

CLIPPER CT.
COMMERCE CENTER



Office / Flex / R&D / Industrial Space Available For Lease

46700 - 46820 Fremont Blvd. & 4005 - 4125 Clipper Court, Fremont, CA

Professionally Managed By:



Exclusively Represented By:



CLIPPER CT.

COMMERCE CENTER



Property Features



Silicon Valley's Premier Bayside Business Park



Office / R&D / Flex / Warehouse



Newly Upgraded Interiors: ADA Restrooms, Kitchenettes, Sprinklers, Zoning (IT)



Convenient Access to I-880



3/1,000 SF Parking



Expansion Capabilities



14 Buildings Totaling \pm 352,280 SF



Grade Level & Loading Docks



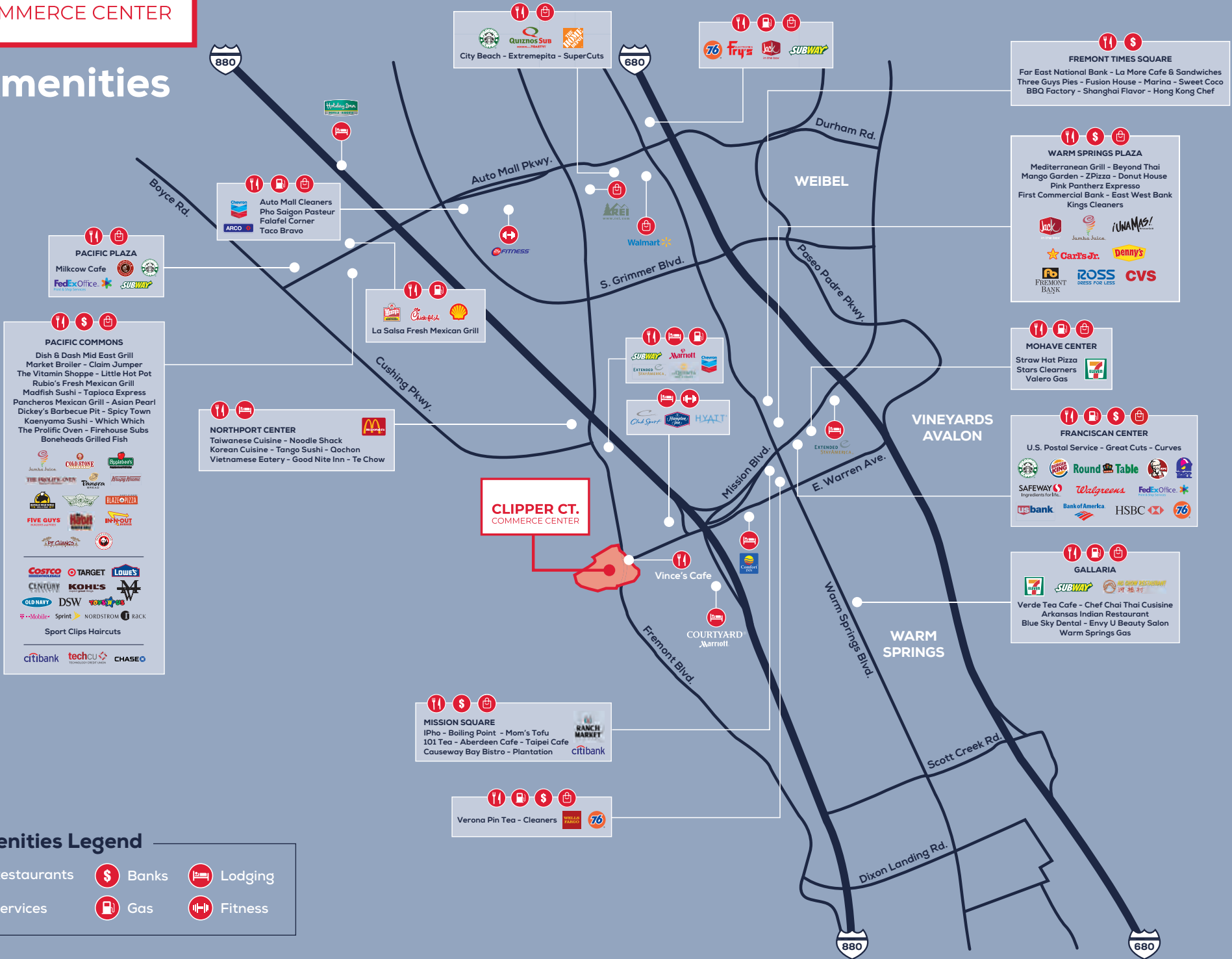
On Site Management Office



Units Ranging From 1,041 SF to 10,000 SF

CLIPPER CT. COMMERCE CENTER

Amenities



PACIFIC PLAZA
Milkcow Cafe
FedEx Office
SUBWAY

Auto Mall Cleaners
Pho Saigon Pasteur
Falafel Corner
Taco Bravo

La Salsa Fresh Mexican Grill

NORTHPORT CENTER
Taiwanese Cuisine - Noodle Shack
Korean Cuisine - Tango Sushi - Qachon
Vietnamese Eatery - Good Nite Inn - Te Chow

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SUBWAY
Marriott
Chevron
EXTENDED STAY
HILTON
HYATT

Walmart
Fitness

Vince's Cafe
COURTYARD Marriott

MISSION SQUARE
iPho - Boiling Point - Mom's Tofu
101 Tea - Aberdeen Cafe - Taipei Cafe
Causeway Bay Bistro - Plantation
RANCH MARKET
citicbank

Verona Pin Tea - Cleaners
WALDO FARMER
76

FREMONT TIMES SQUARE
Far East National Bank - La More Cafe & Sandwiches
Three Guys Pies - Fusion House - Marina - Sweet Coco
BBQ Factory - Shanghai Flavor - Hong Kong Chef

WARM SPRINGS PLAZA
Mediterranean Grill - Beyond Thai
Mango Garden - ZPizza - Donut House
Pink Pantherz Expresso
First Commercial Bank - East West Bank
Kings Cleaners
Jack
iUNAMAS!
Garzy's
Denny's
ROSS
CVS
FREMONT BANK

MOHAVE CENTER
Straw Hat Pizza
Stars Cleaners
Valero Gas
7-Eleven

FRANCISCAN CENTER
U.S. Postal Service - Great Cuts - Curves
Round Table
SAFEWAY
Walgreens
FedEx Office
US bank
Bank of America
HSBC
76

