

# 41805 ALBRAE STREET FREMONT, CA



±8,293 SF OFFICE/R&D CONDO

880 VISIBILITY

OWNER/USER OPPORTUNITY

FOR SALE OR LEASE

TOURS BY APPOINTMENT

AVAILABLE NOW

EXCLUSIVE AGENT:

**FRED EDER**

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## HIGHLIGHTS

- ±8,293 SF Office/R&D Condo
  - First Floor : ±4,357 SF  
( ±3,059 SF of Office & ±1,298 SF of Warehouse)
  - Second Floor ±3,936 SF of Office
- Breakrooms and Restrooms on Each Floor
- Possible Kitchen and Prep Area
- Furniture Can Be Available
- 1 Grade Level Door
- Sprinklered
- Possible Fenced Yard Area
- Extensive Glass Line
- Corner Unit
- 880 Visibility
- Monument Signage
- Tours Are by Appointment Only
- Available Now



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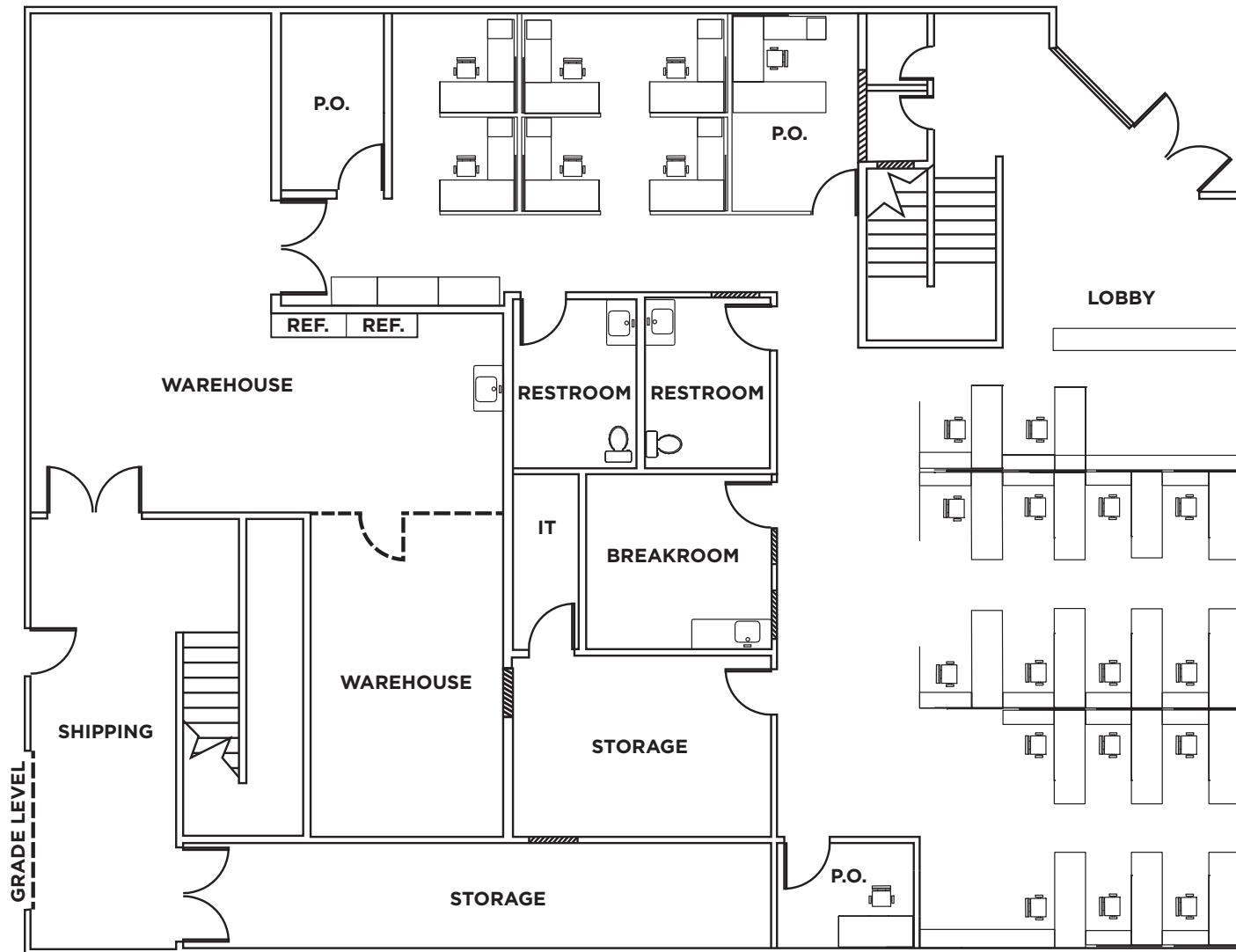
# 41805 ALBRAE STREET

