



# FREMONT COMMERCE CENTER

41688 Christy Street, Fremont, CA 94538

For Lease

**11,608 SF**

**6% Procuring Fee**



**4 Tickets for Super Bowl LX at Levi's Stadium**

## PREMISES HIGHLIGHTS

- ±11,608 SF Office/R&D/Flex Space
- Corner Unit with 2 Labs
- Lab Space Features ESD Flooring & an ISO 7 Soft Wall Clean Room\*
- Open Office Area & Private Offices
- Conference Room, Break Room & Restroom
- ±200 Amps @ 480/277 Volts Power\*
- Landlord Open to Tenant Improvements
- Can be Combined with 41734 Christy Street for a Total of ±25,506 SF

\* Subject to verification

## LOCATION

Easy access to Interstate 880 and Highway 84/ Dumbarton Bridge. Walking distance to the Pacific Commons Shopping Center (retail, restaurants & other amenities).

## USE

Office / R&D / Flex

## AVAILABLE

Now

## LEASE RATE

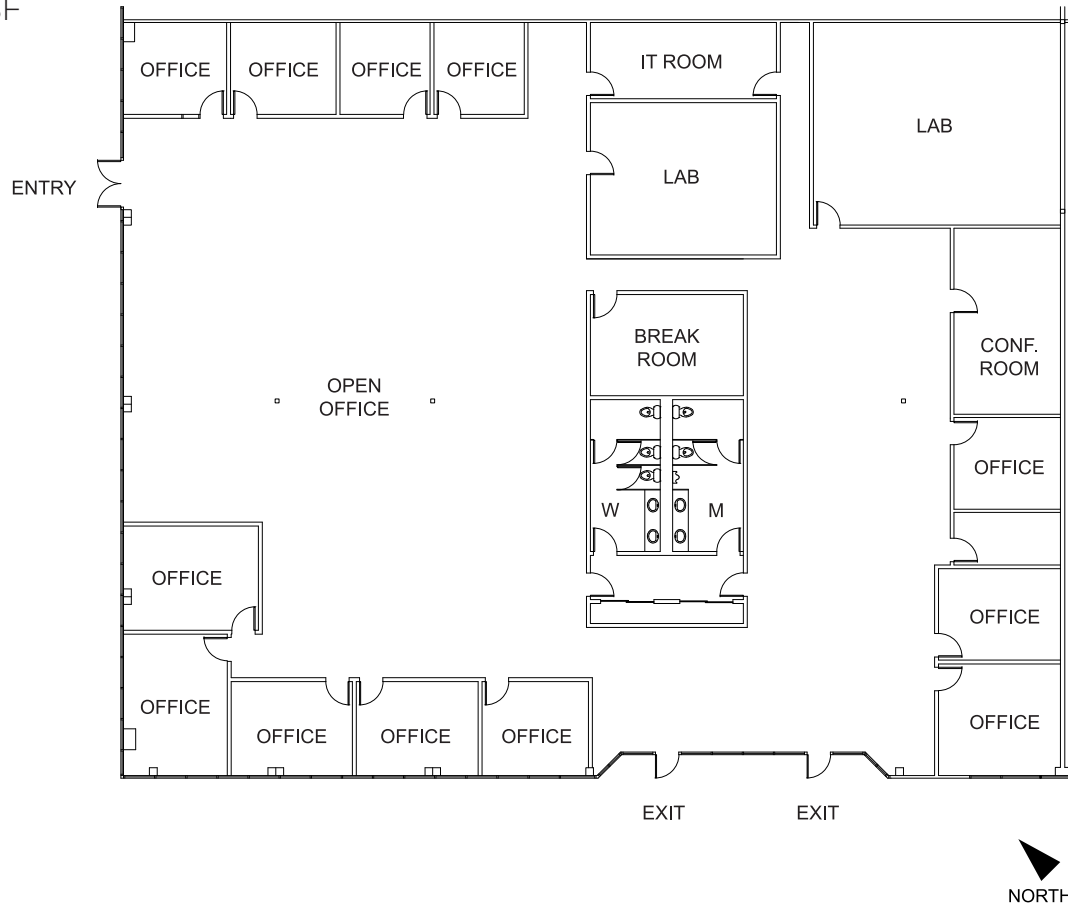
Call Broker for Rate



*Big Enough To Serve You. Small Enough To Know You...*



For Lease | 11,608 SF



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