

**FOR LEASE**  
POWER UP | ⚡ 1,600 AMPS ⚡

# 42501

## ALBRAE ST

FREMONT, CALIFORNIA

**R&D LAB SPACE | 30,024 SF DIVISIBLE TO 15,012 SF**

**YOUR NAME HERE**

**NEWMARK**

GABE REGALADO | Director | 408.455.4913 | [gabe.regalado@nrmk.com](mailto:gabe.regalado@nrmk.com) | CA RE License #02008286





## 42501 ALBRAE STREET

At Fremont Business Park, you'll find office suites ranging from as small as 400 square feet up to 10,000 square feet — with room for private offices, reception areas, highly useable open floorplans, and great glass lines to create an inviting working environment. And for your larger meetings, there's an executive conference room within the complex that you can reserve.

All the suites have new carpeting, paint, and fixtures. Some are plug-n-play — with everything, including workstations, ready for you from day one. And the offices at Fremont Business Park can be customized for a variety of medical uses — from medical and dental labs to biotechnology research facilities.

Our flexible lease arrangements allow you to easily expand as you grow. The best part about locating your office space in Fremont is you'll be minutes off I-880 at Auto Mall Parkway, reducing your commute time. And shopping and services are literally down the street at the Pacific Commons shopping complex. You'll find dozens of big-name retailers and financial institutions, as well as a range of restaurants — from fast food to fine dining.





