

BAYSIDE REALTY PARTNERS PRESENTS

# Farwell Medical Building

39180 Farwell Drive, Fremont, California

*Class A Medical Building in Fremont*



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# Farwell Medical Building

## 39180 Farwell Drive, Fremont, California

### LOCATION

- Two miles to Washington Hospital Healthcare System, Fremont Hospital and Kaiser Permanente
- To-be-delivered vacant suites include:  
Ambulatory Surgery Center  
MRI Imaging Center  
Physical Therapy
- At Mowry/880 interchange, allowing excellent access to East Bay and Peninsula communities
- Restaurants, coffee shops, retail and hotels within walking distance



### BUILDING

- Rare opportunity to lease very modern, fully built out ambulatory surgery center and clinical spaces available immediately
- Spaces range from 867–31,072 RSF
- Very abundant on-site parking within steps of building lobby
- Modern common areas
- Backup generator available



# Farwell Medical Building

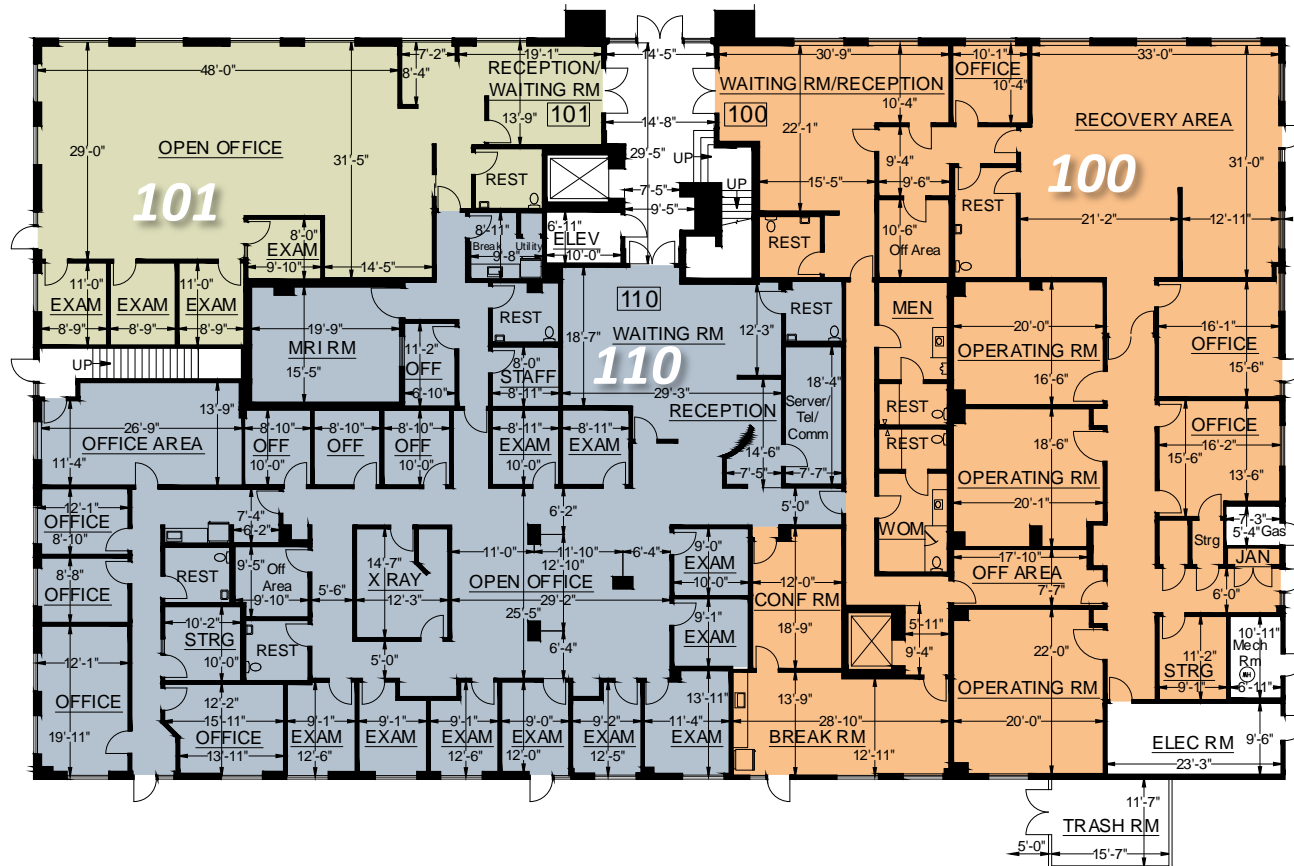
39180 Farwell Drive, Fremont, California



# Farwell Medical Building

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Full floor of approximately 15,526 sf available



**Suite 100** 6,383 RSF  
Waiting room/reception, 5 offices, 3 operating rooms, recovery area, 4 restrooms, storage, conference room

