





Table of Contents

Executive Summary

Market Information

Occupying Tenants

Floor Plan

Executive Summary

3400-3450 West Warren Avenue, Fremont, CA is a high-quality R&D/advanced manufacturing building totaling ±76,975 square feet in the premier Bayside park. This is a unique opportunity to acquire a 100% leased property occupied by two quality tenants at under-market rents, providing steady cash flow with value-add potential.

This property has immediate access to the 880 and 680 freeways and is ± 2.1 miles from the Warm Springs Bart Station. Barriers to entry for new construction are high due to scarcity of land & increasing construction costs. This strategically located project has experienced strong historical occupancy and offers upside NOI given the 20% below market rents.

Market activity continues to be incredibly strong. In 2024, Fremont demonstrated the highest net absorption in Silicon Valley. Current vacancy in Fremont is 2.3% for manufacturing and 11.4% for R&D. Overall Fremont vacancy for all product is 7.7%.



PROPERTY SUMMARY



ADDRESS

3400-3450 West Warren Ave



SQUARE FOOTAGE

±76,975



OCCUPANCY

100%



ACREAGE

5.52



LOADING

5 Grade Level and 2 Dock Doors



YEAR BUILT

1985



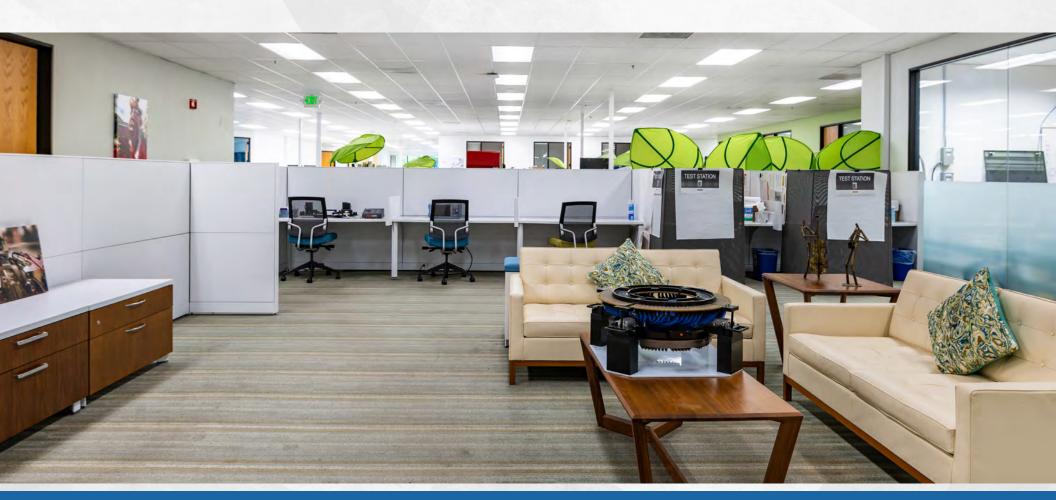
CEILING HEIGHT

±9' (Office) ±18' (Warehouse)



