

# Advanced Lab/Industrial/Office for Sublease

## Prologis Park Bayside

3758 Spinnaker Court, Fremont, CA



### Bayside Advanced Lab/Industrial/Office for Sublease

- ±12,000 SF
- 45% Plug & play high tech office space
- 2 Class 10,000 clean rooms
- Type "L" occupancy in lab area
- 600 Amps @ 480V
- Extensive infrastructure:
  - LN2 Bulk Tank
  - Dry air
  - Compressed air
  - Specialized HVAC
- 9 Safety blast chambers
- 2 Grade level doors
- 4 EV charging stations

±12,000 SF

Corner Unit

Close Proximity to  
I-880 & I-680



#### Brian Mason, SIOR

EB Mason CRE  
1.408.472.9498  
brian@ebmasoncre.com  
License No. 01229363

#### Scott Borgia, SIOR

Executive Vice President  
1.408.221.4499  
scott.borgia@outlook.com  
License No. 00903600

3758 Spinnaker Court, Fremont, CA

The floor plan illustrates the layout of the Environmental Health Sciences Building, featuring a variety of functional spaces and specialized cleanroom environments. Key areas include:

- Machine Shop & Storage:** A large central area with a 12' roll-up bay door, equipped with a high-pressure equipment bay, clean dry air system, and N2 storage tank.
- Cleanroom Areas:** Multiple cleanrooms are designated with specific HEPA filter counts and years, such as HP1 - 4 Ton (2007), HP2 - 3 Ton (2017), and AC1 - 7.5 Ton (2004). These areas are color-coded and include detailed furniture and equipment layouts.
- Safety Chambers:** Four safety chambers (Safety Chamber 1 through 4) are located in the upper right section.
- Server Room:** A dedicated space for server equipment, located near the safety chambers.
- Support Spaces:** The plan includes a kitchenette, lounge, lobby, and various utility rooms like the eye wash station and utility closet.
- Equipment and Infrastructure:** Specific equipment like the backup generator pad and nitrogen compressor are also shown.

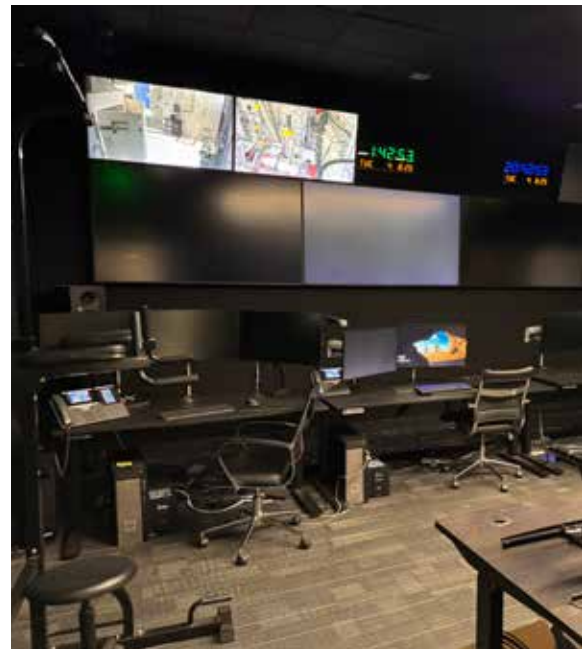
The plan uses color-coding to distinguish between different cleanroom classes and other functional zones, providing a clear overview of the building's complex layout.

*Benson*  
CRE

**Scott Borgia, SIOR**  
Executive Vice President  
1.408.221.4499  
scott.borgia@outlook.com  
License No. 00903600

# Advanced Lab/Industrial/Office for Sublease Prologis Park Bayside

3758 Spinnaker Court, Fremont, CA



*EB Mason*  
CRE

**Brian Mason, SIOR**

EB Mason CRE

1.408.472.9498

[brian@ebmasoncre.com](mailto:brian@ebmasoncre.com)

License No. 01229363

**Scott Borgia, SIOR**

Executive Vice President

1.408.221.4499

[scott.borgia@outlook.com](mailto:scott.borgia@outlook.com)

License No. 00903600



# Advanced Lab/Industrial/Office for Sublease Prologis Park Bayside

3758 Spinnaker Court, Fremont, CA



**Brian Mason, SIOR**

EB Mason CRE

1.408.472.9498

[brian@ebmasoncre.com](mailto:brian@ebmasoncre.com)

License No. 01229363

**Scott Borgia, SIOR**

Executive Vice President

1.408.221.4499

[scott.borgia@outlook.com](mailto:scott.borgia@outlook.com)

License No. 00903600



# Advanced Lab/Industrial/Office for Sublease Prologis Park Bayside

3758 Spinnaker Court, Fremont, CA



*EB Mason*  
CRE

## Brian Mason, SIOR

EB Mason CRE

1.408.472.9498

[brian@ebmasoncre.com](mailto:brian@ebmasoncre.com)

License No. 01229363

## Scott Borgia, SIOR

Executive Vice President

1.408.221.4499

[scott.borgia@outlook.com](mailto:scott.borgia@outlook.com)

License No. 00903600