6500 Kaiser Drive | Fremont



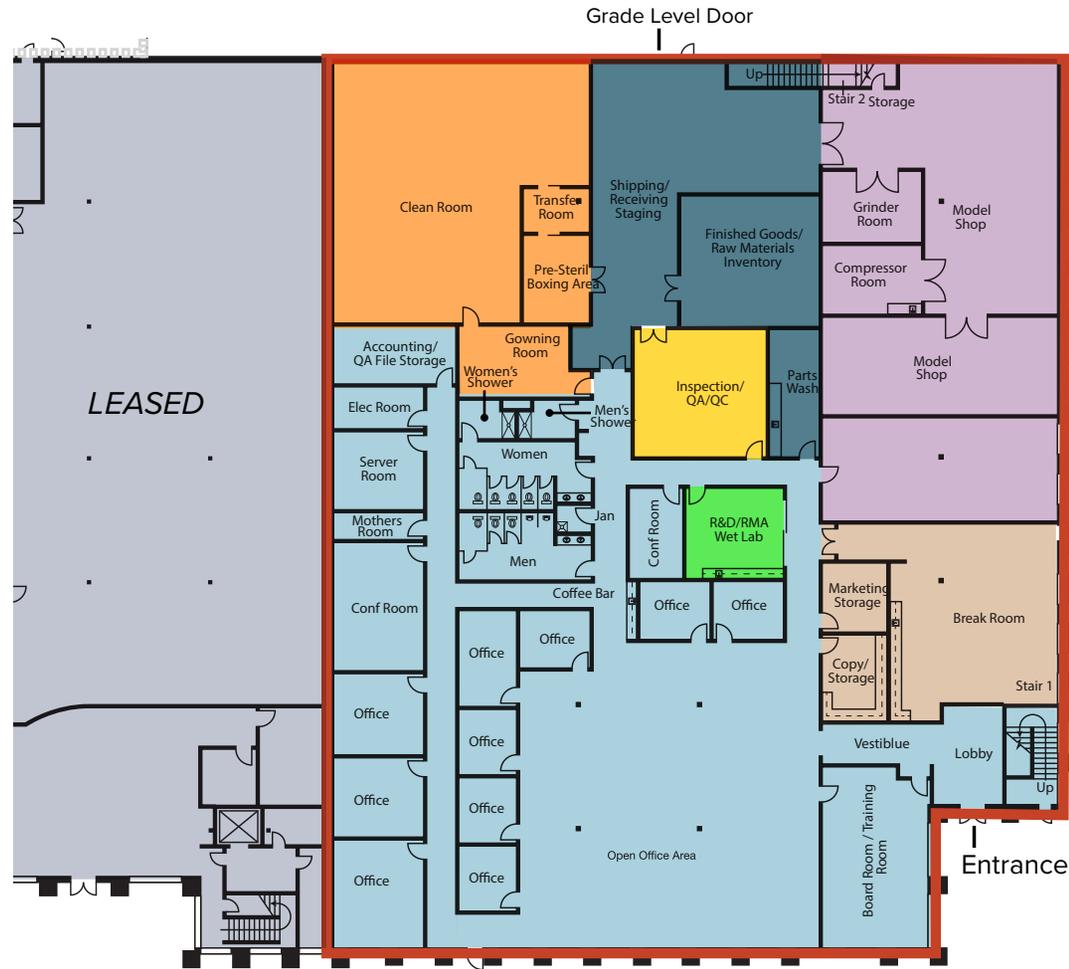
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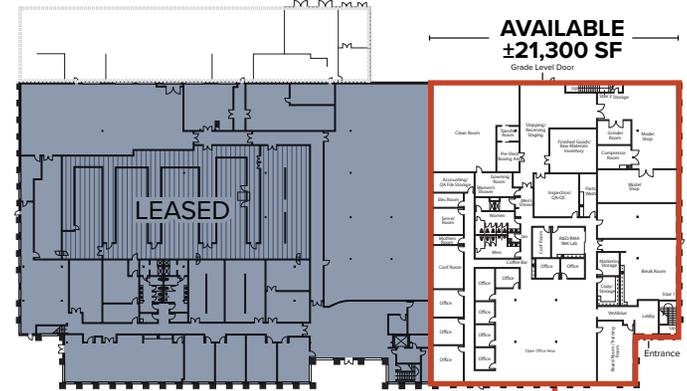


