



WARM SPRINGS INNOVATION CENTER



FOR LEASE
±8,976 - ±28,391 SF

CBRE

Hines



WARM SPRINGS INNOVATION CENTER

101 HAMMOND AVE, 103 HAMMOND AVE, 47800 WESTINGHOUSE DR &
47811 WARM SPRINGS BLVD

±8,976 - ±28,391 SF
FOR LEASE

PROPERTY HIGHLIGHTS



±148,926 SF On 9.84 Acres



5 Single-Story R&D Buildings



Easy Access to Highways 880 & 680



Direct Highway 880 Access Via
Warren Ave Interchange



Close to Retail Amenities and Bedroom
Communities



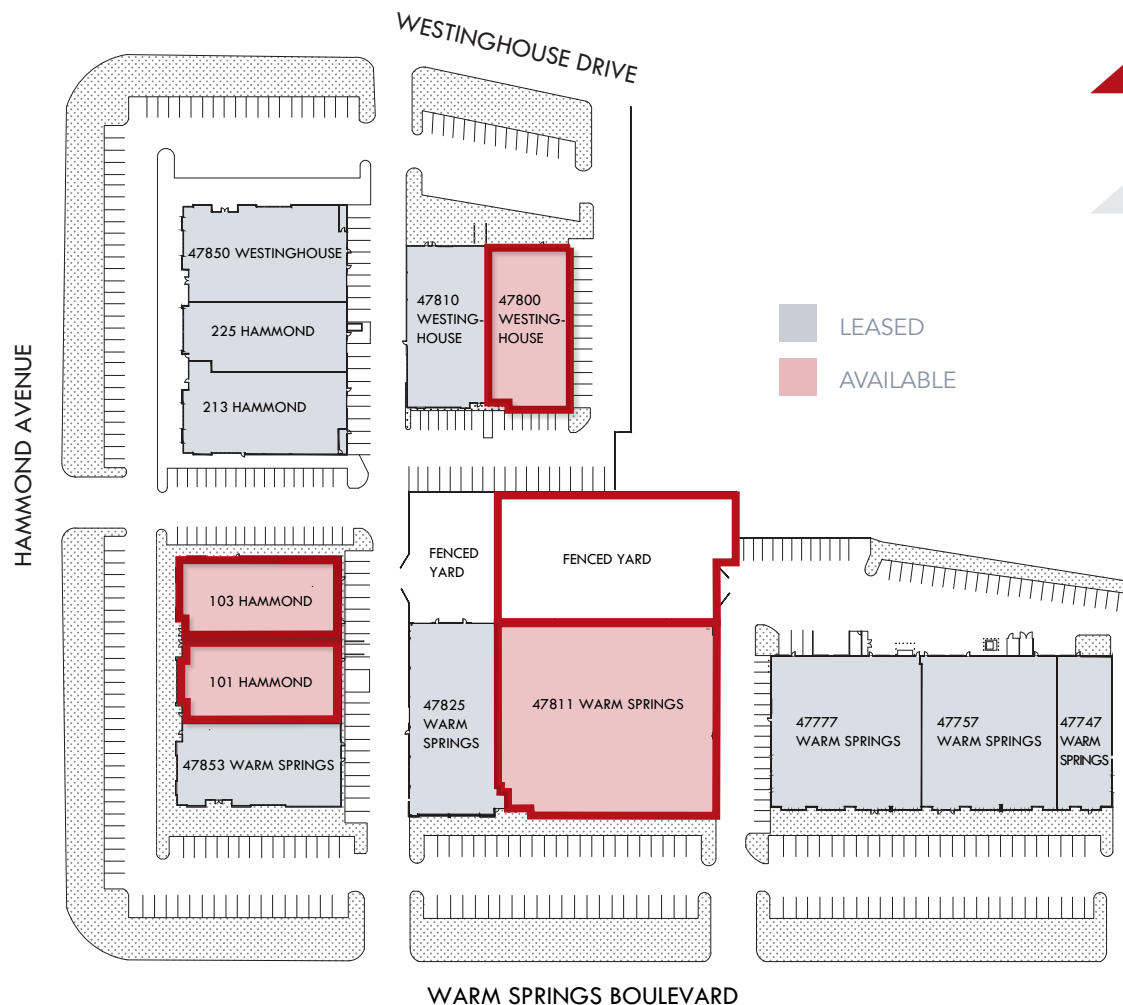
