



# Warm Springs Business Center

48501-48531 WARM SPRINGS BLVD  
FREMONT, CA 94539

**Vince Machado**  
Executive Vice President  
+1 408 453 7411  
vince.machado@cbre.com  
Lic. 01317553

**Bob Steinbock**  
Senior Vice President  
+1 408 453 7424  
bob.steinbock@cbre.com  
Lic. 01111853

**CBRE, Inc.**  
225 W Santa Clara St  
12th Floor  
San Jose, CA 95113  
[www.cbre.com/siliconvalley](http://www.cbre.com/siliconvalley)



# Property Overview

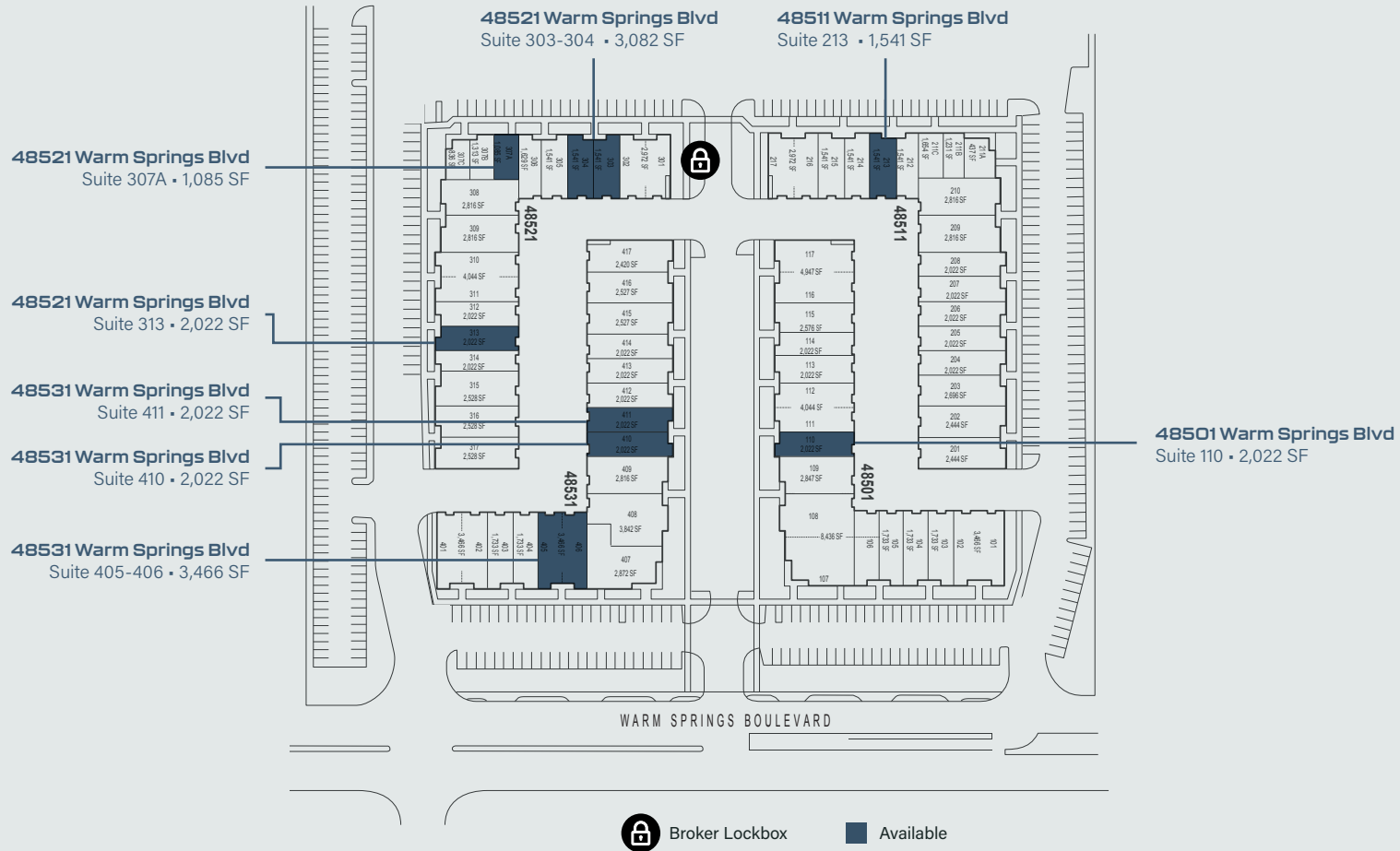
## FEATURES

- + Suites in move-in condition
- + 2,022- 4,044 SF available
- + 12' grade-level doors
- + 14' clear height
- + 3.5 parking spaces per 1,000 SF leased
- + Attractively landscaped environment
- + Immediate access to I-880 and I-680
- + Direct, signaled access and exposure to Warm Springs Blvd
- + Nearby retail services include restaurants, banks, and health facilities
- + Full commission paid
- + Responsive, professional management
- + Clean room & lab improvements in select units

