

# 3400 3450

W Warren Avenue | Fremont, CA 94538

HIGH IMAGE R&D/FLEX BUILDING

For  
Sale

OFFERING MEMORANDUM



**CBRE**

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# Executive Summary



3400-3450 West Warren Avenue, Fremont, CA is a high-quality R&D/advanced manufacturing building totaling  $\pm 76,975$  square feet in the premier Bayside park. This is a unique opportunity to acquire a 100% leased property occupied by two quality tenants at under-market rents, providing steady cash flow with value-add potential.

This property has immediate access to the 880 and 680 freeways and is  $\pm 2.1$  miles from the Warm Springs Bart Station. Barriers to entry for new construction are high due to scarcity of land & increasing construction costs. This strategically located project has experienced strong historical occupancy and offers upside NOI given the 20% below market rents.

Market activity continues to be incredibly strong. In 2024, Fremont demonstrated the highest net absorption in Silicon Valley. Current vacancy in Fremont is 4.08% for manufacturing and 7.64% for R&D. Overall Fremont vacancy for all product is 1.63%.



## PROPERTY SUMMARY



### ADDRESS

3400-3450  
West Warren Ave



### SQUARE FOOTAGE

±76,975



### OCCUPANCY

100%



### ACREAGE

5.52



### LOADING

5 Grade Level and  
2 Dock Doors



### YEAR BUILT

1985



### CEILING HEIGHT

±9' (Office)  
±18' (Warehouse)



### POWER

2,000 Amps  
@277/480V





# Market Information

## BAYSIDE TENANT OVERVIEW



# AMENITY MAP



# TRANSPORTATION MAP

## FREEWAYS

Highway 680	Via Scott Creek Rd	9 Miles   3.2 Min Drive
	Via Mission Blvd	2.3 Miles   7 Min Drive
Highway 880	Via Warren Ave	.8 Miles   2 Min Drive
	Via Dixon Landing Rd	2.5 Miles   4 Min Drive

## BART

Warm Springs Station	2.3 Miles   7 Min Drive
	21 Min Bus

## AIRPORT

Mineta San Jose (Sjc)	11.3 Miles   17 Min Drive
Oakland (Oak)	24.1 Miles   52 Min Drive
San Francisco (Sfo)	34.4 Miles   57 Min Drive

