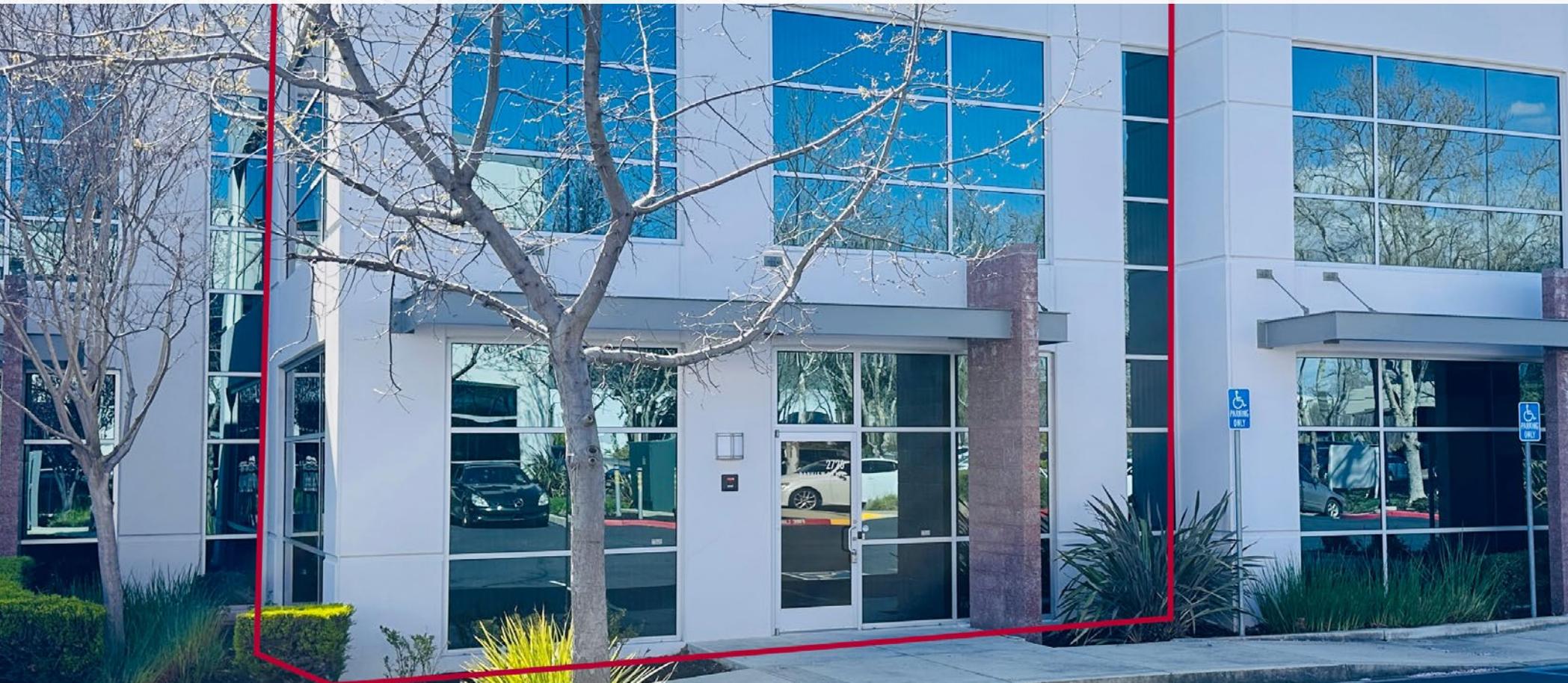


OFFICE / WAREHOUSE CONDO  
**FOR LEASE**

2726 Bayview Dr.  
Fremont, CA



**PRICE**  
\$1.20/SF NNN  
(\$0.58/SF)



**BUILDING SIZE**  
± 3,083 SF



**LOT SIZE**  
± 414,168 SF  
(± 9.508 acres)



**YEAR BUILT**  
2008



**LAYOUT**  
50% office  
50% warehouse



**APN**  
519-1739-26

**THE IVY GROUP**  
Commercial Properties, Above & Beyond

**TIM VI TRAN, SIOR, CCIM**  
[tim@theivygroup.com](mailto:tim@theivygroup.com) | 510.213.8883  
