ARDENWOOD POINT

FREMONT | CALIFORNIA



±44,320 - 436,570 SF FOR LEASE













Ability to Deliver up to 436,570 SF Office/R&D/Advanced Manufacturing/ Life Science Buildings



Building 1: Single Story | 44,320 SF Building 2: Two Story | 74,750 SF

Building 3: Two-Story | 74,750 SF Building 4: Two-Story | 78,000 SF Building 5: Two-Story | 74,750 SF

Building 6: Two-Story | 90,000 SF



Building Heights:

Building 1: 23 Feet

Buildings 2, 3, 4, 5, 6: 18 Feet on First Floor, 15

Feet on Second Floor



Up to 4,000 Amps at 277/480 Volts per Building



Dock & Grade Level Loading



±3.2/1,000 Parking



Conveniently located to all Bay Area airports and major freeways



Reverse commute to SF Peninsula across the Dumbarton Bridge - approximately 10 to 15 minute drive to Menlo Park and Palo Alto areas

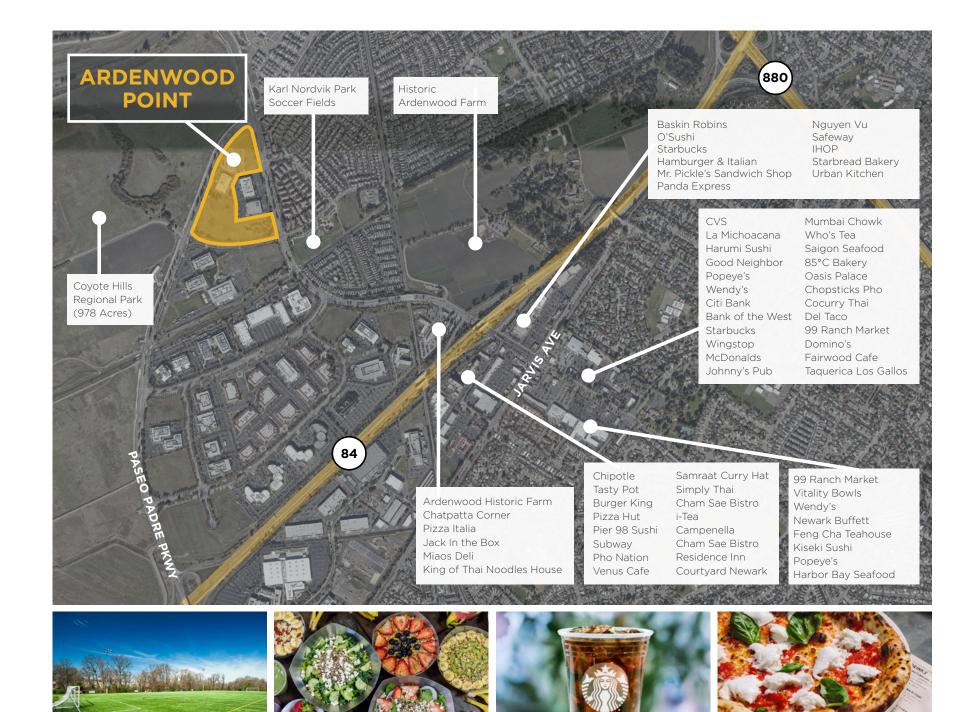


Close to amenities and public transportation









AIRPORTS

San Jose International Airport: 22 Miles Oakland International Airport: 20 Miles San Francisco International Airport: 26 Miles

DRIVE TIMES

Palo Alto: 23 Minutes

San Jose Airport: 25 Minutes

San Jose: 29 Minutes Oakland: 34 Minutes

Oakland Airport: 25 Minutes San Francisco: 48 Minutes

San Francisco Airport: 37 Minutes

Livermore: 41 Minutes

BART TIMES

Fremont BART: 6 Minutes Castro Valley: 19 Minutes

Oakland City Center BART: 31 Minutes Dublin/Pleasanton BART: 33 Minutes Embarcadaro BART (SF): 41 Minutes San Francisco Airport BART: 77 Minutes

HIGHWAYS

Major Highways: 880/17 & 680/280, Routes 84, 238 & 262

PORTS

Redwood City: 13 Miles, Oakland: 25 Miles Richmond: 38 Miles

PUBLIC TRANSPORTATION

- Bay Area Rapid Transit (BART)
 System 2 Stations
- Less than a 10 Minute Shuttle to and from BART Station
- Rail Transport Including Altamont Commuter Express (ACE) and Amtrak Capitol Corridor
- · Local Bus Service



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