## 42501 ALBRAE STREET

---



**Stand Alone**



**Total size** of ±30,024 SF.



**Promoting energy efficiency** with recently-installed solar panels on each building



**On-site amenities** including a common conference room, fitness center, & abundance of parking spaces



**Immediate access** to I-880 at Auto Mall Parkway, and a short distance to Pacific Commons Shopping Center



**Building Top Signage**



**Ample Sinks & Eye Wash Stations**



# 42501 ALBRAE STREET

±30,024 SF

## FIRST FLOOR

7 Offices

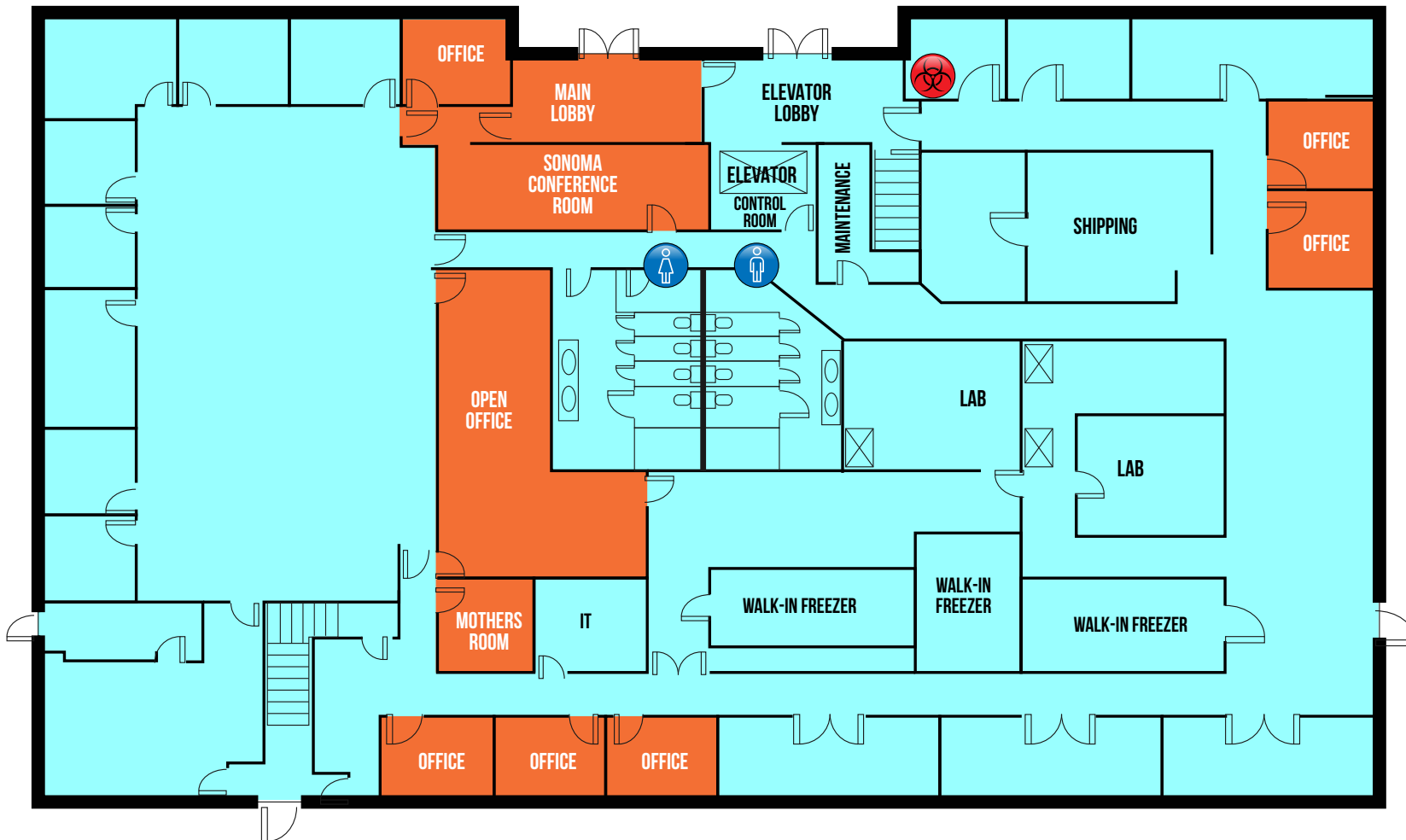
7 Offices

6 Labs

1 Break Room

3 Walk-In Freezers

-  VCT
-  Carpet
-  Sink



# 42501 ALBRAE STREET

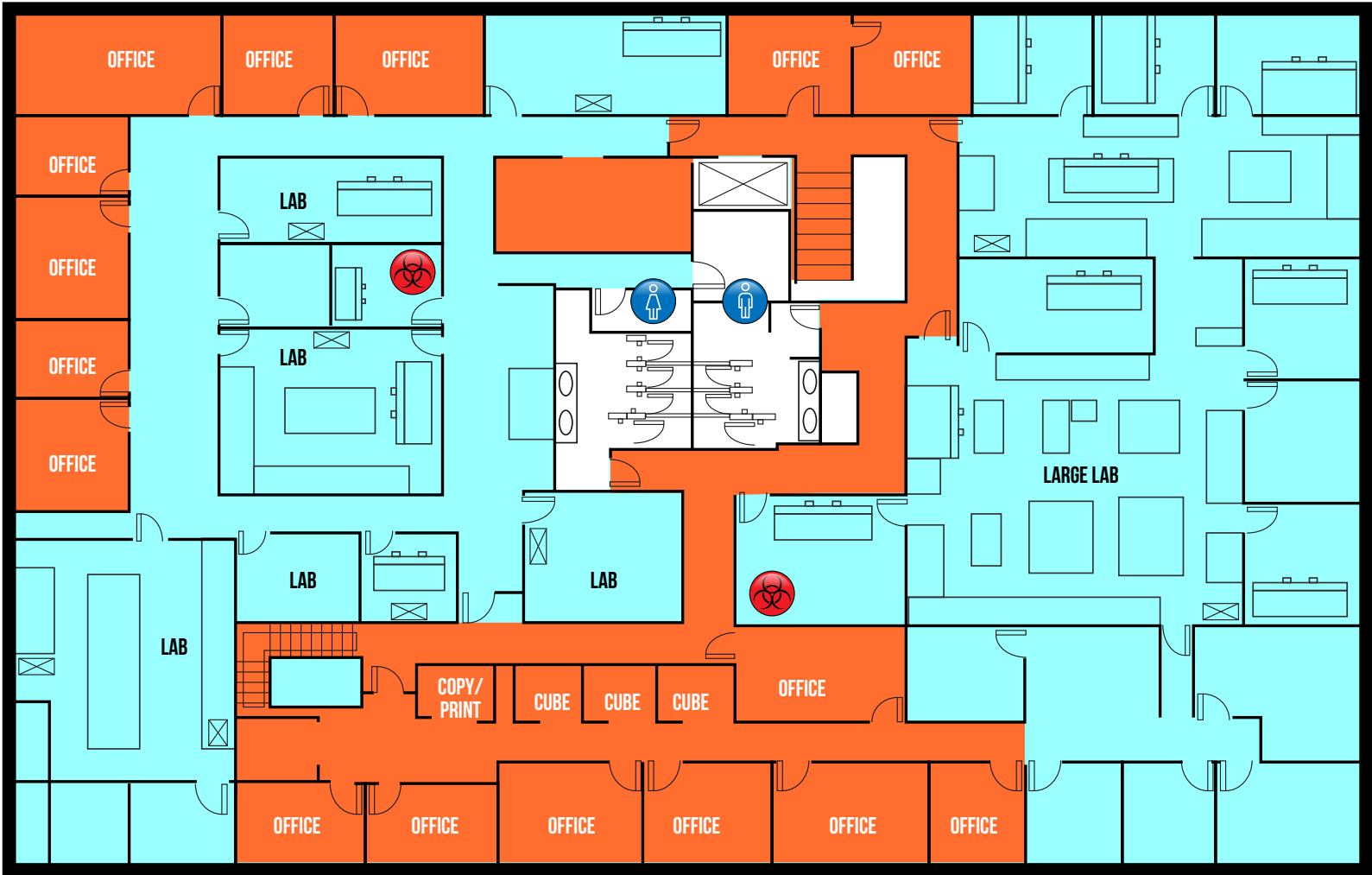
±30,024 SF