CA DRE #01784630

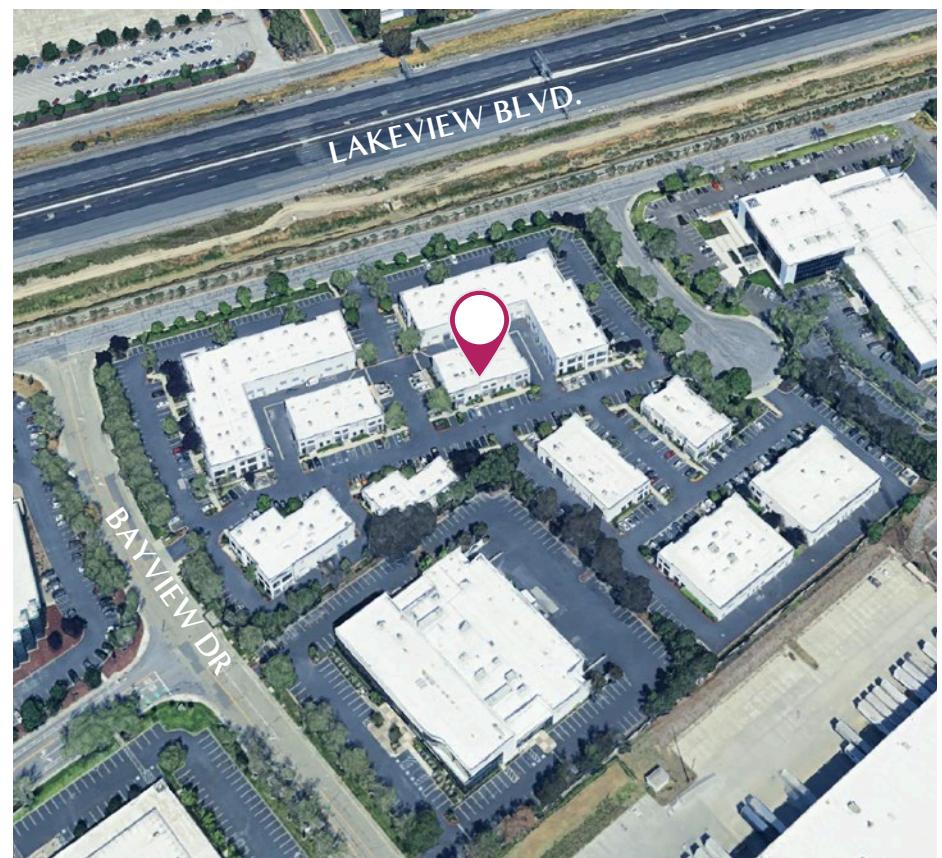
# HIGHLIGHTS

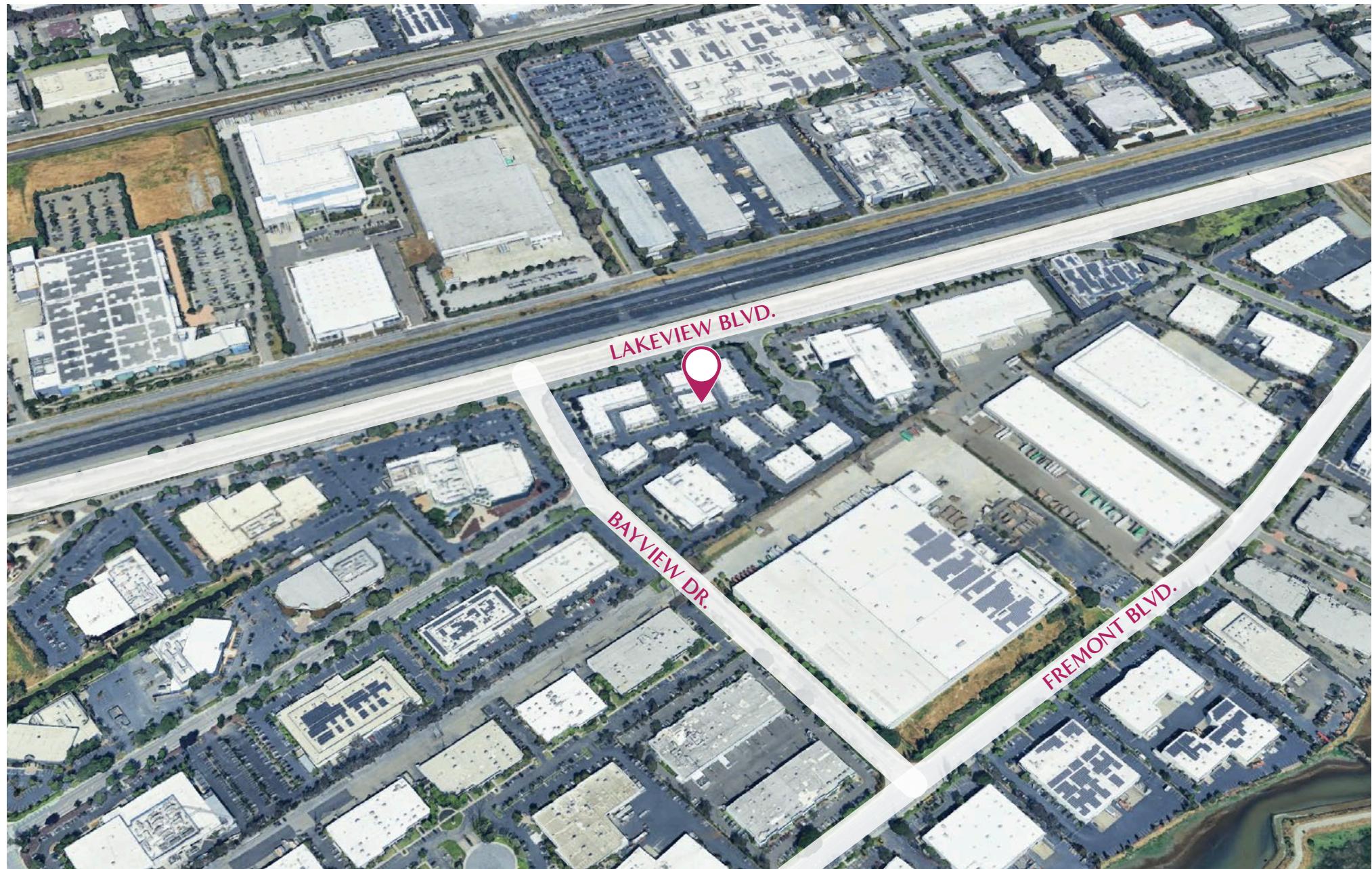
OFFICE / WAREHOUSE CONDO  
FOR LEASE

The Ivy Group is excited to offer a prime office/warehouse condominium for lease in the prestigious Fremont Tech Center. Ideally located with exceptional access to major freeways, this property provides an unbeatable combination of convenience and visibility. Surrounded by top-tier amenities, it offers a turnkey solution for established businesses looking to expand and thrive in a high-demand area.

Zoned Industrial Tech (IT), this versatile space is perfect for a wide range of business operations, making it an ideal choice for financially strong and growth-oriented tenants. Ample onsite parking ensures ease of access for employees and clients alike. Opportunities like this are rare and in high demand—take advantage of this premium space to elevate your business. Act now!