POWER

2,000 Amps @277/480V











Market Information

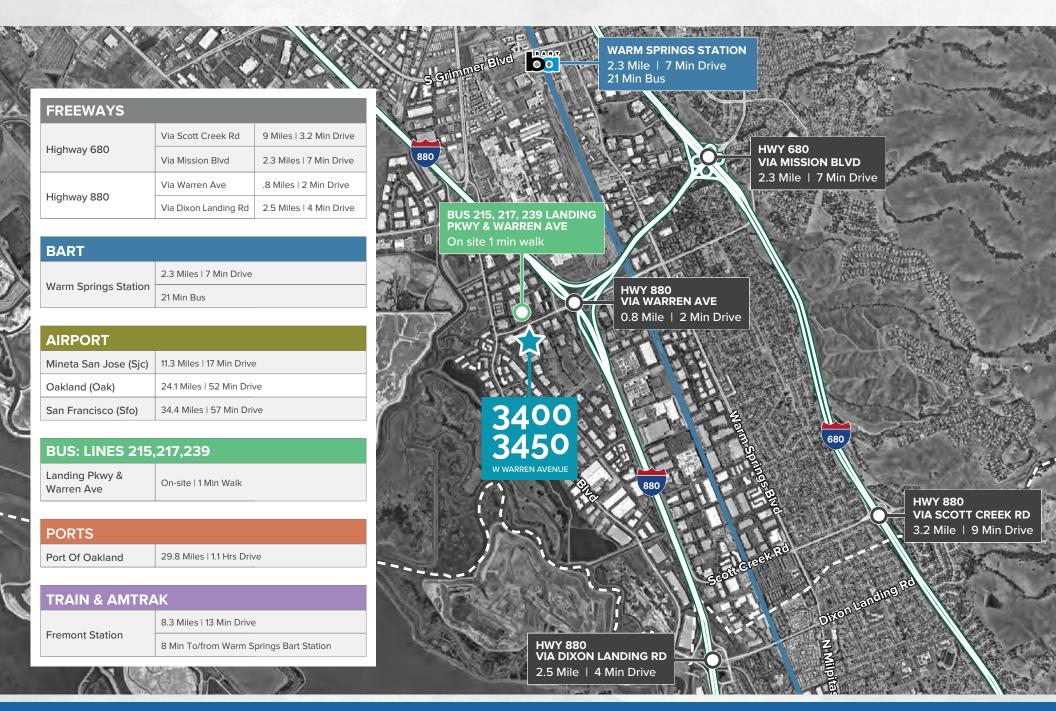
BAYSIDE TENANT OVERVIEW



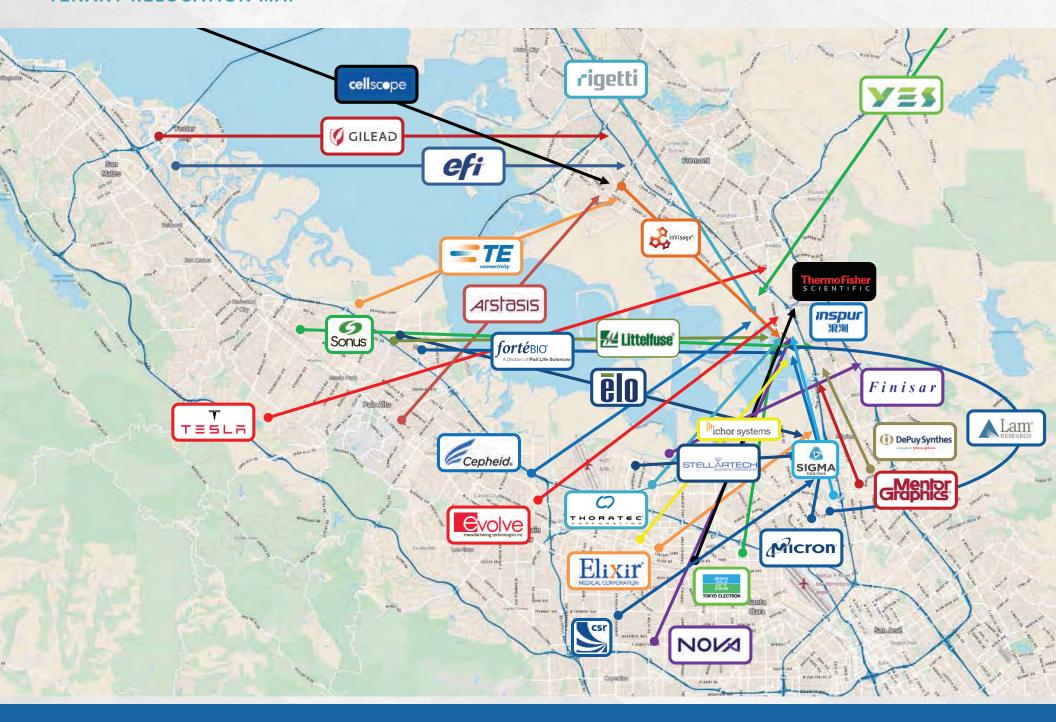
AMENITY MAP



TRANSPORTATION MAP



TENANT RELOCATION MAP



Occupying **Tenants**

Thermo Fisher SCIENTIFIC

3400 W Warren Avenue 54,999 SF Exp. 12/31/2026

Thermo Fisher Scientific Inc. (NYSE: TMO) is the world leader in serving science, with annual revenue of approximately \$40 billion. Thermo Fisher Scientific Inc. is a provider of medical equipment, analytical instruments, reagents and consumables, software, and services to tackle complex analytical challenges in research, diagnostics and clinical laboratories. It offers solutions for cellular analysis and biology, flow cytometry and synthetic biology. The company has a range of products which include technologies for mass spectrometry, genetic sequencing, electron microscopy, protein, and molecular biology research. The company serves pharmaceutical and biotech companies, academic and research institutions, clinical diagnostic labs, and government agencies; and environmental, industrial quality and process control sectors.

www.thermofisher.com/us/en/home





3450 W Warren Avenue 21,976 SF Exp. 1/31/2027

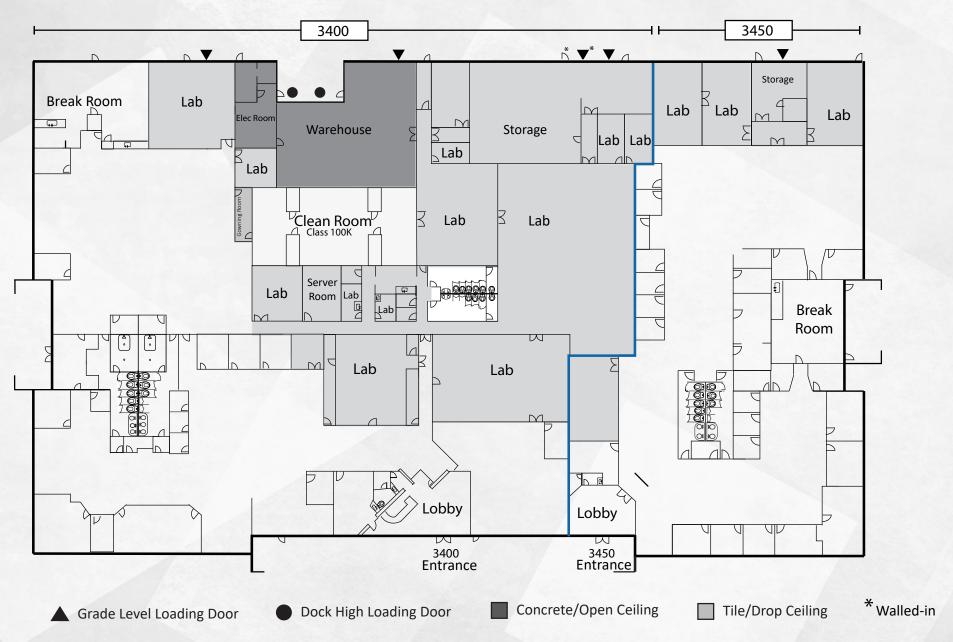
Avalanche Technology Inc. is the world leader in Spin Transfer Torque Magnetic RAM (STT-MRAM) non-volatile memory leveraging perpendicular magnetic tunnel junction (pMTJ) cell structure manufactured on 300mm standard CMOS process.

Backed by more than 300 granted patents around cell, circuit, and system design leveraging MRAM, our technology and products provide breakthrough speeds, unlimited endurance and non-volatility while reducing power and cost. With such attributes, our technology will serve and exceed our customers' objectives as a replacement for SRAM, eFlash, and ROM in embedded applications in addition to discrete SRAM, non-volatile SRAM, NOR and DRAM.

www.avalanche-technology.com



Floor Plan



Not to scale

Affiliated Business Disclosure

© 2025 CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2025 CBRE, Inc. All Rights Reserved.

3400 3450

W Warren Avenue | Fremont, CA 94538

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

INVESTMENT CONTACTS

Thomas Taylor

Executive Vice President Lic. 00944083 +1 408 828 1898

thomas.taylor@cbre.com

Robbie Taylor

Senior Vice President Lic. 01946325 +1 408 218 0525 robbie.taylor@cbre.com

Matthew Taylor

Executive Vice President Lic. 01897355 +1 408 221 1735 matthew.taylor@cbre.com

Lauren Mewes

Associate
Lic. 02091092
+1 408 334 8733
lauren.mewes@cbre.com

