



FREMONT COMMERCE CENTER

41688 Christy Street, Fremont, CA 94538

For Lease
11,608 SF

**6%
Procuring
Fee***



Plus Golden State Warriors Tickets!*

PREMISES HIGHLIGHTS

- ±11,608 SF Office/R&D/Flex Space
- Corner Unit with 2 Labs
- Lab Space Features ESD Flooring, Clean Room Ceiling Tiles, Class 100 (ISO 5) & Class 10 (ISO 4) Soft Wall Clean Rooms**
- Open Office Area & Private Offices
- Conference Room, Break Room & Restroom
- ±200 Amps @ 480/277 Volts Power**
- Landlord Open to Tenant Improvements

* Must be leased by 12/31/2024

** Subject to verification

LOCATION

Easy access to Interstate 880 and Highway 84/ Dumbarton Bridge. Walking distance to the Pacific Commons Shopping Center (retail, restaurants & other amenities).

USE

Office / R&D / Flex

AVAILABLE

Now

LEASE RATE

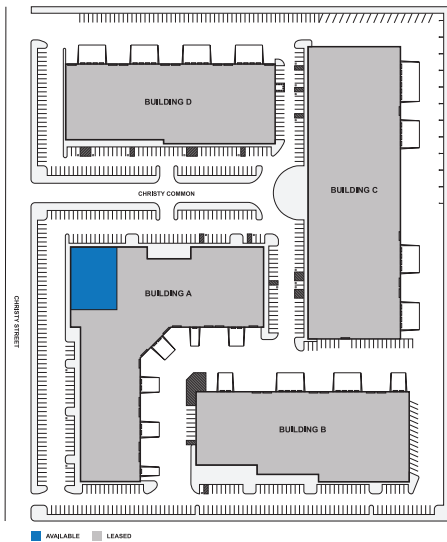
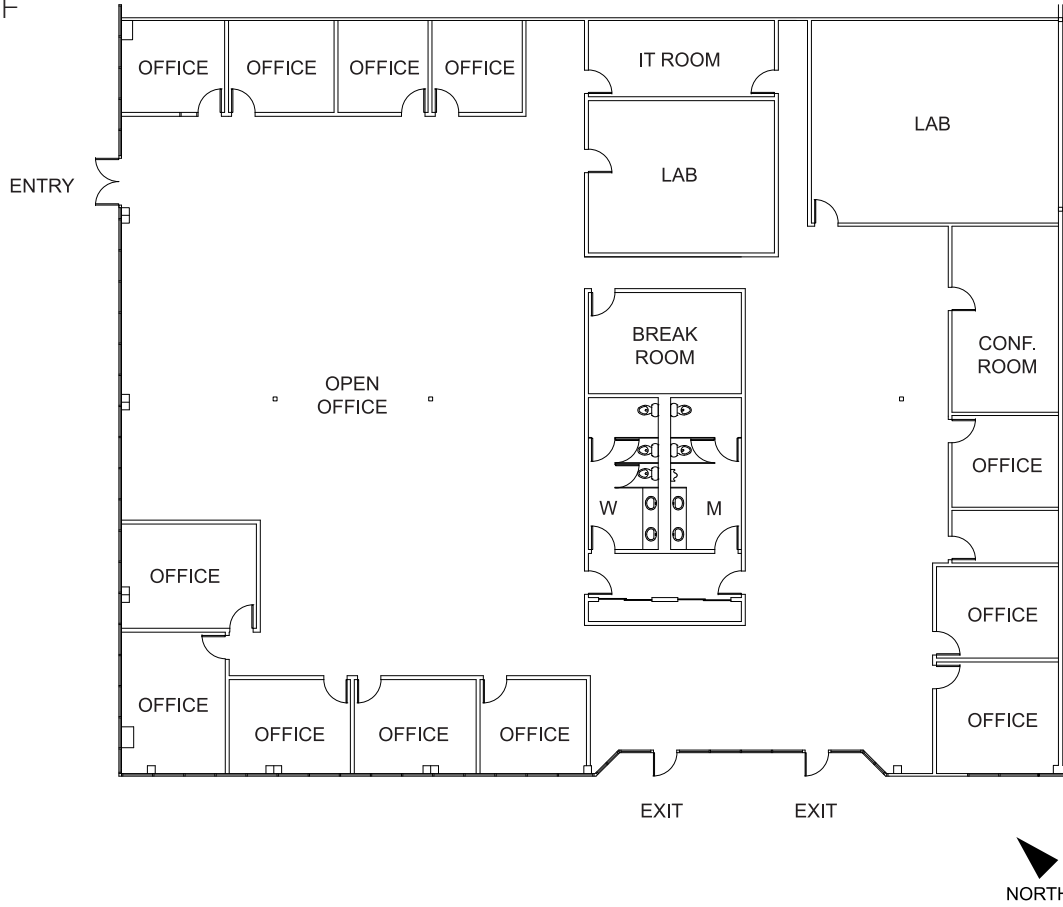
\$1.45 PSF/Month, NNN (\$0.51 OpEx)



Big Enough To Serve You. Small Enough To Know You...



For Lease | 11,608 SF



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