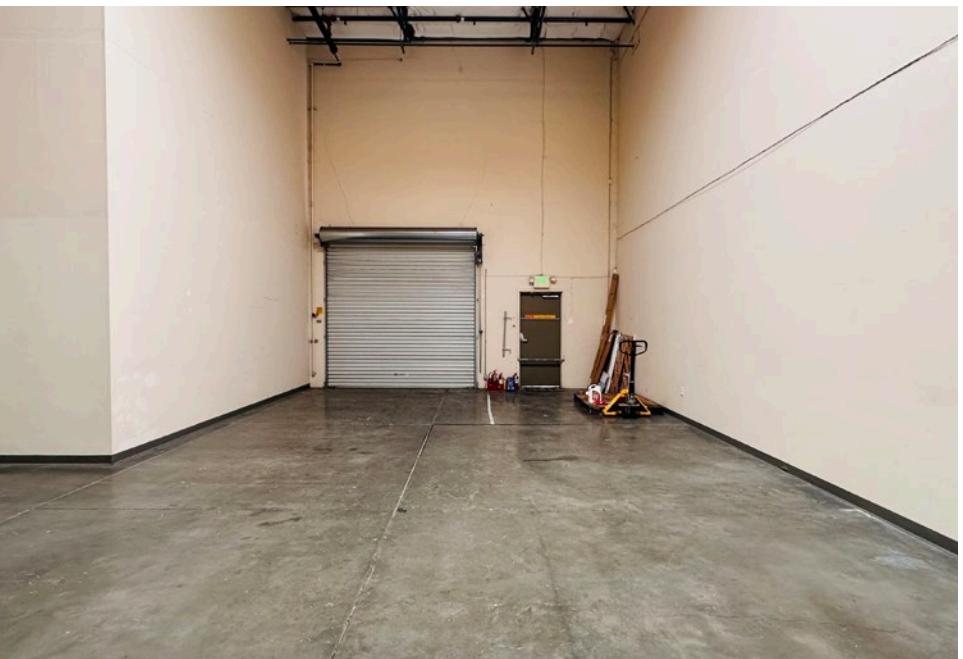
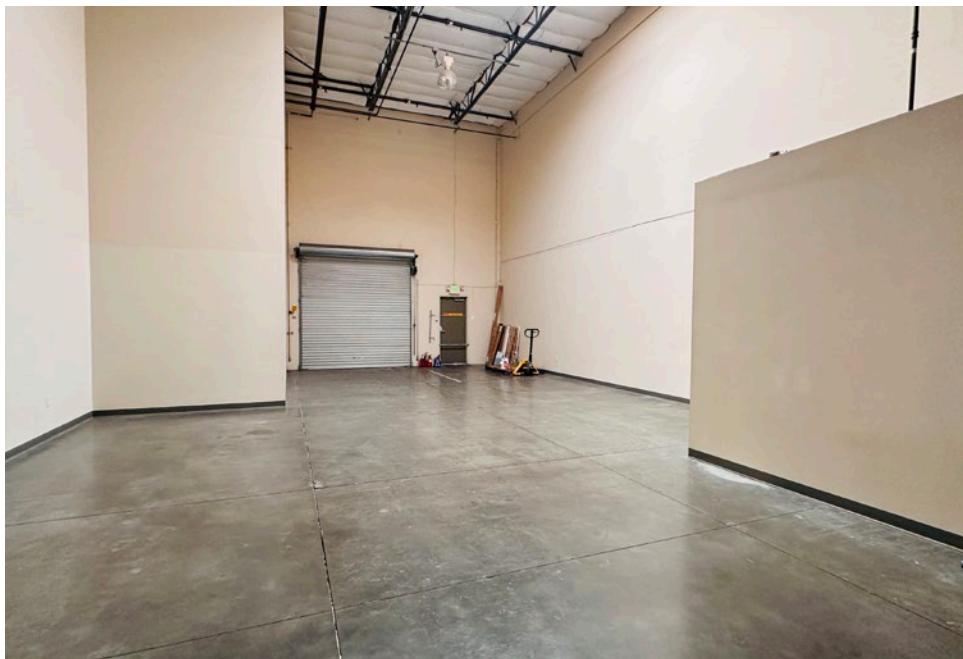
<b>Building Size</b>	± 3,083 SF
<b>Lot Size</b>	± 414,168 SF (± 9.508 acres)
<b>APN</b>	519-1739-26
<b>Zoning</b>	Industrial Tech (IT)
<b>Loading</b>	Grade level rollup door, 10 FT x 10 FT
<b>Power</b>	200 A, 120/208 V, 3 Ø
<b>Layout</b>	50% office, 50% warehouse
<b>Ceiling Height</b>	10 FT (office) / 25 FT (warehouse)
<b>Sprinklers</b>	100% sprinklered





