

BAYSIDE TECH

46571, 46567, 46563, 46665 & 46605 FREMONT BLVD | FREMONT



NEW EXTERIOR AND INTERIOR PROJECT RENOVATIONS

±3,212 SF - ±8,706 SF

High Image Creative Tech R&D/Office Availabilities

WITHIN ±108,757 TECH R+D OFFICE PROJECT

CBRE

BAYSIDE TECH

Property Highlights

- New high quality market-ready interiors, ready for occupancy
- New project wide improvements including new monument signage on Fremont Blvd, new roofs, new exterior/interior paint and signage program throughout
- Upgrades to outdoor amenity areas coming soon!
- Located in Fremont's most desirable submarket - Bayside Business Park
- Proximity to Hwy's I-880, I-680, and Hwy 237
- Expansion opportunities
- Responsive local ownership
- Grade and dock loading
- Outdoor amenities include outdoor seating areas, basketball/pickleball court, access to walking trails
- EV chargers throughout project



OUTDOOR AMENITY AREA



BAYSIDE TECH

Site Plan

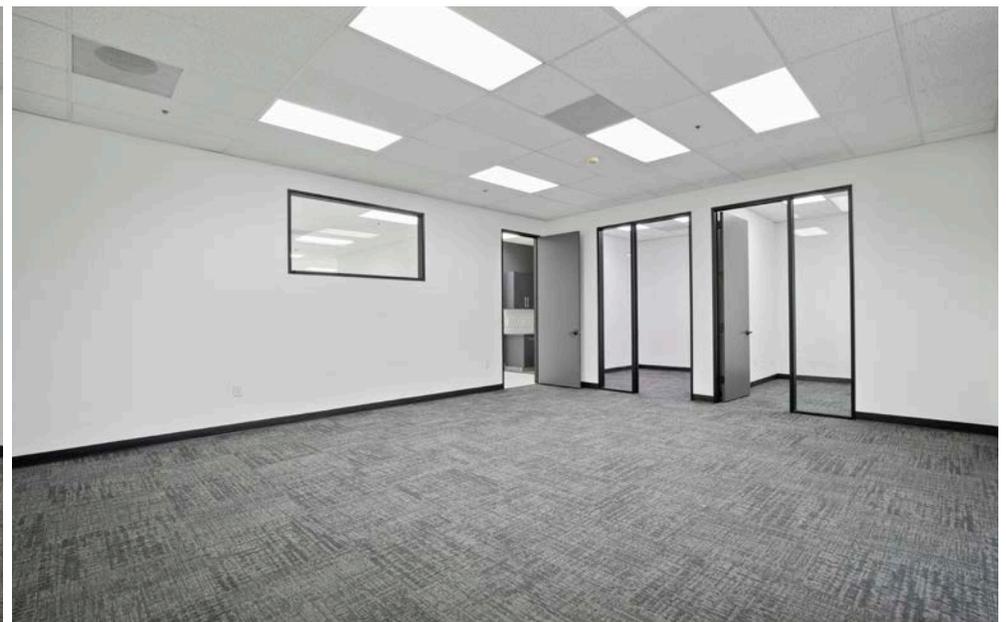
46527-46669
Fremont Boulevard



BAYSIDE TECH New Interiors



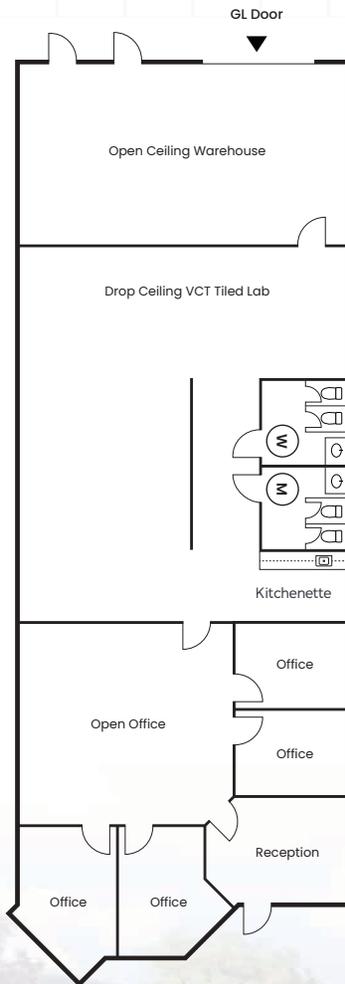
BAYSIDE TECH New Interiors



BAYSIDE TECH Contiguous to ±9,826 SF

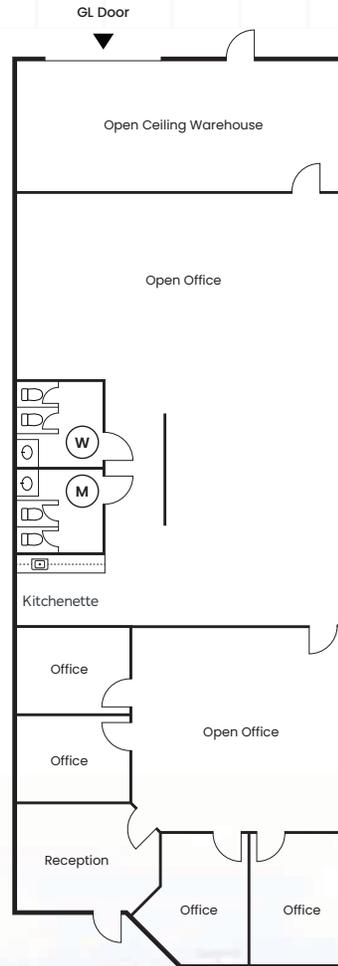
