

45388 WARM SPRINGS BOULEVARD

FREMONT, CA | ±37,392 SF FOR LEASE

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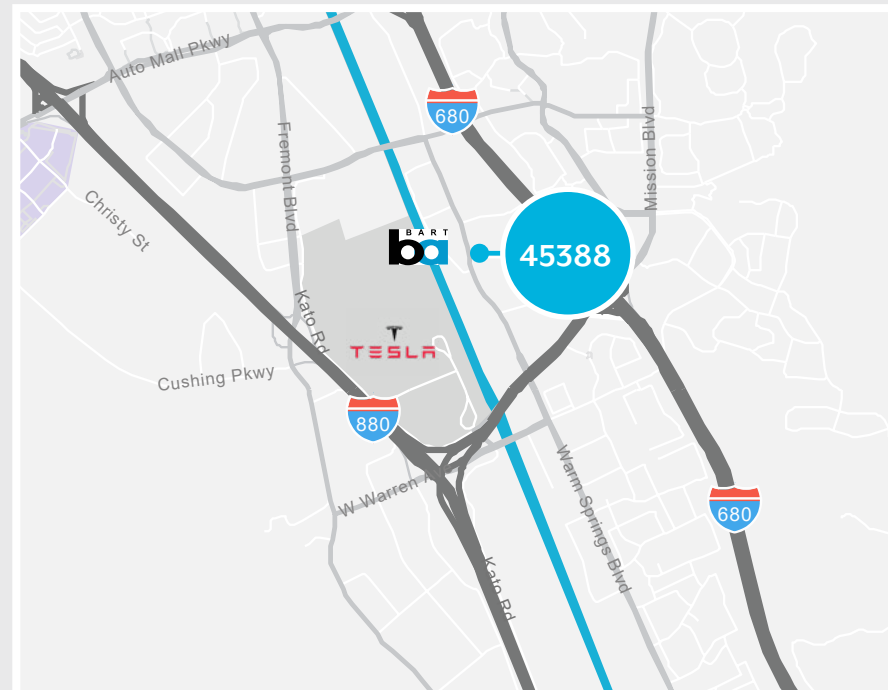
[View Site Specific COVID-19 Prevention Plan](#)

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PROPERTY HIGHLIGHTS

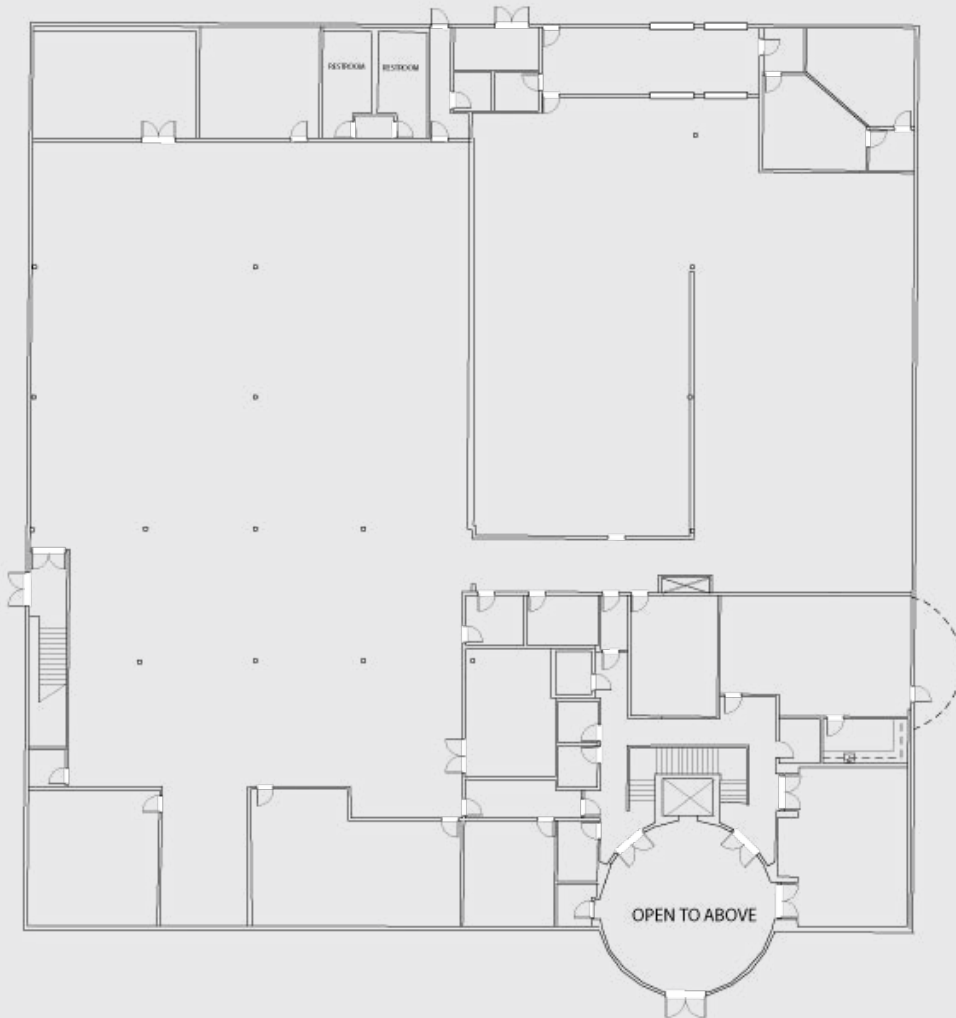
- High Image Building
- Hard Corner with Prominent Building Signage
- Heavy Power
- Loading Dock
- Exterior Equipment Pad
- 100% HVAC
- Located within the Fremont Innovation District and Across the Street from BART
- Tesla Factory Nearby



