



# FREMONT COMMERCE CENTER

41688 Christy Street, Fremont, CA 94538

For Lease

**11,608 SF**

**6%  
Procuring  
Fee\***



**Plus Golden State Warriors Tickets!\***

## PREMISES HIGHLIGHTS

- ±11,608 SF Office/R&D/Flex Space
- Corner Unit with 2 Labs
- Lab Space Features ESD Flooring, Clean Room Ceiling Tiles, Class 100 (ISO 5) & Class 10 (ISO 4) Soft Wall Clean Rooms\*\*
- Open Office Area & Private Offices
- Conference Room, Break Room & Restroom
- ±200 Amps @ 480/277 Volts Power\*\*
- Landlord Open to Tenant Improvements
- Can be Combined with 41734 Christy Street for a total of ±25,506 SF

## LOCATION

Easy access to Interstate 880 and Highway 84/ Dumbarton Bridge. Walking distance to the Pacific Commons Shopping Center (retail, restaurants & other amenities).

## USE

Office / R&D / Flex

## AVAILABLE

Now

## LEASE RATE

\$1.45 PSF/Month, NNN (\$0.51 OpEx)

\* Must be leased by 3/31/2025

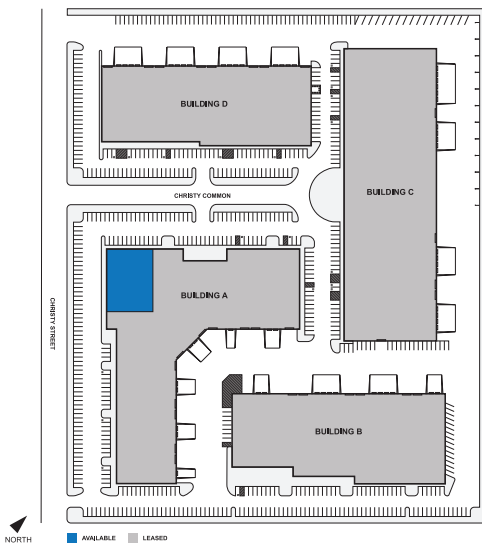
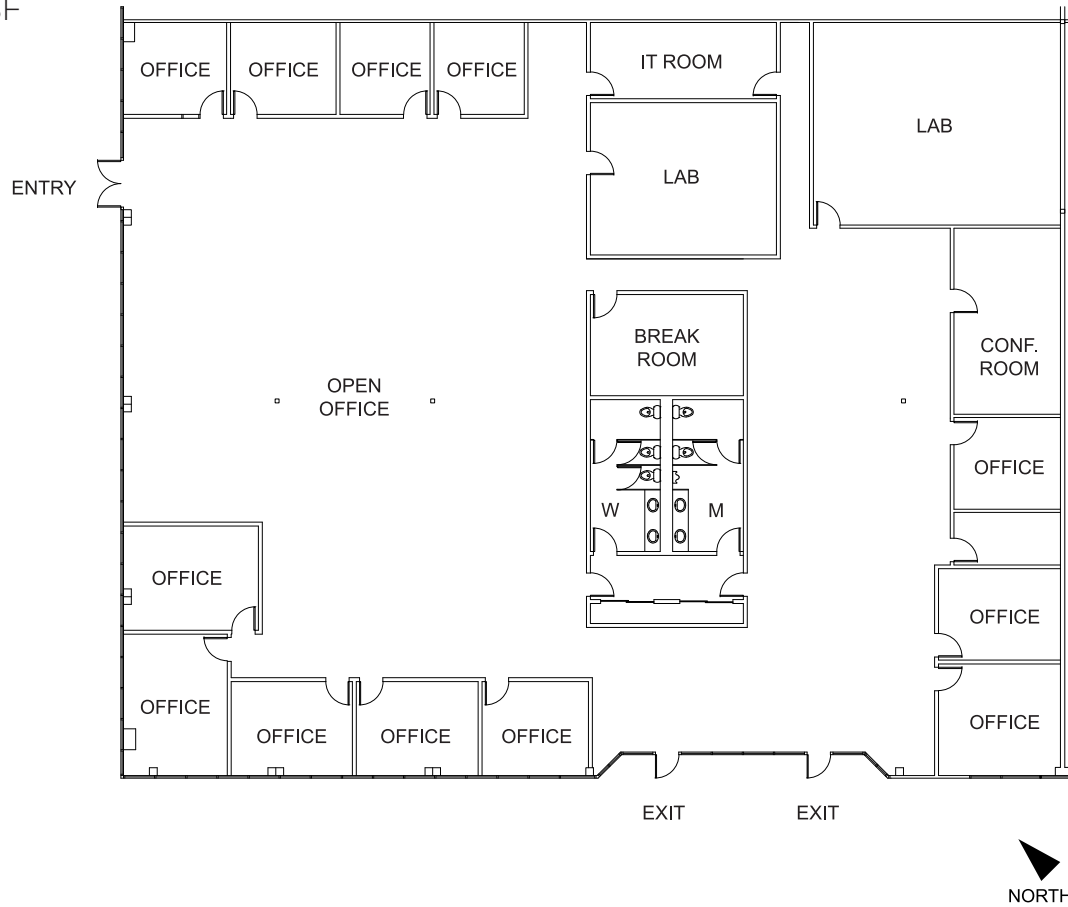
\*\* Subject to verification



*Big Enough To Serve You. Small Enough To Know You...*



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## CONTACT

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