## LOCATION



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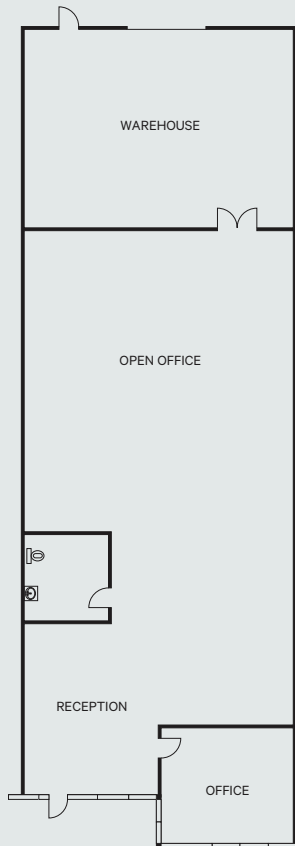
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FLOOR PLAN NOT TO SCALE

# Floorplans

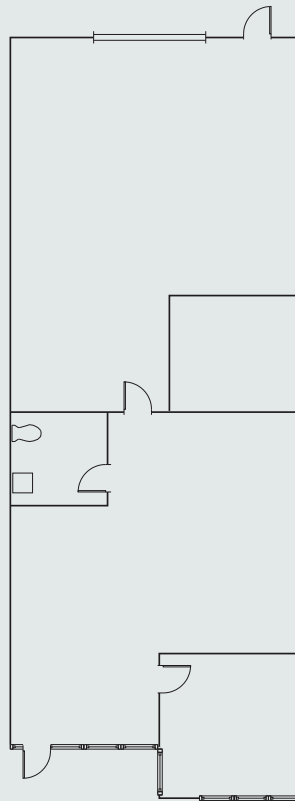
**SUITE 110 2,022 SF**

Available Now



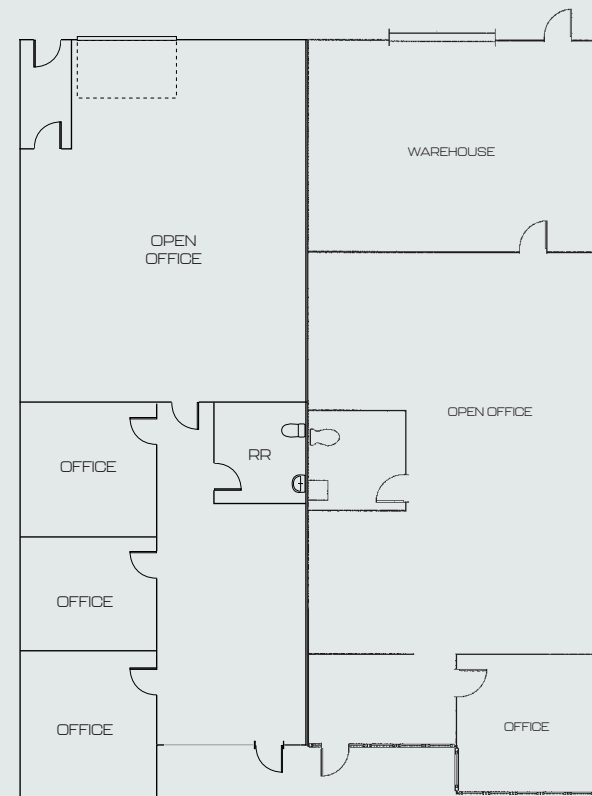
**SUITE 213 1,541 SF**

Available Now



**SUITE 303-304 3,082 SF**

Available Now



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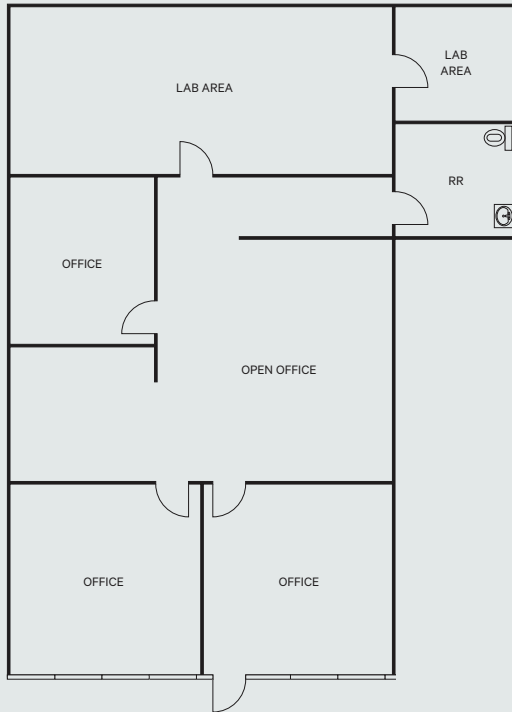
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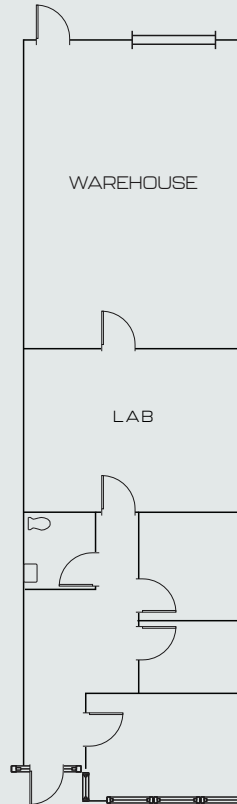
**SUITE 307A 1,085 SF**

Available Now