46571 Fremont Blvd
Building 2

±3,212 SF



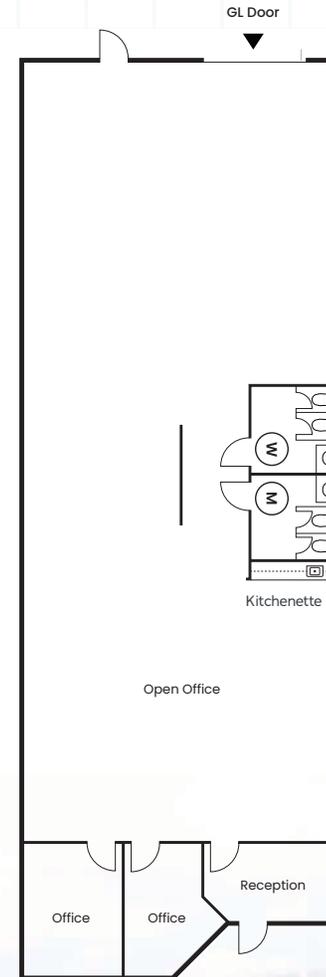
46567 Fremont Blvd
Building 2

±3,307 SF



46563 Fremont Blvd
Building 2

±3,307 SF



These spaces can be combined

BAYSIDE TECH

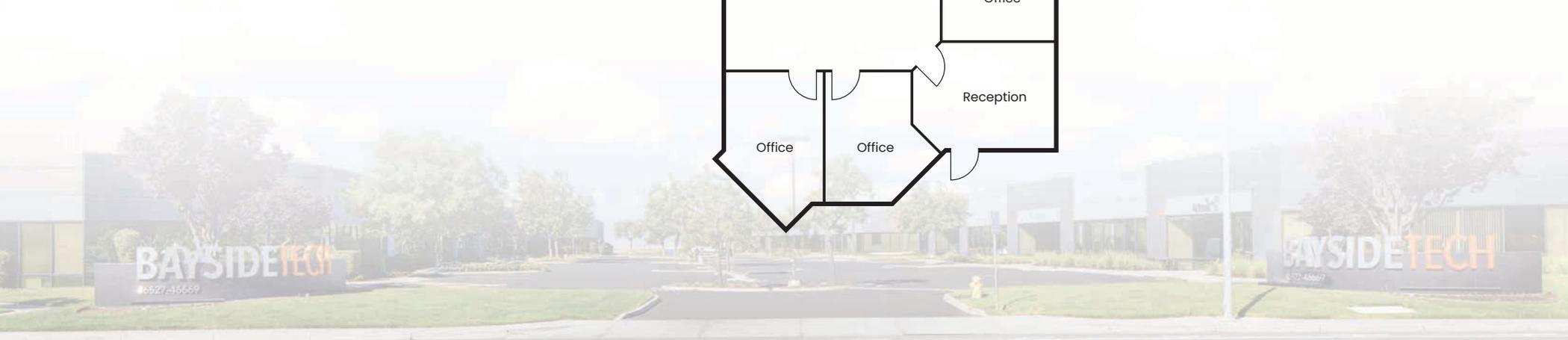
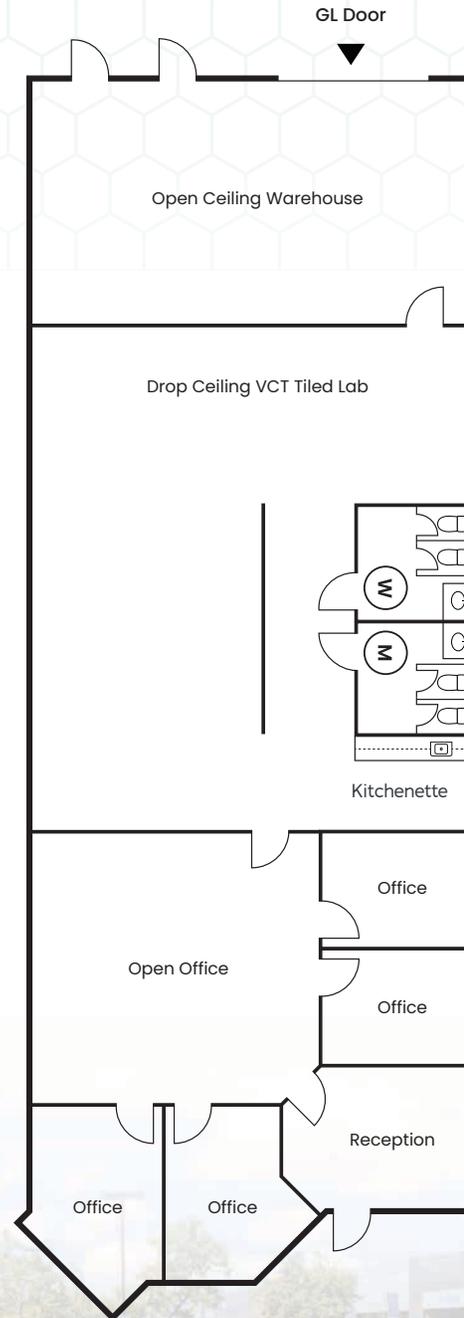
Floor Plan

46571 Fremont Blvd

Building 2

±3,212 SF

- New Market Ready Finishes
- 4 Private Offices
- Tiled Floor
- Lab Areas
- Small Warehouse Area / HVAC
- New Kitchenette with Dishwasher
- Grade-Level Door
- 200 Amps at 480Volt 3 Phase
- Building Signage



