

**FOR LEASE**

**47200**  
BAYSIDE PARKWAY

**NEW  
OWNERSHIP**

FREESTANDING  
**±54,094 SF**  
BUILDING

HEAVY  
**4,000 AMP**  
POWER SERVICE

OWNED &  
MANAGED BY

 GRAYMARK CAPITAL

 **JADIAN**  
CAPITAL

**NEWMARK**

# PROJECT HIGHLIGHTS

## BUILDING FEATURES



Freestanding ±54,094 SF building on ±3.35 acres



1992 Construction, 2023 Renovation



18'-20' Clear Height



Dedicated 4,000 amps @ 277/480 volts power with 500 KW Backup Generator



New EV Charging Stations



Updated Lobby and Brand New Restroom Finishes (plus Showers)



New Break Room with Outdoor Patio



Three (3) Dock Positions and Three (3) Grade Level Doors



375 Tons of Brand New HVAC



Close proximity to hotels & fitness centers: Bay Club Fremont, Hyatt Place, Fremont Marriott, Springhill Suites, Marriott Courtyard



Immediate Access to I-880 & I-680 Freeways via Warren Avenue & Mission Blvd



Adjacent to Bayside walking/jogging trails with scenic water features, bridges, and local wildlife

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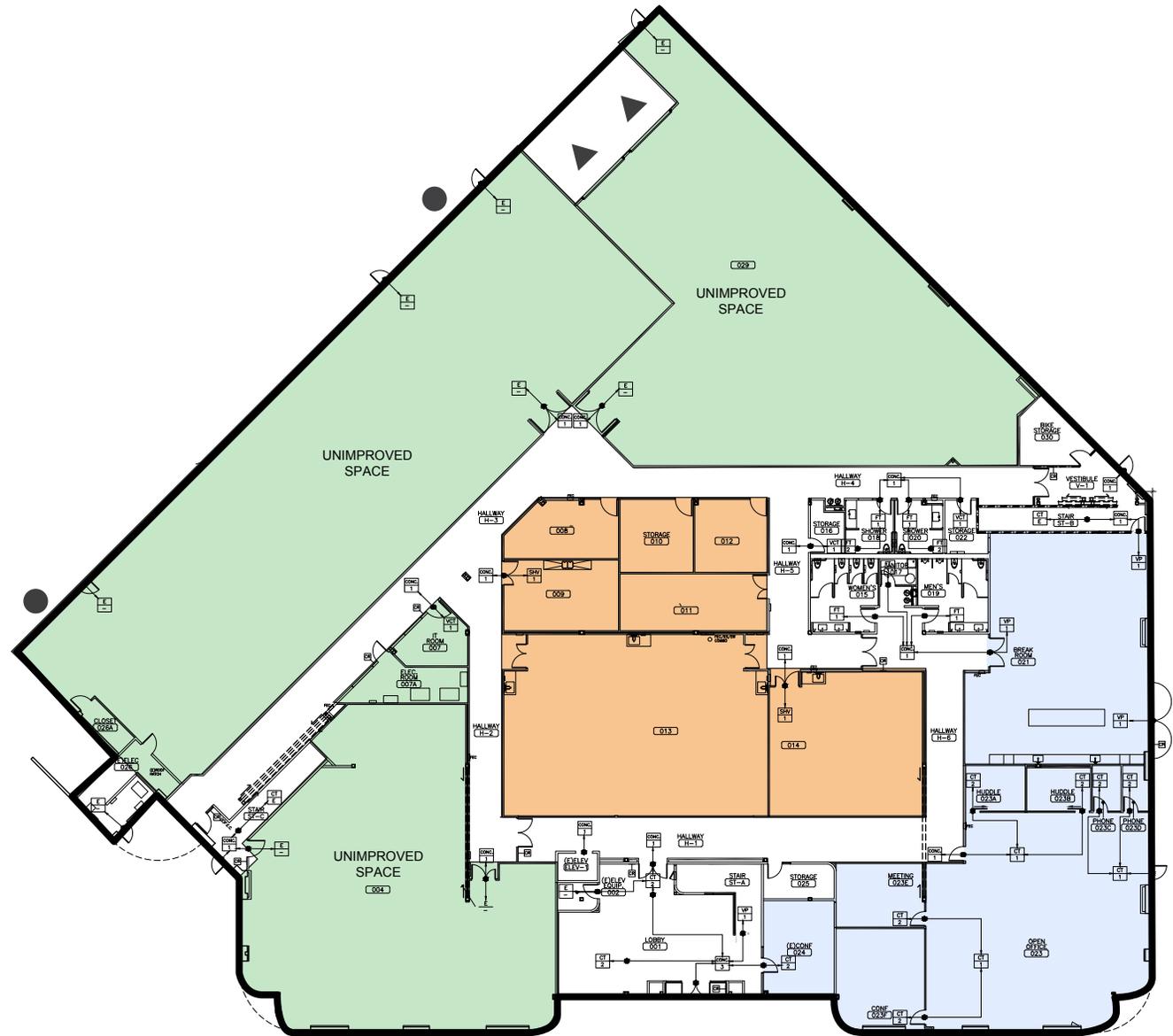


