

For Lease | Flex Units

CBRE

40990-40994 Encyclopedia Circle

Fremont CA
www.cbre.com

±4,445 - 5,736 SF Available



Property Highlights

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- + 4,445 SF Flex Unit
- + One (1) Grade Level Door
- + Parking 3/1000
- + Easy Access to I-880 & Hwy 84
- + Flexible Lease Terms
- + Available Now
- + \$1.75/SF Gross

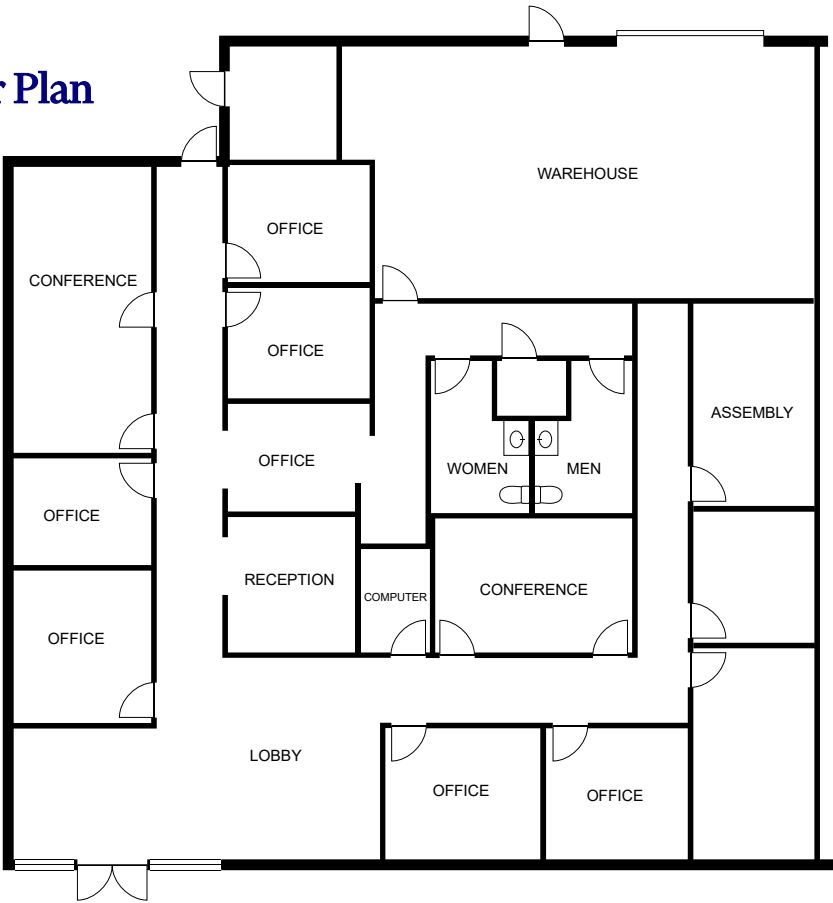
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- + 5,736 SF Flex Unit
- + One (1) Grade Level Door
- + Corner Exposure
- + Parking 3/1000
- + Easy Access to I-880 & Hwy 84
- + Flexible Lease Terms
- + Available Now
- + \$1.75/SF Gross

