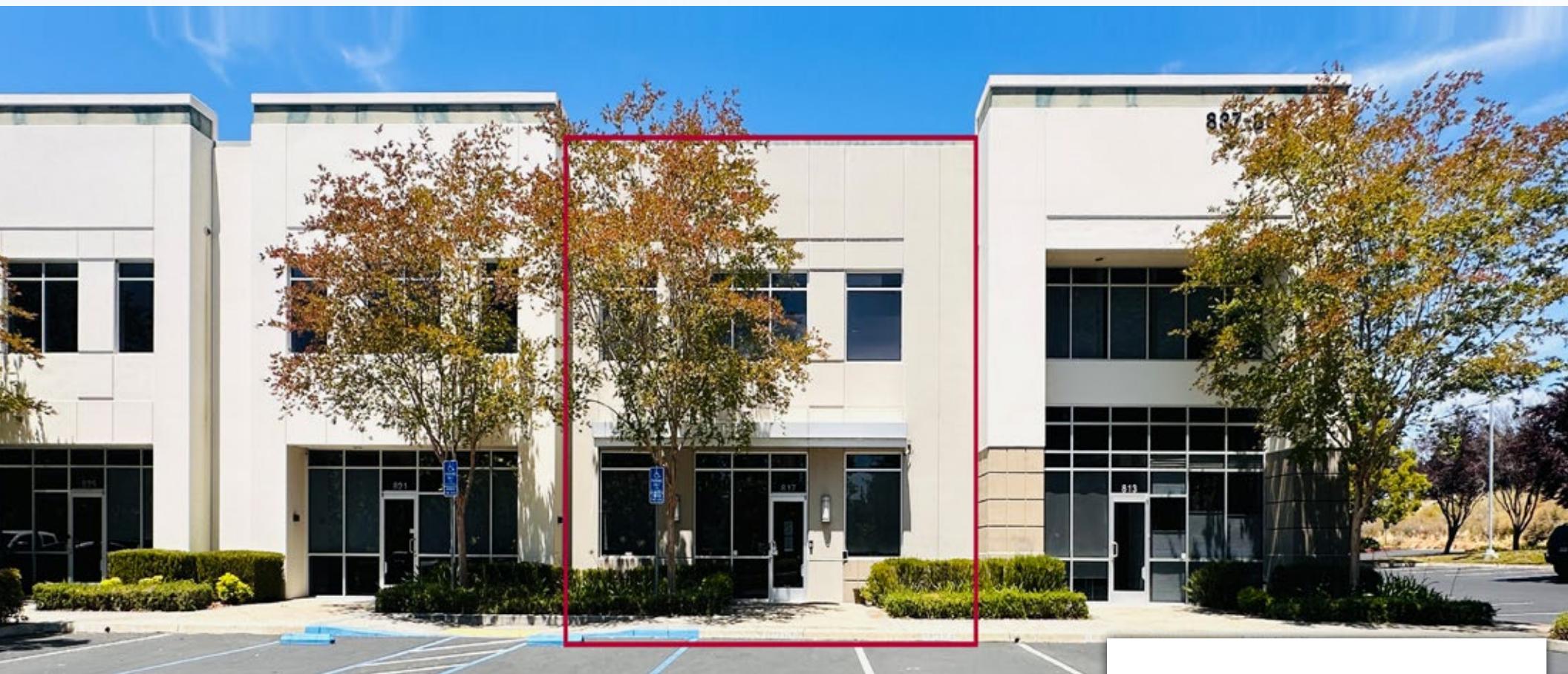


OFFICE / WAREHOUSE CONDO

FOR LEASE

817 Corporate Way
Fremont, CA



PRICE
\$1.70/SF NNN
(\$0.67/SF)



BUILDING SIZE
± 2,863 SF



LOT SIZE
± 208,609 SF
± 4.789 acres



YEAR BUILT
2005



LAYOUT
50% office /
50% warehouse



ZONING
Warm Springs
District 10
(WSi10)

THE IVY GROUP
Commercial Properties, Above & Beyond

TIM VI TRAN, SIOR, CCIM
tim@theivygroup.com | 510.213.8883
CA DRE #01784630

PRIME INDUSTRIAL CONDO FOR LEASE AT VENTURE COMMERCE CENTER – IDEAL OFFICE/WAREHOUSE MIX

The Ivy Group is proud to present a rare leasing opportunity in the highly desirable Venture Commerce Center in Fremont.

