

6900
**Paseo
Padre**

55,000 SF

& 6801
Kaiser

66,000 SF

F R E M O N T , C A 9 4 5 5 5

FOR LEASE

55,000 SF TO 121,000 SF

AVAILABLE NOW

 **Invesco**

Lincoln

CBRE

Campus Highlights

Class A Building Ideal for Life Sciences, STEM, Office, Data Center, & High Tech Users



HVAC/
CFM



Secure
Tenant Lobby



Options for 1,500 &
3,500 SF Lab Space



4,000 Amps at 480V in each building up to an additional 3,000 amps of capacity in each building based on existing load study



Additional
Lab Support
Rooms



One – Two
Conference
Rooms



Two – Three
Private
Offices



Small Kitchenette
Break / Coffee
Room



Electric
Charging
Stations



Open Office
Space



Daily Shuttle to
Bart Station &
Ace Rail



Storage /
Copy Room



Freight
Elevator



Fitness
Center

LAB SPACE HIGHLIGHTS

Seamless Vinyl Flooring Coved At Walls

2x4 Grid Ceilings With Non-Particulating Ceiling Tiles

Built In Lab Counter With Lab Sink

One 8'-0" Wide Chemical Fume Hood

New Exhaust Fan On The Roof

Modular Lab Casework



Building highlights

6900
Paseo
Padre



HVAC
253 Tons of
cooling



700KW Backup
Power Available



CFM - 120k
Supply



4,000 amps at 480V up
to 3,000 amps of capacity
in each building based on
existing load study

