

OFFICE/
R&D

3,900 -
8,976 RSF

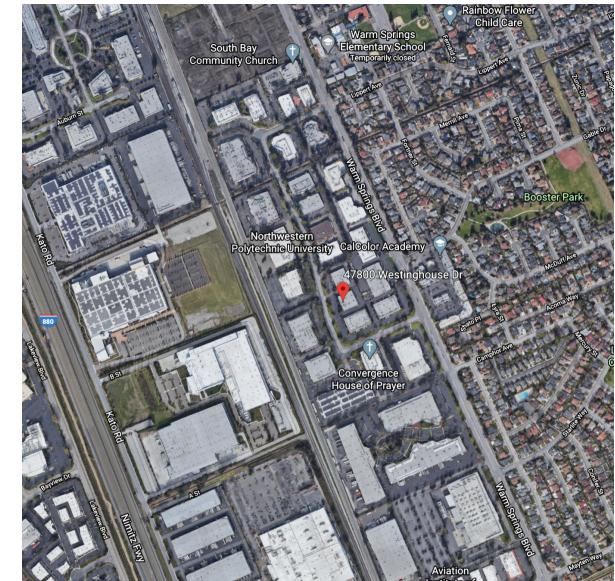
SUBLEASE

Potential for
Direct Lease
LED 3/31/2024

TRANSWESTERN
REAL ESTATE
SERVICES

47800 WESTINGHOUSE DRIVE

Fremont, CA 94539



AVAILABILITY:

- 8,976 RSF Sublease
- Potential for Direct Lease

Space Features:

- 1 drive in door w/auto opener
- Power: 600a/120-240v/3 phase
- Approximately 54% office/ 31% warehouse/
15% lab

- Possible division of space 4,000SF Office/ 3,900SF Warehouse & Lab
- Dedicated HVAC to Lab
- Kitchen
- 6 privates, 2 conference rooms
- Large open space with cubicles
- Asking \$1.30NNN
- Tour by appointment

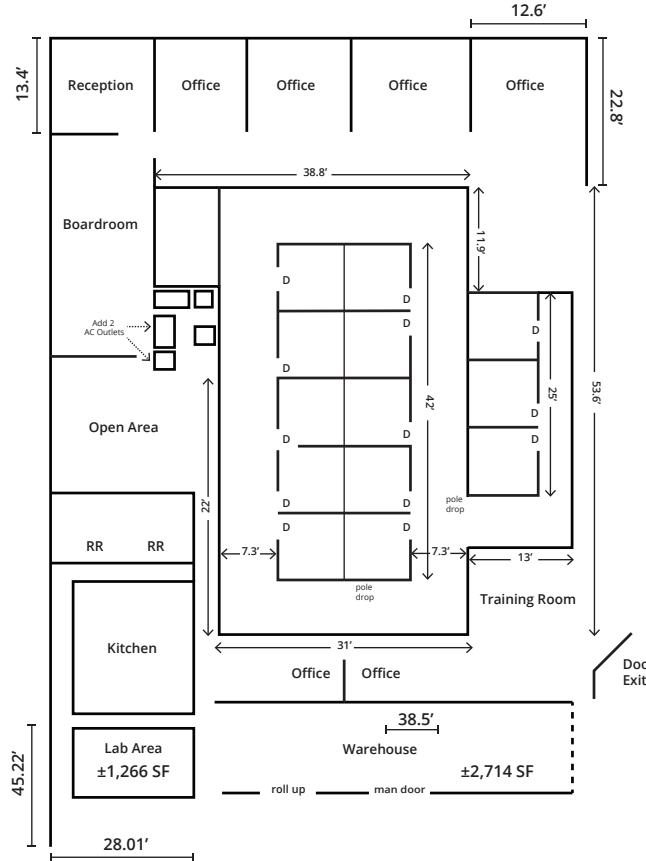
Leasing Information:

Anna McQuillan Rose
LIC# 01368576
408.753.1785
anna.rose@transwestern.com

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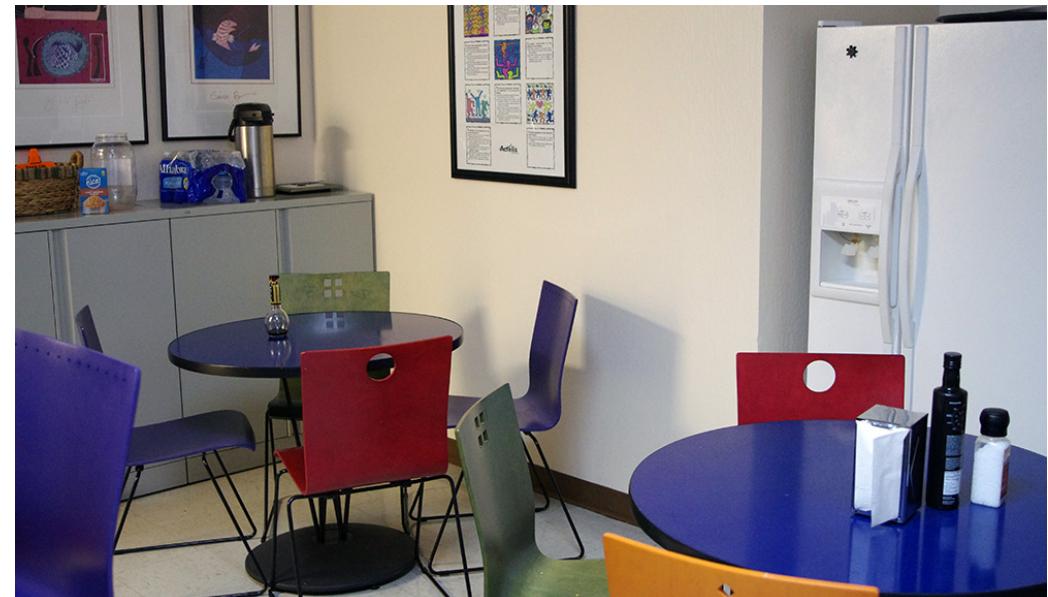