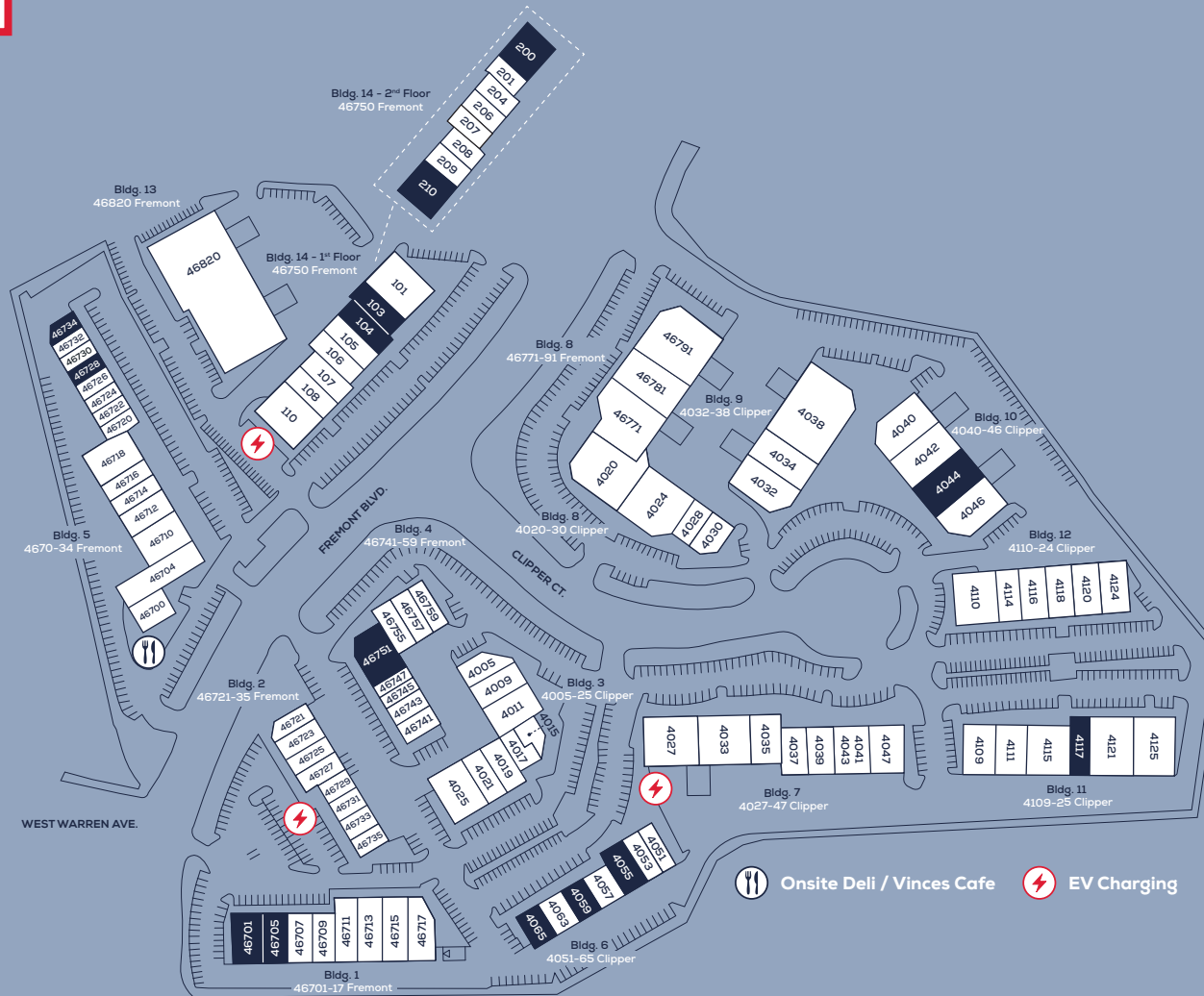
GALLARIA
Verde Tea Cafe - Chef Chai Thai Cuisine
Arkansas Indian Restaurant
Blue Sky Dental - Envy U Beauty Salon
Warm Springs Gas

PACIFIC COMMONS
Dish & Dash Mid East Grill
Market Broiler - Claim Jumper
The Vitamin Shoppe - Little Hot Pot
Rubio's Fresh Mexican Grill
Madfish Sushi - Tapioca Express
Pancheros Mexican Grill - Asian Pearl
Dickey's Barbecue Pit - Spicy Town
Kaenyama Sushi - Which Which
The Prolific Oven - Firehouse Subs
Boneheads Grilled Fish
Jamba Juice
CHARSTINE
BONBONN
THE PROLIFIC OVEN
Panera
BLAZE PIZZA
FIVE GUYS
IN-N-OUT
LIFE CHANGES
COSTCO
TARGET
Lowe's
CLUTINY
KOHLS
OLD NARY
DSW
Mobile
Sprint
NORDSTROM
RACK
Sport Clips Haircuts
citicbank
techcu
CHASE

Amenities Legend

- 🍴 Restaurants
- 🏦 Banks
- 🏠 Lodging
- 🛍️ Services
- ⛽ Gas
- 🏋️ Fitness

Site Plan



Address	Total SF	Office	Status
46734	1,244 SF	100%	Available
46751	1,375 SF	100%	Available
46728	1,440 SF	45%	Available
4065	1,800 SF	75%	Available
46705	2,400 SF	65%	Available

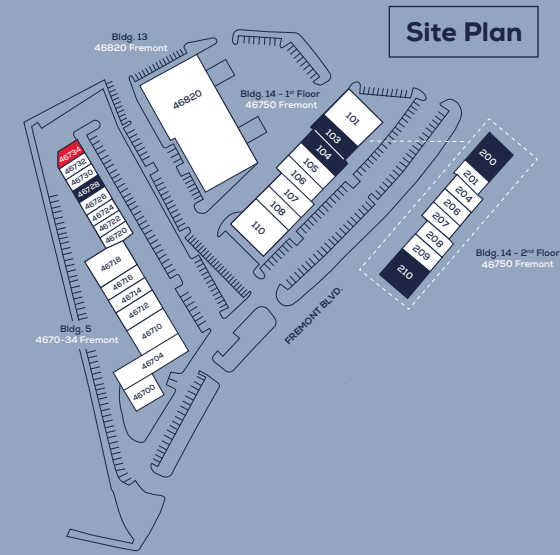
Address	Total SF	Office	Status
4055	2,400 SF	50%	Available
46750 Suite 103	2,400 SF	50%	Available
46750 Suite 104	2,400 SF	60%	Available
4117	2,411 SF	50%	Available
46750 Suite 210	2,560 SF	100%	Available

Address	Total SF	Office	Status
46750 Suite 200	2,700 SF	100%	Available
4059	3,600 SF	50%	Available
46701	4,800 SF	60%	Available
4044	5,500 SF	%	July 1 st

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COMMERCE CENTER

Floor Plan

46734 Fremont Blvd.



46734 Fremont Blvd.

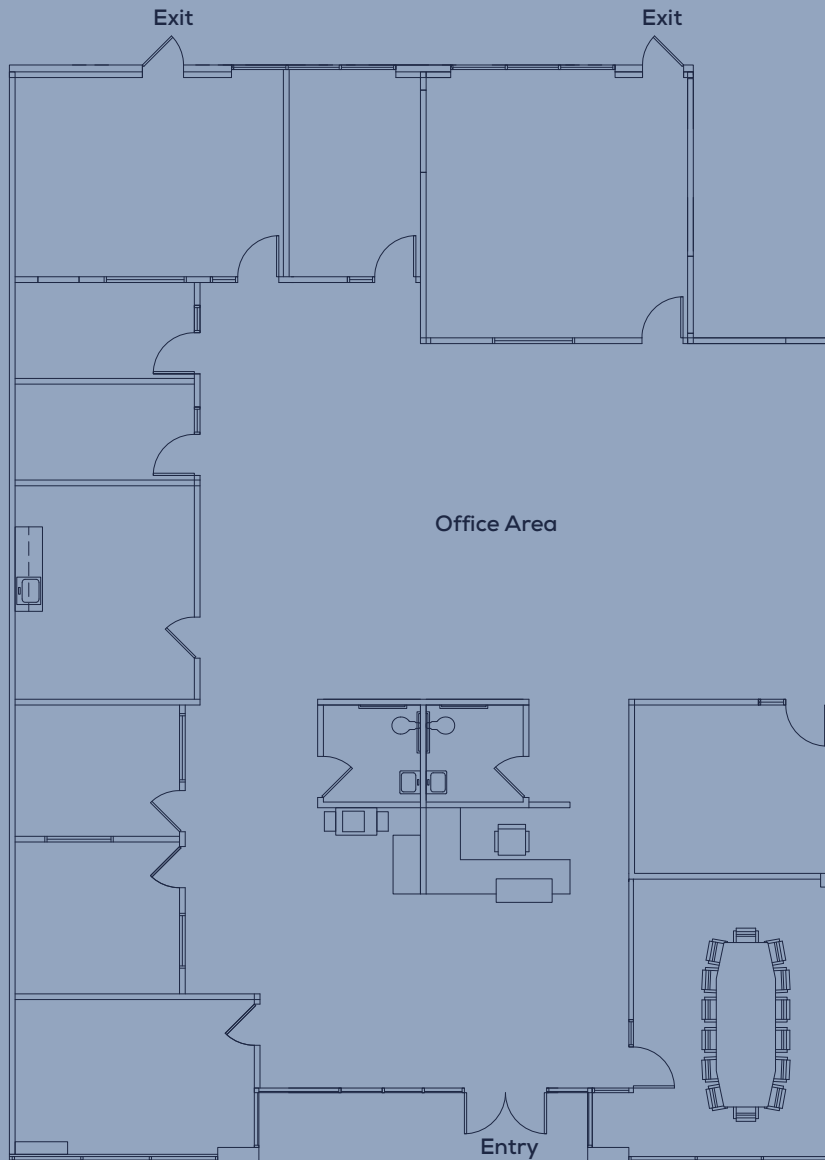
Total SF	1,244 SF
Office	100%
Status	Available

Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	
Assembly / Conference Room	
Grade Level Door	
Dock Door	
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	1

Floor Plan

46751 Fremont Blvd.



Site Plan

46751 Fremont Blvd.

Total SF	1,375 SF
Office	100%
Status	Available

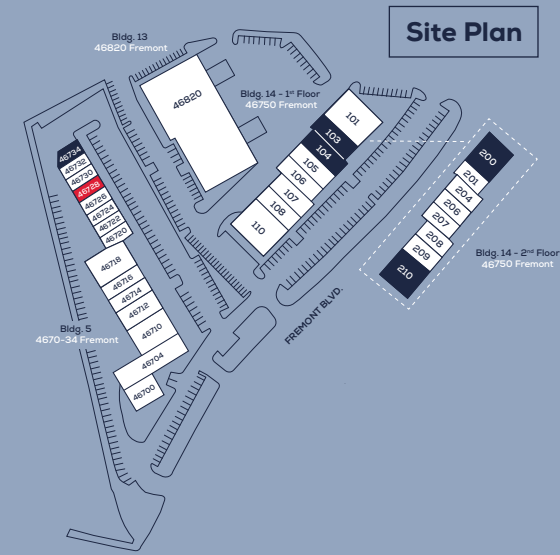
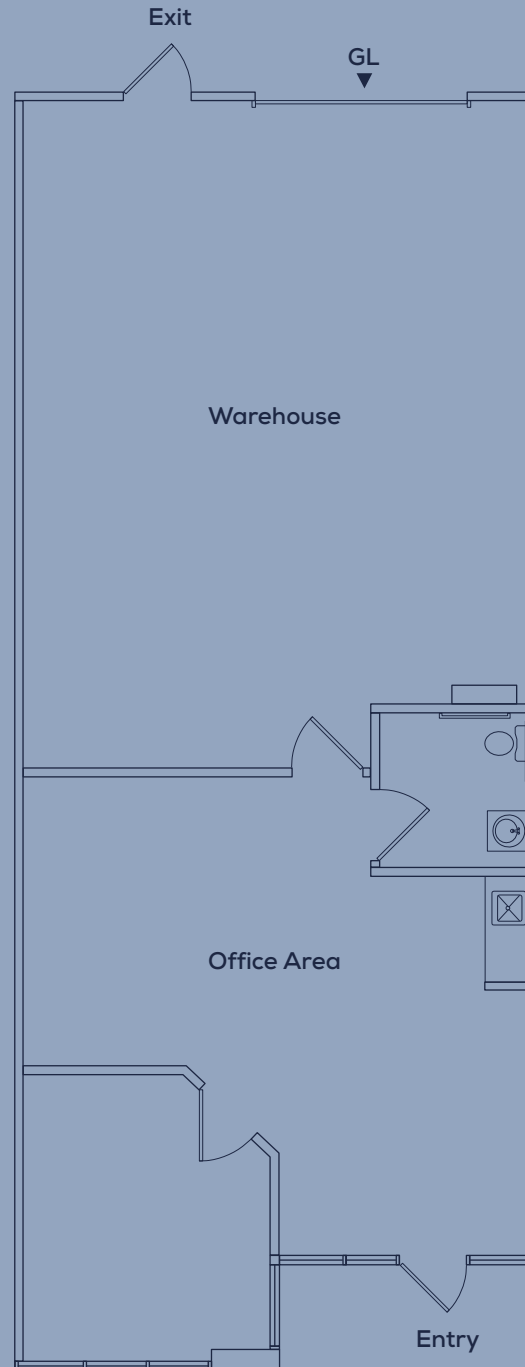
Comments

Floor	First Floor
Private Office	9
Open Area	1
Manufacturing / Warehouse Area	
Assembly / Conference Room	1
Grade Level Door	
Dock Door	
Power	
Kitchenette	
Break / Lunch Room	1
Restrooms	2

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Floor Plan

46728 Fremont Blvd.



46728 Fremont Blvd.

Total SF	1,440 SF
Office	45%
Status	Available

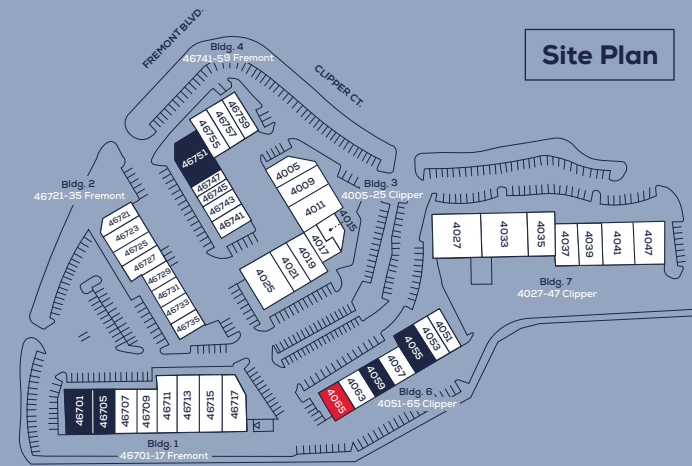
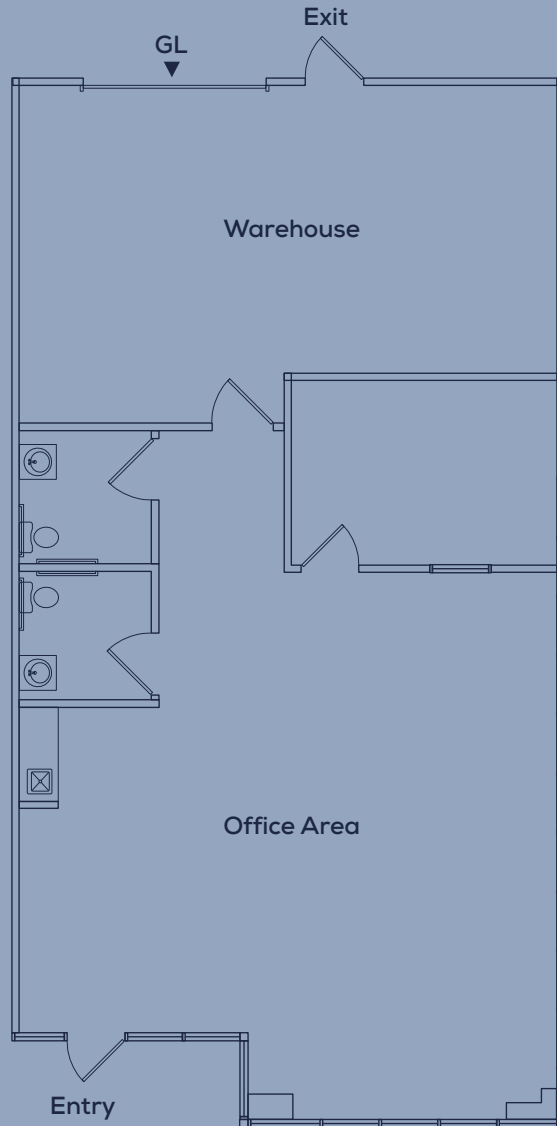
Comments