BAYSIDE TECH

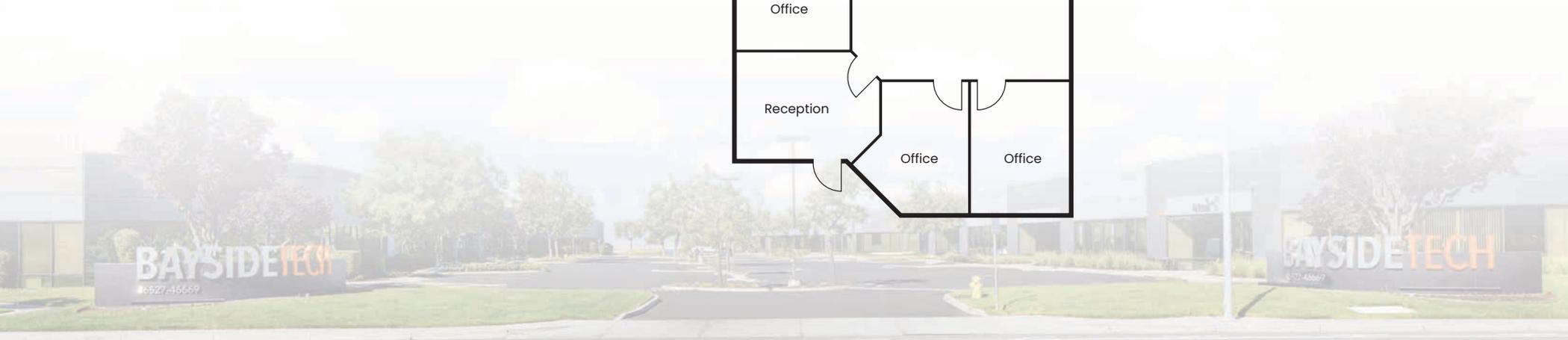
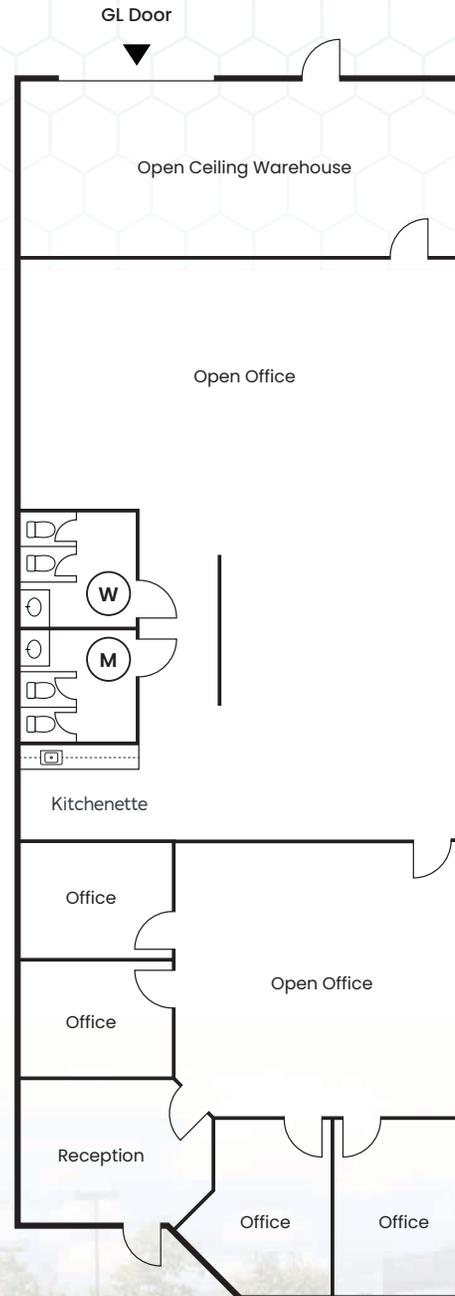
Floor Plan

46567 Fremont Blvd

Building 2

±3,307 SF

- New Market Ready Finishes
- 4 Private Offices
- New Kitchenette with Dishwasher
- 90% Office, 10% Warehouse
- Grade-Level Door
- 200 Amps, 480 Volt Power
- Building Signage