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Space details



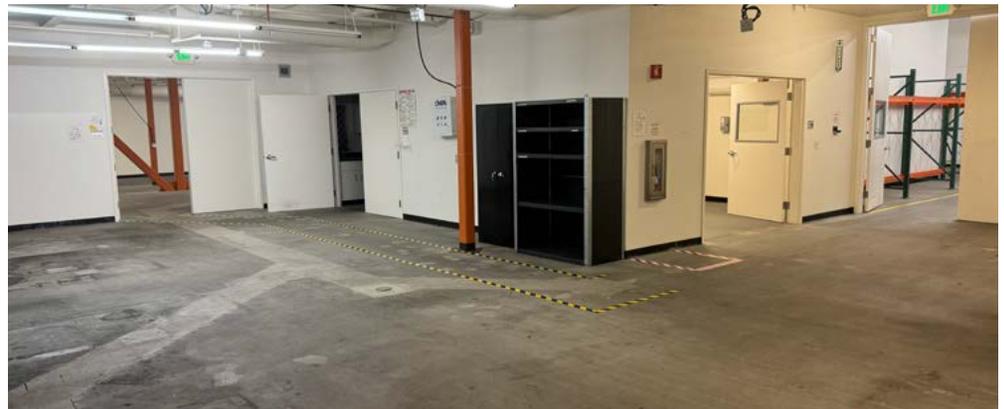
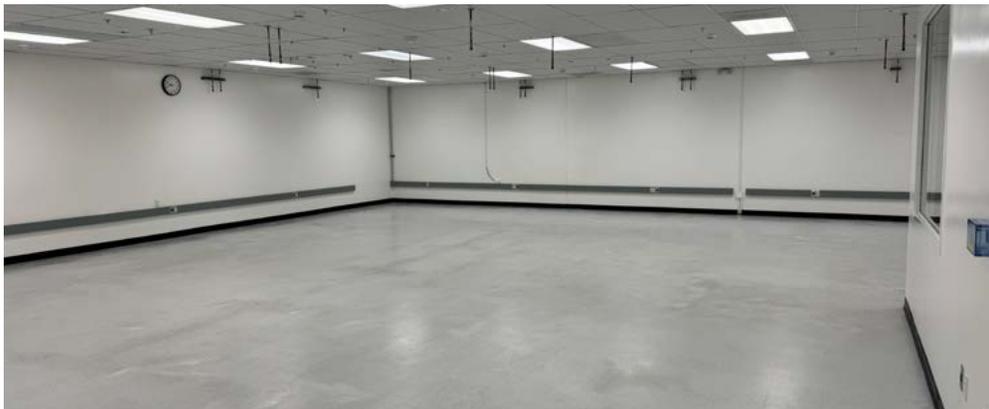
SITE PLAN



Office Space	12,550 SF
Clean Room/Class 8	2,000 SF
Warehouse/Receiving	1,800 SF
Machine Shop/R&D	2,500 SF
Cafe/Breakroom	1,200 SF
QC	750 SF
Bioskills Lab	500 SF
TOTAL:	21,300 SF