Floor	First floor
Private Office	1
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	1

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Floor Plan

4065 Clipper Ct.



Site Plan

4065 Clipper Ct.

Total SF	1,800 SF
Office	75%
Status	Available

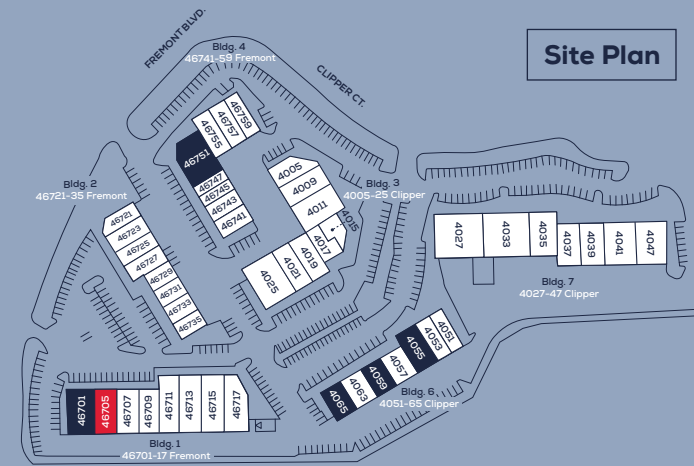
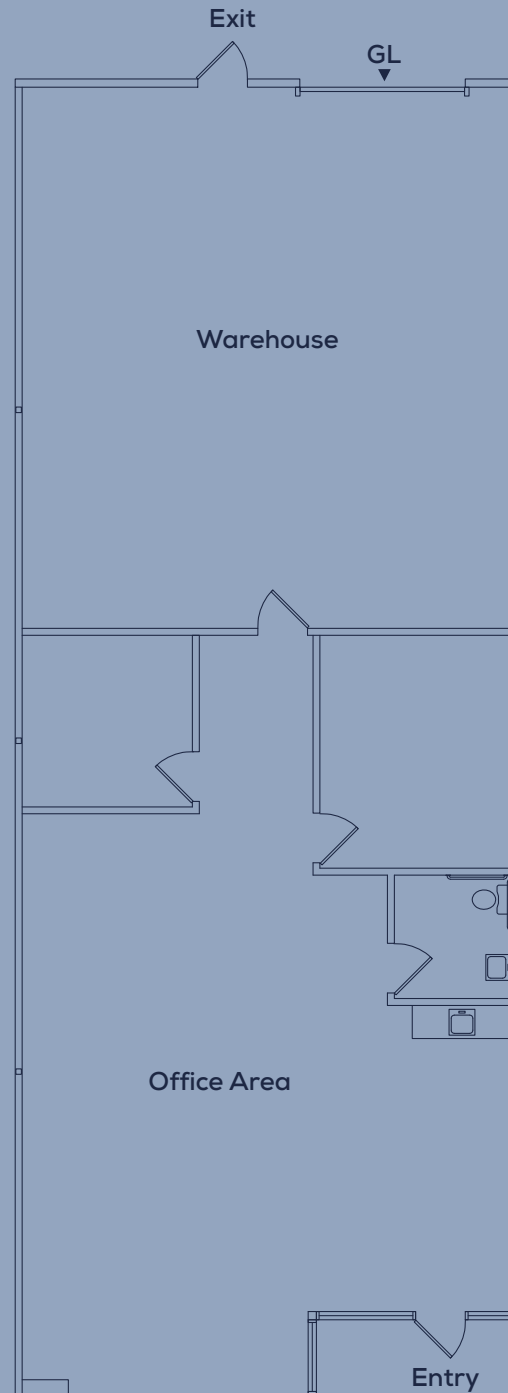
Comments

Floor	First Floor
Private Office	1
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	2

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Floor Plan

46705 Fremont Blvd.



Site Plan

46705 Fremont Blvd.

Total SF	2,400 SF
Office	65%
Status	Available

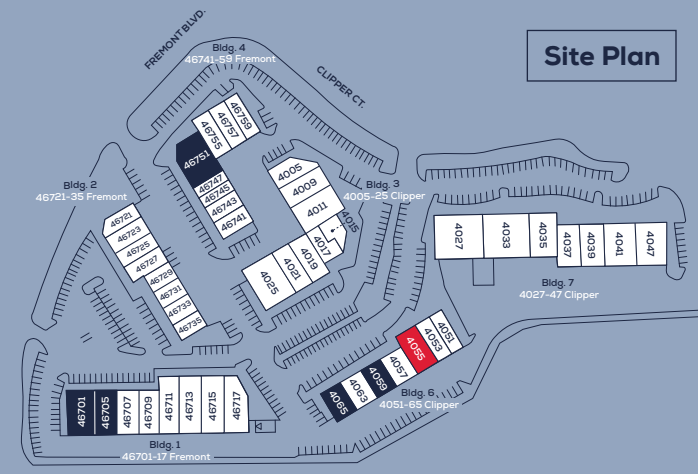
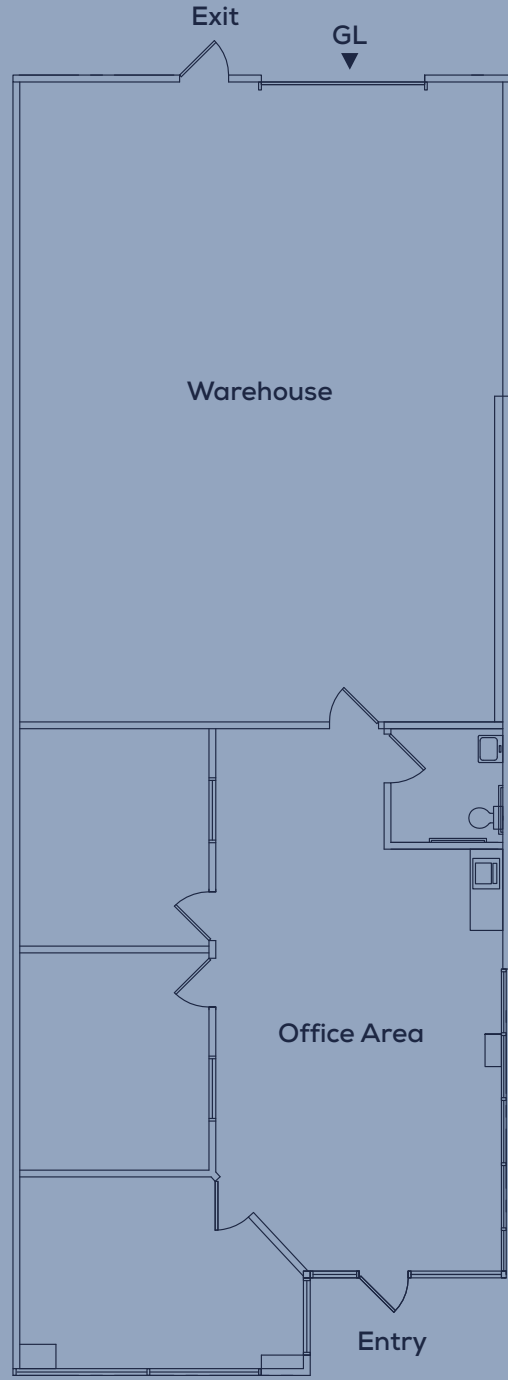
Comments

