

# 34800 Campus Drive

Fremont, CA



**Plug and Play Sublease Opportunity**

**±18,658 – 41,472 RSF**

**Flexible term through May 31, 2032**



Jones Lang LaSalle Brokerage, Inc.  
License #01856260

# Highlights



Flexible Term  
Through May  
2032



Furniture  
Available



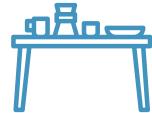
$\pm 41,472$  RSF  
Full Building -  
Can be Divided



High-End Finishes  
Throughout



EV Charging  
Stations



Private  
Courtyard With  
Outdoor Seating



On-Site Surface  
Parking Spots  
3.0/1000 Ratio



Bike Storage



2000 Amps @  
480V/3P



Large Kitchen  
and Break Areas

## Suite A



$\pm 19,468$  RSF



Large Kitchen  
and Break Area



Large Open  
Work Area

## Suite B



$\pm 18,658$  RSF



Large Training  
Room



Shipping and  
Receiving  
Loading Area

# Potential R&D/Lab Floorplan

\*Desk and furniture counts are approximate

## Suite A

19,468 SF

142 - Desk Count

5 - Huddle Rooms

15 - Call Rooms

## Suite B

18,658 SF

50 - Desk Count

4 - Conference Rooms

3 - Huddle Rooms

10 - Call Rooms

- R&D/Lab (Open Ceiling)
- Open Work (Open Ceiling)
- Conference Rooms
- Huddle Rooms
- Call Rooms
- Break Area
- Building Core/Storage
- Shipping and Receiving



# Demising Floorplan

\*Desk and furniture counts are approximate

## Suite A

19,468 SF

212 - Desk Count

6 - Huddle Rooms

22 - Call Rooms

## Suite B

18,658 SF

50 - Desk Count

4 - Conference Rooms

3 - Huddle Rooms

10 - Call Rooms

- Open Work (Open Ceiling)
- Conference Rooms
- Huddle Rooms
- Call Rooms
- Break Area
- Building Core/Storage
- Shipping and Receiving



# As-Built Floorplan

\*Desk and furniture counts are approximate

## Full Building

±41,472 SF

262 - Desk Count

4 - Conference Rooms

10 - Huddle Rooms

32 - Call Rooms

- Open Work (Open Ceiling)
- Conference Rooms
- Huddle Rooms
- Call Rooms
- Break Area
- Building Core/Storage
- Shipping and Receiving



# Brand new, high-end interior finishes.





# Ardenwood Office Campus



# 34800 Campus Drive

Fremont, CA



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