



# WARM SPRINGS BUSINESS CENTER

48501 - 48521 Warm Springs Boulevard, Fremont, CA 94539



## LEASING INFORMATION

VINCE MACHADO  
Executive Vice President  
Lic. 01317553  
+1 408 453 7411  
vince.machado@cbre.com

BOB STEINBOCK  
Senior Vice President  
Lic. 01111853  
+1 408 453 7424  
bob.steinbock@cbre.com

CBRE, Inc.  
225 W Santa Clara St  
12th Floor  
San Jose, CA 95113  
[www.cbre.com/siliconvalley](http://www.cbre.com/siliconvalley)



West Valley Properties, Inc.

**CBRE**

# PROPERTY OVERVIEW

# FREMONT CALIFORNIA WARM SPRINGS BUSINESS CENTER

## FEATURES

- Suites in move-in condition
- ±2,022 - ±4,044 SF Available
- 12' grade-level doors
- 14' clear height
- 3.5 parking spaces per 1,000 SF leased
- Attractively landscaped environment
- Immediate access to I-880 and I-680
- Direct, signaled access and exposure to Warm Springs Blvd.
- Nearby retail services include restaurants, banks, and health facilities
- Full commission paid
- Responsive, professional management
- Clean room & lab improvements in select units

## SITE PLAN



# AREA OVERVIEW

# FREMONT CALIFORNIA WARM SPRINGS BUSINESS CENTER

## LOCATION



Warm Springs Business Center is located along the I-680 and I-880 corridor in Fremont. The property is best accessed via Mission Boulevard or Scott Creek Rd from I-680 and via Dixon Landing Road from I-880.

## LEASING INFORMATION

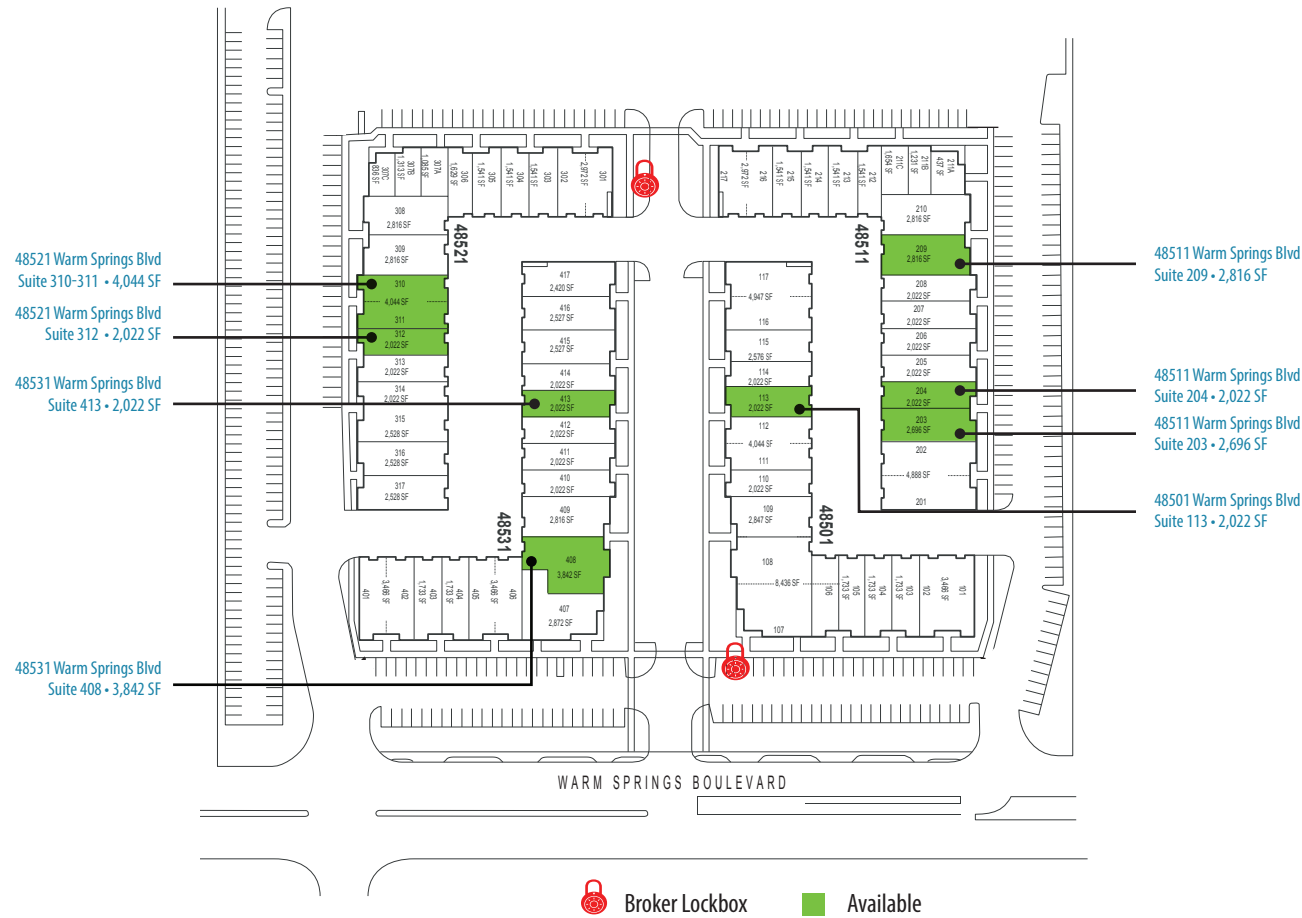
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# AVAILABILITIES

