

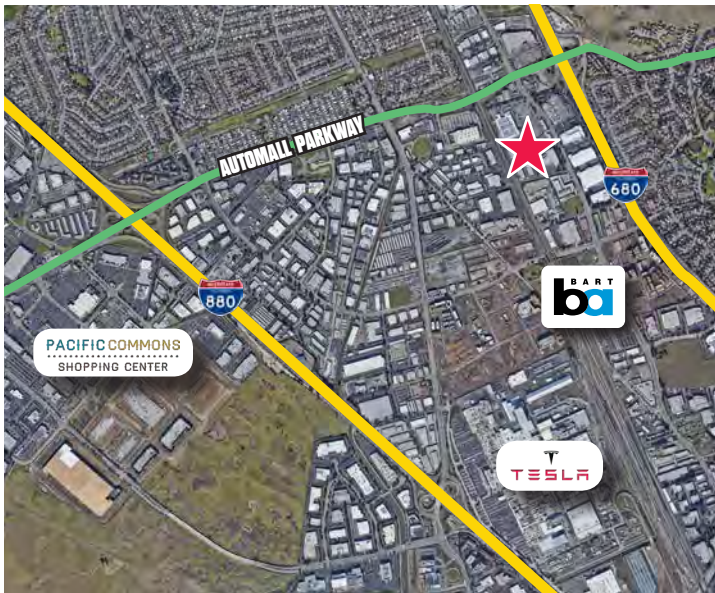
# FOR SUBLEASE: ±8,528 SF R&D/FLEX

## Skyway Business Park: 3179 Skyway Court - Fremont, CA



### ±8,528 SF R&D/Flex Square Feet Available

As exclusive agents, we are pleased to offer the following space:



Sublease or Longer Term Direct with Landlord

#### HIGHLIGHTS:

- High Image Corner Unit with Wrap Around Glassline
- ±80% Drop Ceiling Open Office with Perimeter Privates
- ±20% Warehouse/Production (Partial HVAC)
- Two(2) Oversized Grade Level Doors
- ±17' Clear Height
- Large Executive Style Conf. Room
- Secured Lobby
- 3.5/1,000 Parking
- Breakroom/Kitchenette
- Furniture Can Be Made Available

#### LOCATION:

- Walking Distance to Warm Springs Bart Station
- Great Access to I-880, I-680 and Automall Parkway
- Walkable Amenities: Chipotle, Club Pilates, Togo's, Wells Fargo

Sublease Rate: \$1.65 NNN (LED: Q1 - 2023)

Call To Tour – By Appointment Only



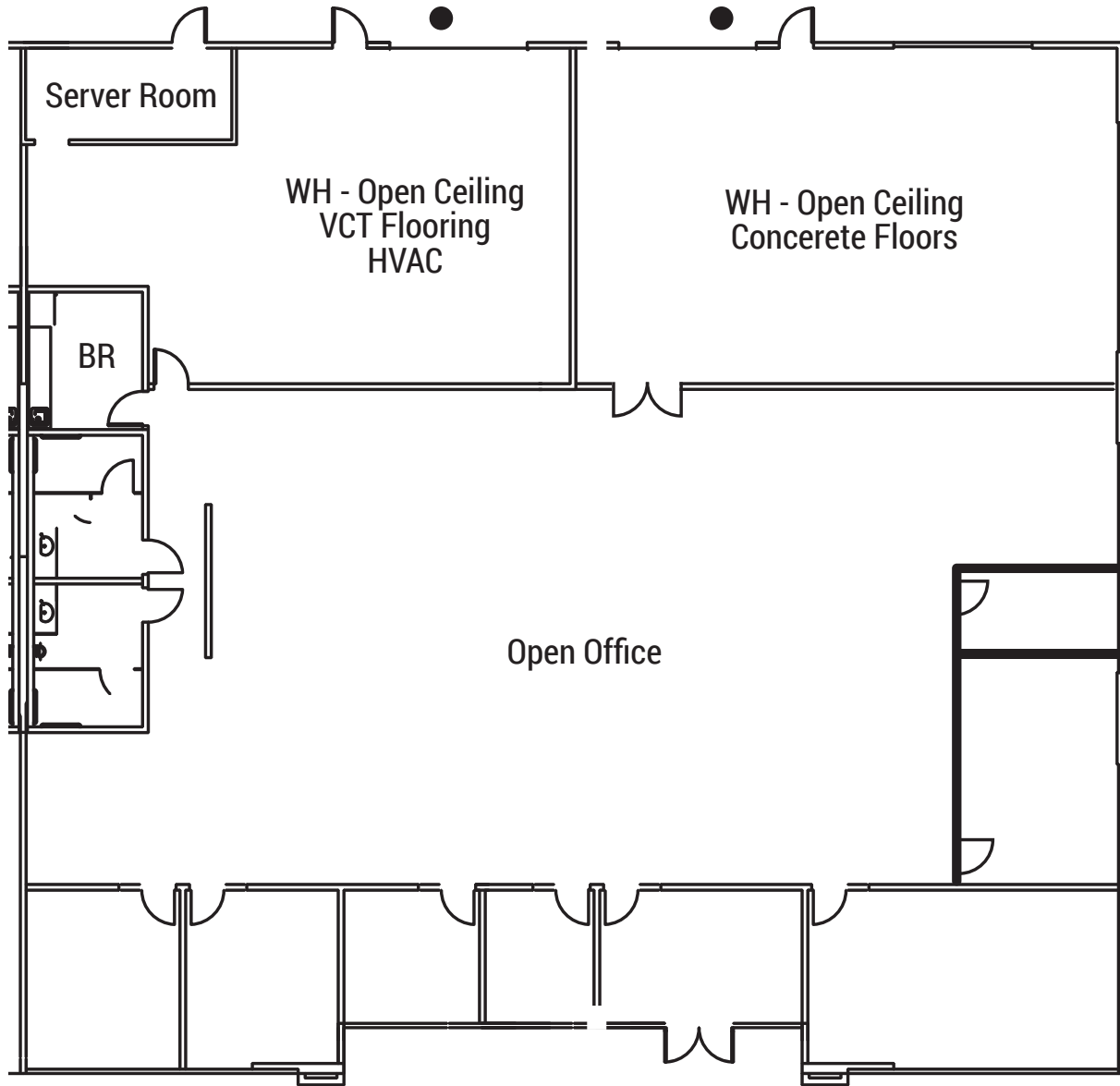
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\*Not to Scale

● Grade Level Loading



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