



FOR SALE

OWNER/USER MEDICAL OFFICE CONDO

Occupy ±1,607SF Immediately

Generate Income from Existing Tenant Suites

FREMONT PROFESSIONAL PARK

±5,901 SF TOTAL CONDOMINIUM

3845 BEACON AVENUE, FREMONT, CA 94538

LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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PROPERTY OVERVIEW

3845 BEACON AVENUE

Rare owner/user medical office condominium opportunity within Fremont Professional Park. This offering consists of the entire ±5,901 SF office condominium, comprised of Suites A, B/C, and D/E, and provides a unique combination of immediate occupancy and investment income. Suite D/E (±1,607 SF) is available for immediate occupancy, allowing an owner/user to establish operations while benefiting from income generated by the remaining occupied suites.

Ideally suited for medical, dental, wellness, therapy, or professional office users, the property is located in the heart of Fremont's established healthcare corridor with convenient access to Washington Hospital, Kaiser Permanente, and Palo Alto Medical Foundation. The property also offers excellent accessibility to BART, major transportation routes, retail amenities, and surrounding residential neighborhoods.

Priced at \$2,360,000 (\$399 per square foot), this offering presents an attractive opportunity to own a well-located office condominium at a compelling basis while building long-term equity and offsetting

ASKING PRICE: \$2,360,000.00 (\$399/SF)

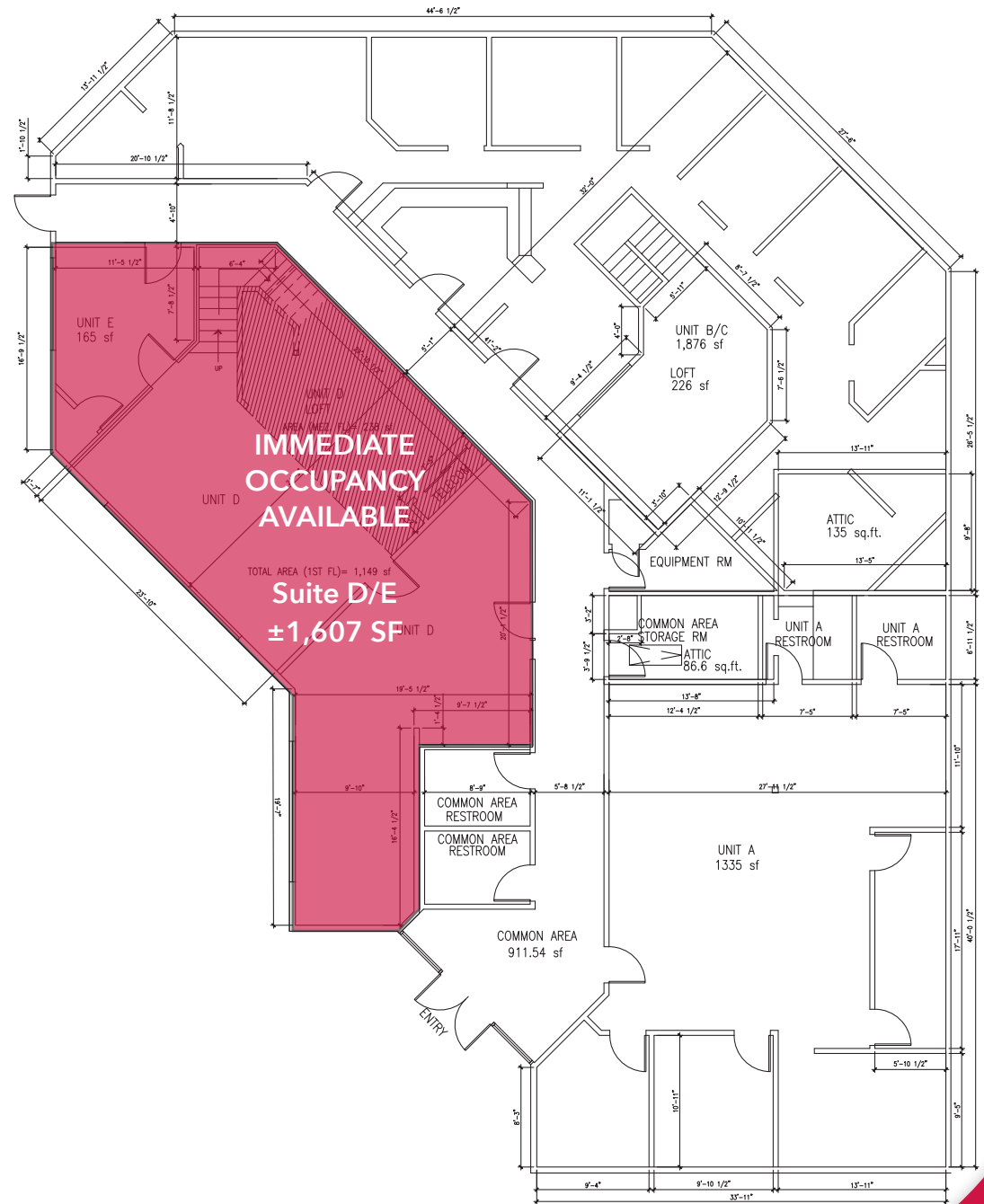
ADDRESS:	3845 Beacon Ave., Fremont	YEAR BUILT:	1981
BUILDING SIZE:	±5,901 SF	BUILDING CLASS	B
LOT SIZE:	± 0.13 Acres	PARKING RATIO:	30 Surface Parking Spaces
PROPERTY TYPE:	Office Condominium	APN:	501-1815-8