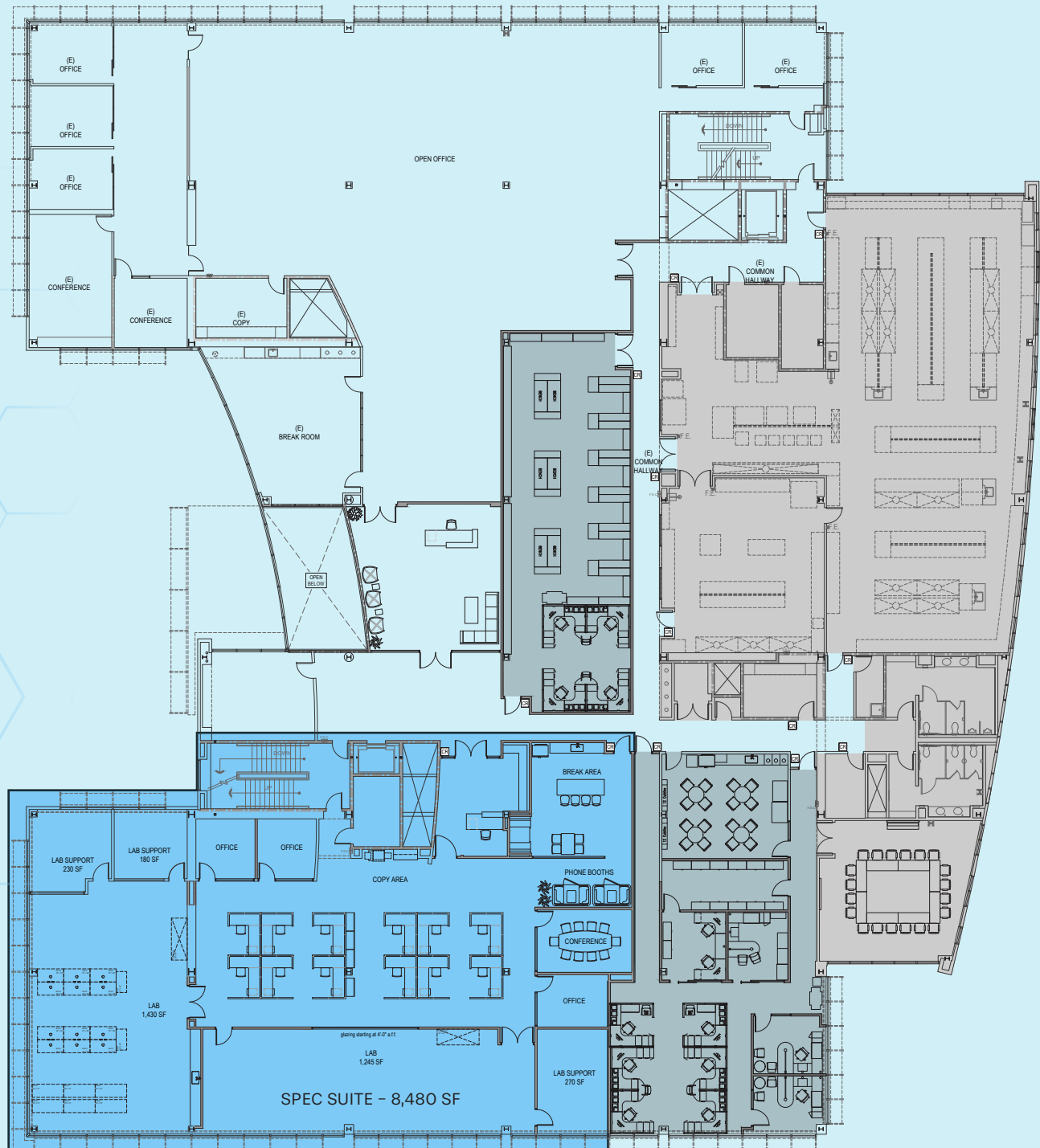


Floor Plan

2ND FLOOR

±22,000 RSF

6900
Paseo
Padre



Floor Plan

3RD FLOOR

±33,000 RSF

6900
Paseo
Padre

Single Tenant Test Fit



Floor Plan

3RD FLOOR

±33,000 RSF

6900 Paseo Padre

Hypothetical 3 Tenant Test Fit



SUMMARY

TENANT 1 SF - 6,7673 SQ FT

OFFICE - 3,368 SQ FT	LAB - 3,399 SQ FT	PERCENTAGES
16 - 60"x30" Workstations	28 - Workstations	50 % - Office
19 - 48"x30" Workstations		50 % - Lab
2 - Phone / Focus Rooms		
1 - Collab. Room (4-5)		
1 - Meeting Room (6-8)		25% - Lab Support
1 - Reception		75% - Open Lab
1 - Copy / Print		
1 - Break Room		

TENANT 2 SF - 5,4583 SQ FT

OFFICE - 2,789 SQ FT	LAB - 2,669 SQ FT	PERCENTAGES
28 - 60"x30" Workstations	37 - Workstations	51 % - Office
2 - Phone / Focus Rooms		49 % - Lab
1 - Collab. Room (4-5)		
1 - Meeting Room (6-8)		
1 - Reception		21% - Lab Support
1 - Copy / Print		79% - Open Lab
1 - Break Room		
1 - Whiteboard Wall		

TENANT 3 SF - 10,623 SQ FT

OFFICE - 5,635 SQ FT	LAB - 4,988 SQ FT	PERCENTAGES
64 - 60"x30" Workstations	62 - Workstations	53 % - Office
2 - Phone / Focus Rooms		47 % - Lab
3 - Meeting Room (6-8)		
1 - Reception		
1 - Copy / Print		23% Lab Support
1 - Break Room		77% Open Lab

SHARED

- 1 - Conference Room (365 sq ft)
- Shared Circulation (2,307 sq ft)

LEGEND

BLDG SYSTEMS & TOILETS	VERTICAL CIRCULA- TION	BREAK- ROOM	OFFICE	CONF.	LAB	LAB SUPPORT	CIRCULA- TION	SHARED
---------------------------------	------------------------------	----------------	--------	-------	-----	----------------	------------------	--------

Building highlights

6801 Kaiser



HVAC/CFM
300 Tons of
cooling



500KW Backup
Power Available



CFM - 143k
Supply air



4,000 amps at 480V up
to 3,000 amps of capacity
in each building based on
existing load study



Cleanroom with ISO
8 Compability

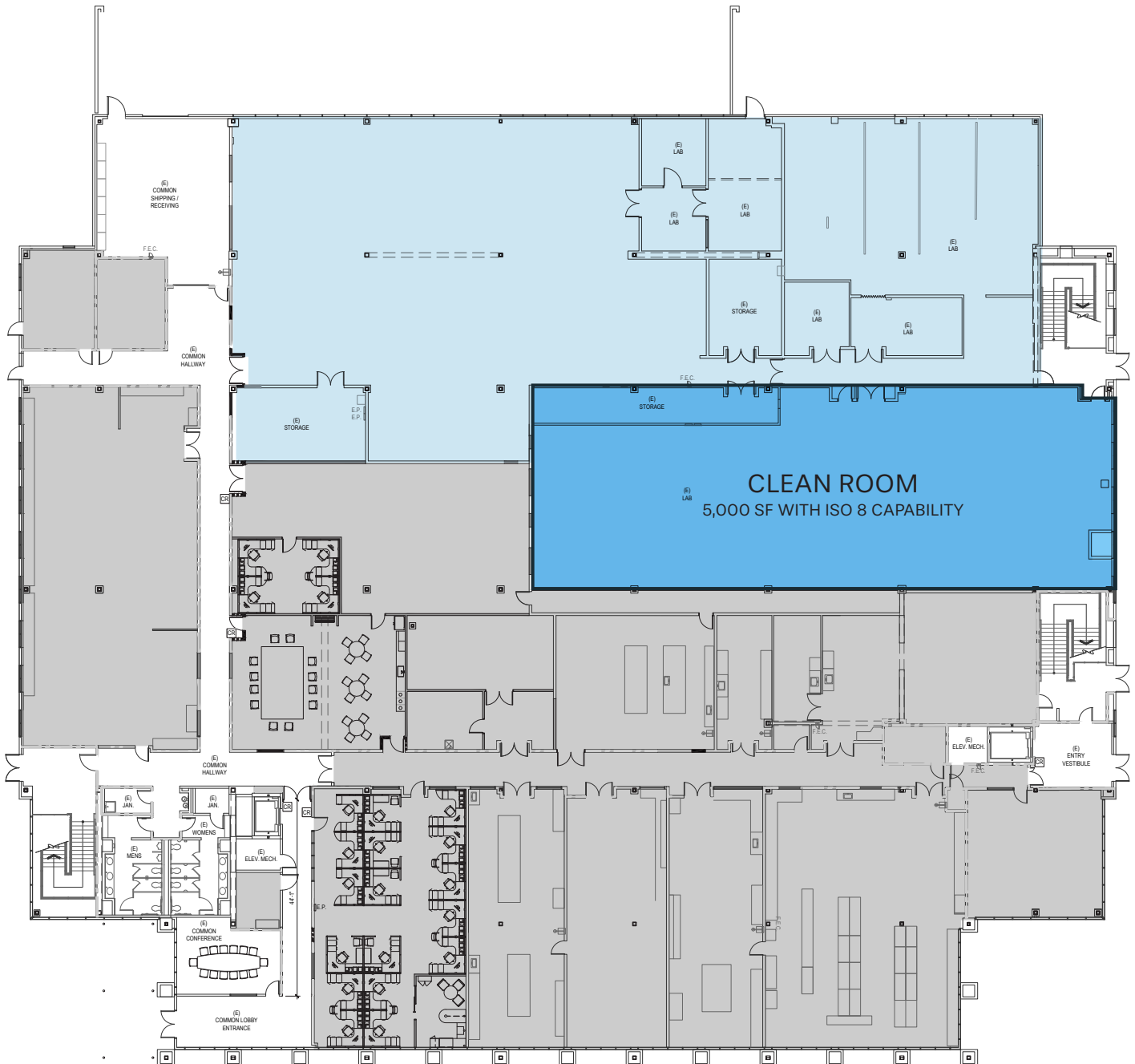


Floor Plan

6801 Kaiser

1ST FLOOR

±22,000 RSF



5,000 SF ISO 8/9 Rated
Clean Room

LEGEND

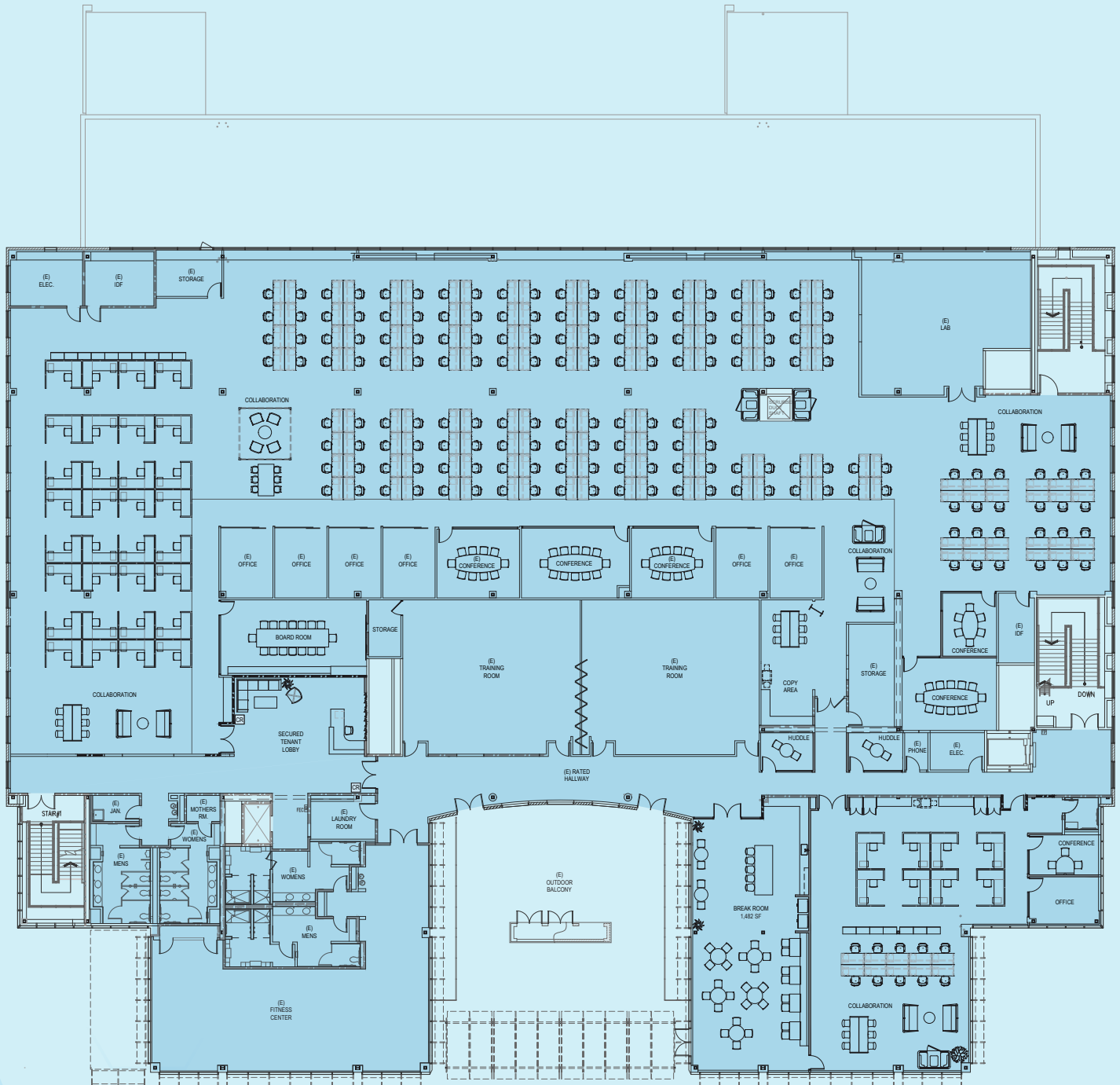
- COMMON AREA
- OCCUPIED TENANT SPACE
- AVAILABLE TENANT SPACE FOR LEASE

Floor Plan

6801 Kaiser

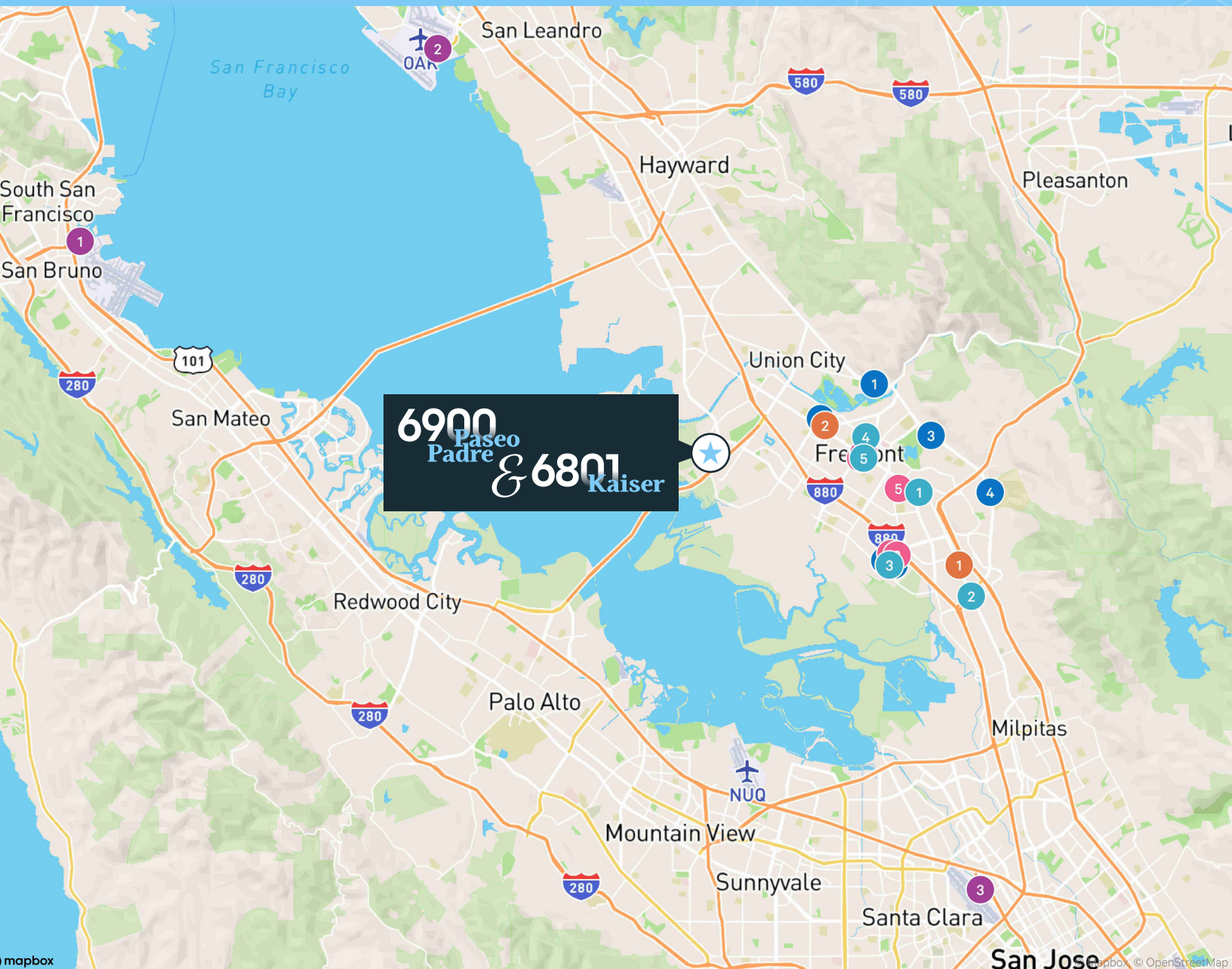
2ND FLOOR

±44,000 RSF





Amenity Aerial Map



Property

- 6801 Kaiser Dr
Fremont, CA, 94555

Restaurants & Coffee Shops

- 37323 Niles Blvd
Fremont, CA, 94536
- 3602 Thornton Ave
Fremont, CA, 94536
- 40087 Mission Blvd
Fremont, CA, 94539
- 43480 Mission Blvd
Fremont, CA, 94539

- 43835 Pacific Commons Blvd
Fremont, CA, 94538

- 43421 Christy St
Fremont, CA, 94538
- 43518 Christy St
Fremont, CA, 94538
- 43456 Boscell Rd
Fremont, CA, 94538
- 43480 Boscell Rd
