



For Lease | Downtown Professional Offices

Fremont Office Space

39199 & 39221 Paseo Padre Parkway | Fremont, CA

CITY CENTER OFFICE BUILDING

Highlights

- Prime Fremont Downtown/City Center
- Two blocks from BART
- On corner with traffic signals, across from Raley's, Wells Fargo, and bus stop
- Near retail, banks, restaurants, and hospitals
- Next door to City Hall; one block from County Building
- 24/7 access with separate exterior entry
- On-site and off-site parking and secured garage parking
- Building and monument signage
- Paseo Padre Pkwy. traffic counts: ±26,000 ADT
- Newly renovated common areas and restrooms
- Low load factor



Accelerating success.

Contact Broker

René Brochier

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Colliers

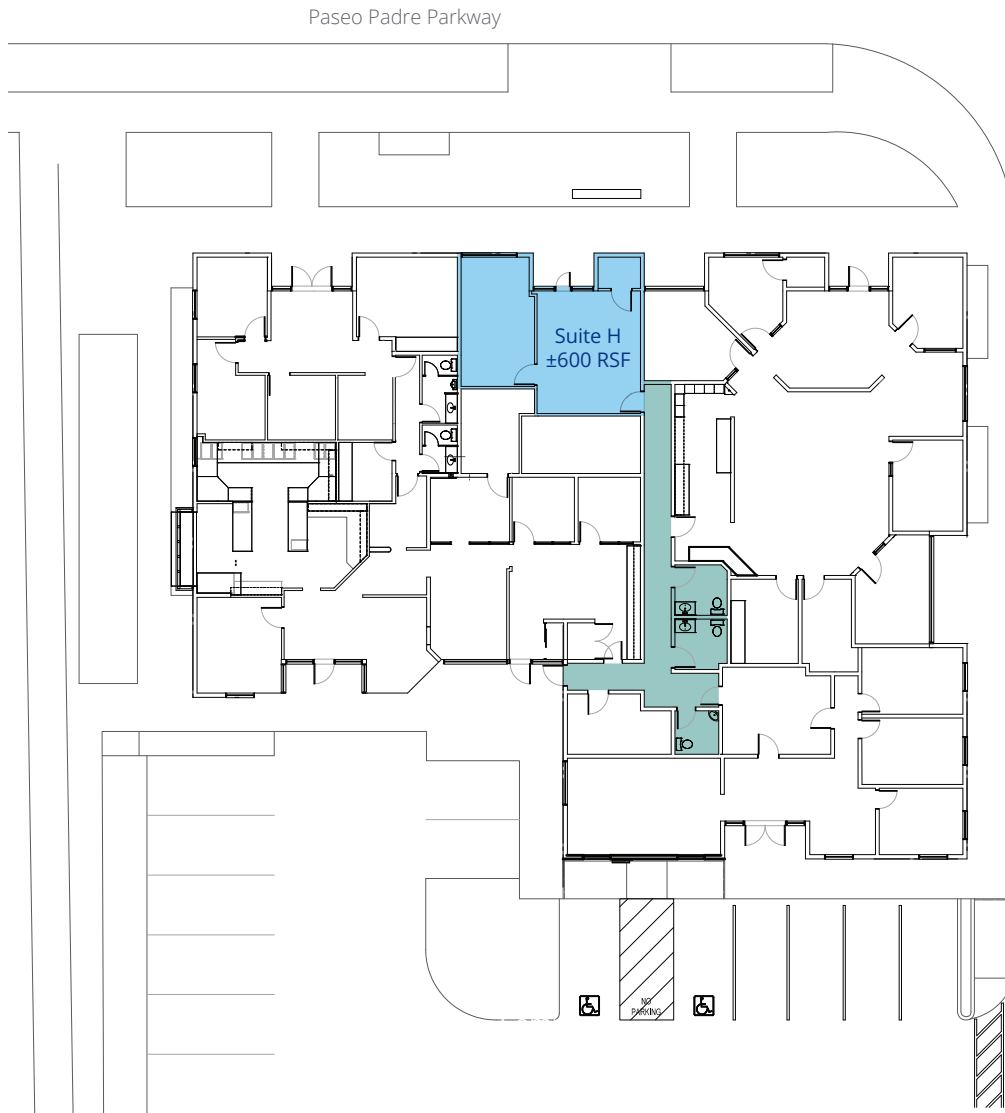
4301 Hacienda Drive, Suite 430
Pleasanton, CA 94588
colliers.com