Floor	First Floor
Private Office	
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	1

CLIPPER CT.
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Floor Plan

4055 Clipper Ct.



Site Plan

4055 Clipper Ct.

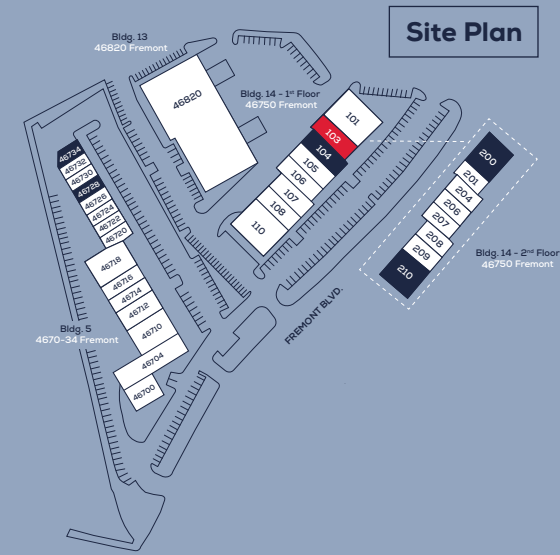
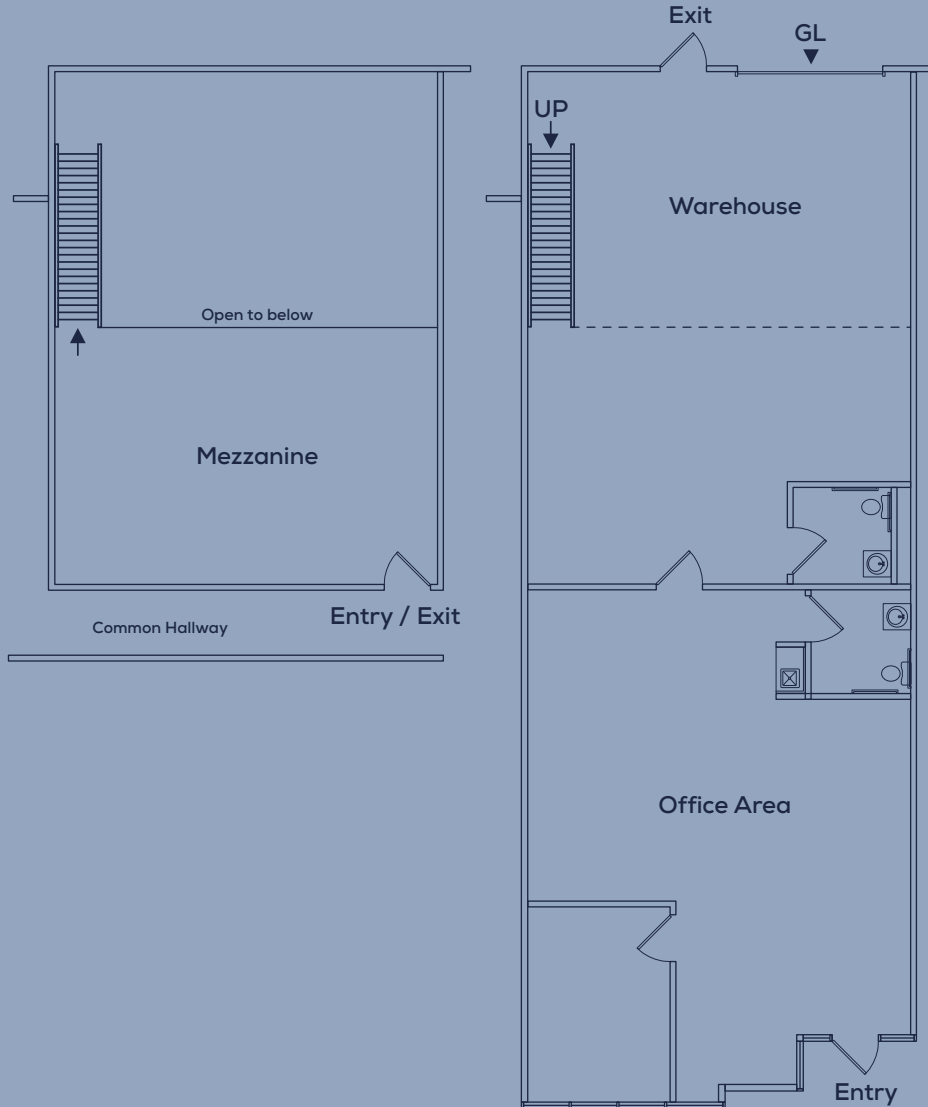
Total SF	2,400 SF
Office	50%
Status	Available

Comments

Floor	First Floor
Private Office	
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	
Kitchenette	
Break / Lunch Room	
Restrooms	1

Floor Plan

46750 Suite 103
Fremont Blvd.



46750 Suite 103
Fremont Blvd.

Total SF	2,400 SF
Office	50%
Status	Available

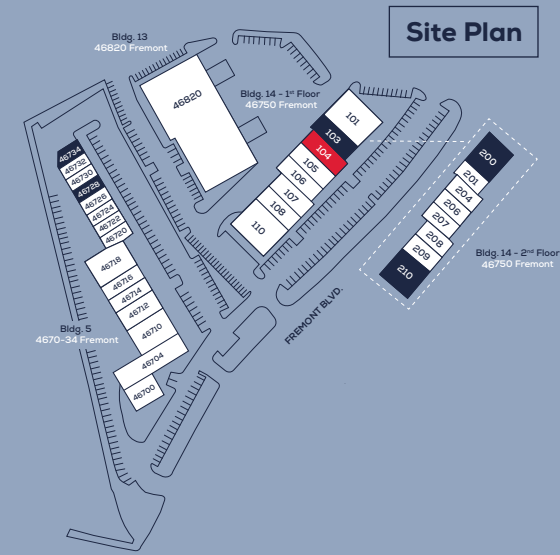
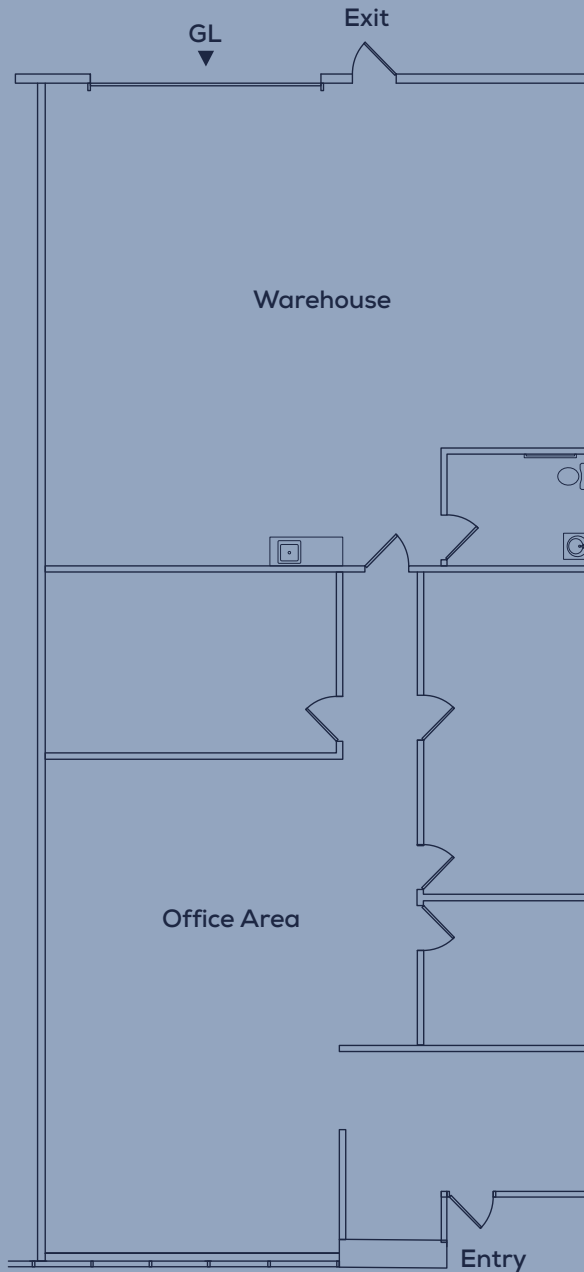
Comments