Fremont, CA, 94538
- 43476 Boscell Rd
Fremont, CA, 94538

- 43316 Christy St
Fremont, CA, 94538
- 43406 Christy St
Fremont, CA, 94538

Banks

- 43317 Christy St
Fremont, CA, 94538
- 39005 Fremont Hub
Fremont, CA, 94538
- 43518 Christy St
Fremont, CA, 94538

- Fremont, CA, 94538

Grocery Stores

- 3902 Washington Blvd
Fremont, CA, 94538
- 46851 Warm Springs Blvd
Fremont, CA, 94539
- 43621 Pacific Commons Blvd
Fremont, CA, 94538
- 3111 Mowry Ave
Fremont, CA, 94538
- 39152 Fremont Hub
Fremont, CA, 94538

Transit Stations

- 45193 Warm Springs Blvd
Fremont, CA, 94539
- 37260 Fremont Blvd
Fremont, CA, 94536

Airports

- 780 S Airport Blvd
San Francisco, CA, 94128
- 1 Airport Dr
Oakland, CA, 94621
- 1701 Airport Blvd
San Jose, CA, 95110

Location / Aerial Map



DRIVING DISTANCES	MILES
Union City	7
San Leandro	10.6
Fremont	12.5
San Mateo	13.8

DRIVING DISTANCES	MILES
Port of Oakland	17.8
Redwood City	18
Alameda	19.3
Emeryville/Berkeley	22

DRIVING DISTANCES	MILES
Palo Alto	25
Daly City	27
Downtown San Francisco	28
Downtown San Jose	28.6

6900 Paseo Padre 55,000 SF

& 6801 Kaiser 66,000 SF

F R E M O N T , C A 9 4 5 5 5



FOR MORE INFORMATION, CONTACT:

MARK KOL

Executive Vice President
Lic. 01251158
+1 510 874 1992
mark.kol@cbre.com

CHIP SUTHERLAND

Vice Chairman
Lic. 01014633
+1 408 453 7410
chip.sutherland@cbre.com

SHERMAN CHAN

Senior Vice President
Lic. 01046769
+1 408 453 7488
sherman.chan@cbre.com

DAMON SCHOR

Executive Vice President
Lic. 01317778
+1 650 494 5121
damon.schor@cbre.com



Invesco

Lincoln

CBRE

© 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. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.