3.2/1,000 Parking Ratio



Located In Fremont Innovation District



1.9 Miles From New Warm Springs
Station





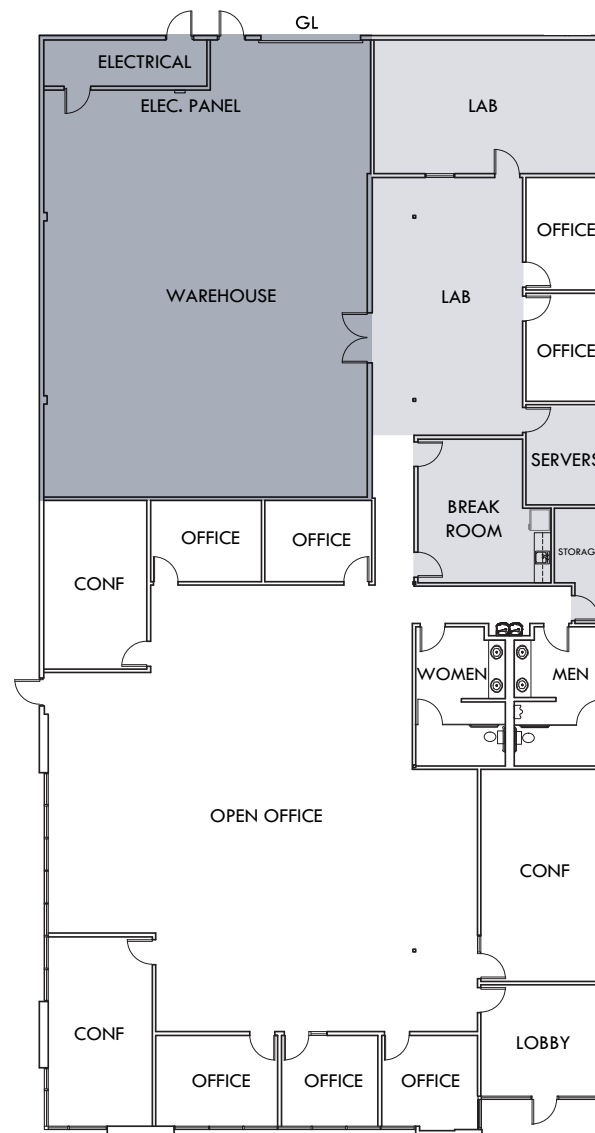
47800 WESTINGHOUSE DRIVE

WARM SPRINGS INNOVATION CENTER

±8,976 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- 75% Drop Ceiling HVAC/25% Open Ceiling Warehouse
- 7 Private Offices
- 3 Conference Rooms
- 1 Grade-Level Door
- Corner Unit
- 13'9" Clear Height in Warehouse
- 600 Amps @ 120/208v, 3-Phase, 4 Wire



