



Class-A Plug & Play R&D Sublease

46539 Fremont Blvd, Fremont | 10,547 SF












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Sublease Highlights:

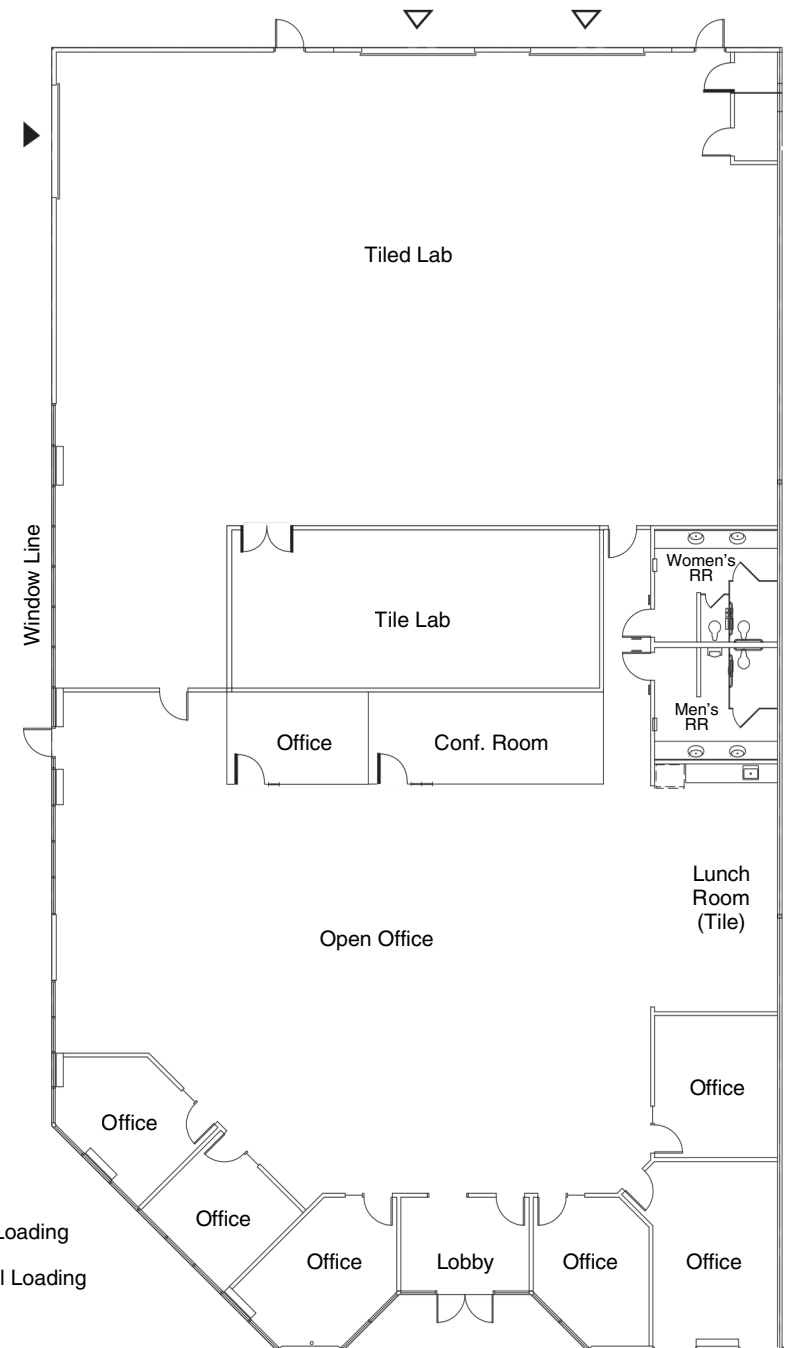


-  Move-in ready R&D space with furniture included
-  Fully renovated interiors & exteriors
-  Excellent location in premier Bayside Tech Project
-  LED: 10/31/2030 (Longer term available)
-  Walking distance to hotels, Club Sport, and retail

-  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



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