BAYSIDE TECH

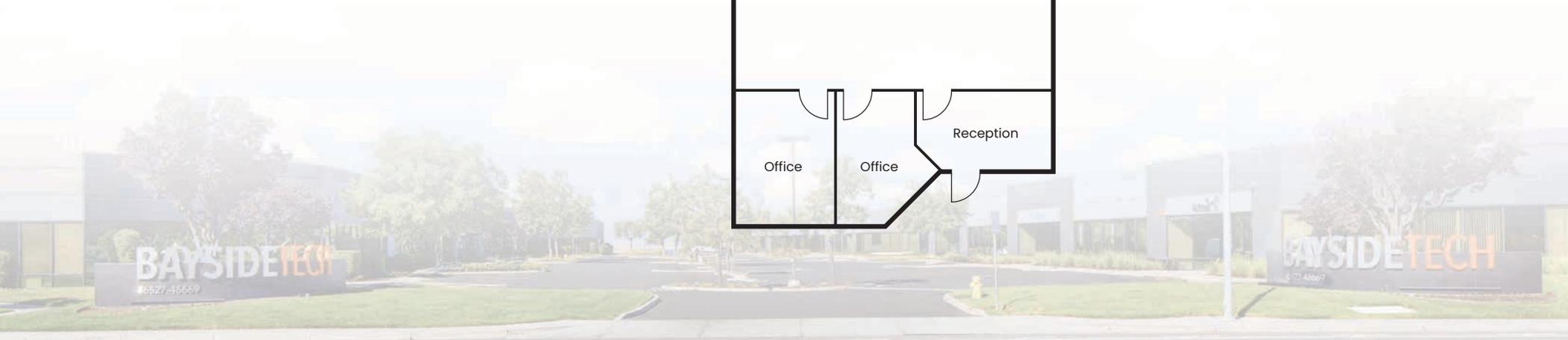
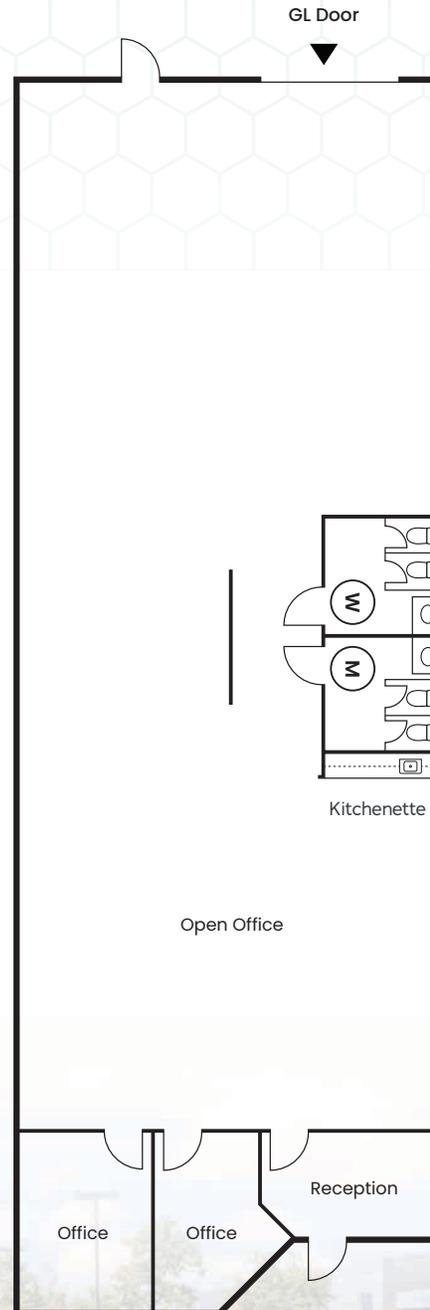
Floor Plan

46563 Fremont Blvd

Building 2

±3,307 SF

- New Market Ready Finishes
- 2 Private Offices
- New Kitchenette with Dishwasher
- 100% Open Office
- Grade-Level Door
- 200 Amps, 480 Volt Power
- Building Signage



