



# Class-A Plug & Play R&D Sublease

46539 Fremont Blvd, Fremont | 10,547 SF

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# Sublease Highlights:

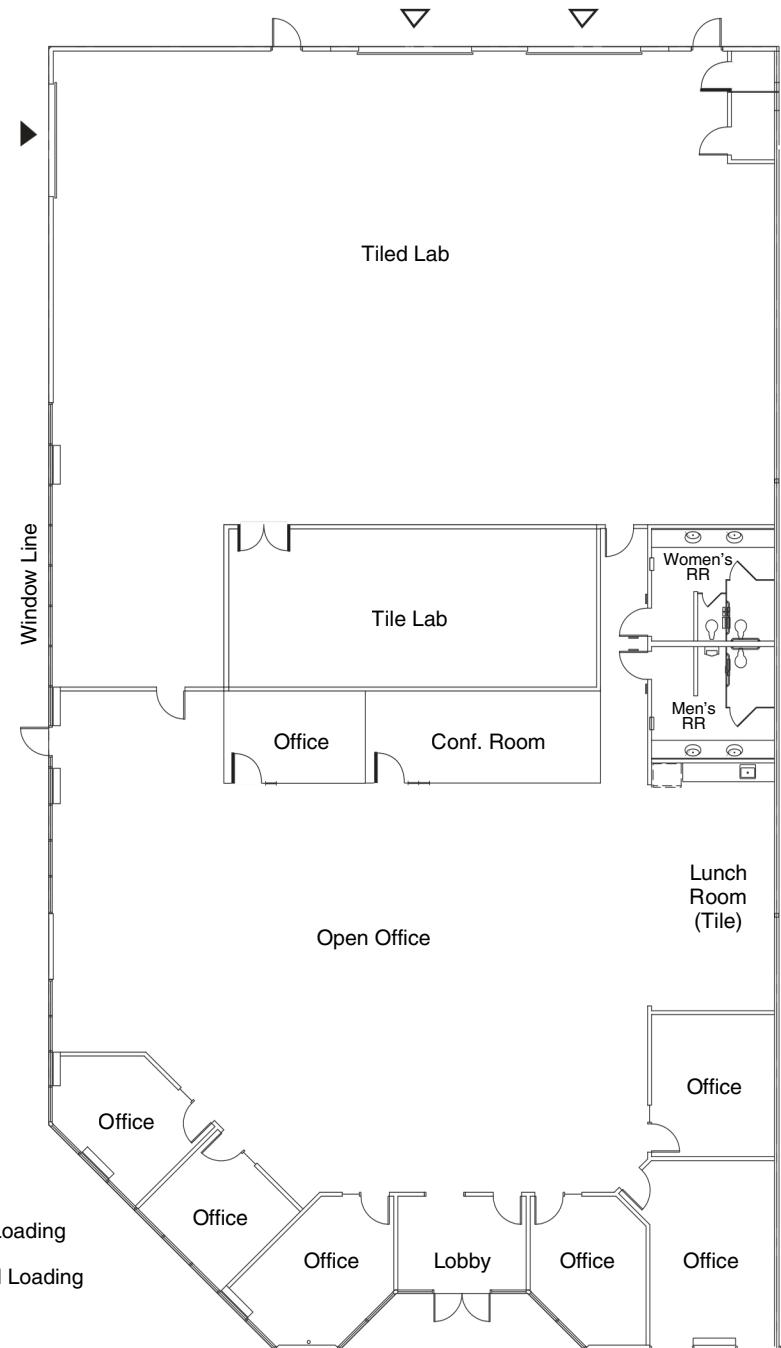


- Move-in ready R&D space with furniture included
- Fully renovated interiors & exteriors
- Excellent location in premier Bayside Tech Project
- LED: 10/31/2030 (Longer term available)
- Walking distance to hotels, Club Sport, and retail

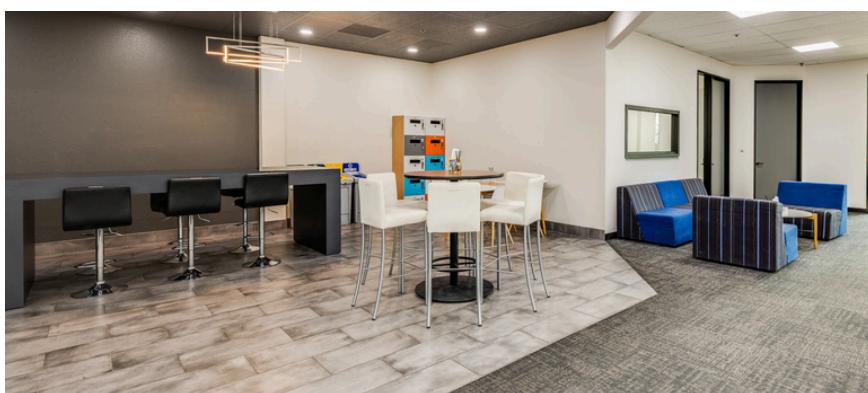
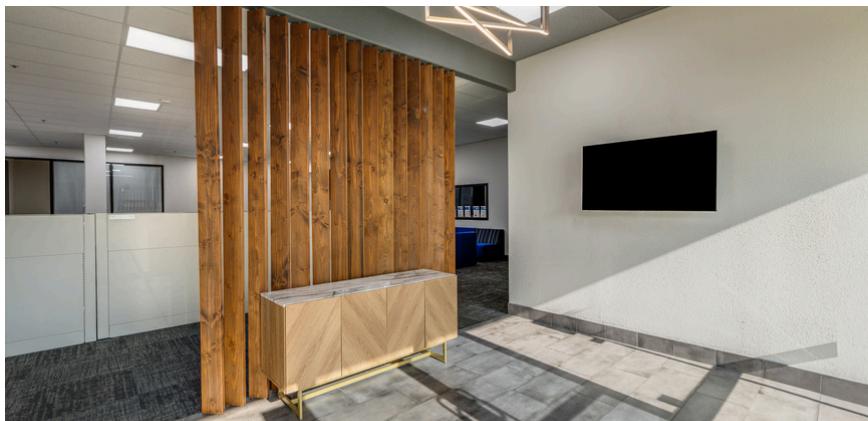
- Access to Bart/Shuttle Bus Line
- Outdoor amenities include: Picnic tables, basketball court, horseshoe pit, & access to walking/jogging trails
- State of the art security cameras
- ChargePoint EV chargers located at each building

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- 7 Private Offices
- 1 Conference Room
- Multiple Lab Areas
- 400 Amps @ 480 Volts Power  
(Tenant to Verify)
- 2 Grade Level Doors
- 1 Dock Level Door
- 100% Drop Ceiling HVAC
- Fully Renovated Restrooms
- New Break Room w/ Wet Bar & Dishwasher
- Existing Compressed Air Lines & Vacuum lines



# Interior Office Photos:



# Lab/Loading Photos:



# Project Photos:



# Amenity Map



# 46539 Fremont Boulevard, Fremont $\pm 10,547$ SF



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