## FREMONT, CA



## FLOOR PLAN

• First Floor



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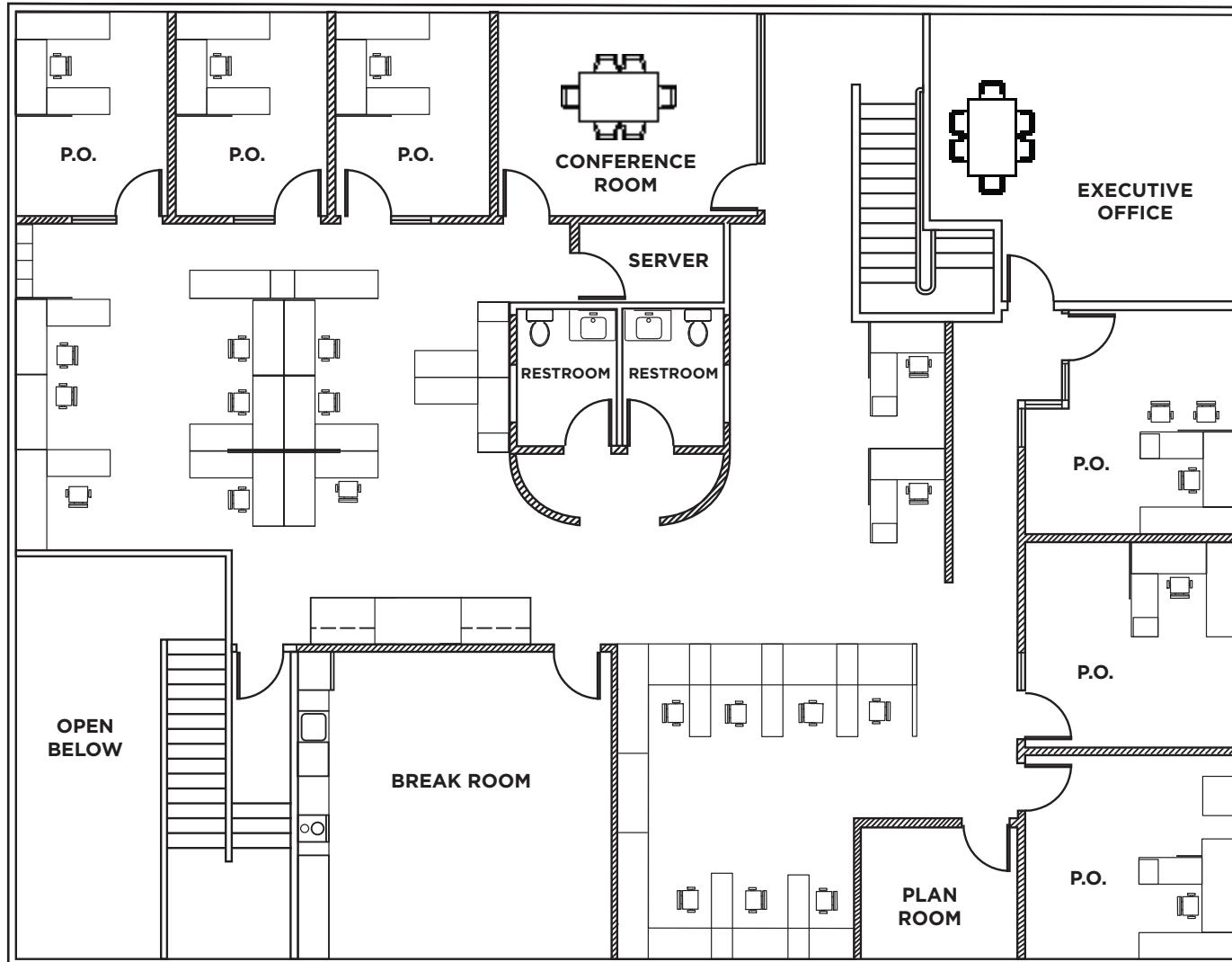
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# 41805 ALBRAE STREET FREMONT, CA



## FLOOR PLAN

• Second Floor



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# LOCATION MAP

