





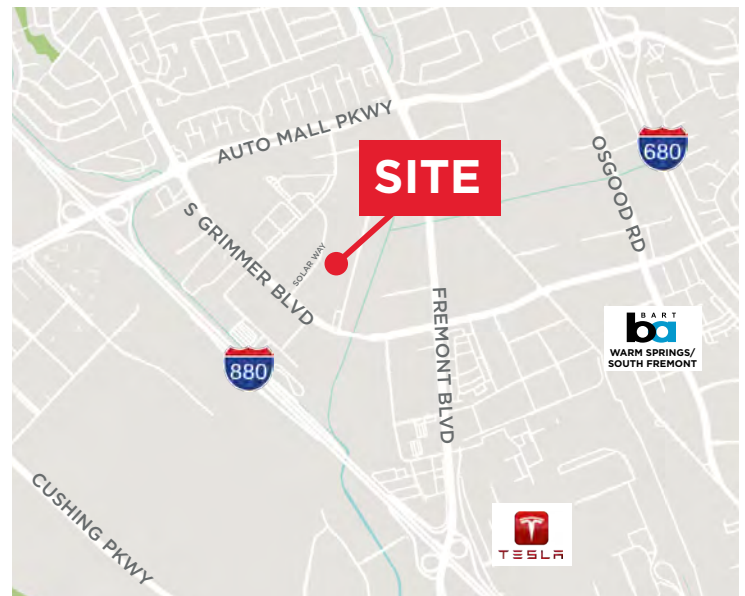
FOR SALE  
**4268 SOLAR WAY**  
Fremont, CA



## ±31,871 SF R&D/OFFICE BUILDING FOR SALE

### HIGHLIGHTS

- ±31,871 SF R&D/Office Freestanding Building
- ±35% Office Areas (2 Lobbies)
- ±65% Assembly & Test, Lab & Storage Areas
- Major Renovation Planned
- ±2.07 Acre Site
- 1600 Amps, 277/480 Volts; 1000 Amps 120/208 Volts (Buyer to Verify Power)
- Fire Sprinklers
- 2 Grade Level Doors
- 1 Dock
- Easy Access to  & 
- Available August 1, 2021
- Tour By Appointment
- Please Do Not Disturb Tenant



