



Warm Springs Business Center

48501-48531 WARM SPRINGS BLVD
FREMONT, CA 94539

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Bob Steinbock
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CBRE, Inc.
225 W Santa Clara St
12th Floor
San Jose, CA 95113
www.cbre.com/siliconvalley



Property Overview

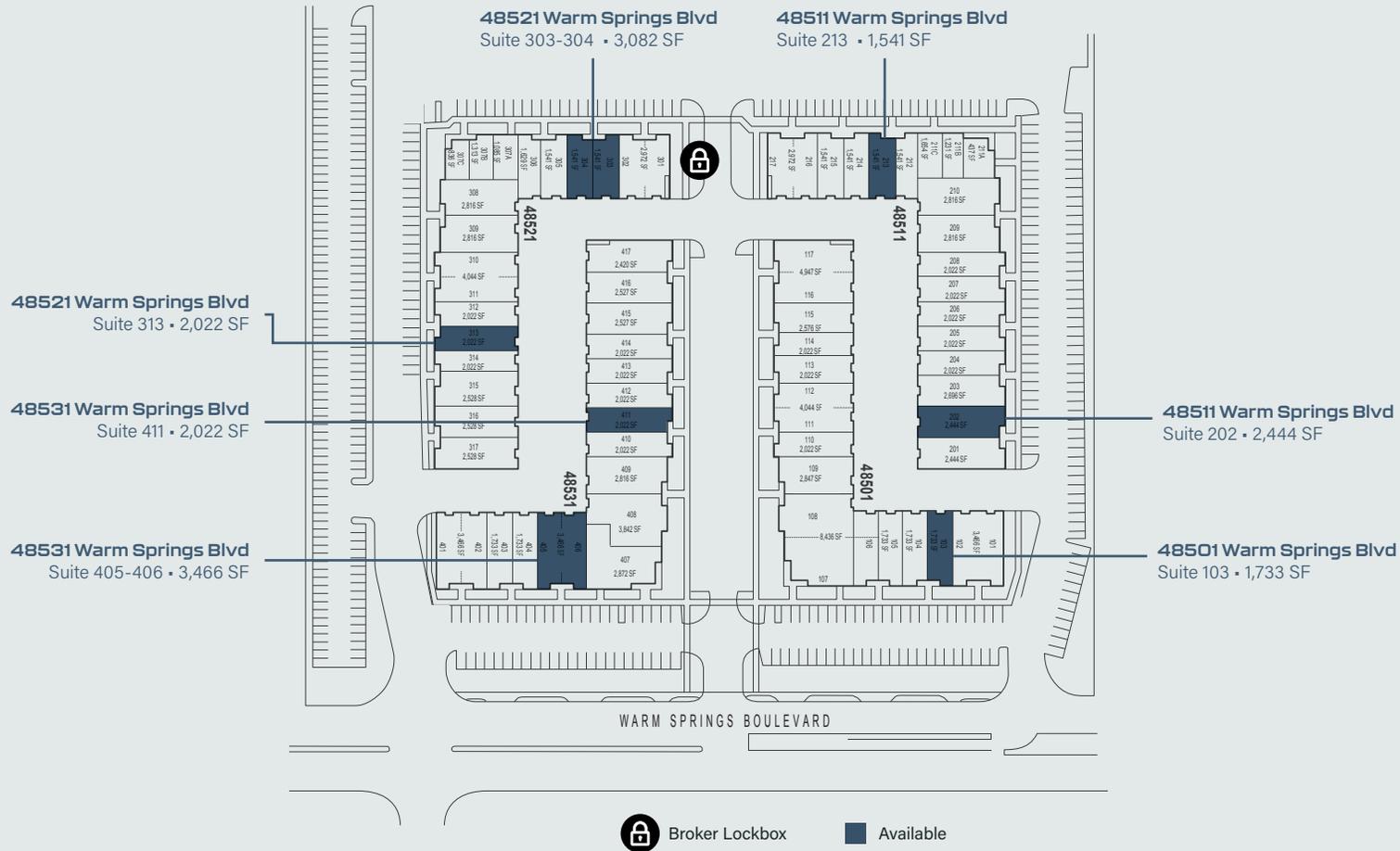
FEATURES

- + 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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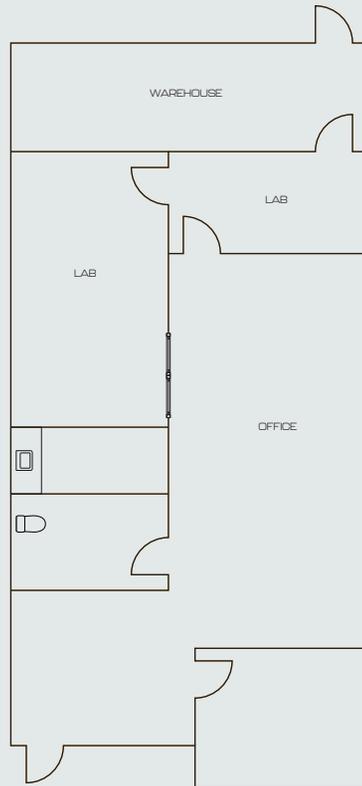
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FLOOR PLAN NOT TO SCALE

Floorplans

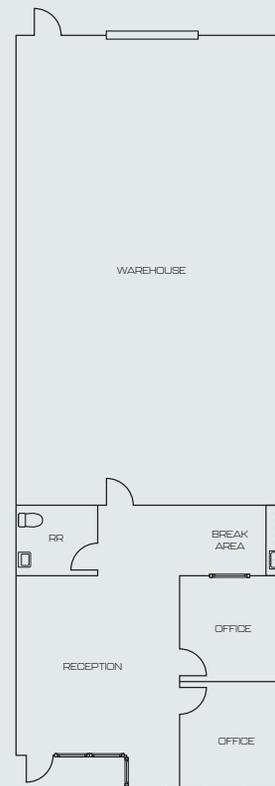
SUITE 103 1,733 SF

Available Now



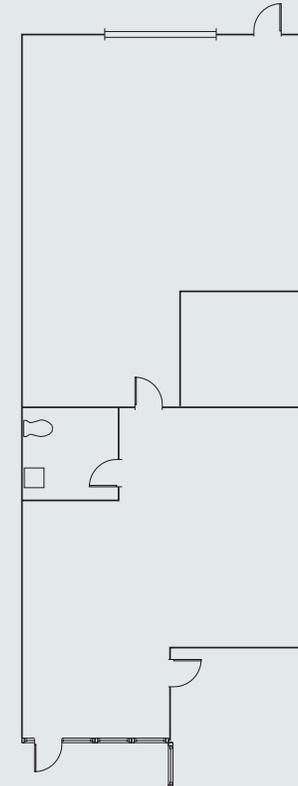
SUITE 202 2,444 SF

Available Now



SUITE 213 1,541 SF

Available Now



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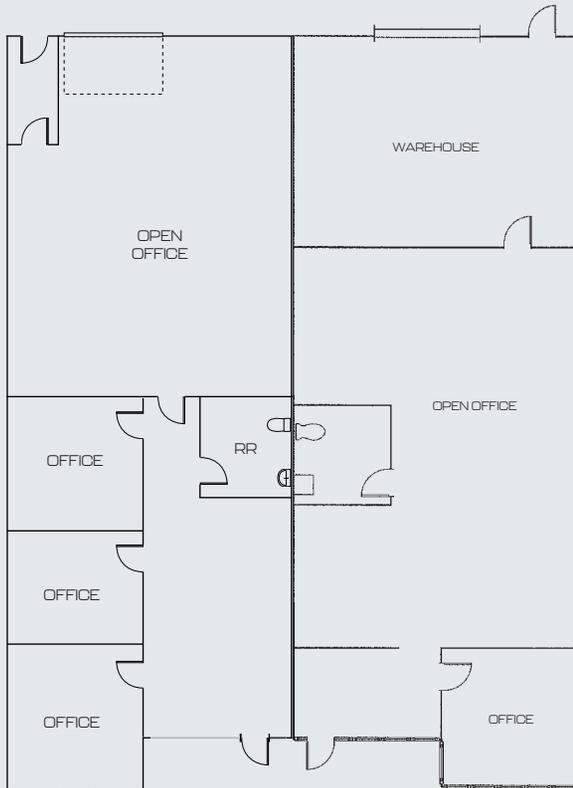
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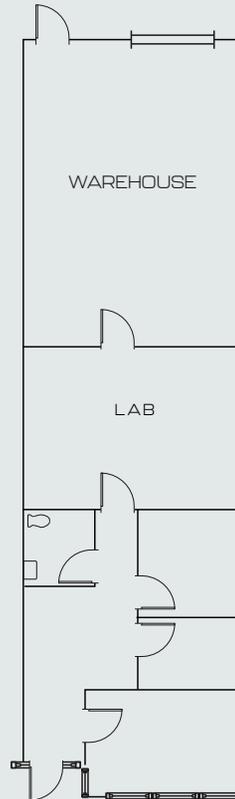
SUITE 303-304 3,082 SF

Available Now



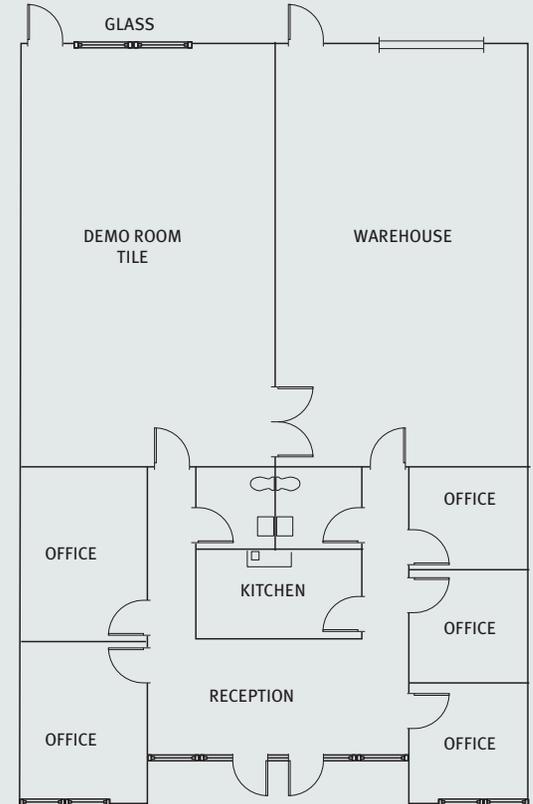
SUITE 313 2,022 SF

Available Now



SUITE 405-406 3,466 SF

Available Now



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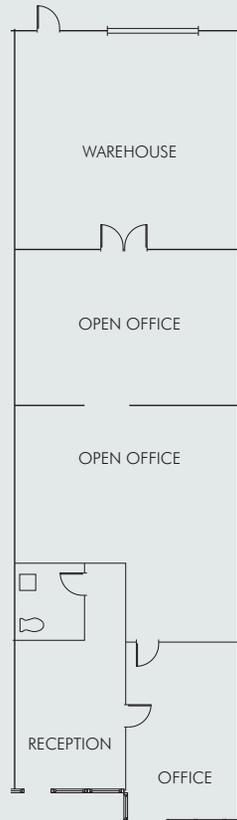
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FLOOR PLAN NOT TO SCALE

Floorplans

SUITE 411 2,022 SF

Available Now



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West Valley Properties, Inc.

CBRE

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