## BUS: LINES 215,217,239

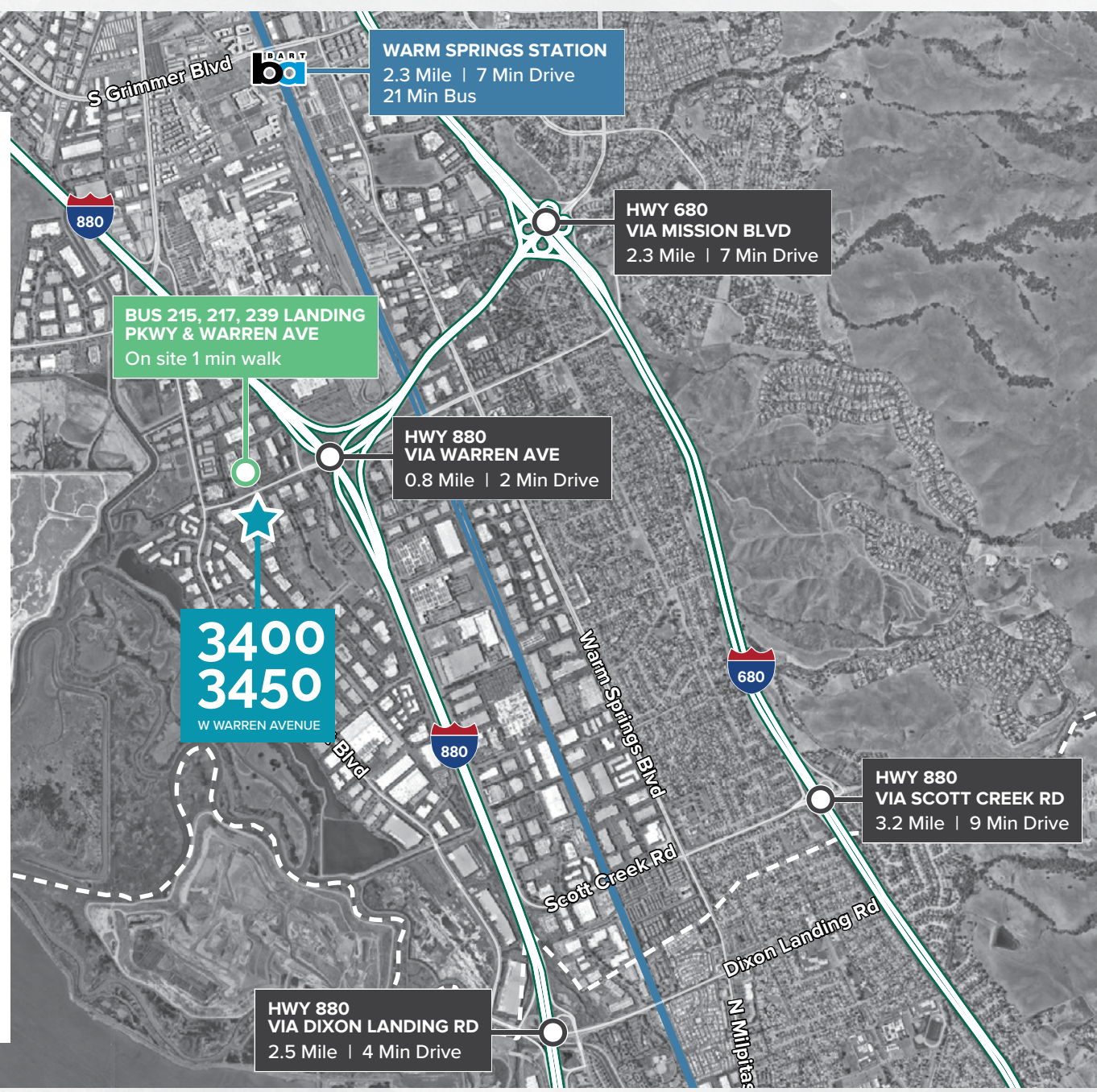
Landing Pkwy & Warren Ave	On-site   1 Min Walk
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## PORTS

Port Of Oakland	29.8 Miles   1.1 Hrs Drive
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## TRAIN & AMTRAK

Fremont Station	8.3 Miles   13 Min Drive
	8 Min To/from Warm Springs Bart Station