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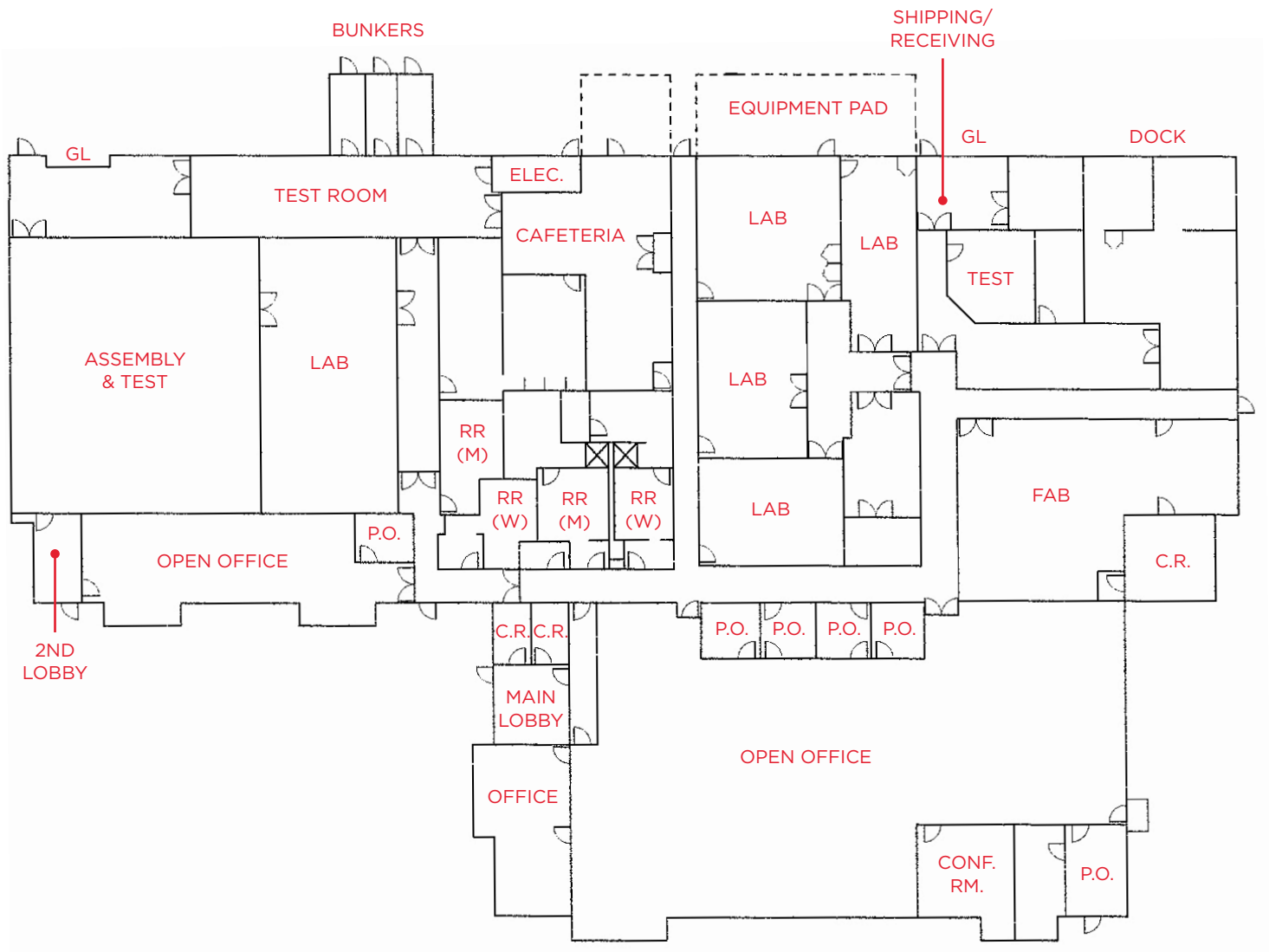
300 Santana Row, Fifth Floor  
San Jose, CA 95128  
P +1 408 615 3400  
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[View Site Specific COVID-19 Prevention Plan](#)