■ Tile/Open Ceiling

■ Tile/Drop Ceiling



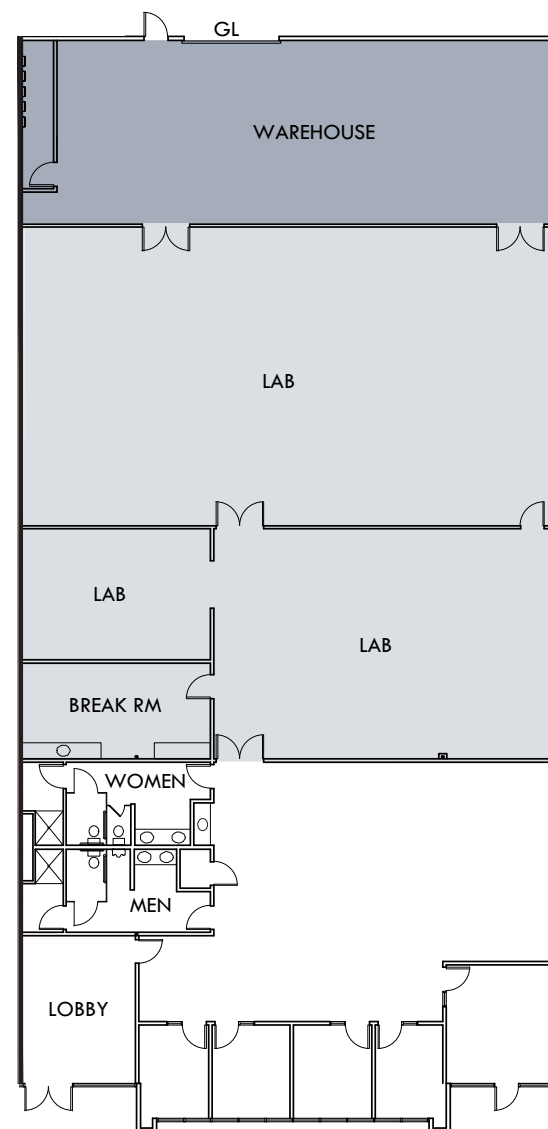
101 HAMMOND AVE

WARM SPRINGS INNOVATION CENTER

±9,382 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- ±9,382 SF Industrial/Flex Space
- Mix of Office/Lab/Manufacturing/Warehouse
- Lunch Room
- 5 Private Offices
- 1 Grade-Level Door
- 14'2" Clear Height in Warehouse
- 400 Amps @ 120/208v, 3-Phase, 4 Wire
- Contiguous with 103 for 18,598 SF