## SECOND FLOOR

16 Offices

9 Labs

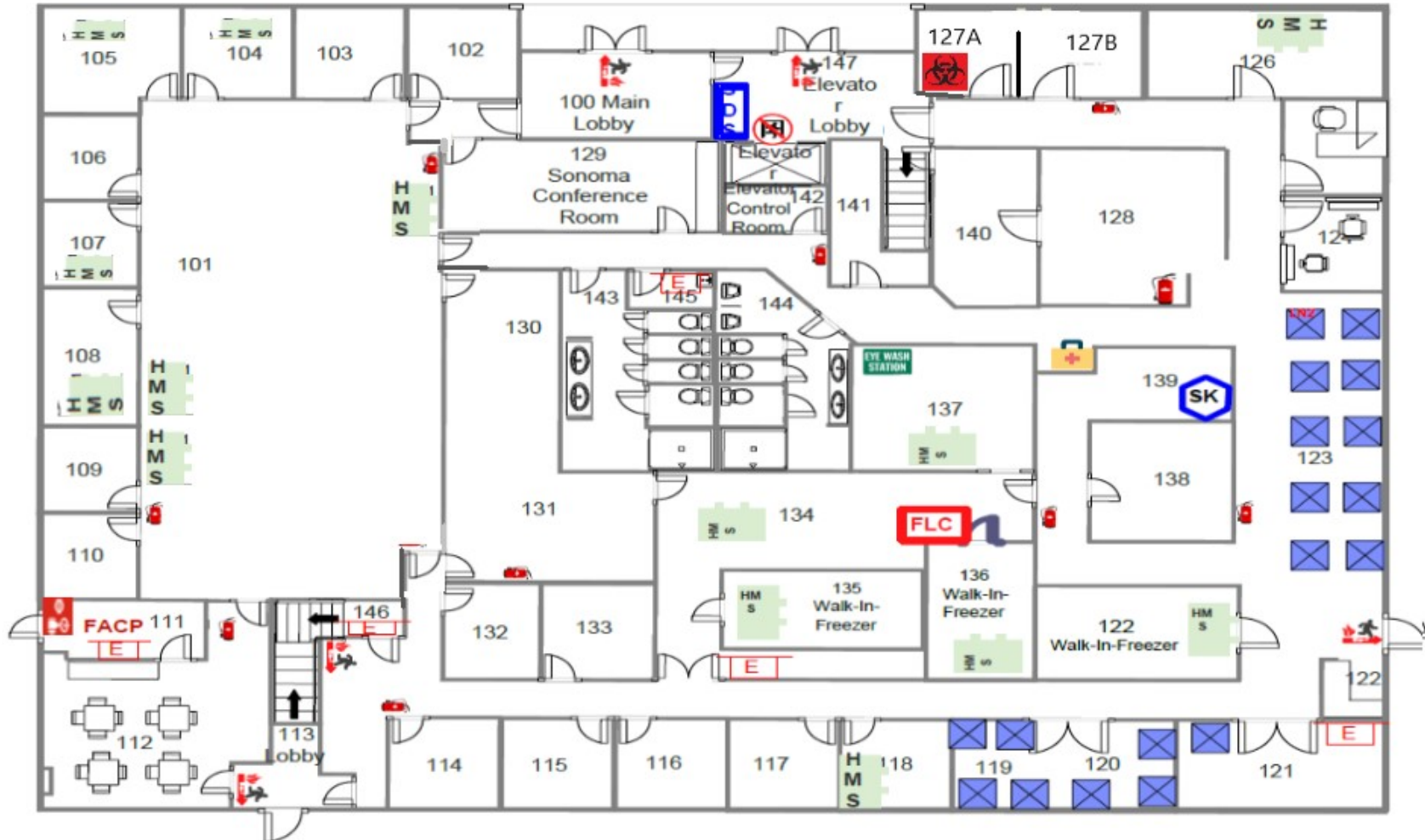
- VCT
- Carpet
- Sink



# 42501 ALBRAE STREET

±30,024 SF

FIRST FLOOR/DETAILED

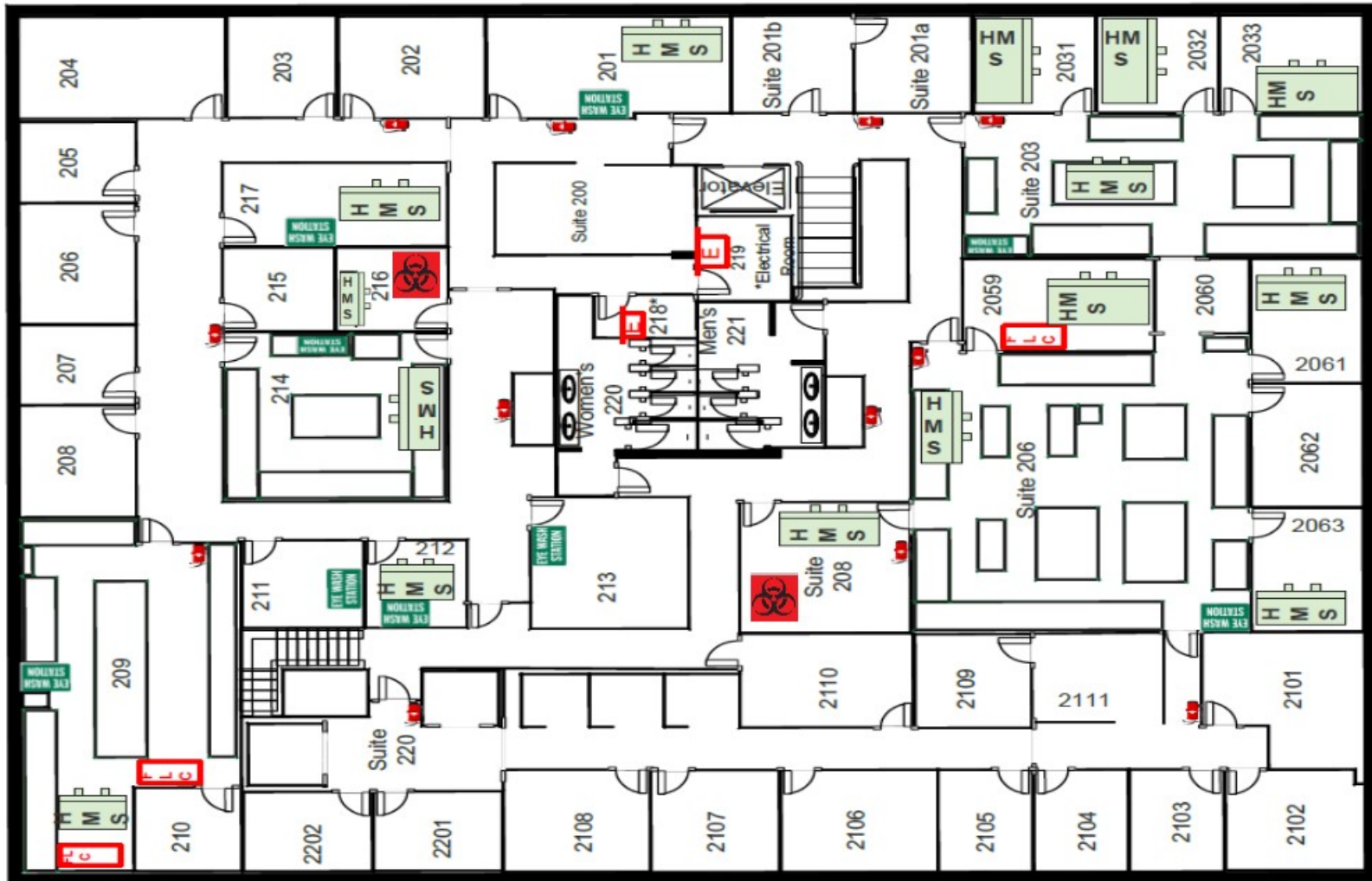


FLC	Flammable liquid Cabinet	First Aid Kit	Fire Riser	Emergency Door/Exit	Electrical Switch Box	Satellite Waste Accumulation
SDS	Safety Data Sheet	HMS	Hazardous Material Storage	Liquid Nitrogen Storage	Spill Kit	Fire Extinguisher

# 42501 ALBRAE STREET

±30,024 SF

SECOND FLOOR/DETAILED



FLC	Enable liquid Cabinet	First Aid Kit	Fire Riser	Emergency Door/Exit	Electrical Switch Box	Satellite Waste Accumulation	Stair
SDS	Safety Data Sheet	HM S	Liquid Nitrogen Storage	Spill Kit	Fire Extinguisher		