# FLOOR PLAN

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FIRST FLOOR  
±35,000 RSF

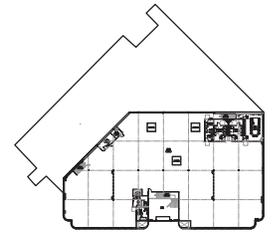
- R&D / Lab Areas
- Unimproved / Shell Condition
- Office
- Core/Circulation
- Dock Loading Door
- Grade Level Door



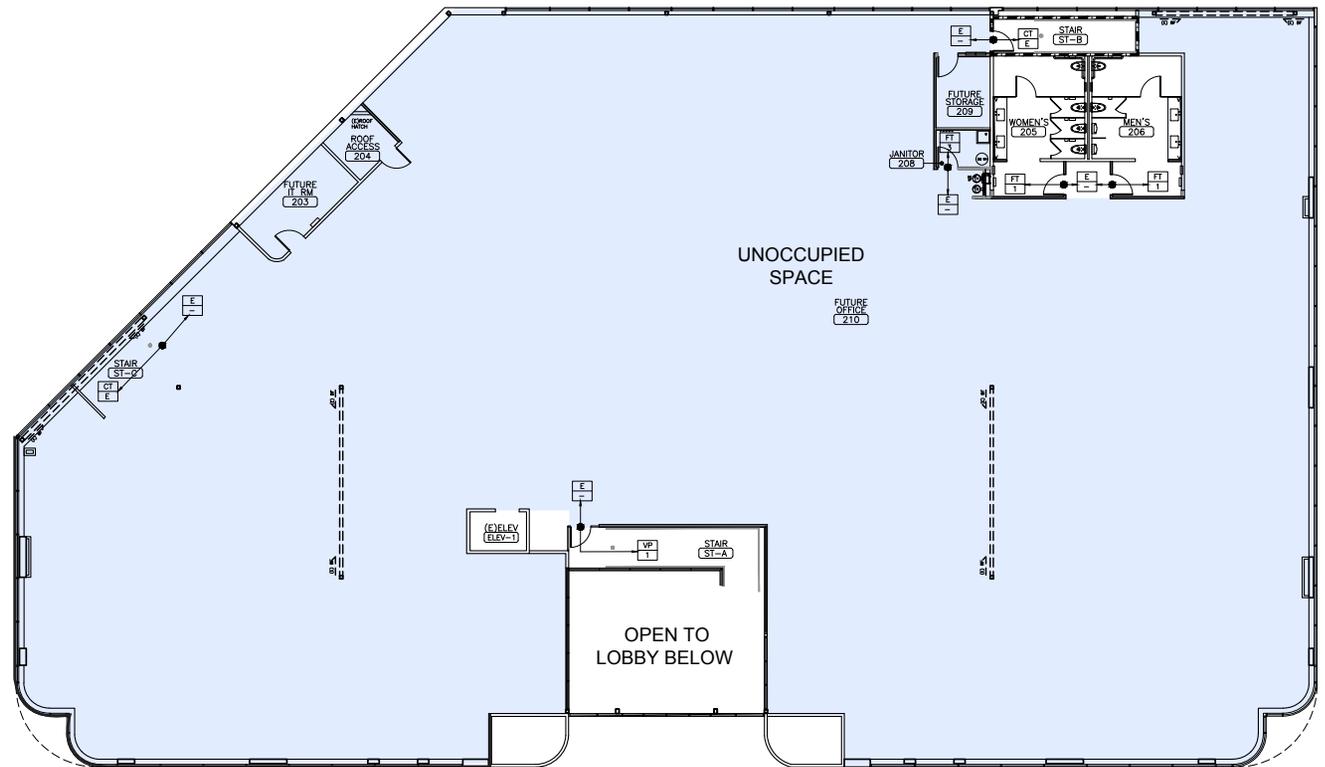
# FLOOR PLAN

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SECOND FLOOR - OFFICE  
±19,000 RSF