Concrete/Open Ceiling



Tile/Drop Ceiling



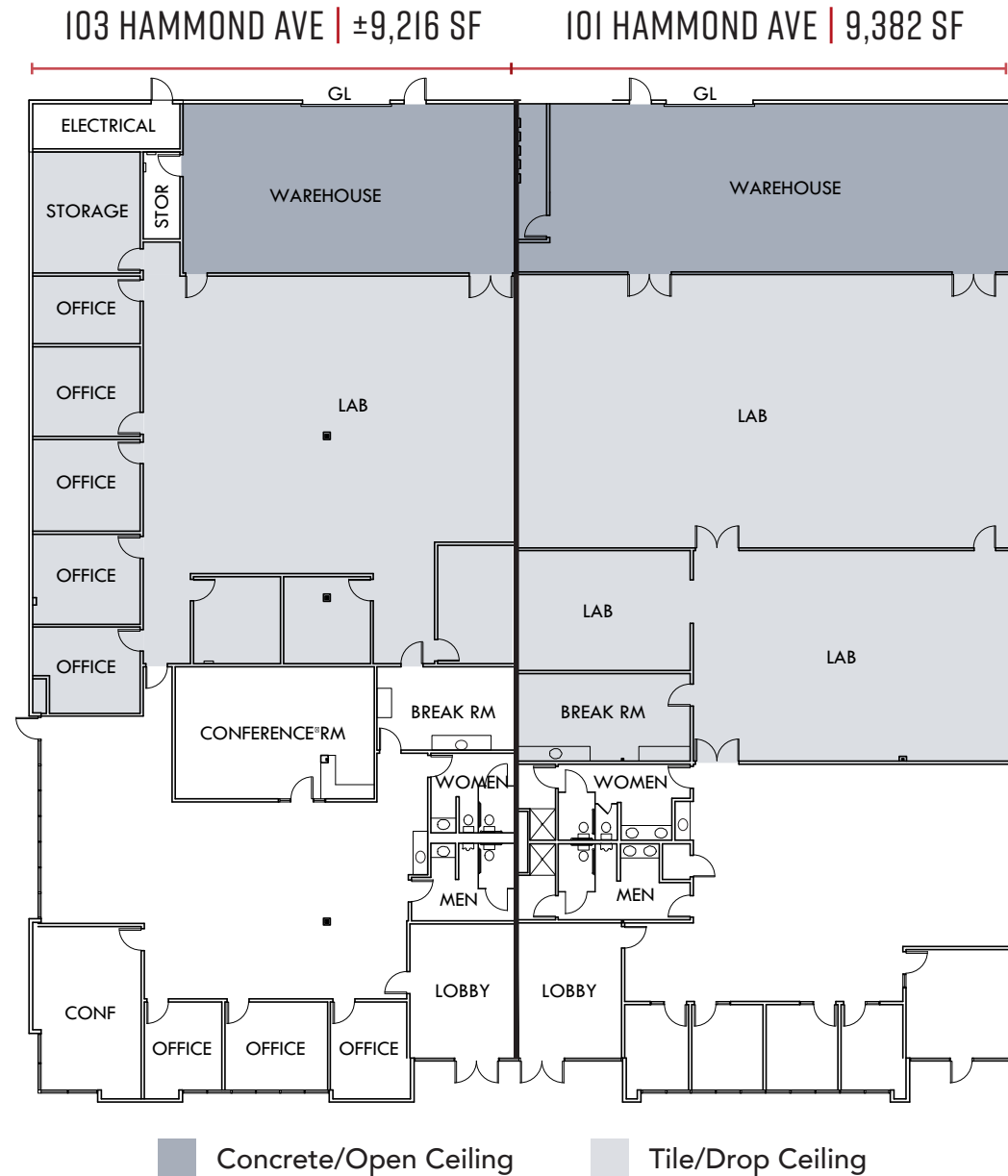
101-103 HAMMOND AVE

WARM SPRINGS INNOVATION CENTER

±18,598 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- > Contiguous Plan
- > ±18,598 SF Office/Flex Space
- > Mix of Office/Lab/Warehouse
- > 2 Grade-Level Doors
- > Suite 103 is leased through 9/30/2025, but available to go direct with Landlord
- > 101 Hammond: 400 Amps @ 120/208v, 3-Phase, 4 Wire
103 Hammond: 800 Amps @ 120/208v, 3-Phase, 4 Wire





