

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



±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



±19,468 RSF



Large Kitchen
and Break Area



Large Open
Work Area

Suite B



±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



Campus Drive

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

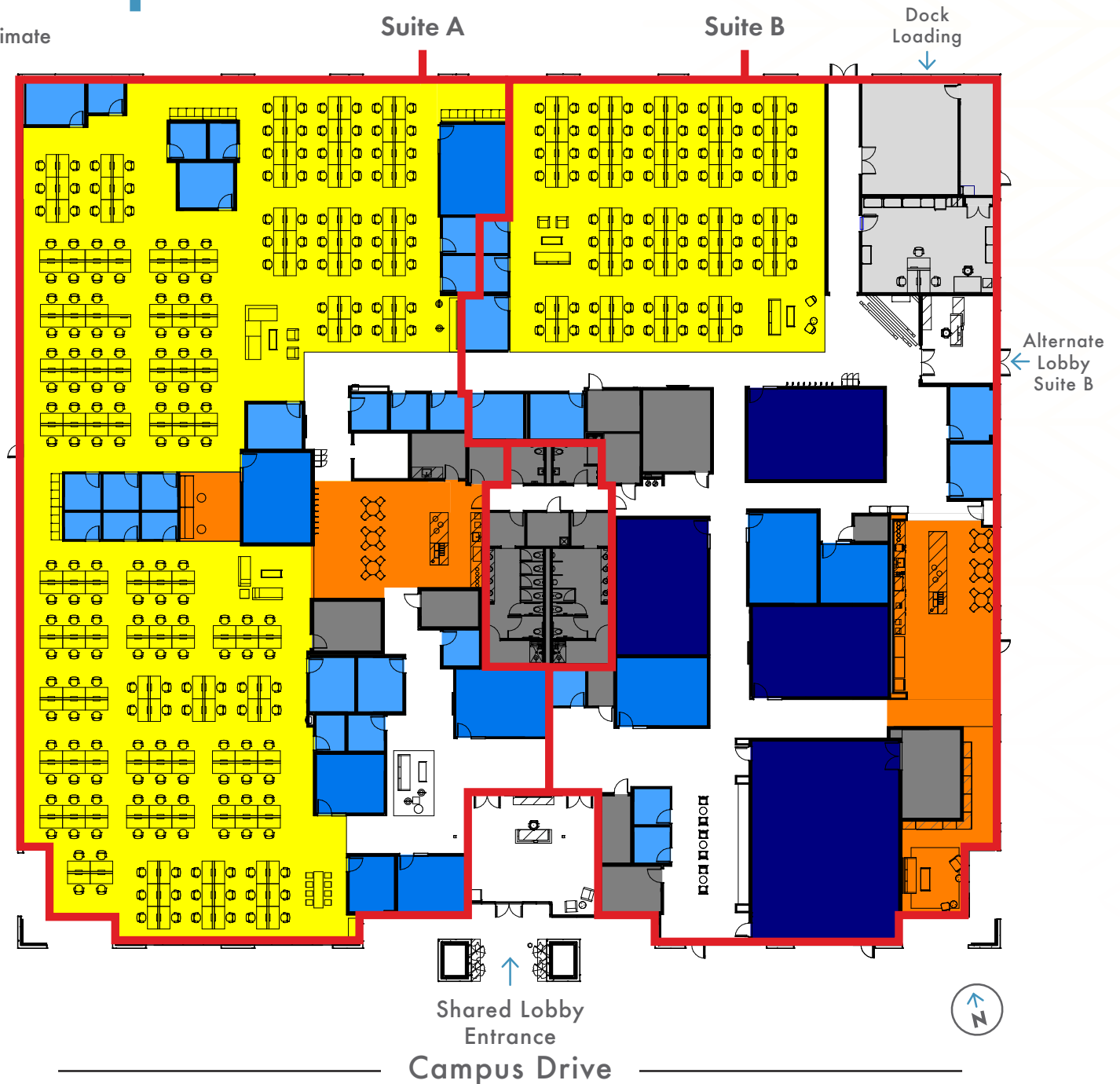
50 - Desk Count

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

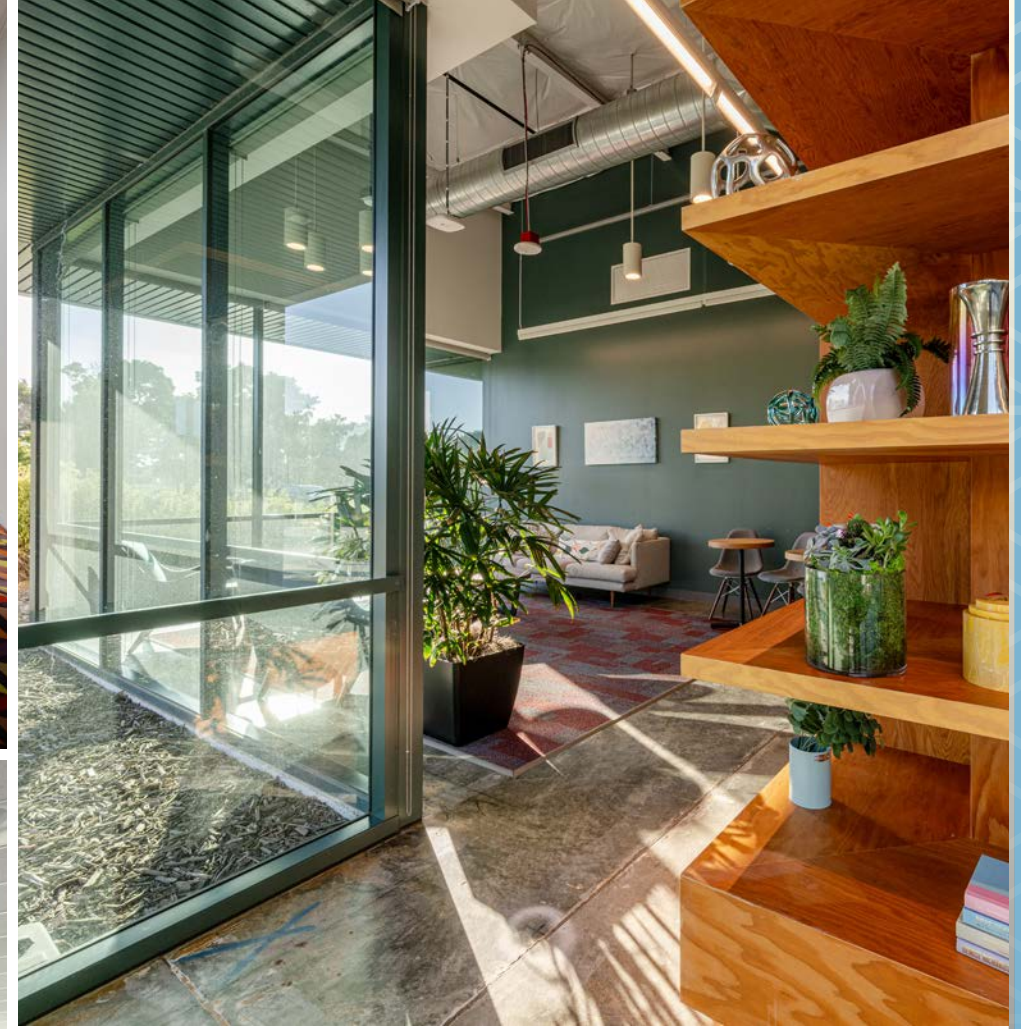
32 - Call Rooms

- 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



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Fremont, CA



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