**WARM SPRINGS STATION**  
2.3 Mile | 7 Min Drive  
21 Min Bus

**HWY 680 VIA MISSION BLVD**  
2.3 Mile | 7 Min Drive

**BUS 215, 217, 239 LANDING PKWY & WARREN AVE**  
On site 1 min walk

**HWY 880 VIA WARREN AVE**  
0.8 Mile | 2 Min Drive

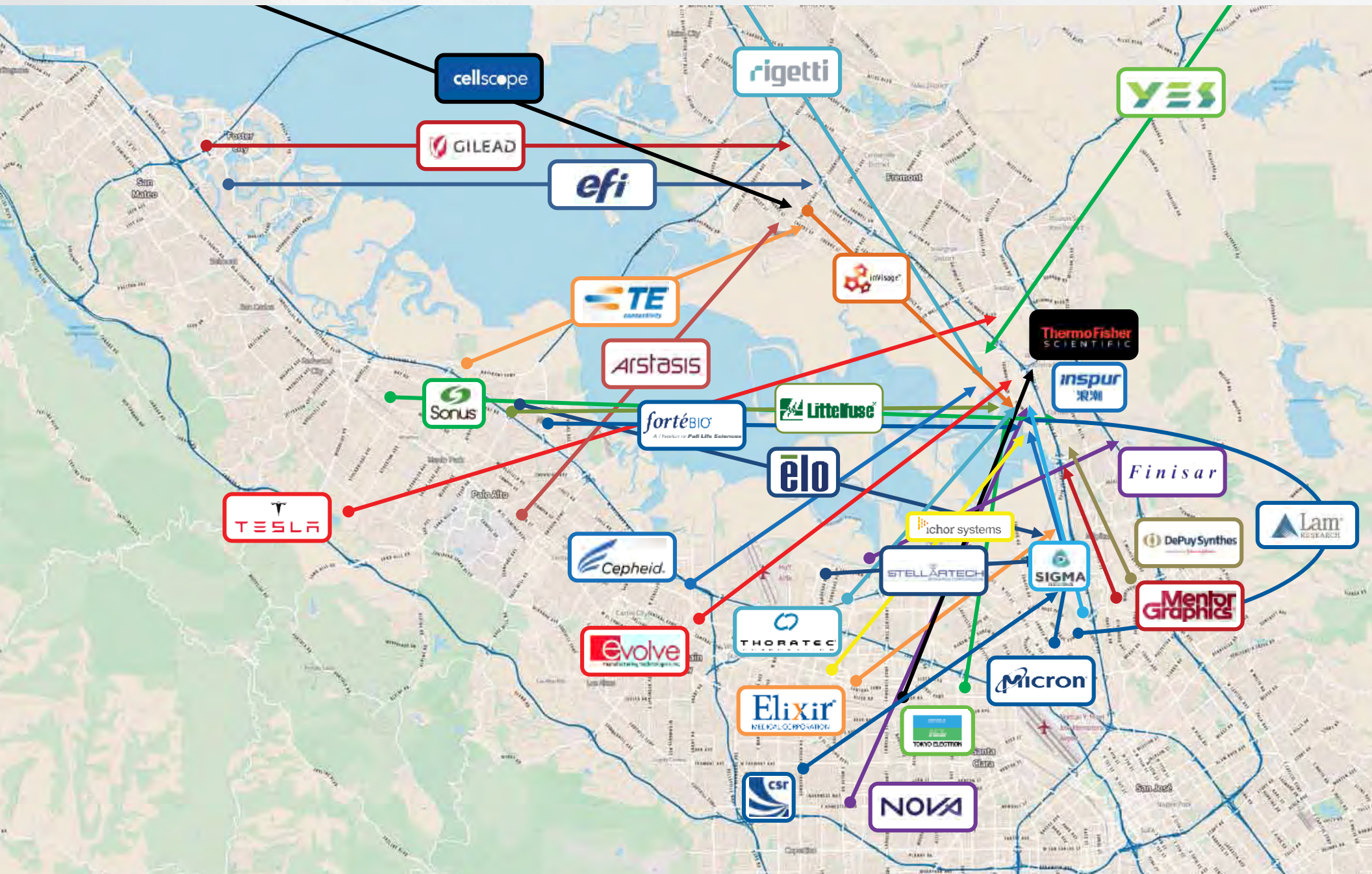
**3400  
3450**  
W WARREN AVENUE

**HWY 880 VIA SCOTT CREEK RD**  
3.2 Mile | 9 Min Drive

**HWY 880 VIA DIXON LANDING RD**  
2.5 Mile | 4 Min Drive



# TENANT RELOCATION MAP



# Occupying Tenants



3400 W Warren Avenue  
54,999 SF  
Exp. 12/31/2026

Thermo Fisher Scientific Inc. (NYSE: TMO) is the world leader in serving science, with annual revenue of approximately \$40 billion. Thermo Fisher Scientific Inc. is a provider of medical equipment, analytical instruments, reagents and consumables, software, and services to tackle complex analytical challenges in research, diagnostics and clinical laboratories. It offers solutions for cellular analysis and biology, flow cytometry and synthetic biology. The company has a range of products which include technologies for mass spectrometry, genetic sequencing, electron microscopy, protein, and molecular biology research. The company serves pharmaceutical and biotech companies, academic and research institutions, clinical diagnostic labs, and government agencies; and environmental, industrial quality and process control sectors.