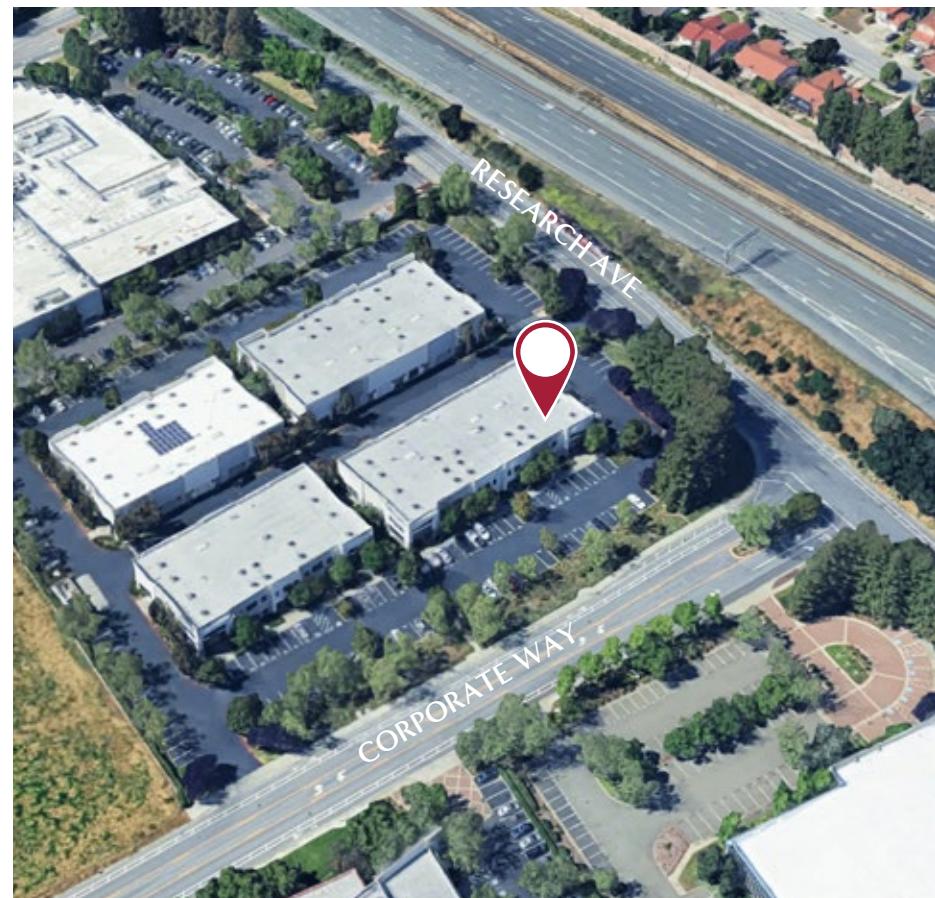
This versatile industrial condominium offers the perfect blend of functionality and professionalism, featuring a modern two-story office space at the front and a spacious high-ceiling warehouse in the rear—ideal for a wide range of business operations.