39199 Paseo Padre Parkway | Fremont, CA

Site Plan

Available Suites

Address	Suite	Rentable Square Feet
39199 Paseo Padre Parkway	H	±600 SF



*Plan not to scale



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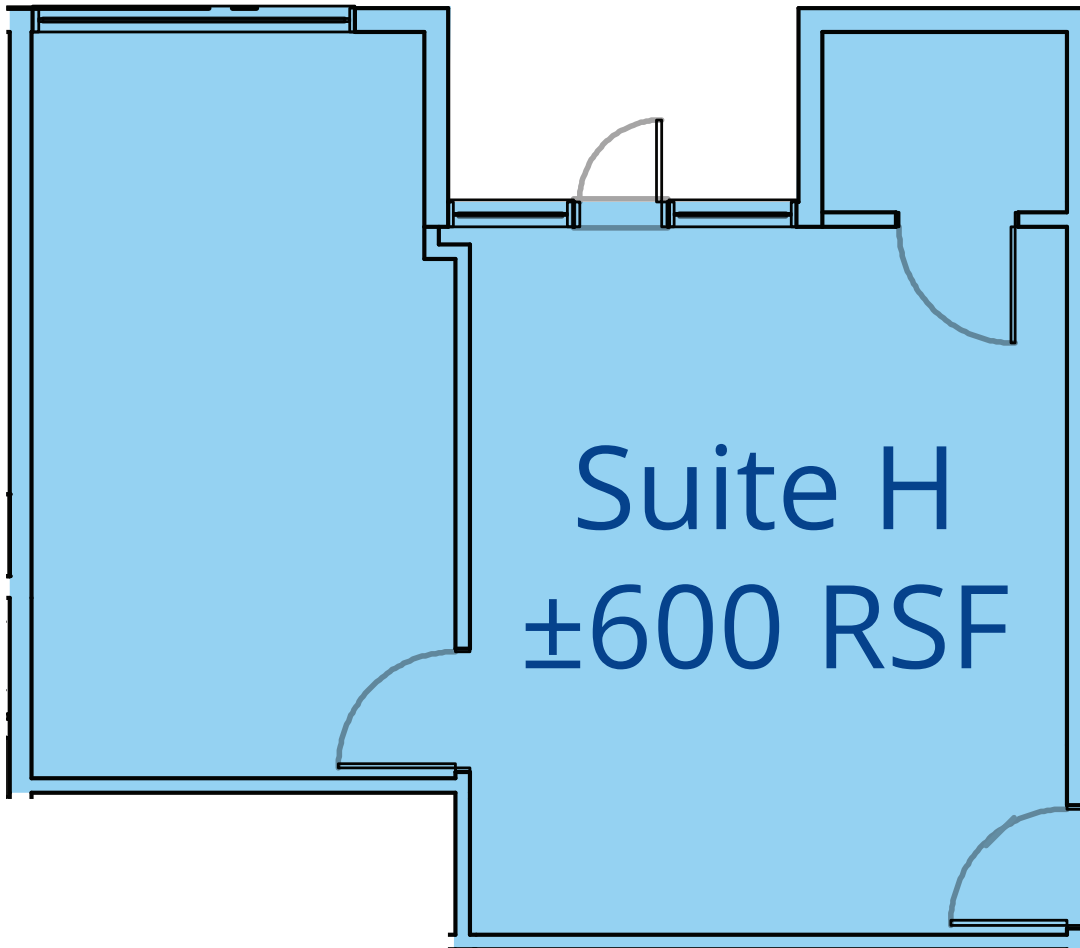
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39199 Paseo Padre Parkway | Fremont, CA