Floor	First Floor
Private Office	1
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	125 Amps
Kitchenette	
Break / Lunch Room	
Restrooms	2

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Floor Plan

46750 Suite 104
Fremont Blvd.



46750 Suite 104
Fremont Blvd.

Total SF	2,400 SF
Office	60%
Status	Available

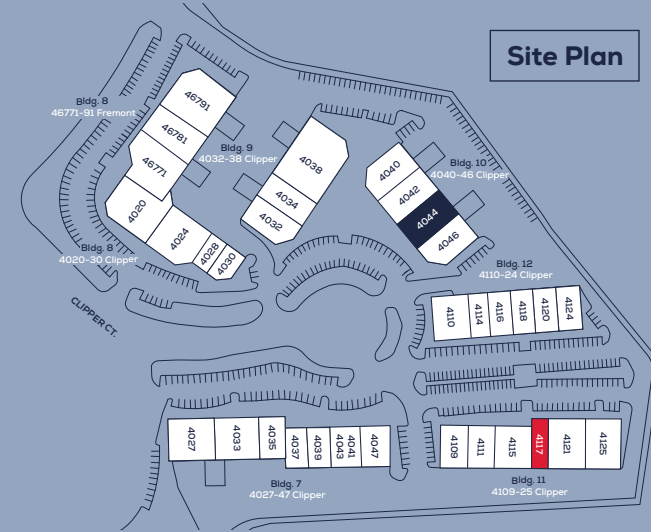
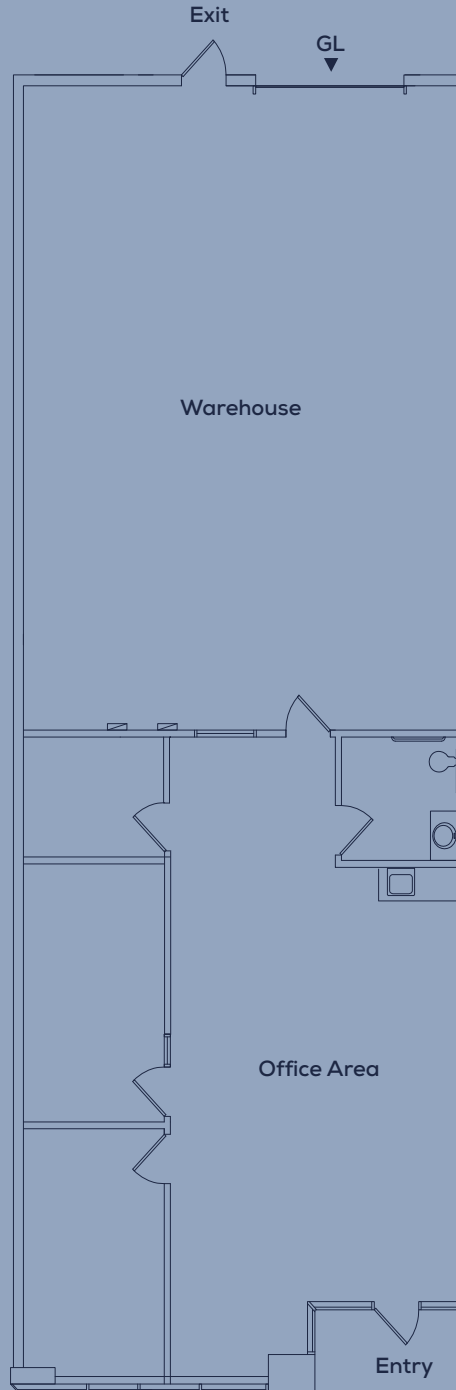
Comments

Floor	First Floor
Private Office	2
Open Area	1
Manufacturing / Warehouse Area	1 - 22' Clear
Assembly / Conference Room	1
Grade Level Door	1 - 12' Clear
Dock Door	
Power	125 Amps 120/208 /3 Phase
Kitchenette	1
Break / Lunch Room	
Restrooms	1 ADA

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Floor Plan

4117 Clipper Ct.



Site Plan

4117 Clipper Ct.

Total SF	2,411 SF
Office	50%
Status	Available

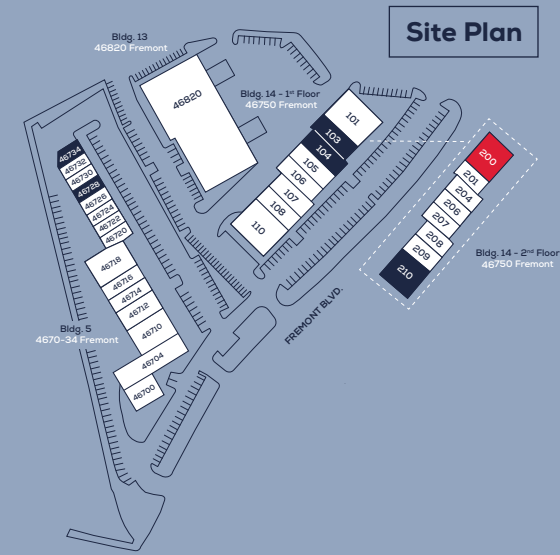
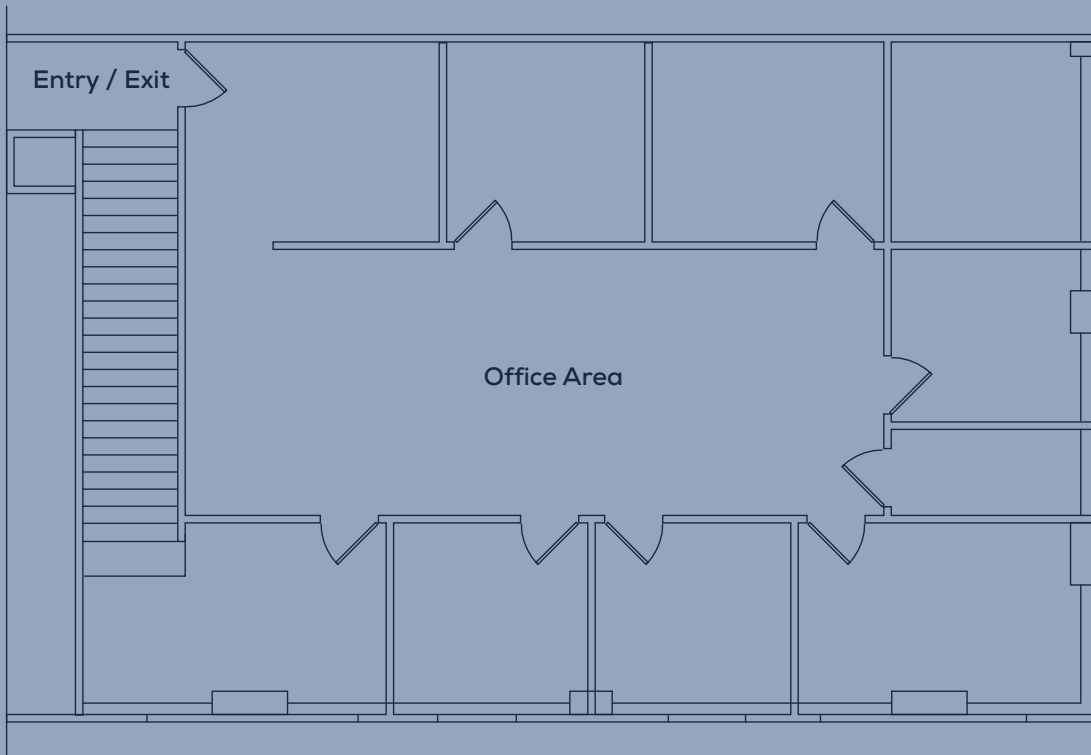
Comments