Building footprint



- Office
- Core/Circulation

# PHOTOS

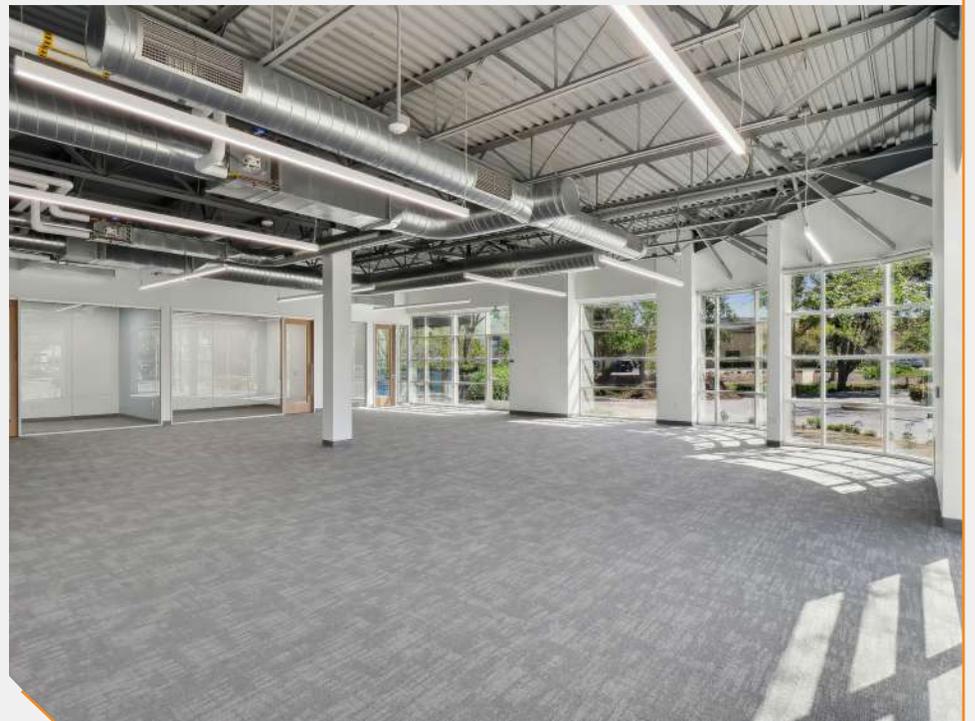
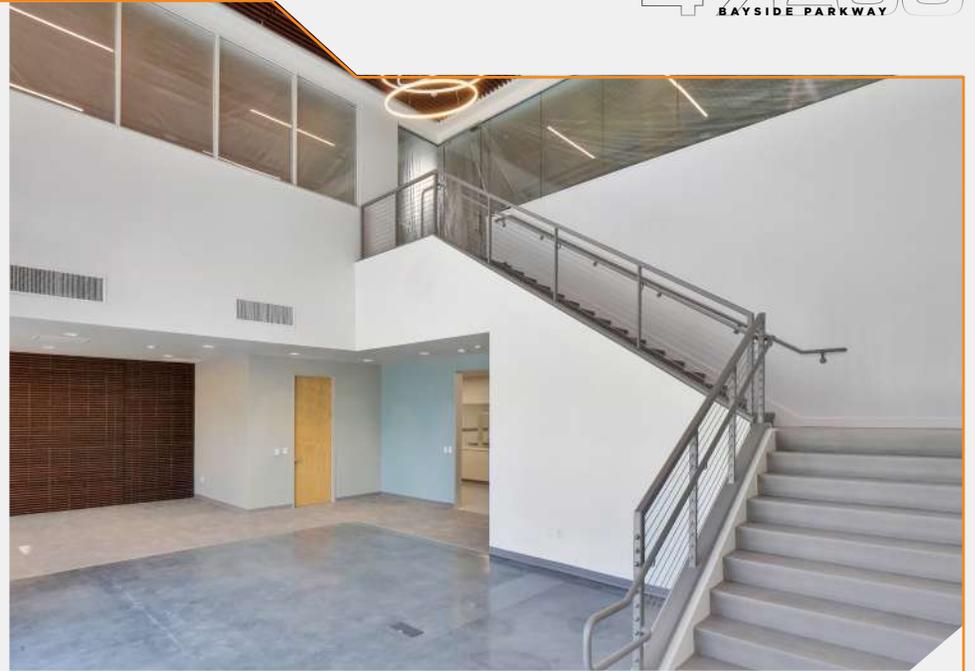
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# PHOTOS