Floor Plan | Suite H



**Plan not to scale*



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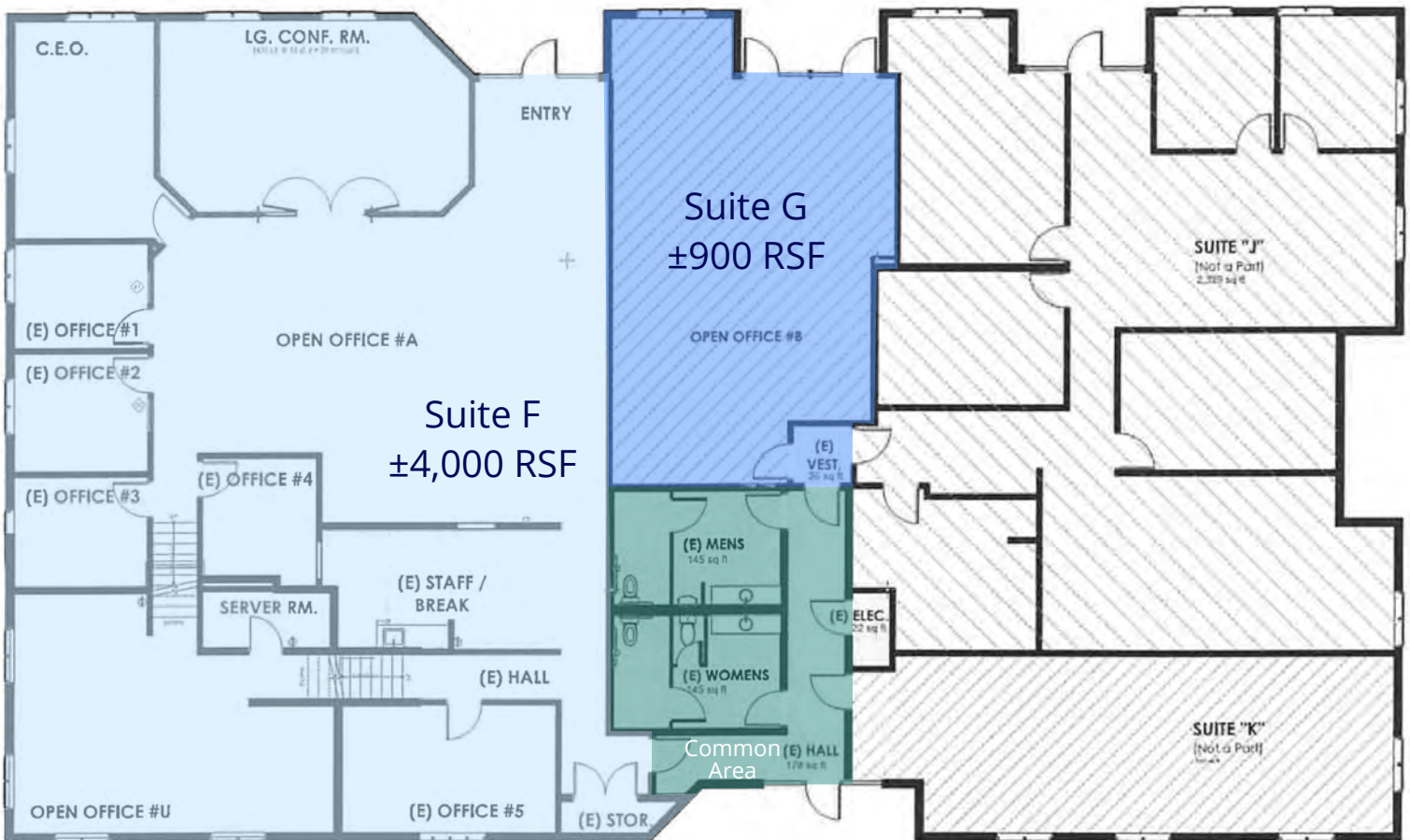
Colliers

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Site Plan

Available Suites

Address	Suite	Rentable Square Feet
39221 Paseo Padre Parkway	F	±4,000 SF
39221 Paseo Padre Parkway	G	±900 SF
39221 Paseo Padre Parkway	F & G	±4,900 SF