BAYSIDE TECH

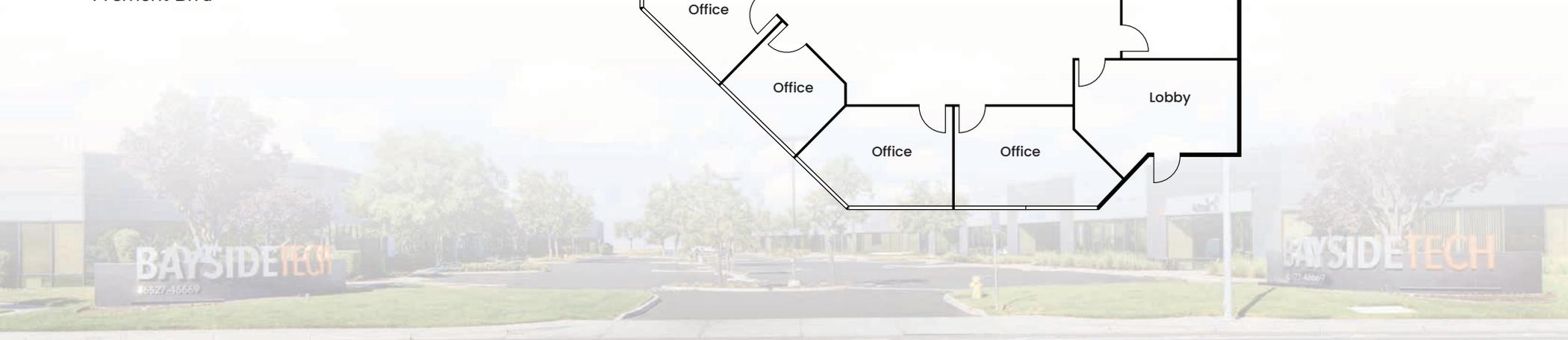
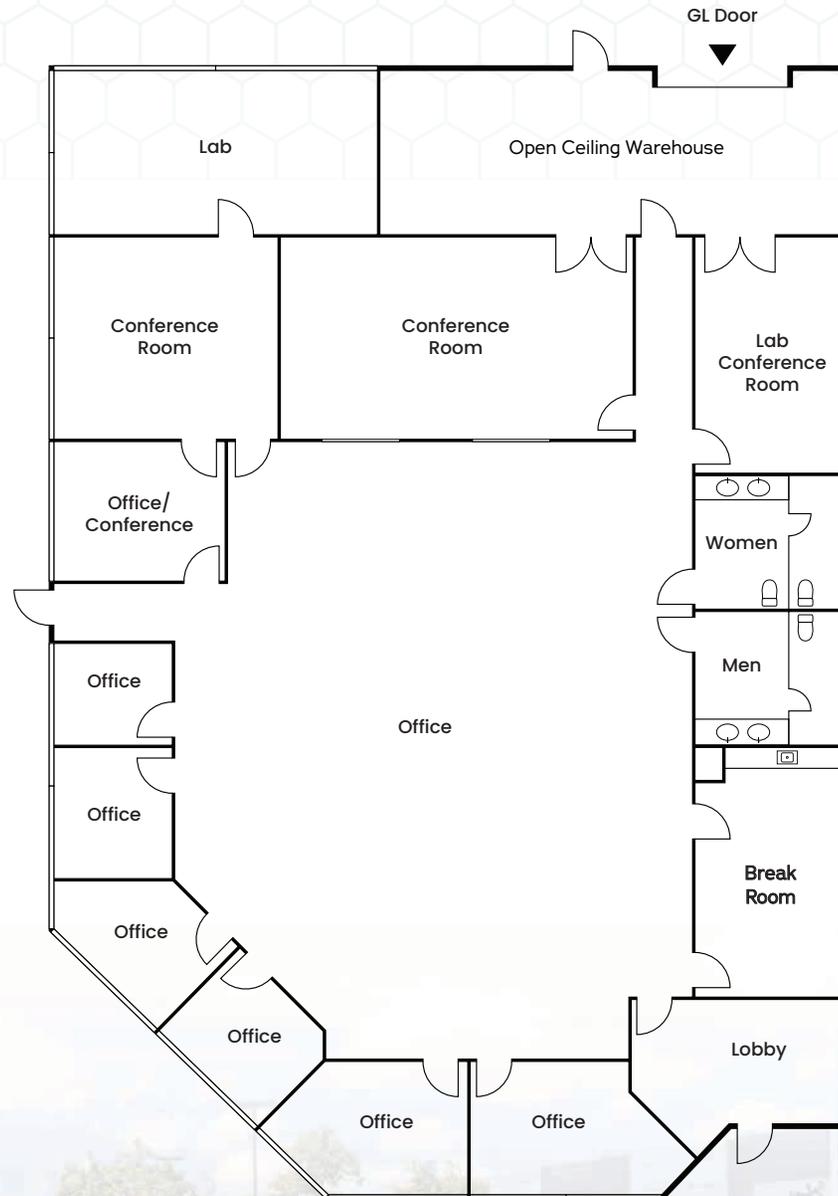
Floor Plan

46665 Fremont Blvd

Building 4

±7,061 SF

- New Market Ready Finishes
- Available 1/1/26
- Market Ready Condition
- 7 Private Offices
- 3 Conference Rooms
- Break Room
- 80% Office, 10% Lab, 10% Warehouse
- Grade-Level Door
- Building Signage off Fremont Blvd