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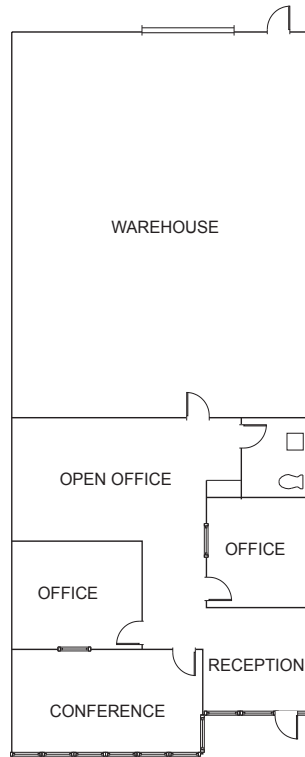
# FLOOR PLANS

# FREMONT CALIFORNIA WARM SPRINGS BUSINESS CENTER

## SUITE 203

2,696 SF

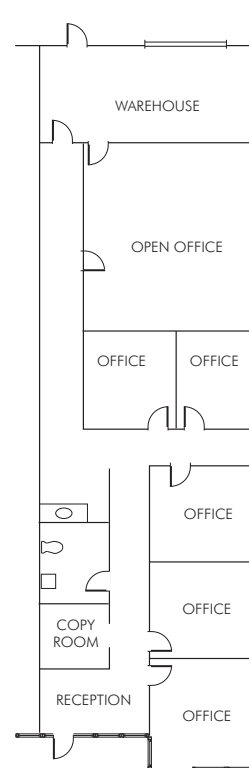
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## SUITE 204