*Plan not to scale

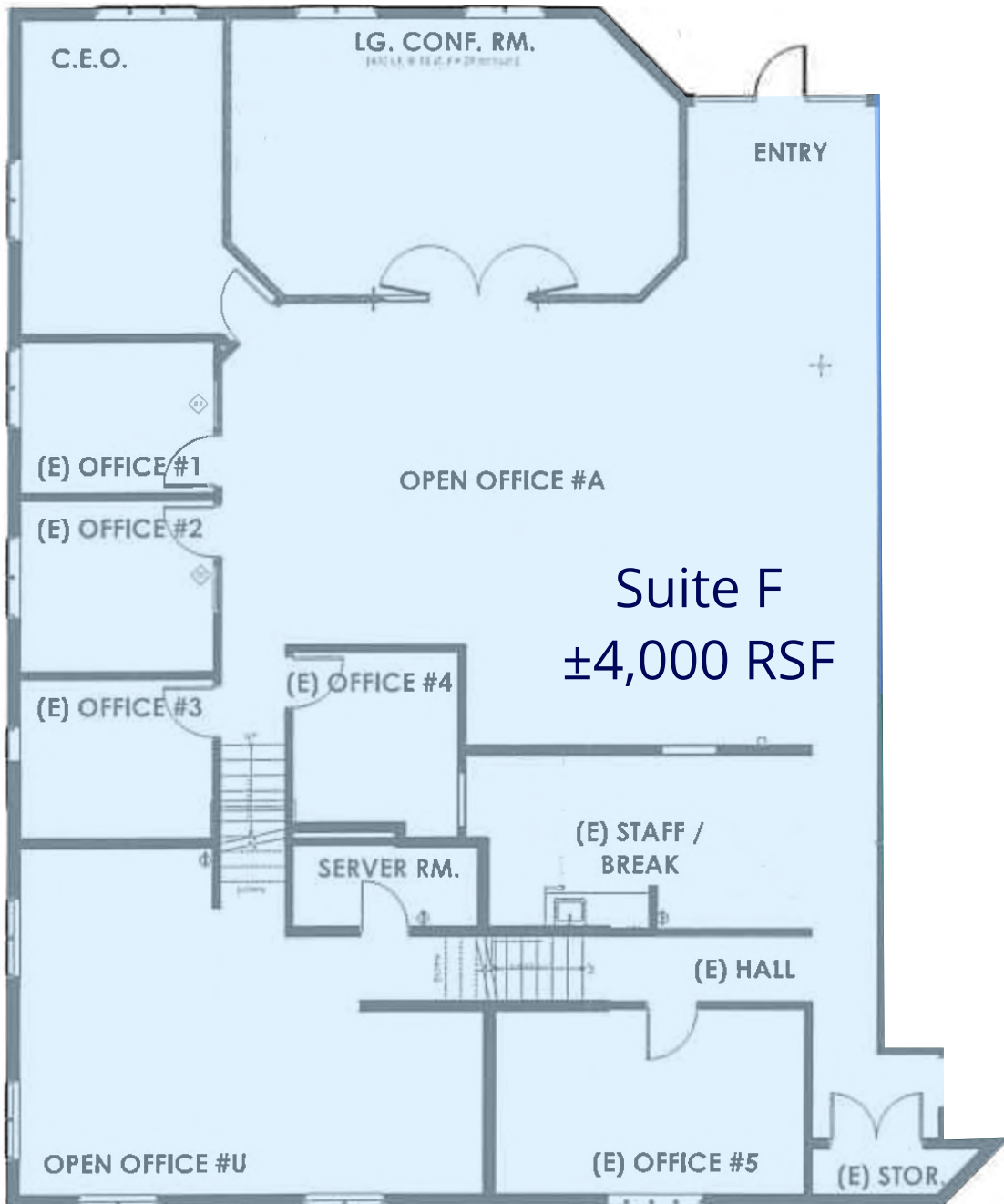


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39221 Paseo Padre Parkway | Fremont, CA

Floor Plan | Suite F



*Plan not to scale



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39221 Paseo Padre Parkway | Fremont, CA