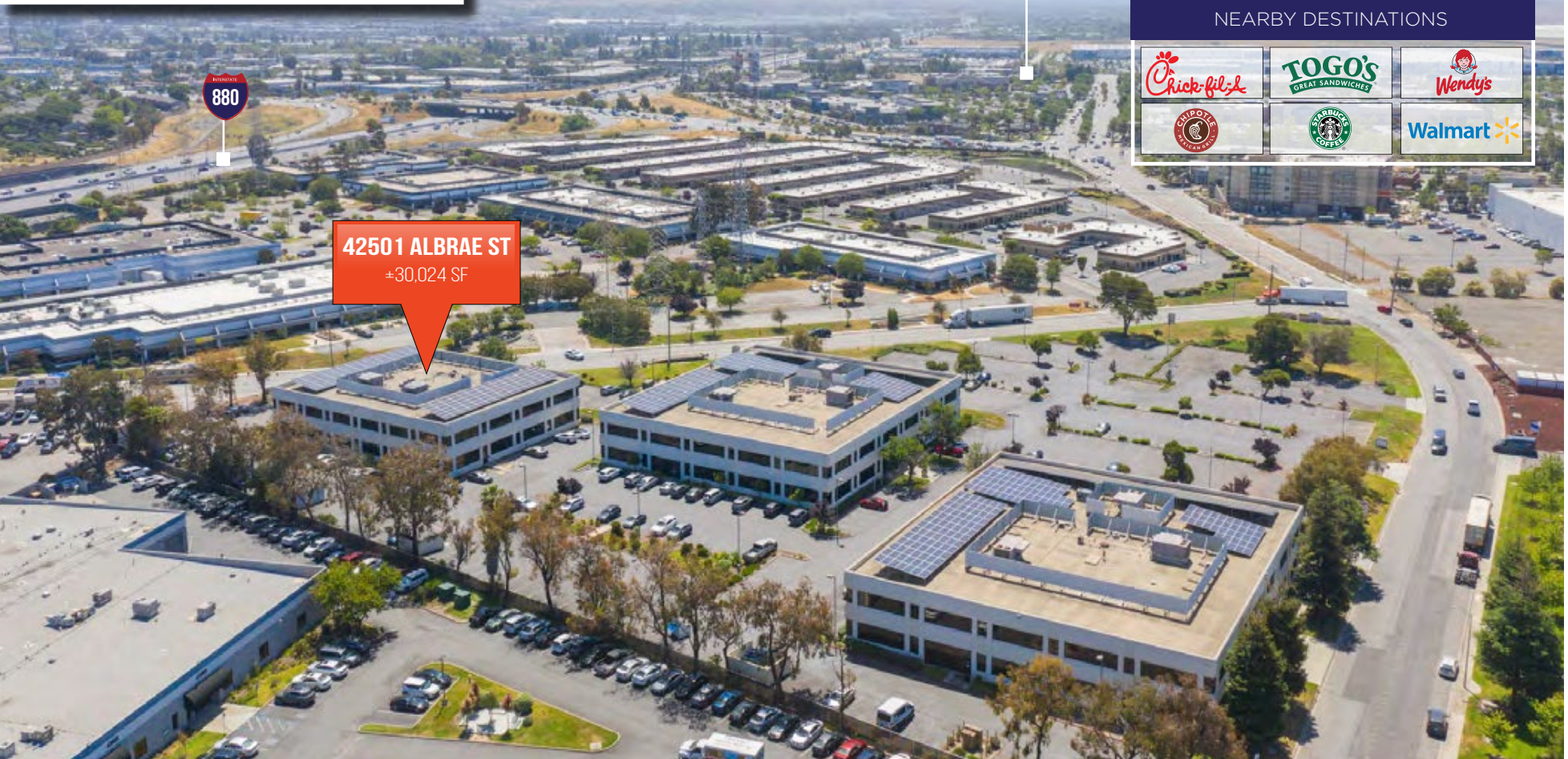
# 42501 ALBRAE STREET





# ACCESSIBILITY |

CONVENIENT FREEWAY ACCESS  
AND WALKING DISTANCE TO MAJOR  
RETAIL & DINING DESTINATIONS



## PACIFIC COMMONS SHOPPING CENTER

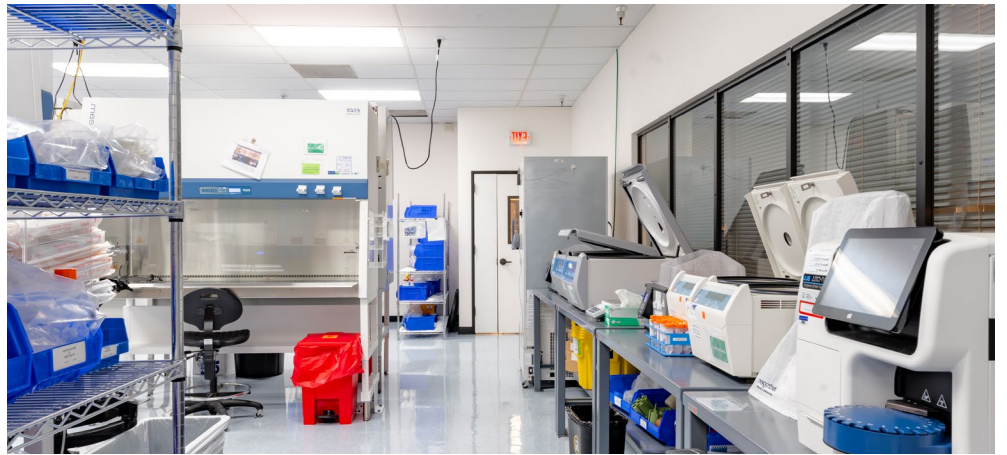

## NEARBY DESTINATIONS


AMENITIES















# 42501

## ALBRAE ST

FREMONT, CALIFORNIA



**3055 Olin Avenue, Suite 2200, San Jose, CA 95128**

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. MP-1048 • 07/24

**NEWMARK**

**GABE REGALADO** | Director | 408.455.4913 | [gabe.regalado@nmrk.com](mailto:gabe.regalado@nmrk.com) | CA RE License #02008286