

Ardenwood Boulevard

±73,634 SF

34175 ARDENWOOD BOULEVARD, FREMONT, CA 94555



CBRE.COM

A  BioMed Realty property

CBRE

 **Kidder
Mathews**

This Life Science Building Includes Biology, Chemistry, and Office Space.

This property is located in the heart of Fremont's Ardenwood District, a premier life sciences hub designed to support innovation and growth. Its strategic location offers seamless connectivity to the Dumbarton Bridge, I-880 and Silicon Valley, ensuring easy access to top-tier talent, research institutions, and venture capital.

Plug and Play Private and Cubicle Office Space

Multi-Functional Labs with 6' and 8' Fume Hoods

150 kW Back-Up Generator

2,000 Amps @ 277/480V, 3-Phase

3.5/1,000 SF Parking Ratio

Close to Retail, Restaurants, Hospitality, and Recreational Facilities



± 73,634

TOTAL
SQUARE FEET



Life Science Building

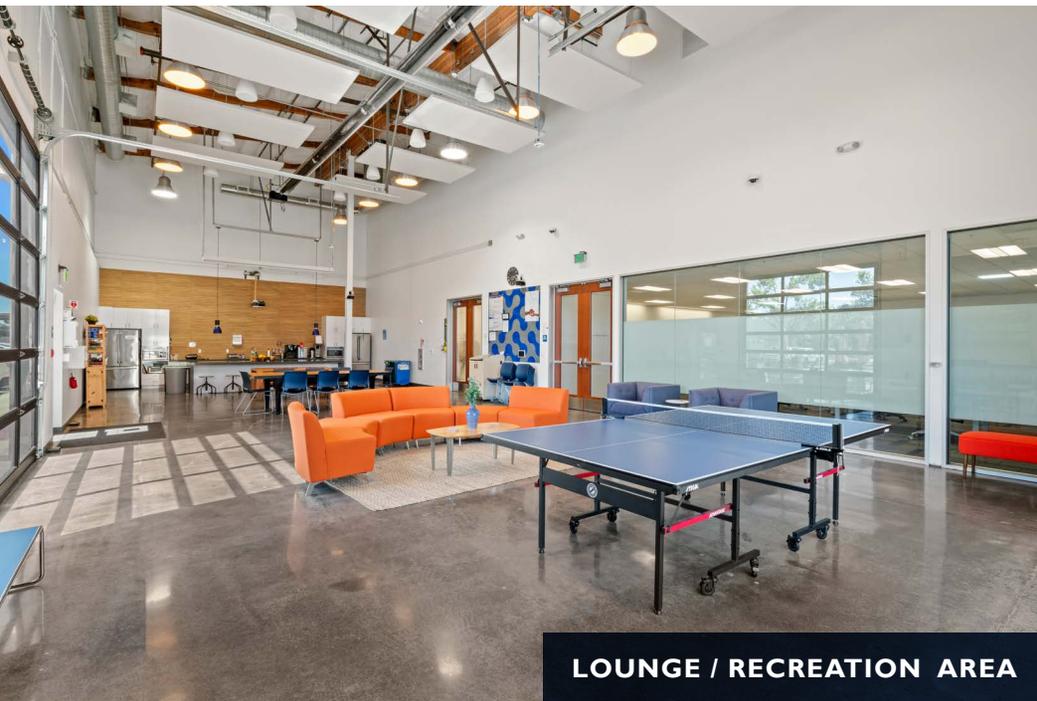
INCLUDES BIOLOGY, CHEMISTRY,
AND OFFICE SPACE



BREAK ROOM



BIO/CHEM LAB



LOUNGE / RECREATION AREA



PROCESS DEVELOPMENT LAB

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 **Kidder Mathews**

First Floor

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±48,971

RENTABLE
SQUARE FEET

26 chemical fume hoods

Vivarium

Process development lab

Large open R&D labs

OFFICE
LAB



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Second Floor

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±24,663

RENTABLE
SQUARE FEET

Open office

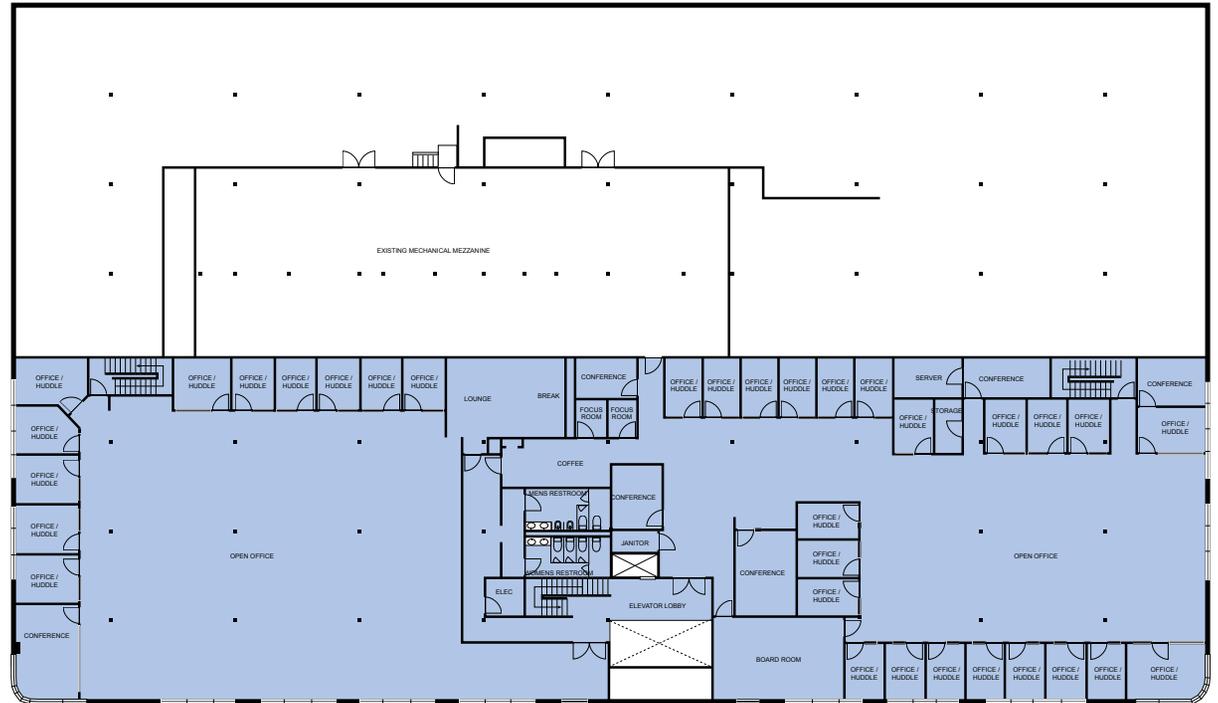
Conference rooms

Board room / training room

Private offices

Breakout rooms

OFFICE



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