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## FLOOR PLAN

- DO NOT DISTURB TENANT
- PLEASE TOUR BY APPOINTMENT ONLY



FLOOR PLAN NOT TO SCALE  
& SUBJECT TO CHANGE

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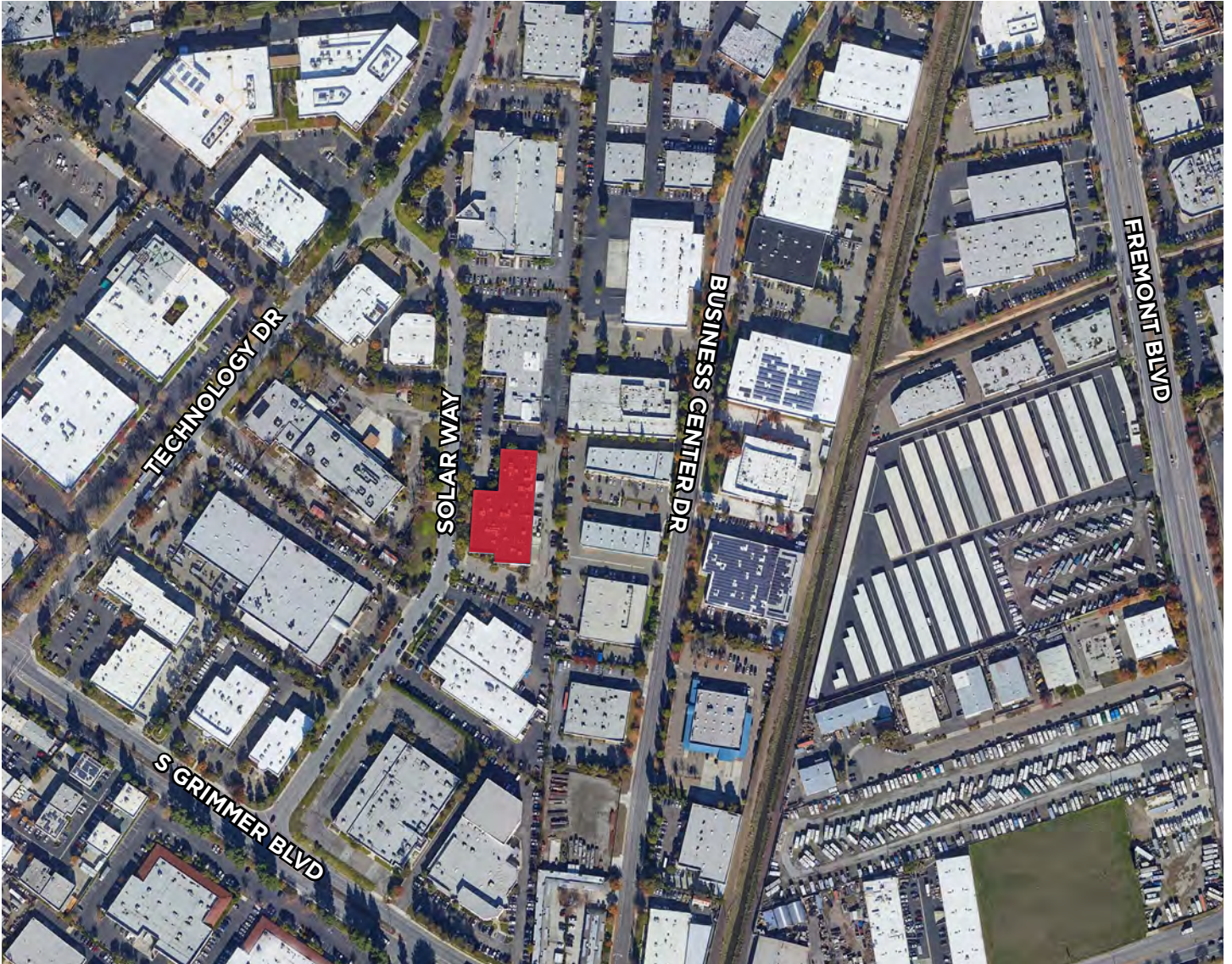
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AERIAL MAP



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NEARBY AMENITIES



Market Broiler  
 P.F. Changs  
 Cold Stone Creamery  
 Dish N Dash  
 Five Guys  
 DSW

Old Navy  
 Sephora  
 Jamba Juice  
 Nordstrom Rack  
 Tilly's  
 Kohl's

The Home Depot  
 REI

Jack in the Box  
 Walmart  
 Wells Fargo Bank  
 Chipotle  
 Dollar Tree

24 Hour Fitness

**SITE**

Barbecue Factory  
 Marina Food  
 Hing Kong Chef  
 Yang Dumpling  
 Zorba's Mediterranean  
 Chaat House  
 CVS  
 Carl's Jr.  
 Denny's  
 Starbucks  
 Little Dipper Shabu Shabu  
 Jamba Juice



Panera Bread  
 iTea Fremont  
 Rubio's  
 Claim Jumper  
 Lowe's  
 The Halal Gy's  
 Ulta  
 The Habit  
 The Kebab Shop  
 Zhangfei Hotpot  
 Carter's  
 CREAM

Target  
 DICK'S Sporting Goods  
 Centry Theaters  
 Buffalo Wild Wings  
 Men's Warehouse  
 Ono Hawaiian BBQ  
 Blaza Pizza  
 Koja Kitchen  
 Krispy Kreme  
 Which Wich  
 T-Mobile  
 Little Hot Pot

TORO Sushi  
 Sno-Crave Tea House  
 Asian Pearl Seafood  
 TJ MAXX & Homegoods  
 JOANN Fabrics  
 Fremont Toyota  
 Nissan of Fremont  
 Subaru of Fremont

Mingala Cafe  
 Boiling Hot Pot  
 Wells Fargo  
 99 Ranch Market  
 101 Tea Plantation  
 Little Taipei Cafe  
 Aberdeen Cafe  
 iPho

Poke House  
 Citibank  
 Bank of America  
 Safeway  
 Burger King  
 Taco Bell  
 KFC  
 FedEx

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