

AVAILABLE FOR LEASE

**3500 W. WARREN AVENUE**

FREMONT, CALIFORNIA

FREESTANDING **±61,824 SF**  
FLEX R&D/MANUFACTURING BUILDING  
ON **±4.66 Acres**



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**NEWMARK**

Owned and Managed by:



**nuveen**

# PROJECT HIGHLIGHTS



## BUILDING FEATURES





- Freestanding ±61,824 SF Flex R&D / Manufacturing Building on ±4.66 Acres
- Divisible to ±35,535 SF (3500 W. Warren) and ±26,289 SF (3550 W. Warren)
- Dedicated 2,000 amps @ 277/480 volts power service
- ±23,169 SF Office Areas with Natural Light and High Ceilings
- ±23,594 SF Mfg/Lab Areas with Class 10,000 Clean Rooms and Two (2) Fume Hoods
- ±7,766 SF Warehouse Areas Plus Tooling Shop
- Existing Stability Chamber "Hot Room" (20°C to 40°C) with RH Control for High Temp Electronics Testing
- Large Indoor/Outdoor Break Area Overlooking Landscaped Jogging Trails, Bridges, and Lagoon
- Walking Distance to Bay Club of Fremont
- Immediate Access to I-880 and I-680 via Warren Avenue @ Mission Blvd
- Two (2) Recessed Dock Doors with Pit Levelers
- Three (3) Oversized Grade Level Doors
- Large ±1,000 SF Equipment Pad with In-Place Equipment:
  - » Two (2) Air Compressors
  - » One (1) Bulk Nitrogen Storage Tank (Leased)
  - » Two (2) CDA Storage Tanks
  - » Two (2) Desiccant Dryers
- **Lease Rate: Contact Brokers**





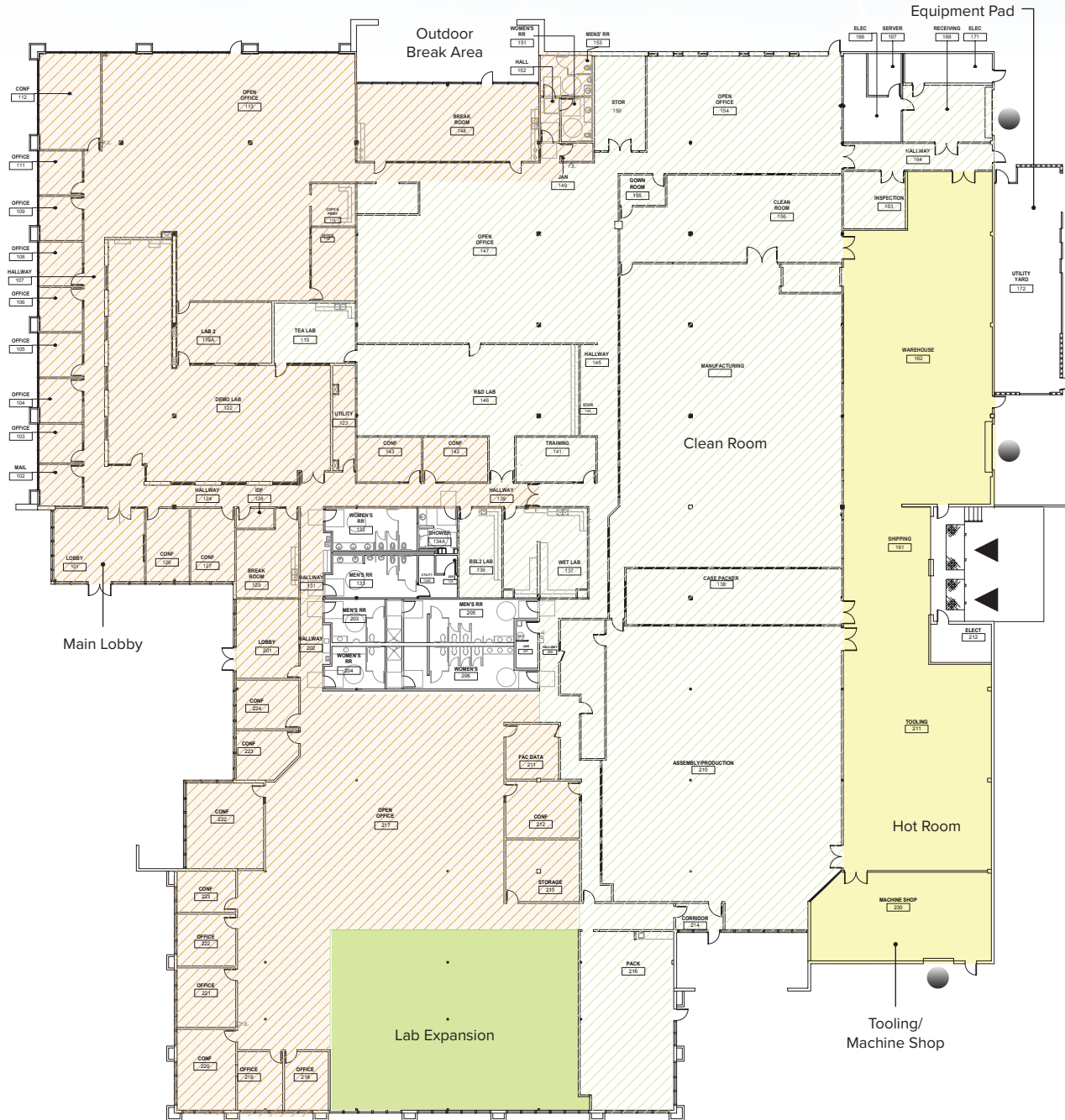
# FLOOR PLAN

## SINGLE TENANT PLAN

3500 W. Warren Avenue  
±61,824 SF

-  Office: ±23,169 SF
-  Manufacturing/Lab: ±23,594 SF
-  Lab Expansion Area: ± 3,284 SF
-  Warehouse: ±7,766 SF




-  Grade Level Loading Doors
-  Recessed Dock-High Loading Doors w/ Pit Levers






# FLOOR PLAN



## MULTI-TENANT PLAN

**3500 W. Warren Avenue  
Suite A: ±35,535 SF**

-  Office: ±14,154 SF
-  Lab: ±16,333 SF
-  Warehouse: ±3,756 SF

**3500 W. Warren Avenue  
Suite B: ±26,289 SF**

-  Office: ±9,016 SF
-  Lab: ±8,529 SF (Lab Expansion: ±3,284 SF)
-  Warehouse: ±4,012 SF

-  Grade Level Loading Doors
-  Recessed Dock-High Loading Doors w/ Pit Levers



# SITE PLAN



# AMENITIES



## CORPORATE NEIGHBORS

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

## 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



YOUR NAME HERE

3500

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INVESTORS**

**nuveen**