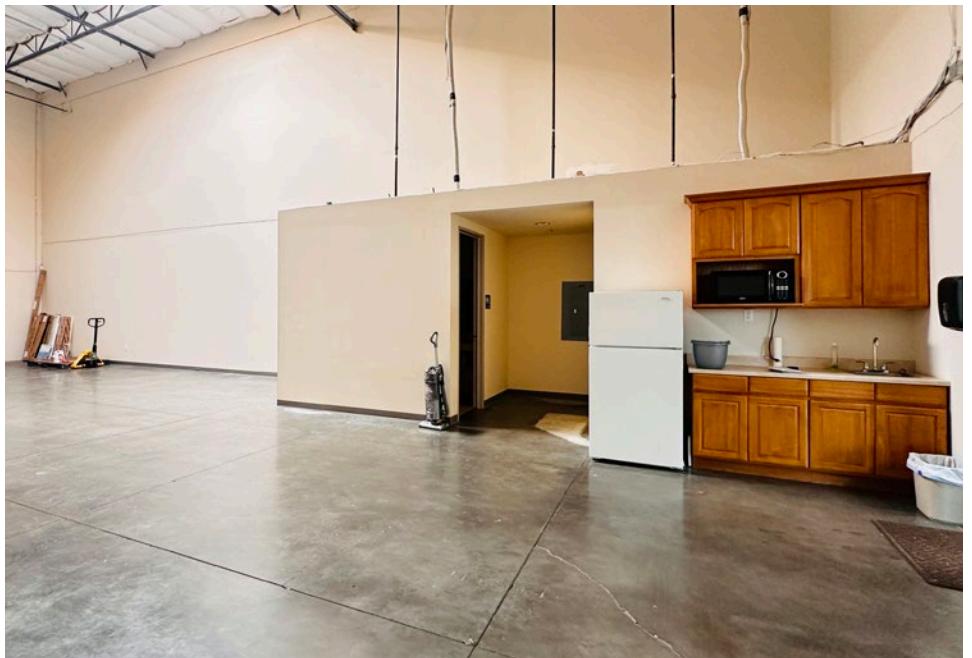
# PROPERTY PHOTOS

OFFICE / WAREHOUSE CONDO  
FOR LEASE



# PROPERTY PHOTOS

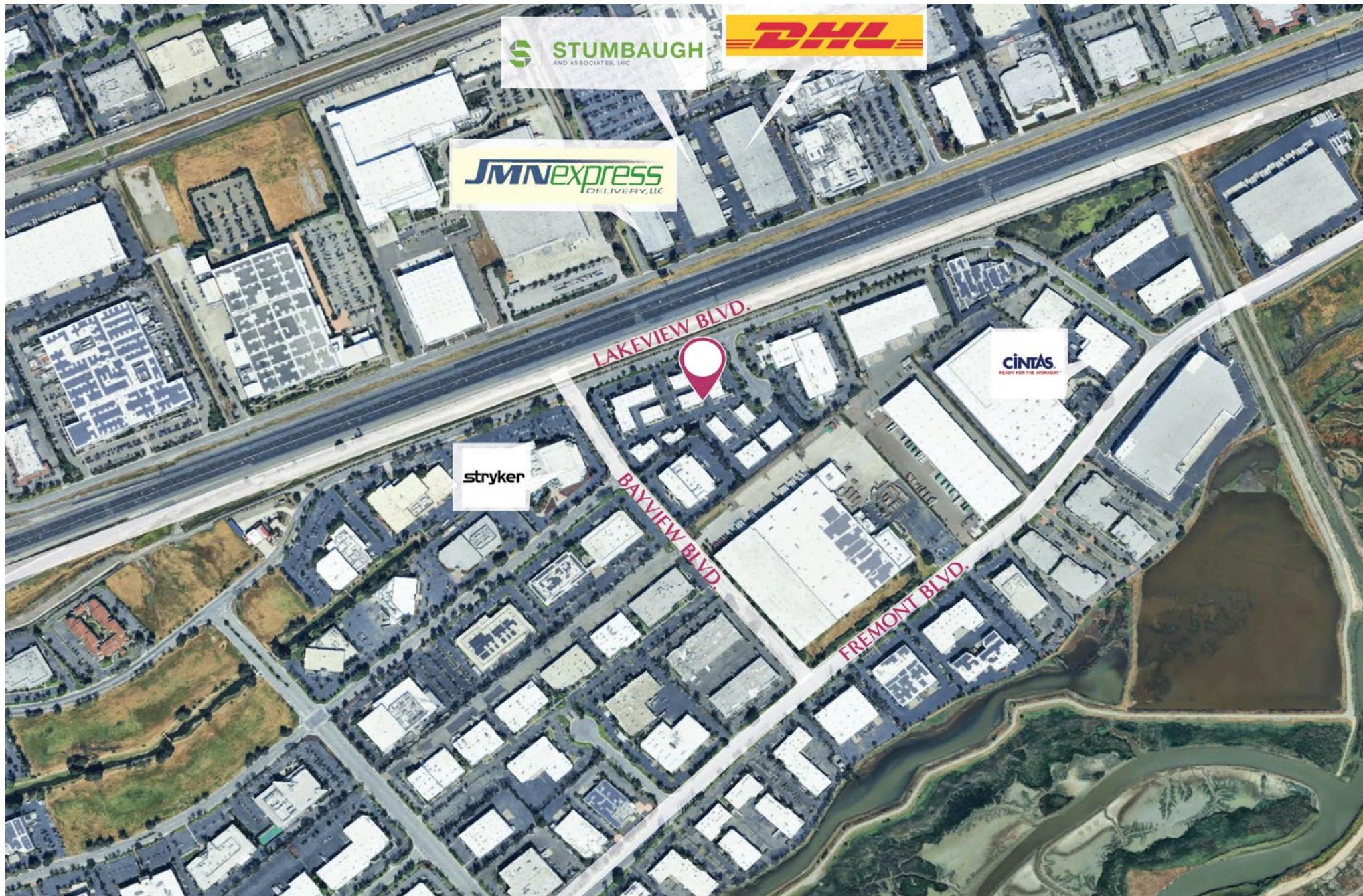
OFFICE / WAREHOUSE CONDO  
FOR LEASE





# AMENITY MAP

OFFICE / WAREHOUSE CONDO  
FOR LEASE



CONTACT EXCLUSIVE AGENT  
**FOR DETAILS AND TOUR**

**TIM VI TRAN, SIOR, CCIM**

tim@theivygroup.com | 510.213.8883  
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**THE IVY GROUP**  
Commercial Properties, Above & Beyond

975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing