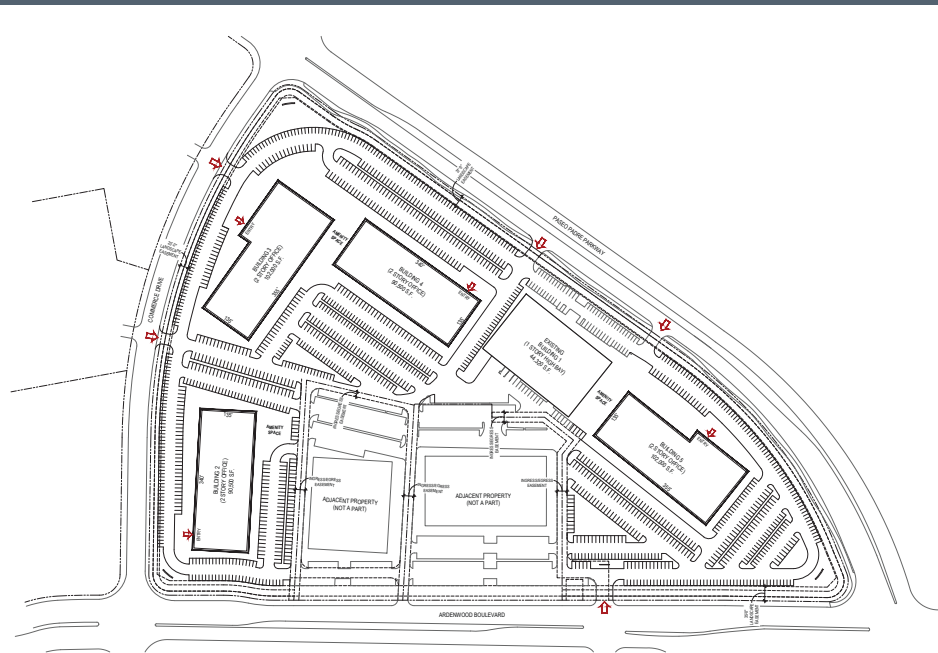


Ardenwood @ Paseo Padre | Fremont, California



±75,000 Up to ±500,000 SF Build-To-Suit For Lease

Steve Horton
Vice Chairman

steve.horton@cushwake.com
408.615.3412
Lic. 01127340

Kelly Yoder
Director

kelly.yoder@cushwake.com
408.615.3427
Lic. 01821117

Brian McCarthy
Senior Director

brian.mccarthy@cushwake.com
650.320.0244
Lic. 000766816



**CUSHMAN &
WAKEFIELD**

300 Santana Row, Fifth Floor
San Jose, CA 95128

T +1 408 615 3400

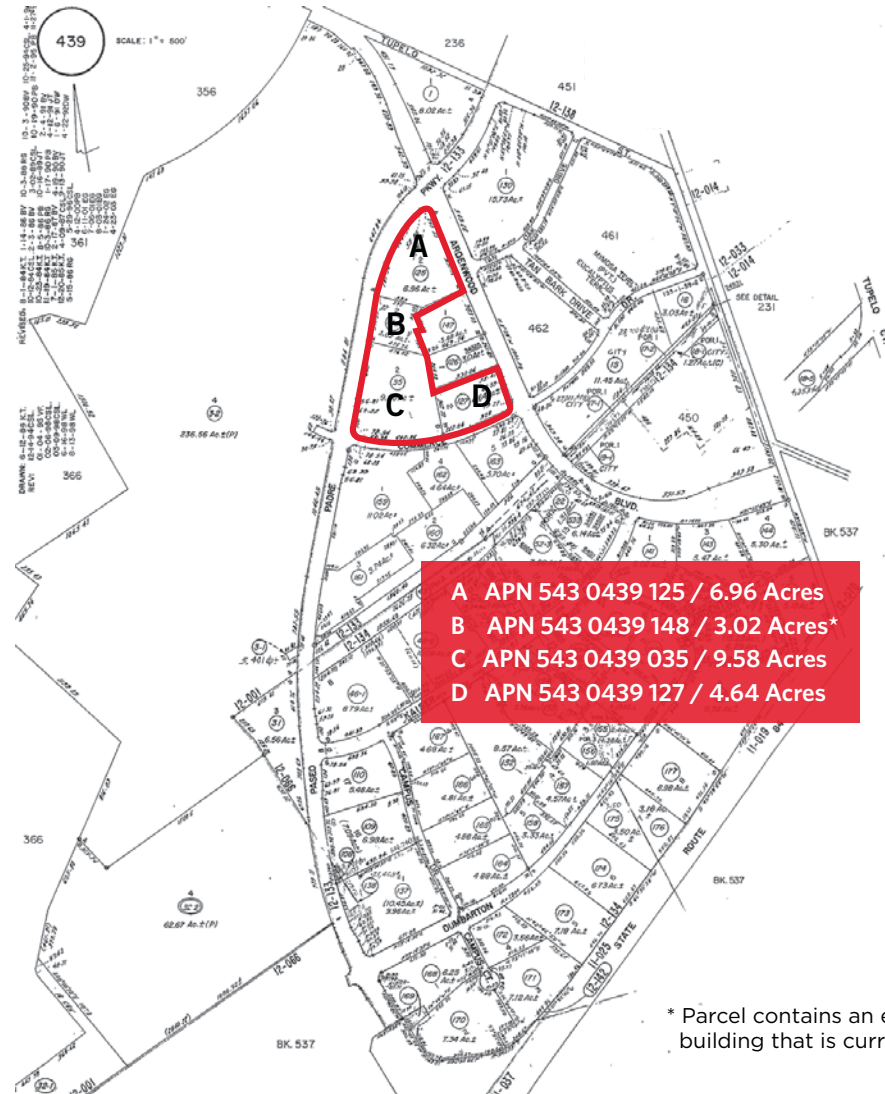
F +1 408 615 3444

www.cushmanwakefield.com

Ardenwood @ Paseo Padre | Fremont, CA

Property Highlights:

- Owner Can Build-To-Suit from $\pm 75,000$ to $\pm 500,000$ of Class A Office/R&D, Life Science and Medical Device Buildings, Advanced Manufacturing
- Located on a Total of 24.2 Acres
- Potential for a Campus/Headquarters Site
- Centrally Located to all Nine Bay Area Counties
- Conveniently Located to all Bay Area Airports and Major Freeways
- Reverse Commute to SF Peninsula Across the Dumbarton Bridge - Approximately 10 to 15 Minute Drive to Menlo Park and Palo Alto Areas
- Skilled Workforce in Fremont and East Bay Area
- Close to Amenities and Public Transportation



* Parcel contains an existing $\pm 44,352$ SF building that is currently occupied

Steve Horton
Vice Chairman

steve.horton@cushwake.com
408.615.3412
Lic. 01127340

Kelly Yoder
Director

kelly.yoder@cushwake.com
408.615.3427
Lic. 01821117

Brian McCarthy
Senior Director

brian.mccarthy@cushwake.com
650.320.0244
Lic. 000766816



300 Santana Row, Fifth Floor
San Jose, CA 95128

T +1 408 615 3400
F +1 408 615 3444

www.cushmanwakefield.com

Ardenwood @ Paseo Padre | Fremont, CA

Amenity Map



Steve Horton
Vice Chairman

steve.horton@cushwake.com
408.615.3412
Lic. 01127340

Kelly Yoder
Director

kelly.yoder@cushwake.com
408.615.3427
Lic. 01821117

Brian McCarthy
Senior Director

brian.mccarthy@cushwake.com
650.320.0244
Lic. 000766816



300 Santana Row, Fifth Floor
San Jose, CA 95128

T +1 408 615 3400

F +1 408 615 3444

www.cushmanwakefield.com

Ardenwood @ Paseo Padre | Fremont, CA

Transportation Information City of Fremont

AIRPORTS

San Jose International Airport	22 Miles
Oakland International Airport	20 Miles
San Francisco International Airport	26 Miles

DRIVE TIMES

Palo Alto	23 Minutes
San Jose Airport	25 Minutes
San Jose	29 Minutes
Oakland	34 Minutes
Oakland Airport	25 Minutes
San Francisco	48 Minutes
San Francisco Airport	37 Minutes
Livermore	41 Minutes

BART TIMES From Union City BART

Fremont BART	6 Minutes
Castro Valley	19 Minutes
Oakland City Center BART	31 Minutes
Dublin/Pleasanton BART	33 Minutes
Embarcadero BART (SF)	41 Minutes
San Francisco Airport BART	77 Minutes

HIGHWAYS

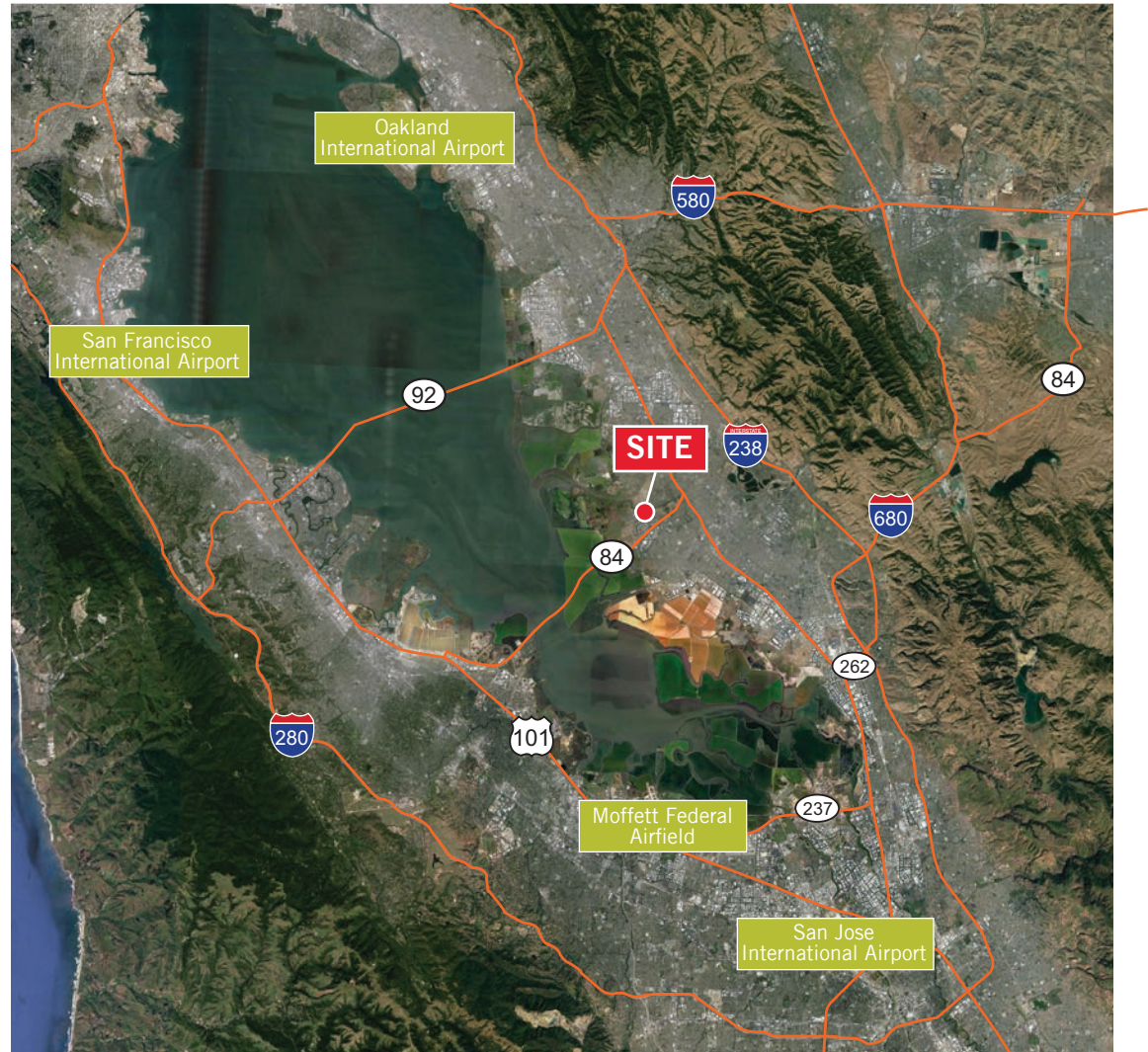
Major Highways: 880/17 & 680/280, Routes 84, 238 & 262

PORTS

Redwood City: 13 Miles, Oakland: 25 Miles
Richmond: 38 Miles

PUBLIC TRANSPORTATION

- Bay Area Rapid Transit (BART) System - 2 Stations
- Less than a 10 Minute Shuttle to and from BART Station
- Rail Transport Including Altamont Commuter Express (ACE) and Amtrak Capitol Corridor
- Local Bus Service



Steve Horton Vice Chairman

steve.horton@cushwake.com
408.615.3412
Lic. 01127340

Kelly Yoder Director

kelly.yoder@cushwake.com
408.615.3427
Lic. 01821117

Brian McCarthy Senior Director

brian.mccarthy@cushwake.com
650.320.0244
Lic. 000766816



300 Santana Row, Fifth Floor
San Jose, CA 95128

T +1 408 615 3400

F +1 408 615 3444

www.cushmanwakefield.com

Ardenwood @ Paseo Padre | Fremont, CA

Demographics

POPULATION

Total Population	226,551
Total Household	76,000

INCOME PROFILE

Average Household Income	\$114,684
Average Household Size	3.0
Median Age	37 Years

EDUCATION PROFILE

- 49% of adults hold a Bachelor's, Graduate or Professional degree
- Major universities (including Stanford and U.C. Berkley), community colleges and technical schools are located within 30 miles

TAX PROFILE

Property Tax Rate	1.1%
Utility Tax	None
State Sales Tax	9.5%
Transient Occupancy Tax	10%

HOUSING

Median Home Price	\$760,000
Average Monthly Rent	\$2,760

TOTAL DEVELOPMENT

Land Profile	90 Square Miles
Residential	76,000 Units
Commercial	9.1 Million SF
Industrial/Office	41.3 Million SF

COMPANIES LOCATED IN ARDENWOOD

Austerias Biotherapeutics Inc.	NEXTracker, Inc. <i>A Subsidiary of Flextronics</i>
Boehringer Ingelheim	Solaria
Electronics For Imaging, Inc. (EFI)	Sonus Networks Inc.
Cordis Corporation	Sportvision
Corium International	Tesla
Crossmatch Technologies	TE Connectivity
E Touch Systems Inc.	Zosano Pharma Inc.
Facebook	
Gilliad Sciences Inc.	
HID Global Corporation	
Johnson & Johnson Company	

Steve Horton Vice Chairman

steve.horton@cushwake.com
408.615.3412
Lic. 01127340

Kelly Yoder Director

kelly.yoder@cushwake.com
408.615.3427
Lic. 01821117

Brian McCarthy Senior Director

brian.mccarthy@cushwake.com
650.320.0244
Lic. 000766816



300 Santana Row, Fifth Floor
San Jose, CA 95128
T +1 408 615 3400
F +1 408 615 3444
www.cushmanwakefield.com