BAYSIDE TECH

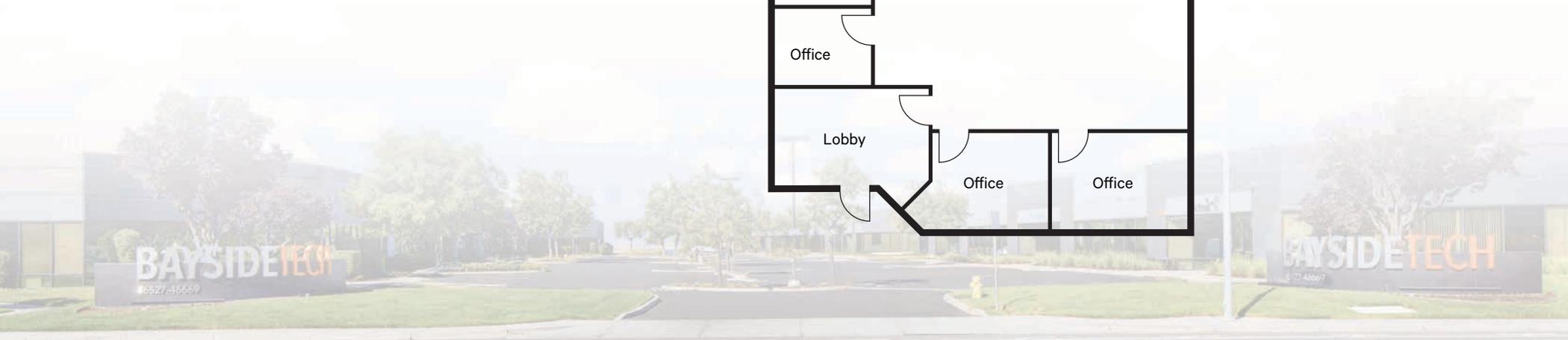
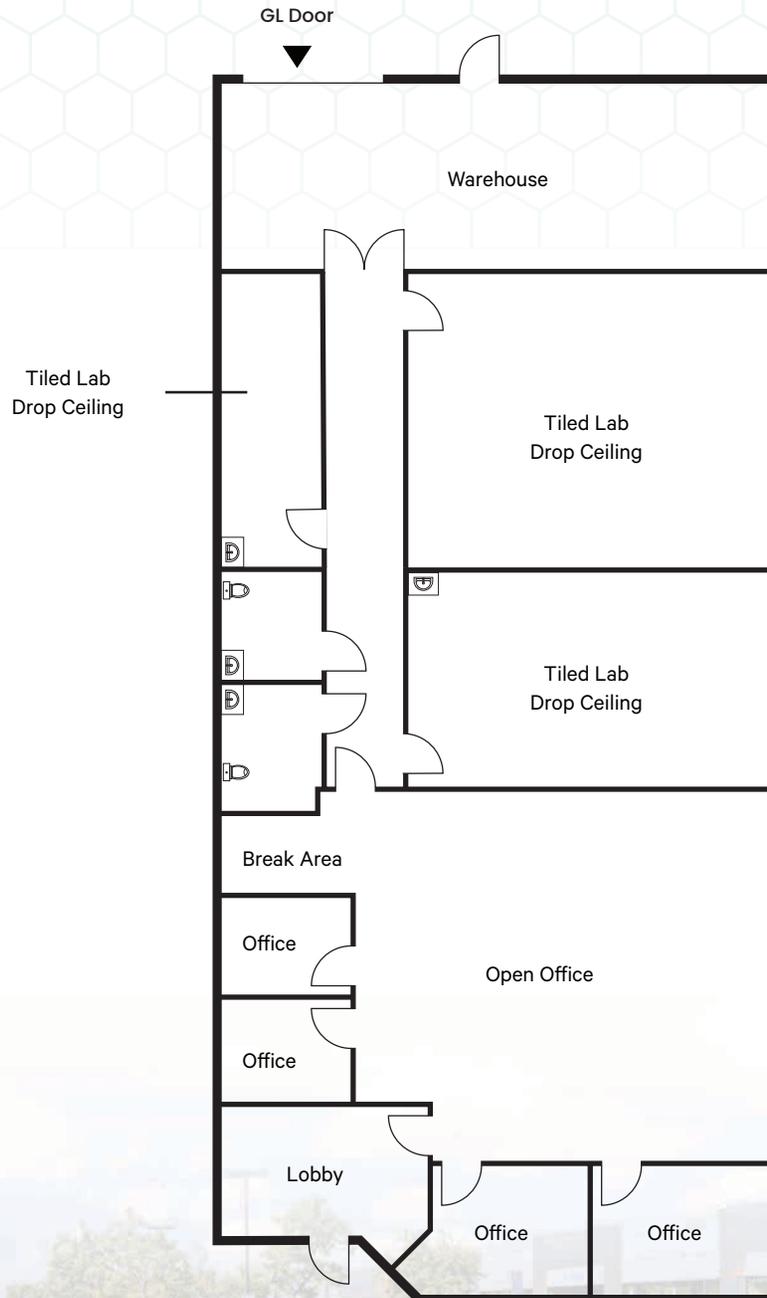
Floor Plan