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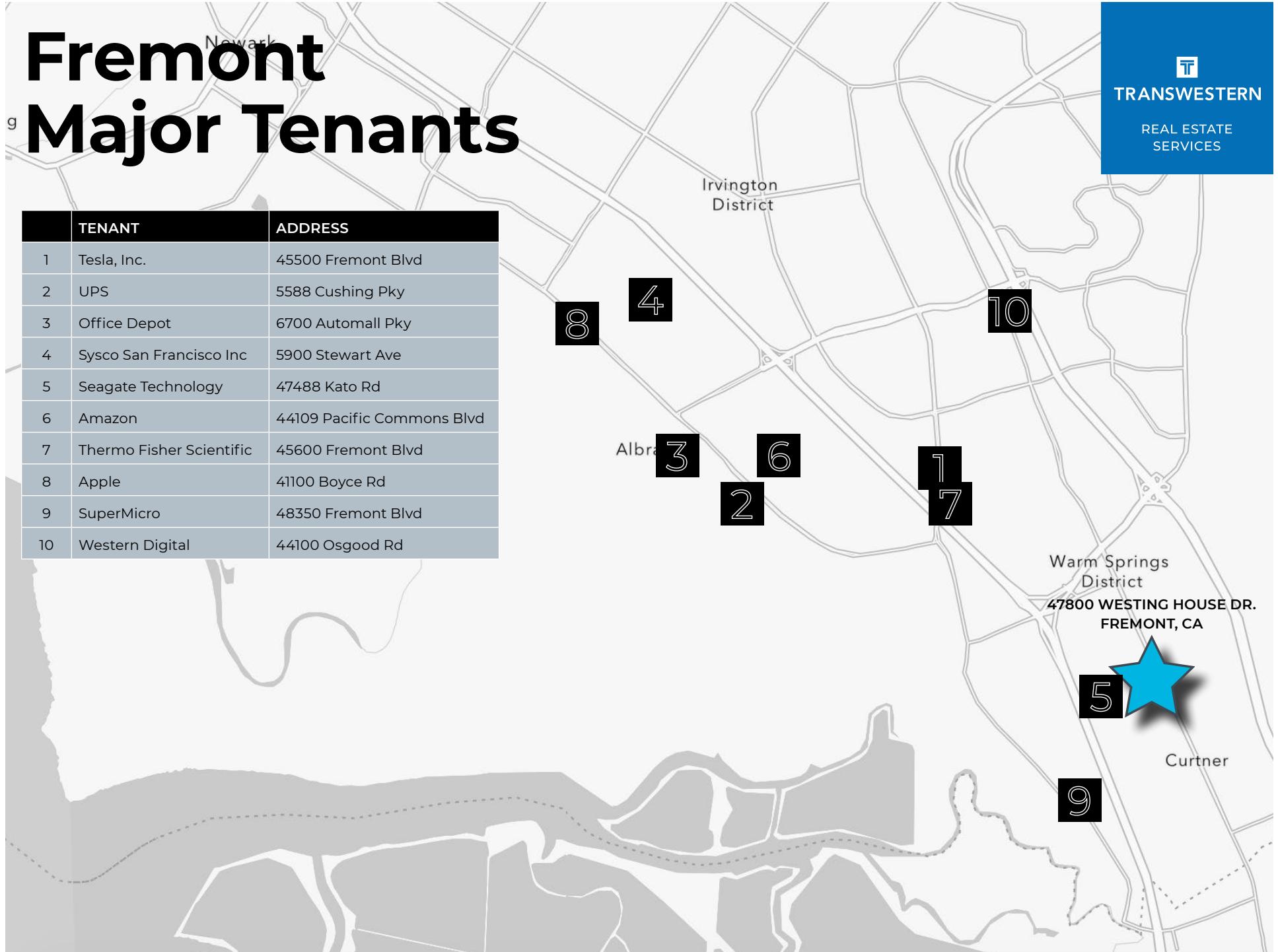
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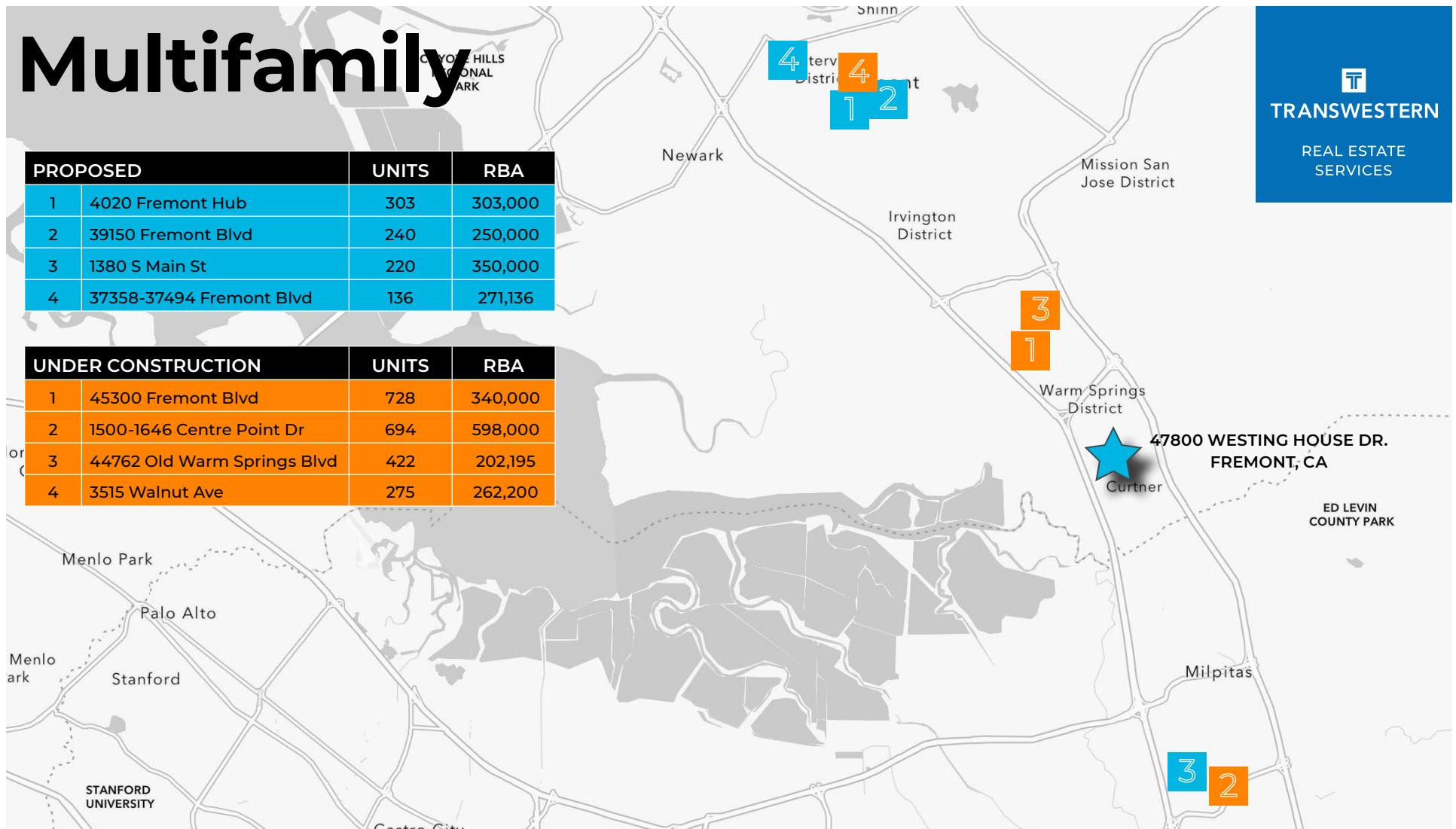
Fremont Major Tenants