Floor	First Floor
Private Office	
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	
Power	
Kitchenette	
Break / Lunch Room	
Restrooms	1

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Floor Plan

46750 Suite 200
Fremont Blvd.



46750 Suite 200
Fremont Blvd.

Total SF	2,700 SF
Office	100%
Status	Available

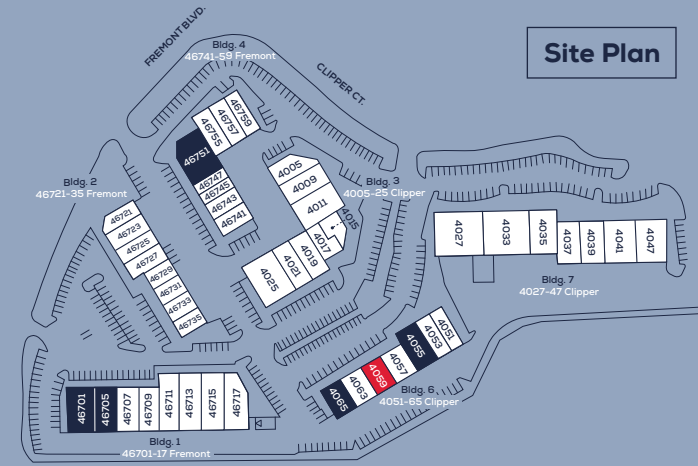
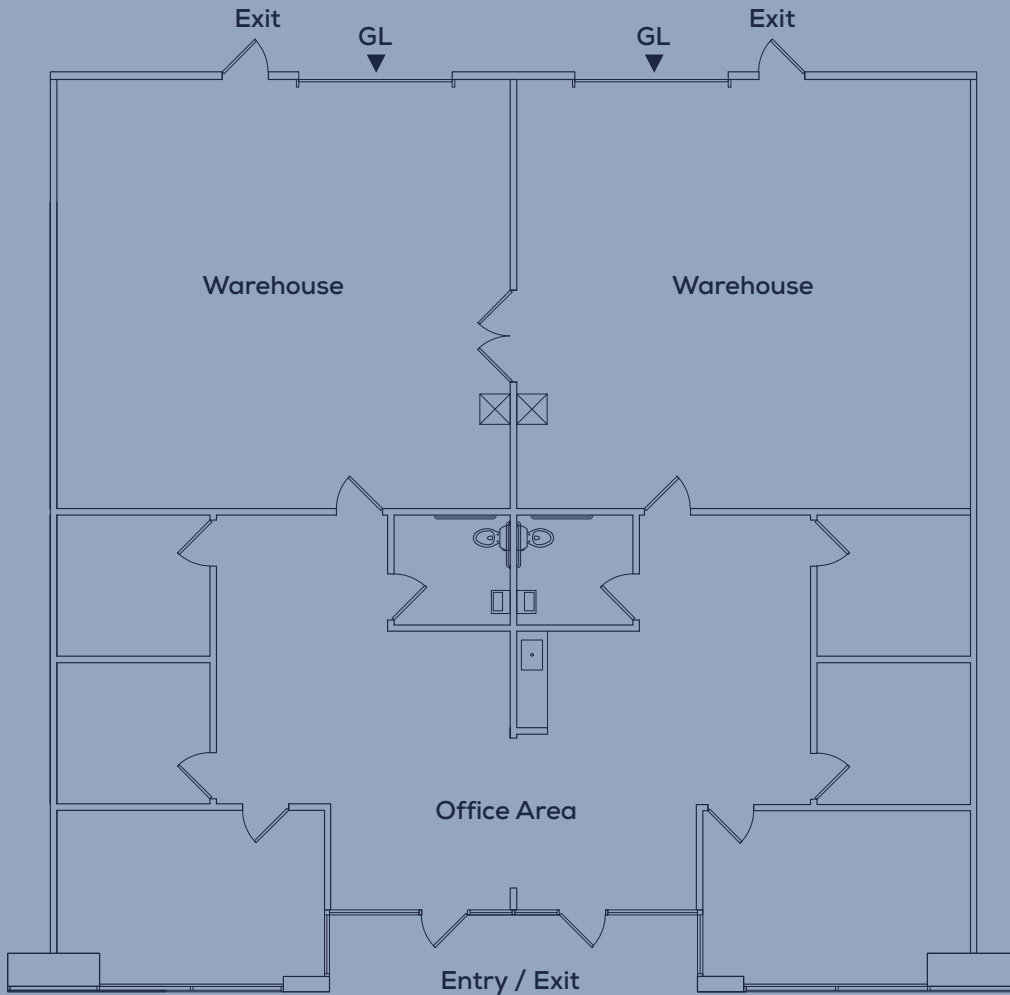
Comments

Floor	Second Floor (No elevator)
Private Office	7
Open Area	1
Manufacturing / Warehouse Area	
Assembly / Conference Room	1
Grade Level Door	
Dock Door	
Power	200 Amps
Kitchenette	
Break / Lunch Room	
Restrooms	