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# NEIGHBORHOOD

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ALAMAR  
BIOSCIENCES

eurolins

THINK  
SURGICAL

mattson  
technology

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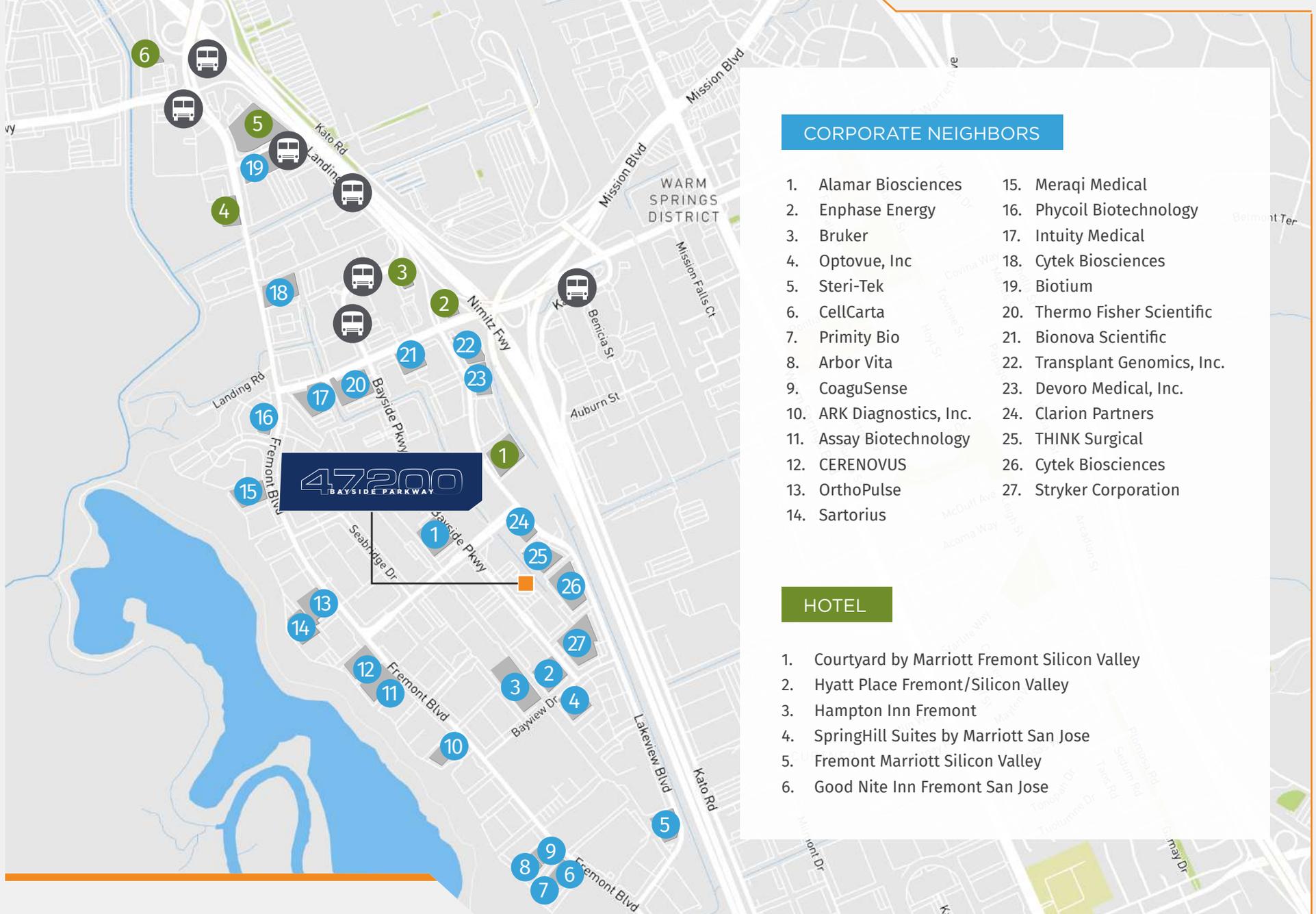
CYTEK  
TRANSCEND THE CONVENTIONAL

BizLink

Evolve  
MANUFACTURING

stryker

# AMENITIES



## CORPORATE NEIGHBORS

- |                           |                               |
|---------------------------|-------------------------------|
| 1. Alamar Biosciences     | 15. Meraqi Medical            |
| 2. Enphase Energy         | 16. Phycoil Biotechnology     |
| 3. Bruker                 | 17. Intuity Medical           |
| 4. Optovue, Inc           | 18. Cytek Biosciences         |
| 5. Steri-Tek              | 19. Biotium                   |
| 6. CellCarta              | 20. Thermo Fisher Scientific  |
| 7. Primity Bio            | 21. Bionova Scientific        |
| 8. Arbor Vita             | 22. Transplant Genomics, Inc. |
| 9. CoaguSense             | 23. Devoro Medical, Inc.      |
| 10. ARK Diagnostics, Inc. | 24. Clarion Partners          |
| 11. Assay Biotechnology   | 25. THINK Surgical            |
| 12. CERENOVUS             | 26. Cytek Biosciences         |
| 13. OrthoPulse            | 27. Stryker Corporation       |
| 14. Sartorius             |                               |

## HOTEL

1. Courtyard by Marriott Fremont Silicon Valley
2. Hyatt Place Fremont/Silicon Valley
3. Hampton Inn Fremont
4. SpringHill Suites by Marriott San Jose
5. Fremont Marriott Silicon Valley
6. Good Nite Inn Fremont San Jose

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