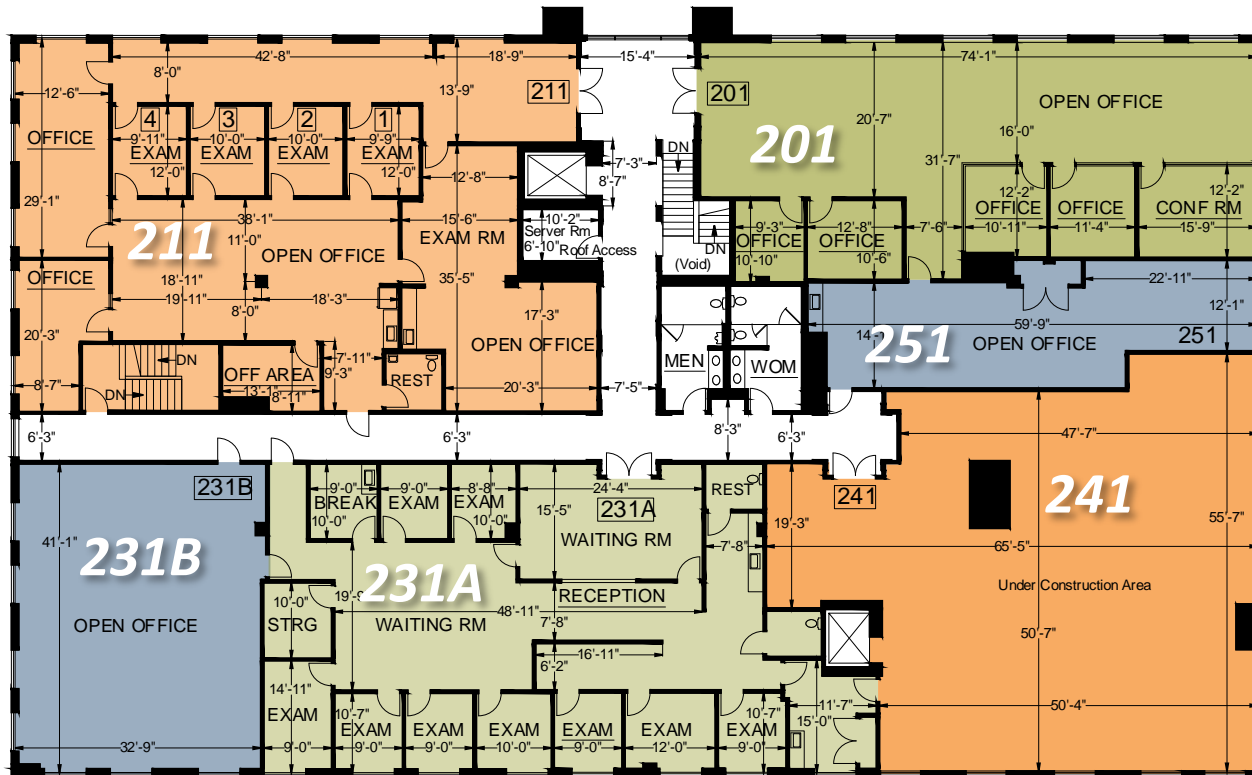
**Suite 101** 2,454 RSF  
Waiting room/reception, 4 exam rooms, open space, restroom

**Suite 110** 6,689 RSF  
Waiting room/reception, 10 exam rooms, 8 offices, open space, storage, 3 restrooms, x-ray room, MRI room, breakroom, storage

# Farwell Medical Building

39180 Farwell Drive, Fremont, California

**Full floor of approximately 15,546 sf available**



**Suite 201** 2,732 RSF  
Open space, 5 offices

**Suite 211** 4,180 RSF  
Open office space, 3 private offices, 4 exam rooms, restroom

**Suite 231A** 3,659 RSF  
Waiting room/reception, exam/offices, storage, 2 restrooms

**Suite 231B** 1,654 RSF  
Open office space

**Suite 241** 2,454 RSF  
Under construction

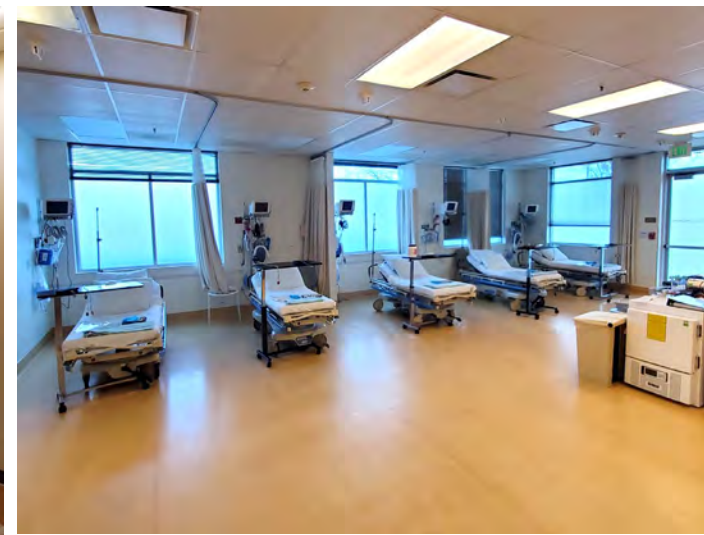
**Suite 251** 867 RSF  
Open office space



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# Meet Your Expert Team



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# DOMINANT. EXPERT. INFLUENTIAL.

# BAYSIDE REALTY PARTNERS

*The preeminent provider of management, leasing, construction management and accounting services for healthcare properties.*



## MARKET LEADER

- Leasing & Property Management
- Investment Sales
- Tenant Representation
- Construction Management
- Property Repositioning



## INFLUENTIAL NETWORK

- Institutional Investors
- Healthcare Systems and Healthcare Districts
- Physicians & Districts
- Private Investors



## DOMINANT FOOTPRINT

- 2 million SF leased & managed
  - 50+ MOB portfolio
  - 10,000-240,000 SF
  - 500,000 SF portfolio
- San Francisco's largest MOBs
- 950+ leases executed
- 500+ medical and dental tenants

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