CLIPPER CT.
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Floor Plan

4059 Clipper Ct.



Site Plan

4059 Clipper Ct.

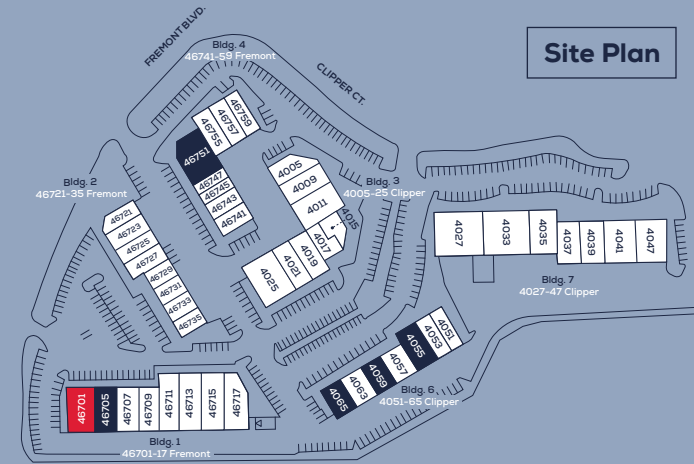
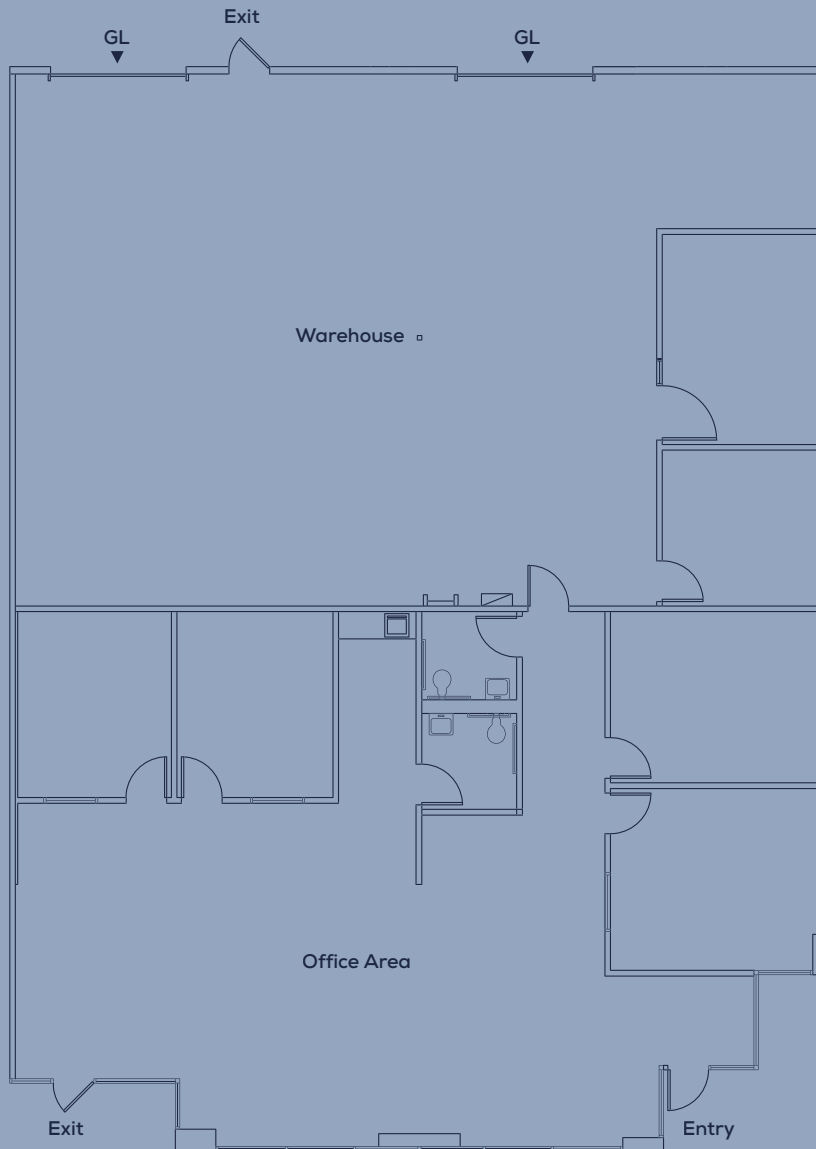
Total SF	3,600 SF
Office	50%
Status	Available

Comments

Floor	First Floor
Private Office	
Open Area	1
Manufacturing / Warehouse Area	2
Assembly / Conference Room	
Grade Level Door	2
Dock Door	
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	2

Floor Plan

46701 Fremont Blvd.



Site Plan

46701 Fremont Blvd.

Total SF	4,800 SF
Office	60%
Status	Available

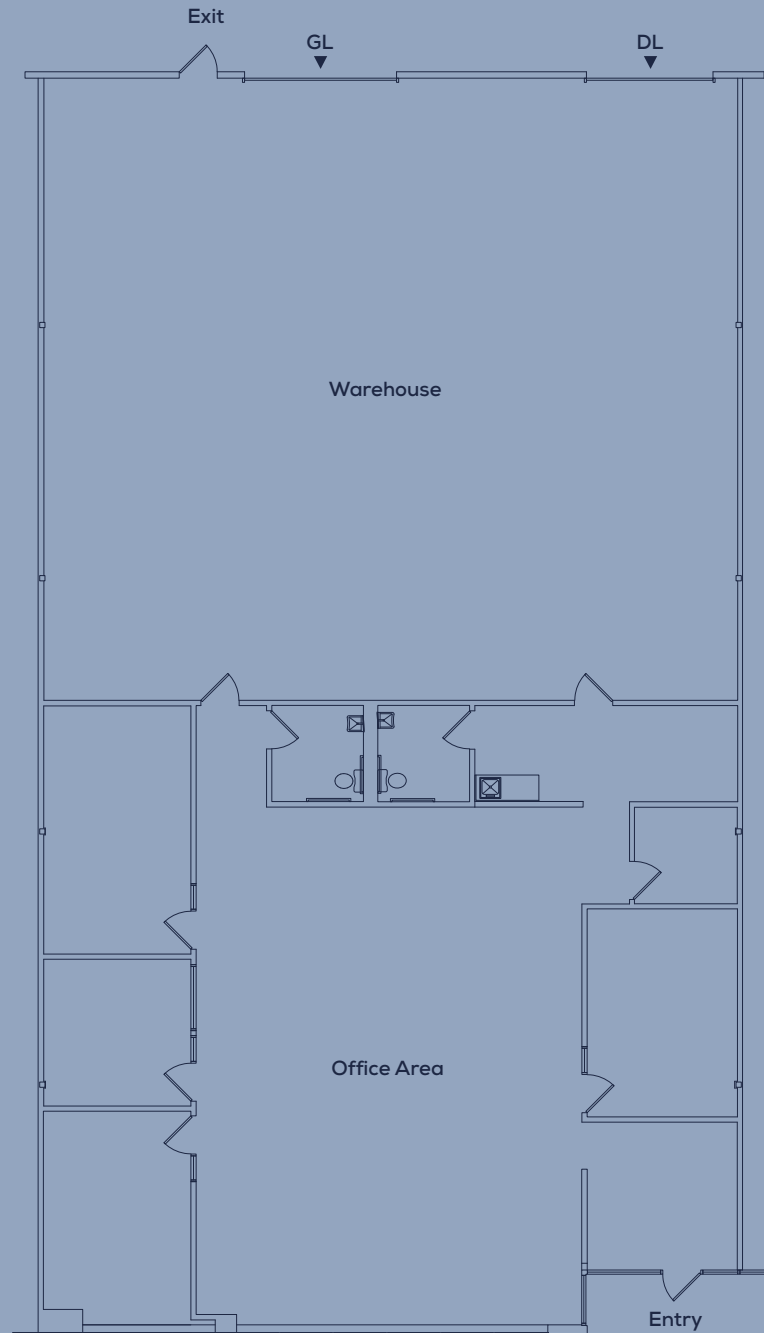
Comments

Floor	First Floor
Private Office	
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	2
Dock Door	
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	2

CLIPPER CT.
COMMERCE CENTER

Floor Plan

4044 Clipper Ct.



Site Plan

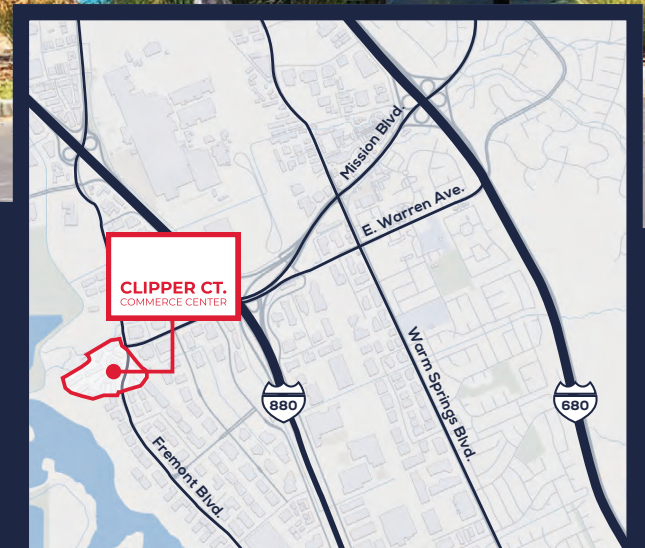
4044 Clipper Ct.

Total SF	5,500 SF
Office	%
Status	July 1 st

Comments

Floor	First Floor
Private Office	4
Open Area	1
Manufacturing / Warehouse Area	1
Assembly / Conference Room	
Grade Level Door	1
Dock Door	1
Power	
Kitchenette	1
Break / Lunch Room	
Restrooms	2

CLIPPER CT. COMMERCE CENTER



Contact Us



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