Floor Plan | Suite G



**Plan not to scale*



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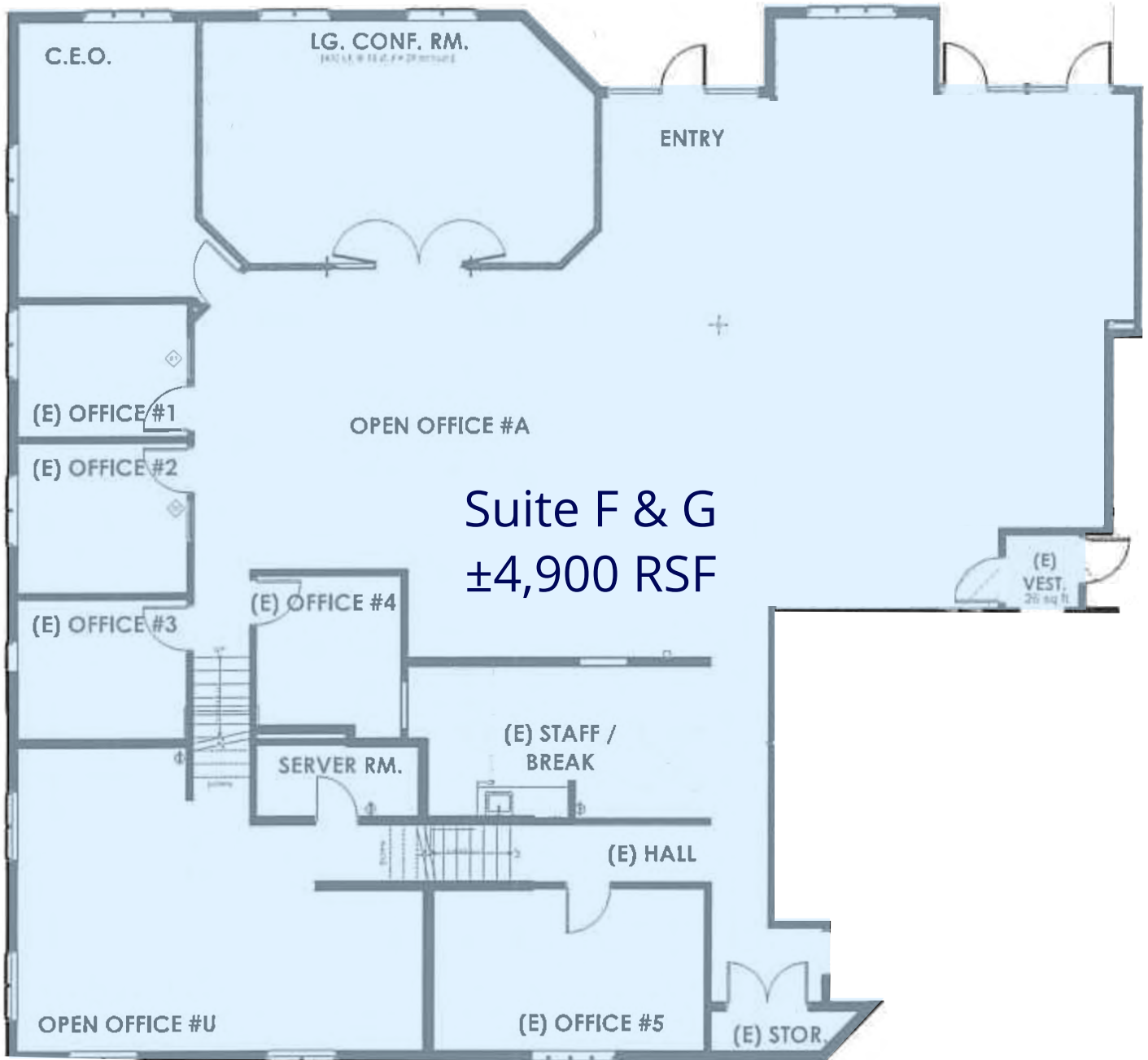
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Floor Plan



Suite F & G
±4,900 RSF

*Plan not to scale



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Aerial Overview



Walgreens

Panera BREAD



Peet's COFFEE

Raley's



VITALITYBOWLS SUPERFOOD CAFE

Fremont

WELLS FARGO

39199 & 39221 Paseo Padre Parkway



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