OWNER/USER OPPORTUNITY

FEATURED AMENITIES

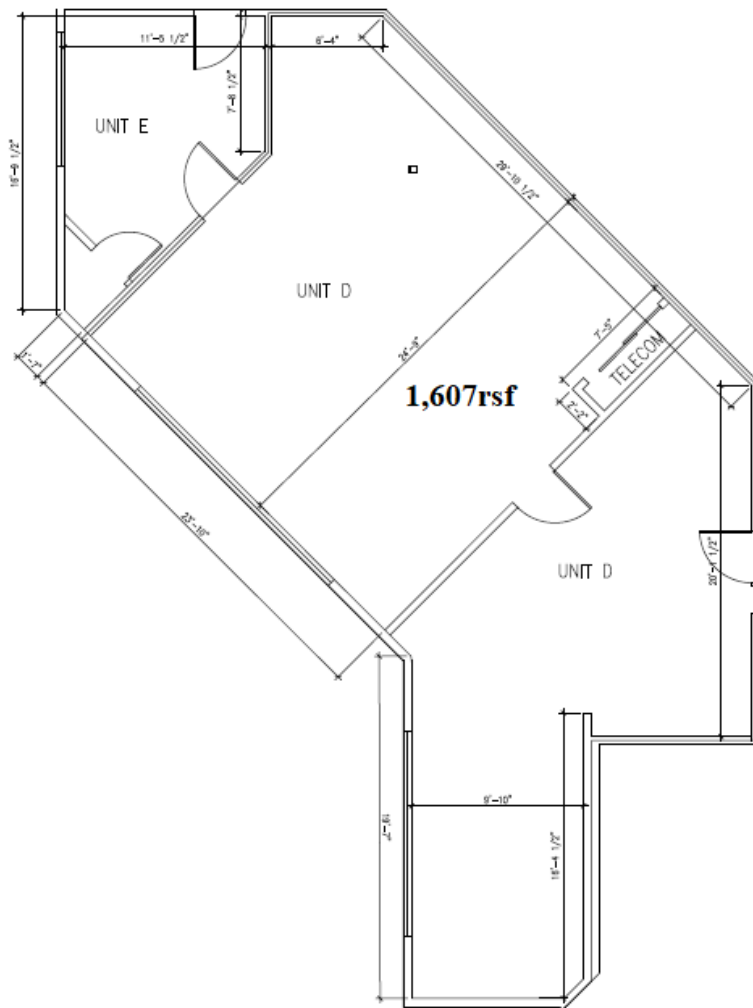
- Entire ±5,901 SF Office Condominium Available for Sale
- Immediate Owner/User Occupancy Available in Suite D/E (±1,607 SF)
- Existing Tenant Income from Occupied Suites
- Attractive Purchase Price of \$399/SF
- Ideal for Medical, Dental, Wellness, Therapy, or Professional Office Users
- Single-Story Building with Convenient Patient and Client Access
- Located Within Established Fremont Professional Park
- Proximity to Washington Hospital, Kaiser Permanente & Palo Alto Medical Foundation
- Walking Distance to BART and Fremont Hub Retail Center
- Abundant Surface Parking for Employees and Visitors
- Excellent Access to I-880, SR-84, and Major Bay Area Transportation Corridors
- Opportunity to Build Equity Rather Than Lease
- Professional Medical Office Environment
- Strong Demographic Base with Dense Surrounding Residential Population
- Well-Maintained Project with Established Professional Tenancy



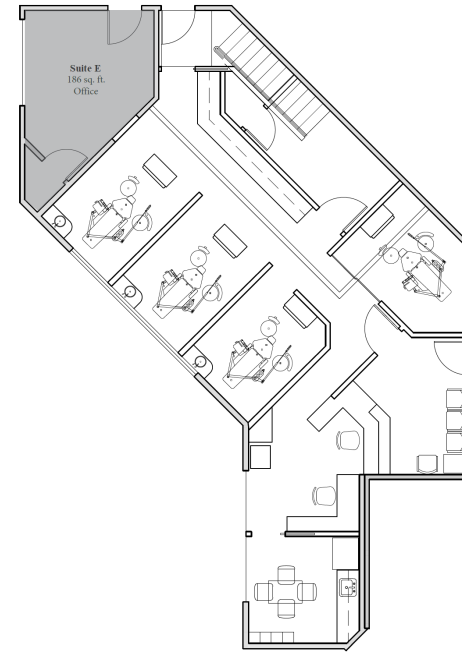
*SITE PLAN NOT TO SCALE

AS BUILT FLOOR PLAN

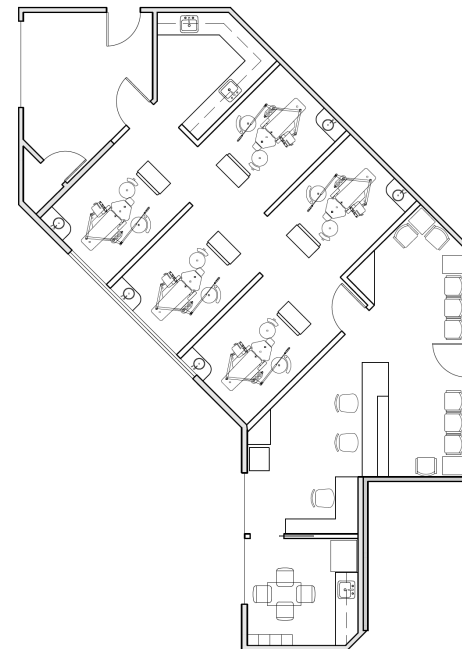
Suite D/E: ±1,607 SF



CONCEPTUAL FLOOR PLANS



- Dental office (option 1)
- Four (4) operatories
- with office loft (+210 SF)
- without Suite E (-186 SF)



- Dental office (option 2)
- Five (5) operatories
- without office loft (-210 SF)
- with Suite E (+186 SF)

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INFORMATION DISCLOSURE

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