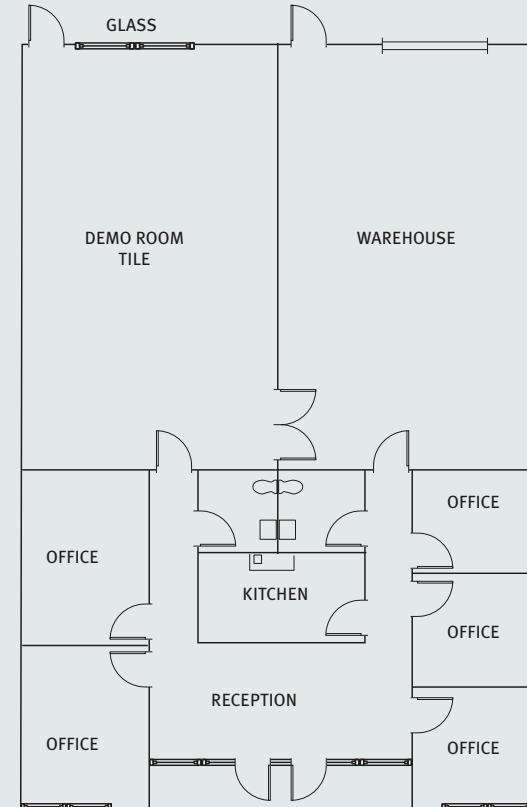
**SUITE 313 2,022 SF**

Available Now



**SUITE 405-406 3,466 SF**

Available Now



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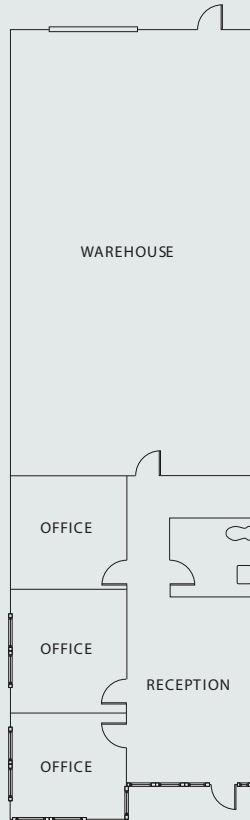
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**FLOOR PLAN NOT TO SCALE**

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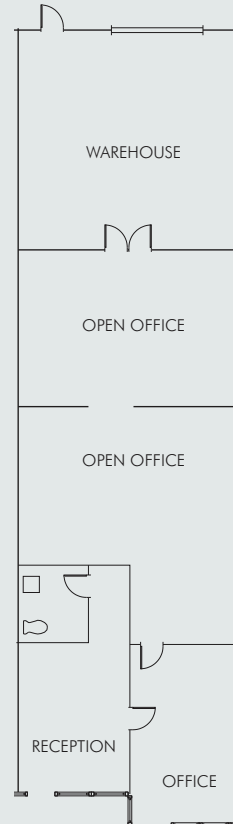
## SUITE 410 2,022 SF

Available Now



## SUITE 411 2,022 SF

Available Now



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West Valley Properties, Inc.

**CBRE**

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