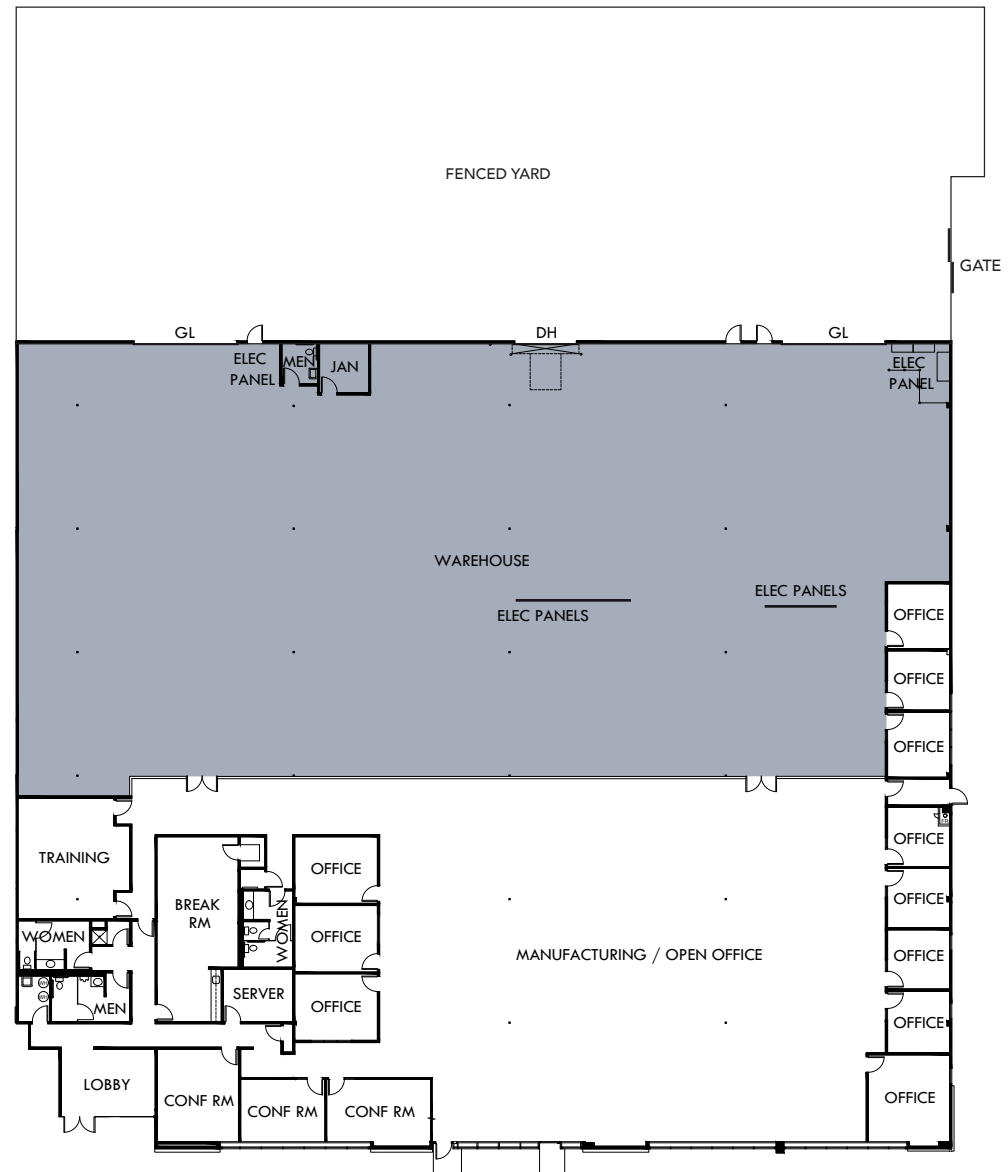
478II WARM SPRINGS BLVD

WARM SPRINGS INNOVATION CENTER

±28,391 SF
AVAILABLE
NOW

PROPERTY HIGHLIGHTS

- ±28,391 SF Industrial/Flex Space
- ±17,424 SF Fenced Yard
- 19'6" Clear Height in Warehouse
- 50% Office, 50% Warehouse
- 2 Grade-Level Doors
- 1 Dock-High Door with Load Leveler
- 800 Amps @120/208v, 3-Phase, 4 Wire

