

TWO STORY HI TECH OFFICE BUILDING

FOR LEASE

7100 Stevenson Blvd.
Fremont, CA



PRICE
\$2.25/SF
MODIFIED GROSS



AVAILABLE SIZE
± 7,500 SF



YEAR BUILT
2003



APN
531-165-48



USE
Office

THE IVY GROUP

Commercial Properties, Above & Beyond

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CA DRE #01784630

MOVE-IN READY OFFICE | IDEAL FOR TECH, AI & R&D

Fully built-out two-story office space featuring private offices, open work areas, conference rooms, and server infrastructure—designed for high-performance teams.

HIGHLIGHTS

- » Efficient layout with modern improvements
- » Ample parking + signage opportunity
- » Immediate access to I-880, I-680 & Hwy 237
- » Near major employers including Tesla and Lam Research
- » Close to Pacific Commons retail & dining amenities

Ideal for AI, software, semiconductor, and R&D users seeking a scalable Silicon Valley location.

Available Size	± 7,500 SF
Lot Size	± 1.5 acres
Year Built	2003
Zoning	General Industrial (GI)
Use	Office
Parking	± 38 onsite, unreserved, first come first serve spaces
Sprinklers	Fully sprinklered
APN	531-165-48
Location	Near Pacific Commons, Auto Mall, Tesla Manufacturing Plant, Lam Research, Amazon Distribution Center (slated), UPS Distribution Center (slated)
Amenities	Residential homes, offices, hi tech companies, hotels, shopping centers
Accessibility	Convenient access to freeways 84, 92, 237, 680 and 880



FIRST FLOOR LAYOUT

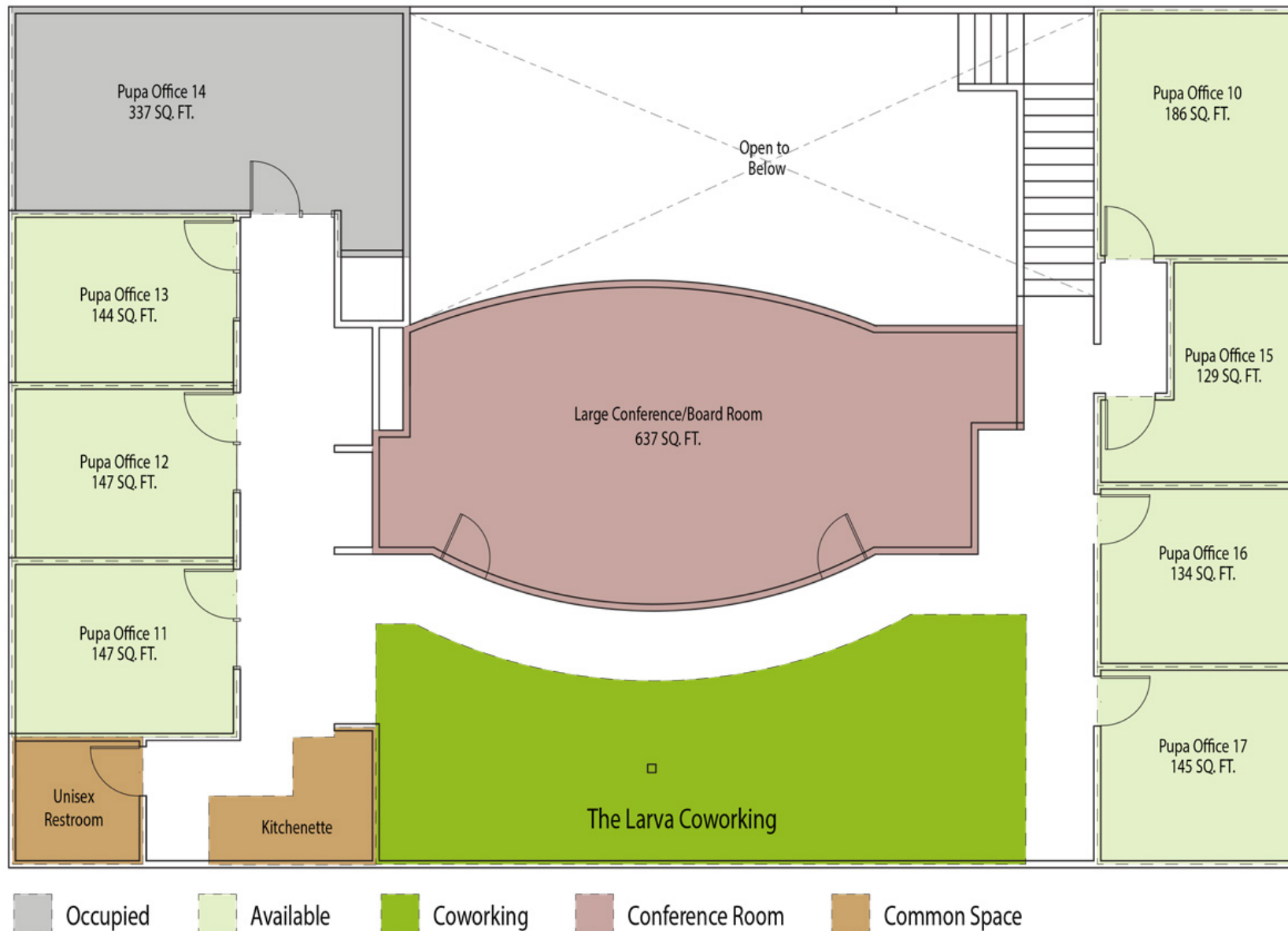
TWO-STORY
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- Occupied
- Available
- Coworking
- Conference Room
- Common Space

SECOND FLOOR LAYOUT

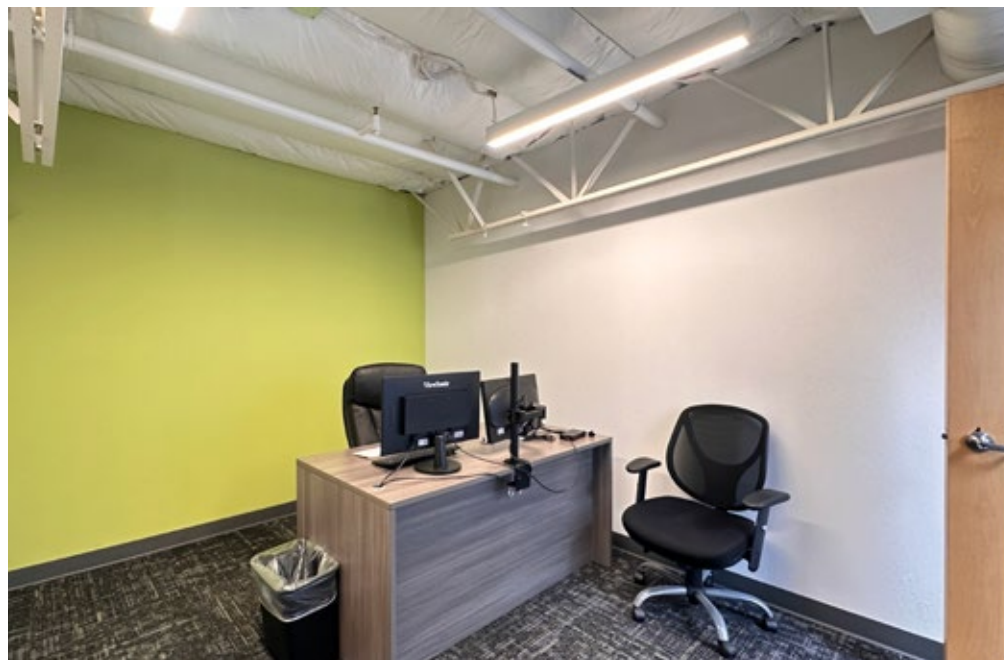
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CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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Acquisition | Disposition | Leasing