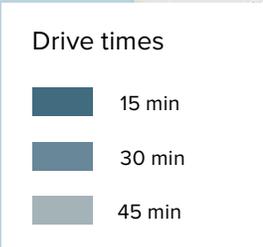
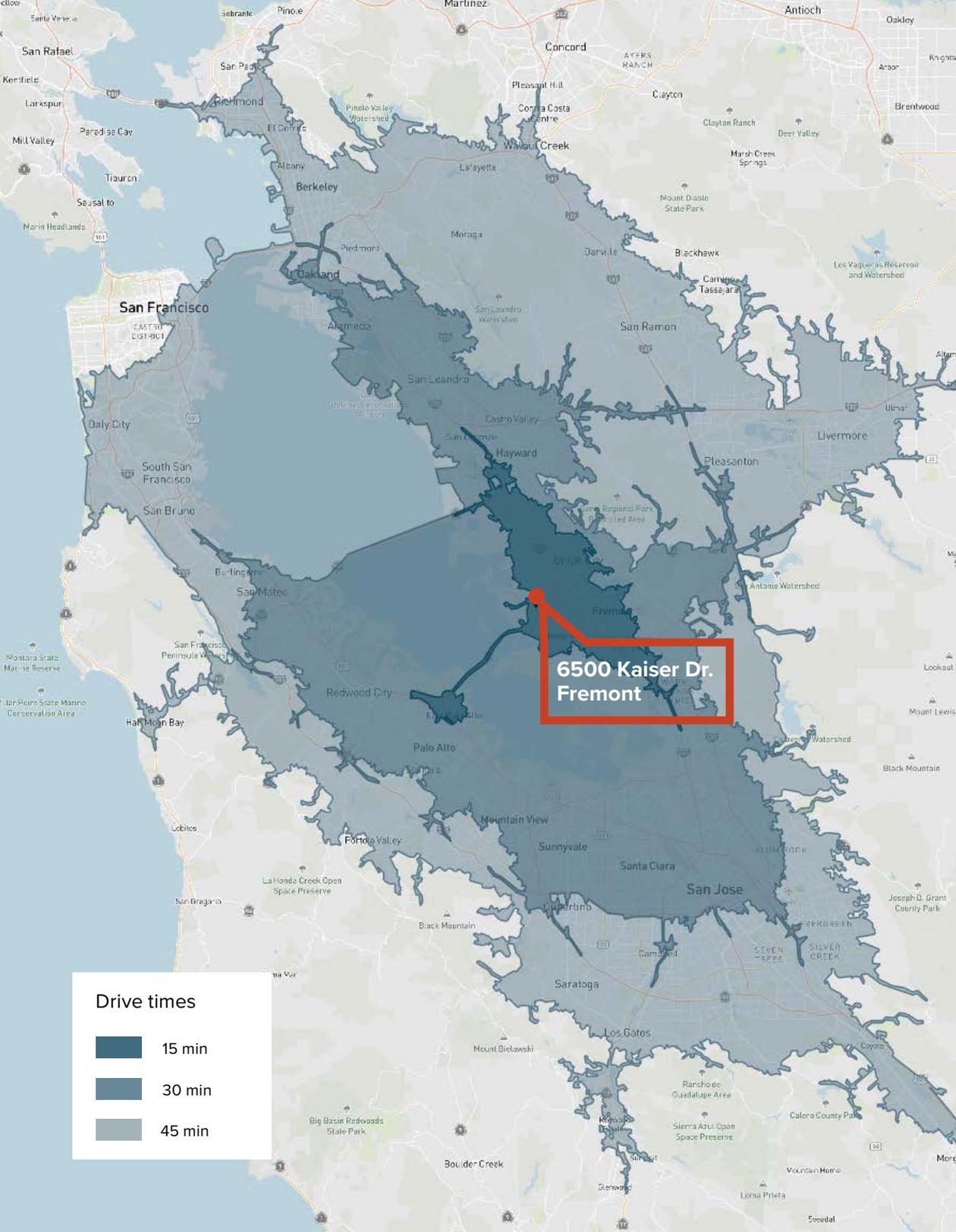
- ±21,300 SF space
- 60% office, balance R&D/Lab
- Clean room: Class 8/Class 100,000
- 14-15' clear height
- 1 drive-in door
- 3.36/1,000 SF parking ratio
- Power: 800 Amps, 277/480 Volts, 3 phase
- Ideally suited for medical device, energy, robotics and other uses

Manufacturing/lab area



Existing office





Area Demographics

Within a 45-minute drive



4,921,024
Total population



1,734,164
Total Households



\$151,049
Median Household Income



263,315
2025 Household Income:
\$100,000 & greater



1,385,808
Millennial Population
(Born 1981 to 1998)



1,007,141
Generation X Population
(Born 1965 to 1980)



119,421
People who work in
manufacturing



123,360
People who work in
warehouse/distribution



306,341
People who work in tech



140,129
People who work in
Engineering/Building

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Neighborhood





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