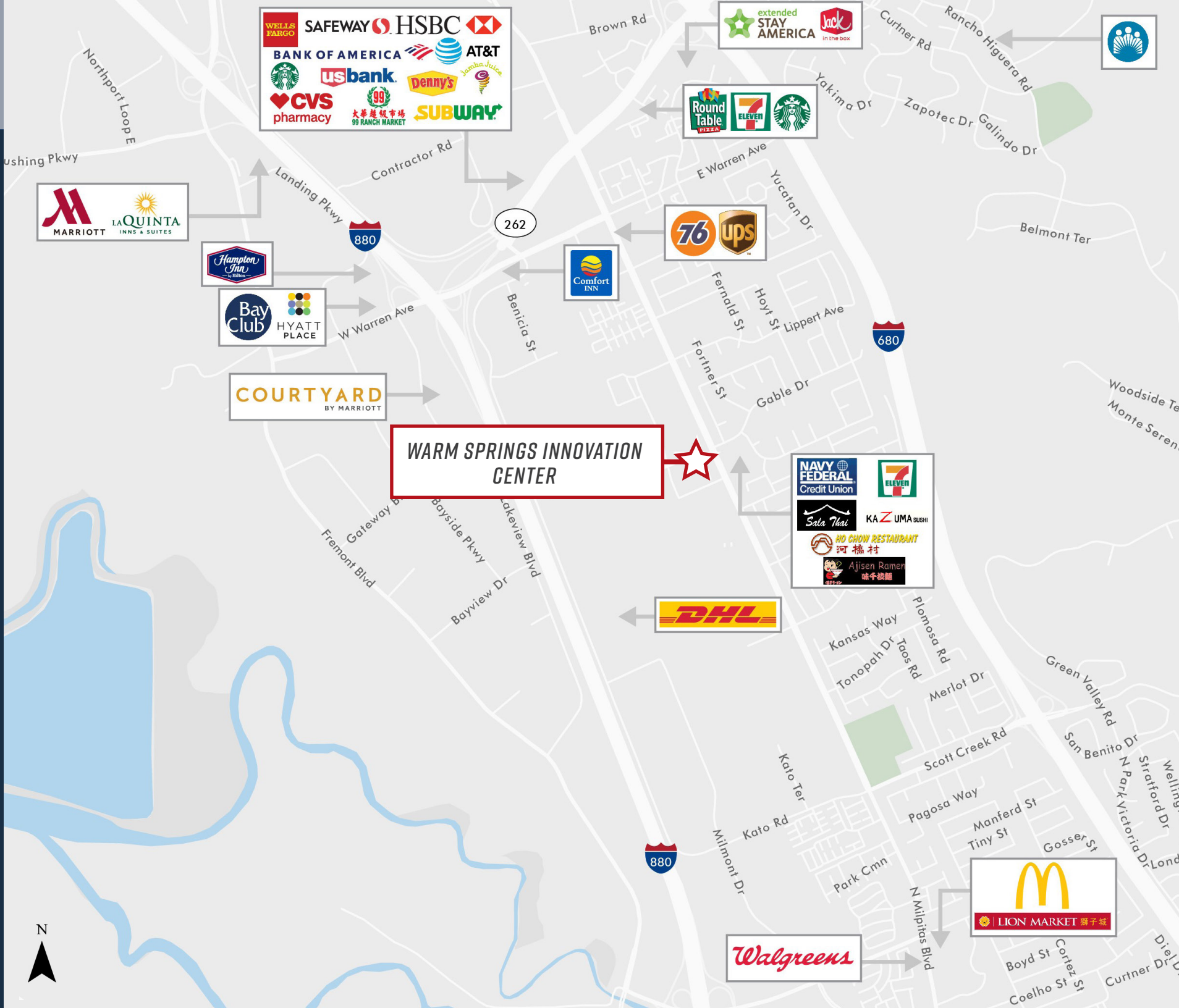


Concrete/Open Ceiling



AMENITY MAP

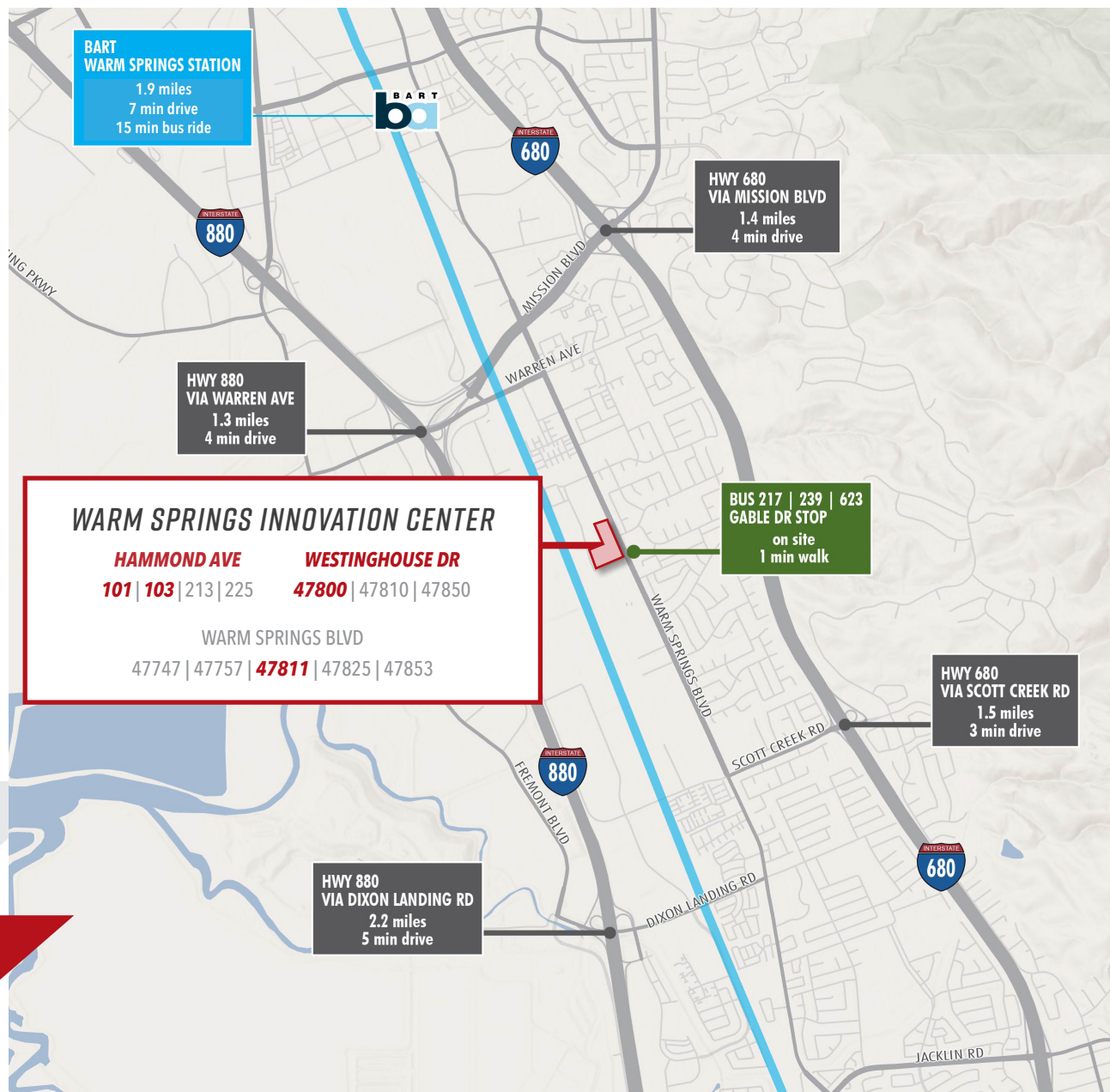
WARM SPRINGS INNOVATION CENTER





TRANSPORTATION MAP

WARM SPRINGS INNOVATION CENTER



FREEWAYS

HIGHWAY 680	via Scott Creek Rd	1.5 miles 3 min drive
	via Mission Blvd	1.4 miles 4 min drive
HIGHWAY 880	via Warren Ave	1.3 miles 4 min drive
	via Dixon Landing Rd	2.2 miles 5 min drive

BART

WARM SPRINGS STATION	1.9 miles 7 min drive
	11 min bike or 15 min bus

AIRPORT

MINETA SAN JOSE (SJC)	11.7 miles 15 min drive
OAKLAND (OAK)	25.4 miles 30 min drive
SAN FRANCISCO (SFO)	36.3 miles 36 min drive

BUS: LINES 217, 239, 623

WARM SPRINGS BLVD GABLE DR STOP	On-site 1 min walk
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PORTS

PORT OF OAKLAND	31.4 miles 37 min drive
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TRAIN & AMTRAK

FREMONT STATION	9.6 miles 15 min drive
	8 min to/from Warm Springs BART Station



WARM SPRINGS INNOVATION CENTER

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