2,022 SF

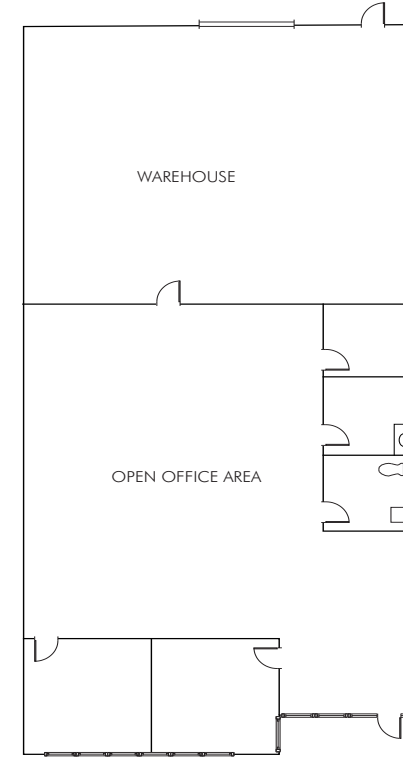
AVAILABLE NOW



## SUITE 209

2,816 SF

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FLOOR PLAN NOT TO SCALE

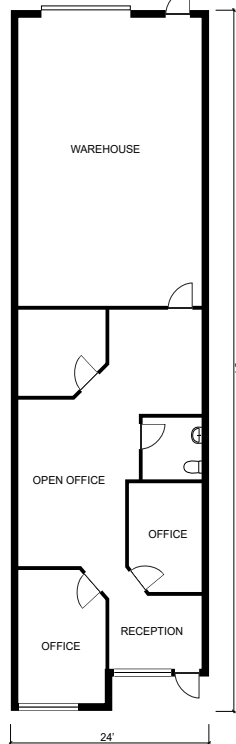
# FLOOR PLANS

# FREMONT CALIFORNIA WARM SPRINGS BUSINESS CENTER

## SUITE 113

2,022 SF

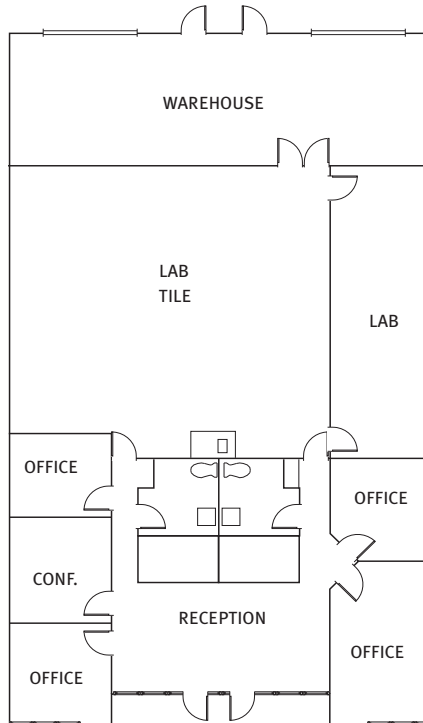
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## SUITE 310-311

4,044 SF

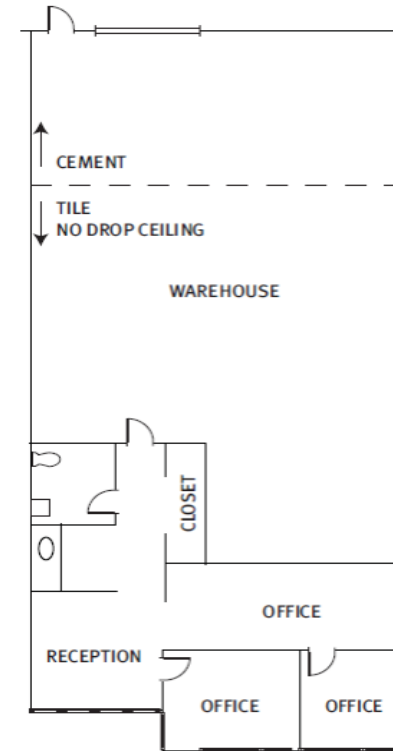
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## SUITE 312

2,022 SF

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FLOOR PLAN NOT TO SCALE

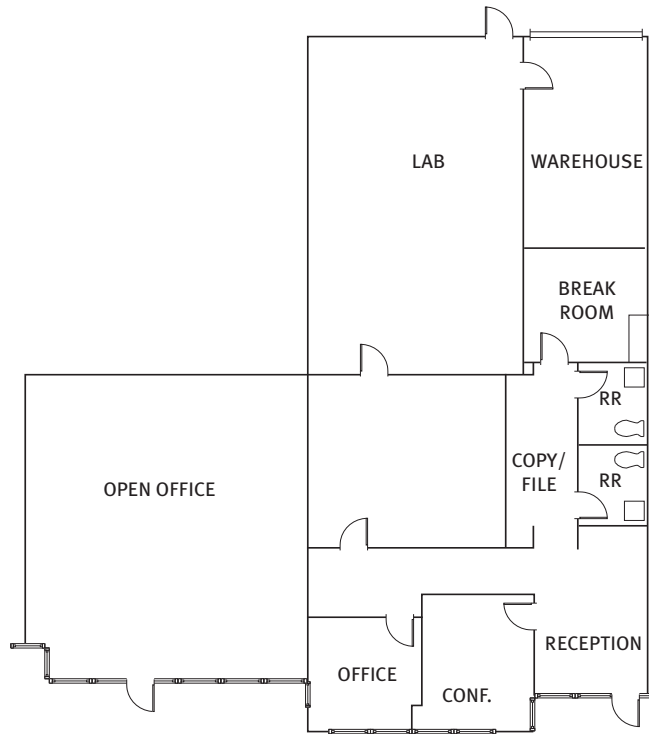
# FLOOR PLANS

# FREMONT CALIFORNIA WARM SPRINGS BUSINESS CENTER

## SUITE 408

3,842 SF

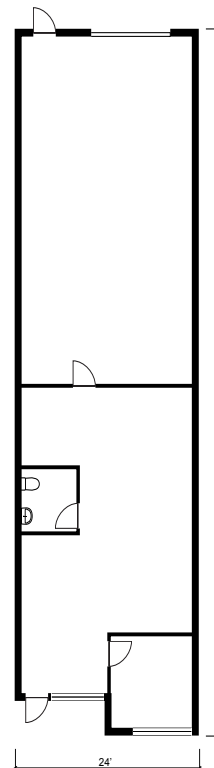
AVAILABLE NOW



## SUITE 413

2,022 SF

AVAILABLE NOW



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FLOOR PLAN NOT TO SCALE



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