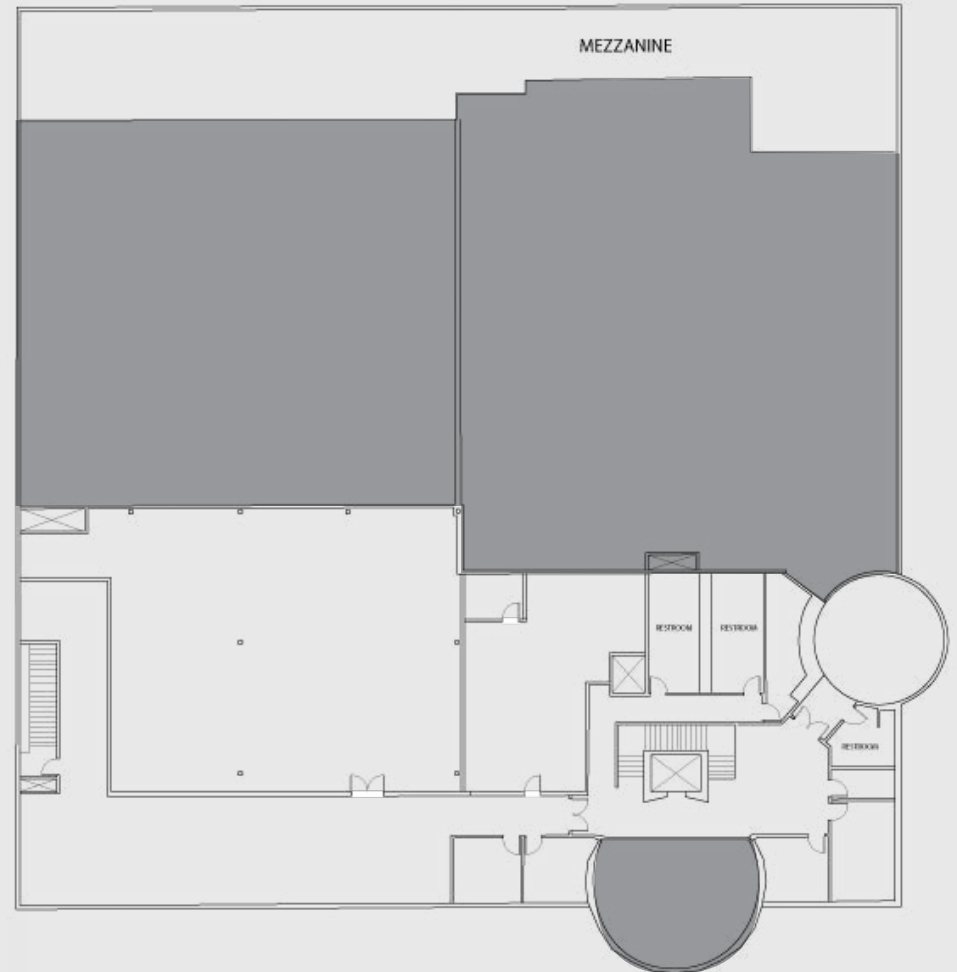
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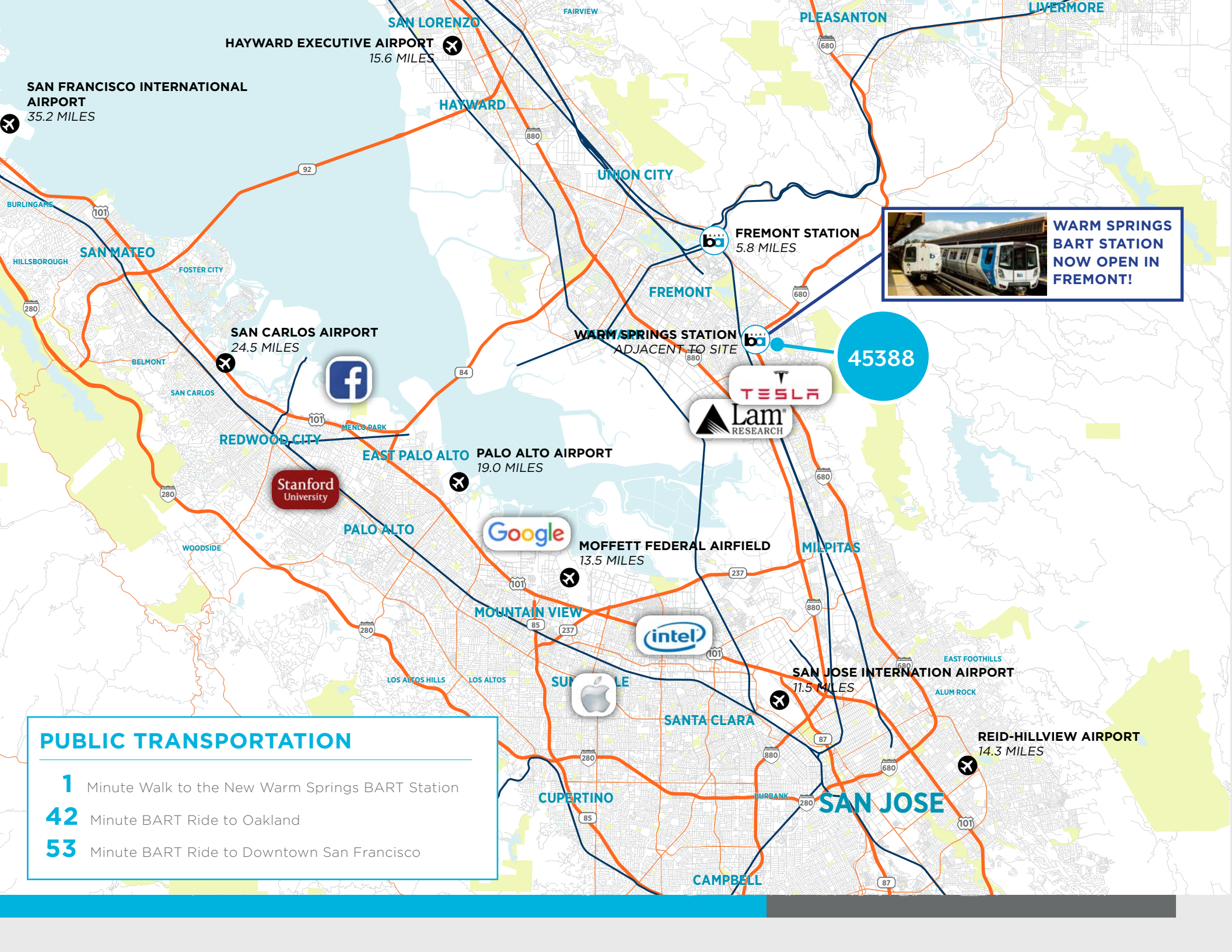
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FIRST FLOOR | ±26,596 SF



SECOND FLOOR | ±10,796 SF





**WARM SPRINGS
BART STATION
NOW OPEN IN
FREMONT!**

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PUBLIC TRANSPORTATION

- 1** Minute Walk to the New Warm Springs BART Station
- 42** Minute BART Ride to Oakland
- 53** Minute BART Ride to Downtown San Francisco

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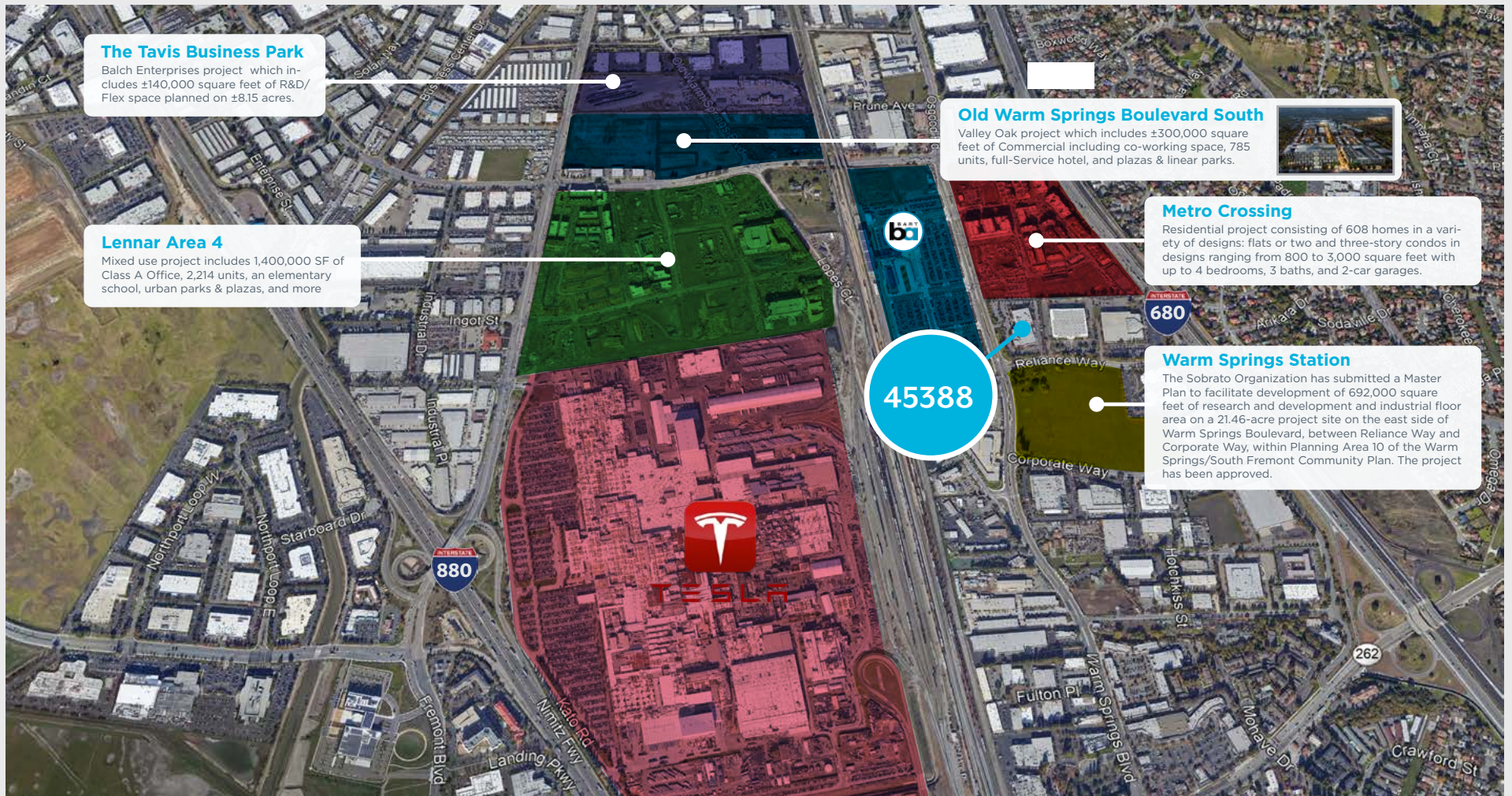
AMENITY MAP



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WARM SPRINGS INNOVATION DISTRICT



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