



For Sale | \$1,600,000

±4,480 SF Office Building

2400 Country Drive | Fremont, CA

Highlights

- Located in Fremont's medical district anchored by Washington Hospital
- Monument signage
- No load factor
- BART & retail services nearby
- **First Floor:** ±2,240 SF
- **Second Floor:** ±2,240 SF
- New roof 2013
- Parking lot repaved in 2012
- 3-phase power



Accelerating success.

Contact Broker

René Brochier

Senior Vice President
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Colliers

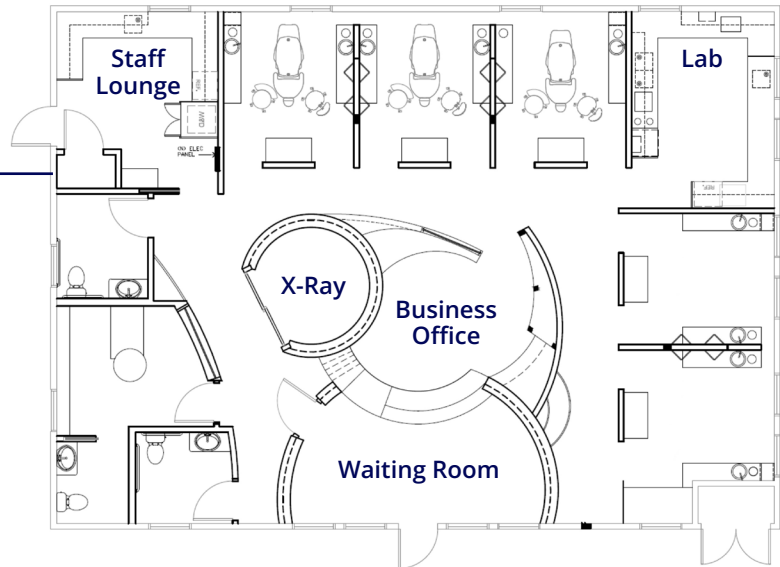
4301 Hacienda Drive, Suite 430
Pleasanton, CA 94588
colliers.com

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Floor Plan

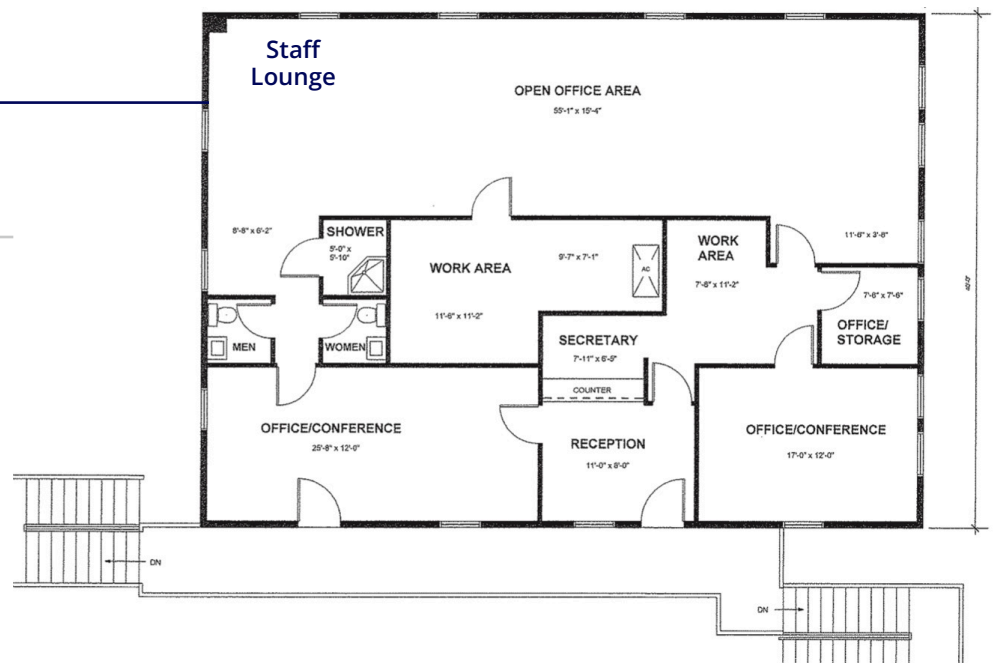
First Floor

±2,240 SF



Second Floor

±2,240 SF



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Property Overview



Annual Income & Expenses

Description	Total
Scheduled Gross Income	\$87,384
Less 5% Vacancy Reserve	\$4,369
Adjusted Gross Income	\$83,014
Less Operating Expenses	
Property Taxes	\$6,165
Insurance	\$6,182
Utilities (gas, outside lights and water)	\$3,870
Trash	\$1,614
Gardener	\$2,100
Net Annual Income	\$63,083



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Photo Gallery



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Location Overview



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