46609 Fremont Blvd

Building 3

±4,857 SF

- Sublease through April 30, 2027
(Potential for Longer-Term Direct Deal)
- Potential Plug-n-Play Interiors
- 4 Private Offices
- Tiled Lab Areas
- Warehouse Area
- Grade-Level Door
- Building Signage
- 100% HVAC
- All New HVAC Units with Dedicated Zones



BAYSIDE TECH

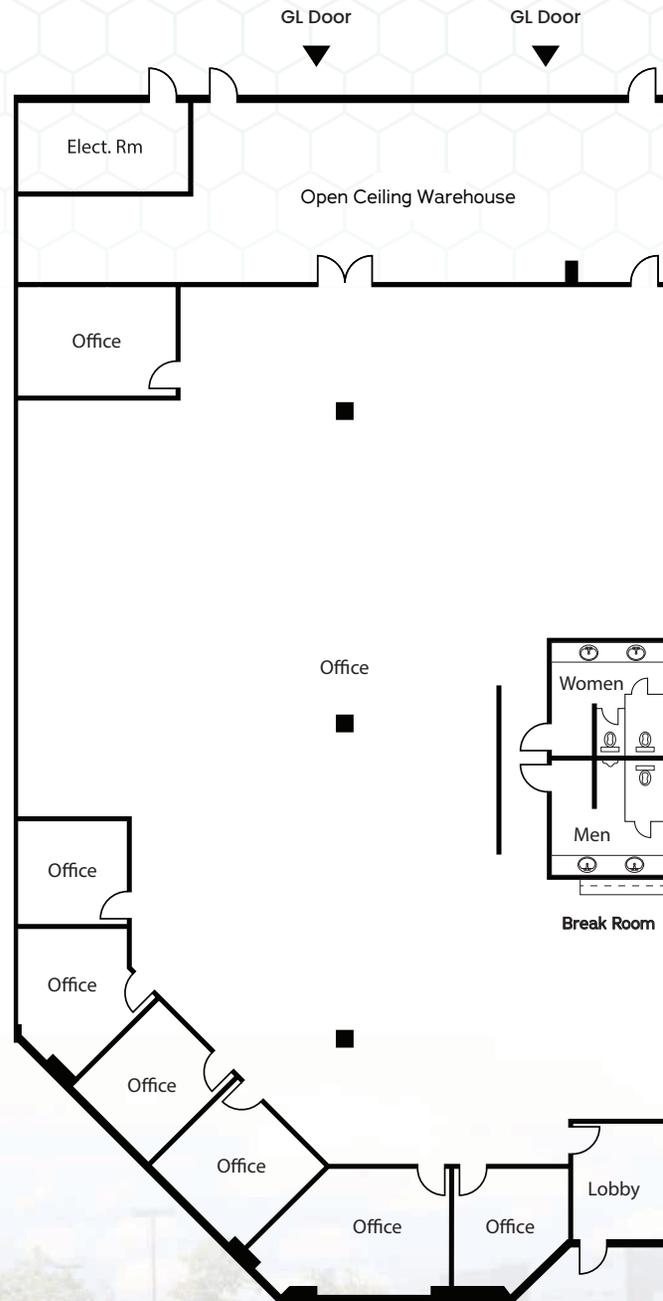
Floor Plan

46605 Fremont Blvd

Building 3

±8,706 SF

- New Market Ready Finishes
- 7 Private Offices
- Break Room
- Lab / Warehouse
- 400 Amps at 480Volt 3 Phase
- 2 Grade-Level Doors
- Move In Ready
- Building Signage



BAYSIDE TECH Amenities Map



BAYSIDE TECH Outdoor Amenities





BAYSIDE TECH

46571, 46567, 46563, 46665 & 46605 FREMONT BLVD | FREMONT

JOEY MCSWEENEY

First Vice President
+1 408 467 7553
joey.mcsweeney@cbre.com
Lic. 02033713

ANTHONY PODESTA

First Vice President
+1 408 453 7479
anthony.podesta@cbre.com
Lic| 01467260

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE