

PLUG & PLAY

# FREMONT

42808 CHRISTY ST

42840 CHRISTY ST

## R&D BUSINESS PARK

FREMONT, CALIFORNIA

#101 - R&D 6,045 1st Floor  
#201 - Play & Play Office, 2nd Floor

NEW MOVE IN RATE  
\$2.19 FULL SERVICE  
WITH 3 YEAR TERM

# FOR LEASE



**NEWMARK**

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## FREMONT BUSINESS PARK

At Fremont Business Park, you'll find office suites ranging from as small as 400 square feet up to 10,000 square feet — with room for private offices, reception areas, highly useable open floorplans, and great glass lines to create an inviting working environment. And for your larger meetings, there's an executive conference room within the complex that you can reserve.

All the suites have new carpeting, paint, and fixtures. Some are plug-n-play — with everything, including workstations, ready for you from day one. And the offices at Fremont Business Park can be customized for a variety of medical uses — from medical and dental labs to biotechnology research facilities.

Our flexible lease arrangements allow you to easily expand as you grow. The best part about locating your office space in Fremont is you'll be minutes off I-880 at Auto Mall Parkway, reducing your commute time. And shopping and services are literally down the street at the Pacific Commons shopping complex. You'll find dozens of big-name retailers and financial institutions, as well as a range of restaurants — from fast food to fine dining.





## FREMONT BUSINESS PARK



**Plug & play suites**



**Total size** of 119,038 sq. ft. across all three buildings



**Promoting energy efficiency** with recently-installed solar panels on each building



**On-site amenities** including a common conference room, fitness center, & abundance of parking spaces



**Immediate access** to I-880 at Auto Mall Parkway, and a short distance to Pacific Commons Shopping Center



**Ample parking 4/1,000**



**Flexible lease team**





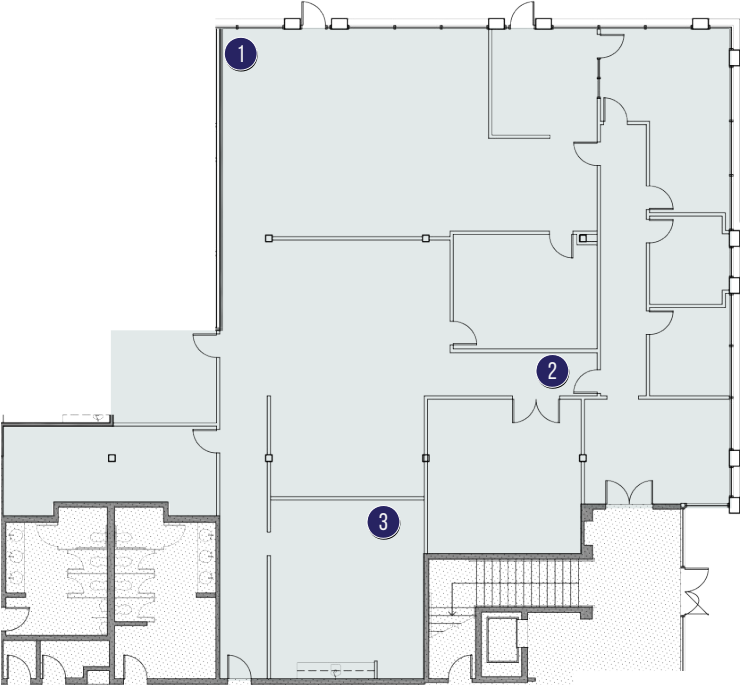




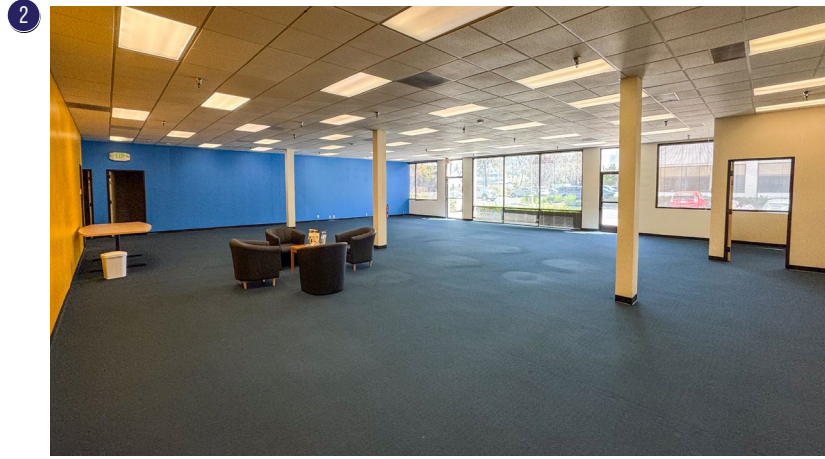


# 42808

CHRISTY STREET | SUITE 101 6,045 SF



FIRST FLOOR

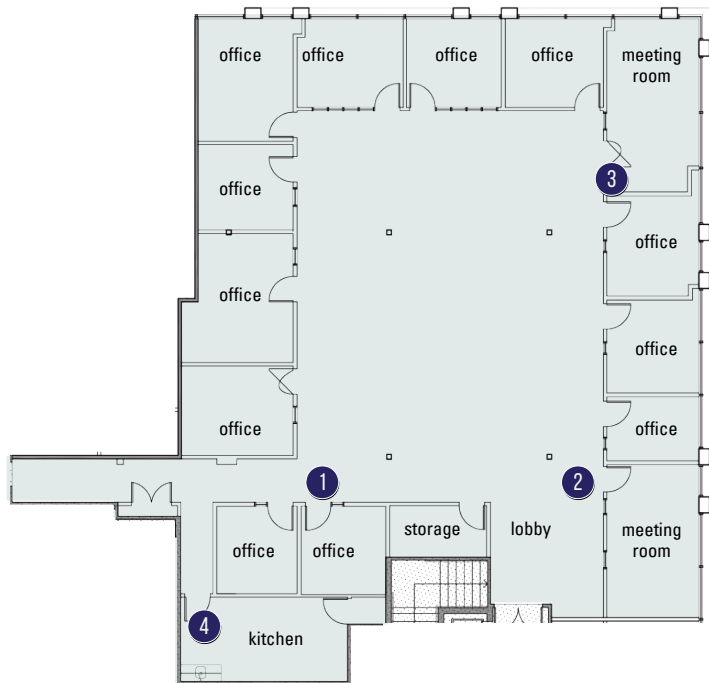


FLOOR PLANS

# 42840

CHRISTY STREET | SUITE 201 5,809 SF

Move-In-Ready, Play & Play Office, 12 Offices,  
2 Meeting Rooms, Kitchen, Sewer Room, Storage



SECOND FLOOR

1



2



3



4



42808 CHRISTY STREET

42840 CHRISTY STREET



SITE PLAN



# ACCESSIBILITY |

CONVENIENT FREEWAY ACCESS  
AND WALKING DISTANCE TO MAJOR  
RETAIL & DINING DESTINATIONS



## PACIFIC COMMONS SHOPPING CENTER


## NEARBY DESTINATIONS


AMENITIES



# FREMONT

## BUSINESS PARK

FREMONT, CALIFORNIA



**3055 Olin Avenue, Suite 2200, San Jose, CA 95128**

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