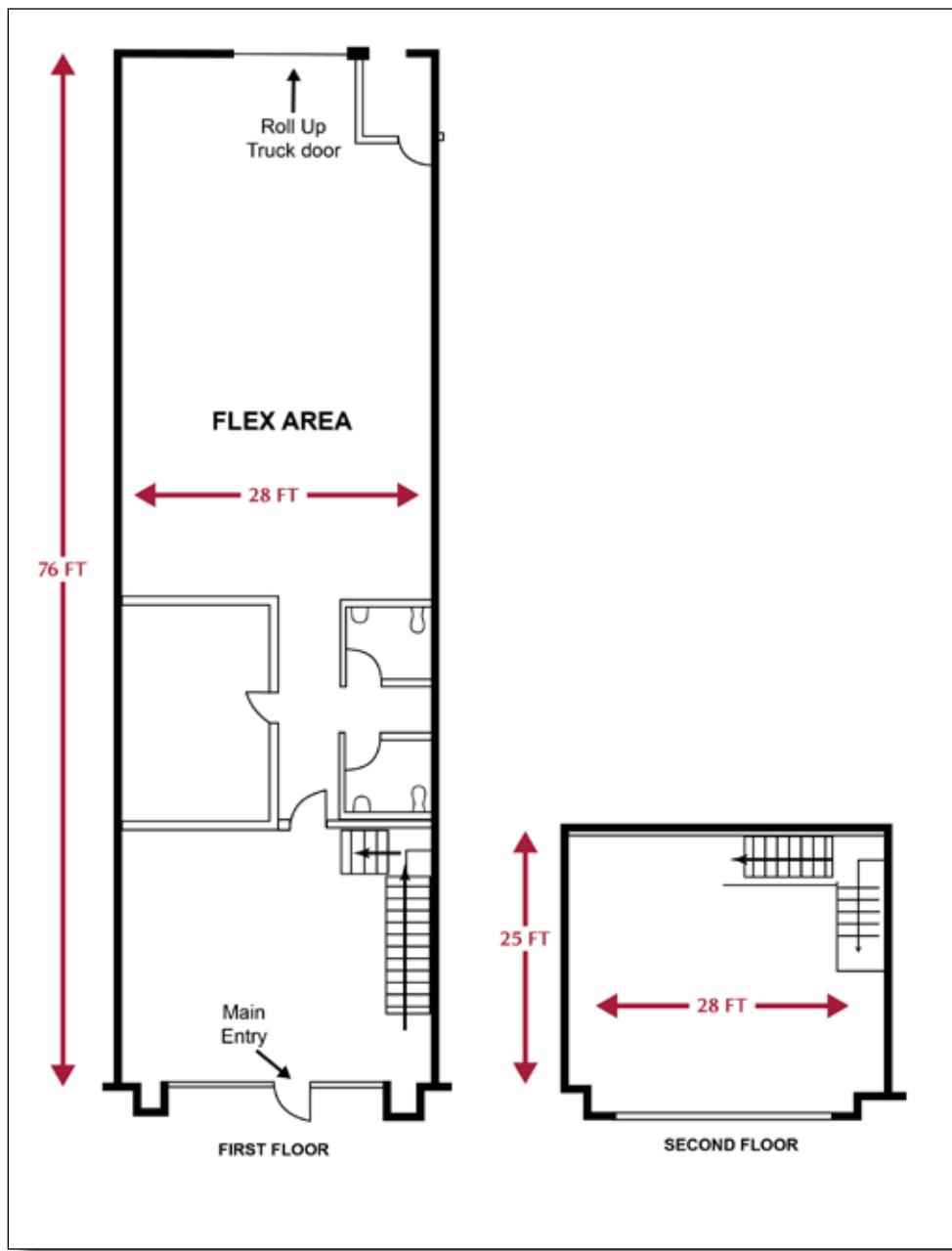
Strategically located with immediate access to I-880, I-680, and Highway 237, and just minutes from the Warm Springs BART Station, this location ensures seamless connectivity for your team, clients, and distribution needs.

Whether you're expanding, relocating, or launching a new venture, this space offers the flexibility and visibility to support your business growth.

Contact The Ivy Group today to schedule a private tour and explore how this space can elevate your business.

| | |
|-----------------------|--|
| Building Size | ± 2,863 SF |
| Lot Size | ± 208,609 SF (± 4.789 acres) |
| Layout | 50% office / 50% warehouse |
| Zoning | Warm Springs Innovation District 10 (WSI 10) |
| Year Built | 2005 |
| Power | 250 A, 120/208 V, 3 Ø |
| Parking | 5 reserved + abundant unreserved spaces |
| Ceiling Height | 10 FT (office), 27 FT (warehouse) |
| Sprinklers | 100% sprinklered |
| APN | 519-1730-6 |