	TENANT	ADDRESS
1	Tesla, Inc.	45500 Fremont Blvd
2	UPS	5588 Cushing Pky
3	Office Depot	6700 Automall Pky
4	Sysco San Francisco Inc	5900 Stewart Ave
5	Seagate Technology	47488 Kato Rd
6	Amazon	44109 Pacific Commons Blvd
7	Thermo Fisher Scientific	45600 Fremont Blvd
8	Apple	41100 Boyce Rd
9	SuperMicro	48350 Fremont Blvd
10	Western Digital	44100 Osgood Rd



Multifamily



There has been an influx of multifamily development in the Fremont area as it has been designated as a transit oriented area that is in close proximity to BART and its new extension projects. The Asher (630 units) was recently delivered near the Fremont BART station as a transit oriented project. Fremont's city council has also approved a 111-acre site that will accommodate up to 2,200 units and approximately 1.4 MSF of commercial space just north of Tesla's manufacturing plant.

From Union City down to Newark, there are currently 1,142 units across 16 projects that have submitted proposals for development. In the construction pipeline, there are currently 2,556 units under construction across 10 projects.

It is important to highlight the accessibility of Fremont and why it has been designated as a transit oriented area. To name a few, it is easily accessible via BART which serves the whole Bay Area. BART is also currently working on extending its services further into the South Bay with stations in San Jose and Sunnyvale in their sights. ACE Rail provides a rail service that starts in Stockton, through Fremont, and down into San Jose. The Dumbarton Bridge connects Palo Alto, in the heart of Silicon Valley, to Newark just outside of Fremont. Lastly, I-880 and I-680 provide freeway access around the Bay. I-880 runs along the eastern shore of the San Francisco Bay from San Jose through Milpitas, Fremont, and Union City up to Oakland. I-680 begins in San Jose continuing up into Milpitas and Fremont with a continuation more inland to serve the rest of the East Bay up into Concord and further into Fairfield.

Fremont Accessibility