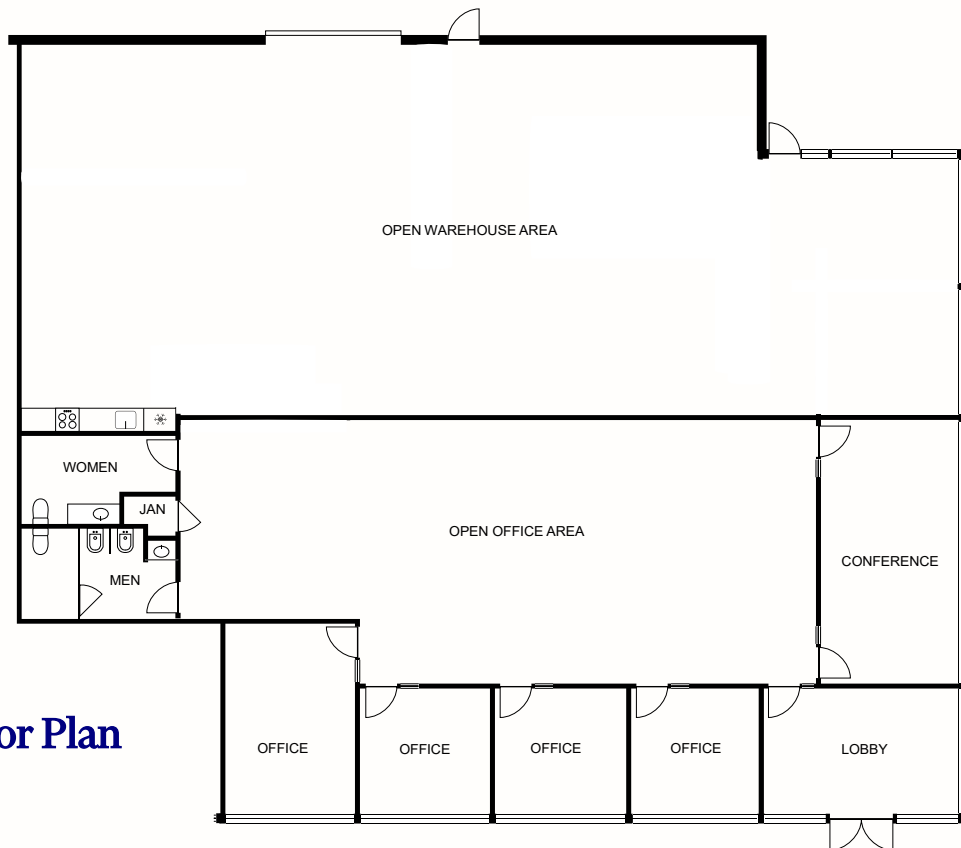


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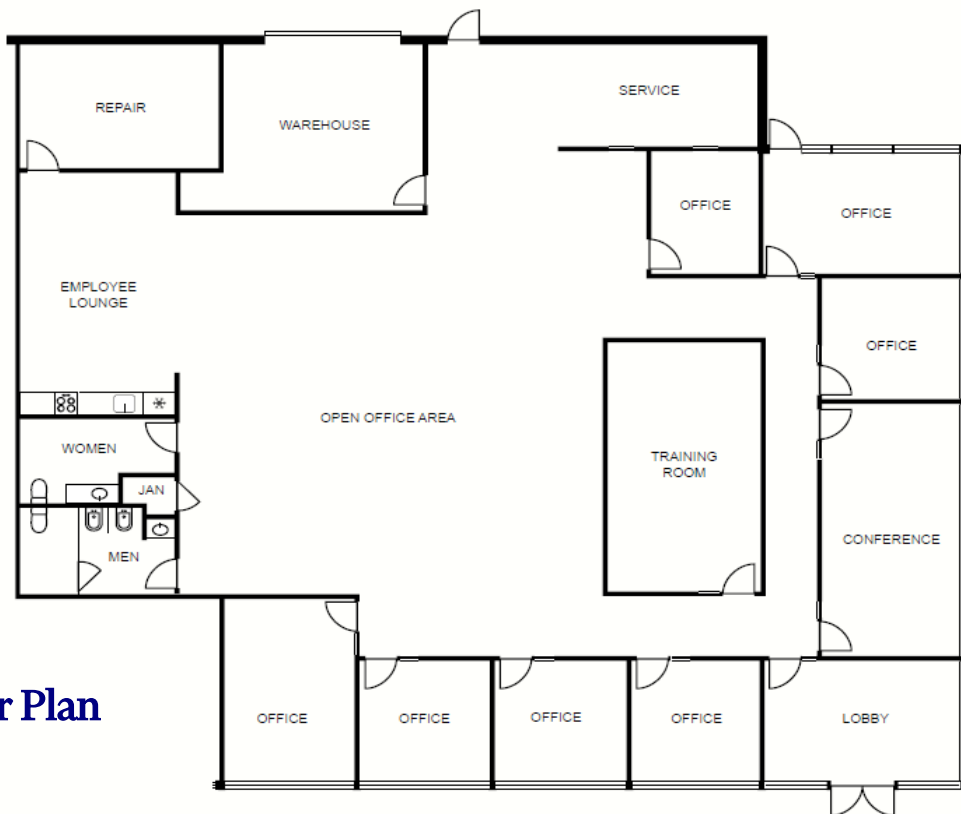
Existing Floor Plan
4,445 SF



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Potential Floor Plan



Existing Floor Plan
5,736 SF

The map displays the downtown San Jose area, centered on the intersection of Highway 880 and Highway 680. The map is overlaid with numerous business logos, indicating the presence of various commercial establishments in the vicinity. The logos include major hotels like Crowne Plaza, Aloft, and Hilton Garden Inn; financial institutions like Bank of America, Chase, and Wells Fargo; and a wide variety of restaurants and food service businesses such as Panera, The Habit Burger Grill, and POKÉ HOUSE. The map also shows major roads like Mission Blvd, Niles Blvd, and Decoto Rd, as well as local landmarks like the San Jose River and the San Jose City Center. A blue star icon marks the 'Subject Site' at the intersection of Highway 880 and Highway 680.

Rear Loading



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