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3450 W Warren Avenue  
21,976 SF  
Exp. 1/31/2026

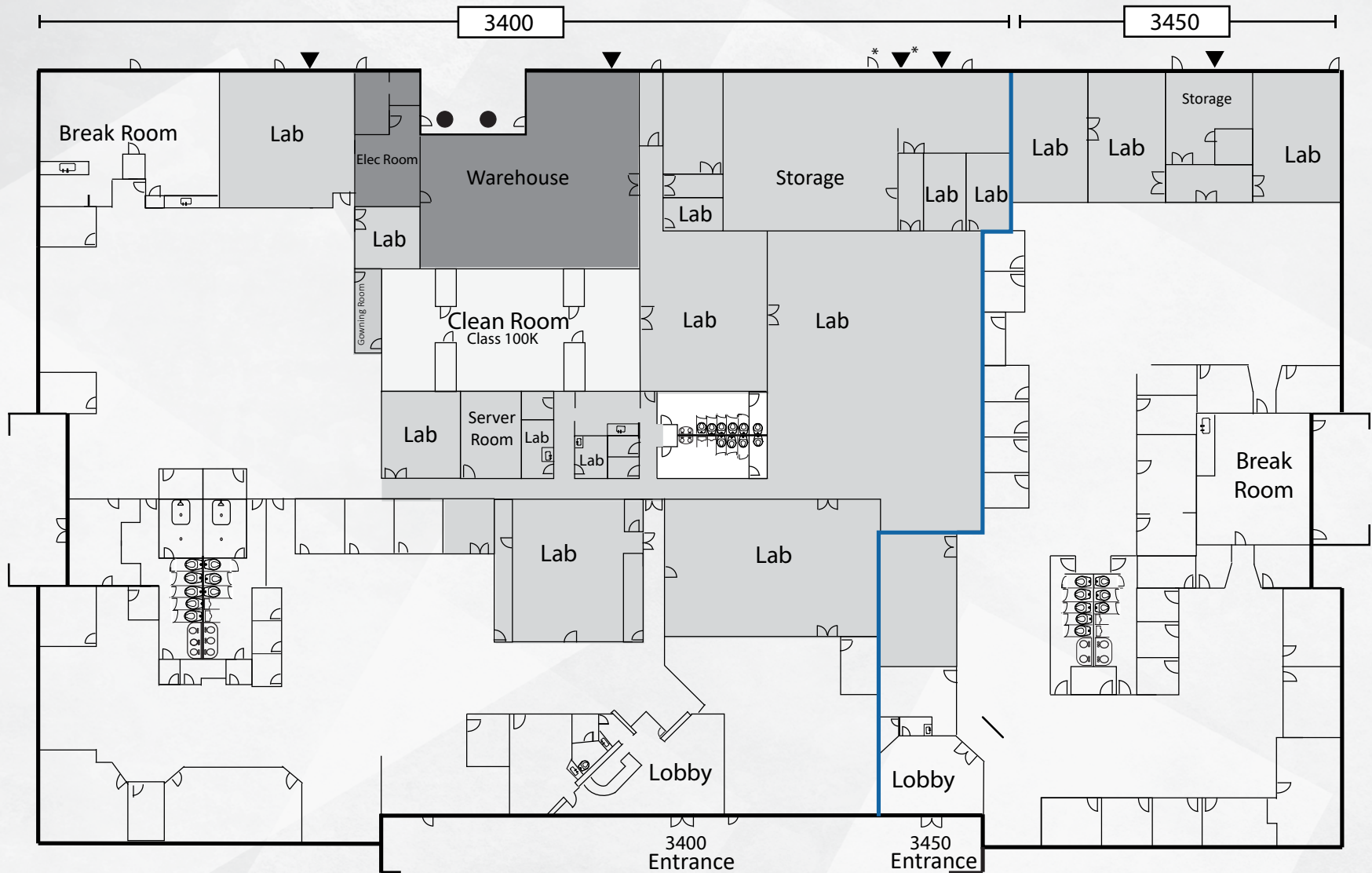
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Backed by more than 300 granted patents around cell, circuit, and system design leveraging MRAM, our technology and products provide breakthrough speeds, unlimited endurance and non-volatility while reducing power and cost. With such attributes, our technology will serve and exceed our customers' objectives as a replacement for SRAM, eFlash, and ROM in embedded applications in addition to discrete SRAM, non-volatile SRAM, NOR and DRAM.

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# Floor Plan



- ▲ Grade Level Loading Door
- Dock High Loading Door
- Concrete/Open Ceiling
- Tile/Drop Ceiling
- \* Walled-in

*Not to scale*



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