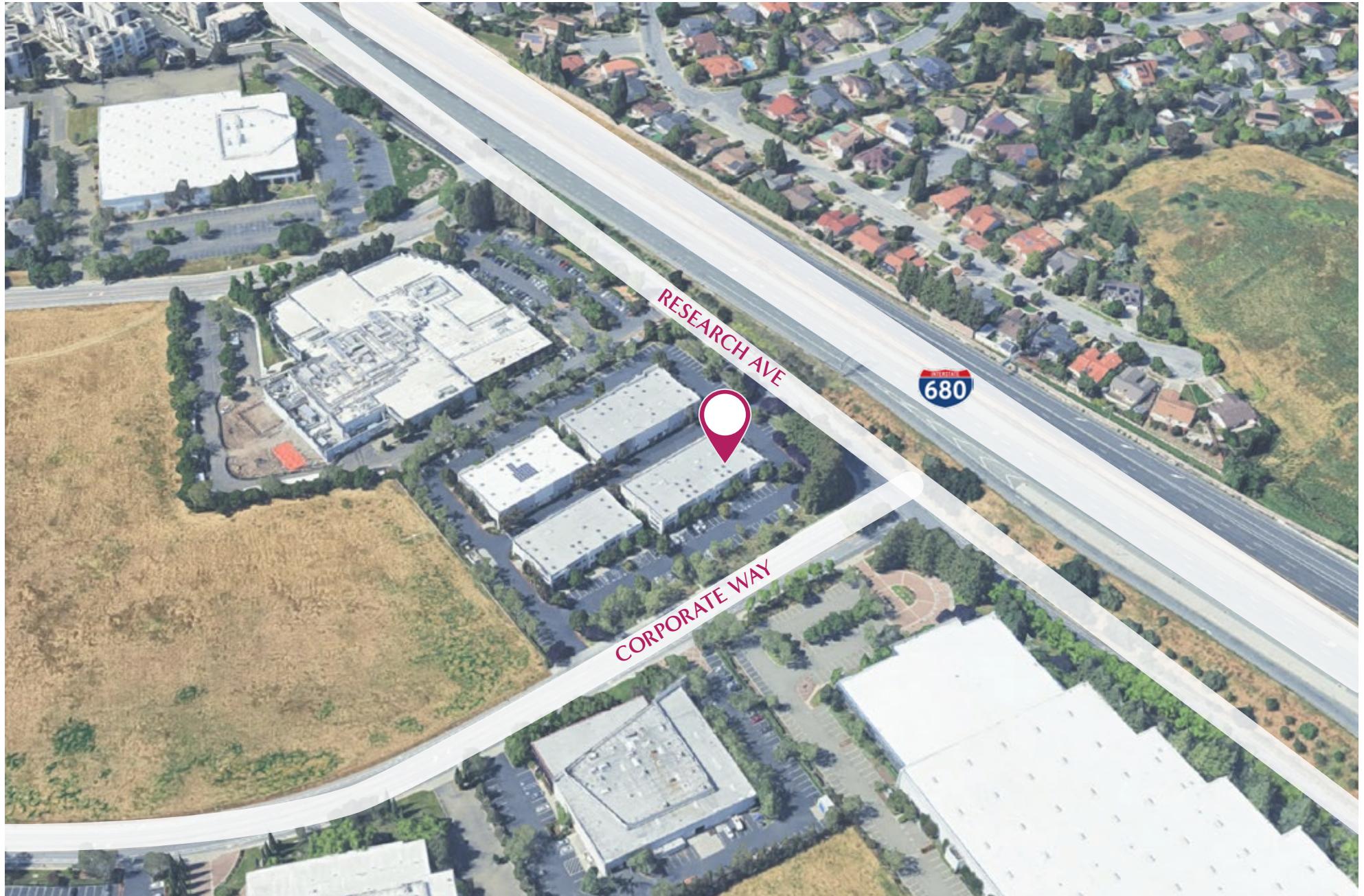




PROPERTY PHOTOS

OFFICE / WAREHOUSE CONDO
FOR LEASE





AMENITY MAP

OFFICE / WAREHOUSE CONDO
FOR LEASE



LOCATION OVERVIEW

OFFICE / WAREHOUSE CONDO
FOR LEASE

Fremont is a city in Alameda County, California. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. It is the closest East Bay city to the high tech Silicon Valley network of businesses, and has a strong tech industry presence. Companies headquartered in Fremont include Antec Inc, Corsair Gaming, Electronics for Imaging, Ikanos Communications, Lam Research, Fremont Bank, Nielsen Norman Group, Oplink Communications, SYNEX, S3 Graphics, Tailored Brands and DCKAP.

Fremont is served by Interstate 880 (Nimitz Freeway) and Interstate 680 (Sinclair Freeway). The two freeways are connected in the Warm Springs district via Mission Boulevard which is SR 262. In addition, Fremont is served by SR 84 and the segment of Mission Boulevard which is SR 238. Regional rail transportation is provided by Fremont BART Station, Warm Springs BART Station, and the Altamont Corridor Express (ACE).



LARGEST EMPLOYERS

| # | Employer | # of Employees |
|----|---------------------------------|----------------|
| 1 | Tesla, Inc. | 22,000 |
| 2 | Lam Research | 3,000 |
| 3 | Washington Hospital | 2,400 |
| 4 | Kaiser Permanente | 1,600 |
| 5 | Synnex | 1,350 |
| 6 | Western Digital | 1,100 |
| 7 | City of Fremont | 1,100 |
| 8 | Fremont Unified School District | 800 |
| 9 | Boehringer Ingelheim | 800 |
| 10 | Sutter Health | 775 |

CONTACT EXCLUSIVE AGENT
FOR DETAILS AND TOUR

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975 Corporate Way | Fremont, CA 94539

Acquisition | Disposition | Leasing

